



N.A. L.R.C.C. 65/Case No.33/18-19

Jilla Seva Sadan  
Collector Office  
NA Breach of Conditions Branch  
Shroff Road, Rajkot  
Dt: 14/6/2018

Sub: Regarding determination of NA Assessment for Educational purpose to the land bearing in village Mahika of Rajkot Taluka R.S. No. 272 paiki 2 Land area adm. 6475-00 Sq. Mts. paiki proposed T.P. Road and Reservation total cutting land sq.mt. 2266-25 thenafter remaining land sq.mt.4208-75.

- Read:
1. Subsequent Application by applicant Shri Dhirubhai Pragjibhai Dhameliya, Rajkot Dt: 10/4/2018.
  2. Letter No. Prak/JMN-2/N.A./Regi.No.69/2018, Dt.18-5-2018 by the Deputy Collector, Rajkot City -2, Rajkot.
  3. Letter No. LAQ/Mahika/Vashi/Vashi/427/18, Regi.369/18 Dt: 23-4-2018 by Spl. Land Acquisition Officer, Rajkot.
  4. Letter from Dy. Collector Land Acquisition & Rehabilitation (Irrigation) Rajkot vide No. LAQ/C/N.A./ Regi. No.61/597, Dt: 17-4-2018.
  5. Letter No. JMN/NA/Mahika/Vashi/2858/18, Dt.3/5/2018 of Mamlatdar, Rajkot Taluka.
  6. Letter No. U.L.C./N.A./Fa.No. 96/18, Dt.5/5/2018 of U.L.C. Branch, Rajkot.
  7. Letter No. Ruda/Tek/Dev/Mahika/501/17/2360, Dated 16/4/2018 of Town Planner, Urban Development Authority, Rajkot.
  8. Letter No. Ruda/Tek/Dev/Mahika/501/17/699, Dated 31/1/2018 of Town Planner, Urban Development Authority, Rajkot.
  9. This Office order Dt.30-5-2018.
  10. Notification for reserved rights of this office vide No. DO/Rev/Powers/Vashi/1502/1537, Dt: 19/3/1993.
  11. Circular from Revenue Department of the Government vide No. LRC/10/2002/1640/K, , W.E.F Dt: 22/4/03 Conversion



tax and NA tax has been fixed.

12. Government Revenue Department, Gadhinagar Dt.1/7/2008 and Dt.8/4/2011 same resolution Sr.No. BKHP/1006/425/K.

**ORDER:-**

The holder of Village Mahika, Taluka Jetpur, Shri Dhirubhai Pragjibhai Dhameliya applied to convert the land in their land account in VF No. 8-A vide account No.654, R.S No.272 paiki 2 land area adm.6475-00 paiki proposed T. P. Road and Reservation total cutting land sq.mt. 2266-25, thenafter remaining land sq.mt. 4208-75 for **Educational purpose** as in Sr. No. 1 and in response to the application from the applicant No objection certificates were asked from the concerned departments which have been received from Sr. No. 2 to 7 as above and layout plan has been approved by Town Planner, Urban Development Authority, Rajkot as in Sr. No. 8 hereinabove.

Hence upon observing the letters from 2 to 7 hereinabove opinion is given to convert the said land into non agriculture for Educational purpose decided to non agriculture cess got opinion of related office, having not raised any objection against decided non agriculture cess of convert land for **Educational purpose** and the permission to use the land to as non agriculture bearing in Village Mahika, Taluka Jetpur, Shri Dhirubhai Pragjibhai Dhameliya applied to convert the land in their land account in VF No. 8-A vide account No.654, R.S No.272 paiki 2 land area adm.6475-00 paiki proposed T. P. Road and Reservation total cutting land sq.mt. 2266-25 thenafter remaining land sq.mt. 4208-75 under LRCC 65 is granted with the condition to abide with it. and as per read-10 notification I have got power and as per read-12 provision of resolution to below mentioned conditions permission granted to decided non agriculture cess of Education purpose.



Regarding subject to decided non agriculture cess for Education purpose as per particular of order read-9, as per this office letter 30-5-2018 and applicant application Dt.7/6/2018 (herein submit in this office Dt.11/6/2018) and said application is land sq.mt. 4208-75 for the Educational purpose permission for non agriculture government prevailing rules conversion tax amount, measurement fee amount and said land non agriculture cess, local fund and education cess amount paid in Government evidence submit herein as per below.

