N.A. Copy

15304/17

1) Application dated */1/1974 from Shri B.R. Bodakhe ..! G.B. Jadhave r/o Aurangabad, Taluka : Aurangabad, District : Aurangabad.

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No: 7L/NAP/I/LND/32:B.
Office of the Collector
Aurangabad, Dated- 24-2-1975.

O R D E R

The land comprised in Survey No. 1/1 (One Ghoonee) of Village Gorkhada T Alukal Aurangabad District : Aurangabad measuring 5400 (Five Acres) belong Shri G.B. Jadhave and B.R. Bodakhe r/o Aurangabad taluka : Aurangabad has applied non agricultural permission may be granted to him to use area measuring 5 Acres. out of the said land for the non agricultural purpose of Residential Purpose.

2. The enquiries made into this application reve that :-

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

2) The land in question was held on the new and/or imp- section 32-G of the B.T. and Agl. Act or under Sections 32-G of the Hyderabad Tenancy and Agricultural Lands Act 1 the occupant has already obtained the Collectors permis to use his land for Non Agrile. purpose x or got this tenure changed into an ordinary tenancy.

3) The other occupant/superior holders/tenants/persons having interest in the land have given written consent the here no objection to permission being granted to the appli

4) The land in question was an ex-Inam land regranted agricultural purpose on ryv tenure and the grantee has all paid the amount of Nazarana fee Rs. 8750/- that is half of full market value for using the land for the agricultural purpose.

5) There has been an encumbrance of the land granted a No security of this land by Government/Co-operative Social or Bank and the authority by which the loan has been grant no objection to the grant of non agricultural permission.

6) The land is not under acquisition and is not likely to acquired in the near future for any Government or public.

7) The land is not reserved for any specific purpose in Regional/Development Plan or in the T.P. and the concerned authorities have no objection to the land being used for purpose of :-

8) The land is suitable for the purpose for which it is to be used from the Sanitary and public health points of District Health Offier Aurangabad has communicated his "No Objection" in this respect.

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9) The applicant has produced the layout/plan building please duly tentatively approved by the Town Planning and Valuation Department;

10) The layout plan and Building Plans produced by the are in confirmity with the provisions in Schedule II & III to the Maharashtra Land Revenue (Conversion of use of Land N.A.A.) Rules, 1969.

11) The Railway/prison/Jail Authorities have No objection the grant of N.A. Permission in question.

12) The application has produced the No. Objection Certificate of the District Market etc or of the Executive Officer.

13) The applicant has maintained adequate open marginal on both the sides of the electric High Power Tension Lines introduced through the land that [illegible]

14) The applicant has observed the Building Regulations Prevention of Ribbon Development Rules as prescribed.

15) There is easement and other rights in the land and persons having such right has no Objection to the grant of Non Agril. permission.

16) The applicant has obtained from the competent authorised mining/quarrying lease or permit under the minor Mineral extraction rules.

17) Applicant has agreed to abide by the conditions to which the Non Agril. Permission would be granted to him.

In consideration of the above points there is no objection to the non agricultural permission applied for Case is being granted to the applicant.

3. In exercise of the powers vested/delegated to his section 44 of the Maharashtra Land Revenue Code, 1966 the of AURANGABAD is pleased to grant Shri G.B. Jadhav and S.R. Bodakhe r/o Aurangabad taluka Aurangabad non agricultural permission to use an measuring :- 5-00 (Five Acres) out of Survey 1/1 (One opening) of Gerkheda Aurangabad taluka Aurangabad for the Non Agricultural purpose of Residential Purposes.

SUBJECT TO THE FOLLOWING CONDITIONS:-

1) the grant of permission shall be subject to the Provisi 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 the land is permitted to be used and shall not use it or any of the land or building thereon for any other purpose without the Collector of Aurangabad. For this purpose the use of building shall decide the use of the land;

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3) That the grantee shall not sub-devide the plot or sui if any approved in this order, without getting the sub-devide previously approved from the authority granting this.

4) That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period one year 2/77 from the date of this order by (a) construction roads, drainage, etc; to the satisfaction of the Collector/ Tahsildar and the concerned municipal authority, and (b) by measuring and demarcating the plots by the survey deeds and until the land is so development no plot therein shall disposed off by him in any manner;

5) That if the plot is sold or otherwise disposed off grantee it shall be the duty of the grantee to sell or other dispose-off that plot subject to the conditions mentioned order and Sanad and to make a specific mention about these deeds tobe executed by him;

6) That this permission is to build on a plinth area of As per Layout squre meters as specified in the site plan or building in the site plan and or building plan annexed andthe remaining area of square metres of the plat shall be vacant and open to sky.

