IN THE COURT OF DR.SATISH BHIDE, ADDITIONAL COLLECTOR, NAGPUR

REV. CASE NO. 130/NAP-34/2000-2001 of Mouza Chinchbhuvan, P.C. No. 43, Tah. Nagpur (Urban), Dist. Nagpur.

APPLICANT :- Maroti s/o Rama Bobde & other,
R/o Surendra Nagar, Ajni, Nagpur.

ORDER

(Passed this 23rd day of August, 2001)

The proceedings in this case started on an application dated 26/6/2001 of Shri Maroti s/o Rama Bobde, R/o Surendra Nagar, Ajni Nagpur under Section 44 (1) of the Maharashtra Land Revenue Code, 1966 for conversion of agricultural land from amongst field Survey No. 310/1, 310/2, 310/3, 310/4, 310/5; area 24,229=43 square meters sanctioned under Talegaon Dabhade Scheme of Mouza Chinchbhuvan, Patwari Halka No. 43, Tah. Nagpur (Urban), Dist. Nagpur into non-agricultural land for residential use. The Additional Collector & Competent Authority, Urban Land Ceiling, Nagpur vide Order No. ATP/ULC/TD(201)/1336/2001 dated 31/1/2001 have sanctioned the Talegaon the Talegaon Dabhade Scheme with reference to (1) Government of Maharashtra, Housing & Special Assistance Department, Mantralaya, Bombay's Resolution No. CSC-ULC-1091/5(3977)D-XIII/Dated 15/01/1992, (2) Application of the applicant Shri Maroti Rama Bobade and other through P.O.A.H. Shri K.C. Dadhe, 407, Gandhar Appts., Surendra Nagar, Nagpur and (3) Proceedings of meeting held on 26/9/2000; as such full responsibility of correctness or otherwise belongs to Urban Land Ceiling Section.

A proclamation dated 2/7/2001 was issued and published inviting claims and objections if any within seven days from the date of proclamation. But no claim or objection was received within the given period.

Opinions from Tahsildar, Nagpur (Urban), M.S.E.B. and N.M.C. were called. As per their opinion, they have no objection for said conversion.

The applicants have agreed to abide the conditions subject to which non-agricultural permission would be granted to them.

I, therefore, hereby grant permission to convert the agricultural land of field Survey No. 310/1, 310/2, 310/3, 310/4 and 310/5; area 24,229=43 square meters of Mouza Chinchbhuvan, Patwari Halka No. 43, Tah. Nagpur (Urban), Dist. Nagpur to non-

नाग-८ 2029 2Y/60
SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 4

agricultural use for residential purpose under Section 44 of the Maharashtra Land Revenue Code 1966, subject to the following conditions.

CONDITIONS

1) Since it is emanating out of U.L.C. Correctness or otherwise for non-agricultural permission lies on the Competent Authority as per Government of Maharashtra in Revenue & Forests Department, Mantralaya, Bombay's Circular No. NAP-1087/(36495(1193)-L.2 dated 24/12/1987.

2) Permission is subject to Town Planning Authority's sanction.

3) Permission is granted subject to the conditions of all civil developments like roads, sewerage, water and light etc. including open space and the space for parking vehicles.

4) The permission is subject to all other conditions from development authorities.

5) N.A. done without following directions shall call for punitive action as per the Law of the Land.

6) The grant of permission shall be subject to the provisions of the Maharashtra Land Revenue Code and rules made thereurider.

7) The applicant shall commence the non-agricultural use within the period of one year from the date of this order, failing which the permission shall be deemed to be lapsed.

8) Grantee shall use the land only for the purpose for which the land is permitted to use and shall not use it or any part of the land for any purpose without obtaining the previous written permission from the Competent Authority.

9) After demarcation if any discrepancy is observed a revised layout should be got approved by the Town Planning Department.

10) All the roads and drains shall be constructed by the applicant before disposal of the plots.

11) Drinking water problems should be solved before disposal of the plots.

12) Building Plans should be got approved from the Competent Authority before the construction of the building, whether the building control vests in that Authority and other cases, he shall prepare building plans strictly according to the Maharashtra Land Revenue (Conversion of Use of Land & Non-Agricultural Assessment) Rules 1969, and get them approved from the Additional Collector, Nagpur and construct building according to the sanctioned plans.

13) The grantee shall not sub-divide the plot or sub-plots if any approved in this order without getting the sub-divisions previously approved from the Town Planning/Nagpur Improvement Trust Authority for granting permission.

Yoye/2039
28/60

14) No Objection Certificate should be obtained from the Maharashtra State Electricity Board, Public Works Department before disposal of the plots.

15) The land under open space and roads should be handed over to the Nagpur Municipal Corporation/Nagpur Improvement Trust for further maintenance as the case may be.

16) The grantee shall communicate the case of commencement of the non-agricultural use of the land or change in the use of the land to the Tahsildar through Talathi within one month failing which the applicant shall be liable to deal with under Rule 6 of the Maharashtra Land Revenue (Conversion of Use of Land & Non-Agricultural Assessment) Rules, 1969 and under Section 44 (4) of the Maharashtra Land Revenue Code, 1966.

