

1 of Mahesh Nayabheegappa Division of
2 Angul (Bk.) Taluka Latur District Latur
or No. LTR / N.A. / G.S. / S.No. 123 / Latur / NRL-261
12008

No. 2008 / JMB / LATUR / CR 765
Sub Divisional Officer, Latur
DATED : 27/2/2008

NON AGRICULTURAL ORDER



Land comprised in Sy.No. ____ / Gat No 123 / C.T.S No. ____
1 to 19 Village of Harangul (Bk.) Taluka Latur District Latur
No. 1 to 19 in the area of 5797.10 Sq.Mt. Residential /
Industrial/Commercial. Belongs to Mahesh Nayabheegappa Dhanashri
of R/o Harangul (Bk.) Taluka Latur, District Latur who
has applied for grant of that non - agricultural permission to him to use an
area measuring 5797.10 Sq. Mt. out of the said land for the non - agricultural
use for Residential/ Industrial/Commercial purpose.

2. The enquires made into this application revealed that

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

2) The land in question was held on the new and / or importable
tenure of has been purchased by the occupant under section 32 - G of
the B.T. & A.L. (Vidharbha region and the occupant has already
obtained the collector's permission to use his land for N.A. purpose to
get (to tenure changed into an ordinary tenure.)

3) The other Co - occupants / superior holders tenants / persons
having interest in the lands have given written consent that they have
no objection for permission being granted to the applicant.

4) The land in question was an Ex. Inam land re - granted for an
Agricultural purpose on New tenure and the grantee has already paid
the amount of Nazarene for using the land for N.A. purpose.

11811

The NOC issued by the Town Planner, Latur vide his letter No. Latur/N.A./S.No. 123 / /NRI./ 261 Dt. 20/2/2008

25. The NOC issued by the Talathi / Gram Saywk/Municipal Council/P.W.D/M.S.E.B.
26. The grantee shall Deposit Rs. and Rs. Total Rs. and development charges to the Chief Officer of the Municipal Council Latur as per rules framed time by time.
27. If the documents produced by the applicant found incorrect granted permission will be cancelled.

Sd/-
Sub Divisional Officer
Latur

Copies Forwarded with Compliments to :-

1. Executive Engineer M.S.E.B Latur
2. Executive Engineer P.W.D. Latur
3. The Town Planner Latur.
4. Chief Officer Municipal Council/ Gram Panchayat
5. Copy to Munish Nageshappa Dhanasiri's Hexrangul (Bk.)
Tq. Latur Dist. Latur.
6. Copy to Tahsildar Latur for information and necessary action. He is requested to watch the report from the grantee and commencement of the N.A. use of the land in time (in Receipt of that report, he should take steps to keep necessary notice in T.F. IV and V.F. IV N.A. not book to effect the recovery of the N.A. Assessment from the date of commencement of the N.A. use pays the measurement fees, he should inform the T.L.R. Latur accordingly along with the sanction plans and extracts from record.
7. Copy of the order file.
8. Advance copy forwarded to the Taluka inspector of land record Latur for information.
9. Copy to Talathi Saza Hexrangul (Bk.) for taking into Village from.

Sd/-
Sub Divisional Officer

Sd/-
Sub Divisional Officer
22/2/08

19 That, the grantee shall not make any addition or alteration in the building already constructed as per sanctioned plans without permission of and without getting plans there of approved by town planning Department (Town Planner) Latur.

A) If the grantee contravenes any of the conditions mentioned in this order and these in the singed. The collector Latur may without prodigies to any to such penalty to which he may be liable under the provision of the code continue the said land / plot is the occupations of the applicant on payment of such fine and assessment as he may direct.

B) Notwithstanding anything contained in Clause (s) above it shall be lawful for the Collector Latur to direct the removal of alternative of any building or structure created contrary to the provisions of this grant within such time as is specified that behalf by the Collector / Sub Divisional Officer Tahsildar and as such removal or alteration not being carried out within the specified time, by may cause the same to be carried out recover the cost or carrying out the same from 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 case e.g. the Bombay Tenancy and Agricultural land Act 1948. The Maharashtra Village Panchayat Act, the Municipal Act etc.

21 The Grantee shall obtain building permission from the chief officer, Municipal Council, Latur by depositing development charges as per rules.

22 The grantee shall not make any construction from the control line of the road as per NOC issue by the Executive Engineer, P.W.D. Latur.

23 The grantee should bear shifting charges of line if the lines are existing on the plot.

12 That the rental 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 time to time, failing which the permission shall be deemed to have been cancelled.

13 That the N.A. of Rs. 0.02 per Sq.Meter N.A. (Rs. _____ per year) as detailed below of the time of optimally permission.

N.A. Tax -	<u>21160200</u>
Conversion Tax -	<u> </u>
Measurement Fee -	<u>1000000</u>
Penalty -	<u> </u>
Prashmen Tax	<u> </u>
Talathi less receipt	<u> </u>
Total	<u>2160200</u>

14 Period ending 31/3/2009 after which it shall be liable to revision at the revised rate, if any

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

16 That the area and N.A. Assessment mentioned in this order (the sanand) shall be liable to be altered in accordance with the actual area found on measuring the land by the survey department.

