

Read: Application dated 31-1-78 from Shri. H. L. Poorswani & others
52/4 Mira Society, Shankarsheth Road, Pune-9.

Collectorate, Pune,
Revenue Branch,
No. NA/SR/PRN/SR/281/II
Pune-411 001.

Date: 17-2-1978.

ORDER

The land comprised in S. No. 554/2... CTS No. F. P. No.
S. P. No. 2... of Pune City Taluka Pune City. District Pune measuring 9752
Sq. ft. 905-9... Sq. mts. belong to Shri. H. L. Poorswani, & others and he has
applied that Non-Agricultural permission may be granted to him to use an area measuring 9752
Sq. ft. 905-9... Sq. mts. out of the said land for the Non-Agricultural purpose of residential.

In exercise of the powers vested in him under Sec. 44 of the Mah. L. R. Code, 1966, the Additional
Collector, Pune is pleased to grant N. A. permission for construction of residential building
in an area measuring 9752 Sq. ft. 905-9... Sq. mts. out of S. No. 554/2... CTS.
No. E. P. No. S. P. No. of Pune City Taluka Pune City
District Pune in favour of Shri, Harikishan L. Poorswani, Smt. Banuka Harikishan
Poorswani.

subject to the following conditions :

1. The grant of permission shall 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 of any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector, Pune. For this purpose the use of a building shall be decided the use of land.
 3. 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 is extended from time to time, failing which the permission shall be deemed to have been cancelled.
 4. That the grantee shall be liable for taking action under section 45 of the Mah. L. R. Code, 1966 and rules made thereunder, if it is noticed that he has commenced the N. A. use prior to issue of this order.
 5. That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Tahsildar/City Survey Officer, Pune City, Pune within one month, failing which he shall be liable to be dealt with under rule 6 of the Mah. L. R. (Conversion of use of land & N. A.) Rules, 1969.
 6. That the grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No. 1852 dated 18-1-78 and not make any additions or alterations without the previous permission of the Pune Municipal Corporation Authorities.
 7. That the grantee shall pay the N. A. A. in respect of the land at the rate of Rs. 0-35. P. per Sq. mt. from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted together with L. P. cess/E. P. taxes applicable to the area. In the event of any, 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 the guarantee period of the N. A. A. already levied is yet to be fixed. A period of 15 years from the date on which the land actually used for n.a. purpose &
 8. That the N. A. A. shall be guaranteed for the period ending 31st July-1986, after which it shall be liable to revision at the revised rate, if any.
- 8-A) That this permission is granted subject to the provisions contained in the Urban Land Ceiling Act, 1976.

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

10. That the area & N. A. A. 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.

11. That the grantee shall be bound to execute a sanad, in form as provided in Schedule IV or V appended to the Mah. L. R. (Conversion of use of land and N. 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.

12. (a) If the grantee contravenes any of the conditions mentioned in this order and those in the sanad, the Collector may with 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, to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within a time specified in that behalf by the Collector and on such removal or alterations not being carried out within the specified period, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

(c) The grant of this permission is subject to the provision 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. V. P. Act, the Municipal Act, etc.

Sd/- (S. T. Altekar)

Additional Collector, Pune.

To

✓ Shri. Harikishan L. Poorswami & others
52/4 Mira Society, Shankarsheth Road,
Pune-9.

Copy to the City Survey Officer, Pune City, with the case papers in one file 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. On receipt of that report should take steps to keep necessary notes in T. F. IV & V. F. IV, N. A. Note Book, to effect the recovery of the N. A. A. from the date of commencement of the N. A. use from the grantee, and to get a sanad executed. If the occupants pay the measurement fees, they should inform the District Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N. A. use before grant of this order they should submit necessary proposal U/s. 45 of the Mah. L. R. Code, 1966.

Besides, if he fails to intimate the date of commencement of N. A. use within the prescribed time a proposal of fine should be submitted to this office under section 44 (5) of the Mah. L. R. Code, 1966 and Rule made thereunder.

Copy to the Tahasildar, Pune City for information and necessary action.


for Additional Collector, Pune.

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