17) The grantee shall pay the non-agricultural assessment in respect of land at the rate of Rs. 00.04 Naya Paise per square meter and Zilla Parishad Cess, Increase Land Revenue/Conversion Tax on N.A. Assessment as per rule from the year 2000-2001 to 31/07/2002 of the land for the purpose for which the permission is granted.

The details of fixation of N.A. Assessment and cesses thereon are; as under :-

Mouza & Tahsil	Survey No.	Area in Sq.Mtr.	N.A.A. In Rs.	Conversion Tax in Rs.
Chinchbhuvan, PC. No. 43, Tq.Nagpur	310/1, 310/2, 310/3, 310/4, 310/5,	24,229=43	Rs. 969=00	Rs. 4,846=00

18) The grantee shall pay conversion tax amounting to Rs. 4,846=00 (Rs. Four thousand Eight hundred Forty six only) which is equal to three times of the N.A. Assessment which the non-agricultural permission shall be liable to be cancelled.

19) The grantee shall be held responsible for payment of the taxes levied yearly till the date of actual change of rights on the land or the part of the land under this order.

20) The area and non-agricultural assessment mentioned in this order and the Sanad shall be liable to alter in accordance with the actual area found on measuring the land by the Survey Department.

21) The grantee shall be bound to execute a Sanad in Form as provided in Schedule IV or V appended to the Maharashtra Land Revenue (Conversion of Use of Land & Non-Agricultural Assessment) Rules, 1966 embodying therein all the conditions of this order, within a period of one month from the date of the commencement of the Non-Agricultural Use of the land.

22) The grantee shall carry out all development works i.e. Roads, Drains etc. on the land. He shall not transfer the plots/land unless the development works are completed and certified accordingly by the Competent Authority i.e. Municipal Corporation/Nagpur Improvement Trust, Nagpur.

नमुना-४
जावक/२०२१
४६/६०

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY

23) Any other conditions laid down by the Government from time to time.

This permission is granted in accordance with the instructions issued by the Revenue & Forests Department, Mantralaya, Bombay vide it's Circular No. NAP-1087/36595(1193)-L.2 dated 04/09/2986.

(Dr. Satish Bhide)
Additional Collector,
Nagpur.

Copy forwarded to :-

1) Tahsildar, Nagpur (Urban)
2) Patwari Halka No. 43 Mouza Chinchbhuvan, Tah. Nagpur (Urban)
3) City Survey Officer No. ....., Nagpur
4) Estate Officer, Nagpur Municipal Corporation, Nagpur
5) Applicant Shri Maroti s/o Rama Bobde & other, R/o Surendra Nagar, Ajni, Nagpur.

For information and necessary action.

Additional Collector,
Nagpur.

ADDITIONAL COLLECTOR NAGPUR

नागपूर-8
Joye 2029
21/60

THE JOINT SUB-REGISTRAR CLASS-II NAGPUR-8

Read : 1) Govt. of Maharashtra, Housing & Special Assistance Department, Mantralaya, Bombay's Resolution No. CSC-ULC-1091/5(3977)/D-XIII/ Dated 15-1-1992.

2) Application of Shri Maroti Rama Bobade and other through P.O.A.H. Shri K.C. Dadhe, 407, Gandhar Appts., Surendra Nagar, Nagpur.

3) Proceedings of meeting held on Dt. 26.9.2000.

Additional Collector & Competent Authority Urban land Ceiling Nagpur.

No.: ATP/ULC/TD(201)/1336/2001.
Office of the Additional Collector,
And Competent Authority, Urban Land
Ceiling, Nagpur.

Dated : 31/ 1 / 2001.

ORDER

WHEREAS Shri Mroti Rama Bobade and other R/o Chinchbhuwan, Dist. Nagpur holds vacant land in excess of ceiling limit in the limit of Nagpur Urban Agglomeration, the details of which are given in Schedule hereto appended.

AND WHEREAS above person/his/her power of Attorney Holder has applied for exemption under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) in respect of the said excess land for providing plots and/or constructions of tenaments in accordance with the special dispensation issued by Govt. Resolution Housing and Special Assistance Deptt. No. CSC/ULC/1091/5(3977)D-XIII Dt. 15-1-92.

AND WHEREAS the said person/his/her power of Attorney Holder has mentioned in his/her application that his/her scheme of providing plots/ and/construction of tenaments will be governed by the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 (Act XIV of 1963) or by the Maharashtra State Co-operative Societies Act, 1960 (Act XXIV of 1960) as may be applicable.

AND WHEREAS the Government of Maharashtra is satisfied that having regard to the location of the land, the purpose for which the land is being of or is proposed to be used and other relevant factors, it is necessary in the public interest so to do.

NOW THEREFORE, in exercise of the powers conferred upon it by Sub-section (1) (a) of Section 20 of the said Act and after having recorded

..2.

नागपूर-४
Yoye/2029
2e/60

SEAL OF THE JOINT SUB-REGISTRAR CLASS-I NAGPUR CITY NO. 1