नगर परिषद कार्यालय देवळी, जि.वर्धा

ईमेल - mcdeoli@gmail.com कार्यालयाचा दूरध्वणी क्रंमाक -०७१४८-२५५०४२

क्रमांक 98/2023
दिनांक 19/01/2023.

प्रती,

मा.तहसिलदार,
देवळी जिल्हा वर्धा.

विषय :- महाराष्ट्र जमिन महसुल संहिता 1966 मधिल तरतुदीनुसार मौजा देवळी शेत सर्व्हे क्रं.705 (Part-A) आराजी 4.00 हे.आर. पैकी 2.35 हे.आर.जमिनीची अकृषक आकारणी करून सनद देण्यांबाबत.

संदर्भ :- 1.महाराष्ट्र शासन, महसुल व वनविभाग, शासन निर्णय क्रं.एनएपी-2016/प्र.क्रं.7/टी-1 दिनांक 22 जानेवारी 2016.
2. नगर परिषद अंतीम सिमांकन मंजुरी आदेश क्रं.97/2023 दिनांक 19/01/2023.

महोदय,

उपरोक्त संदर्भित विषयाचे अनुषंगाने महाराष्ट्र जमिन महसुल अधिनियमातील सुधारणेनुसार कलम 42 अ अन्वये ज्याठिकाणी विकास आराखडा तयार आहे अथावा प्रारूप विकास आराखडा महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम 1966 (MRTP) अन्वये प्रसिध्द करण्यांत आलेला आहे अशा क्षेत्राच्या बाबतीत अकृषक परवानगीची गरज नाही असे निर्देशित आहे.

संदर्भित क्रं.2 च्या आदेशान्वये मौजा देवळी येथील अर्जदार **श्री स्नेहल भैय्याजी पिसुड्डे रा.हिंगणघाट ता.हिंगणघाट जिल्हा वर्धा** यांचे मालकीचे शेत सर्व्हे क्रं. **705 (Part-A)** आराजी **4.00** हे.आर. पैकी **2.35 हे.आर** या शेताचे अंतीम सिमांकन परवानगी दिलेली आहे.

करीता सदर प्रकरणी नियमानुसार कार्यवाही करून अर्जदारास सनद देण्यांबाबत प्रकरण आपणांकडे सादर करण्यांत येत आहे.

सोबत :- न.प.अंतीम सिमांकन मान्यता आदेश व मंजुर नकाशा.

मुख्याधिकारी,
नगरपरिषद देवळी.

प्रतिलिपी :- श्री स्नेहल भैय्याजी पिसुड्डे रा.हिंगणघाट ता.हिंगणघाट जिल्हा वर्धा यांना माहितीकरीता.

OFFICE OF THE MUNICIPAL COUNCIL, DEOLI

(Distt.Wardha, M.S)

Letter No. MCD/ Pwd/Lay-out/ws- 97 /2023
Dated:- 19/01/2023

APPENDIX'D-3'

FINAL APPROVAL TO THE LAND SUB-DIVISION / LAY-OUT

To,

Shree Snehal Bhaiyaji Pisudde,
At.Post.Hinganghat Tah.Hinganghat Distt.Wardha.

Ref.- Tentative approval and Recommended for Demarcation Approval No.CCWDM/LT/2022/APL/00007 Date 02/11/2022.

Sir,

With reference to your application Dated **01/10/2022** for the Land Sub-Division approval, under section 44 of Maharashtra Regional and Town Planning Act,1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Township Act,1965 to carry out development work in respect of **4.00 Hectors Out off 2.35 Hectors** land bearing **Revenue Survey No. 705 (Part-A) City survey No.72 Mauje Deoli Tah. Deoli, Distt. Wardha** .The land sub-division lay-out is finally approved as demarcated under Section 45 of the Maharashtra Regional & Town Planning Act,1966, subject to the **Residential Lay -out** following conditions.

Conditions:-

1) It shall be the responsibility of owner to carry out all the development works including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Council after developing them to the satisfaction of Chief Officer.

2) If you wish that the Municipal Council should carry out these development works, then you will have to deposit the estimated expenses to the Municipal Council in advance as decided by the Chief Officer.

3) As the undertaking submitted by you in respect of recreational open space as stipulated in regulation No.13.3, the said open space admeasuring **1864.17 Sq.m** stand vested in the name of plot holders of lay-out or society of the plot holders and you have no right of ownership or interest in the said recreational open space.

Cont.P-2

4) It shall be the responsibility of owner to inform the respected / concerned Tahsildar, of Revenue department within the 30 days from the final approval of the land sub-division lay-out.
5) If electric line passes from the plot, It is owner's Responsibility to shift electric line away from Plot.
6) For any type of construction in plots of layout, plot owner have to follow development control and promotion rules, and the permission from planning authority is compulsory.
7) In future no subdivision of plots is allowed
8) construction on the plots of this layout permitted at a height of 0.45 M or above from the ground level.
9) If there is objection in ownership of layout or if there is any court case related to the ownership of land, the permission is deemed to be cancelled.
10) The sale of plots under this lay-out will be in relation to development of basic amenities as per the stages given below.

a	After final approval of lay-out	Sale of 25% of the total plots shall be permissible.
b	After completion of 40 % basic amenities.	Sale of 50% of the total plots shall be permissible.
c	After completion of 60 % basic amenities.	Sale of 75% of the total plots shall be permissible.
d	After completion of 80 % basic amenities.	Sale of 90% of the total plots shall be permissible.
e	After completion of 100 % basic amenities.	Sale of 100% of the total plots shall be permissible.

11) This permission does not entitle you to develop the land which does not vest in you.

OFFICE OF THE MUNICPAL COUNCIL DIST WARDHA Deoli

CHIEF OFFICER
MUNICIPAL COUNCIL,DEOLI.

Copy to,

1. Tahasildar,Deoli
2. Deputy superintendent, land record, Deoli
3. Town Planner, wardha , For Information purpose.