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IN THE COURT OF MR. V. S. GOVILKAR, JUDGE
OFFICE AKOLA.

1. Revenue Case No. HAP/34/Thari dated 4/10/31-33

2. Applicant : President Gajanan Mahraj Co-op. Housing Society Akola.

(ORDER)

(Passed this 11th day of Sept, 1934)

The application is made under section 4(1) of the Maharashtra Land Revenue Code 1933 by the applicant President Gajanan Mahraj Co-op. Housing Socy. Akola for permission to convert agricultural land measuring 8 acres of land from V.C. No. 30/1 of village Thari District 74 and District Akola for non-agric. purposes i.e. for residential purpose.

2. The applicant has furnished the following documents alongwith the application.

own Planning and Valuation Deptt.

AKOLA BRANCH

ward No. 3071

16/7/33

No. ---

1. Copy of Map passed in H.C. No. HAP/34/Thari
31.10.31

2. Copy of Sale deed dt. 5.11.30 and
dt. 13.12.30.

3. Registration Certificate of the Housing
Socy. dt. 4.11.31.

Part to
ADP
E-1
JRM
JRM
JRM

3. In the instant case my predecessor, has passed layout in H.C. No. HAP/34/Thari Pt. Akola/71/30-31 on 31.3.32, but the applicant society has furnished a revised layout by changing open space. On receipt of the revised layout furnished by the applicant society, it was again referred to the Assistant Director of Town Planning, Akola for his fresh opinion who in turn has approved the revised layout as per his letter No. 558/conv/Thari/371 dt. 9.3.34.

4. The land to be converted falls out of the purview and as such the non agricultural assessment at the rate of Rs. 30.14 paise per B. g. meter shall be charged subject to revision of assessment.

(21)
3.6

3. After going through the case sheet, I see no objection about permission to convert the said land.

4. I therefore, under section 4(3) of the Maharashtra Land Revenue code, 1958, grant permission to the applicant to convert agricultural land situated 2.01 acres from S.O. No. 50/1 of village Dhori or, Unstambha and Distt. Akola for non-agricultural purpose i.e. for laying out the residential plots subject to the following conditions:

1. The applicant shall use the land only for which permission is granted.

2. The applicant shall pay the non agricultural assessment as shown in statement 'A'.

3. The applicant shall convert the land within one year and commence to this court at Tumalida, Akola, the date of actual commencement of non-agricultural use within thirty days from such date, failing which the applicant shall be liable for payment as per rule 6 of the Maharashtra Land Revenue (Conversion of Use of Land and San April/April 1958).

4. The applicant shall not modify, alter or make any change in the approved layout without prior permission of this court.

5. No plot shall be further subdivided without prior permission of this court.

6. The following rules shall be observed while proposing construction in the layout plots:

	Front	Side	Back	
1)	15	7 1/2	10	For plots having area 3000 sq. ft. to 5000 sq. ft.
2)	10	5	10	For plots having area 1000 sq. ft. to 3000 sq. ft.

The corner plots front margin from both the sides of road shall be 10 ft.

6. The built over area in each of plots falling under the category (i) above shall be not more than 1/3 rd of plot area subject to 2,5,1,1 in case of plots falling under category (ii) above the built over area shall not exceed 4/10 th of plots area.

7. The layout shall be properly demarcated on site in co-ordination with layouts of surrounding lands already approved and demarcated on site and in co-ordination with the existing roads and lanes etc. After demarcation of the layout final approval shall be obtained from the office of the Asstt. Director of Town Planning & the local authority to the layout plan prepared on the basis of demarcation on site.

8. The roads and drainage shall be constructed first as per specifications and handed over to the Gram Panchayat, Thari Bazar, prior to the disposal of plots;

9. The land reserved in layout as open space shall be permanently kept open free from any structure for the public use and shall be vested with local authority free of cost.

10. The building plans of the proposed construction in the layout shall be in accordance with prevailing rules and the same shall be got approved prior to undertaking any construction work.

11. The arrangement of water supply and drainage disposal shall be made in such a way so as not to create insanitary condition in the surrounding area.

