

Read:-1. Section 44 of Maharashtra Land Revenue Code 1966

2. Application of Shri Taloksingh Tarasingh
r/o Vijayapur taluka Dist. Aurangabad.

Dated:- 14.3.89

3. Corrospondance ending with No. 89/RB/Desk II/IND/1

Dated 27.7.89 ~~from~~



NO:- RB/Desk/II/IND/I/NA/CR/29.89

Office of the Collector

Aurangabad. dated:- 10.8.89.

ORDER

The land comprised in Survey/~~Cut/~~28 No
of Ghaharwadi Taluka.....Dist. Aurangabad
measuring 52635/58.00 belonging to Shri Taloksingh
Tarasingh r/o Vijayapur Taluka Dist. Aurangabad has
applied that, non agricultural permission may be granted to him/her
to use an area measuring 52635/58.00 out of the said land for
the non agricultural purpose viz. Residential/Commercial/Industrial.

2. The enquires made into the application revealed that:-

✓1. The applicant ~~he~~ himself/himself is the occupant/superior
holder of the land and that there are co-occupants/co-
superior holders or other persons have any interest of
title therein.

✓2. The land in question was held on the New/restricted ~~tenure~~
tenure or had been purchased by the occupant under section 32 F
of the H.T. & A.L. Act, or under section 41, 46 and 49-A of the
B.T. & A.L. (Vidrabha Region) Act. or under section 38 F and
G of the Hyderabad Tenancy Agricultural lands Act. 1950 and
the occupant has already obtained the Collector's permission
to use his land for Non-agricultural purpose or get its
tenure changed into an ordinary tenure.

✓3. The other co-occupants/superior holder/tenants/have
interest in the land have given written consent that they
have no objection to permission being granted to the applicant.

✓4. The land in question was an ex-Inam land regranted a
agricultural purpose in New tenure and the granty already
paid the amount of Nazrana for using the land for the
Non-agricultural purpose.

- ✓ 5. There has been an encumbrance on the land granted assigning the scrutiny of this land by Govt./Co-operative Society / or Bank and the authority by which the loan has been granted has no objection to grant the N.A. permission.
- ✓ 6. The land is not reserved for any specified purpose in the Regional/Development Plan or in the Town Planning and the concerned authorities have no objection to the land being used for the purpose of Residential/~~Commercial/Industrial~~.
- ✓ 7. The land is not under acquisition and is not likely to ~~xxxx~~ acquired in the near future for any Govt. or public purpose.
- ✓ 8. The land is suitable for the purpose for which it is proposed or ~~xxxx~~ proposed to be used ~~xxxx~~ for the sanitary and public health points of view, the DHO/HOMC. A. B. C. has communicated his no objection in this respect.
- ✓ 9. The applicant has produced the layout plan/building plans duly approved by the Town Planning & Valuation Department.
- ✓ 10. The layout plan and building plans produced by the applicants are in conformity with the provision in scheduled II and III appended to the Maharashtra Land Revenue ~~Law~~ (Conversion of use of land and N.A.A.) Rules 1968.
- ✓ 11. The railway/prison/Jail authorities have no objection to grant of N.A. permission land in question.
- ✓ 12. The applicant has produced the No objection Certificate of the Dist. Magistrate or of the Explosive Officer.
- ✓ 13. The applicant has maintained adequate open marginal space on both the sides of the electrical High power Transmission line passing through the land.
- ✓ 14. The applicant has observed the building regulation provisions of Ribbon Development Rules as prescribed.
- ✓ 15. There is assessment and other rights in the land and the persons having such right has no objection to the grant of N.A. permission.
- ✓ 16. The applicant has obtained from the competent authority the mining quarrying lease or permit under Mine-minerals extraction Rules.
- ✓ 17. The applicant has agreed to abide by the conditions subject to which the N.A. permission would be granted.

3. In exercise of the power vested under section 44 of the Maharashtra Land Revenue Code 1966, The Collector Aurangabad is pleased to grant Shri T.S. Jodkar : Karvasi

[illegible]

- 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 building and structure thereon only for the purpose for such 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 that effect from the Collector Aurangabad, the use of building shall be decide the use of the land.
 3. That, the grantee shall not sub-divide the plot or sub-plot if any approved from the authority granting this permission.
 4. That, the grantee shall develop the land strictly in according to the date of this orders but (a) constructing roads, drains etc. to the satisfaction of the collector and Gram Panchayat/ Municipal Council/ Municipal Corporation authority and (b) be measuring and demarcating the plot by the Survey Department on 1/11/1954. If the plot is so developed no plot therein shall be disposed off 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 off that, not subject to the conditions mentioned in this order and and and to made a specific mention about this in the deeds to be executed by him. *W.A.A.*
 6. That this permission is to build on a plot area of as per *after selling plot will be returned from Larkis* rule square meters as specified in the site plan and or building specified in the site and or as per square meters of the plot shall be kept vacant and open to sky.

