

Shree Tilak NA

Buildg.

TA/119

No. C/Desk-VII-A/LND/NAP/SR-6551

Office of the Collector,
Mumbai Suburban District
B.M.R.D.A. Building, 2nd Floor
Bandra-Kurla Complex,
Bandra (East),
Mumbai - 400 051.

Date : 17 OCT 1998

- READ : 1) Application dated 8.10.98 from Smt. Savitribai Ramchandra Mhatre & ors, through their C.A.
2) This office sub-division order SR-3149 dated 17.10.1998.

ORDER :

Land bearing C.T.S. No. 1500-A, Sub-divided Plot 'B'

(S. No. 100 H.No. 9

) of village Eksar

Ward No. 10, Taluka Borivali at Mumbai Suburban District, belongs to the following owners :

- 1) Smt. Savitribai Ramchandra Mhatre and ors.
- 2)
- 3)

Shri Deepak Premji Gogri, C.A. to owners has applied for grant of Non-Agricultural Permission in respect of the above land for residential purpose.

The owners of the land have given a Power of Attorney to the abovenamed applicant.

The building plans have been approved by the Greater Mumbai Municipal Corporation vide their letter No. CHE/6952/BP/WS Dated 14.7.1998. The applicant has also produced a copy of Final Statement under Section 9 of the Urban Land Ceiling Act-1976 vice order No. C/ ULC/SR-6(1).

The above lands are presently held for non-agricultural purpose. The purpose. On verification of property has been sub-divided vide order cited at Sr.No. 2 in the preamble. This proposal is for sub-divided Plot 'B' having an area admeasuring 6540.60 sq. mtrs.



In exercise of the powers delegated under Section 44(1) of the Maharashtra Land Revenue Code, 1966, the Non-Agricultural Permission is hereby granted to Smt. Savitribai R. Mhatre & or to use the land specified in the schedule appended hereto, as per the plans approved by the Greater Mumbai Municipal Corpn. subject to the following conditions :-

1. that the grant of permission shall be subject to the provisions of the Code & Rules made thereunder,
2. that the grantee shall use the land together with the building or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from this office.
3. that the grantee shall construct the building according to the plan approved by the Greater Mumbai Municipal corporation.
4. that the grantee shall not sub-divide the plot or subplot, if any, approved in this order, without getting the sub-divisions previously approved by the Collector, Mumbai Suburban District.
5. that the grantee shall pay the N. A. assessment in respect of the land @ Rs. 22/- per 100 sq. mtrs. for residential purpose and @ Rs. 66/- per 100 sq. mtrs. for commercial/industrial purpose. The N. A. assessment for the year 1998-99 comes to Rs. 1439/-
6. that the present N. A. rates mentioned in condition No. 5 above, is guaranteed upto 31st July, 1991. However, the new rates are still to be prepared. The N. A. assessment is levied at the present standard rates. As soon as the new standard rates are declared in Government gazette, the N. A. assessment will be levied at new rates with effect from 1.8.1991 and the grantee shall be liable for payment of difference N. A. assessment.
7. As mentioned in condition No. 6 above, the grantee shall be liable to pay the amount of difference due to revision and fixation of rates of N. A. Assessments.
8. that the grantee shall pay the conversion tax as per the schedule, which is equal to three times of N. A. assesment within 30 days from the date of issue of this order, failing which the N. A. Permission shall be liable to be cancelled.



9. that the grantee shall pay the measurement fees to the concerned C.T.S.O., M.S.D. immediately.
10. that the area and assesment mentioned in this order and sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the concerned C.T.S.O.; Mumbai and M.S.D.
11. that the grantee shall construct substantial building and/or other structure, if any, as per the approved plan of G.M.M.C. in the land within a period of three years from the date of commencement of the N. A. use of the land. This period may be extended by this office in discretion on payment by the grantee such fine/premium as may be imposed as per the government orders in force from time to time.
12. that the grantee shall be bound to execute a sanad in form as provided in Schedule V appended to Maharashtra Land Revenue (Conversion of use of land & N. A. Assesment) Rules, 1969 embodying therein all conditions of this order, when called upon to do so.
13. that if the grantee contravence any of the conditions mentioned in this order and those in the Sanad, the Collector may, without prejudice to any other penalty to which he may be liable under the provisions of the Code, continue the said land/plot in the occupation of the grantee on payment of such fine and assesment as the collector may direct.
14. that notwithstanding anything contained in condition 13 above, it shall be lawful for the Collector, Mumbai Suburban District, to direct the removal or alteration of any bulding or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by him and no such removal or alteration not being carried out within the specified time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as an arrears of land Revenue.
15. that the grant of this permission is subject to the provisions of any other laws and Rules for the time being in force and that may be applicable to the relevent other facts of the case i.e. the Urban Land (Ceiling and Regulation) Act-1976 etc.,
16. that the grantee shall plant ⁶⁶ trees, before the completion of the building on this land and he shall take adequate care of their proper and healthy growth.



17. that the set back area and its' N. A. A. will be reduced after handing over the same to the Greater Mumbai Municipal Corporation.
18. that the grantee shall obtain prior permission for excavation & shall pay royalty to government as per rules.
19. The N.A. Permission granted under ADDC's order No. ADC/LND/E-1260 dtd. 10.11.86 be treated as cancelled from the date of implementation of this order.

SCHEDULE

Name of the Holder : Smt. Savitribai Ramchandra Mhatre and ors.

Village : Eksar Taluka : Borivali District :- M. S. D.
C. T. S. No. 1500-A, S.No. 100/9, Sub-divided plot 'B'

- i) Area in sq. mtrs. - - - - purpose Commer/Industrial
- ii) Area in sq. mtrs. 6540.60 purpose Residential
- iii) Rate of annual N. A. Assesment Rs. 1439/-
- iv) Period from Revenue Year : 1998-99
- v) Conversion tax of Rs. 4317/- to be paid within a month.
- vi) the grantee shall pay total amount of Rs. 5756/- in the office of the Tahasildar, Borivali within a period of one month from the date of this order.
- vv) Credit be given to the amount of conversion tax, paid if any, against order No. ADC/LND/E-1260 dated 10.11.1986.

Sd/-
Collector,

Mumbai Subarban District.

To, Smt. Savitribai Ramchandra Mhatre & ors.,
C/O: Shri Deepak Gogri,
J-14, Stone Bldg. I.C. Colony, Borivali(W), Mumbai.
Encl : One copy of approved plan of Building.

Copy Submitted to the Commissioner, Konkan Division for favour of information.

Copy with a copy of approved plan, forwarded for information and necessary action to the Tahasildar, Borivali in duplicate.

He should take an entry in taluka form II and recover tax within a period of one month.

Copy to the Additional Tahasildar (N. A.) Borivali for information.

Copy with a copy of approved plan forwarded to the C.T.S.O. No. Borivali Mumbai & M.S.D. He should recover the measurement fees from the applicant & carry out the actual measurement and report any difference of area in the actual holding as compared to the area for which N. A. assesment is levied, so that suitable corrigendum can be issued. He may also make entry in P. R. Card of all the holders, as shown in the schedule above, if it is not so done earlier.

Master file.

O/G signed by the Collector

Sd/-
17.10.88
for Collector,
Mumbai Subarban District.