

No. /Masha./Ka6B/Layout/SR/66/2015  
Collector Office Ratnagiri  
Date : 31/05/2016

Read –

1. Shri. Satish Narayan Sohoni & Srim. Manjiri Satish Sohoni through Power of Attorney Holder Shri. Mahesh Shashikant Bhatkar Resident at – Jamsut, Ta. – Guhagar, Dsist.- Ratnagiri has application received to this officer on 29/04/2015.
2. Maharashtra Regional Provision & Town Planning Act,1966, Section 18
3. Temporary Approval Recommendation Letter No. Rekha. Tatpu./Mouje Jamsut/Tal.- Guhagar/G. No.1709/NRRatna/951 date 25/05/2015 given from Town Planner Ratnagiri
4. Layout Measurement Plan under Sub Superintendent, Land Records Guhagar has Mo.R.No.93/2015 date 18/09/2015.
5. letter No. LNA/Layout/Kavi. 568/15 date 27/01/2016 of Enquiry Report of Tahasildar Guhagar.
6. Final Approval Recommendation Letter O. No. Rekha Antim/Mouje Jamsut/Tal.- Guhagar/ G. No. 1709/NRRatna/2379 date 11/12/2015 of Town Planning Ratnagiri.
7. M.J.M. (Change in land use and Non Agriculture Assessment) Rule 1969 Rule 16

Introduction

In the property for granting Non Agriculture Permission for Residential purpose. Application from Shri. Satish Narayan Sohoni & Srim. Manjiri Satish Sohoni through Power of Attorney Holder Shri. Mahesh Shashikant Bhatkar Resident at – Jamsut, Ta. – Guhagar, Dsist.- Ratnagiri under Sr. No. 1 of Updgosh.

Land Description of Proposed Layout is as follows

Village	G. No.	Area (Sq.M.) on 7/12	Area (Sq.M.) under Layout	Name of Possessor	Holding Right
Jamsut, Ta.- Guhagar	1709	8200.00	8200.00	Shri. Satish Narayan Sohoni Shrim. Manjiri Satish Sohoni	Class-1
Total Area		8200.00	8200.00		

Town planner Ratnagiri has made approved Layout plan under his Temporary Recommendation letter O. No. Rekha. Tatpu./Mouje Jamsut, Tal.-Guhagar/G. No. 1709/NRRatna/951/ Date : 25/05/2015 as per Sub Superintendent Land Record Guhagar has fix the Proposed Layout Area as per Actual Measurement and similarly prepared is as per Mo. R. No. 93/2015 date 18/09/2015. The Said Area is 8200 sq. F. seen as per actual Measurement.. Only this area Measurement Plan is made from them. Similarly Applicant is present Layout final Measurement to this office. After Town Planner Ratnagiri is given final approval under his letter O. No. Rekha. Final./Mouje Jamsut, Tal.-Guhagar/G. No. 1709/NRRatna//2379 Date : 11/12/2015

Tahsildar Guhagar has Present Report under Letter No. /LNA/Layout/Kavi/568/15 date 27/01/2016 and recommendation for give layout Approval .

No. Objection Certificate is enclosed for giving Proposed Layout Approval from Grampanchayat Jamsut, Tal.-Guhagar.

Certificate issued by District Health Officer, Ratnagiri , that the land is hygienically good is available on record.

No Objection Certificate issued by Sub Divisional Officer, Chiplun, vide his letter No.LQ/SR/776/kV/240 dt.2.12.2015 to the effect that the land is not covered under Land Acquisition Benefit , is on record.

No Objection Certificate issued by Dy. Executive Engineer, Mini Irrigation Department township , Kapsal, Chiplun, vide his letter No.Lpavichi/Prasha/Ka 25/5611 /2015 dt.18.12.2015 stating that the land is not covered under Irrigation Project affected land benefit scheme.

Village Jamsut is not included in the list of area in Guhagar Taluka, affected by the project, given in the letter issued by Dy. Collector (Resettlement) Collector Office, Ratnagiri, vide his letter No.Punarvasan/Karya-1/Kavi-31/2015 dt.16.3.2015.

#### Order

Gat No. 1709 at Mouje Jamsut, Tal.-Guhagar having total 8200.00 Sq. M. Land Possessor is Shri. Satish Narayan Sohoni & Shrim. Manjiri Satish Sohoni. The approval is given for his Residential Layout as per Enclosed Annexure and following Terms & Conditions.

