

In the court of Sub- Divisional Officer Bhandara

R.C. No. 20/NAP-34/2011-2012
Mouza – Bhilewada P.C. No. 23
Taluka- + Distt. Bhandara

//ORDER//

(Passed on this – 28/01/2011)

The applicant Shri Kiran Krushnarao Pandav, Secretary, Sanmarg Shikshan Sanstha, Nagpur R/o. Nagpur, Taluka +Distt. Nagpur has been applied for grant of permission to convert the agriculture land of Mouza Bhilewada P.C. No. 23 Tahsil + Distt. Bhandara, Survey No. 253 & 254, Area 1-22 H.R. non agricultural use for Educational purpose.

A proclamation was published to receive Claims and objections have been received. The opinion of the concerned planning departments to were obtained vide letter No. प्रस्तूत 1/ तहभ/एनएपी34/कावि/916/2010, Dated 27/05/2010 the planning departments have submitted their opinions as given below.

1. The District Health Officer, Zilla parishad Bhandara has also submitted his no objection vide his letter No. zpb/phd/noc/272/25484/2010, dated 14/06/2010 he has pointed that the land is suitable from the point of view for proposed Educational Purpose use and further submitted that there is no objection to grant such permission.
2. The Executive Engineer, P.W.D. Bhandara has also submitted his no objection Certificate vide his letter No. 1478/ सा.बा.वि.आरे / 3374 / 2010 he further submitted that there is no objection to convert the proposed agricultural land for non-agricultural use a for Educational Purpose subject to the condition mentioned in the letter.
3. ग्रामपंचायत भिलेवाडा मौजा भिलेवाडा यांचे ठराव क्रमांक 5/9 दिनांक 16/06/2010 अन्वये शैक्षणिक प्रयोजनास अकृषिक परवानगी दिलेली आहे.
4. Executive Engineer M.S.E.D.C.L. Bhandara has also submitted hi no objection Certificate vide letter no. WW/VHR/Tech/T-8/NOC/178/249/1827 dated 20/04/2010.



5. मंडळ अधिकारी धारगाव यांचे अहवाल दिनांक 26/03/2010 अन्वये शैक्षणिक प्रयोजनास अकृषिक परवानगी येण्यास ना हरकत असल्याचे कळविले आहे.

The applicant hold land of survey No. 253 & 256, area 1.22, H.R. assess Rs. 3-65 and is recorded as Class-I Land. Since the applicant has fulfilled all the agricultural land into non-agricultural use i.e. for Educational Purpose use.

In view of the reasons, the permission has been granted u/s 44 of the Maharashtra Land Revenue Code 1996 and rules framed there under to convert the Agricultural Land of Village- Bhilewada, Tahsil+Distt. Bhandara Survey No. 253 & 256 Area 1-22 H.R, out of area 12185 Sq.mtr. for Agricultural to non-agricultural use on payment of assessment at the rate of Rs. 0.01 pase per sq. mtr wore dour to N.A.A. Rs. 190/ Z.P. cess Rs. 1284/- and G.Pcess Rs. 185/- conversion Tax Rs. 870/- Total Rs. 2550/- including Zilla Parishand Cess Subject to the following conditions—

-: CONDITIONS:-

1. The grant of permission for conversion of the agricultural land for non-agricultural purpose i.e. for Educational purpose shall be subject to the provision of the code and rules made there is under:-
2. The applicant shall not use land for the purpose other than for which the permission granted.
3. The applicant shall commence the non-agricultural use applied for within one year from the date of the order made by the competent authority failure to which the permission granted shall be deemed to have been lapsed.
4. The applicant shall be liable to pay such altered assessment as may be under section 114.
5. The roads and drainage shall be constructed by the applicant and the land be developed before disposal of the plots the open space drainage and the road etc. shall be handed over to the local body is G.P.
6. The applicant shall make the necessary arrangement for drinking water before disposal of the plots.



7. Building plans be got approved by the competent authorities before the construction of the building is started where the building central vests in the authority and in other case he shall prepare building plans strictly in accordance with the Maharashtra land Revenue Code 1966.

(Conversion of the use of the land non-agricultural assessment rule 1967)

8. The applicant shall not sub divided the plots from the approved layout without permission of the competent authority.

9. The applicant shall not erect construction below the electrical lines of the M.S.E.C.L. it is passing through the land.

10. The applicant shall observe the conditions laid down by the town planning department.

11. The applicant shall communicate the date of commencement the non-agricultural use of the land to the Tahsildar through the Talathi with-in-one month failing which he shall be liable to deal with under rule 6 of the M.L.R., code (Conversion of the use of the land and non-agricultural assessment rules) 1969. 12.

The applicant shall pay the non-agriculture assessment in respect of the land at the rate of Rs. 0.01 paise per sq. mtr Z.P. cess increased land revenue on N.A.A. as per rules.

13. The details of non agricultural assessment and cessess are as under:-

	Mouza	Survey no	Area	Assessment
	Bhilewada	253 & 254	1-22 H.R.	Per year
1.	N.A.A. 0.01	Paise per Sq. Mtr		Rs. 190/-
2.	Z.P. cess			Rs. 1284/-
3.	G. P. cess			Rs. 185/-
			Total	Rs. 1659/-

14. The area shown and the N.A.A. mentioned in this table is liable to be altered accordance with the actual use of the land.

15. The applicant shall excite a sanad in the form in the form in schedule-IV since the land is situated outside the jurisdiction of the planning authority.

16. The applicant shall be bounced to observe other conditions prescribed by Competent Authority.




Sub Divisional Officer
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Bhandara