

Date: 06/02/2019

CERTIFICATE OF ARCHITECTURE

The copies of approved site plan and building plans in respect of application submitted by Pravara Medical Trust, Loni, Tq. Rahata, Dist- Ahmednagar, who is an applicant for establishment of New Ayurved College and shall allocate, Land at Loni Bk, Tq.Rahata , Dist- Ahmednagar, Maharashtra, Pin- 413736 were provided to me by Pravara Medical Trust, Loni, Tq. Rahata, Dist- Ahmednagar (MS) for verification regarding their authenticity and appropriateness.

Details of Site Plan and Building Plans

Plans approved by	Subdivisional Officer Shirdi
Approval Number	SR/28/2018
Date of Approval	23/04/2018

I hereby certify that:

1. The Competent Authority has approved the site Plan and Building Plans of an Educational Institution at the proposed site mentioned above is under Sub Divisional Officer, Shirdi, Ahmednagar
2. I have verified the above mentioned site Plan and Building Plan from the Office of Sub Divisional Officer, Shirdi, Ahmednagar.
3. The above mentioned site Plan and Building Plans have been approved by the Competent Authority.
4. The above mentioned site Plan and Building Plans are found authentic.
5. Construction of Building admeasuring with the following details has been completed in all respects as per the approved Building Plan at Gat No. 515, area admeasuring 5428.71sq.mtr.

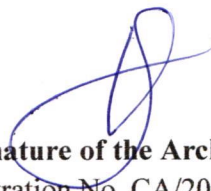
Sr. No.	Dept / Room type	Carpet area(sq.mtr)	Completion of Flooring	Completion of Walls and painting	Completion of Electrification and Lighting
Ground Floor					
1.	Administration Block	325.94	Yes	Yes	Yes
2.	Conference Hall	300	Yes	Yes	Yes
3.	Library	200.70			
First Floor					
4.	Rachana Dept	335.88	Yes	Yes	Yes



5.	Kriya Lab	150.66	Yes	Yes	Yes
6.	Musium	64.16	Yes	Yes	Yes
7.	Common Room (Seprate for Boys & Girls)	100	Yes	Yes	Yes
8.	Samhita Dept	111.32	Yes	Yes	Yes
Second Floor					
9.	Lecture Hall 1	160	Yes	Yes	Yes
10	Lecture Hall 2	160	Yes	Yes	Yes
11	Pharmacy	202.34	Yes	Yes	Yes
12	Room	156.46	Yes	Yes	Yes
13	Canteen	116.07	Yes	Yes	Yes
14	Gents Toilet	63.42	Yes	Yes	Yes
15	Girls Toilet	69.42	Yes	Yes	Yes

1. The competent authority who has approved the Occupancy / Completion Certificate / Building Licence / Form 'D' / Structural Stability Certificate mentioned above is Sub divisional Officer, Shirdi, Ahmednagar.
2. I have verified the above mentioned Certificates from the Sub divisional Officer, Shirdi, Ahmednagar.
3. The competent authority for approving Structural Stability Certificate is a Structural Engineer.
4. The above mentioned site plan & building plans are authentic.




Signature of the Architect
 Registration No. CA/2002/29875

AYURVEDA HOSPITAL DEPARTMENT WISE AREAS STATEMENT

Sr No.	Particulars	Required Area Sqm (61 TO 100 Intake)	Available Area Sqm
1.	Hospital Administration Block	150	172
2.	Out Patient Department (OPD)	500	504
3.	In Patient Department	1650	2929
4.	Operation Theaters Block	250	Old OT – 652
			Ortho OT – 271
5.	Panchakarma Block	350	354
6.	Physiotherapy Unit	150	631
7.	Central Laboratory	150	857
8.	Radiology or Sonography Section	100	1288
9.	Hospital Kitchen & Canteen	150	198
10.	Store/ Mortuary	50	485



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Proceeding of the Collector of Ahmednagar.
Subject : Lands : Ahmednagar.

G.No.512 to 517 & 520 of Loni Taluka
Shrirampur District Ahmednagar... Grant
of to the Secretary, pravara Medical Trust,
Pravaranagar Tal. Shrirampur for Hospital,
Family palanning centres etc.

Read: Rule 5 of Maharashtra Land Revenue (Disposal
of Govt. Memo. R 7Fd No. LND 6338815/Case No.2/
J-6 dt.1/11/91.

No.RB/Desk/IIIA/1696/91 ORDER Ahmednagar Dt. 20/12/91

=====

In view of the sanction accorded by Govt. in
R & FD. Memorandum No LND/-3388/525/Case No.2/J-6
dated 1 st November 1991 & in exercise of the powers ~~vested~~
vested in him under rule 5 of the M.L.R (Disposal of
Govt. lands) Rules, 1971 the Collector of Ahmednagar
is pleased to grant Govt. Land admeasuring 51/38 ⁴⁰ ~~Acres~~ ^{Guntha}
~~Grant~~ has out of G.No.515 to 517 & 520 of Loni Sk. Tal.
Shrirampur to the secretray, pravara medical Trust,
pravaranagar as for Hospital family planing Centres
etc, free of revenue and free of occupancy price,
The same area is disassigned from the present
catagory.

The grant is subject to the following
condition:

1. That the land or any part there of/or any
interest there on shall not be transferred except
with the previous sanction of the state Govt.
2. That the land shall in all respect be made
ready for and shall be fully used for the purpose
or purposes for which it was granted within a period
of two years from the date of grant.

3. that all the buildings to be constructed on the land shall be according to the plans got approved from the Local Authority observing scrupulously the prevention of Ribbon Development rules and after they are constructed no additions or alteration or alteration thereto shall be made without the previous permission of the Collector.
4. that neither the said land nor any building erected there upon shall at any time without the express consent of the State Govt. be diverted either temporarily or permanently to any purpose other than the purpose or purposes for which it is granted and that no change modifications shall be made to such purpose or purposes and that neither the said land nor any building erected thereon shall be used as to yield a profit to the grantee.
5. That the school and its ancillary activities shall be open to all irrespective of caste, creed or religion.
6. that the grant shall be conditional upon the condition continued recognition of the school by the Education & Health Department.
7. that the grantee shall within a period of two years from the date of possession plant on the land granted/ hereunder at the rate of 1 tree per 100 Sq.mtr. on open site and maintain them throughout, in this land.
8. in the event of any unauthorised diversion, change or modification in the use of the land being made or in the event of the said land or any building erected thereon yielding a profit to the grantee, the said land shall thereupon in addition to the assessment to which it becomes liable under section 67 of the Maharashtra land revenue Code, 1966 become liable to such fine as may be fixed in this behalf by the Collector under the provision of section 45 of the said code or other corresponding law for the time being in force, relating to the recovery of the land revenue as

if the said land having been assessed for the purpose of agriculture has been unauthorisedly used for any purpose unpermissible agriculturally.

