

PAPER ON REMOTE SENSING AND GIS FOR DISTRICT ADMINISTRATION SUPPORT SYSTEM

By

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बिनशेती परवानगीकामी महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम ४४ नुसार ठरवून दिलेल्या विहित नमुन्यातील अर्ज रु.५/- चा कोर्ट फी स्टॅम्पसह तीन प्रतित.

बिनशेती परवानगी ज्या जमिनीसाठी घ्यावयाची आहे त्या जमिनीचे सन १९७४-७५ पासूनचे आजपावेतोचे ७/१२ चे पिकपाहणी दर्शक उतारे. तसेच सन १९७४-७५ पासून ते आजतागायत ७/१२ वरील सर्व गा.न.नं.६(ड) च्या फेरफार नोंदी. सदरहू ७/१२ उतारे व नोंदी या शाईच्या स्वरूपातील एक प्रत व इतर दोन प्रति सक्षम प्राधिका-याने साक्षात्कृत केलेल्या असल्यात.

७/१२ सदरी असलेल्या सर्व सहधारकांचे नावे असलेल्या मिळकतीबाबतचा चालू तारखेचा खातेउतारा.

बिनशेती करावयाचे मिळकतीत म.न.पा. कार्यालयाने तातुपरता अभिन्यांस मंजूर केला असल्यांस त्या अभिन्यांसाची मुळ प्रत तसेच अभिन्यांस मंजूर केलेल्या पत्राची मुळ प्रत व इतर ३ प्रति वास्तुविशारद यांनी साक्षात्कृत केलेल्या.

बिनशेती करावयाचे मिळकतीत कुठल्याही प्रकारचे बांधकाम तसेच अतिक्रमण नसून सदरहू जागेवर जाणेयेणेसाठी पोहोच रस्ता असल्याबाबत संबंधीत वास्तुविशारद यांनी दिलेला चालू तारखेचा स्थळनिरिक्षण दाखला. तसेच सदरचेजमिनीत जाणे येणेसाठी लगतच्या जमिन मालकाची संमती

बिनशेती करावयाचे मिळकतीमध्ये अभिन्यांस तयार केलेला नसल्यांस, म. तालुका निरीक्षक मूमि अभिलेख यांचेकडील मोजणी नकाशा व ना.ज.क.म. कायदा १९७६ चे कलम ६(१) अन्वये दाखल केलेल्या प्रपत्राचा अंतिम निर्णय झाला असल्यांस त्या निर्णयाचेवेळी त्यांचे कार्यालयाने तयार केलेला मोजणी नकाशा.

बिनशेती परवानगी मागितलेली जमिन आरोग्यदृष्ट्या योग्य अशी आहे. सदरहू जमिनीवर तसेच जमिनीचे लगत प्रदुषणावर परिणाम होणारे व्यवसाय होत नाहीत.

सदर जमिनीचे इमारती बांधणेसाठी प्लॉट पाडलेले नाहीत आणि प्लॉट पाडून प्लॉटची मोजणी करून घेऊन व त्यांच्या हद्दी ठरवून त्यांची विक्री करणार आहेत. त्याचप्रमाणे जिल्हाधिकारी अथवा म्युनिसिपालीटी / महानगरपालिका यांनी घालून दिलेल्या नियमानुसार सदरहू जमिनीमध्ये रस्ते, स्ट्रीटलाईट, सांडपाणी वाहून नेणारी गटारे वगैरे बांधणार आहेत. सदरहू प्लॉट विक्री करतवेळी सनदेतील शर्ती व बिनशेती आदेशांत घालून दिलेल्या सर्वच अटीचे पालन करणार आहेत.

सदरहू जमिनीवर कोणत्याही प्रकारचे सरकारी कर्ज घेतलेले नाही व थकबाकी नाही.