Non agriculture land measurement sq.mt. 4208-75					
Sr. No.	Particular	Conversion Tax / Non Agriculture Cess ( per sq.mt.)	Challan Receipt Date / No.	Amount Rs.	Place of deposit amount
1	Challa of conversion tax for the non agriculture purpose	Rs. 30-00	99 Dt.06/06/2018	1,26,263/-	S.B.I. Race Course Road, Branch Rajkot (Rupees One Lacs Twenty Six Thousand Two Hundred Sixty Three only)
2	Non agriculture cess, Local Fund and Education cess receipt	Rs. 0-25 paisa	53 Dt.06/06/2018	3,159/-	Talati record (Rupees Three Thousand One Hundred Fity Six only)
			55 Dt.06/06/2018	264/-	Talati record (Rupees Two Hundred Sixty Four only)
3	Challan of fess of measurement of non agriculture	As per prescribed by Land Record Office	66 Dt.06/06/2018	1,800/-	S.B.I. Racse Course, Branch, Rajkot (Rupees One Thousnad Eight Hundred only)

As per above particular submit challa of application and copy of receipt enclosed with this, which consider said agriculture land convert into non agriculture purpose for Educational Purpose with subject to non agriculture cess as per below mentioned conditions, which is binding to account holder and subsequent purchaser of land and house.

In the said land after implemented T.P. Scheme, in which changes will be binding to applicant and subsequent purchasers. In the said question land approved



layout plan by Town Planner, Urban Development Authority, Rajkot's letter No. Ruda/Tek/Dev/ Mahika/501/17/699, Dt.31/1/2018, in which mentioned all the conditions will be followed. Applicant himself bear expenses of road, light, water and rain water way and drainage. Before grant permission of construction on the said land, related officer verified land road, electric line, railway line, canal, construction boundary, line of control, approach etc. rules to be consider as per this construction / development permission will be given.

**Conditions:**

1. Measurement sheet issued by District Inspector of Lands Record on which mentioned boundary of original tippan. submit plan and lay-out plan should be approved by competent authority.
2. After starting construction plan will be approved before competent authority but without got non agriculture permission, applicant can not got this type construction permission.
3. Urban area when approved town planning scheme there construction done as per rule of G.D.C.R. and Zoning.
4. As per approved plan, vision of health and fitness will be made provision of away of dirty water.
5. Applicant to be consider whatever road under riban development rules to be maintain distance between middle part to construction, otherwise responsibility bear on applicant.
6. If permission demand of industrial purpose then before construction to be obtained necessary permission of District Industrial Officer and thereafter handle further procedure.
7. After getting necessary permission for non agriculture land from district



magistrate to do further action regarding construction of floor mill, cinema, touring cinema and theater.

After getting necessary permission non agriculture land from district magistrate to do further action for construction of petrol, diesel, kerosene, CNG, LPG pump.

9. After getting necessary permission non agriculture land from magistrate to do activity as per Indian explosive act and managing fire work, fire work factory.
10. If the disputed land is near the jail then at a distance should be left of 184 meter and construction shall have to done.
11. If the disputed land is near the Railway then at a distance should be left of 30 meter and construction shall have to done.
12. If on the disputed land and near wire of electricity - high-tension permission or below are their then to do construction as per observing the rule which are implacable.
13. If the land for which demand has been done for non agricultural and land is within the diagonal of 20 km then for height of the construction for which no objection certificate should be submitted. If the necessary from the airodram authority i.e. aviation authority and should observe the rules of civil aviation department.
14. If the land is within the India Air Force center then construction should be done 900 mt. away from the installation within the diagonal.
15. If the land is near the O.N.G.C. wall in this case to observe the concerning rules.
16. If the land is situated near Narmada Canal or irrigation circle then



propose construction should be maintain by the applicant and should observe the rules.

If necessary where under law of central government or state government which is a (protected monuments) has been declare than from old structure distance should be maintain 100 mt. from old structure and should observe the provision of present rules.

18. If necessary where as per rules of Indian Forest reserve land for forest protected for forest has been declared then to maintain a distance by applicant of the land for which to observe rules and regulations.
19. If necessary as per rule of wild life protection 1972 protected forest and national forest has been declared within this boundaries and area distance should be maintain and observe rules strictly.
20. For the said land of Rajkot Taluka, Village Mahika R.S No.272 paiki 2 land area adm.6475-00 paiki proposed T. P. Road and Reservation total cutting land sq.mt. 2266-25 thenafter remaining land sq.mt. 4208-75 for which permission for decided non agricultural cess given for Educational Purpose, can not do any other use except it. T.P. Road and T.P. Reservation land entry will be entered in the name of Government Account.
21. Regarding the said land lay out plan as per detail building plan and site - right alleviation plan for which from the date of order within three month shall get the sanction from competent authority and should complete construction within six months and will be completed within two years.
22. From the date of receipt of this order within 30 days should pay the measurement fees of the said land decided non agriculture land as per Government prevailing rules at district inspector land records, Rajkot office