9. In the event of the breach of any conditions 1 to 8 without prejudice to any action that may be taken under condition 8 or in the event of the land being required by the State Govt. for any public purpose, a declaration under the signature of the Collector that it is so required shall as between the grantee and the State Govt. be conclusive or in the event of land being notified by the State Govt. for acquisition under the land acquisition under the Acquisition Act, 1894, it shall be lawful for the State Govt. on causing six months notice in writing to be given to the said holder or manager, to take one of the two following courses namely, either:

- a) to require that the said land be vacated and delivered up to the State Govt. free of all claims or encumbrances of any persons whatsoever, or
- b) to resume and take possession of the said land and any building erected or work executed thereon free of all claims and encumbrances of any persons wherever on payment of compensation not exceeding the cost of value at the time of resumption whichever is less of any building or other works authorisedly erected or executed on the said land by the grantee;

If a question arises as to the adequacy of the amount of compensation to be paid under this condition such question shall be referred to the State Govt. for its decision and the decision of the State Govt. in this behalf shall be final.

10. This grant is made subject to the reservation of the Govt. to all mines and mineral products and quarries and of full liberty

of access for the purpose of working quarries and searching for the same, with all reasonable convenience as provided by the code.

11. the land is granted in the condition that cost of development etc. will have to be borne by the grantee.

12. the grantee shall construct the structure after leaving such distance from the roads in non-urban areas prescribed by Govt. from time to time.

13. the grant shall be subject to the provisions of the code and rules made thereunder.

14. the grantee shall hold the land as occupant class-II.

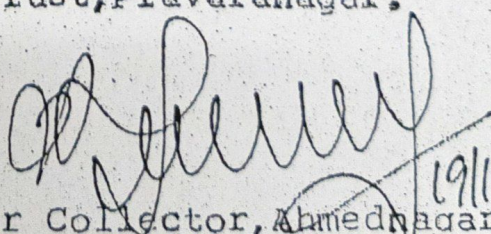
15. the sanad in form No. I attached to the Maharashtra Land Revenue (disposal of Govt. lands) Rules 1971 shall be executed incorporating all the above. conditions.



(Ashok Lal)
Collector, Ahmednagar

To,

The Secretary, Pravara Medical Trust, Pravaranagar,
Tal. Shrirampur.


For Collector, Ahmednagar. 19/11/71

Reg. No. MAH-183-A'Nagar (Societies Reg. Act 1860)
Reg. No. F-138-A'Nagar (BPT Act)



PRAVARA MEDICAL TRUST

LONI - 413736, (Near Shirdi) Tal. Rahata, Dist-Ahmednagar
(Maharashtra) India

Phone:

National : 02422-273600,273486,273412

International : +91-2422-273600,273486,273412

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International : +91-2422-273413,273442

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Home Page : http://www.pravara.com

Relevant Extract of Board of Trustees Meeting dtd. 27.08.2021

Subject No. 8:

To mark the building for Pravara Rural Ayurved College and other ancillary facilities.

Resolution No. 8:

Pravara Institute of Medical Sciences (Deemed to be University) is in the process to start new Ayurved College at Loni. As per norms it is required to have a separate building for new Ayurved College, Hospital, Boys Hostel and Girls Hostel.

As the Pravara Medical Trust is the Sponsoring Body of Pravara Institute of Medical Sciences, hence we are marking following buildings to the Pravara Rural Ayurved College and other ancillary services.

Trust having land at Gat No. 515, area 21 acres, out of these 21 acres (6 acres) land is allotted to Ayurved College.

After detailed discussion it has been unanimously decided to mark the following buildings at Gat No. 515 for following purpose:

Sr. No.	Purpose	Area of Building (in sqmtr)	Gat No.
1	College	5421	515
2	Hospital	4528.29	515
3	Boys Hostel	1353	515
4	Girls Hostel	1920	515

Henceforth all the above buildings will be dedicatedly used for Pravara Rural Ayurved College and other ancillary facilities.

Resolved as such.

Seen & verified
Rajendra E. Vikhe Patil
NCLM
MS/100



For Pravara Medical Trust, Loni

(Dr. Rajendra E. Vikhe Patil)
Chairman

Chairman

Pravara Medical Trust
A/P. Loni (413735), Tal. Rahata
Dist. Ahmednagar (MS)



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- लोणी बुद्रुक (५५७६२०)

तालुका :- राहाता

जिल्हा :- अहमदनगर

ULPIN : 25502696850

गट क्रमांक व उपविभाग

५१५



25502696850



हा गाव नमुना क्रमांक ७ दिनांक ०७/०७/२०१९-०८-२६-२३ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १३/१०/२०२२ : १५:११:०८ PM. पृथक्ता पडताळणीसाठी <https://digitalsatara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2604100001012646 हा क्रमांक वापरावा.

पृष्ठ क्र. १/३



भुधारणा पद्धती		भोगवटादार वर्ग - २		शेताचे स्थानीक नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.ची.मी	३८८	चेअरमन प्रवरा मेडीकल ट्रस्ट प्र. नगर	८.४७.००	४.८५	१.९५००	(२७१६)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत -							इतर
बागायत ८.४७.००							इतर
एकुण							इतर
ला.यो. क्षेत्र ८.४७.००							आकार पडीत (१५७)
							इतर
ब) पोटखराब क्षेत्र							इतर
(लागवड अयोग्य)							इतर
वर्ग (अ) १.९५.००							सरकारने ठरविलेल्या शर्तीवर ५.०३ (२१०)
वर्ग (ब) -							इतर
एकुण							बिनशेती क्षेत्र २.०५ (३१३)
पो.ख.क्षेत्र १.९५.००							इतर
							इतर
ए क्षेत्र १०.४२.००							इतर
(अ+ब)							नवीन अधिभाज्य शर्त
							इतर
आकारणी ४.८५							इतर
							बोअर विहीर २ (६५८०)
जुडी किंवा विशेष							बोजा - राष्ट्रीयकृत बँक गहाण
आकारणी							सेंट्रल बँक ऑफ इंडिया शाखा लोणी (१५९२)
							बोजा - राष्ट्रीयकृत बँक गहाण
							सेंट्रल बँक ऑफ इंडिया शाखा लोणी बु पीएमटी ग
							ख क घे (१००२८)
							अकृषिक वापर - वाणिज्य (गावाठाणा बाहेरील)
							खेळाचे मैदान खालील क्षेत्र १६३०२०.०० चौ.मी. ,
							प्रस्तावीक रस्त्याखालील क्षेत्र १३०५८.००
							चौ.मी., अंतर्गत रस्त्याखालील क्षेत्र
							१०३६.०० चौ.मी., निव्वळ प्लॉटसाठीचे क्षेत्र
							२३५४८६.०० चौ.मी. (१०५७३)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : १०५७३ व दिनांक :
							२५/०९/२०१८
जुने फेरफार क्र : (१) (१५५) (१५७) (१७७) (१८०) (२१०) (३१३) (१०८६) (२५९०) (२५९२) (२६०४) (२६०७) (२६०९)							सीमा आणि भुमापन चिन्हे



हा गाव नमूना क्रमांक ७ दिनांक ०४/०९/२०१९ ०८:२६:२३ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर

पृष्ठ क्र. २/३

कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १३/१०/२०२२ : १५:११:०८ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahathumi.gov.in/dsk/> या संकेत स्थळावर जाऊन 2604100001012646 हा क्रमांक वापरावा.

