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Received Application of Shri Nandkumar Kondu Gandhe.

of Village Wada Taluka Wada dated 24-9-82

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The Assistant Director of Town Planning Thane's
No. NAP/WADA/73 / _____ Dated 7-3-83

No. B.D.N.AP.-SR-158/83
Office of the Sub-Divisional
Officer Bhiwandi Division Thane.

Dated: 9-5-83

ORDER

In exercise of the Powers vested in him under rule 4(i) read with para 16 of Part II of Schedule III of M.L.R. C. (conversion of use of land and N.A.A. Rules 1969. The Sub-Divisional Officer Bhiwandi and Division Thane is pleased to approve the accompanying Layout for residential purpose only for the Land admeasuring 17824 sq.Mtrs. in respect of S.No. 267 H.No. 3 of Village Wada, Taluka Wada, owned by Shri Nandkumar Kondu Gandhe.

The Layout is approved subject to the provisions of Maharashtra Land Revenue Code and Rules made thereunder and also subject to the Provisions of BT and AL Act and Rules made thereunder with following conditions.

1. The Layout permission and the Sale/Purchase Permission will be subject to the provision of the M.L.R.C.1966 M.R.T.F. Act 1966 Urban Land Ceiling and Regulation Act, 1976 and B.T. and AL Act, 1948 and rules framed thereunder.
2. All the plots open spaces, internal roads etc. in the Layout shall be got demarcated on site through D.I.R.L. Thane. The width of the road and the area of open space shall strictly be adhered to.
3. The plot shall be disposed off unless the roads in the Layout are actually constructed on the site and handed over to the concerned local authority along with open spaces as shown for the public purpose.

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4) All the plots shall be disposed At within a period of one year from the date of order and any further resale of open plots is prohibited without specific prior permission from the undersigned.

4A)

5) It at the end of one year, ^{from the date of issuing order} any plot/polts remain unsold for which period of Sale/Purchase permission is not extended, This permission will automatically stand cancelled. In such cases the holder of this permission any approach the undersigned for Extension of the sale permission for each and every unsold plot.

4B)

6) In case the above said condition is not adhered to and a ~~resale~~ resale of an open plot is done without prior permission from the undersigned both the vendor and purchaser will be liable for action under the provision of B.A. & All Act consequently. The Vendor shall be liable to the penalty, of forfeiture of the cost of the plot as well the purchaser shall be liable to the penalty of forfeiture of the plot to Govt.

4C) In case the urban holdings of the purchaser Exced the limit as prescribed in Urban land(Ceiling and Regulations) Act, 1976. The purchaser shall file necessary return in form C of the Act with the competent authority under that Act. If the purchaser fail to do so, he will be liable for penal action under that Act as well as the purchase of the plot will be declared pull and void by the undersigned.

5. The occupant shall give a copy of the approval Layout plan and copy of this order to every plot holder without fail at the time of sale or agreement to sale.

5A. The purchaser of the plot will put the plot to N.A. use within one year from the date of purchase after obtaining requisite N.A. Permission/Building Permission from the

appropriate Revenue and local authorities respectively failing which the sale/purchase permission unless extended will be deemed to have been cancelled.

58. No plot shall further be sub-divided or amalgamated without obtaining the prior permission of the Sub-Divisional Officer, Bhiwandi, Dn. Thane.

6. No building shall be constructed on the plots unless approval of building plan with N.A. Permission is obtained from the appropriate authorities, i.e. both the Revenue authority and local authority. The building construction shall be in accordance with the Maharashtra Land Revenue Rules and the Rules formed by the local authority.

7. No structure shall be allowed to be constructed on lands shown as open space in the layout.

✓ 8. All the plots in the Layout shall be used for residential purpose only. In respect of which the plot holder shall apply for building permission with site Plans, and building plans within a period of one year from the date of this order failing which this permission shall be deemed to have been lapsed.

9. The occupant shall make at his own cost the arrangement for water supply and drainage disposal without creating and in sanitary conditions in the surrounding area.

10. The undersigned is at liberty to modify or amend any of the conditions or to add any conditions at any time and the holder shall be liable to abide by the same.

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11. This order is liable for cancellation for contravention or breach of any of the above conditions.

Sd/
Sub-Divisional Officer
Bhiwandi Dn., Thane.

- ✓ 1) Copy to Nandkumar Kondu Gandhe, Village-Wada, Tal. Wada.
- 2) Copy forwarded to the Tahasildar Wada for information and necessary action.
- 3) Copy forwarded to the District Inspection of Land Record Thane for information.
- 4) Copy forwarded to the Sarpanch V.P. Wada.
- 5) Copy forwarded to the ^{Talathi Saja Wada} Taluka ~~Sara Achara~~ Taluka. Wada. for information and necessary action.



Roach
Sub-Divisional Officer,
Bhiwandi Dn. Thane.

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