

- Read : 1) Hon. Divisional Commissioner Pune's Circular No. MH-2 / Land / General / RR / 772 / 03 dated 22.9.2003
2) Application received from-Shri Nivruti Shankar Kawade & others through Shri Subhash Sitaram Goyal on 13.09.2006

Collectorate Pune s
(Revenue Branch)
No.PRN/NA/SR/25/2006
Pune-1,Date 25/09/2006



ORDER

The land comprised in S.No.21A/1A, S.No.21/A/2D, S.No.21/A/2K, and S.No.21/A/2E, Final Plot No. 385 & 386, total measuring 6069.27 Sq.Mtr. of village Ghorpadi, Tal-Pune City, Dist. Pune belong to Shri Nivruti Shankar Kawade & others and they have applied through Shri Subhash Sitaram Goyal that Non-Agricultural permission may be granted to them to use an area 6069.27 Sq.Mtrs. out of the said land for the Non-Agricultural purpose of Residential

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Collector, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 6069.27 Sq.Mtrs. out of S.No.21A/1A, S.No.21/A/2D, S.No.21/A/2K, and S.No.21/A/2E, Final Plot No. 385 & 386, of village Ghorpadi, Tal-Pune City, Dist. Pune in favour of Shri Nivruti Shankar Kawade & others

Subject to the following conditions.

1. The grant of permission shall subject to the provision 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 use and shall not use it, or any part of the land or building thereon for any other purpose without the 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 N.A.use is deemed to have been started from the date of this order.
4. That the grantee shall be liable for taking u/s 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 a this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No. D.P.O/444/vi/40, Dt.31.08.2006 and not make any addition or alterations without previous permission of the Pune Municipal Corporation Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.4.308 per sq. mtr per annum from the date of the commencement of N.A.use of the land for the purpose for which the permission is granted. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the fact that guarantee period of the N.A. Assessment already levied is yet to be fixed.
7. The revise standard rates of n.a.a. for the guarantee period upto 31.7.2011 are yet to be fixed' On application of such revised rates, the grantee shall be liable for the payment of differential amount if any, in the revised standard rate and the existing rate of n.a.a.
- 7(a) That the n.a .Permission is granted subject to the provision of U.L.C.Act 1976.

8. The N.A. measurement fees of Rs.15000/- has been credited by applicant vide Challan No.472,dt. 9/09/2006.

9. 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 on measuring the land by the Survey Department.

10. 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. Assessment) Rule 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.

11. a) Conversation Tax Rs. 130730/- and Adv. n.a. a. Of Rs. 26146/- only, for one year has been credited by the applicant on 21.09.2006.

b) If the grantee contravenes any of the condition mentioned in this order and those in the sanad, the collector may with prejudice to and to the other penalty to which he may liable under the provision 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.

c) Notwithstanding anything contained in clause (b) above it shall be lawful for the Collector, do direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Collector and on such removal alteration 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.

d) The grant of this permission is subject to the provision of any other laws the time being in force and that may be applicable to the relevant other facts or the case a.g. the Bombay Tenancy and Agricultural Act 1948.

12) And whereas the applicant here in submitted n.a. application along with affidavit & Indemnity bond in prescribed form, and further the applicant has undertaken to agree to indemnity to the Govt. by said affidavit and indemnity bond. If any false information is transpired in the said affidavit and indemnity bond, the applicant will be liable for penal and civil action under relevant laws in force. And further if found guilty order shall stand cancelled.



Collector, Pune

To

Shri Nivruti Shankar Kawade & others
through Shri Subhash Siferam Goyal
5 Bangardan Road Pune 411001

Copy to the Tahsildar, Haveli, along with the case papers in one file for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.IV and V and Village Form No.IV, N.A.Note book, to effect the recovery of the n.a.a. and to get a sanad executed. If the occupants pay the measurement fee, 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 commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C.1966.

Copy to the T.I.L.R. Haveli for information and necessary action.