

माहिती साधक प्रकरण
 21/12/73
 माहिती प्रमाणित



Collector

Rev. Case No
 21/11/72-73
 of. Denai Goring
 Rayakwadi.

Issue-2 thru the 13th day of February 73)

Permission is hereby granted
 u/s 44 (2) (c) of the Maharashtra Land
 Revenue Code, 1966 read with rules framed
 thereunder to Jaisajsing Jang Shladursing
 Thakur, resident of Chandrapur, to
 divert the agricultural land, Kh. No 107,
 area 5.00 acres (2,17,000 sq ft) situated
 at village Denai Goringwadi Rayakwadi,
 taluka and district Chandrapur, to
 non-agricultural purpose i.e. residential
 purpose, subject to the following
 conditions:-

- (1) The permission is subject to the
 Code and rules cited above;
- (2) The applicant shall pay Rs 252.30
 per year as non-agricultural assessment;
- (3) The applicant shall first provide
 for the approach road from his Kh. No 107/54 and 107/53 as per his unseck
- (4) He shall divert the land in
 accordance with the approved plan

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to the satisfaction of the village Panchayat and shall be vested in the Panchayat for maintenance and disposal of the plots;

(6) The plots shall be strictly used for residential purpose and for no other purpose;

(7) Each plot in the layout shall be independent and shall not be further sub-divided;

(8) The marginal open spaces around the structures shall be as under:-

Front	Side	Rear
15 ft.	7 1/2 ft. each	10 ft.

(9) For corner plots, both roads shall be treated as front roads for marginal spaces;

(10) The built up area in any plot shall not exceed 1/3rd of the total plot area;

(11) In any plot, one main building with maximum three floors including ground floor shall be allowed.

(12) Open space reserves in the layout shall be permanently kept open for public use and shall be vested in U.P.

(13) In all other respects, the rules and regulations in Maharashtra Land Revenue (Development) Rules 1963 shall apply.

संख्या: ३३६ दिनांक ३-३-५८
 (अथवा अन्य) दिनांक ३-३-५८

मुख्य नगर नवोदय, जिल्हाधिकारी, चंद्रपूर
 याचे कार्यालय, चंद्रपूर



मुख्य नगर नवोदय, जिल्हाधिकारी, चंद्रपूर

an application has been made to the Collector of Chandrapur (hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 44 of the Maharashtra Land Revenue Code, 1950 (hereinafter referred to as "the said Code", which expression shall where the context so admits include the rules and orders thereunder) by Jayasingh Jangbha Banning Shahu inhabitant of ----- being superior holder / Occupant / tenant of survey No. 1755 in the village of ----- in the Chandrapur Taluka (hereinafter referred to as "the applicant" which expression shall where the context so admits, include his heirs, executors, administrators and assigns) for permission to use for the plot of land (hereinafter referred to as the "said plot" described in Appendix I hereto and indicated by the letters --- on the site plan annexed hereto, forming part of survey No. 107/55B and measuring 5-00-00 be the same a little more or less.

2. Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code, and rules thereunder and on the following conditions, namely: confidential purpose

1. Leveling and Clearing of the Land :- The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agriculture purpose for which permission is granted and to prevent insanitary conditions.

2. Assessment :- The applicant in lieu of the assessment heretofore payable in respect of the said plot shall pay to Govt. on the 15th day of August each year an annual assessment of Rs. 252-30 (Two hundred Fifty two and Thirtypaise) for the fifteen years commencing on the 15th day of August 1973 and on the expiry of the said period of fifteen years, such revised assessment as may from time to time be fixed by the Collector under the said code.

Provided that, where the applicant is a cooperative housing society or the Maharashtra Housing Board, it shall be entitled to such exemption from the payment of annual assessment as is permissible under sub-rule (3) of rule 22.

3. :- The applicant shall not use the said land and building erected to be used thereon for any purpose other than (here insert the specific) *residential* without the previous sanction of the Collector.

4. Building time limit :- The applicant shall within one year from the date hereof, commence on the said plot of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time the permission granted shall be deemed to have lapsed and where there are no building regulations prescribed by or under any other law shall in the case of residential use in regard thereto duly comply in every respect with the building regulation contained in clauses of Appendix II hereto.

5. Liability for rates :- The applicant shall pay all taxes, rates and cesses leviable on the said land.

6. Penalty clause :- (a) :- If the applicant contravenes any of the foregoing conditions the collector may, without prejudice to any others penalty to which the applicant may be liable under the provisions of the said code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, and on such removal or alteration to being carried out within the specified time, he may cause the same to be carried out, and recover the cost of carrying out the same from the applicant an arrears of land revenue.

7. Code provisions applicable :- Save as herein provided, the grant shall be subject to the provisions of the said code and the rules thereunder.

(M A P)

APPENDIX I

Length and breadth		Total superficial area,	Fording (part of survey No, of Khasa No.	Boundaries				Remarks
North to South	East to West,			North	South	East	West,	
1	2	3	4	5	6	7	8	

As per enclosed *approved* layout

(See conditions (a) in Rule 4 (1))

APPENDIX II

(The numbers of the conditions which are applicable should be entered in conditions of the grant, and special conditions should be inserted in continuation)

1. The Applicant shall observe the standards for building and control lines and shall build on the area marked _____ on the map annexed, and shall leave the remaining area of the said plot as open space.

2. _____ of the said plot shall be left open to the sky.

3. Any latrine, cesspool or stables constructed on the said plot shall if any place shall have been set apart in the map annexed for such purpose, be constructed in such place and not elsewhere.

4. No building shall be erected in the said plot more than _____ meters in height.

5. The building erected on the said plot shall be used for agricultural purpose only.

6. No building erected on the said plot shall be used as a shop or a factory or as a place for carrying on any offensive trade.

7. The grant shall be subject to the following conditions, that is to say (c) (here enter the other conditions imposed under rule 4 (1) (e) and the special conditions under rules 4 (1) (f), if any)

(b) Each plot in the layout shall be used for agricultural purpose only and shall not be used for any other purpose, etc., etc.

IN WITNESS WHEREOF THE Collector, Chandrapur has hereinto set his hand

and the seal of his office on behalf of the Governor of Maharashtra, and the applicant, has also hereinto set his hand this day 12th date 11 Feb of 1973



(Signature of Applicant)

(Signatures and designations of witnesses)

1. [Signature]
2. [Signature]

Sub-Divisional Officer, Chandrapur.

I declare that _____ who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

9-2-1973