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NO. REV/DNR-1/NAP/VII/SR/122
 Office of the Collector, Thane,
 Thane 20-7-1983.

N.A. Order

- 1) Application dated 21-3-1983 from Shri. Karu Amba Dhule and two others and Shri. Butya Barjya Raut of Katrap, Taluka Ulhasnagar, District, Thane.
- 2) Correspondence ending with the letter No. NAP/Ulhasnagar/2544 dated 5-2-1983 from the Assistant Director of Town Planning, Thane.

ORDER

In exercise of the powers vested in him under Rules 4 (1) and 10 of the part II of Schedule III of M.L.R.C. (Consolidation of Use of Land and N.A. Rules 1969, the Additional Collector of Thane is pleased to approve the layout for the residential purpose only for the land measuring 5500.54 sq. metres in respect of Survey number 37/1, and 37/2 pt of Village Katrap Taluka Ulhasnagar, Dist. Thane owned by Shri Karu Amba Dhule and two others and Shri. Butya Barjya Raut of Katrap Taluka Ulhasnagar.

As the land is of restricted tenure of the D.T and A.L. Act 1948, the occupant has paid Nazarana equal to forty times the assessment of the land under reference to Government Revenue to Rs. 800-20 (Rupees Eight Hundred Five and Paise Twenty) only, vide Memo. No. 335416 dated 8-7-1983.

The layout is approved subject to the provisions of the Maharashtra Land Revenue Code and Rules made thereunder and also subject to the provisions of the Bombay Tenancy and Agricultural Land Act 1948, and Rules made thereunder with the following conditions:-

1. The layout permission and the sale/purchase/permission will be subject to the provisions of the Maharashtra Land Revenue Code 1956, the Maharashtra Regional Town Planning Act, 1966, Urban Land Ceiling and Regulation Act 1975, and Bombay Tenancy and Agricultural Land Act 1948, and the rules framed thereunder;

2. All the plots open spaces, internal roads, etc. in the layout shall be demarcated on site plan. The District Inspector of Land Records, Thane shall ascertain the area of the plots shall also be ascertained by the District Inspector of Land Records, Thane. The width of the road and the area of open space shall strictly be adhered to.

3. The layout roads shall be allowed to be used by adjacent holders for the purpose of transport.



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9. All the plots in the layout shall be used for Residential purposes, of which the plot holder shall apply for building permission with the siteplans and building plans within a period of one year from the date of this order failing which this permission shall be deemed to have been lapsed.

10. The occupant shall make at his own cost the arrangement for water supply, electricity and drainage disposal without creating any insanitary conditions in the surrounding area.

11. No building permission proposal in any of the sub-plots will be considered unless an authentic measurement plan certified by the District Inspector of Land Records, Thane is produced.

Further in exercise of the powers vested in him under Section 44 of the M.L.R.C. 1966, and under Section 18 of the Maharashtra Regional Town Planning Act, 1966, the Additional Collector of Thane is pleased to grant Shri Kanu Ambo Dhule and the others and Shri. Butya Barkya Raut of Katrap Taluka, Maharashtra, non agricultural permission to use an area admeasuring 5502-54 Sq. metres out of survey number 87/1 and 87/2 of Katrap Taluka Maharashtra for the non agricultural purpose of residential use subject to the following conditions:

12. The grant of permission shall be subject to the provisions of the Code and Rules made thereunder;

13. That the grantee shall use the land together with the building and/or structure there on only for the purpose of which the land is permitted to be used and shall not use it for any other purpose of the land or building for any other purpose without obtaining the previous written permission to that effect from the Collector, for this purpose the use of a building shall decide the use of the land;

14. That the grantee shall not sub divide the plot or sub-plots if approved in the order without getting the sub-division previously approved from the authority granting permission.

15. That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order, by (a) construction of roads, drains, etc. to the satisfaction of the Collector and the Municipal authority and (b) by measuring and demarcating the plots by the Survey Department and that the land is developed, no plot therein shall be disposed of in any manner;

16. That if the plot is sold or otherwise disposed of, the grantee shall be the duty of the grantee to seal or otherwise mark that plot subject to the condition mentioned in this deed to be executed by him.

17. That this permission is to build a plinth area of the plot and the remaining area of the plot shall be kept vacant and open to air.



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14. The grantee shall be bound to obtain the requisite sanction from the Village Panchayat Katrap, Tal. Ulhasnagar before starting constructions of the proposed buildings or other structures if any.