सदरची जमिन कोणत्याही सार्वजनिक कामासाठी टाउन प्लॅनिंग स्किममध्ये राखून ठेवलेली नाही (किंवा अशा आरक्षित जमिनीवर विकासाची परवानगी देण्यांत आली असेल तर त्याचा पुरावा जोडला आहे)

सदरहू जमिनीमध्ये इतर कोणाचेही हक्क संबंध नाहीत. क्षसेच सदरहू मिळकतीबाबत कोणत्याही न्यायालयांत वाद प्रलंबित अगर प्रस्तावित नाहीत.

अर्जासोबत जोडलेले सर्व झेरॉक्स कागदपत्र हे सक्षम अधिका-याने साक्षात्कृत केलेले असले पाहिजेत.

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DASS - SPATIAL DECISION RULES

Roads Buffer Criteria For NA Permission Purpose



Reference -GR-RBD-1081/871/Raste-7 Mantralaya -32 Dated 9 march 2001

No.	Road type	Building Line(Urban and Industrial area)	Control line (Urban and Industrial area)	Building line (Non-Urban area)	Control line (Non-Urban area)
1.	Express Highway	60 m from center of road or 15 m from border of road whichever is higher.	60 m from center of road or 15 meter from border of road whichever is higher.	60 m from center of road or 15 meter from border of road whichever is higher.	60 m from center of road or 15 meter from border of road whichever is higher.
2.	National Highway	3-6 m from border of the road	37 m from the center of road	40 m from the center of the road	75 m from the center of the road
3.	State Highway and Major State Highway	20 meter from center of road or 4.5 m from border of road whichever is higher.	37 m from the center of road	40 m from the center of road	50m from the center of road
4.	Major District Road	15 m from center of road or 4.5 m from border of road which ever is higher	37 m from the center of road	30 m from the center of the road	47 m from the center of road
5.	Other District Road	12 m from center of road or 4.5 m from border of road	18 m from the center of road	15 m from the center of the road	30 m from the center of road
6.	Rural road	10 m from center of road or 3 m from border of road whichever is higher	14 m from the center of road	12 m from the center of the road	25 meters from the center of road

Reference - Modification GR-RBD- 1001/72/Raste- 7 Mantralaya Mumbai- 32, Dated - 7 Jan 2002

7.	Bypass Road for National Highway, State Highway and Major State Highway.	40 m from center of road	75 m from center of road	40 m from center of road	75 m from center of road
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* Control line is used for Factory, Cinema hall, Market and Godown
Building line is used for Residential -NA

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DASS - SPATIAL DECISION RULES

Criteria for MSEB Low ,Medium and High Voltage Lines

Reference-(As per the Indian Electricity rules -1956)-page 42

No.	Transmission line type	Criteria (m)
1.	For High Voltage lines up to and including 11,00 Volts (LTL)	1.2
2.	For High Voltage Lines above 11,000 Volts and up to and including 33,000 volts	2.0
3.	For Exta-High Voltage Lines	2.0 m + 0.3 m for every additional 33,000 volts or part thereof

Criteria for Railway line ,Railway Station,Jail,Crematorium

Criteria for Railway line

Reference - as per the standard application form provided by the Collectorate Nashik- "Maharashtra Land Revenue code 1966 sec 44(1)

30 m

DASS - GAOTHAN DECISION RULES

Criteria For NA Permmision for Extension from existind Gaothan

Criteria

Decision Rule

Remarks

**Village with
population < 5000**

NA Allowed upto '1000 m'
from the existing Gaothan
in phase manner (for 1st
year - '500 m' from 6th year
next '500 m'.)

Cut off date as per
regional plan publication
date . Permission verified
by Town Planning Dept.
as per MRTP Act.

**Village with
population > 5000**

NA Allowed upto '1500 m'
from the existing Gaothan
in phase manner (for 1st
year -'500 m' from 6-10
year next "500 m' from 11
th year next '500 m'.)

Cut off date as per
regional plan
publication date .
Permission verified by
Town Planning Dept. as
per MRTP Act.