- 1) use of the land Layout is to be changed, prior pre-permission is to be obtained from this office.
- 2) It is necessary to take permission for subdivision of land.
- 3) Development fee of Rs.25,420/- (In Words Twenty five thousand four hundred twenty only) has been deposited on 11.12.2015 of Said Land at Treasury, vide Letter O. No. Rekha.Antim./Mouje Jamsut/Tal.- Guhagar/ G. No.1709/NRRatna/2379 date 11/12/2015 of Town Planner, Ratnagiri.
- 4) It is binding on the plot holder to get the detailed building layout plan approved by the concerned competent authority before carrying out any construction work.



- 5) If HT line of Maharashtra State Electricity Distribution Co. is passing near the proposed layout plan, construction will not be allowed within 15 meters of the HT line.
- 6) It is necessary to be developed the roads, drainage etc on the land from the layout as per Local regional.
- 7) The open land shown in the layout plan is to be used for common purpose. This can be used only with approval of local authority. Similarly the open area is reserved for Govt. of Maharashtra.
- 8) The natural flow of drainage and rain water as shown in the layout plan will be kept unaffected . If such flows are not there originally, and if it is necessary to create new flows, it is the responsibility of the plot holder to make provision for the same and the newly created flows are to be connected to the natural flows passing near the layout plan or making alternative arrangement .
- 9) Excepting the residential area, the entire open area for common purpose, and the internal roads are to be handed over to the local self Govt. i.e. Gram Panchayat Jamsut, Tal: Guhagar , free of cost.
- 10) If any trees on the plot, are to be cut , it is legally binding on the applicants to take prior permission from the competent Forest officer/revenue officer .
- 11) The applicants are prohibited to make any digging for subsidiary minerals in the plot.
- 12) It is binding on the applicant to observe all the prevalent Environment , Health and other related rules and regulations .
- 13) The open area in the layout plan cannot be used for residential/commercial /industrial purposes.
- 14) The plot holder will allow the roads in the layout plan adjoining the plot, to be used by the nearby plot holders and the roads will be for public use.
- 15) The plots cannot be sold unless the internal roads are fully developed and if any complaint is received in this respect, the plot holder will be fully responsible.
- 16) If the proposed layout or the approach road to the proposed layout is in front of a classified road, it is binding on the plot holder to take permission from the Highway authorities.
- 17) It is binding on the plot holder to develop the approach road to the main road and if the approach road is passing through another plot, the plot holder



will have to take consent from that plot holder . It is binding on the plot holder to hand over the approach road to the Gram Panchayat.

- 18) It is not permissible to make any development in the layout area unless the roads in the layout plan and the area proposed for road widening for rural roads are handed over to the Gram Panchayat.
- 19) The applicant has to first handover the roads in the layout plan and the area proposed for road widening for rural roads to the Gram Panchayat, obtain receipt , and then only the additional FSI area can be worked out on pro rata basis, therefore, only after the area for roads and proposed for road widening for rural roads is handed over to the Gram Panchayat, the additional FSI area will be worked out on pro rata basis and will be noted down and then only any development/sale of plot can be done.
- 20) The benefit of allowable FSI or the area to be constructed, can be taken by the applicant only after individual Record of Title is prepared indicating there in the rights of the plot holder as well as other rights of the plot holder and the allowable pro rata FSI is recorded .
- 21) Before starting construction in the plot, it is binding on the applicant to take separate permission from the competent authority. While taking approval for the layout, approval for the proposed construction area and allowable construction area , has not been taken. The allowable construction area will be as per prevalent policies of the Govt. It is binding on the Developer/Builder to take separate approval for the same.
- 22) The ownership of the land, boundaries and the Access Road should be verified and the applicant will be responsible for the crises produced.
- 23) The approval given for the layout vide this order and the N.A. permission, is not permission to start construction in the proposed plot and the individual plot holder has to take separate permission from the competent authorities for construction of the building.
- 24) Subject to above conditions, the development of the land in the layout plan is permitted.
- 25) The construction as per the proposed layout in the proposed lands is permitted once the above conditions are fulfilled.
- 26) If it is found that the information furnished by the applicant is wrong or confusing or change in Layout, then the said consent would be treated as cancelled.