15. 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 the building plans strictly according to the provisions contained in the Schedule III to appended to the M.L.R.C. (Conversion of Use of Land and H.A. Assessment) Rules 1960, and get them approved by the Collector, Thane and construct the building according to the sanctioned plans.

16. That the grantee shall maintain the open marginal distance shown in the enclosed plan.

17. That the grantee shall commence the H.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.

18. That the grantee shall communicate the date of commencement of that H.A. use of the land and or change in the use of the land to the Talukdar of Ulhasnagar through the Talathi within one month failing which he shall be liable to be dealt with under rule 6 of the Maharashtra Land Revenue (Conversion of Use of Land and H.A. Assessment) Rules 1960.

19. That the grantee shall pay the H.A. Assessment in respect of the land at the rate of Rs. 00-02 per square metre from the date of commencement of the H.A. use of the land for the purpose of the H.A. use of the land. In addition, in respect of the land the H.A. Assessment shall be liable to be levied at the different rate irrespective of the fact that the current period of H.A. assessment already levied is yet to expire.

20. That the H.A. Assessment shall be guaranteed for the year ending 31-7-1991, after which it shall be liable to revision at the revised rate, if any.

21. That the grantee shall pay the measurement fee within one month from the date of commencement of the H.A. use of the land.

22. That the area and the H.A. assessment mentioned in this order and the Sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

23. That the grantee shall construct substantial building and/or other structures, if any in the land within a period of three years from the date of commencement of the H.A. use of the land. This period may be extended by the Collector in his discretion on payment of the fine premium as may be determined by the Govt. orders.

24. 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 with the sanction of the plans thereof approved by the Collector.



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30. That the grantee shall be bound to execute a Sanad in form as provided in Schedule IV. or V. appended to the M.L.R.C. (Land Revenue of Use of Land and M.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.

31. The undersigned is at liberty to modify or amend any of the conditions from time to time and the holder shall be liable to abide by the same.

32 (A) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Thane may without prejudice to any other penalty 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 as he may direct.

(B) Notwithstanding anything contained in clause (a) above, it shall be lawful for the Collector of Thane to direct removal or alteration of any building or structure erected or use contrary to the provisions of this order within such time as it specified in that behalf by the Collector, Thane and such removal or alteration being carried out within the specific time, he may direct the same to be carried and recover the cost of carrying out the same from the grantee as an arrears of land revenue.

33. This order shall be subject to the provisions of the any other laws for the time being in force and that shall be applicable to the relevant other facts of the case, Bombay Tenancy and Agricultural Lands Act 1948, Maharashtra Village Panchayat Act, the Municipal Act etc.

Sd/- M.G. NAYAK
ADDITIONAL COLLECTOR

To;

1. Mr. Baboo Dhule and 2 others & Butya Borkar
of Taluka Ulhasnagar (with approved plan)

2. Mr. ...

3. Mr. ... of Ulhasnagar (with approved plan)
for action and necessary action.

2/- Mr. ... is requested to watch the report from the ... the commencement of the N.A. use of the Land in the ... of that report he should take steps to keep ... records in the R.F. IV. and V.F. IV N.A. Note Book to effect the recovery if the N.A. Assessment from the date of commencement of the N.A. use from the grantee and to get the Sanad executed. If the occupant pay the measurement fees, he should inform to the District Inspector of Land Records, Thane accordingly along with the sanctioned plans etc and extracts from Record of ... respect of the land in question.



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Builder should be that the grantee pays the tax within 30 days. If the grantee fails to pay the amount of conversion tax, the grantee shall report the office immediately for further action.

A true copy forwarded to the District Inspector of Taxes, Thane for information.



ADDITIONAL COLLECTOR, THANE.

TRUE COPY

PRADEEP SHETTY
Advocate High Court
Badlapur (West), Thane



(वि. वि. समुदाय क. १) (Fin. R. Form No. 1)

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Gen 113 no.

मूल प्रत [बदलावप्रमाणित]
ORIGINAL COPY [NON TRANSFERABLE]

सासनाग कोहेलवा प्रदानाची पावती ०६-२१/११/०६
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place... Badlapur दिनांक/Date... 19/12/06

Received from... Ashok Atmakarn Desai

रु./Rs... ₹ 400/- (कसे/Rupess... Seventy five)

or account of... Housand four Hundred only
Banking Stamp

येव पास व लेखा... (सह) Signature
Cashier or accountant



PROPER OFFICER
No. 510 REGISTRAR ULHASNAGAR-2.

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