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गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- लोणी बुद्रुक (५५७६२०)

तालुका :- राहाता

जिल्हा :- अहमदनगर

गट क्रमांक व उपविभाग ५१५

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२१	संपूर्ण वर्ष	३८८						ईमारत पड	१०.४२००	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

Seen & verified
NCSM
visitor

Subject : Lands Ahmednagar, Loni Bk., Taluka Shrirampur,
Gat Nos. 512 to 517 and 520
Grant of .. in exchange to Pravara Medical Trust.

MEMORANDUM :

The undersigned presents compliments to the Collector of Ahmednagar and with reference to the correspondence resting with his letter No. LNO.5/2503/74 dated 21st January 1974, on the subject mentioned above, is directed to convey that Government has agreed in principle that land admeasuring 101 acres 38 gunthas at Loni Bk. and Loni Kd. Taluka Shrirampur shown in column (2) below would be required for the purpose of hospital and ancillary activities of the Pravara Medical Trust and therefore, following steps should be taken :

Gat Nos.	Total Area	Area given for cultivation	Government land
513	9.32	6.26	3.06
514	4.31	4.19	0.12
515	25.30	6.27	5.03
		7.20	
		6.20	
516	22.26	9.50	4.21
		9.00	
517	12.31	9.23	3.08
520	23.09	8.00	8.09
		7.00	
512	2.39	3	2.39
	<u>101.38</u>	<u>74.20</u>	<u>27.18</u>

- a) Out of the area mentioned in column (2) above area mentioned in column (3) is in possession of the private individuals while that in column (4) is Government land. The Collector should obtain Rajinames from holders of private lands subject to (d) below immediately.
- b) After (a) above is done for immediate purposes 50 acres should be handed over to the trust free of occupancy price and free of revenue subject to the terms and conditions mentioned in para (2) below, under rule 5 part II of the Maharashtra Land Revenue (Disposal of Government Land) Rule 1971 and the remaining area (51 gunthas) should be kept reserved for future use of the Pravara Medical Trust.
- c) Under Government telegram dated 27th September, 1974 collector was asked to give advance possession of Government Land available to the trust on the Trust giving undertaking that it will abide by all the conditions that will be imposed by Government to enable the Trust to perform Shuni Puja on 30th September 1974. If the Collector has already acted on that should make available additional area as the Trust may be eligible under (b) above.

TRUE COPY



Q. M.

d) The holders of land who will be giving rejinamas of their land out of the Survey numbers mentioned above alternate land should be given as below, so as not to cause any hardship to them.

Name of Villate	Taluka	Gat No.	Alternate land to be given		Name of the person whom land is to be given
			A	G	
1	2	3	4	5	6
Loni.	Shrirampur	S.No. 86, 87, 88	4	13	Shri Kashinath Diyan Borse.
Chinchpur	Shrirampur	Out of Gat No. 82	3	10	Shri Nana Sakharan Salve.
Gogalgaon	Shrirampur	Out of Gat No. 403	7	12	Shri Balu Tukaram Borse.
		Out of Gat No. 406	3	10	
Gogalgaon	Shrirampur	Gat No. 308	6	12	Shri Balurao Pandurang Borse
Chinchpur	Sangamner	Out of S.N. 322	2	05	Shri Waman Laxman Borse.
		Out of S.N. 81	1	14	
Gogalgaon	Shrirampur	Out of Gat No. 330	8	00	Shri Vishwanath Narayan Kamble
		Out of Gat No. 331	7	12	Shri Dasharath Ramaji Kamble.
		xxxx Gat No. 331	5	00	Shri Jairam Megal Brahman
TOTAL ..			48	39	

The Trust has already agreed to repay Government dues in respect of private lands, if any due from the holders. This amount should be recovered from the Trust immediately and in any case before possession of land is handed over the Trust.

2. The following shall be the conditions of grant :

- 1) That the land or any part thereof or any interest therein shall not be transferred except with the previous sanction of the State Government.
- 11) That the land presently granted shall in all respect be made ready for and shall be fully used for the purpose or purposes for which it was granted within a period of 2 years from the date of grant, as per the stages of execution submitted by the Trust.

11) that all the buildings to be constructed on the land shall be according to the plans got approved from the Collector observing scrupulously the prevention of Ribbon Development Rules and after they are constructed no additions or

... 3/-



- 3 -

alternations thereto shall be made without the previous permission of the Collector.

- iv) that neither the said land nor any buildings erected thereupon shall at any time without the express consent of the State Government be diverted either temporarily or permanently to any other than the purpose or purposes for which it was granted and that no change or modifications shall be made to such purpose or purposes and that neither the said land nor any buildings erected thereon shall be so used as to yield a profit to the grantee.
- v) that the hospital and its ancillary activities shall be open to all, irrespective of caste, creed or religion. At least 20% of the beds in the hospital would be reserved for treatment free of charge to the poorer section of the population and the hospital would be opened for inspection by the Directorate of Health Services, Bombay or his duly authorised representative.
- vi) That the grant shall be conditional upon the continued recognition of the hospital by the Urban Development Public Health and Housing Department.
- vii) that the Trust shall raise trees on the vacant land in accordance with the scheme which would be prepared in consultation with the Divisional Forest Officers, Poona within a period of six months from the date of completion of the hospital building.
- viii) in the event of any authorised diversion, change or modification in the use of the land being made or in the event of the said land, or any building erected yielding a profit, to the grantee, the said land shall thereupon, in addition to the assessment to which it becomes liable under section 67 of the Maharashtra Land Revenue Code 1966 becomes liable to such fine as may be fixed in this behalf by the Collector under the provisions of the Section 45 of the said code or other corresponding law, for the time being in force relating to the recovery of the land revenue as if said land, having been assessed for the purpose of agricultural has been unauthorisedly used for any purpose unpermissible agriculturally.
- ix) in the event of the breach of any conditions (i) to (vii) without prejudice to any action that may be taken under condition (viii) or in the event of the land being required by the State Government for any public purpose a declaration in the prospect of which under the signature of the Collector that it is so required, shall be between the grantee and the State Government be conclusive or in the event of land being notified by the State Government for acquisition under the Land Acquisition Act 1894, it shall be lawful for the State Government on causing six months notice in writing to be given the said holder or manager, to take one of the two following courses namely, either :

a) to require that the said land be vacated and delivered upto the State Government free of all claims or encumbrances of any person whatsoever, or -

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to resume and take possession of the said land any building erected or works executed thereon, free of all claims and encumbrances of any person whatsoever, on payment of compensation not exceeding the cost or value at the time of resumption whichever is less, of any buildings or other works authorisably erected or executed on the said land by the grantees.

