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Revenue Branch  
NO: 2ND/US/III/786 176  
Pune, dt 5-5-76

Subject: - Un-authorized N.A. use  
regularisation of

CTS No. 5712 F.P. No. 86  
S.P. No. 10 of Erandolwade  
Tahsil Pune city

Reference: - The City Survey officer  
Pune City's No. CTS/US/II/796  
dt. 16-7-75

note approved by  
Addl. Collector

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ORDER

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Land comprised in CTS No. 5712

F.P. No. 86 S.P. No. 10 area 11421 Sq. Ft.  
1061.05 Sq. M. of Erandolwade Tahsil Pune  
City stands in the name of snt. Leela  
Ramchandra Rathi of Pune. She has applied  
on 31-3-75 for grant of N.A. permission  
The building plans have been approved  
by the Pune Municipal Corporation vide  
its No. 12 dt. 22-2-75.



on enquiry made in to this case  
through the City Survey officer Pune City  
it is revealed that the land in question  
is already put to N.A. use by the applicant  
w.e.f. 10-3-74. Thus the applicant has  
commenced the N.A. use without obtaining  
N.A. permission. The use is, therefore  
un-authorized and hence the City Survey  
officer Pune City has submitted the  
proposal to take action U/S 45 of the  
Mahar. Land Revenue Code 1966.

A notice was, therefore issued  
on 28-7-75 to snt. Leela Ramchandra  
Rathi, to show cause as to why she should

not be penalised as provided in section 45 of the Mah. Land Revenue Code 1966.

In reply to the notice Shri Vijaykumar R. Kethi has given written statement on behalf of his mother ~~that~~ he has stated in his statement that he had applied for <sup>grant of</sup> ~~the~~ N.A. permission on (4-12-73) ~~and~~ <sup>but</sup> he ~~has~~ <sup>did</sup> not received any clarification till 10-3-74. and <sup>thus</sup> he has started the N.A. use w.e.f. 10-3-74. The say of the applicant is not correct as application dt. 14-12-73 was returned to him for want of his name entered in the property register card and hence he is liable for action v/s 45 of the Mah. Land Revenue Code 1966



In exercise of the powers vested in him u/s 45 of the Mah. Land. Rev. Code, 1966, read with Rule 9 of the Mah. L.R. (Conversion of use of land and N.A.A.) Rule, 1969, the ~~Adl.~~ Collector of Poona is pleased to regularise the unauthorised N.A. use of the land, on the following conditions :-

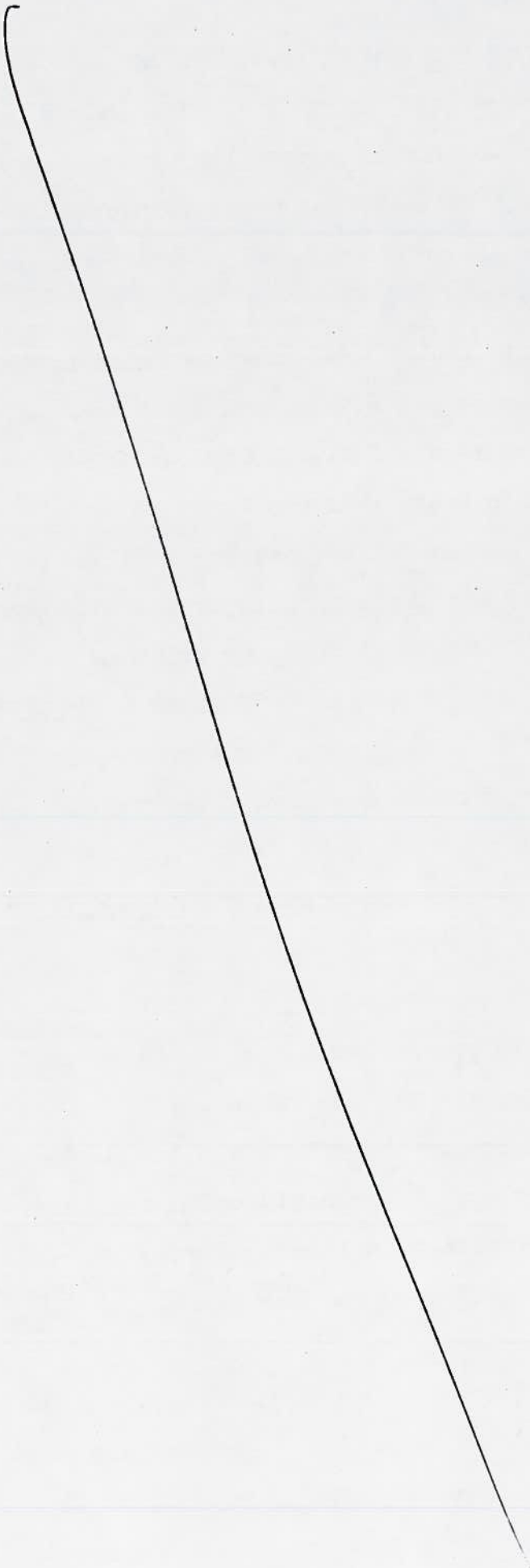
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- 1) That the plot holder shall execute sanad in the form prescribed under Rule 7 of the Mah. Land Rev. (conversion of use of land and N.A.A.) Rule, 1969.
- 2) That the plot holder shall use the land only for the purpose of residential purpose for which it is allowed to be used and for no other purpose without previous permission of the Collector, in writing.
- 3) That the plot holder shall pay fine of Rs. 1008-00 (one thousand eight only) for the said unauthorised N.A. use within a period of 15 days from the date of this order.
- 4) That the occupant shall pay N.A. of Rs. 201-60 (Two hundred one and paise six) only per annum + L.F. cess thereon w.e.f. 10-3-74 to be guaranteed upto 31-7-1986, and thereafter at the revised rates that will be fixed by the Government.
- 5) That no additions or alterations shall be made in the existing use or erect any building in the land without previous permission in writing and without getting the plans approved from the Pune Municipal Corporation and the Collector, Poona. *authorities*
- 6) That a breach of any of the conditions mentioned above shall entail revocation of the permission and imposition of the penalties as provided in section 45 of the M.L.R.C. 1966 and if the N.A. use is unauthorised.

mission.

and sent to him as of was



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PROVIDED

1) Notwithstanding anything contained in above condition the Collector may without prejudice to any other penalty to which the occupant may be liable under the provisions of the said Code, continue the land in their occupation on payment of such fine and non agricultural assessment or rent as the Collector may direct.

ii) It shall also be lawful for the Collector to direct the removal or alteration of any building or structures erected contrary to the provisions of the grant of permission for the particular non-agricultural use, within the time prescribed in that behalf by the Collector and on such removal or alteration not being carried out, to get it removed or altered at Govt. cost and to levy the cost of carrying out the same from the occupants of the plot as an arrears of Land Revenue.



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ore  
Addl. Collector, Poona

To,

Sd/- Smt. Heela Ramchandra Rathi  
614 Ravivar Peth Pune

Copy to the City Survey Officer Pune city with the casepapers in one file for information and necessary action.

Copy to the Tahsildar Pune city for further necessary action.

ore  
For Addl. Collector. Poona

SSG/-28/12

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23/12

संस्कृत-सर्वे संस्कृत-वीथीकार/सर्वे संस्कृत

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संस्कृत-सर्वे संस्कृत-वीथीकार/सर्वे संस्कृत

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संस्कृत-सर्वे संस्कृत-वीथीकार/सर्वे संस्कृत

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संस्कृत-सर्वे संस्कृत-वीथीकार/सर्वे संस्कृत

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