

Read: (1) Application dated 13.7.1906 from Shri Vithal

Vasudeo Karkhanis

District Pune.

Asstt.

(2) Correspondence ending with the XXX Director of Town Planning and

Valuation Department, Pune Division, Pune No. LYI/S. No. 105/2/Vadgaon/
AD-PN/2745 dt. 26.5.1985

3. Govt. in Urban Development Deptt. Collectorate, Pune.
letter No. TPC/1885/744/CR-391/85 Revenue Branch.
NV-7 dt. 18.5.85 & 11.3.85 No. PRA/NA/SR/74/111
4. A.D.T.P. Pune's letter No. Naval Pune
Zone Plan/Vadgaon/S. No. 105/ADPN/402 dt. 17-11-1976
dt. 22.8.1986.

ORDER

The land comprised in S. No. 105 of village Vadgaon

Taluka Naval District Pune admeasuring Sq. Ft.

Sq. Metre Naval belongs to Shri Vithal Vasudeo Karkhanis

of Vadgaon Taluka Naval District Pune has applied that

Non-Agricultural permission may be granted to him to an area measuring

Sq. Ft. Sq. Metre 36000 out of the said land for the Non-Agricultural

purpose of residential.

2. In exercise of the powers vested to him under Section 44 of the M. L. R. Code
1906 the Additional Collector of Pune is pleased to grant Shri Vithal Vasudeo

Karkhanis of Vadgaon Taluka Naval District

Pune the Non-Agricultural permission to use an area measuring out of S. No. 105

of village Vadgaon Taluka Naval District Pune for the

Non-Agricultural purpose of residential subject to the following

conditions:-

(1) The grant of permission shall be subject to the provision 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 which 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 written permission to that effect from the
Collector, Pune, for this purpose the use of a building shall decide the use of the
land.

(3) That the grantee shall not sub-divide the plot or sub-plots if any approved
in this order without getting the sub-division previously approved from the
authorities creating them.

(4) That the grantee shall develop the land strictly in accordance with the
sanctioned layout plan within a period of two years from the date of this order
or an extension route drawn to the satisfaction of the Collector, and the
concerned Municipal Authority and for by measuring and demarcating the plots
by the Survey Department, and until the land is subdivided no plot therein shall
be alienated or mortgaged.

(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 of the plot subject to the conditions mentioned in this order and Sanad and to make a special mention about this in the deeds to be executed by him.

(6) That the grantee shall be bound to obtain the requisite building permission from the Village Panchayat, Collector, Pune, before starting construction of the proposed building or structure if any.

(7) That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority and in other cases he shall prepare building plans strictly according to the provisions contained in schedules II appended to the Maharashtra Land Revenue (conversion of use of land and N. A. A.) Rules, 1969 and get them approved by the Collector Pune and construct the building according to the sanctioned plans.

(8) That the grantee shall commence the N. A. use of the land within the period of two years 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;

(9) That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Tahsildar Rayal 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, 1969;

(10) That the grantee shall pay the N. A. assessment in respect of the land at the rate of Rs. 0-04-5 per Sq. Ft. i.e. Rs. 1725/- per acre from the date of commencement of the N. A. use of the land for the period for which the permission is granted. In the event of any change in the use of land and the N. A. shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of the N. A. assessment already levied is yet to expire.

(11) That the N. A. A. shall be guaranteed for the period of 31-7-80 after which it shall be liable to revision at the revised rate, if any.

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

(13) That the area and N. A. assessment mentioned in this order and the Sanad shall be liable to be altered in accordance with the area found on measurement of the land by the Survey Department.

(14) That the grantee shall construct building or other structure if any on the land within a period of three years from the date of commencement of the N. A. use of the land. This period may be extended by the Collector Pune, if any, on payment by the grantee such sum as may be imposed as per Government orders.

(15) That the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plans without the previous permissions of and without getting the plans thereof approved by the Collector Pune;

- 15(1) The boundaries of the land under reference shall tally with the measurement plan from the Dist. Inspector of land record.
- (2) The layout shall be got demarcated on site with boundary stone by the grantee and got measured through the land Record Deptt. on measurement no plot shall admeasure less than 3000 Sq. Ft. (278-71 Sq&Mt.) in area except in clause 9 below.
- (3) All the plots except the plot remarked for open space should be used for residential purpose only.
- (4) The open space shall not admeasure less than 10 % of the total area under layout after actual demarcation on site.
- (5) The applicant shall make its own arrangement to secure water supply and electricity to the proposed colony.
- (6) The applicant shall carry out the development viz construction of roads and gutter before the plots are allotted to its members.
- (7) The roads in the layout shall be allowed to be used by the adjoining land holders for the purpose of access and to secure proper coordination of roads.
- (8) A set back of 48 ' from the centre line of village road should be observed.
- (9) That the grantee has credited an amount of Rs. 5529-60 vide chalan No. 970 dt. 24.10.1986 towards Adv. N.A.A. & Z.P./V.P. Cess.

(16) That the grantee shall be bound to execute a Sanad in form as provided in Schedule IV or V appended to the Maharashtra L. R. (conversion of use of 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 N. A. use of the land,

- (a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune 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 assist as he may direct.
- (b) Notwithstanding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration 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 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 the costs of carrying out the same from the grantee as an arrear of land revenue.

- (c) 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 case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act, etc.

31-12-52
Additional Collector, Pune.

To

Shri Vithal Vasudeo Karkhanis

20/2, Bahurao Waghmare Wada,

Dimpri Gao, Pimpri, Pune-411017

Copy with the case papers (in one file) forwarded to the Tahsildar

for information and necessary action.

2. 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, No. A note-book to effect of the N. A. from the grantee, and to get a Sanad executed. If the occupant pays the measurement fees he should inform the District Inspector of Land Record, Pune, accordingly along with the sanctioned plan and extracts from Record of Rights in respect of the land in question.

3. Advance copy forwarded to the District Inspector of Land Record, Pune for information.

4. The Dy. Director of Town Planning, the Valuation Department, Pune Division, Pune (W. Cs.) for information.

Y. K. Karkhanis
17/11
for Additional Collector, Pune