If a question arises as to the adequacy of the amount of compensation to be paid under this condition, such question shall be referred to the State Government for its decision and the decision of the State Government in this behalf shall be final.

- x) This grant is made subject to the reservation of the right of the Government of all mines and mineral products and quarries and of full liberty of access for the purpose of working quarries and searching for the same, with all reasons convenience as provided by the code.
3. The Collector should take steps to get suitable sanad form incorporating the above conditions. Sanad form No.1 attached to the Maharashtra and Revenue (Disposal of Government Lands) Rules 1971 can be used as a model for the purposes sanad should be got executed from the Grantee.
4. The case paper in one file are returned herewith.
5. This Government Memorandum issues with the concurrence of Finance Department vide its unofficial reference No. 1433/F 8 dated the 28th September 1974 and Urban Development Public Health and Housing Department unofficial reference dated the 18th September 1974.
6. The previous Government Memorandum number even dated 30th September 1974 may be treated as superceded.

By order and in the name of Governor of Maharashtra.

Sd/-
(S.P. Bhosale), 23.10.74
Officer on Special Duty,
Revenue and Forest Department.

To,
The Collector of Ahmednagar.

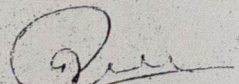
Copy forwarded with compliments to :
The Commissioner, Poona Division, Poona.
The Settlement Commissioner and Director of Land Records
Maharashtra State, Poona.
The Accountant General, Maharashtra State, Poona.
The Director of Health Services, Bombay
The Urban Development Public Health & Housing Department,
(H Branch)
The Finance Department (Section 9)
The Divisional Forest Officer, Poona Circle, Poona.

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/ TRUE COPY /

(Trustee)
Pravara Medical Trust, Loni.

THITE/-


SECRETARY

Subject : Lands Ahmednagar, Loni Bk., Taluka Shrirampur.
Cat Nos. 512 to 517 and 520
Grant of .. in exchange to Pravara Medical Trust.

MEMORANDUM :

The undersigned presents compliments to the Collector of Ahmednagar and with reference to the correspondence resting with his letter No. LND.5/2503/74 dated 21st January 1974, on the subject mentioned above, is directed to convey that Government has agreed in principle that land admeasuring 101 acres 38 gunthas at Loni Bk. and Loni Kd. Taluka Shrirampur shown in column (2) below would be required for the purpose of hospital and ancillary activities of the Pravara Medical Trust and therefore, following steps should be taken :

Cat Nos.	Total Area	Area given for cultivation	Government land
513	9.32	6.26	3.06
514	4.31	4.19	0.12
515	25.30	6.27 7.20 6.20	5.03
516	22.26	9.50 9.00	4.21
517	12.31	9.23	3.08
520	23.09	8.00 7.00	8.09
512	4.39	3	2.39
	<u>101.38</u>	<u>74.20</u>	<u>27.18</u>

a) Out of the area mentioned in column (2) above area mentioned in column (3) is in possession of the private individuals while that in column (4) is Government land. The Collector should obtain fainames from holders of private lands subject to (d) below immediately.

b) After (a) above is done for immediate purposes 50 acres should be handed over to the trust free of occupancy price and free of revenue subject to the terms and conditions mentioned in para (2) below, under Rule 5 part II of the Maharashtra Land Revenue (Disposal of Government Land) Rule 1971 and the remaining area (51 gunthas) should be kept reserved for future use of the Pravara Medical Trust.

c) Under Government telegram dated 27th September, 1974 collector was asked to give advance possession of Government Land available to the trust on the Trust giving undertaking that it will abide by all the conditions that will be imposed by Government to enable the Trust to perform Shumi Puja on 30th September 1974. If the Collector has already acted on that should make available additional area as the Trust may be eligible under (b) above.

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d) The holders of land who will be giving reassurance of their land out of the Survey numbers mentioned above alternate land should be given as below, so as not to cause any hardship to them.

Name of Villate	Taluka	Get No.	Alternate land to be given		Name of the person whom land is to be given
			A	B	
1	2	3	4	5	6
Loni.	Shrirampur	S.No. 86, 87, 88	4	13	Shri Kashinath Divan Borse.
Chinchpur	Shrirampur	Out of Get No. 92	3	10	Shri Nana Sakheram Salve.
Gogalgaon	Shrirampur	Out of Get No. 403	7	12	Shri Balu Tukaram Borse.
		Out of Get No. 406	3	10	
Gogalgaon	Shrirampur	Get No. 308	6	12	Shri Balures Pandurang Borse
Chinchpur	Sangamner	Out of S.N. 82	2	06	Shri Waman Laxman Borse.
		Out of S.N. 81	1	14	
Gogalgaon	Shrirampur	Out of Get No. 330	8	00	Shri Vishwanath Narayan Kamble
		Out of Get No. 331	7	12	Shri Dasharath Ramaji Kamble.
		Get No. Get No. 331	5	00	Shri Jairem Megal Brahman
TOTAL ..			48	39	

The Trust has already agreed to repay Government dues in respect of private lands, if any due from the holders. This amount should be recovered from the Trust immediately and in any case before possession of land is handed over the Trust.

2. The following shall be the conditions of grant :

- 1) That the land or any part thereof or any interest therein shall not be transferred except with the previous sanction of the State Government.
- 11) That the land presently granted shall in all respect be made ready for and shall be fully used for the purpose or purposes for which it was granted within a period of 2 years from the date of grant, as per the stages of execution submitted by the Trust.

11) that all the buildings to be constructed on the land shall be according to the plans got approved from the Collector observing scrupulously the prevention of Ribbon Development Rules and after they are constructed no additions or

... ✓-



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alterations thereto shall be made without the previous permission of the Collector.

- iv) that neither the said land nor any buildings erected thereupon shall at any time without the express consent of the State Government be diverted either temporarily or permanently to any other than the purpose or purposes for which it was granted and that no change or modifications shall be made to such purpose or purposes and that neither the said land nor any buildings erected thereon shall be so used as to yield a profit to the grantee.
- v) that the hospital and its ancillary activities shall be open to all, irrespective of caste, creed or religion. At least 20% of the beds in the hospital would be reserved for treatment free of charge to the poorer section of the population and the hospital would be opened for inspection by the Directorate of Health Services, Bombay or his duly authorized representative.
- vi) That the grant shall be conditional upon the continued recognition of the hospital by the Urban Development Public Health and Housing Department.
- vii) that the Trust shall raise trees on the vacant land in accordance with the scheme which would be prepared in consultation with the Divisional Forest Officers, Poona within a period of six months from the date of completion of the hospital building.
- viii) in the event of any authorized diversion, change or modification in the use of the land being made or in the event of the said land, or any building erected yielding a profit, to the grantee, the said land shall thereupon, in addition to the assessment to which it becomes liable under section 67 of the Maharashtra Land Revenue Code 1966 becomes liable to such fine as may be fixed in this behalf by the Collector under the provisions of the Section 45 of the said code or other corresponding law, for the time being in force relating to the recovery of the land revenue as if said land, having been assessed for the purpose of agricultural has been unauthorisedly used for any purpose unpermissible agriculturally.
- ix) In the event of the breach of any conditions (i) to (vii) without prejudice to any action that may be taken under condition (viii) or in the event of the land being required by the State Government for any public purpose a declaration in the prospect of which under the signature of the Collector that it is so required, shall be between the grantee and the State Government be conclusive or in the event of land being notified by the State Government for acquisition under the Land Acquisition Act 1894, it shall be lawful for the State Government on causing six months notice in writing to be given the said holder or manager, to take one of the two following courses namely, either i

to require that the said land be vacated and delivered upto the State Government free of all claims or encumbrances of any person whatsoever, or -

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to resume and take possession of the said land any building erected or works executed thereon, free of all claims and encumbrances of any person whatsoever, on payment of compensation not exceeding the cost or value at the time of resumption whichever is less, of any buildings or other works authorisably erected or executed on the said land by the grantee.