(25)

12. The breach of any of the conditions mentioned above or otherwise shall result in revocation of the permission and imposition of penalties as provided under section 18 of the Maharashtra Land Revenue Code 1902.

13. It shall be lawful for the Sub-Divisional Officer, Akola or by any other officer authorized by him to direct the removal or alteration of any building or structure erected or used contrary to the condition of the grant of this permission and on such removal or alteration not being carried out within the stipulated time to get down and to recover the cost of such operation from the owner or occupant of the plots as an arrears of land revenue.

14. The land, in question, falls out of the Municipal Council's jurisdiction hence the conversion fee shall not ^{be} leviable.

15. The building bye laws of the Akola Municipality shall be binding.

16. The conditions imposed by the A.P.D. Akola vide his No. 2044/Comm/Genl/Secy-2, Akola must be followed.

Vandhakar
Sub-Divisional Officer,
Akola.

Copy with compliments to the Director of Town Planning, Akola for information.

Copy forwarded to the
1) The Inspector, Akola,
2) Talathi Thari Marking,
3) The applicant

Vandhakar
Sub-Divisional Officer,
Akola.

(12)

STATEMENT 1A

Statement showing the non-agricultural assessment to be charged in Revenue Case No. 152/34/Umari Umarekha/26/92.83.

Sl. No. Area in Sq. Meter : Non Agril assessment @ Rs. 80.14
paise per sq meter is charged.

1)	806	70.74
2)	253	35.42
3)	298	36.12
4)	259	36.56
5)	260	36.70
6)	260	36.70
7)	258	36.12
8)	259	36.56
9)	263	36.82
10)	274	38.36
11)	275	38.50
12)	277	38.78
13)	277	38.78
14)	276	38.64
15)	276	38.64
16)	276	38.64
17)	195	27.30

Total:-

Vandhakur
Sub-divisional Officer,
Kola.

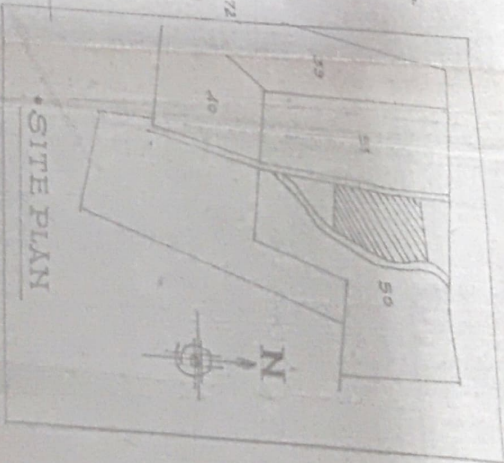




APPROVED LAY-OUT

LAY-OUT PLAN
SCALE - 1" = 41 1/2'

SITE PLAN



SCALE - 1" = 330'



AREA STATEMENT.

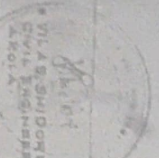
- * TOTAL AREA ABCDEFG : 71957 SFT
- * AREA UNDER OPEN SPACE (10%) : 7275 SFT
- * AREA UNDER RESI- PLOTS : 50400 SFT
- * AREA UNDER ROADS & LINES : 14282 SFT

SCHEDULE OF PLOT AREAS.

* PLOT NO	* AREA IN SFT	* PLOT NO	* AREA IN SFT
1	2052	13	2000
2	2052	14	2000
3	2052	15	2000
4	2052	16	2000
5	2052	17	2450
6	2052	18	2348
7	2052	19	2000
8	2052	20	2125
9	2052	21	2100
10	2052	22	2060
11	2375	23	2424
12	26815		
			23585

* TOTAL AREA UNDER PLOTS - 50400 SFT

PROPOSED LAY-OUT FOR PRASAD SAHAKARI.
GRIH- NIRMAN SANSTHA, AKOLA.
IN S.NO-50/1 OF UMRI PR. AKOLA.



Approved by the
Village Panchayat
Akola
24/11/2016
24/11/2016