Sd/-  
(Sarang Kodolkar)  
Additional Collector, Ratnagiri



Copy-

- 1) Forward with Approved Layout Plan to Shri. Satish Narayan Sohoni & Srim. Manjiri Satish Sohoni through Power of Attorney Holder Shri. Mahesh Shashikant Bhatkar Resident at – Jamsut, Ta. – Guhagar, Dsist.- Ratnagiri
  - 2) with Approved Layout Plan to Tahsildar Guhagar for further necessary action.
  - 3) Forward to Sarpanch, Grampanchayat Jamsut, Tal. Guhagar for necessary action.
  - 4) Forward to Talathi Kothluk, Tal. Guhagar for necessary Action
  - 5) Forward to Deputy Superintendent Land Record Guhagar with approved layout.
- 2/- Please prepare amended record as per the plan approved. The internal roads are to be recorded in the name of Gram Panchayat and the open area in the name of Govt. of Maharashtra . Necessary instructions may be issued to Tehsildar, Guhagar, to make entries in village record accordingly.

Sd/-  
For Additional Collector Ratnagiri



## Annexure

Statement Showing Layout Area Details at Jamsut, Tal. – Guhagar, Gat No. 1709 having Area 8200.00 Sq. M. Land in Residential Land as per Copy Mo.R. No.93/2015 of Sub Superintendent Land Record Guhagar.

Sr. No.	Gat No.	Area (Sq. M.)	Survey No.
1	1709/1	216.00	13
2	1709/2	1878.00	Internal Road
3	1709/3	248.00	12
4	1709/4	260.00	14
5	1709/5	226.00	11
6	1709/6	417.00	15
7	1709/7	226.00	10
8	1709/8	431.00	16
9	1709/9	279.00	17
10	1709/10	225.00	9
11	1709/11	361.00	8
12	1709/12	353.00	18
13	1709/13	825.00	Open Area – 21
14	1709/14	365.00	7
15	1709/15	325.00	6
16	1709/16	244.00	5
17	1709/17	208.00	4
18	1709/18	192.00	3
19	1709/19	192.00	2
20	1709/20	257.00	19
21	1709/21	243.00	20
22	1709/22	229.00	1
	Total Area	8200.00	

### Description

Details	Area (Sq. M.)
Land Area	5497.00
Open Area	825.00
Internal Road	1878.00
Total Area	8200.00



Sd/-  
(Saramg Kodolkar)  
Additional Collector, Ratnagiri

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For Additional Collector, Ratnagiri

No. /Masha./Ka6B/Layout/SR/66/2015  
Collector Office Ratnagiri  
Date : 31/05/2016

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1. Application of Shri. Satish Narayan Sohoni & Srim. Manjiri Satish Sohoni through Power of Attorney Holder Shri. Mahesh Shashikant Bhatkar Resident at – Jamsut, Ta. – Guhagar, Dsist.- Ratnagiri received to this officer on 29/04/2015.
2. Rule 44 of Maharashtra Land Revenue Act, 1966, M.J.M. (Change in land use and Non Agriculture Assessment) Rule 1969 Rule 16
3. Maharashtra Regional Provision & Town Planning Act,1966, Section 18
4. letter No. LNA/Layout/Kavi. 568/15 date 27/01/2016 of Enquiry Report of Tahasildar Guhagar.
5. Final Approval Recommendation Letter O. No. Rekha Antim/Mouje Jamsut/Tal.-Guhagar/ G. No. 1709/NRRatna/2379 date 11/12/2015 of Town Planning Ratnagiri.

Introduction

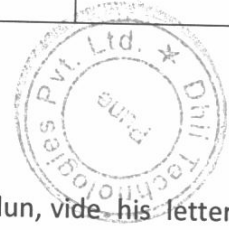
In the property for granting Non Agriculture Permission for Residential purpose. Application from Shri. Satish Narayan Sohoni & Srim. Manjiri Satish Sohoni through Power of Attorney Holder Shri. Mahesh Shashikant Bhatkar Resident at – Jamsut, Ta. – Guhagar, Dsist.- Ratnagiri under Sr. No. 1 of Updgosh.

Land Description of Proposed Layout is as follows

Village	G. No.	Area (Sq.M.) on 7/12	Area (Sq.M.) under Layout	Name of Possessor	Holding Right
Jamsut, Ta.- Guhagar	1709	8200.00	8200.00	Shri. Satish Narayan Sohoni Shrim. Manjiri Satish Sohoni	Class-1
Total Area		8200.00	8200.00		

On enquiry in the application, it is found that -

- 1) The applicant himself is the user of the subject land.
- 2) No Objection Certificate issued by Sub Divisional Officer, Chiplun, vide his letter No.LQ/SR/776/kV/240 dt.2.12.2015 to the effect that the land is not covered under Land Acquisition Benefit , is on record.