DASS - NON-SPATIAL DECISION RULES

DECISION RULES FOR NON-SPATIAL DATA ELEMENTS

CRITERIA	CONDITION
NON-AGRICULTURE STATUS DECISION	"Y" or (1), NA = yes "N" = (0), NA = no
REGIONAL PLANNING ZONE DECISION	Total 16 categories click
LAND ACQUISITION DECISION	"Y" or (1), Land under Acquisition "N" or (0), Land not under Acquisition
URBAN LAND CEILING AREA DECISION	"Y" or (1), Under ULC "N" or (0), Not under NA status
PROHIBITED FOR MINING DECISION	"Y" or (1), Prohibited for Mining "N" or (0), Not Prohibited for Mining
MIDC AREA STATUS DECISION	"Y" or (1), Parcel Identified for MIDC "N" or (0), Not under MIDC Acquisition
SUBMERGENCE AREA DECISION	"Y" or (1), Parcel under Submergence "N" or (0), Parcel not under Submergence
FLOOD ZONE DECISION	"Y" or (1) Parcel under Flood Zone Status "N" or (0), Parcel not under Flood Zone
OCCUPANT CLASS STATUS DECISION	Occupant class category = 1 or 2 or 3



16 CRITERIA OF TOWN PLANNING

AGRICULTURE
RESIDENTIAL
INDUSTRIAL
COMMERCIAL
MINES AND MINING BELT
REVENUE GAOTHAN
DEFENCE
FOREST, FOREST AGRICULTURE
CANAL
LAND UNDER COMMAND OF CANAL
PUBLIC AND SEMI PUBLIC
PUBLIC UTILITY
TRANSPORT AND COMMUNICATION
STONE QUARRIES
IRRIGATION DAMS
WATER BODIES

[BACK](#)

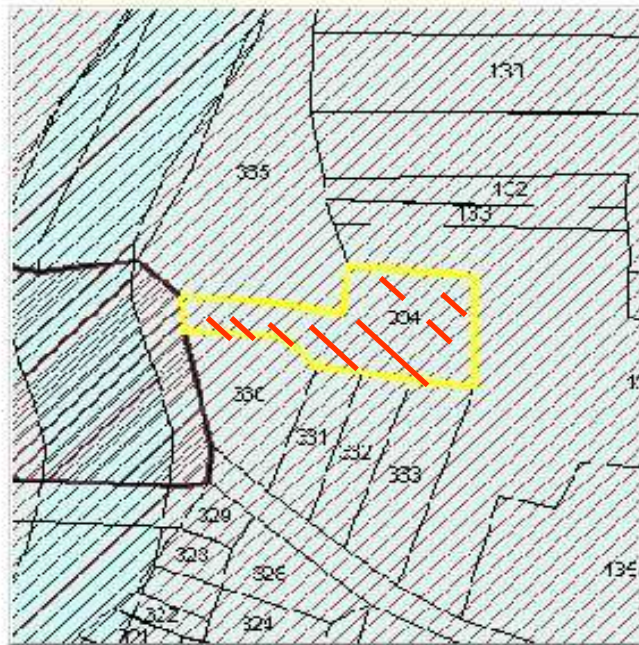
RURAL – TAHSIL DINDORI “NA ALLOWED”

Date: 13/11/2007 5:28:57 PM NA Order No:

Parcel No:- 334 Village :- Ambevani Tahsil:- Dindori District :- NASHIK

Decision for NA Permission Based on

Gaothan Expansion



Area (Ha)

- (1) Total Parcel Area 0.51
- (2) Area Inside Gaothan Buffer 0.508525

Parcel inside Gaothan expansion

Result: NA Allowed

Non-Spatial Categories

Category	Clearance
NA Status	YES
Regional Planning	YES
Regional Planning Category	Agriculture
Land Acquisition Status	YES
Prohibited Mining	YES
MIDC Area	YES
Submergence	YES
Flood Zone	YES
Occupant Class	YES

Occupant Class 1 Category

Result:- NA Allowed

Spatial Buffers

Buffer	Area (Ha)
Canal	0
MSEB 132 KV	0
MSEB 220 KV	0
Railway	0
NH	0
SH	0
MDR	0
ODR	0
VR	0
Total Area not in Buffer	0.51
Total Area in Buffer	0
Parcel Area:-	0.51
Parcel Area as per 7/12 Records	0
Village Area :	468.55

