

2) Correspondance ending with No. 27211/24102/43
To dated 24-4-11 from Alimuddin Khan
100/1/4/11/11

No. RB/Desk-II/WD-1/12/78/89
Office of the Collector
Murangabad, Dt: - 12-12-1978

O R D E R

To land comprised in S.No./0456/CPS/No.22/1 dated 23
measuring 2.25 acres Taluka Aurangabad District Aurangabad
belonging to Shri. [illegible] of [illegible] District
Taluka Aurangabad District Aurangabad has applied that non-
agricultural permission may be granted to him to use an area measuring
2.25 acres of the said land for the non-agricultural purpose of [illegible]

2/- The equiries made into this application reveals

- 1) The applicant here-self/himself is the occupant/holder of the land and that there are no co-occupants/superior holders or other persons have any interest of title therein.
- 2) The land in question was held on the New and/or Imperial cable tenure or had been purchased by the occupant under Section 32 Fk of the D.L. and A.L. Act or under section 46, and 49-A of the P.T. & A.L. (Vidarbha region and Kutch area) Act, 1958 or under section 38 F and 38-G of the Hyderabad Tenancy and Agricultural lands Act, 1950, and the occupant has already obtained the Collector's permission to use his land for N.A. purchase or get the same changed into an ordinary tenure.
- 3) The other co-occupants/superior holders/tenants/persons have interest in the land have given written consent that they no objection to permission being granted to the applicant.
- 4) The land in question was an Ex-Inam land registered for agricultural purpose in New Tenure and the grantee already paid the amount of Nazrana for using the land for the N.A. Purpose.
- 5) There has been an encumbrances of the land granted against the security of this land by Government/Co-op. society or bank and the authority by which the loan has been granted has no objection to be grant of N.A. Permission.
- 6) The land is not under acquisition and is not likely to be acquired in the near future for any Government or public purposes.



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- 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 building and 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 previous written permission to that effect for the Collector/S.D.O. Tahsildar of the district. 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-plot if any approved from the authority granting this permission.
- 4) That the grantee shall develop the land strictly in accordance with sanctioned layout plan within a period of from the date of this order but (a) constructing roads, drains etc. to the satisfaction of the Collector/S.D.O./Tahsildar and the concerned Municipal authority and by measuring and demarcating the plot by the authorized Survey department and until the land is so developed no plot therein shall be disposed of by him in any manner;
- 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 that plot subject to the conditions mentioned in this order and sanctioned and to make a specific mention about this in the deeds to be executed by him;
- 6) That this permission is to build on a plinth area of 0.75 acre (3125 square metres) as specified in the site plan and or building specified in the site and or building plan annexed hereto and the remaining area of 0.25 acre (10625 square metres) of the plot shall be kept vacant and open to sky.
- 7) That the grantee shall be bound to obtain the requisite building permission from the village panchayat Municipal council Municipal corporation or other authority 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 and in other cases, he shall prepare the building plans strictly according to the provisions contained in Schedule II appended to the Maharashtra Revenue Code (conversion of use of Land and N.A. Assessment) Rules 1968 and get them approved by the Collector, S.D.O./Tahsildar of the district and construct the building according to the sanctioned plans.
- 9) That the grantee shall maintain the open marginal distance of 10 feet from the central of the road which is a National State Major district other District Road/Village Road.
(*) The stayed as per provision contained in Schedule appended to the M.L.R.C. (conversion of use Land and N.A.A.) Rules 1968.)
- 10) That the grantee shall commence the N.A. use of the land with 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.

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- 1) That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs. 0.28 per sq. metre from the date of commencement of the N.A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of land the assessment shall be liable to be levied at the different rate irrespectively of the fact that the guaranteed period of the N.A. assessment already lived is yet to expire.
- 2) That the N.A. Assessment shall be guaranteed for the period ending ~~1.1.1964~~ after which it shall be liable to revision at the revised rate if any.
- 3) That the area and N.A. Assessment shall pay the measurement fees within one month from the date of commencement of N.A. use of the land.
- 4) That the area and N.A. Assessment mentioned in this order and sanctioned shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.
- 5) That the ~~grantee~~ guarantee shall construct substantial building and/or other structure, if any, the land within a period of the land this period may be extended by the Collector of ~~three years~~ from the date of commencement of the N.A. use of the land. This period may be extended by the Collector/S.D.O./Tahsildar ~~in this~~ in this discretion, on payment by the guarantee such fine ~~as may be~~ as may be imposed as per Government orders.
- 6) That the grantee shall ~~execute a sanctioned plan~~ not make any additions or alteration to the building ready constructed as per sanctioned plans without the previous permission of and without getting the plans thereof approved by the Collector/S.D.O./Tahsildar ~~Municipal Council/Municipal Corporation~~ Municipal Council/Municipal Corporation Planning Department (as the case may be).
- 7) That the grantee shall be bound to execute a sanctioned plan in accordance with the M.L.C. (conversion of use of land) and N.A. Rules 1968 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.
- 18) (a) If the grantee contravenes any of the conditions mentioned in this order and these in the Sanad the Collector/S.D.O./Tahsildar 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 as he may direct.
- 19) (b) Notwithstanding any this contained in Clause (a) above it shall be lawful for the Collector/S.D.O./Tahsildar to direct the removal of alteration of any building or structure therefrom or alteration of any building or structure directed or used contrary to the provisions of this grant within such time as is specified thereon behalf by the Collector/S.D.O./Tahsildar 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 cost of carrying out the same from the grantee an arrear of land revenue.

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The grant of this permission is subject to the provisions of any other laws for the time being in force and that any 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 Municipal Act,

Collector, Aurangabad

To

- 1) ✓ Shri Yashwantrao Chavan, Minister, P. & A. Dept., Government of India, New Delhi (with the approved plan)
- 2) Copy to the Tahsildar, Aurangabad for information and necessary action.
- 3) Copy to the District Inspector of Land Records, Aurangabad for information.
- 4) Copy to the Tahsildar, N. A.
- 5) Copy to the Sub-Divisional Officer, Aurangabad for information.
- 6) Copy to the District Collector, Aurangabad for information.

For Collector, Aurangabad.

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