- 3) The subject land is not reserved for any divisional development or Town Planning Development and the said land has been recommended by the concerned officials for residential use by Town Planning Officer, Ratnagiri, vide his letter No.Rekhan.Tatpu/Mouje Jamsut Ta: Guhagar/Gat No.1709/Nararatna/951 dt. 25.5.2015.
- 4) The land is suitable for non-agriculture use from cleanliness and hygienic point of view. However, it is binding on the Developer/Builder to take permission from District Health Officer.
- 5) The Said Case Proposed Non Agriculture Use is permissible as per Enquiry Report Letter O. No. Rekha. Final/Mouje Jamsut, Tal. Guhagar/Gat No. 1709/NRRatna/2379 date 11/12/2015 of Town Planner.
- 6) The layout plan submitted by the applicant is in accordance with the provisions in Schedule 2 and 3 of Maharashtra Land Revenue (Change in use of land and N.A. record)Act, 1969 .
- 7) No HT line is passing within 15 meters from the proposed building.
- 8) The applicant has agreed to observe the conditions which will be laid down in N.A. permission.
- 9) No Objection Certificate issued by Dy. Executive Engineer, Mini Irrigation Department township , Kapsal, Chiplun, vide his letter No.Lpavichi/Prasha/Ka 25/5611 /2015 dt.18.12.2015 stating that the land is not covered under Irrigation Project affected land benefit scheme.
- 10) Village Jamsut is not included in the list of area in Guhagar Taluka, affected by the project, given in the letter issued by Dy. Collector (Resettlement) Collector Office, Ratnagiri, vide his letter No.Punarvasan/Karya-1/Kavi-31/2015 dt.16.3.2015.
- 11) No roadside rules are violated by the proposed construction.
- 12) It is confirmed that no conditions of Central Government concerning Environment and Forest , laid down in the circular dt. 19.2.1966 are violated because of the proposed construction.
- 13) Circle Officer, Hedvi, has recommended on the basis of the enquiry report of Tehsildar Guhagar vide his letter No.LNA/Rekhankan/Kavi-568/15 dt.27.1.2016

#### **Order**

Hence, Collector, through his authority acquired vide Section 44 of Maharashtra Land Revenue Code, 1966, grant Permission for Residential use and Non Agriculture Purpose for the land property bearing Area 8200.00 Sq. Ft. at Gat No. 1709 at Mouje Jamsut,





Tal- Guhagar Land Possessor by Shri. Satish Narayan Sohoni & Srim. Manjiri Satish Sohoni... subject to following conditions

- 1) Out of Total Area 8200.00 Sq. M. as shown in Layout 5497 Sq. M. Area is Residential Land. Open Land 825.00 Sq. M., Internal Road 1878.00 Sq. M. is shifted.
- 2) Permission is granted subject to Maharashtra Land Revenue Code, 1966, and Provision made under this rule.
- 3) Development fee of Rs.25,420/- (In Words Twenty five thousand four hundred twenty only) has been deposited on 11.12.2015 of Said Land at Treasury, vide Letter O. No. Rekha.Antim./Mouje Jamsut/Tal.- Guhagar/G. No.1709/NRRatna/2379 date 30/03/2016 of Town Planner, Ratnagiri.
- 4) It is necessary to take permission for subdivision of land.
- 5) It is binding on Landholder Permission is granted subject to Maharashtra Land Revenue Code, 1966, and Provision made under this rule.
- 6) The land should be used for the purpose, for which the approval has been given. The land or the portion of the land cannot be used for any other purpose, other than approved, without the consent of Collector.
- 7) The licensee should take permission for construction from the competent authority, in whose jurisdiction the constructions falls in other cases, the layout plans should be got approved after strictly complying with the conditions of stipulated in schedule 2 and 3 of the Maharashtra Land Revenue (Change in use of land and N.A. record) Act, 1969, the same should be got approved from Collector and constructions should be made as per approval.
- 8) The applicant (approvee) should prepare N.A. record at the rate of Rs.0.10 paise for 5497.0 Sq.meters. for residential purpose for which the approval has been given from the date of approval of N.A. If the use of the land is to be changed, in that case, though the period of N.A. approval is not over, it is necessary to remit the amount as amended by Govt. from time to time.
- 9) The natural flow of drainage and rain water as shown in the layout plan will be kept unaffected. If such flows are not there originally, and if it is necessary to create new flows, it is the responsibility of the plot holder to make provision for the same and the newly created flows are to be connected to the natural flows passing near the layout plan or making alternative arrangement.