7. That, the grantee shall be bound to obtain the requisite building permission ~~from~~ from the village Panchayat/Municipal Council/Municipal Corporation ~~XXXXXX~~ before starting construction of the proposed building or other structure if any.
8. That the grantee shall get the building plan approved the Competent authority where the building control, where in the authority and in other cases, he shall prepare the in Schedule II appended to the Maharashtra Land Revenue Code (conversion of use of land and N.A. Assessment) Rules 1968 and get them approved by the Collector Aurangabad. and construct the building according to sanction plan.
9. That the grantee shall maintain adequate marginal distance $\neq$ from the central of the road as per rule ; which is a National/State/Major Dist, other dist road/ village Road.
10. 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 the period is extended from time to time failing which the permission shall be deemed to have been cancelled.
11. That, the grantee shall pay the N.A. assessment ^{Rs. 7367} (in respect of the land at the rate of Rs. ~~14~~ ^{Rs. 7367} per Sq. meter from the date of commencement of the N.A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of land the net assessment shall be liable to be levied at the different rate irrespectively of the facts that the grantee period of the N.A. Assessment already lived is yet to expire. (The applicant has credited an amount of Rs. 7367 .. towards N.A. Assessment and Rs. ~~22107~~ ²²¹⁰⁷ /- towards Conversion tax/ Local cess through Challan No. 77 .. Dated. 1.8.88.
12. That, the N.A. Assessment shall be guaranteed for the period ending 31st July 1991 after which it shall be liable to revision at the revised rate if any.
13. That, the area and N.A. Assessment shall pay the measurement fees by the applicant within One month from the date commencement of N.A. use of the land.
14. That, the area and Non agricultural assessment mentioned in this order and shadd shall be liable to be altered in accordance with the actual area found on measurement of the land by the Survey Department.

15. That, the grantee shall construct substantial building and/ or other structure, if any the land within a period of One year on the land this period may be extended by the Collector Aurangabad in his discretion, on payment by grantee guarantee such fine permission as may be imposed as per Govt. orders.

16. That, the grantee shall not use any addition or alteration to the building ready constructed as per sanction plan without the prior permission of and without getting plans thereof approved by the Collector Aurangabad or Grampanchayat/Municipal Council/ Municipal Corporation/ Town Planning Department (as the case may be)

17. That, the grantee shall bound to execute a sanad in form as per provision in Schedule IV and V appended to the Maharashtra Land Revenue (Conversion of use of land and N.A. assessment) Rules 1968 embodying the in all the conditions of this order within a period of One month from the date of commencement of the N.A. use of the land.

18.(a) If the grantee contravene any of the conditions mentioned in this order and these in the sanad the Collector Aurangabad may without prejudice to any other penalty to which he may be liable under provisions of the code continue the said land plot in the occupation of the applicant on payment of fine and assessment as he may direct.

(B) Not with standing any this condition in clauses above it will be law full for the Collector Aurangabad, the removal of alteration and building or structure thereunder such alteration of any building or structure directed or used contrary to the provisions of this grant within such time as is specified that behalf by the Collector and on such removal or alteration not being carried out within the specific time he may cause the same to be carried out and recover cost of carrying out the same from the grantee as arrears of land revenue.

19. Any other conditions;

That grant of this permission subject to the provision of any other rules for the time being in force and that may be applicable to the relevant other facts of the case c.f. the Bombay Tenancy and Agricultural Land Act, 1948 etc. The Maharashtra Village Panchayat Act, .

Scd/H

For Collector, Aurangabad,

Approved by the

forwarded W.Cs. to the Commissioner Municipal Corporation Aurangabad for information and necessary action.

Copies forwarded to:-

1. Shri Triloksing Tarasing
r/o Ummampur Tq. and Dist. Aurangabad
(with the approved plan)
2. The Sub-Divisional Officer Aurangabad/Vaijapur for information.
3. The Tahsildar Aurangabad for information and necessary action.
4. The Dist. Inspector of Land Records Aurangabad for information and necessary action.
- ~~5. The Asst. Comm. Municipal Corporation Aurangabad~~
5. The C.O. M.C. Aurangabad / Gram-panchayat
Tq. Dist. Aurangabad for information and necessary action.
6. The City Survey officer Aurangabad for information.

W. S. W. S.

For Collector Aurangabad.

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