Result: NA Allowed

Final Result: NA Allowed

Residential

Remarks

Ownership Verification

NA ALLOWED

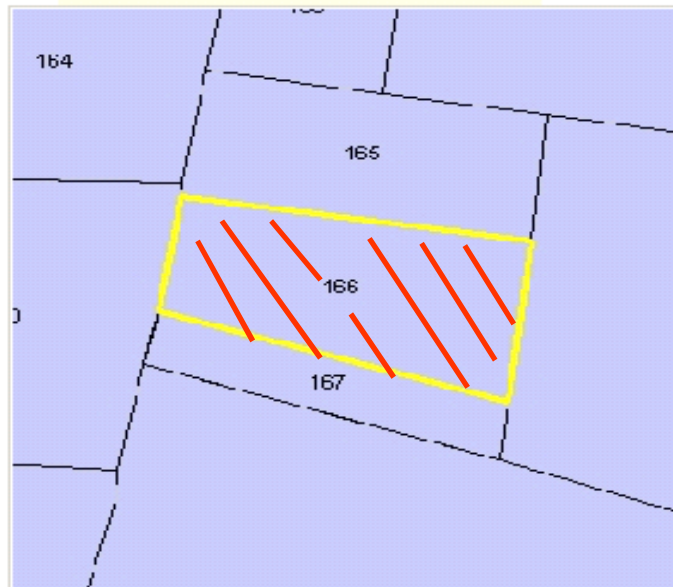
RURAL – TAHSIL DINDORI “NA NOT ALLOWED”

---Final Report on the NA Status Query after Checking all Criteria.---

Date: 13/11/2007 5:37:43 PM **NA Order No:**
Parcel No:- 166 **Village :-** Awankhed **Tahsil:-** Dindori **District :-** NASHIK

Decision for NA Permission Based on

Gaothan Expansion



Area (Ha)

- (1) Total Parcel Area 2.38
- (2) Area Inside Gaothan Buffer 0

Parcel outside Gaothan expansion

Result: NA Not Allowed

Non-Spatial Categories

Category	Clearance
NA Status	YES
Regional Planning	YES
Regional Planning Category	Agriculture
Land Acquisition Status	YES
Prohibited Mining	YES
MIDC Area	YES
Submergence	YES
Flood Zone	YES
Occupant Class	YES

Occupant Class 1 Category

Result:- NA Allowed

Spatial Buffers

Buffer	Area (Ha)
Canal	0
MSEB 132 KV	0
MSEB 220 KV	0
Railway	0
NH	0
SH	0
MDR	0
ODR	0
VR	0
Total Area not in Buffer	2.38
Total Area in Buffer	0
Parcel Area:-	2.38
Parcel Area as per 7/12 Records	0
Village Area :	1215.48

Result: NA Allowed

Final Result: NA Not Allowed

Residential
 Ownership Verification

NA NOT ALLOWED

Remarks

URBAN – ADGAON “NA ALLOWED”

---Final Report on the NA Status Query after Checking all Criteria.---

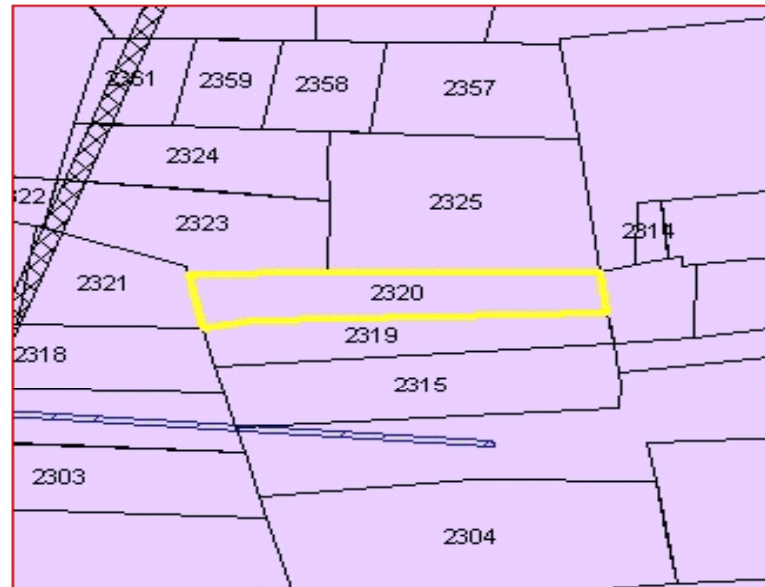
URBAN AREA

Date: NA Order No:

Parcel No:- Village :- Tahsil:- District :-

Non-Spatial Categories

Category	Clearance
NA Status	YES
Development Plan Status	YES
DP Category	Agriculture
Land Acquisition Status	YES
Prohibited Mining Status	YES
MIDC Area Status	YES
Submergence Status	YES
Flood Zone Status	YES
Occupant Class Status	YES
Occupant Class Type:	Occupant Class 1



Area not in Buffer:- 0.21 Ha
 Area in Buffer:- 0 Ha
 Parcel Area:- 0.21 Ha

Spatial Buffers

Buffer	Area(Ha)
Canal	0
MSEB LTL	0
MSEB 11kv	0
MSEB 33kv	0
MSEB 132kv	0
National Highway	0
State Highway	0
Major District Roads	0
Other District Roads	0
Village Roads	0
Railway	0

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Result:-

Result:-

Final Result:

Residential

URBAN – ADGAON “NA NOT ALLOWED”

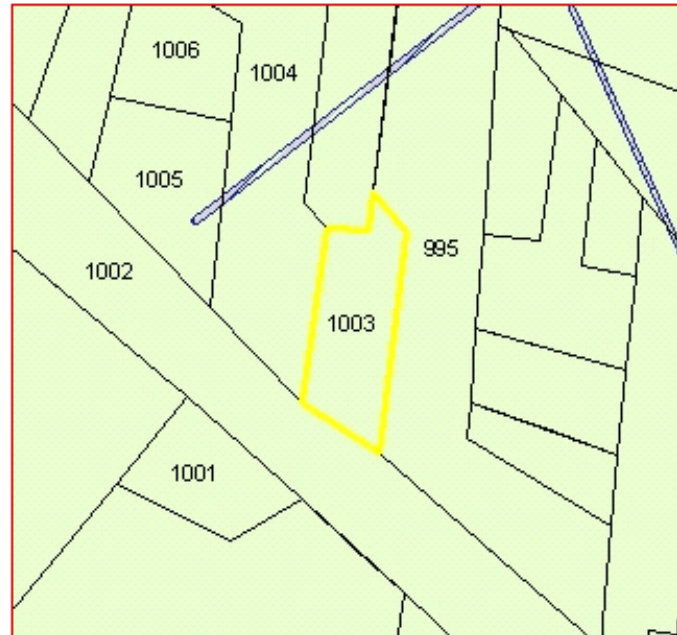
---Final Report on the NA Status Query after Checking all Criteria.---

Date: 11/19/2007 10:41:49 AM NA Order No:

Parcel No:- **1003** Village :- Tahsil:- District :-

Non-Spatial Categories

Category	Clearance
NA Status	YES
Development Plan Status	YES
DP Category	Agriculture
Land Acquisition Status	NO
Prohibited Mining Status	YES
MIDC Area Status	YES
Submergence Status	YES
Flood Zone Status	YES
Occupant Class Status	YES
Occupant Class Type:	Occupant Class 1



Area not in Buffer:- 0.2165 Ha
 Area in Buffer:- 0 Ha
 Parcel Area:- 0.2165 Ha
 Area as per 7/12 Records 0 Ha

Spatial Buffers

Buffer	Area(Ha)
Canal	0
MSEB LTL	0
MSEB 11kv	0
MSEB 33kv	0
MSEB 132kv	0
National Highway	0
State Highway	0
Major District Roads	0
Other District Roads	0
Village Roads	0
Railway	0

Result:- NA Not Allowed

Result:- NA Allowed

Final Result: NA Not Allowed

Residential NA NOT ALLOWED

Thank you

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