If a question arises as to the adequacy of the amount of compensation to be paid under this condition, such question shall be referred to the State Government for its decision and the decision of the State Government in this behalf shall be final.

- x) This grant is made subject to the reservation of the right of the Government of all mines and mineral products and quarries and of full liberty of access for the purpose of working quarries and searching for the same, with all reasons convenience as provided by the code.
3. The Collector should take steps to get suitable sanad form incorporating the above conditions. Sanad form No.1 attached to the Maharashtra and Revenue (Disposal of Government Lands) Rules 1971 can be used as a model for the purposes sanad should be got executed from the Grantee.
4. The case paper in one file are returned herewith.
5. This Government Memorandum issues with the concurrence of finance Department vide its unofficial reference No. 1433/f B dated the 28th September 1974 and Urban Development Public Health and Housing Department unofficial reference dated the 18th September 1974.
6. The previous Government Memorandum number even dated 30th September 1974 may be treated as superceded.

By order and in the name of Governor of Maharashtra.

Sd/-
(S.P. Bhoale), 23.10.74
Officer on Special Duty,
Revenue and Forest Department.

To,
The Collector of Ahmednagar.

Copy forwarded with compliments to :

The Commissioner, Poona Division, Poona.

The Settlement Commissioner and Director of Land Records
Maharashtra State, Poona.

The Accountant General, Maharashtra State, Poona.

The Director of Health Services, Bombay

The Urban Development Public Health & Housing Department,
(H Branch)

The finance Department (Section 9)


The Divisional Forest Officer, Poona Circle, Poona.

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(Trustee)
Pravara Medical Trust, Loni.

THRE/-


SECRETARY


Proceeding of the Collector of Ahmednagar.
Subject : Lands : Ahmednagar.

G.No.512 to 517 & 520 of Loni Taluka
Shrirampur District Ahmednagar... Grant
of to the Secretary, pravara Medical Trust,
Pravaranagar Tal. Shrirampur for Hospital,
Family palanning centres etc.

Read: Rule 5 of Maharashtra Land Revenue (Disposal
of Govt. Memo. R 77d No. LND 6338815/Case No.2/
J-6 dt.1/11/91.

No.RB/Desk/IIIA/1696/91 ORDER Ahmednagar Dt. 20/12/91

=====



In view of the sanction accorded by Govt. in
R & FD. Memorandum No LND/-3388/525/Case No.2/J-6
dated 1 st November 1991 & in exercise of the powers ~~XXXX~~
vested in him under rule 5 of the M.L.R (Disposal of
Govt. lands) Rules, 1971 the Collector of Ahmednagar
is pleased to grant Govt. Land admeasuring 51/38 ~~Acres~~
~~Govt~~ has out of G.No.515 to 517 & 520 of Loni Sk. Tal.
Shrirampur to the secretray, pravara medical Trust,
pravaranagar as for Hospital family planing Centres
etc, free of revenue and free of occupancy price,
The same area is disassigned from the present
catagory.

The grant is subject to the following
condition:

1. That the land or any part there of/or any
interest there on shall not be transferred except
with the previous sanction of the state Govt.
2. That the land shall in all respect be made
ready for and shall be fully used for the purpose
or purposes for which it was granted within a period
of two years from the date of grant.

3. that all the buildings to be constructed on the land shall be according to the plans got approved from the Local Authority observing scrupulously the prevention of Ribbon Development rules and after they are constructed no additions or alteration or alteration thereto shall be made without the previous permission of the Collector.

4. that neither the said land nor any building erected there upon shall at any time without the express consent of the State Govt. be diverted either temporarily or permanently to any purpose other than the purpose or purposes for which it is granted and that no change modifications shall be made to such purpose or purposes and that neither the said land nor any building erected thereon shall be used as to yield a profit to the grantee.

5. That the school and its ancillary activities shall be open to all irrespective of caste, creed or religion.

6. that the grant shall be conditional upon the condition continued recognition of the school by the Education & Health Department.

7. that the grantee shall within a period of two years from the date of possession plant on the land granted/ hereunder at the rate of 1 tree per 100 Sq.mtr. on open site and maintain them throughout, in this land.

8. in the event of any unauthorised diversion, change or modification in the use of the land being made or in the event of the said land or any building erected thereon yielding a profit to the grantee, the said land shall thereupon in addition to the assessment to which it becomes liable under section 67 of the Maharashtra land revenue Code, 1966 become liable to such fine as may be fixed in this behalf by the Collector under the provision of section 45 of the said code or other corresponding law for the time being in force, relating to the recovery of the land revenue as c

if the said land having been assessed for the purpose of agril has been unauthorisedly use for any purpose unpermissible agriculturally.

9. In the event of the breach of any conditions 1 to 8 without prejudice to any action that may be taken under condition 8 or in the event of the land being required by the State Govt. for any public purpose, declaration under the signature of the Collector that it is so required shall as between the grantee and the State Govt. be conclusive or in the event of land being notified by the State Govt. for acquisition under the land acquisition under the Acquisition Act, 1894, it shall be lawful for the State Govt. on causing six months notice in writing to be given to the said holder or manager, to take one of the two following courses namely, either:

a) to require that the said land be vacated and delivered upto the State Govt. free of all claims or encumbrances of any persons whatsoever, or

b) to resume and take possession of the said land and any building erected or work executed thereon free of all claims and encumbrances of any persons wherever on payment of compensation not exceeding the cost of value at the time of resumption whichever is less of any building or other works authorisedly erected or executed on the said land by the grantee;

If a question arises as the adequacy of the amount of compensation to be paid under this condition such question shall be referred to the State Govt. for its decision and the decision of the State Govt. in this behalf shall be final.

10. This grant is made subject to the reservation of the Govt. to all mines and mineral products and quarries and of full liberty

of access for the purpose of working quarries and searching for the same, with all reasonable convenience as provided by the code.

11. the land is granted in the condition that cost of development etc. will have to be borne by the grantee.

12. the grantee shall construct the structure after leaving such distance from the roads in non-urban areas prescribed by Govt. from time to time.

