

TOWN PLANNING & VALUATION DEPARTMENT

Patnagiri Branch

Out ward No. Pekha.Tatpu/Mouje Jamsud Tal:Guhagar/ Gat No.1522,1523/ Narratna/ 2135

Patnagiri
29.11.2016

To
Upper District Collector
Patnagiri

Subject: Patnagiri Sndhudurg Regional Scheme (Approved)
Remarks Vide Rule 45 of M.R.T.P. Act 1966
Remarks for temporary Approval for the layout for use of land for residential purpose in Gat No.1522, 1523 of Village Jamsud, Tal: Guhagar

Reference: Letter No.Mah/Karya-Bishomo-3/ KaVi9/ Pekhankan/ SR-106/ 16 dt.9.11.2016

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Sr,

We enclose herewith a proposal with layout plan for approval for residential purpose of the subject land included in Patnagiri Sndhudurg Regional Scheme and our remarks are as follows: -

- 1)The boundaries of authentic layout plan and the Site layout plan as per layout of sub plot No.132/12, of Top Priority Hadd kayam(permanent boundary) of the office of Dy. Superintendent of Land Records.
- 2)For the subject plot, as indicated in the layout plan and as per order of the office of Tehsildar Office No.LNA/ Pekhankan/ SR/06/08 dt.18.6.2008, the 9 meter wide road approved in the subject layout, and vide consent letter of adjoining gat No.1709, the 9 meter wide road has been taken as approach road. It has been mentioned in the Power of Attorney enclosed with this proposal, that Shri Satish Narayan Sohoni and Mrs. Manjiri Satish Sohoni , have authorized Shri Mahesh Shashikant Bhatkar , to make 9 meter wide road through gat No.1709 .and a consent letter has also been given along with the proposal, and a draft lay out plan has also been enclosed , duly attested in presence of Executive Magistrate, with the proposal. The responsibility of development of the subject road , for which approval was taken vide the consent letter, before getting final approval , lies with the layout holder., and also he should make the necessary entries in 7/12

extract and in other concerned departments and only after this is done , final approval for the subject layout will be given. In this connection, District Collector should inform the concerned.

3) In the layout plan, a 12 meter main road has been proposed , for going inside the plot, from the 9 meter wide approach road, which was approved in the consent letter and the Power of Attorney , in Gat No.1709 and to that 12 meter East-West road , 9 meter wide roads , for regulating the traffic, have been proposed for going in the interior part of the plot. The 12 meter wide East-West road , is required to be made 15 meter wide, as per length of the road. Since it is proposed to provide 9 meter wide roads , to the 12 meter wide East West road for going in to the interior part of the plot, at various places, the proposed 12 meter wide East West road can be approved.

4) The area of the subject land is 51740 Sq. meters and leaving 10% of the area that is 5174 sq. meters as open space , 5% of the area for the facilities i.e.2587 sq. meters, is necessary. There are two open spaces , open space No.1 with area having 3610 sq. meters.

And open space No.2 having area of 1565 sq. meters. in this way, a total of 5175 sq. meters of open area has been proposed in the approximately centre of the plot. And an area of 2587 sq. meter has been left at one side of the lay out for facilities in front of the 12 meter wide road, which can be approved.

5) The ownership of both Gat No.1522 and 1523, is with Mrs. Akanksha Ajay Salvi, who has made a Power of Attorney in the presence of Sub Registrar, in the name of Shri Mahesh Shashikant Bhatkar, and in clause No.3 of the Power of Attorney, taking permission from Town Planning Department, making application, getting consent, etc. have been mentioned in the same. If any dispute arises in respect of the Power of Attorney or the ownership of the plot, in future, it is to be settled by both the person giving and accepting the Power of Attorney.

6) It will be necessary to show the measurement from approach road and the main road from which it is taken, up to the demarcation of the boundary , in the layout, before getting the final approval. In absence of which, the final approval will not be given.

7) In the layout, the open space and the internal roads have been given plot No., but since these are to be handed over to the local self government s, it is not necessary to show plot No . for these and such corrections have been shown in green colour in the layout plan and same needs to be updated accordingly .