- and to get the measurement and to submit the copy of sheet of measurement
23. To keep reserve common plot and that can be use only for public purpose except this not to do individual use or sale, mortgage, gift or auction nor to transfer and common plot and road land is joint ownership of stay in society or will be consider joint ownership of all the plot holder, in it does not any right of original owner.
  24. As per rules of provision of construction society and all joint use such as club, office, building, co-operative store, in common plot 1:6 part, construction area can be done by the plot holder. If they wish then to get permission, Common plot may not be constructed even if public plot is used for any purpose other than that.
  25. Can not do auction, gift or transfer by anyway or sale of road and common plot land.
  26. After complete compliance of condition no.22 of order and complete appeal period to prepare sanad in prescribed form, Mamlatdarshri, Rajkot Taluka will be send this office.
  27. Common plot and road with whole land non agriculture cess paid by original account holder till date of sale and after sale of plot, will be paid all the plot holder as per share.
  28. Non agriculture cess will be paid as per present decided rate and Government time to time decided rate.
  29. If got entry in adjoining non agriculture land that time consent will be obtain said land owner, if in place situated adjoining road that time also will be taken and it will be biding to applicant and subsequent purchasers, Road will be permanently open.



30. From time to time the terms of this amendment will apply from the Government.

The said land for the **Educational Purpose** Non agriculture cess will be collect 0.25 paisa per sq.mt. from dated 1/8/2017 and as per approved layout-plan, in detailed plot wise non agriculture cess decided as per statement enclosed with this. Non agriculture cess will be recover in nearest decimal.

32. For the said land any case is pending in Hon'ble Court it shall be binding to applicant and successive purchaser.

33. The said land layout plan approved by town planner and from this office permission granted for decided non agriculture cess of said land under section-65 of land revenue code, other matter will be implemented as per G.D.C.R.

Above non agricultural cess shall be registered in village and tehsil records and in sanad. Mamlatar, Rajkot Taluka shall be prepared Sanad Form No.M after completion of appeal period and shall send copy kept at village and tehsil records and applicant strictly follow above instruction, if fail in it then to consider breach of conditions and competent authority handle legal procedure.

Dispatched by  
Sd/-ill  
Mamlatar  
Non Agriculture  
Breach of Condition  
Rajkot

Round seal of  
Collector Office  
Rajkot

Signature (Dr.Rahul Gupta)  
Collector  
Rajkot District  
Rajkot

Round seal of  
Collector Office,  
Rajkot District



By regd. A.D

To, (With plan)  
Shri Dhirubhai Pragjibhai Dhameliya  
"Sambhav Complex,  
Office No.302, Arjun Park,  
Nanamava Main Road, Rajkot



Copy forwarded to

1. Asst. Collector, Rajkot City-2, Rajkot
2. Town Planner, Urban Development Authority, Rajkot
3. District Inspector of Land Records, Rajkot – To carry out measurement in the questioned land on the basis of the application by applicant and to submit evidences thereof.
4. Mamlatdar, Rajkot Taluka - to implement as per order. And to send certified copy derived from village record.
5. City Survey Officer, Rajkot
6. Tehsil Development Officer, Taluka Panchayat Office, Rajkot
7. Deputy Mamlatdar E-dhara, C/o. Mamlatdar Office, Rajkot Taluka - As per order regarding implement of non agriculture conversion's conditions as per statement-1 plot measurement, cess etc. entry entered in village record.
8. Talati, Mahika, C/o. Mamlatdar Office, Rajkot Taluka- implementation as per order and entry certified as per order, immediately sent to this office.
9. Schedule - 5 file
10. Record Branch of this Office

Enclosure to be annexed with the NA order of this office vide No.

NA/LRCC/65/Case No. 33/18-19, Dt: 14-6-2018 with Schedule-I

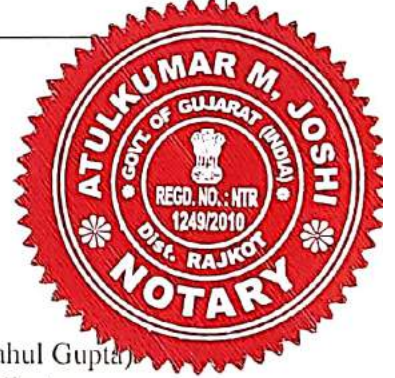
(less recover as Rs.0.25 paise in nearest decimal)

Plot Number	measurement Sq.Meter	Cess Amount in Rs.
SINGLE UNIT	3366.80	841.70

Plot Number	measurement Sq.Meter	Cess Amount in Rs.
SINGLE UNIT	3366.80	841.70
COMMON PLOT AREA	841.95	210.49
PROPOSED T.P. ROAD 7 RESERVATION	2266.25	0.00
TOTAL LAND AREA	6475.00	1052.19

Dispatched by  
Sd/-ill  
Mamlatar  
Non Agriculture  
Breach of Condition  
Rajkot

Round seal of  
Collector Office  
Rajkot



Signature (Dr. Rahul Gupta)  
Collector  
Rajkot District  
Rajkot



Translation authenticated by  
Gujarati into English  
*Abgosh*  
ATULKUMAR M. JOSHI  
ADVOCATE & NOTARY  
RAJKOT DIST

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