

2-2-83

15



Read : 1) Application dated 2-2-83 from Shri Purva Khemdash Kshira Gava Mandar of Bhusawal Tal. Bhusawal District Jalgaon.

- 2) Correspondence ending with No. DV-Sakegan-981 Dt. 5-5-83 from the A.D.T.P. Jalgaon.
- 3) Correspondence ending with No. LNA-SR-28/83 Dt. 14-11-83 from Tahsildar Bhusawal.

-x-x-

No. RB.LNA.SR. 318
Office of the Collector,
Jalgaon. Date: 12-2-83

ORDER

The land comprised in Plot No. _____ out of S.No./Gat No. _____ of Sakagan Taluka Bhusawal District Jalgaon, measuring 845 P 0-4 belongs to Shri/Smt/Kum Purva Khemdash Kshira Gava Mandar of Bhusawal has applied that non agricultural permission may be granted to him to use an area measuring 845 P 0-4 out of the said land for the non agricultural purpose of Leprosy Hospital Campus

2. The enquiries made into this application revealed that;

- ✓ 1) The applicant himself is the occupant of the land and that there are no co-occupants/co-superior holders or other persons have any interest or title therein.
- ✓ 2) The land in question was held on the New and/or Impartible tenure & had been purchased by the occupant under section 32.G of the B.T. & A.L. Act and the occupant has already obtained the Collector's permission to use his land for N.A. purpose or get its tenure changed into an ordinary tenure.
- ✗ 3) The other co-occupants/superior holders/tenants/persons having interest in the land have been written consent that they have no objection to permission being granted to the applicant.
- ✗ 4) The land in question was an ex-inam land regranted for an agricultural purpose on New Tenure and the grantee has already paid the amount of Nazarana for using the land for the N.A. purpose.
- ✗ 5) There has been an encumbrance of the land granted against the security of this land by Govt. Co.op. Society or Bank and the authority by which the loan has been granted has no objection to the 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 Govt. or public purpose.
- ✓ 7) The land is not reserved for any specific purpose in the Regional/Development Plan or in the T.P. Scheme and the concerned authorities have no objection to the land being used for the purpose of Leprosy Hospital Campus
- ✗ 8) The land is suitable for the purpose for which it is proposed to be used from the sanitary and public health points of view. The D.H.O. _____ has communicated his "No Objection" in this respect.

- ✓ 9) The applicant has produced the layout plan/building plans duly approved by the Town Planning and Valuation Department.
- ✗ 10) The applicant has credited an amount of Rs. _____ as conversion tax/Nazarana on _____.
- ✗ 11) The layout plan and building plans produced by the applicant are in conformity with the provisions of Schedule II and III appended to the Mah. Land Revenue (Conversion of use of land & N.A.A.) Rules, 1969.
- ✗ 12) The Railway, Prison/Jail authorities have no objection to the grant of N.A. Permission in question.
- ✗ 13) The applicant has produced the "No Objection Certificate of the District Magistrate or of the Explosive Officer.
- ✗ 14) The applicant has maintained adequate open marginal space on both the sides of the Electric High Power Tension lines passing through the land.
- ✗ 15) The applicant has observed the building regulation and prevention of Ribbon Development Rules as prescribed.
- ✗ 16) There is assessment and other rights in the land and the persons having such right has no objection to the grant of the N.A.P.
- ✗ 17) The applicant has obtained from the competent authority, the mining quarrying lease or permit under the Minor Mineral Extraction Rules.
- ✓ 18) The applicant has agreed to abide by the conditions to which the N.A. Permission would be granted to him.



In consideration of the above points there seems no objection to the N.A. Permission applied for in this case being granted to the applicant.

3. In exercise of the powers vested in him u/s 44 of the Maharashtra Land Revenue Code 1966, the Collector Jalgaon is pleased to grant ~~an area of~~ Purva Khandesh Kusta Sewa Mandal of Bhusawal non agricultural permission to use an area measuring 8-45 PIS 0-4 out of S.No./G.No./Ctg No./B.P.No. 41 of Sakargam Taluka Bhusawal District Jalgaon for the non agricultural purpose of Leprosy Hospital ~~and~~ subject to the following conditions.