13. the grant shall be subject to the provisions of the code and rules made thereunder.

14. the grantee shall hold the land as occupant class-II.

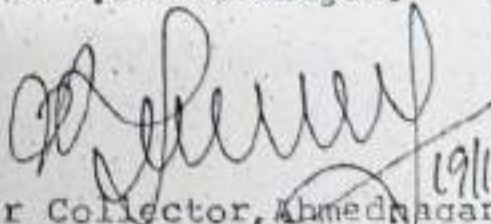
15. the sanad in form No. I attached to the Maharashtra Land Revenue (disposal of Govt. lands) Rules 1971 shall be executed incorporating all the above. conditions.



(Ashok Lal)
Collector, Ahmednagar

To,

The Secretary, Pravara Medical Trust, Pravaranagar,
Tal. Shrirampur.


For Collector, Ahmednagar.



महाराष्ट्र शासन
नगर रचना आणि मूल्यनिर्धारण विभाग,
अहमदनगर शाखा, अहमदनगर

(सावित्रीबाई फुले संकुल, पहिला माळा, आकाशवाणी केंद्राजवळ, सावेडी अहमदनगर - 414003)
(Email ID: adtp.ahmednagar@maharashtra.gov.in, फोन व फॅक्स नं.0241/2424581)

जा.क्र.झोन दाखला /मौ.लोणी बु./ गट नं. 515 ससंअ/2E2U

अहमदनगर

दि: 24/07/2023

प्रति,

श्री. डॉ. राजेंद्र ए. विखे पाटील
रा. लोणी बु ता. श्रीरामपुर
जि.अहमदनगर.

विषय :- झोन दाखला मिळणेबाबत...

मौ. लोणी बु ता. राहाता, जि. अहमदनगर., येथिल स.नं./ग.नं. 515

संदर्भ :- आपला दिनांक.24/07/2023 रोजीचा अर्ज.

महाशय,

संदर्भिय अर्जांन्वये आपण मौ. लोणी बु, ता. श्रीरामपुर, जि. अहमदनगर., येथिल स.नं./ग.नं. 515 या जमिनीचा झोन दाखला अपेक्षिलेला आहे.

विषयांकित जमिन महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम 1966 चे कलम 15(1) अन्वये शासन अधिसूचना क्र.टिपीएस 1600/932/प्र.क्र.32 (भाग -1) (अ) /03/नवि-9 दि.14/07/2005 अनुसार मंजूर करण्यात आलेल्या प्रादेशिक योजना अहमदनगर मध्ये समाविष्ट असून भूवापर खाली नमूद केल्याप्रमाणे आहे.

अ.क्र.	सर्व्हे नंबर / गट नंबर	भूवापर विभाग
1	515	मंजूर प्रादेशिक योजना अहमदनगर नकाशा अंतर्गत विकास केंद्र लोणी, नकाशा नुसार मौ. लोणी बु येथिल स.नं./ग.नं. 515 हि जागा विद्यमान PUBLIC UTILITY ZONE (प्रवरा मॅडिकल ट्रस्ट) मध्ये समाविष्ट आहे.

सबब, सदरहू झोन दाखला झोन दाखला पुढील अटींना अधिन राहुन देण्यात येत आहे.

- 1) सदर जमिन क्षेत्रावर एकत्रिकृत विकास नियंत्रण व प्रोत्साहान नियमावली नुसार विकास परवानगी अनुज्ञेय राहिल.
- 2) सदर जमिन क्षेत्रावर विकास परवानगीची शिफारस करण्यापूर्वी त्या त्या प्रकरणाच्या आवश्यकतेनुसार इतर विभागाकडील ना हरकत दाखला /अभिप्राय/अर्जदार/जमिन मालक तसेच विकासकर्ता यांनी प्राप्त करुन घेणे बंधनकारक राहिल.

- 3) हरकत दाखला संबंधीत सक्षम अधिकारी यांच्या कडून वेळोवेळी घेणे अर्जदार / जमिन मालक यांचेवर बंधनकारक राहिल.
- 4) विषयांकित झोन दाखला झोन दाखला कोणत्याही न्यायालयात मालकी हक्काचा पुरावा म्हणून सादर करता येणार नाही.
- 5) विषयांकित जागेवर कोणत्याही विकास कार्य करताना सक्षम महसूल अधिकारी, नगर रचना विभाग, अहमदनगर यांचेकडील नियोजित बांधकाम नकाशांना मंजूरिसह बिनशेती बाबतची कायदेशीर परवानगी घेणे अर्जदार / जमिन मालक यांच्या वर बंधनकारक राहिल.
- 6) भविष्यात सदर ठिकाणी विकास योजना / प्रादेशिक योजनेचे प्रस्ताव नव्याने नियोजित / प्रस्तावित झाल्यास त्याप्रमाणे भूवापरात बदल होईल.
- 7) सदरहू दाखला एक वर्षासाठी अथवा अ.क्र. 6 मध्य नमूद केलेली बाब यापैकी जे आधी होईल तो पर्यंत वैध राहिल.
- 8) प्रस्तुत झोन दाखल्या अन्वये गट नंबर/हिस्सा हद्दी तसेच जागेच्या उपविभागणीसाठी आधारभूत असणार नाही.
- 9) सदर जागेतून नदी/नाला जात असल्यास संबंधीत विभागाचा ना हरकत दाखला घेणे बंधनकारक राहिल.
- 10) अर्जदाराने प्रकरणा सोबत सादर केलेल्या स.नं./ग.नं. चे प्रमाण व गाव नकाशा तसेच मंजूर अहमदनगर प्रादेशिक योजना नकाशा यांचे प्रमाणात मोठ्या स्वरूपात तफावत असल्याने जमिन वापर दाखला देताना नजर चुकीने बदल झाल्यास त्याबाबत दाखला /दुरुस्ती घेणे अर्जदार यांच्यावर बंधनकारका राहिल.

सदरचा झोन दाखला हा प्रकरणासोबत प्राप्त झालेल्या कागदपत्रांचे आधारे देण्यात येत आहे. सदरची कागदपत्रे खोटी तथा दिशाभूल करणारी आढळल्यास सदरचा झोन दाखला आपोआप रद्द होण्यास पात्र असेल. सदरच्या झोन दाखला शासकीय एकूण शुल्क रू 300/- (अक्षरी रुपये तिनशे फक्त) ही रक्कम स्टेट बँक ऑफ इंडिया येथे भरणा केली असून त्याबाबत चलन क्रमांक MH005635382-202424Pदिनांक 24/07/2023 भरणा करण्यात आला आहे.



