

THE' MAHARASHTRA TOWN PLANNING SCHEMES RULES, 1974

THE MAHARASHTRA TOWN PLANNING SCHEMES RULES, 1974 G. N., U. D., P. H., and H. D., No. TPA 1070/37713.W [i, daled 31st July iO/4 (M. G.. 1974, Exira, Pt. I-c.s., p, 123-32) by .G. N., U. D., and P.H.D., No TPA 1175/248/UD.7, dated 4th December, 1976 (M.G., 1976, Pt. l.c. S., P. 738) In exercise of Ill? powers conferred by sub-section (l) and clauses (xx) (o (xxxt), (xxxvii) and (xxxviii) of sub-section (2) of section 158 of 'she Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of . and of all other powers etiablig il in that behalf, the Government 1 966) of Malia rashlra herel)Y makes •the following rules, lthe same having been previously publiished as lquired by sub-section (J) oi lthe said section 1.58, namely RULES 1. Shod title.—These rules may be called ihe Maharashtra Tcwn• Plannino. Schemes Rules, 1974

2. Definitions.—In these rules, unless lite context requires otherwise,— (a) ' 'Aci" means the Maharashtra Regional and Town Planning Act, 1966 ; (b) "authorized officer" means the 01licer appointed by the State Government unter section 61 or section 63 ; (c) "Form" means a Form appended {o these illies ; (d) "President" means the President 01 the Tribunal ; "section" means a section of the Act ; (e) (g) 'C[nbL111al" means Tribunal ci Appeal constituted uncier section 75

3. The other jnanner o/ publication of declaration oi intention io make scheme under section 60.—

(I) The declaration of intention to make a town planning scheme published in the Official Gazette, under section 60, shall, a-along with a copy of the plan be published aiso by keeping a copy thereof open to Jhe inspection of the public at the head office of the Planning Authority, during office-hours. (2) A public notice of such declaration of intention shall alsca)e given in •the manner laid down in section 137, and such notice Shail also indicate that a copy of [he declaration along with a copy of the plan showing the area to be included in the scheme is kept' open for the inspection of the public at the head office of the Planning Authority during office-hours

4. Meeting of owners and framing of tentative A Plan-ning Authority or an authorised officer shall call a meeting or meetings of the owners of lands included in a draft scheme by issuing a public notice as Clause (f) of rule 2 by G.N. 01 4-12A976. 30 Maharashtra Regional and Town Planning Act, 1966

such owners and explain such meeting or meetings to the tentative proposals of the draft scheme for eliciting public opinion and suggestions thereon. The Planning Authority, or, as the case may be; the authorised officer shall record minutes of the meetings and may take into consideration all such suggestions made and objections raised on the proposals of the draft scheme before finalising the draft scheme in consultation with the Director of Town Planning. (2) At least three months before the expiry of the period for publication of a draft scheme under section 61, or where such period is extended the State Government under sub-section (3) of that section, three months before the expiry of such extended period, the Planning Authority, or as the case may be, the authorised officer shall complete the framing of the tentative proposals of the draft scheme, and forward the same to the Director of Town Planning for consultation. The Planning Authority or the authorised officer shall finalise the draft scheme after such consultations and publish it before the expiry of such period in the manner laid down in rule 5j. O. -Publication of the draft scheme as published in the Official Gazette, shall also be published by keeping a copy open for the inspection of the public at the head office of the Planning Authority during office hours. (2) A public notice of the publication of the draft scheme shall be given in the manner laid down in section 137, and the notice shall indicate a copy of the draft scheme has been kept open to the inspection of the public at the head office of the Planning Authority during office hours. The said notice shall also announce that, if within thirty days from the date of publication of the draft scheme in the Official Gazette, any person affected relating thereby communicates in writing any objection or suggestion to such draft scheme. The Planning Authority or the authorised officer shall consider such objection or suggestion. 4. Contents of draft scheme.—A draft scheme shall contain also the following particulars in addition to those specified in clauses (a) to (g) of section 64, namely : (i) An index map on a scale not smaller than 1 to 10,000 showing,— (a) the area included within the scheme and the surrounding lands within a reasonable limit on all sides of such area; and (b) all existing roads and means of communication and other important physical features. (ii) a plan on a scale not smaller than 1 to 2,500 showing the original plots with identification numbers and all existing buildings and structures thereon ; (iii) a plan on a scale not smaller than 1 to 2,500 showing the original plots and indicating the manner in which it is proposed to alter the boundaries of the original plots; (iv) a plan on a scale not smaller than 1 to 2,500 showing the boundaries of the final plots as they will appear after the final scheme is executed, with their numbers, and illustrating as far as possible by means of colours, letters and explanatory notes or in some other convenient manner the provisions of the scheme, such as use, zones, sites reserved for public use, public buildings, public utilities and services, public utilities and services and other important provisions of the scheme, as may properly be illustrated in the plan, (v) a redistribution and valuation statement in Form showing the estimated amounts to be paid to, or by, each of the owners of plots included in the scheme. (vi) a copy of the estimates of all works contemplated in the scheme and a statement of the approximate period in which the respective works shall be completed. (vii) a statement in

Form 2 explaining the finance of the scheme as estimated

7. Form of commencement certificate under section 69.—The commencement certificate to be granted under clause (a) of sub-section (I) of section 69 shall be in Form 3.

8. Manner of inquiry under sub-section (4) of section 69.—(1) A Plan- a notice in writing upon any person contravening any of the provisions contained in section 69 informing him of its intention to hold an inquiry in respect of such contravention. Such notice shall specify the nature of the alleged contravention, and call upon such person to show cause why action should not be taken for— (a) stopping development in progress ; or (b) removing, pulling down or the building or other (development; or (c) restoring the land to its original condition. The notice shall specify a date (not earlier than seven days from the date of its service) for hearing the case, and also inform such person that he may give a statement in writing on or before the date fixed for the hearing, if he so desires. (2) The Planning Authority, if it considers it expedient so to do, may appoint a committee of not less than three of its members to hear such cases. (3) The Planning Authority, or as the case may be, the committee appointed under sub-rule (2) shall consider, the statement, if any, received from the person served with the notice, give such person an opportunity of being heard and to produce evidence, if any, and shall record the minutes of inquiry so held. Where the inquiry is held by the Committee, it shall submit its report to the Planning Authority for decision. The Planning Authority shall record its decision with reasons therefor, and communicate the same to the person served with the notice before taking any action envisaged in clauses (a) to (c) of sub-rule (1).

9. Inquiry procedure where ownership is disputed under section 71.—(1) The officer holding an inquiry into a disputed ownership of land under section 71 shall, while the inquiry is proceeding, record a minute of the proceedings including the material averments of the parties interested, the material parts of the evidence, the decision and the reasons for the decision. He shall commence the inquiry within one month of the date of his appointment under sub-section (i) of section 71 and complete it as far as practicable within three months from the date of commencement of such inquiry.

10. Maharashtra Regional and Town Planning Act, 1966 (2) Such inquiry shall be held in public and seven days' notice of the inquiry shall be given to the parties to the dispute. (i). Qualifications of Arbitrator appointed under section 72.—A person to be appointed as Arbitrator under sub-section (I) of section 72 shall possess at least one of the following qualifications, namely (a) A degree in Town Planning or Estate Management from any University recognised by the State Government in this behalf, and experience of at least 2 years in town planning or valuation of lands and buildings or estate management; or (b) A diploma in Town Planning or Valuation of lands and buildings or Estate Management from any Institute recognised by the State Government in this behalf, and experience of at least 2 years in the town planning or valuation of lands and buildings or estate management ; or (c) A degree in Civil Engineering or a degree or diploma in Architecture or any other qualification which in the opinion of the State Government is equivalent to such degree or diploma, and practical experience of not less than 4 years in town planning or valuation of lands and buildings, or in both. Appointment of Arbitrator to be notified, The State Government shall publish in the Official Gazette, the appointment of the Arbitrator made under section 72 and shall forward a copy of the notification to the Planning Authority concerned. The Planning Authority shall, immediately on receiving a copy of such notification, post up at the office of the Planning Authority, and in some prominent places in the area within its jurisdiction

12. Ass:s/üEc,' b!) Plant'!/l'd Plannilig Aulh01üiy shall render ali reasonable assistance to the Arbitrator and shall ailow Ilim to 13.Procedure to be followed by under sub-section (,3) o/ section 72.—(1)

The Aibitratör shall publish a notice in the ()ifical Gazel{c, and also in one or more iocal newspapers Ilhaving wide circulation) of the date Oil which he wiii conunence his dutieé, and shall state Illerein, lthe time limit of sixty days within which the owner oi any property or righ.t. which is injuriously affected by the making of the scheme shall be entitled under section Io Illake a claim for compensation before him.

Such notice shall posted in prominent places at' or near the area comprised in the scheme, and at the offices of the Arbitrator and of the Planning Authority. (2) The Arbitrator shall, after the date fixed in the notice giyenfunder sub-rule (I), carry on his duties, as far as possible, on working Gays and cluu-ing working hours. (3) .Bei01Q proceeding to deal in detail with any land, building or plot' or any other particu;ar included in the draft scheme to bc dealt with, the Arbitrator shall seryc• a special notice of at least three clear days upon every person inteleted ill such lafid; building or any such particular. Such special notice shall also be posted at' the office oi the Arbitrator. Such notice shall be given in



Form 4. Added; by G. N. of 4-12-1976. Maharashtra Regional and Town Planning Act, 1965 33 (4) The Arbitrator shall give all persons interested in any plot plots affected by any particular proposal of the draft scheme, sufficient opportunity of being heard, and stating their objections or suggestions and shall not give any decision till he has duly considered their representations, if any. (5) The Arbitrator shall record a brief minute setting out the points at issue, and the necessary particulars, and shall give a decision with reasons therefor. All such minutes shall form part of the scheme. (6) The Arbitrator shall record and enter in the scheme every decision given by him under the relevant clause of sub-section (3) of section 72. (7)

The final scheme drawn up by the Arbitrator shall include the particulars specified in rule 6. (8) The component parts of the scheme shall be so arranged that they may be readily referred to in connection with the map, and plans forming part of the scheme. (9) The Arbitrator shall publish the final scheme drawn up

by him by keeping a copy thereof open to the inspection of the public during office hours -at-his-office- and the Local Planning Authority. He shall also publish a notice in the Official Gazette and one or more local newspapers of such publication of the final scheme drawn up by him. The Arbitrator shall communicate in Form 5 the decision taken by him in respect of each plot to the owner or person interested. The Arbitrator shall also inform the President of the Tribunal about the publication of the final scheme by him



14. Constitution of Tribunal under section 74 Within one month from the date when he receives from the Arbitrator applications under section 74 for reference to the Tribunal, the President shall appoint and communicate to the State Government the names of two Assessors under sub-section (3) of section 75. (2) Where the Principal Judge of the Bombay City Civil Court in Greater Bombay, or the District Judge, elsewhere decides to recommend to the State Government the appointment as the President of some other Judge, such recommendation shall as far as feasible be made within one month from the date of receipt from the Arbitrator of applications under section 74 for reference to the Tribunal. (3) The President appointed by the State Government on the recommendation of the Principal Judge of the District Judge, as the case may be, shall appoint two Assessors under sub-section (3) of section 75, and communicate their names to the State Government within one month from the date of his appointment. (4) Within one month from the date on which the communication from the President about the appointment of two Assessors is received, the State Government shall publish in the Official Gazette, a notification appointing the President and Assessors as members of the Tribunal and intimate the appointments to the Planning Authority concerned. (5) The Planning Authority concerned shall give publicity to the constitution of the Tribunal by pasting up the copy of the notification appointing the Tribunal at its office and in some prominent places in the area within the jurisdiction of the Planning Authority.

15. Procedure of Tribunal. (1) No business shall be transacted by the Tribunal, unless all the members are present. (2) Where any assessor of the Tribunal ceases to act for any of the reasons specified in sub-section (6) of section 75, the Tribunal shall proceed with any business in hand as soon as a new assessor is appointed, and it shall not be necessary to transact any business de novo by reason of such appointment of a new assessor. (3) The Tribunal shall record reasons in writing in any case where the decision of the Arbitrator under clauses (iv) to (xi), 'both inclusive, and clauses (xiv), (xv) and (xvi) of sub-section (3) of section 72 is 'confirmed, reconsidered, varied or modified or rejected by the Tribunal. (4) On receipt of the application for reference from the Arbitrator under section 74, the Tribunal shall give such notice as it deems sufficient to the parties concerned. (5) The Tribunal shall meet and adjourn as it thinks proper with a view to the despatch of business and shall give its decision under sub-section (1) of section 79 as early as possible within a period of six months from the date of its constitution: Provided that, the President may extend, in good and sufficient reasons, period not exceeding six months under sub-section (1) of section 79 to Government. Notice by Arbitrator [or taking advance possession of land under section 83] — A notice by the Arbitrator under sub-section (3) of section 83 shall be in

Form 6

17. Publicity Qi notification regarding sanction to 'final scheme.—The notification under section 86 shall be given publicity also by means oi an advertise:ncllt in one or more local newspapers l[having wide circulation]. and by pasting copies of the advertisement in or near the area Included in the scheme and at the office of the Planning •Authority

18. Correction of Survey, Records.—When d. final scheme is sanctioned by the State Government.under sub-section (I) of section 86, the Plar:liing Authority shall forward a copy of the scheme to lthe Superintendent o! Land Records for the purpose of correcting the survey records

19. Procedure hor eviction under section 89.—For eviction under section 89, thO Plznning Authority shall serve a notice upon the person to be evicted requiring him to vacate the land, within such reasonable fill {e (which shall not be less than 30 days from 'thekdate of service thereof) may be specified in the' notice. If the person to be evicted fails fo compb' with the requirement of the notice, the Planning Authority Shall take steps through a duly authorised officer to remove .suCh perso!l; and in case the said officer is opposed or impeded, take fill ther• action as provided sub, section (2) of section 89 in evicting such .person or taking possession of the land from such person



20. Notice of final scheme.—Before removing, pulling down or altering any building or other work or executing any work under sub-section (1) of section 90, the Planning Authority shall serve a notice on the owner or occupier of the building work, as the case may be, by G. N. of 4-12-1976. Maharashtra Regional and Town Planning Act, 1966 calling upon him to remove, pull down or alter such building or work or execute such work within such reasonable time (which shall not be less than 30 days from the date of service thereof) as may be specified in the notice intimating him the intention of the Planning Authority to do so on failure to comply with the requirement of the notice.

21. Variation of scheme. Any Planning Authority making an application for the variation of a scheme to the State Government under sub-section (1) of section 91 shall state in such application all the particulars in respect of the variation to be made. (2) If such variation affects any of the items in Form I or 2, an Extract I and a revised statement in



Form 2 together with a plan showing the change or changes proposed to be made, shall be sent to the State Government in duplicate along with the application referred to in (3) [the draft variation shall also contain the other particulars as provided in rule 6 so far as may be applicable]. The draft variation Publication 01 draft of variation 01 22. under section 91 shall be published by keeping it open to the inspection of the public at the head office of the Planning Authority during office hours and by giving a public notice in the manner laid down in section 137. The said notice shall indicate that the draft variation has been kept open to the inspection of the public at the head office of the Planning Authority during office hours. The said notice shall also announce that, if within one month from the date of publication of the draft variation, any person affected thereby communicates in writing any objection to such variation to the State Government, the objection shall be considered by the State Government. Such person shall also send a copy thereof to the Planning Authority.

23. Time limit for payment under section 105.—The period within which the owner of a plot included in a final scheme shall make payment to the Planning Authority under section 105 shall be six months from the date on which the owner is directed by the Planning Authority to make payment.

24. Time limit for payment by Planning Authority under section 10b. The Planning Authority shall make payment due to any person under rule 10b as provided under section 106, as far as possible, within three months from the date on which the final scheme as sanctioned by the Government comes into force.

25. Procedure of Tribunal under section 109.—The procedure to be followed by the tribunal under sub-section (3) of section 109 shall be as provided in rule 15 so far as may be applicable.



26. Access to documents, etc., relating to final town planning scheme.- (J) All documents, plans and maps relating to any final town planning scheme which is deposited with the planning Authority shall be kept open public inspection at the head office of the Planning Authority for a period of six months from the coming into force of such scheme. 36 Maharashtra Regional and Town Planning Act, 1966 (2) The Director of Town Planning; or any other officer from the Planning and Urban Development Department as may be appointed by him in his behalf or such officer as the State Government may by an order in Writing direct, may, on an application of an owner of, any plot included in the final scheme. issue a certificate in



Form 7 cii in the area and boundaries of a reconstituted plot, the nature of the tenure of, and of the owner's-
title name of the person to whom the plot has been allotted under the final scheme



27. Repeal and saving.—(1) The Bombay Town Planning Rules, 1955, in so far as they relate to the town planning schemes, are hereby repealed except as respects things done or omitted to be done. i Maharashtra Regional and Town Planning Act, 1947 | n s 103 JO fupq 'EUMO JO (+) ut 01 J pucutop •sumpos opuur aq o) 110! Inq 1 J 1 uoo (—) t 10! pnpop JO (+) 01 JO 20d 00!) nq! ll uoo (q) 01 utut 1 103) (—) uogcsuadwo 1 1 isunpnns JO a,ysnpuj (9) 01 •sunpnJls JO m 10171 (D) OI JO o,ysnpul (0) 6 •soJnptuis JO 01 soouauaJ0] (q) 6 go (v) 6 •euv S •JaqujnN L (0) 9 •sanpn.ns JO amen 1966 37 O •eo. 1V •nqtunN Korans •puel JO anual JO (q) E 38 'Mahargslir.a IRégicpaL; and • Town Planning Ac(, 1966



and particulars of such a claim for compensation for injurious affect;ion withlll sixty days from receipt of this notice to enable the undersigned to determine the same as required under clause (xvi) of sub-section (3) of section 72 of Maha- rashtra Regional and Town Planning Act, 1966. Any person interested in any land or matter included within ttle above draft scheme is advised to see the copy of the scheme and plans which are available for inspection at the office of the Planning Authority ur at theu office of the Arbitrator during office hours, Arbitr alor 19 Dated Address of tlr Arbitrator. 42 Maitaraslframegiooal and Town Planning Act, 1966 FORM 5 ISée fille 13 MAHARASHTRA REGIONAL AND 'TOWN PLANNING Acr, (MAH. XXXVII OF 1966) Serial No. Town Planning Scheme, . Extract from the finai scheme as published by the Arbitrator, a notice of which dated the , has appeared on Pdges of Parl 11 of the illaharaslltra Govetqunent Gazelle, dald is hereby communicated to the reputed owner Shri/Smt.. Value (1) Original plot : area *Ofiginal Value per Rs (2) Final : üt•ea *Semi-firiâl value per-.....,-v.-m s *Final value per (3) Compensation under section 100 dile : Conlr;bulion under seclion IOG due from you ; (4) incretnent under seclio11 9S (5) Increment at contribution under section 99 at pel ceni Wilhoul Structure (X3)AX2) Rs. Structure (YI) . %dltion 1m (+) •or deduction ironl (—) contribution to be made under other sections. Iry vow.... (7) Xel paæ:able,— to you. To ARBITRAVOR. Aeopy of the final scheme including the plans as drawn up by the Arbitrator will be opened for inspection at tne office of the Arbitrator and the head office oi the Pla911irz Authority. . . during oajce hours on week days. Sections 73 and 74 of the Maharashtra F.egional and Towa Plonning Act. IQE5 reproduced hereunder for information. SectZ11 73.—Except in matters arising out of clauses (iv) io (xi) bolli it:clusive. and clauses Viv), (xv) and (xvi) Of sub-section (3) cf section 72, every de•istoa Of the Arbitr&r shall be final and conclusive and building on all parties including the Planning Secfinr Any decisions of the Arbilrator under clauses (iv) to (xi), inCl+ sicc aziciauses (xiv), (xv) and (xvi) of sub-section (3) of sub-section 72 shall be iortt- with mmmunicated to [he party concerned including the Planning Authority; any party 2Kgrieved by such decision may, within two from the date of cornllllaicalioa of the &cision, apply to lbe Arbitrator to make a reference to the Tribunal o! Appeal lor decisior.of the appeal. (2) provisions oi sections 5, 12 and 14 of the Indian Limitation AG, 1963' Shail apply appeals submitted under this section. *Original value means the value of the original plot without reference Io any impressment contemplated in the scheme [Clause (f) of sub-section of section 97). t.Seui,,final value means the value of the final plot without reference to any ithprovements onteuüted in the scheme, other than improvements due Io alteration ci its boundaries, .g.. of the final plot as a result of improvements in its shape [Clause (j) - of sun- séttl iQ1i of section 971. reference /. Ille value means the value of the final Piot '.kith completed corten*ated in the scheme on the assumption that the scheme has oeen 08). Q) Maharashtra Regionai and Toten Planning Acl, 1966 FORM G (See tLiie 16) i43 Notice under Aëub-section (3) of section 83 of the Maharashtra Regional and Town Plannng Act, 1966 TOWN PLANNING SCHEME . WHEREAS, the Draft Town Planning Scheme No. Municipal Council a:} submitted by the e.. Municipal Corporai.ioti *has bf,en sanctioned under Government Notification, Urban Development Public Health and Housing Department, No. . dated published in the Maharashtra Government Gazette, Part I, dated ... at page P) at . (0 AND WHEREAS, ... 0) Municipal Council -Alaviw thoug!It it necessary, in the public interested to undertake forthwith lthe work ' of (hereinafter referred to as the said work) , as included in the said draff Town Planning Séheme, has applied [o the State Gove.-n- ment under sub-section (l) oi section 83 oi the Maharashtra Regional and Town Town Planning Act, 1966 (hereinafter referred (o as the said Act), through the Al bitrator Io vest in it the lands required as more speci- jically described below ; AND WHEREÁS, the State Government having been satisfied that it is urgently necessary in the public interest to empower the . Municipal Council to enter on ttle land ior the purpose of executing -Municipal Corporation lthe said work, have directed the undersigned under Government Notification, Urban Development, Publid Health and Housing Department, No. dated . lthe MGharashtra Government Gazelle , which has been published in . Division supplement, dated . . at page (s) No . to take possessio11b0f such lands under sub-section (2) of section 83 of the said Act, f NOTICE is hereby given Io you* under sub-section (3) of section 83 of Act to hand over possession of the below mentioned lands to ihe undersigned or to the person authorised by the undersigned, 011, ... 19 . a, IT)/.p. m. Uillder section 85 of the said Act yon are entitled to interest at the rate 01 4 per cent, per annum on the amount of compensation payable to you under [he said Act in respect of the said lands from the date on which lthe possession is taken till the dale on which amount of compencation is Municipal Council pa:tl to

you by the said- -Municipal Corporation - Maharashtra Regional and Town Planning Act, 1966 Please note that if the possession is not delivered on the (date specified above, the land designated shall take the lands and shall hand over- Municipal Council. If the undersigned is opposed the land to the said Municipal Corporation or impeded in taking possession of the lands under section 83, the delivery of possession of the land shall be secured through the Commissioner of Police/District Magistrate as provided for in section 84 of the Act. Description of the land :— Land out of S.J.C.T.S. No. measuring about Shown as O. P. No. Acres/hectares/square metres required for the purpose of . ' as demarcated on site. Arbitrator, Town Planning Scheme, ... NG Dated . Address Regional and Town Planning Act, 1966 FORM 7 (See rule 26 MAHARASHTRA REGIONAL AND TOWN PLANNING Certificate of Tenure and Title .45 Town- Planning Scheme., No, .. Public Health and Urban Development, Housing Department, No published at page dated Division Supplement, Final Plot No. - Reputed-owner— - Lésor . Lessee . Period of lease . dated the and Certificate of the 'Maharashtra (MUCI Gazette, declares or sq. metres Area . from SKETCH OF FINAL PLOT No.. (Here enter the sketch) I. Boundaries.—Bounded On the North by 11. Q) South by East by and West by Tenure.—Occupant Class I, Occupant Class II or Government lessee Of inasmuch as the case may be (Title will be the same as the tenure—or the tenures of the original plot or original plots in lieu of which the final plot or final plots are allowed). there are different tenures for different portions of the whole plot these will be shown on the plan divided by chain line). Title.—(Here describe the nature of owner's title as found by the Arbitrator or Special Officer under section 71 of the said Act). the owner of the Plot has any special right (such as transferred to this final plot from the original plots or any new rights given to him under the scheme, there may be entered here). and Town Planning Act, 1966 - Disabilities. —(Rights of any other owner or person over this plot such as mortgage or encumbrance, etc., enter 'd here). The above plot shall be held subject to all the restrictions and regulations specified in the above 'Municipal Planning Scheme, and as regards assessment subject to the provisions of (the Maharashtra Land Revenue Code, 1966 (Mah. XLI of 1966) and of the rules and orders from time to time issued thereunder. No person shall institute or change the use of the above plot or building thereon or carry out development on the above plot, except with the necessary permission from the Commencement Certificate from the Planning Authority having jurisdiction over the area at any time and in accordance with the provision of the said scheme. The same may apply to the Collector to have 'the amount'. and nature of the assessment and the period of. guarantee shown on the certificate. The Collector- (4) declare that the endorsement shall ;assessment is, except in the case of inasmuch as liable to ' revision should the land be appropriated to any non- agricultural use under section 67 of the Maharashtra Land Revenue code, 1966 (Mah. XLI of 1966). Any other special regulation in respect of the above plot. This certificate is granted under rule 26 of the Maharashtra Town Planning Schemes Rules, 1974, as prima facie proof of the tenure and title of the owner above named, and shall be valid unless declared otherwise by a decree of a civil court within the period of limitation. from date hereof (section 71), by and under the hand and seal of the Director of Town Planning, Maharashtra State, Poona/..... .. till One 11104. and nine day of hundred . and . Director Town Planning, Maharashtra State, Poona. Note.--Figure of a circle with word "seal" printed inside at the end of the Form - 3. A attached 6 inserted by G. N. of 4 & 1976. 4'