

जलन - २
दस्तावेज क्र. ४५०४/२०२९
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- Read :- 1) Application and 17.10.1973 from Shri Nathu Sampat Wani of Jalgaon Taluka Jalgaon.
- 2) Correspondence ending with No. LNA/SF/156/73 dated 3.12.1973 from the Tahasildar of Jalgaon.

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No. RB/LNA/SF/57/73.
Office of the Collector,
Jalgaon. Dated-21.11.74.

ORDER.

The Land comprised in Gat No. 51/1-A of Pimprale Taluka Jalgaon District Jalgaon measuring H-O-R-91 belongs to Shri Nathu sampat Wani of Pimprale Taluka Jalgaon. Shri Nathu Sampat Wani of Jalgaon has applied that non-Agril. permission may be granted to him to use an area measuring H-O-R-91 out of the said land for the Non-Agril. purpose of Residential building plots.

2/- The enquiries made in to this application revealed that:-

1) The applicant himself is the occupant of the land and that there are no co-occupants/co-superior holders or other persons have any interest or title therein.

2) The land in question as held on the New and/or Impartible tenure or had been purchased by the occupant under section 31-G of the B.T. & Act and the occupant has already obtained the Collector's permission to use his land for N.A. purpose or get its tenure chaged into an ordinary tenure.

3) The land is not under accusation and is not likely to be acquired in the near future for any Government or public purpose.

4) The land is not reserved for any specific purpose in the Regional/Development plan or in the T.P. Scheme and the concerned authorities have no objection to the land being used for the purpose of Residential Building plots.

5) The applicant has produced the layout plan/building plans duly approved by the Town Planning and Valuation Department.

6) The layout plan and building plans produced by the applicant are in conformity with the provisions of Schedule II and III approved to the Maharashtra Land Revenue (Conversion



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of use of the land and N.A.A.) Rules, 1969.

7) The applicant has observed the building regulation and prevention of Ribbon Development Rules, as prescribed.

8) The applicant has agreed to abide by the conditions to which the N.A. permission would be granted to him.

9) In consideration of the above points, there are no objections to the Non-Agril. Permissions applied for him in this case. being granted to the applicant.

3/- In exercise of the powers vested in him under Section 44 of the Maharashtra Land Revenue Code, 1966, the Collector Jalgaon is pleased to grant Shri Nathu Sampat Wani of Jalgaon, Taluka Jalgaon, Non-Agril. permission to use an area measuring H-O-F-91 out of Gat No. 51/1-A of Pimprala Taluka Jalgaon for the Non-Agril. purpose of Residential building plots subject to the following conditions:-

1) The grant of permission shall be subject to the provisions of the Code and Rules, made thereunder.

2) That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector of Jalgaon. For this purpose the use of a building shall decide the use of the land.

3) That the grantee shall not sub divide the plot of sub-plots if any approved in this order, without getting the sub-division previously approved from the authority granting this permission.

4) That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order. By (a) construction, roads drainage etc. to the satisfaction of the Collector and the concerned Municipal authority and (b) by measuring and demarcating the plots by the Survey Department. and until the land is so developed to plot therein shall be disposed of by him in any manner.

5) That if the plot is sold or otherwise disposed of by the grantee, it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the conditions mentioned in this order and send to make a specific mention about this in the deeds to be executed by him :-

6) That the grantee shall be bound to obtain the requisite building permission from the Collector Jalgaon before



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starting construction of the proposed building or structures if any :-

7) That the grantee shall get the building plan approved by the competent authority where the building control vests in that authority and in other cases, he shall prepare the building plan strictly according to the provisions contained on Schedule II appended to the Maharashtra Land Revenue (Conversion of use of land and N.A.A.) Rules, 1969 and get them approved by the Collector of Jalgaon and construct the building according to the sanctioned plan.

8) That the grantee shall commence the N.A. use of the land within the period of one year from the date of this order, unless permission shall be deemed to have been cancelled.

9) That the grantee shall communicate the date of commencement of the N.A. use of the land and/or change in the use to the Tahsildar Jalgaon through the Talathi, within one month, failing which / he shall be liable to be dealt with under 6 of the M.L.R. (Conversion of use of land and N.A.A.) Rules, 1969.

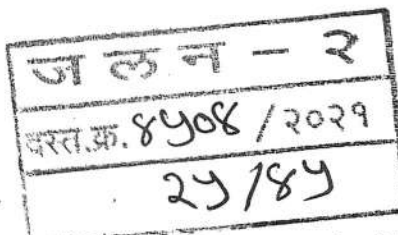
10) That the grantee shall pay the N.A. Assatt. in respect of the land at the rate of Rs. 2 paise per Sq. meter from the date of commencement of the N.A. use of any change in the use of the which the permission is granted. In the event of any change in the use of the land, the N.A. shall be liable to be levied at the different rate irrespective of the fact that the guarantee of the N.A.A. already levied is yet to expire.

That the grantee shall pay the measurement fees within a month from the date of commencement of the N.A. use of the

12) That the A.A. Assatt. shall be guaranteed for the period ending 31.7.1974 after which it shall be liable to be revised at the revised rate, if any.

13) That the area and N.A.A. mentioned in this order and the sand shall be liable to be altered in accordance with the actual area found or measuring the land by the Survey Department.





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14) That the grantee shall construct substantial building and/or other structure, if any, in the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by the Collector Jalgaon in his discretion, on payment by the grantee such fine/premium as may be imposed a super Govt. orders.

15) That the grantee shall not make any additions or alternation to the building already constructed as per sanctioned plans without the previous permission of and with out getting the plans thereof approved by the Collector of Jalgaon.

16) (a) If the grantee contravene any of the conditions mentioned in this order and these in the sanad, the Collector Jalgaon may without prejudice to any other penalty to continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in clause (a) above, it shall be lawful for the collector of Jalgaon to direct the removal or alternation of any building or structure erected or used contrary to the provisions of this grant within such time as it specified in that behalf by the collector of Jalgaon and no such removal of alternation not being carried out within the specific time, he may cause the same to be carried out or recover or the cost of carrying out the same from the grantee as an arrears of land revenue.

4/- The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agril. Land Act 1948 the maharashtra village panchayat Act, the Municipal Act etc.

S.B. Mhaske,
Collector, Jalgaon.

To, Shri Nathu Sampat Wani of Jalgaon with the approved plan

Copy to the Tahasildar of Jalgaon with the case papers for information and necessary action.

2/- He is requested to watch the report from the grantee about commencement of the N.A. use of the land in time.

Copy forwarded to the District Inspector of Land Record, Jalgaon.

Copy. forwarded co. the Asstt. Director of Town Planning, Jalgaon.

Copy forwarded co. to the President Municipal Council, Jalgaon.

TRUE COPY

[Signature]
Accounts Officer
Collectorate, Jalgaon



For Collector,
Jalgaon.