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Recd:- 1) Application dated 12-2-1981 from Bankatlal Shankarlal Jajoo of Aghad Rd. Taluka Nasik

2) Correspondence ending with the letter M.L.R./A. nad/475 dt. 6-2-1981 from the Assistant Director, Town Planning, Nasik

R.R.D.B.R

Collectorate, Nasik  
M.L.R./A. nad/475/81  
Nasik 23 - 3 - 1981

Permission under section 44 of the Maharashtra Land Revenue Code, 1926 and rules thereunder is hereby granted to Shri Bankatlal Shankarlal Jajoo of Aghad Rd. Taluka Nasik Dist, Nasik to convert the land into Non-Agril use of bearing S./G.NO. 222/1 Plot NO. 1 to 2 area measuring 1887 Sq. meters of Village Aghad Rd. Taluka Nasik Dist, Nasik for the purpose of i.e. for construction of Residential building as per plans approved by the planning authority i.e. Village Panchayat and O.T.P. Nasik on the following conditions:-

CONDITIONS

1) that the grant of permission shall be subject to provisions of the M.L.R. Code and rules thereunder and further subject to the M.L.R.C. Amendment Act, 1976.

2) that a Non-Agril permission shall be subject to the provisions of the Urban and Ceiling and Regulations Act, 1976.

3) 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 or any part of the land or building there on for any other purpose without obtaining the permission of the Collector. For this purpose the Collector shall be the final authority.

4) that the grantee shall use the land for the purpose of which it is permitted to be used and shall not use it or any part of the land or building there on for any other purpose without obtaining the permission of the Collector.

4) that the grantee shall develop the land strictly accordance with the sanctioned layout plan within a period of one year from the date of this order by (a) constructing roads, drains etc. to the satisfaction of the Collector and the concerned Municipal authority and by (b) measuring and demarcating the plots by the survey department and shall the land is so developed no plot therein shall be used for any other purpose in any manner.

5) that if the grantee fails to comply with the conditions of by the grantee it shall be liable to be cancelled and the land otherwise dispose off the land shall be returned to the Government mentioned in this order and the grantee shall be liable to pay a penalty about this in the details of the order.

6) that this permission is granted for the use of the land area as specified in the sanctioned layout plan and the grantee shall be liable to pay a penalty about this in the details of the order and open to view.

7) that the grantee shall be bound to obtain the necessary building permission from the competent authority before starting the construction of the building and other structures if any.

8) that the grantee shall be bound to obtain the necessary permission from the Competent authority with reference to the building and other structures that authority and in other cases to the Competent authority for the building plans strictly according to the provisions of the Building Regulation Schedule III appended to the M.L.R. (Conversion of Land into Non-Agricultural Use) Rules, 1969 and to construct the building and other structures in accordance with the said plans.

9) that the grantee shall be bound to maintain a minimum distance as per provisions of the M.L.R. (Conversion of Land into Non-Agricultural Use) Rules, 1969 from the M.L.R. (Conversion of Land into Non-Agricultural Use) Rules, 1969 from the road center which is shown in the plan.

10) that the grantee shall commence the construction of the building within a period of one year from the date of this order unless the period is extended in writing by the authority to which the permission shall be deemed to have been cancelled.

11) that the grantee shall communicate the date of commencement of the Non-Agricultural use of the land and any change in the use to the Collector/Tahsildar through the Talathi within one month failing to which he shall be liable to be treated with under rule 6 of the M.L.R. (Conversion of Land into Non-Agricultural Use) Rules, 1969.

12) that the grantee shall pay the Non-Agricultural use tax in respect of the land at the rate of Rs. 100 per sq. meter from the date of commencement of Non-Agricultural use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land, the Non-Agricultural use tax shall be liable to be levied at the different rates irrespective of the fact that the guarantee period of Non-Agricultural use already levied is yet to expire.

12a) that the grantee shall pay the Non-Agricultural use tax amounting to Rs. \_\_\_\_\_

only which is a part of the tax. In any case not later than 20 days from the date of this order, failing to which the Non-Agricultural use tax shall be liable to be collected.

13) that the Non-Agricultural use tax shall be payable at the revised rate if any.

14) that the grantee shall be liable to pay the Non-Agricultural use tax one month from the date of commencement of Non-Agricultural use of the land.

15) that the area and Non-Agricultural use tax contained in this order and the Sanad shall be liable to be altered in accordance with the actual area and use of the land as reported to the Dist. Inspector of Land Record, \_\_\_\_\_.

16) that the grantee shall construct the building and other structures if any in the land within a period of 2 years from the date of commencement of Non-Agricultural use. This period may be extended by the Collector/Tahsildar on payment of such amount by the grantee such fine/premium as may be imposed as per provisions of the M.L.R. (Conversion of Land into Non-Agricultural Use) Rules, 1969.

17) that the grantee shall not make any addition or alteration to the building already constructed as per sanctioned plans without the previous permission and without getting the plans approved by the Collector/Tahsildar/Deputy Commissioner/Deputy District Officer.



10) ... you shall be bound to execute a Canal ...  
as provided in Schedule IV & V of the M.L.R. (1948)  
version of the Act of 1948 (M.L.R.) ...  
subject to all the conditions of this order, within a period of  
one month from the date of commencement of the ...  
the land.

19) (a) If the grantee contravenes any of the conditions  
mentioned in this order and those in the ... the Collector  
may without prejudice to any other penalty to which he may be  
liable under the provisions of the ... the said  
land plot in the occupancy of the ... of such  
fine and assessment as he may direct.

(b) Notwithstanding anything contained in ... always  
it shall be lawful for the Collector to direct the removal or  
alterations 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 alterations not being carried out within the  
specified time, he may cause the same to be carried out and recover  
the cost of carrying out the same from the grantee as an "expense  
of said p.venue"

(c) that the grant of this permission is subject to the  
provisions of the 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 B.L.A. Act, 1948 and rules thereunder, the  
Maharashtra V.P. and Municipal Act, etc.

Sd/- A.K. Mago,  
Collector of Nasik

Rankamal Shankarlal Jaisoo  
Ambad Rd. Tal. Nasik

with approved plan  
Copy with case paper fwd to the Tahsildar Nasik  
for information and necessary action.

:- Pa 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 ... any ...  
F.II & D.F.II note book to effect the ... from  
the date of commencement of the ...  
get a Canal executed if the ...  
should inform the D.L.A. ...  
mentioned ... and extract from the ...  
of the land inspection.

The amount has credited the commission Tax of ...  
by ... which is enclosed herewith.

Copy fwd was to-1) The Dist. Collector of Land Record, Nasik  
2) ... Ambad Rd. Tal. Nasik



Attested

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