- 1) The grant of permission shall be subject to the provisions 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 previous written permission to that effect from the Collector of Jalgaon. For this purpose the use of a building shall decide the use of the land.
- 3) That grantee shall not 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) 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) constructing roads, drains etc. to the satisfaction of the Collector and the concerned Municipal authority and (b) by measuring and demarcating the plots by the Survey Deptt. 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 condition mentioned in this order and sanad to make a specific mention about this in the sanads to be executed by him.
- 6) That the grantee shall be bound to obtain the requisite building permission from the Municipal Council competent authority before starting construction of the proposed building or structures 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 the building plans strictly according to the provisions contained in Sch. XI appended to the M.L.R. (Conversion of use of land & N.A.A.) Rules, 1969 and get them approved by the Collector of Jalgaon and construct the building according to the sanctioned plan.
- 8) That the grantee shall commence the N.A. use of the land within the period of one year from the date of this order, unless the period of one year from the date of this order 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 the N.A. use of the land and/or change in the use to the Tahsildar Bhulawal through the Talathi, within one month, failing which he shall be liable to deal with under Rule 6 of the M.L.R. (Conversion of use of land & NAA) Rules, 1969.
- 10) That the grantee shall pay the N.A. Assessment in respect of the land at the rate of _____ 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 the land, the N.A.A. shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of the N.A.A. already levied is yet to be expire.
- 11) That the N.A. Asstt. shall be guaranteed for the period ending _____ after which it shall be liable to revision at the revised rate if any.
- 12) That the grantee shall pay the measurement fees within a month from the date of commencement of the N.A. use of the land.
- 13) That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found or measuring the land by the Survey Department.
- 14) That the grantee shall construct substantial building and/or other structure, if any, in 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 Jalgaon in his discretion, on payment by the grantee such fine/premium 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 previous permission of and without getting the plans thereof approved by the Collector, Jalgaon.

16) That the grantee shall be bound to execute a sanad in form as provided in Schedule IV appended to the M.L.A. (Conversion of use of land & N.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.

17) (a) If the grantee contravene any of the conditions mentioned in this order and those in the sanad, the Collector Jalgaon 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.

(b) Notwithstanding anything contained in clause (a) above it shall be lawful for the Collector of Jalgaon 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 it specified in that behalf by the Collector of Jalgaon and in 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 as an arrear of Land Revenue.

4. 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 Mah. Village Panchayat Act, 1958, the Mah. Municipal Act, etc..

24/11
Collector Jalgaon

- To
1. Shri/mt./ms. The Secretary to Purva Khanatech Mandal of Bhusawal Tal. Bhusawal Distt. Jalgaon (with the approved plan)
 2. Copy to the Tahsildar Bhusawal with the copy (in file(s) 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.

Copy fwd. to the District Inspector of Land Record, Jalgaon for information.

Copy fwd. w. cs. to the Asstt. Director of Town Planning Jalgaon

Copy fwd. to the President Municipal Council



For Collector Jalgaon.

