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No. NAP/SR/70/  
Office of the Sub-Divisional  
Officer, Thana Division, Thana.

Dated 3/5/1971

Read :- Application from ~~SMEX/SAM~~ Wmco-Co-operative Housing Society  
Ambarnath.  
Village Ambarnath Taluka U' Nagar for grant of N.A. Permission.

Read :- Tahasildar U' Nagar No. NAP/SR/ 271. Dated 20.8.70

Read :- Asstt. Director of Town Planning Thana's No. Dev/MISC/

Read :- This office order No. NAP/SR/~~TNC/SIX~~ 1131 dt. 30.5.68.

Read :- Collector of Thana's order No. GB/V/LBP/SR/ dt.

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ORDER :-

In exercise of the powers vested in him under Section 42 read with Section 44 of the Maharashtra Land Revenue Code, the Sub-Divisional Officer, Thana is hereby pleased to grant permission to ~~SMEX/SAM~~ Wmco Co-operative Housing Society Ambarnath (hereinafter said occupant) to convert his agricultural land admeasuring 17661 Sq. Yards out of S.No. D.D. Scheme IV Plot No. 249 to 256 Village Wadawali Taluka Uhasnagar for residential purpose only subject to the relevant provisions of the Maharashtra Land Revenue Code and Rules framed thereunder and of the B.T. & A. L. Act on the following conditions.

1) That the occupant, will pay from the date of commencement of N.A. use a revised assessment at the rate of Rs.50/- per acre and will be entitled to 3/8th concession if the land is used for non-commercial purpose. The occupant shall pay N.A. Assessment of Rs. 114-55 which is guaranteed up to 31/7/71. The area and assessment mentioned above shall be liable to alteration in accordance with the survey correction issued by the Survey Department.

ii) That the occupant shall construct the building in accordance with approved sanctioned plan attached herewith.

iii) That the occupant shall keep the margin spaces and distances from the road strictly as per approved plan and shall not violate any building regulation prescribed for Thana District.

iv) That the privy shall be innocuous to the neighbour and screened from public view and it shall not be at a distance less than 35 feet from well.

v) That no cattle shall be kept in a residential building.

vi) That the occupant is prohibited under Section 67 for putting the land to any use other than that for which permission granted.

vii) That the occupant shall commence B.A. use of the land/s each plot within a period of one year from the date of this order and the structure must be completed within a period of three years.

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viii) That the occupant shall inform the Tahasildar Collector and Village Officer in writing of the commencement of N.A. use within a period of thirty days from the date of such commencement in default shall be liable to pay such fine as the Collector may impose (Section 44 Maharashtra Land Revenue Code 1966.).

ix) That the built up area of the plot shall not exceed <sup>4905</sup> Sq. Yards as shown in accompanying approved plan dated and remaining area Viz. 12756 Sq. Yards shall be open to the sky.

x) That the occupant shall obtain necessary permissions before the commencement of N.A. under Town Planning Act or Municipal Act 1966 Village Panchayat Act 1958 or Bombay Highway Act 1955 or National Highway Act 1956 from the respective authority.

xi) That the land will be regarded as agricultural land till actual use for N.A. purpose permitted under this other and will then it shall be liable to be governed by the provisions section 63 of B.T. & A.L. Act.

xii) That the occupant shall be liable to the imposition of any penalty attached to this N.A. Permission for breach of conditions.

xiii) That the occupant shall execute sanad in form in the schedule of the Maharashtra Land Revenue (Conversion of use of land & N.A.A.) Rules 1966 within one month from the date of commencement of N.A. use.

2. If the applicant contravene any of the foregoing conditions the Collector may without prejudice to any other penalty to which applicant may be liable under the provision of the said code continue the said plot in the occupation of the application on payment of such fine/or assessment as he may direct.

3. Notwithstanding anything contained in para above it shall be lawful for the Collector to direct the removal of alteration of any building or structure created or used contrary to the provisions of this grant within a time prescribed in that behalf by the Collector and in such removal of alteration not being carried out and recover the cost of carrying out the same from the applicant as arrears of Land Revenue.

Sub-Divisional Officer  
Thana Division, Thana.

To,

The Secretary Wimco Co-operative Housing, Society,  
Punja Bagady, Sonawale, Chawl, Opp. K.V. Spill (Pvt.) Ltd  
P.O. Ambaranath, Dist. Ulhasnagar.

- 1) Copy with plan forwarded to Tahasildar. Ulhasnagar
- 2) Copy forwarded with Compliments to the Sarpanch Gram Panchayat Municipal Councillor, Ambaranath Municipal Council, Chief Officer,
- 3) Copy with copy of the sanctioned plan and extracts of 7/2 forwarded to the Dist. Inspector of Land Record, Thana.

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