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IN THE COURT OF SHRI. R.R. DESHPANDE,
SUB DIVISIONAL OFFICER, AKOLA.

Rev. Case No. NAP-34/ Umari Pr. Akola/ Wg /86-87.

Applicant :- Bhimrao Shankarrao Chatol.
r/o Akola Tq. & Distt. Akola.

ORDER

(Passed on this 29th day of February 1987)

Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1966, by the applicant of Akola Tq. & Distt. Akola, for permission to convert the agril. land admeasuring 0-61 R. from field Survey No. 90/1 of Umari Pr. Akola Tq. & Distt. Akola, for non-agril. purposes i.e. for residential purposes.

2.- The applicant has furnished the following documents along with the application.

1. Copy of 7/12
2. Copy of measurement report.
3. Copies of layout.
4. Copy of Tipan utara.

3. The layout furnished by the applicant was referred to the Asstt. Director of Town Planning, Akola, for his ~~approximate~~ opinion, who in turn, has approved the layout vide his letter No. BDA/Conv/ S.No.90/Umari/ 128 Dt. 30.1.1987. The opinion of the M.S.E. Board, Akola, and the Municipal council, Akola, is not received.

4. I have seen the spot and found that there is high/ low tension line passing through the said Survey No. and the site is suitable for residential purposes.

5. The land to be converted falls within the Nazul perimeter and as such the non-agril. assessment will be charged at the rate of Rs.00.14 paise per Sq. Meter subject to revision of assessment.

6. After going through the the case record, I see no objection to grant permission to convert the said land.

7. I, therefore, under Section 44(2) of the Maharashtra Land Revenue Code, 1966, grant permission to the applicant to convert the agril. land admeasuring 0-61 R. from field Survey No. 90/1 of Umari Pr. Akola, Tq. & Distt. Akola, for laying out 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-agril. assessment as shown in Statement 'A'.
3. The applicant shall convert the land within one year and communicate to this court and the Tahsildar, Akola, the date of actual commencement of non-agril. use within thirty days from such date, failing which the applicant shall be liable for punishment as per Rule 6 of the Maharashtra Land Revenue (Conversion of use of land and non-agril) Rules 1969;
4. The applicant shall not modify, alter or make any changes in the approved layout without prior permission of this court ;

5. No plot shall be further sub-divided without prior permission of this court .

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

- a) The marginal distance required to be observed left around the building in a plot shall be as under :-

Front	Side	Rear
1) 15'	7 1/2'	10' For plots having area 3000 Sq.ft. to 5000 Sq.ft.
ii) 10'	5'	10' for plots having area 3000 Sq.ft. & below

The corner plots front margin from both the sides of the roads shall be left.

- b) The built over area in case of plots falling under the category (i) above shall be not more than 1/3rd of the plot area subject to P.S.I.T. In case of plots falling under category (ii) above, the built over area shall not exceed 4/10 th of Plot area.

7. The layout shall be properly demarcated on site in co-ordination with the layout of surrounding lands already approved and demarcated on site and in co-ordination with existing roads and lanes, etc. After demarcation of layout final approval shall be obtained from the office of the Asstt. Director of Town Planning, Akola, and 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 Municipal council, Akola, prior to the disposal of plots;



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

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

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

12. The breach of any of the conditions mentioned in above or otherwise shall result in revocation of the permission and imposition of penalties as provided under Section 45 of the Maharashtra Land Revenue Code, 1956;

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

14. The land in question, is falling within the Municipal council, perimeter and hence the conversion tax amounting to Rs. ²⁵⁸⁵⁻⁴⁵~~1975-95~~ for the land to be converted shall be levied.

15. The building bye-laws of the Municipal council, Akola, shall be binding.

50/-

(R.K. Deshpande)
Sub Divisional Officer, Akola.

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

Copy forwarded to :-

1. The Tahsildar, Akola,
2. The Chief Officer, Municipal council, Akola.
3. The Talathi, Umari Pr. Akola.
4. The applicant.



M. Cee

(R.K. Deshpande)
Sub Divisional Officer, Akola.

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STATEMENT 'A'

Statement showing the non-agril. assessment
to be charged in Rev. Case No. NAP-34/ Umarl Pr. Akola
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Sr.No. of Plot.	Area in Sq.Meter	Non-agril. assessment @ Rs.00-14 paise per Sq.Meter is charged.
1.	299.00	41.85
2.	223.00	31.20
3.	190.00	26.60
4.	190.00	26.60
5.	190.00	26.60
6.	190.00	26.60
7.	190.00	26.60
8.	190.00	26.60
9.	190.00	26.60
10.	150.00	21.00
11.	150.00	21.00
12.	150.00	21.00
13.	150.00	21.00
14.	150.00	21.00
15.	187.50	26.25
16.	157.50	22.05
17.	150.00	21.00
18.	150.00	21.00
19.	150.00	21.00
20.	150.00	21.00
21.	228.00	31.90
remaining land	2215	310.10

838 65



M. Ceca
(R.K. Deshpande)
Sub Divisional Officer,
Akola.

EXISTING ROAD

AGRI LAND

32.25 X 100
= 3225 SQM
OPEN SPACE
610 SQM

LAYOUT PLAN
SCALE 1:500

SITE PLAN
SCALE 1:500

PLOT INDEX

Plot No.	SA. M.	CS. M.
1	200.00	200.00
2	200.00	200.00
3	200.00	200.00
4	200.00	200.00
5	200.00	200.00
6	200.00	200.00
7	200.00	200.00
8	200.00	200.00
9	200.00	200.00
10	200.00	200.00
11	200.00	200.00
12	200.00	200.00
13	200.00	200.00
14	200.00	200.00
15	200.00	200.00
16	200.00	200.00
17	200.00	200.00
18	200.00	200.00
19	200.00	200.00
20	200.00	200.00
21	200.00	200.00

AREA STATEMENT

TOTAL AREA UNDER LAYOUT 6.61 Ha
 AREA UNDER OPEN SPACE 610.00 SQM
 AREA UNDER ROADS 15.05 Ha
 AREA UNDER PLOTS 3885.00 SQM

PROPOSED LAYOUT OF 5.10.30/1 OF

UMRI PRG. TO DIST. AKOLA

OWNER SIGN

S. N. DEWANI (RETIRED)
 TOWN PLANNING, AKOLA



Approved: [Signature]
 Assistant Director of
 Town Planning, Akola