

अहवाल दिनांक : 21/11/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७ ।

गाव :- उमरी प्रगणे बाळापुर
(530165)

ता.लुका :- अकोला

जिल्हा :- अकोला

ULPIN : 10659059229

गट क्रमांक व उपविभाग : 107/15

10659059229

भू-धारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.चा	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चो.मी. अकृषिक क्षेत्र बिन शेती आकारणी 5.01.00 0.00	1140	महाराष्ट्र शासन राखीव खुला भुखंड	5.01.00 (4546)	कुळाचे नाव व खंड इतर अधिकार अकृषिक वापर - रहिवास (गावठाणाबाहेरील) रामाक्र एनएपी ३४/उप्रबा/३४/०३- ०४/नि.ता.१५/३/२००४ (4546) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 6728 व दिनांक : 18/11/2022
जुने फेरफार क्र. (6728)				सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९ ।

गाव :- उमरी प्रगणे बाळापुर

ता.लुका :- अकोला

जिल्हा :- अकोला

: 107/15

पिकाखालील क्षेत्राचा तपशील							लागवडसाठी उपलब्ध नसलेली क्षेत्र	शेरा
वर्ष	हंगस	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)
						आर. चो.मी		आर. चो.मी

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"सदर दस्तावेज हा केवळ अंतर्गत शासकीय कार्यवाहीसाठी उपलब्ध आहे.
खाजगी वापर केल्यास योग्य दंड/शिक्षा केली जाईल याची नोंद घ्यावी."

दिनांक :- 21/11/2022

सांकेतिक क्रमांक :- 2705000440500000112022171

(नाव :- एस एस तलाठी)

तलाठी साक्षात :- उमरी प्रगणे बाळापुर, अकोला जि :- अकोला



तलाठी - अकोला

साक्षात क. ११

दि. 21/11/2022

IN THE COURT OF DR. PRAVINKUMAR DEORE,
SUB-DIVISIONAL OFFICER, AKOLA.

Rev. Case No. NAP-34/Umeri Pr. B./34/2003-2004.

Applicant :- Arun Wasudoo Palaspagar,
R/o. Akola.

ORDER

(Passed on this 15th day of March 2004)

Application is made under section 44 (1) of the Maharashtra Land Revenue Code, 1966 by the applicant of Akola for convert the agril. land measuring 0.50 R. of field gat No. 107 of village Umeri Pr. Balapur, Tq. & Distt. Akola for non-agril. i.e. residential purposes.

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

- 1) Copies of 7/12.
- ii) Copies Tipan Utara.
- iii) Copies of Measurement sheet.
- iv) Copies of layout.

3. The layout furnished by the applicant was referred to the Asstt. Director of Town Planning, Akola for his opinion, who in turn has tentative approved to the layout & directed to demarcated the site as per tentative approved of layout vide his letter dtd. 31.1.04. The opinion of the Executive Engineer, M.S.E.B., Akola dtd. 15.2.04, The District Health Officer, Akola dtd. 30.1.04, Special Land Acquisition Officer, K.P.M.F. Akola dtd. 14.1.04, The Resettlement Officer, Akola dtd. 17.1.04, Asstt. Engineer, Special Project Sub. En., Akola dtd. 6.2.04, The Chief Officer, Amravati Housing and Area Development Board, Amravati dtd. 9.2.04, has received. Executive Engineer, B. & C. Akola has also sent their no-objection dtd. 12.3.04.

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34/28-91499
24.7.2006

The proclamation is also issued & any objection is received. The Revenue Inspector, Akola dtd.29.1.04, who have stated that the present field is falls out nasal perimeter. Village Development Officer, Umari Pr. has given the objection vide dtd.16.3.04.

