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Municipal Corporation
Aurangabad

ADM/AMC/TPS/LYT/84/ 3755
30/6 /1984.

ORDER :

The final approval to the layout of the plots in Survey No. 1 situated at Garkheda is being accorded under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 to 'Shivaneri Nagar', Aurangabad as indicated on the copy of the layout plan enclosed herewith, subject to the conditions mentioned below :

1. All the plots in the layout shall be used only for the residential purposes.
2. No Plot shall admeasure less than 125.00 sq. mtrs. in area and if the plots are fronting on wide road such plots shall admeasure less than 5000 sq.ft. after actual demarcation and measurement on site.
3. No plot shall be further sub-divided.
4. The building in each of the plot shall be constructed according to the Development Control Rules and Building Byelaws in foece and with the prior permission of the Municipal Corporation, Aurangabad.
5. The area left as 'OPEN SPACE' shall be kept permanently open to sky (without any construction) and shall admeasure not less than 15% of the area under layout after actual demarcation and measurement on site.
6. The Municipal Corporation, Aurangabad shall have the right and claim to acquire the lands to widen the roads as and when and such occasions arises in view of the traffic needs and thereupon the land holder or owner of such plots shall be entitled to get compensation to the extent of the land acquired under the provisions of the relevant act.
7. The owner has handed over the possession of land under roads and open spaces from the layout under the agreement No. 3276 dt. 4.6.84 which has been duly registered with the Sub-Registrar, Aurangabad.

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8. a) The applicant has paid Rs. 1,01,500.00 towards full betterment charges except for plot Nos. 4, 9, 21, 26. The owners of those plots will have to pay the betterment charges at the time of applying for building permission at the rate prevailing then.

X b) The applicant has paid Rs. as betterment charges equal to % of the total betterment charges worked out by the Corporation. The remaining % shall be paid by the respective plot holders at the time of applying for building permission at the rates then prevailing. This condition must be included by the applicant in each of the sale deed in respect of all the plots.

Approved by Administrator
Dated 18-2-84

ADMINISTRATOR,
MUNICIPAL CORPORATION, AURANGABAD.

Copy to :
1. The City Engineer, AMC.
2. Concerned party.
3. Order file.

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