In the Court of Shri. A.R.H. Sheikh, Tahsildar

Rev./ /Case No. T/NAP.34/1992-93....of RAMTEK

Applicant :- Shri. Dayaram Lahanu Ambagade... Mouza-Sitalwadi
R/o. Ramtek, Tahsil:-Ramtek..... P.C.No 38
R.I Cir:-Ramtek
.....Tah:-Ramtek
Distt-Nagpur

ORDER

The land comprised in Sr.No./Get No./~~CTS No./E.P.No.~~ .....89.....of Sitalwadi Taluka. Ramtek District-Nagpur measuring 3:93.H:R.... belongs to Shri. Dayaram Lahanu Ambagade..... of Ramtek..... Taluka .Ramtek..... District-Nagpur. Shri Dayaram Lahanu Ambagade, R/O. Ramtek..... Tal. Ramtek..... haveapplied that non-agricultural permission may be granted to him to use an area measuring 3.93..... out of the said land for the non-agricultural purpose of Construction of Residensial houses.

2. The enquiries made into this application revealed that---

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

(2) The land in question was held on the new and or impartiable ten or has been purchased by the occupant under section 32-G of the S.A. L, Act or under Section 41, 46 and 49-A of the B.T. & A.D. (Vidharbha Region and KutinArea) Act, 1958 or under section 38-F and 38-G of the Hyderabad Tenancy and Agricultural Land Act, 1950 and the occupant has already obtained the Collector's permission tousehis land for N.A. purpose or get its tanure charged into an ordinary tenure.

(3) The order co-occupants/Superior holders/Tanants/persons having interest in the land have given written consent that they have no objection to permissin being granted to the applicant.

X (4) The land in question was an- ex-inam land regranted for an agricultural purpose on New Tenure and the grantee has already paid the amount of Nazarana tor using the land for non-agricultural purpose.

X (5) The has been an encumprances on the land granted against the security of this land by Government Co-operated Society or Bank and the authority by which the loan has been granted has no objection to the grant of N.A. permission.

(6) The land is not under acquisition and is not likely to be acquire in the near tutire for an Government or public purpose.

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

(8) The land is suitable for the purpose for which it is proposed to be used from the sanitory and public Health points of view. The D.H.O. Medical Officer Cottage Hospital, Ramtek has communicated 'No Objection' in this respect.

(9) The applicant has produced the layout plan/building plans duly approved by the Town planning and Valuation Department.

(10) The lay out plan and building plans produced by the applicant are in conformity with provisions is schedules II and III appended to the Maharashtra Land Revenue (Conversion of use of Land and N.A.A.) Rules, 1969.

(11) The Railway, prison/Jail authorities have no objection to, the rent on N.A. permission in question.

(12) The applicant has produced the 'No Objection Certificate' of the District Magistrate or the Explosive Officer.

(13) The applicant has maintained adequate open marginal space on both the sides of the Electric HighPower Tension Lines passing through the land.

(14) The applicant has observed the building regulations and prevention of Ribbon Development Rules as prescribed.

(15) There is easement and other rights in the land and the person having such rights has no objection to the grant of the N.A. permission.

(16) The applicant has to obtained from the Compatent authority the mining querring lease or permit under the Minor Minaral Extraction Rules.

(17) The application has agreed to abide by the conditions subject to which the N.A. permission would be granted to him.

NOTE :- It the authority referred to above have given their conditions 'No Objection Certificate' or have suggest conditions to be imposed in the order. Such conditions must be stated in para 3 below of this order.

In considerations of the above points, there seems no objectin to the non-agricultural permission applied for in, this case, bein granted to the applicant.

3. In exercise of the powers vasted/delegated to him under Section 44, of the Maharashtra Land Revanue Code, 1966 the ~~Collector~~/~~S.D.O.~~/Tahsildar of Ramtek is please to grant Shri Dayeram Lahanuji Ambagade, R/o Ramtek

Tahsil Ramtek District Nagpur non-agricultural permission to use on area measuring _____ out of S.No./Got.No./ CTS No./G.P.No. 89 of mouza Sitalwadi Taluka Ramtek for the non-agricultural purpose of Construction of residensial houses subject to the following conditions.

(1) The grant of permission shall be subject to the provisions of the code and Rules made there under:-

(2) That the grantee shall use the land together with the building and/or structure there on, only for the purpose for which the land is permitted to be used and shall not use it or any part of land or building there upon for any other purpose without obtaing the previous written permission to that effect form the ~~collector/S.D.O.~~/Tahsildar of Ramtek for this purpose the use of a building shall decide the use of the land..

(3) That the grantee shall not sub-divide the poat or sub-plits if any, approved in this order, without getting the sub-division previously approved from the authority granting this permission.