4. The Taluka Inspector of Land Records, Akola has demarcated the site & submitted the copy of measurement sheet is in record. As per measurement sheet, the applicant has furnished the demarcated layout that was again referred to the Asstt. Director of Town Planning, Akola who in turn has finally approved to the demarcated layout vide his letter No. Non-agril/Umari Pr. B/T.G.107/3 534, dtd. 11.3.04. I, have also seen the spt & the site is suitable for residential purposes.

5. Taking into accounts, the above facts, I, hereby under section 44 (2) of the Maharashtra Land Revenue Code, 1966 grant the permission to the applicant to convert the agril. land measuring 0.50 R. of field gat No.107 (part) of village Umari Pr.B., Tq. & Distt. Akola for laying out residential plots, subject to the following conditions:-

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

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

3. The present rates of non-agril. assessment shall remain in force till the date, and shall further be revised thereafter new rates, shall be charged. The applicant is directed to pay the amount of non-agril. assessment at the rate of Rs.00.04 paise per sq.mtrs. amounting to Rs.125/- 2.P.Cess Rs.805/- V.P.Cess Rs.125/- and conversion tax Rs.625/-. The applicant shall also liable to pay the amount of non-agril. assessment at the revised rates, whenever such revision will be effected



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

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

6. As per sanctioned & demarcated plan passed by the Asstt. Director of Town Planning, Akola, the applicant shall be bind to maintain the demarcation on site.

7. The road & drainages shall be construct as first as per specification & handed over to the Gram Panchayat, Umari Pr. B. prior to the disposal of the plots.

8. The land reserved in layout as open space shall be kept permanently open free from any structure for the public use and shall be vested with G.P. Umari Pr. B. free of costs.

9. The breach of any of the conditions mentioned above or otherwise shall result in revocation of the permission and the imposition of the penalties as provided U/s. 45 of the M.L.R. Code, 1966.

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

11. The building bye-laws of the Gram Panchayat, shall be binding on the applicant.

12. The land under conversion is 0-50 R. out of which 3123.49 sq. mtrs. is under the plot, the area under road and open space is exempted from N.A. assessment U/s. 117

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	Area in Sq.mtrs.	Assessment Rs.
i) Area under the plot is assessed @ Rs.00.04 paise per sq.mtrs.	3123.49	125.00
ii) Area under road & curv. not assessed.	1375.65	--
iii) Area under open space not assessed & vested with G.P.Umari Pr.B.	500.86	--
Total	5000.00	125.00

Area in sq.mtrs.	Front side Mtr.	Rear Side Mtr.	Both sides Mtr.
150 to 300	3.00	1.50	1.50
300 to 450	4.50	3.00	2.25
450 to 900	4.50	4.50	3.00

Sub-Divisional Officer,
Akola.

STATEMENT 'A'

Statement showing to the map non-agril. assessment shall be charged in Rev. Case No. MAP-34/Umari Pr. D. /24/2003-2004 in respect of field got No. 107, land measuring 0.50 A. of village Umari B.D. Tq. & Distt. Akola.

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 Sr. No. of ' Area in ' Non-agril. ' 2. D. Case ' V. D. Case.
 plots. sq. mtrs. assessment
 @ Rs. 00.00
 per sq. mtrs.

28	488.50			
1.	478.66	19.15	135.00	19.15
2.	150.00	6.00	42.00	6.00
3.	150.00	6.00	42.00	6.00
4.	150.00	6.00	42.00	6.00
5.	150.00	6.00	42.00	6.00
6.	150.00	6.00	42.00	6.00
7.	150.00	6.00	42.00	6.00
8.	150.00	6.00	42.00	6.00
9.	202.50	8.10	56.70	8.10
10.A.	136.00	5.45	38.10	5.45
10.B.	125.00	5.00	35.00	5.00
11.	130.00	6.00	42.00	6.00
12.	158.11	6.35	44.30	6.35
13.	459.91	18.40	128.80	18.40
14.	363.31	14.55	101.75	14.55
	3123.49	125.00	835.00	125.00




 15/3/04
 Sub-Divisional Officer,
 Akola.