Your office should take necessary action to give temporary approval for use of the plot for residential purpose, on the following terms and conditions, subject to the compliance on the points mentioned at Sr.No.2 to 7, from the applicant, at your office level.

1)As proposed in the temporarily approved proposal, the plot, the open space, internal roads etc. should be got planned in detail , after paying site visit, and accordingly measurement s should be carried out from the office of Dy. Superintendent, Land Records, Guhagar. While getting measurements done, it is necessary to keep the boundaries of the approved layouts of adjoining plots , roads etc. in mind . If there is major difference in the area of actual measurement and the proposed area of the layout, it is binding on the applicant to get the layout amended , the records are amended and also revised approval needs to be taken. Otherwise , no development should be carried out.

2)Excepting the reserved area and the open spaces, the use of the land is to be made for residential purpose only.

3)The demarcation on the actual land shown in the layout and measurement of the same should be got certified/attested from the office of Dy. Superintendent, Land Records, Guhagar.

4)It is necessary to send 4 copies of Demarcation Plan and Letter of sub division of the plots along with layout plans to this office for final approval

5)If there are any existing roads in the plot, the roads in the layout plan should be so designed that they are in consonance with the existing roads. If there is any difference , it is binding on the applicant to get revised approval.

6) Before commencing the use as above, it is necessary to construct the roads in the layout along with side gutters, to enable easy thoroughfare and the width of the roads should be as per the approved plan.

7)Any sub division of the plot shown in the layout will be void. No separate development of such divided plot can be considered.

8)If the roads in the layout are along side the adjoining plots, it will be necessary to give permission for the roads in the adjoining plots to be connected or being used by those roads for joining , to the roads in the layout plan.

9)No changes are to be made in the temporarily approved plan without prior permission.

10)Your office should verify the ownership of the plot and other details and authenticity of roads as per the layout plan . If any dispute arises regarding same in future, the applicant will be responsible for settling the same.

11)If any dispute arises in future, in connection with the location, size, ownership, approach road, right and use of plot, it will be responsibility of the applicant /developer to settle the same.

12) It will be binding on the applicant to maintain the natural flows of water, drains, in the proposed land as before, and take care that the flow does not in any way disturb the neighboring plot holders.

13)The open spaces and roads after duly constructions, should be handed over to the proposed planning authority/ local authorities for maintenance at a nominal rate of ₹1/-.

14) Your office and the applicant should ensure that the subject plot or a part of the plot, is not notified under the Land Acquisition Act,1984, or Maharashtra Industrial Act, 1966.

15)The applicant shall be held responsible, if there is any dispute regarding the boundaries of the subject plot.

16) If any changes are to be made in the layout plan or change in the use of the land is proposed, prior permission is necessary.

17)If it is found that the information, documents submitted by the applicant is false or misleading, this permission will be treated as cancelled.

18) If there are any previous reference or court references, in connection with the land, same should be got verified.

19) This office has given approval based on the documents submitted along with the proposal and the land owner/holder of Power of Attorney/Architect/Consultant, shall be held responsible for the admissibility /veracity of the documents.

20) Your office should ensure that there is no unauthorized construction on the land or no construction has started in the land. If there are any unauthorized constructions on the land, it will be the responsibility of the applicant/developer to demolish the same at his own cost.

21) Your office should ensure that no layout of any part of the land has been already approved and the subject land is not an 'open space' left in the already approved plan.

22) If the gradient ratio in the land is less than 1:5, no construction in the land will be allowed.

23) Before granting final approval, it will be necessary to deposit an amount of Rs.1,70,750/- for the land and Rs.0/- for construction, with Town Planning Department, under the head, 0217- Town Development , 800- other receipts, (01)(07)-misc. (0217016101), as per revision done by Govt. of Maharashtra in Rule 18 and Rule 124 b of M.R.T.P. Act, 1966 as per Maharashtra Act No. 43 of 2014 , as published in Govt. of Maharashtra gazette, Extra ordinary No.4 dt.29.12.2014.

24) The applicant has deposited Verification fee of Rs.6500/- vide challan No.57 dt.29.11.2016 in State Bank of India, Ratnagiri branch.

The set of documents is sent back after keeping a copy of the set in this office for record.

Yours

Sd/-

Town Planning Officer , Ratnagiri