आपला,
 (कुलदीप पाटील)
 रचना सहायक
 संचालक, नगर रचना,
 अहमदनगर यांचे कार्यालय

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Government of Maharashtra
Town Planning and Valuation Department
Ahmednagar Branch, Ahmednagar
(Savitribai Phule Sankul, 1st floor, Near Akashwani, Savedi Ahmednagar 414003)
Email ID. Adtp.ahmednagar@maharashtra.gov.in, Phone & Fax. 0241/2424581)

Ref No. Certificate/Loni Bk/ Gat No. 515 SSA/2627

Ahmednagar
Dt. 25/07/2023

To,
Shri. Dr. Rajendra E. Vikhe Patil
R/O. Loni Bk, Tal. Rahata, Dist. Ahmednagar

Subject: Regarding Zone Certificate
Loni Bk, Tal. Rahata, Dist. Ahmednagar, Gat. No. 515
Reference: Your application Dt. 24/07/2023

Sir,

Reference to the above application you have asked for Zone Plan of land at Gat. No. 515, Loni Bk, Tal. Rahat, Dist. Ahmednagar.

Referred land is included in Government Notification No. TPS/1600/932/Pr.Kr. 32 (Region -1) A/03/NAvi-9, dt. 14/07/2005, as per Maharashtra Regional Planning and Town Planning Act 166, clause 15 (1) and land use is as follows:

Sr. No.	Serve No/ Gat No.	Department of Land Use
1	515	As per map of Regional Plan Ahmednagar, Development Centre Loni, land of Pravara Medical Trust at Gat No. 515 is included in Public Utility Zone.

The said zone certificate is being issued subject to the following conditions:

1. Development permission shall be permissible on the said land area as per Integrated Development Control and Promotion Rules.
2. Before recommending development permission on the said land area, it shall be mandatory for the applicant/land owner as well as the developer to obtain no objection certificate/opinion from other departments as per the requirement of that case.
3. It shall be obligatory on the applicant / land owner to file objection from the concerned competent authority from time to time.
4. This zone registration cannot be produced as proof of ownership in any court.
5. While doing any development work on the subject site, it will be mandatory for the applicant / land owner to obtain legal permission for non-agriculture along with approval of the specific construction maps from the competent Revenue Officer, Town Planning Department, Ahmednagar.
6. In the future, if a new development plan / regional plan proposal is planned / proposed at the said place, there will be a change in land use.
7. The certificate is valid for one year or valid till period mentioned in clause no 6 whichever earlier.

8. Group number/share limits as well as sub-division of land shall not be the basis under the said zone certificate
9. If a river/stream passes through the proposed site, it will be mandatory to obtain a no objection certificate from the concerned department.
10. The Gat No submitted by the applicant along with the case. As there is a large variation in the scale and village map as well as the approved Ahmednagar regional plan map, if the land use certificate is changed by mistake, it will be obligatory on the applicant to get the certificate/correction.


The said zone registration is being given on the basis of the documents received along with the case. If the said documents are found to be false and misleading, the said zone certificate shall automatically be liable to cancellation. The total government fee of the said Zone Certificate is Rs.300/- (Rupees Three Hundred only) and this amount has been paid to the State Bank of India in respect of which the invoice number MH005635382 202424P dated 24/07/2023 has been paid

Yours



(Kuldip Patil)
Design Assisatnt
Office of Director, Town Planning,
Ahmednagar

English translation, verified from attached marathi letter.

TRUE COPY

D. M. NIGHUTE
NOTARY GOVT. OF INDIA
RAHATA, DIST. A'NAGAR

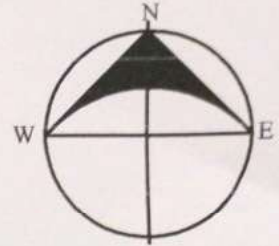
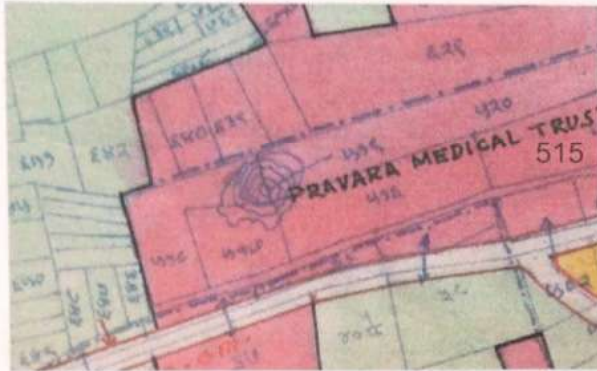


AHMEDNAGAR REGIONAL PLAN (SANCTIONED)

NOTIFICATION No. TPS-1600/932/CR-32(PART-I)(A)/03/UD-9 DATED 14TH JULY 2005.

GROWTH CENTRE PLAN LONI


PART PLAN SHOWING G.NO./S.NO.515 AT MAUJE :-LONI BK,
TAL. RAHATA DIST. AHMEDNAGAR.



SCALE :- 1:20000

REFERENCES:-

	EXISTING	PROPOSED
VILLAGE BOUNDARY		
AGRICULTURE		
PUBLIC SEMI PUBLIC		
PROPOSED ROAD		


(Kurdeep Patil)
Planning Assistant
Office of the Assistant Director
of Town Planning, Ahmednagar



महाराष्ट्र शासन
नगर रचना आणि मूल्यनिर्धारण विभाग,
अहमदनगर शाखा, अहमदनगर

(सावित्रीबाई फुले संकुल, पहिला माळा, आकाशवाणी केंद्राजवळ, सावेडी अहमदनगर - 414003)
(Email ID: adtp.ahmednagar@maharashtra.gov.in, फोन व फॅक्स नं.0241/2424581)

जा.क्र.झोन दाखला /मौ.लोणी बु./ गट नं. 515 ससंअ/2820

अहमदनगर

दि: 24/07/2023

प्रति,

श्री. डॉ. राजेंद्र ए. विखे पाटील
रा. लोणी बु ता. श्रीरामपुर
जि.अहमदनगर.

विषय :- झोन दाखला मिळणेबाबत...

मौ. लोणी बु ता. राहाता, जि. अहमदनगर., येथिल स.नं./ग.नं. 515

संदर्भ :- आपला दिनांक.24/07/2023 रोजीचा अर्ज.

महाशय,

संदर्भिय अर्जांन्वये आपण मौ. लोणी बु, ता. श्रीरामपुर, जि. अहमदनगर., येथिल स.नं./ग.नं. 515 या जमिनीचा झोन दाखला अपेक्षिलेला आहे.

विषयांकित जमिन महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम 1966 चे कलम 15(1) अन्वये शासन अधिसूचना क्र.टिपीएस 1600/932/प्र.क्र.32 (भाग -1) (अ) /03/नवि-9 दि.14/07/2005 अनुसार मंजूर करण्यात आलेल्या प्रादेशिक योजना अहमदनगर मध्ये समाविष्ट असून भूवापर खाली नमूद केल्याप्रमाणे आहे.

अ.क्र.	सर्व्हे नंबर / गट नंबर	भूवापर विभाग
1	515	मंजूर प्रादेशिक योजना अहमदनगर नकाशा अंतर्गत विकास केंद्र लोणी, नकाशा नुसार मौ. लोणी बु येथिल स.नं./ग.नं. 515 हि जागा विद्यमान PUBLIC UTILITY ZONE (प्रवरा मेडिकल ट्रस्ट) मध्ये समाविष्ट आहे.

