

IN THE COURT OF HON'BLE TAHSILDAR, AMRAVATI
N.A.P.-34/GHATKHEDA/13/2009-10

Applicant:- Indira Bahuddeshiya Shikshan Sanstha Buldhana Through
 Secretary Shri. Yogendra Rajendra Gode, R/o. Buldhana.

ORDER

(PASSED ON DATED: - 7th June, 2010)

1. The matter has been registered under section 44[1] of Maharashtra Land Revenue Code 1966 after receiving the application from Indira Bahuddeshiya Shikshan Sanstha, Buldhana through its secretary Shri. Yogendra Rajendra Gode, R/o. Buldhana for conversion of land situated at Mauja - Ghatkheda, Survey no. 29, Adms. 2.88 H. R. into non-agricultural use for educational purpose. After perusal of the matter the said gut no. 29 is total admsuring 7.51 H.R. out of it 4.63 H.R. of land has been already converted into non- agricultural use for educational purpose vide Revenue Case no. N.A.P.-34/GHATKHEDA/18/2007-08 dated 16/2/2008. The applicant institution has submitted the Joint map regarding the educational non - agricultural use of 7.51 H.R. land and requested for the corrected non - agricultural conversion of joint 7.51 H.R. land for educational purpose.
2. Vide its letter no. /Non-agriculture/Mauja Ghatkheda/(out of) S.No.29 Tq. Amravati/ADTP- AMT/840/ Amravati dated 13/05/2010 the Assistant Director Town Planning, Amravati has conveyed about having no objection for conversion of acquired land into non-agricultural use for educational purpose on the terms enumerated in the letter and consented to the Map for non-agricultural use for educational purpose.
3. In above matter the report of Assistant Director Town Planning, Amravati/Executive Engineer P.W.D. Amravati/Executive Engineer, High Pressure, M.S.E.B. Amravati/District Medical Officer, Z.P. Amravati/ Land Acquisition Officer, Amravati/ Talathi Ghatkheda/ Mandal Adhikar, Amravati/Seretary/Sarpanch Grampanchayat, Indhla has been received and kept in the record. Above said reports has been received from them within stipulated period.
4. As per Maharashtra State Gazette publication dated 26/10/1971 the said land Inserted into class - 2 village and according to Maharashtra State Gazette dated 11/02/2008 the non-agricultural assessment for educational purpose has been Rs. 00.05/- Per Sq. Mtr. Similarly, the details of the acquired land and the non-agriculture charges will be as follows.

| Sr. No. | Detail Of Land Uses | Total Area Sq. Mtr. | Non- Agriculture Certified Rate Per Sq. Mtr. Rs. Pai. | Non- Agriculture Assesment Rs. |
|---------|------------------------------|---------------------|---|--------------------------------|
| 1. | Area for Educational Purpose | 74670.00 | 0.05 | 3734.00 |
| 2. | Area come under The Road | 430.00 | 0.05 | 22.00 |
| 3. | Total | 75100.00 | | 3756.00 |



NOTARY

TRUE TRANSLATION

Ramesh S. Bhojar
 14/01/2021
RAMESH S. BHOYAR
 NOTARY

APPROVED AS PER ORDER DATED 7/6/2010 IN R. C. No.
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5. After perusal of the 7/12 extract [Record of right] of the acquired land it reveals that applicant being occupant class – 1 account holder is the owner of said land.
6. I Tahsildar, Amravati under sec 44(2) of the Maharashtra Land Revenue Code 1966 grant permission for Conversion of land situated at mauja - Ghatkheda, Gut no. 2, Total area 7.51 H.R. into Non-agricultural use for educational purpose subject to condition laid down by the Assistant Director Town Planning, Amravati and on following terms and conditions.

Terms And Condition

1. The said permission is being given under the act and the rules of the Act.
2. The applicant is bound to use the acquired for the purpose for which the permission for conversion of said land into non-agricultural has been granted.
3. In future the applicant will not be able to sub divide the proposed land.
4. The applicant himself remain liable to follow all conditioned stipulated within aforesaid order.
5. Before starting the construction, the applicant is bound to take the permission from local Grampanchyat.
6. The applicant has to convey the actual use of land for non-agricultural purpose within 1 month to the Tahsildar by sending report through the talathi. Otherwise as per rule 6 the applicant remains liable for the action.
7. The applicant is bound by changes in the non- agricultural assessment time to time as per the order of the government.
8. The non- agricultural assessment and area mentioned in the said order will be applicable on the area after the actual measurement.
9. The applicant is not permitted to increase or make changes in the approved layout without the prior permission of the Tahsildar, Amravati.
10. The applicant should use the proposed common open space and public road for the public use and said land should be handed over to the Local Authority.
11. The roads in the layout should be properly coordinated with the adjoining approved layout road and kept open to all.
12. The trees situated in the reference place should be Keep it in the existing state without destroying it. Similarly, if there is any high pressure electricity line or telephone line is going from the referred place, layout plot then said will be shifted towards the side of the road at own cost.

Out of acquired land area of the land proposed for the educational purpose is having 74670 Sq. Mtr. and The annual non-agricultural assessment is come to Rs. 3734, Rs. 00.05 paise per Sq. Mtr. [In words Five paise] is being maintained. Said 3734/- Non- agricultural assessment are being given the exemption [waiver] by the government for further orders. This assessment is being charged as per the Maharashtra state gazette dated 11/2/2008. The applicant will be obliged to pay the revised charge as announced by the government.

13. As per Government circular no. N.A. 1079/I.S.3/Revenue and Forest Department Matralaya Mumbai 32, dated 18 April 1979 and and as per the amendment of Section 47, the land adjacent to municipal corporation must pay 5 times the non-agricultural tax in the area. The approved land in this case is in the municipal area and the applicant will have to pay the revised tax of Rs. 18,670/- and Also has to pay, the Z. P. tax is 5 times Rs. 18670/- and Grampanchyat tax 1 times Rs. 3734/- . Also, changes from time to time will be binding upon the applicant.



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EXECUTANT AND NOT RESPONSIBLE
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14. a. in case of violation of any of the above mentioned terms and condition, the applicant is bound to follow the order or penalty as directed by the Tahsildar, Amravati after considering the existed prescribed rules in that regard.
- b. Besides the above mentioned construction, the order of competent authorities to demolish the building will be binding on the application. If the applicants do not demolish themselves, they will be demolished by the government and the expenses required will be recovered as government dues from the applicants.
15. The applicant will not make any construction over granted land area without prior permission of the local Gram Panchayat and concerned Government department.
16. The applicant as to follow the above mentioned terms and condition in perfect manner.
17. The applicant is Bound to follow the terms no. 1 to 16 as mentioned in the letter of Assistant Director Town Planning, Amravati letter no. /Mauja -Ghatkheda/(out of) S.No.29 Tq. Amravati/ADTP/840/ Amravati dated 13/05/2010.
18. In case applicant not admitted any term out of above mentioned terms this order will get terminated.

Sd/-

Tahsildar, Amravati.

Copy To :-

1. Taluka Inspector Land record, Amravati.
2. Copy forwarded to Talathi Ghatkheda for kind information & to carry out correction in the record.
3. Jamabandi Clerk, Tahsil office, Amravati.
4. Secretary, Grampanchayat, Indhla, Tq. Amravati.
5. Indira Bahuddeshiya Shikshan Sanstha Buldhana through Secretary Shri. Yogendra Rajendra Gade,
Forwarded for kind information.

Sd/-

Tahsildar, Amravati.



NOTARY



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TRUE TRANSLATION

[Signature]
14/01/2021
RAMESH S. BHOYAR
NOTARY

