

23. Map showing non-agricultural areas:- (1) Each Collector shall maintain in his office and from time to time as required renew or bring up-to-date a map of his district upon which it shall be clearly shown by distinct colours or otherwise as may be convenient, the urban and non-urban areas in the district in accordance with clause (42) of section 2 of the Code, the area classified as Class I and Class II villages in non-urban areas under section 110 and the blocks for different non-agricultural uses in urban areas constituted under section 111.

(2) When an area is very small, or when its limits intersect a village in an intricate way, insets on a larger scale or a supplementary file of village maps shall be provided.

(3) Whenever any area is brought under a different class or rate by a fresh order, the map shall be corrected and the authority for the change noted over the Collector's signature on the map.

(4) Each Tahsildar shall similarly maintain a map of his taluka with similar supplements which shall be similarly corrected and endorsed by the Collector, at each change.

(5) These maps shall be open to public inspection free of charge during all office hours.

24. Delegation of powers:- The powers conferred upon the Collector under these rules may also be exercised by a Sub-Divisional Officer.

Schedule I

(See Rule 3)

Form of Application under sub-section (1) of Section 44 of The Maharashtra Land Revenue Code, 1966

To

The Collector of

The Sub-Divisional Officer,

The Tahsildar,

Sir,

I residing at Taluka in
..... District hereby apply for permission to use the land
described
below which is -

¹(a) assessed or held for the purpose of agriculture for the non-
agricultural
purpose/purposes of.....

² (b) assessed or held for the non-agricultural purpose
of..... for the non-agricultural purpose
but in relaxation of condition ³.....

⁴(c) assessed or held for the non-agriculturist
purpose of
..... for the non agricultural purpose but
in
relaxation of condition ⁵..... imposed at the time of
grant
of land for permission for such non-agricultural use viz.

2. I annex to this application-

- (a) a certified copy of record of rights in respect of the land as it
existed at the time of application;
- (b) a sketch or layout of the site in question (in triplicate)
showing the
location of the proposed building or other words for which
permission
is sought of the nearest roads or means of access;
- (c) written consent of the tenant/superior holder/occupant.

3. I also furnish the following information: -

- (1) Full name of the applicant ...
- (2) Full postal address ...
- (3) Occupation ...
- (4) Village, taluka and district where the land is
situated.
- (5) Survey No., Hissa No., area
and
assessment/ rent of the land
- (6) Area of the site out of (5) above proposed to
be
used.
for.....
.....

.....

- | | Purpose | Area in |
|--|---|---------|
| (7) Whether the applicant is superior holder of alienated land or occupant Class I or Class II or a tenant or a Government lessee. | Residential.....
Industrial.....
Commercial.....
Any other non-agricultural purpose. | sq.mt. |
| (8) Present use of the land and whether any building exists thereon and if so, its use. | | |
| (9) Whether the land is situated or included -
(a) in municipal area;
(b) in City Surveyed area;
(c) in the notified Regional Development Plan or a Town Planning Scheme under the Maharashtra Regional and Town Planning Act, 1966;
(d) in or near a cantonment area;
(e) near Airport or a Railway station or a Railway line or Jail or prison or local public office or cremation or burial ground. If so, its approximate distance therefrom. | | |
| (10) Where electrical high transmission lines pass over the land and if so, what is the distance thereof from the proposed building or other works. | | |
| (11) Is the land under acquisition, if so, state details. | | |
| (12) Is there a road from where the land is easily accessible? State the name of the road, and whether it is Highway, Major district road or village road. What is the distance of the proposed building or other work from the centre of the road? | | |
| (13) If there is no road adjoining the land, how is it proposed to provide for access to the site? | | |
| (14) Was a similar application made in the past for non-agricultural use of this land and was it rejected? | | |

If yes, why?

I solemnly affirm that the information given above is true to the best of my knowledge and belief.

Place:

Date:

Signature of Applicant

(To be filled in by Revenue Officer)

Date of receipt of the Application:

Stamp of the Officer.

Signature and designation of the receiver

Footnotes:

1. Score out portion not applicable.
2. Score out portion not applicable.
3. Here state in brief the gist of condition.
4. Score cut portion not applicable
5. Here state in brief the gist of condition.

Schedule II

[See Rule 4(1) (E)]

¹[Provision for construction of buildings between boundary of a road and building line and between building line and control line in areas on which Chapter III of the Bombay Highway Act, 1955 is not in force]

1. Subject to the provisions of this schedule, no person shall without the previous permission in writing of the Collector -

(a) upon any land lying between boundary of a road and building line specified under clause 2 erect any structure or materially alter any existing structure or change user of land;

(b) upon any land lying between building line, and the control line specified under clause 2 erect any structure for any industrial or commercial purpose including cinema houses which attract large number of vehicles.

2. As respects the class of roads specified in column 2 of the table hereto, the building line and control line measured from the centre of any such road shall in any urban or industrial area be as specified in columns 3, 4, 5 and 6 and in any non-urban excluding industrial area as specified in columns 7 and 8 of the table against each such class of road: