

IN THE COURT OF SRI. H.R. DESHMUKH,
SUB DIVISIONAL OFFICER, AKOLA.

Rev. Case No. HAP-34/ Umari Pr. Balapur/85/ 88-89.

Applicants :- 1. a) Jaidoo Awadhoot Lokhande.
b) Smt. Satyabhama Rajurao
Pensale.
c) Prakash Baldeo Potil.
d) Baldeo Awadhoot Bokhande.
All R/o Umari Pr. Balapur Tq.
& Distt. Akola.

Town Planning and Valuation Deptt.
AKOLA BRANCH
Inward No. 2735
Date 22/8/89
File No.

ORDER

(Passed on this 14th day of August 1989)

Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1956, by the applicants of Umari Pr. Balapur Distt. Akola, for permission to convert the agril. land measuring 01 H. 11 R. from field Survey No. 3/1 of village Umari Pr. Balapur Tq. & Distt. Akola, for non-agril. purposes i.e. for residential purposes.

2.- The applicants have furnished the following documents along with the application :-

- 1.- Copy of 7/12.
- 2.- Copy of Measurement report.
- 3.- Copies of Layout plan.
- 4.- Copy of Tippan Utara.

3.- The layout furnished by the applicants was referred to the Assistant Director of Town Planning Akola, for his opinion, who in turn, has approved the layout vide his letter No. Conv/ S.No. 3/1 /Mouja Maant Umari Pr. Balapur / DDA/ 1562/Dt. 17.7.1989. The opinion of the M.S.E. Board, Akola, and the Gram Panchayat, Umari pr. Balapur is not received.

4.- Taking into account the above facts, I under Section 44(2) of the Mah. Land Revenue Code, 1956, grant permission to the applicants to convert the agril. land measuring 01 H. 11 R. from field Survey No. 3/1 of village Umari Pr. Balapur Distt. Akola, for laying out residential plots subject to the following conditions :-

- 1.- The applicants shall use the land only for which the permission is granted i.e. for residential purposes.



PR (R)
18/8

सादर
सदर प्रकृतीचा अभिप्राय
या कार्यवाहीतून मंजूर
आवेला आहे सबब
होय हुक्मात हक्क नसली
कि

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-2-

2.- The applicants shall pay the Non-agril. assessment as shown in Statement 1A;

3.- The present rates of Non-agril. assessment shall remain in force till 1990-91 and shall further be revised thereafter, and new rates shall be charged.

4.- The applicant shall start the N.A. use of the land within one year and communicate to this office and to the Tehsildar, Akola, the date of actual commencement of non-agril. use within thirty days from such date, otherwise, the permission stand cancelled.

5.- The applicants shall not modify, alter or make any changes in the approved layout without prior permission of the Sub-Divisional Officer, Akola.

6.- The layout shall be properly demarcated on site, after demarcation of layout, final approval shall be obtained from the office of the Asstt. Director of Town Planning, Akola, and the local authority.

7.- The roads and drainage shall be constructed first as per specifications and handed over to the Gram Panchayat & Umari Pr. Balapur prior to the disposal of plots;

8.- 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 costs;

9.- The breach of any of the conditions mentioned above, or otherwise shall result in revocation of the permission and imposition of the penalties as provided under Section 45 of the Mah. Land Revenue Code, 1966;

10.- It shall be lawful for the Sub-Divisional Officer, Akola, or any other officer, authorised by him to direct the removal or alteration of any building or structure erected or used in contrary to the conditions of this permission and if not remove, then it shall be removed by the Govt. Machinery and the expenditure will be recovered as an arrears of land revenue.



42 11

-3-

11.- The building bye-laws of the Gram Panchayat, Umeri Pr. Balapur shn are binding on the applicants and before any such construction the permission of the Gram Panchayat Umeri Pr. Balapur is essential.

12.- The land under conversion is 01 H.11 R. out of which 6689.46 Sq.Mtrn. is under the plot. The area under the road and open space be not exempted from N.A. Assessment U/S 117 of the Mah. Land Revenue Code, 1966, and as such on the 6689.46 Sq.Mtrs. area is to be levied @ Rs.00.02 paise per Sq.Meter and the amount is as under :-

6689.46 Sq.Mtrs. x 00.02 = Rs.133.79.

The applicants have not paid the above said amount as well as the Measurement fee of Rs.250/- The copy of Order will be given to them on payment of above said amount. The assessment fixed on the land in question is per year. The 2.P. & V.P. Cesses are to be levied and recoverable beside the N.A. tax.

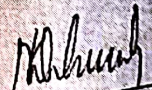
Sd/-

(N.K. Deshmukh)
Sub Divisional Officer,
Akola.