(4) That the grantee shall develop the land strictly in accordan with the sanctioned lay out plan without a period of One Years from the date of this order by(a) constructing roads, drains etc. to the satisfaction of the ~~Collector~~/~~S.D.O.~~/Tahsildar and the concerned municipal authority and(b) by measuring and demarcation the plots by the surveydepartment and until the land is so developed no plots there on shall be desposed of by him in any manner.

(5) That is the plot is sold or otherwise disposed of by the granted, if shall be the duty of the grantee to seal or otherwise dispose of that plot subject to the conditions mentioned in this order and sanad and to the made a specific mention about it is in the deeds to be executed by him.

(6) That the permission is to Build on a plot area of 26808.75 specified in the site plan and/or building plan annexed here to and the remaining area of 11323.75 under Road & 1117.50 sq. metres of the plot shall be kept vacant and open to sky.

(7) That the grantee shall be bound to obtain the requisite buil ing permission from the village Panchayat/Municipal Council/Munici pal Corporation Khairi (Bijewada) before starting construction of the proposed building or other structures, if any.

(8) That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority, any in other cases, he shall prepare the building plans strictly according to the provisions contained in Scheduled II appended to the Maharashtra Land Revenue (Conversion

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approved by the ~~collector~~/S.D.O. Tahsildar of Ramtek and contruct the building according to the sanctioned plans.

(9) That the grantee/shall maintain the open marginal distance of 40 meter from the centre of MDR road, which is National/State/ Highway/Major District road/other District road/village road,

To be stated as per provisions contained in Scheduled-II appdended to the M.L.R.(Conversion of use of Land and N.A.A.) Rules, 1969.

(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 to time failing which the permission shall be deemed to have been cancelled.

(11) That the grantee shall communicate the date of commencement of that N.A. use of the land and/or change in the use to the Tahsildar of Ramtek through the Talathi, within one month, failing which he shall be liable to be dealt with under rule 6 of the M.L.R. (Conversion of use of Land and N.A.A.) Rules, 1965.

(12) That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs. 0·009 per square metre from the date of commencement of the land for the purpose for which the permission is granted. In the event of any change in the use of the land, the N.A. Assessment shall be liable to the levied at the different rate in respect of the fact that the guarantee period of the N.A. assessment already levied is year to expire. He should pay the N.A. assessment on 26808·75 Plot area as under:-

i)	N.A. Assessment	Rs.	243·76	Per year
ii)	Z.P. Cess ..	Rs.	365·64	per year
iii)	G.P. cess ..	Rs.	48·80	per year

TAHSILDAR

(13) That the N.A. Assessment shall be guaranteed for the period ending Ten yeaes after which it shall be liable to pevision at the revised rate, if any,

(14) That the guarantee shall pay the measurement fees within one month from the date of commencement of the N.A. use of the land.

(15) That the area and N.A. Assessment mentioned in this order and the Scand shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

(16) That the grantee shall construct substantial building and/or other structure, if any, in the land within a period of three years from the date of commencement of the N.A. use of the land.

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This period may be extended by the ~~Collector/S.D.O.~~/Tahsildar Ramtek in his discription on payment by the grantee such fine/premium as may be imposed as per Government orders.

17) That the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plans without the previous permission of and without getting the plans thereof approved by the ~~Collector/S.D.O.~~/Tahsildar Ramtek Municipal Council/Municipal Corporation/Town Planning Department (as the case may be).

18) That the grantee shall be bound to execute a sanad in from as provided in Schedule IV or V appended to the M.L.R., (Conversation of use land and N.A.A.)Rules 1969 embodying therein 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.

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

b) Notwithstanding anything contained in clause (a) above it shall be lawful for the Collector/S.D.O./Tahsildar of Ramtek direct the removal or alteratinn 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/ S.D.O./Tahsildar and on such removel or alteratin not being carried out and recover the cost of carrying out the same from the grantee as an arrears of land revenue.

20) The Grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the cases e.g. the Bombay Tenancy and Agricultural Lands Act, 1948 the Maharashtra Village Panchayat Act, the Municipal Act etc.

21) Plots should not be Sub-divided.

22) If there is any discrepancy on the spot, retain layout should be prepared and got sanctioned from the Town Planning Department.

23) Open space and roads should be handed over to the Local Planning authority for the use of public as mentioned in that Plant duly developed.

24) Roads of the layout should be connected with the roads of adjucant layout.

25) Trees on the land should not be disturbed.

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26) If there is any electric line on the land it should be shifted before disposal of plots and the expenditure should be borned by the applicant.

27) Construction should be done as per rules and regulations.