निकाल/पाते नकलेवर अर्ज दिव्याची ता. 2/99/2008

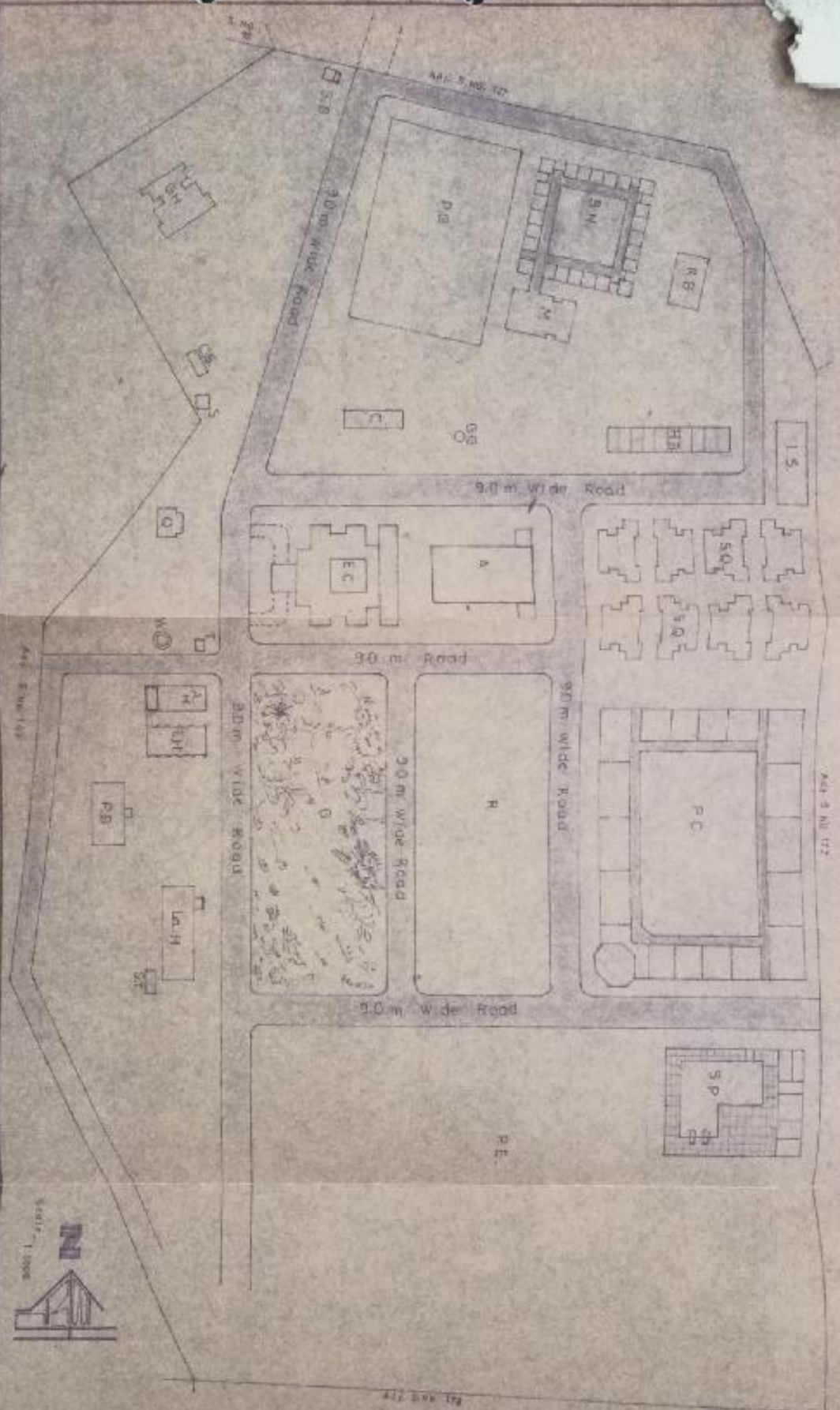
नकल नकार दिव्याची ता. 4/12/2004

नकल दिव्याची ता. 12

नकल करणाऱ्याची ता. 12

नकल नकारणाऱ्याची ता. 89-00

**Site Plan Showing Prop. Leprosy Hospital and
Ayurved Mahavidyalaya Campus at S.No.41 Sakegaon
Tal.Bsl. for East Khandesh Kushtha seva Mandals, Bsl.**



Note

- S.B. Security Booth (Kiosks)
- GH - Guest House (Kitchen)
- CS - Cycle Stand
- S - Store (Room)
- Q - Quarter/Bed
- T - Toilet (Room)
- W - Well (Leak)
- AH - East Angular Well
- ESR - Enclosed Service Reservoir (Kiosk)
- LH - Lecture Hall (Kiosk)
- PR - Prop. Panchayat Building
- LAH - East Angular Hostel Building
- ST - Septic Tank
- PO - Poy Ground
- BH - East Bays Hostel Building
- K - East New Building
- PRB - Prop. Panchayat Building
- HS - Prop. Hospital Building
- GS - East Ganga One Floor
- C - East Corridor
- A - Auditorium
- EC - East College Building
- G - Garden
- R - Reserved
- R.P. - Land reserved for future expansion
- IS - Industrial Street
- SO - Staff Quarter
- PC - Prop. Center Building
- SP - Prop. Sanitary Sewer

Secretary



Dr. M. Chaudhari
 Licensed Engineer
 Shree Kaveri
 Municipal Div. Jalgaon

Scale: 1:500