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

- 1.- The Tehsildar, Akola.
- 2.- The Sarpanch Gram Panchayat, Umeri Pr. Balapur.
- 3.- The Talathi, Umeri Pr. Balapur.
- 4.- The applicants.




(N.K. Deshmukh)
Sub Divisional Officer,
Akola.

Statement 'A'.

Statement showing the Non-agril. assessment in Rev.
Case No. NAP-34/ Unari Pr. Akola/ 85/8-89.

Sr. No. of Plot. Area in Sq. Mtrs. Non-agril. assessment @ Rs. 00.02 paise per Sq. Meter.

PART I A

1.	265.12	5.30.
2.	153.12	3.07
3.	153.03	3.05
4.	152.54	3.05
5.	153.06	3.07
6.	153.58	3.07
7.	154.10	3.08
8.	154.60	3.09
9.	155.13	3.10
10.	155.65	3.11
11.	156.17	3.12.
12.	166.82	3.33
13.	284.25	5.70

45=14

PART -B

1.-	284.25	5.70
2.	284.25	5.70
3.	156.03	3.12
4.	155.59	3.10
5.	155.10	3.10
6.	181.22	3.62
7.	152.46	3.05
8.	152.58	3.05
9.	150.70	3.00
10.	271.60	5.42
11.	270.75	5.41

44=27

PART-C

1.-	208.87.	4.17
2.	160.12.	3.20
3.	159.07	3.20
4.	158.02	3.20
5.	156.97	3.13
6.	155.92	3.10
7.	175.80	3.50
8.	152.77	3.03
9.	151.72	3.03
10.	150.67	3.00
11.	149.62	2.99
12.	169.75	3.40
13.	270.75	5.40

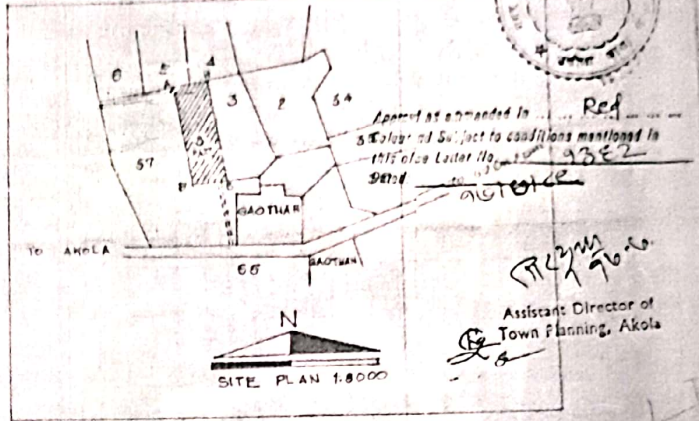
44=37

Total

Marking
Sub Divisional Officer,
Akola.



PROPOSED RESIDENTIAL LAYOUT IN S.N. 3 PT. OF UMARI



AREA STATEMENT

LAND UNDER CONV.	0.37+0.37+0.37 = 1.11 H.
AREA UNDER PLOTS	6948.79 SQ.M. 6682.46
AREA UNDER OPEN	1110.00 SQ.M.
AREA UNDER ROADS	304.34 SQ.M. 3300.54

SCHEDULE OF PLOTS

SCHEDULE OF PLOTS					
PLOT NO	SQ. M	AREA IN SQ. FT	PLOT NO	SQ. M	AREA IN SQ. FT
PART-A					
1	260.12	2832.9	8	151.61	1643.60
2	153.12	1647.57	9	155.13	1669.19
3	152.03	1635.84	10	155.65	1674.79
4	152.54	1641.33	11	156.17	1680.38
5	153.06	1646.92	12	166.52	1791.75
6	153.58	1652.32	13	284.25	3056.53
7	154.10	1658.11			
TOTAL			2255.88 24273.26		
PART-B					
132	284.25	3058.53	7	152.46	1640.46
3	156.03	1678.93	8	151.58	1631.00
4	156.59	1674.20	9	150.70	1621.58
5	155.10	1668.87	10	271.60	2922.41
6	154.22	1659.40	11	270.75	2913.27
7	154.10	1658.11			
TOTAL			2213.53 23817.58		
PART-C					
1	208.07	2247.44	8	153.02	1655.10
2	160.12	1722.89	9	152.77	1643.80
3	159.07	1711.59	10	151.72	1632.50
4	158.02	1700.29	11	150.67	1621.20
5	156.03	1678.93	12	149.75	1626.81
6	155.10	1668.87	13	270.75	2913.27
TOTAL			2200.05 23887.7		

AGRI. LAND

AGRI. LAND



LAYOUT PLAN
1:500

EXISTING
ROADS

A - Jaydeo awadhut patil
B - vsau satyabhama pawasale
C - buldeo awadhut patil

APPLICANT'S NAME

SD/-

DRAWN BY