7) That the grantee shall be bound to obtain the requisite building permission from the village Panchayat/Municipal for Garkheda before starting construction of prepared building or structures if any;

8) That the grantee shall get the building plans approach the competent authority, where the building control vests authority and in other cases, he shall prepare the building strictly according to the provisions contained in schedule appended tothe Maharashtra Land Revenue (Conversion of use landand N.A.A.) Rules, 1969, and get them approved by the S.D.O./Tahsildar Aurangabad and construct the building according to the sanctioned plans.

9) That the grantee shall maintained the open marginal of Aurangabad feet from thecentre of Development Plan road, which is a National/State/Major District Road/Other road/Village road;

10) That the grantee shall commence the N.A. use of the within the period of one year from the date of this order the period is extended from time ot time, failing which the permission shall be deemed to have been cancelled.

11) That the grantee shall communicate the date of commen of the Nonagril. Use of the land and/or change in the Use Tahsildar Aurangabad through the talathi, within month, failing whichhe shall be liable tobe dealt with rule 6 of the M.L.R. Conversion of use of land and N.A.A.) Rule 1969.

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12) That the grantee shall pay the Non Agricultural Assessed irrespect of the land at the rate of Rs. _____ per square metre per year from the date of commencement of the Non of the land for the purpose for which the permission is grant In the event of any change in the use of the land the Agricultural Assessment shall be liable to be levied at different rate irrespective of the fact that the grantee period of the non agril. assessment already levied is yet to expire.

13) That the Non Agril. Assessment shall be granted the period ending after which it shall be liable to revision at the re rate if any;

14) That the grantee shall pay the measurement fees one month from the date of commencement of the Non Agril. the land;

15) That the area and N.A. Assessment mentioned in this and the Sanad shall be liable to be altered in accordance the actual area found on measuring the land by the survey

16) That the grantee shall construct substantial building and or other structure, if any, in the land within a period years from the date of commencement of the Non Agril. use land. This period may be extended by the Collector/S.D.O. Aurangabad. (Municipal Council; Town Planning Department case may be) in his discretion, on payment by the grantee fine/premium as may be imposed as per Government orders;

17) That the grantee shall not make any additions or constructions to the building already constructed as per sanction without the previous permission of and without getting the there of approved by the Collector/S.D.O./Tahsildar Aurangabad Municipal Council/Town Planning Department as the case may

18) That the grantee shall be bound to execute as in form as provided in Schedule IV or V appended to the (Conversion of use of land and N.A.A.) Rules, 1968, embodying all the conditions of this order within a period of one from the date of commencement of the Non Agril. Use of the

19) (a) If the grantee contravance any of the conditions mentioned in this order and those in the Sanad, the Collector S.D.O/Tahsildar Aurangabad may without prejudice to any penalty to which he may be liable under the provisions of continue the said land/plot in the occupation of the app on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in clause(a) it shall be lawful for the Collector/S.D.O./Tahsildar to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this within such time as is specified in that behalf by the Collector/S.D.O./Tahsildar and on such removal or alteration not being out within the specific time he may cause the same to be carried out and recover, the cost of carrying out the same from the as an arrear of land revenue.

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4. The grant-ee of this permission is subject to the provisions of any other laws for the time being in force that may be applicable to the relevant other facets of the case e.g. the Bombay Tenancy and Agril. Lands Act 1948, The Maharashtra Village Panchayat Act; the Municipal Act etc.

Sd/-
COLLECTOR AURANGABAD.

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Shri G.B. Jadhav
Shri B.R. Dolakhay R/o Aurangabad.

(with the approval plans).

2) Copy to the Tahsildar Aurangabad for information and necessary action.

He is requested to watch the report from the grantee co-mencement of the Non Agril. Use of the land initiated. On of that report, he should take steps to keep necessary ent T.P. and V.P. II N.A. Note Book to effect the necessary recovery Non Agril. Assessment from the date of commencement of the from the grantee and to get an award executed. If the pays the measurement fees, he should inform the D.I.L.R.A. accordingly alongwith the sanctioned plans and extract from of rights in respect of the land in question.

3) Advance copy forwarded to the District Inspector of Land Records, Aurangabad for information and necessary action.

4) Copy forwarded to the Chief Officer, Municipal Council Aurangabad for information and necessary action.

Sd/-
for - COLLECTOR AURANGABAD.

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