17 That, the grantee shall construct substantial building or other structure if any in the land without a period the from the date of commencement of the N.A. use of the land. The period may be extended by the Collector/Sub Divisional Officer Latur is his desecration me by grantee, such fine / premium as may be imposed as per orders.

18 That, the grantee shall bound the expense singed is for provided in scheduled IV or IV appended to the M.L.R. variation of use of land and N.A.A. Rules 1969. Embodying rein all the condition of this order within a period of one with from the date of commencement of the N.A. use of the land.

of the Sub Divisional Officer and the concerned Municipal authority and by measuring and demarcating the plots by the survey department and until the land is so developed no plot there in shall be disposed of by him in any manner.

6. 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 that plots subject to the condition mentioned in this order and same and to make a specific about this in the.

7. That this permission is to build on a plots area of as per rule Sq.Mtr as specified in the site plan, aware here to and the plot shall be remaining planned or building plan annexed here to and the plot shall be kept vacant and open to early sky.

8. That the grantee shall be bound to obtain the requisite building permission from the Municipal council before construction or the building of to the structure if any.

9. That, the grantee shall get the building plans approved by the competent authority where the building control vest 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 L.R. (Cooperation of use land and N.A. Assessment Rule 1967, and get them approved by the Collector of Latur and construct the building according to sanction plans.

10. That the grantee shall maintain the open marginally distance of 25 Mtr. from the middle of the state / Village Latur road which is a nation / stage / major District Road / other Dist. Road/ schedule -II appended to the M.L.R. (conversion of Residential / Industrial/Commercial use of land and N.A.) Rules 1960.

11. That the grantee shall communicate the date of commencement of the N.A. use of the land and / or change in the use of the Tahsilder Latur through the Talathi, within one Month 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.

(X) There is easement and other rights in the land and the persons having such rights have no objection to the grant of the N.A. permission.

(X) The applicant has obtained permission from the competent authority the mining / quarrying lease or permit under the Minor Mineral Extraction Rules.

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

Note : If the authorities referred to above have given their conditional objection Certificate or have suggested specific condition to be imposed in the order such conditions must be stated in para 3 below of this order.

The consideration of the above points, there seems no objection to the non - agricultural permission applied for in this case being granted to the applicant.

3) In exercise of the powers vested / delegated to me under section 44 of the Maharashtra Land Revenue Code 1966 the Sub Divisional Officer, Latur is pleased to grant to Manesh Naysheetappa Dhanashri of R/o Harangul (Bk.) Taluka Latur non agricultural permission to use an area measuring 5737.10 Sq. Mt. out of S.No. _____ Gat No. 123 C.T.S. No. 1 P.No. 1 of Taluka Latur for the non agricultural purpose of Residential / Industrial / Commercial subject to the following conditions.

1) The grant of permission shall be Under Maharashtra Land Revenue Code 1966 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 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 from the Competent authority. 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 authority granting this permission.

4) The land should be got measured from T.L.R. and boundaries of layout should tally with boundaries of measurement land as per measurement made by T.L.R.

i. after actual measurement the open area of layout plan shall not be less than 10 % of the area of ~~plot~~ layout.

ii. No Sub - Division of plots should be made which are approved in layout plan of plots.

iii. The roads and drainage's open space etc. shall be laid first as per layout plan and the area of open space roads and drainage's shall be transferred to Municipal council, or other local self governing bodies and thereafter the plots shall be disposed off.

iv. The grantee shall be responsible for supply of water and Electricity.

v. Trees shall be planted on open space at the side of roads of layout plan.

vi. Building construction permission from Municipality or other appropriate authority as the case may be obtained before construction on the plot as per layout plan.

vii. The 132 K.V. Electrical line is passing from the land sixty feet clearance should be maintained to both side 132 K.V. line no building should be constructed within sixty feet (both side) from 132 K.V. line grantee shall be responsible for the removal and shifting of electricity service line on the road layout.

5. That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of Six months from the date of this order by (a) constructing roads, rains etc. to the satisfaction

☒ There has been an encumbrance of the land granted against the security of this land by Govt. Co-operative society or bank and the authority by which the loan has been granted has no objection to the grant of N.A. permission.

☒ The land is not under acquisition and is not likely to be acquired on the near future for any Government or public purpose.

☒ The land is not reserved for any specific purpose in the regional / development plan or in the Town Planner, and the concerned authorities have given no objection to the land being used for the purpose of Residential / Industrial / Commercial purpose.

☒ The land is suitable for the purpose for which it is proposed to be used from the sanitary public health point of view. The Dist. Health officer Z.P. Latur has communicated his No. objection in this respect.

9) The applicant has produced the layout / plan building plans duly approved the town planning and valuation department Latur.

10) The layout plan and building plans produced by the applicant are / in conformity with the provisions in scheduled II and III apprehended to the Maharashtra Land Revenue (conversion of use, of Land and N.A.A. rule 1969)

11) The Railway /Jail-authorities have no objection to the grant of N.A. permission in question.

☒ The applicant has produced the No objection certificate of the District Magistrate of the explosive officer.

13) The applicant has maintained adequate open marginal space on both the sides of the electric High power tension line passing, though the land.

☒ The applicant has observed the building regulations and prevention of Ribbon Development rules and prescribed.