- 10) After the conditions have been complied in the proposed layout plan in the proposed land, then only building construction permission will be given by the Revenue department. The layout plan approval and N.A. permission is not to be construed as permission to construct and the plot holder is required to apply for separate permission for building constructions.
- 11) The period of N.A. permission will expire on 31.7.2016 or on such date as notified by Govt. from time to time. After that the NA permission will be due for amendment as per the revised rate.
- 12) If the approvee acts in violation of the conditions of this order, then he, without District Collector taking recourse to the penal action as per Rules, can retain the ownership of the land with him, after paying such fine and penalty as ordered by District Collector.
- 13) If any trees on the plot, are to be cut, it is legally binding on the applicants to take prior permission from the competent Forest officer/revenue officer.
- 14) The applicants are prohibited to make any digging for subsidiary minerals in the plot.
- 15) It is binding on the applicant to observe all the prevalent Environment, Health and other related rules and regulations.
- 16) The plot holder will allow the roads in the layout plan adjoining the plot, to be used by the nearby plot holders and the roads will be for public use.
- 17) The plots cannot be sold unless the internal roads are fully developed and if any complaint is received in this respect, the plot holder will be fully responsible.
- 18) If the proposed layout or the approach road to the proposed layout is in front of a classified road, it is binding on the plot holder to take permission from the Highway authorities.
- 19) It is binding on the plot holder to develop the approach road to the main road and if the approach road is passing through another plot, the plot holder will have to take consent from that plot holder. It is binding on the plot holder to hand over the approach road to the Gram Panchayat.
- 20) If there is any dispute in connection with approach road or any other matter, the applicant will be responsible for same. (The applicant has submitted Indemnity Bond to this effect, to this office).



- 21) The approvee should start making non agriculture use of the land within 1 year from the date of this approval. If without the period of NA approval is extended up to 2 years, the Non agriculture use of land is started, the permission will be treated as cancelled, therefore, any non agriculture use of land after the expiry of approval period will be liable for penal action for unauthorised use.
- 22) The approvee should start construction of building within 2 years from the date of non agriculture use of land, after taking building permission from the competent authorities. This period may be extended by District Collector, if he thinks necessary, after the applicant pays the necessary fine as per Govt. order.
- 23) The applicant has to first handover the roads in the layout plan and the area proposed for road widening for rural roads to the Gram Panchayat, obtain receipt, and then only the additional FSI area can be worked out on pro rata basis, therefore, only after the area for roads and proposed for road widening for rural roads is handed over to the Gram Panchayat, the additional FSI area will be worked out on pro rata basis and will be noted down and then only any development/sale of plot can be done.
- 24) The benefit of allowable FSI or the area to be constructed, can be taken by the applicant only after individual Record of Title is prepared indicating there in the rights of the plot holder as well as other rights of the plot holder and the allowable pro rata FSI is recorded.
- 25) While taking approval for the layout, approval for the proposed construction area and allowable construction area, has not been taken. The allowable construction area will be as per prevalent policies of the Govt. It is binding on the Developer/Builder to take separate approval for the same.
- 26) Subject to above conditions, the development of the land in the layout plan is permitted.
- 27) If it is found that the documents submitted by the applicant are false or misleading, this permission will be cancelled and the applicant will be liable for any legal action.

Sd/-  
(Sarang Kodolkar)  
Additional Collector, Ratnagiri

Copy-

- 1) Forward with Approved Layout Plan to Shri. Satish Narayan Sohoni & Srim. Manjiri Satish Sohoni through Power of Attorney Holder Shri. Mahesh Shashikant Bhatkar Resident at – Jamsut, Ta. – Guhagar, Dsist.- Ratnagiri



- 2) with Approved Layout Plan to Tahsildar Guhagar for further necessary action.
- 3) Forward to Sarpanch, Grampanchayat Jamsut, Tal. Guhagar for necessary action.
- 4) Forward to Talathi Kothluk, Tal. Guhagar for necessary Action
- 5) Forward to Deputy Superintendent Land Record Guhagar with approved layout for increase decrease report.

Sd/-  
(Sarang Kodolkar)  
Additional Collector, Ratnagiri