सबब, सदरहू झोन दाखला झोन दाखला पुढील अटींना अधिन राहुन देण्यात येत आहे.

- 1) सदर जमिन क्षेत्रावर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली नुसार विकास परवानगी अनुज्ञेय राहिल.
- 2) सदर जमिन क्षेत्रावर विकास परवानगीची शिफारस करण्यापूर्वी त्या त्या प्रकरणाच्या आवश्यकतेनुसार इतर विभागाकडील ना हरकत दाखला /अभिप्राय/अर्जदार/जमिन मालक तसेच विकासकर्ता यांनी प्राप्त करून घेणे बंधनकारक राहिल.

- 3) हरकत दाखला संबंधीत सक्षम अधिकारी यांच्या कडून वेळोवेळी घेणे अर्जदार / जमिन मालक यांचेवर बंधनकारक राहिल.
- 4) विषयांकित झोन दाखला झोन दाखला कोणत्याही न्यायालयात मालकी हक्काचा पुरावा म्हणून सादर करता येणार नाही.
- 5) विषयांकित जागेवर कोणत्याही विकास कार्य करताना सक्षम महसूल अधिकारी, नगर रचना विभाग, अहमदनगर यांचेकडील नियोजित बांधकाम नकाशा मंजूर असून बिनशेती बाबतची कायदेशीर परवानगी घेणे अर्जदार / जमिन मालक यांच्यावर बंधनकारक राहिल.
- 6) भविष्यात सदर ठिकाणी विकास योजना / प्रादेशिक योजनेचे प्रस्ताव नव्याने नियोजित / प्रस्तावित झाल्यास त्याप्रमाणे भूवापरात बदल होईल.
- 7) सदरहू दाखला एक वर्षासाठी अथवा अ.क्र. 6 मध्य नमूद केलेली बाब यापैकी जे आधी होईल तो पर्यंत वैध राहिल.
- 8) प्रस्तुत झोन दाखल्या अन्वये गट नंबर/हिस्सा हद्दी तसेच जागेच्या उपविभागणीसाठी आधारभूत असणार नाही.
- 9) सदर जागेतून नदी/नाला जात असल्यास संबंधीत विभागाचा ना हरकत दाखला घेणे बंधनकारक राहिल.
- 10) अर्जदाराने प्रकरणा सोबत सादर केलेल्या स.नं./ग.नं. चे प्रमाण व गाव नकाशा तसेच मंजूर अहमदनगर प्रादेशिक योजना नकाशा यांचे प्रमाणात मोठ्या स्वरूपात तफावत असल्याने जमिन वापर दाखला देताना नजर चुकीने बदल झाल्यास त्याबाबत दाखला /दुरुस्ती घेणे अर्जदार यांच्यावर बंधनकारक राहिल.

सदरचा झोन दाखला हा प्रकरणासोबत प्राप्त झालेल्या कागदपत्रांचे आधारे देण्यात येत आहे. सदरची कागदपत्रे खोटी तथा दिशाभूल करणारी आढळल्यास सदरचा झोन दाखला आपोआप रद्द होण्यास पात्र असेल. सदरच्या झोन दाखला शासकीय एकूण शुल्क रू 300/- (अक्षरी रुपये तिनशे फक्त) ही रक्कम स्टेट बँक ऑफ इंडिया येथे भरणा केली असून त्याबाबत चलन क्रमांक MH005635382-202424Pदिनांक 24/07/2023 भरणा करण्यात आला आहे.



आपला,
 (कुलदीप पाटील)
 रचना सहायक
 संचालक, नगर रचना,
 अहमदनगर यांचे कार्यालय

Logo

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Government of Maharashtra
Town Planning and Valuation Department
Ahmednagar Branch, Ahmednagar
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Email ID. Adtp.ahmednagar@maharashtra.gov.in, Phone & Fax. 0241/2424581)

Ref No. Certificate/Loni Bk/ Gat No. 515 SSA/2627

Ahmednagar
Dt. 25/07/2023

To,
Shri. Dr. Rajendra E. Vikhe Patil
R/O. Loni Bk, Tal. Rahata, Dist. Ahmednagar

Subject: Regarding Zone Certificate
Loni Bk, Tal. Rahata, Dist. Ahmednagar, Gat. No. 515
Reference: Your application Dt. 24/07/2023

Sir,

Reference to the above application you have asked for Zone Plan of land at Gat. No. 515, Loni Bk, Tal. Rahat, Dist. Ahmednagar.

Referred land is included in Government Notification No. TPS/1600/932/Pr.Kr. 32 (Region -1) A/03/NAvi-9, dt. 14/07/2005, as per Maharashtra Regional Planning and Town Planning Act 166, clause 15 (1) and land use is as follows:

Sr. No.	Serve No/ Gat No.	Department of Land Use
1	515	As per map of Regional Plan Ahmednagar, Development Centre Loni, land of Pravara Medical Trust at Gat No. 515 is included in Public Utility Zone.

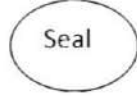
The said zone certificate is being issued subject to the following conditions:

1. Development permission shall be permissible on the said land area as per Integrated Development Control and Promotion Rules.
2. Before recommending development permission on the said land area, it shall be mandatory for the applicant/land owner as well as the developer to obtain no objection certificate/opinion from other departments as per the requirement of that case.
3. It shall be obligatory on the applicant / land owner to file objection from the concerned competent authority from time to time.
4. This zone registration cannot be produced as proof of ownership in any court.
5. While doing any development work on the subject site, it will be mandatory for the applicant / land owner to obtain legal permission for non-agriculture along with approval of the specific construction maps from the competent Revenue Officer, Town Planning Department, Ahmednagar.
6. In the future, if a new development plan / regional plan proposal is planned / proposed at the said place, there will be a change in land use.
7. The certificate is valid for one year or valid till period mentioned in clause no 6 whichever earlier.

8. Group number/share limits as well as sub-division of land shall not be the basis under the said zone certificate
9. If a river/stream passes through the proposed site, it will be mandatory to obtain a no objection certificate from the concerned department.
10. The Gat No submitted by the applicant along with the case. As there is a large variation in the scale and village map as well as the approved Ahmednagar regional plan map, if the land use certificate is changed by mistake, it will be obligatory on the applicant to get the certificate/correction.


The said zone registration is being given on the basis of the documents received along with the case. If the said documents are found to be false and misleading, the said zone certificate shall automatically be liable to cancellation. The total government fee of the said Zone Certificate is Rs.300/- (Rupees Three Hundred only) and this amount has been paid to the State Bank of India in respect of which the invoice number MH005635382-202424P dated 24/07/2023 has been paid

Yours



(Kuldip Patil)
Design Assisatnt
Office of Director, Town Planning,
Ahmednagar

English translation, verified from attached marathi letter.

TRUE COPY

D. M. NIGHUTE
NOTARY GOVT. OF INDIA
RAHATA, DIST. AHMEDNAGAR