TAHSILDAR RAMTEK

TAHSILDAR. RAMTEK

To,

1. Shri. Dayaram Lahanuji Ambagade R/o Ramtek

2. Copy to the Tahsildar of _____ (in case when the permission is granted by the Collector/S.D.O.) with the case papers (in _____ files) for information and necessary action.

He is requested to watch the report from the grantee about commencement of the N.A. use of the land in time. On receipt of that report, he should take steps to keep necessary notes in T.F. IV and V.F. IV N.A. note book to effect the recovery of the N.A. assessment from the date of commencement of N.A. use, from the grantee, and to get a Sanad executed if the occupant pays the measurement fees, he should inform the D.I.L.R. Nagpur accordingly alongwith the sanctioned plans and extracts from Record of Rights in respect of the land in question.

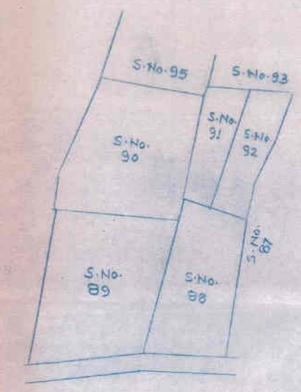
3. Copy forwarded to Talathi P.C. No. 38 Mouza Sitalwadi for information and necessary action.

4. Advance copy forwarded to the D.I.L.R. Nagpur for information.

TAHSILDAR. RAMTEK

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PROPOSED LAYOUT PLAN IN SURVEY. No. 89, P.H. No. 38, AT MOUZA-SITALWADI, TAH-RAMTEK DIST. NAGPUR, BELONGING TO -
MR. DAYARAM LAHANU AMBAGADE



LOCATION PLAN
SCALE 1:5000

LAYOUT PLAN
SCALE 1:500

PLOT AREA STATEMENT

PLOT No.	SIZE OF PLOT IN METRE	AREA OF PLOT IN SQMTR.	Nos.	TOTA AREA IN SQMTR.
1, 3.	15·0×(25·0+29·50)½	408·75	2	817·50
2	15·0×(20·50+25·0)½	341·25	1	341·25
4	(11·0+18·0)½×25·00	362·50	1	362·50
5, 6, 7	11·00×25·00	275·00	3	825·00
8	(15·0+10·0)½×25·00	312·50	1	312·50
9	15·00×(23·00+26·00)½	367·50	1	367·50
10	15·00×(26·00+29·50)½	416·25	1	416·25
11 To 17, 20 To 28, 31 To 39, 42 To 48, 50 To 53, 59 To 71, 86 To 97, 100 To 117, 120 To 135, 138 To 158	10·00×15·00	150·00	116	17400·00
18, 19, 40, 41, 118, 119, 136, 137	12·00×15·00	180·00	8	1440·00
29	(12·00+11·00)½×15·00	172·50	1	172·50
30	(10·00+11·00)½×15·00	157·50	1	157·50
49	(10·00+13·00)½×15·00	172·50	1	172·50
54	(12·50+8·00)½×15·00	153·75	1	153·75
55	(9·00+13·50)½×15·00	168·75	1	168·75
56	(18·00+13·50)½×15·00	236·25	1	236·25
57	[16·00×(10·0+11·0)½ + (10·00×3·0")]	183·00	1	183·00
58	(12·00+8·00)½×15·00	157·50	1	157·50
72	15·50×15·00	233·25	1	233·25
73	15·50×(23·00+26·00)½	379·75	1	379·75
74	10·00×(22·00+23·00)½	225·00	1	225·00
75	10·00×(21·00+22·00)½	215·00	1	215·00
76	10·00×(20·00+21·00)½	205·00	1	205·00
77	10·00×(19·00+20·00)½	195·00	1	195·00
78	10·00×(18·00+19·00)½	185·00	1	185·00
79	10·00×(17·00+18·00)½	175·00	1	175·00
80	10·00×(16·00+17·00)½	165·00	1	165·00
81	10·00×(15·00+16·00)½	155·00	1	155·00
82	10·00×(14·00+15·00)½	145·00	1	145·00
83	10·00×(13·00+14·00)½	135·00	1	135·00
84	10·00×(12·00+13·00)½	125·00	1	125·00
85	10·00×(11·00+12·00)½	115·00	1	115·00
98, 99	11·57×15·00	173·55	2	173·55
159	9·00×15·00	135·00	1	135·00

TOTAL AREA UNDER LAYOUT :- 39300·00 M²
TOTAL AREA UNDER PLOTS :- 26808·75 M²
TOTAL AREA UNDER OPEN SPACE :- 1858·045 M²
TOTAL AREA UNDER ROADS :- 10633·205 M²

4.6.93
TAHSILDAR, RAMTEK

APPLICANT'S SIGN :-

ENGINEER :-
B.A. Rambhe
Civil Engineer
Digboli Road, Ramtek