



अहवाल दिनांक : 22/11/2022

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 :- खडकी बु (530169)

तालुका :- अकोला

जिल्हा :- अकोला

ULPIN : 16341416024

भूमापन क्रमांक व उपविभाग : 9/3/9/4/ओपन स्पेस

भू-धारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अकृषिक क्षेत्र बिन शेती आकारणी 8.15.00 0.00	5638	सरकार ओपन स्पेस	8.15.00 (22962)	कुळाचे नाव व खंड इतर अधिकार अकृषिक वापर - रहिवास (गावठाणाबाहेरील) NAP/34/12/2000-01 नुसार (22962) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक 28706 व दिनांक 21/11/2022
जुने फेरफार क्र (28706)				सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- खडकी बु (530169)

तालुका :- अकोला

जिल्हा :- अकोला

भूमापन क्रमांक व उपविभाग : 9/3/9/4/ओपन स्पेस

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 22/11/2022

सांकेतिक क्रमांक :- 2705000400513000001120221651

(नाव :- डी डी आठवले)

तलाठी साझा :- खडकी बुता :- अकोला जि :- अकोला

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26/8/2009

IN THE COURT OF MR. HANSHADIP RAMOLA,
SUB DIVISIONAL OFFICER, AHOLA.

Rev. case No. NAR-34/ Ahola Sp/ 12/ 2000-2001.

Applicant :- 1. Rajesh Nitaram Tatiya,
2. Bhagrat Pannalal Tatiya,
both residents of Ahola Sp. Dist. Ahola.

O. R. D. R.

(Passed on this 31st day of March, 2001)

Application is made under Section 44(1) of the Mah. Land Revenue Code, 1906, by the applicants of Ahola, Sp. Dist. Ahola, for permission to convert the agril. lands measuring 0 R. 40 A. from Field Survey No. 9/4 and land measuring 0 R. 35 A. from Field Survey No. 9/5 total land measuring 0 R. 75 A. of village Bhadki Sp. Dist. Ahola, 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 7/12.
3. Measurement Report.
4. Copy of 7/12.

3. The layout furnished by the applicants was referred to the Asst. Director of Town Planning, Ahola, for his opinion, who in turn has approved the layout vide his letter No. Non-agril/ Mouja Bhadki Sp/ 3, No. 2/3/191 dated 15.02.2001. The opinion of the Executive Engineer S. S. S. Ahola, Dt. 2.2.2001, Settlement Officer, Ahola Dt. 3.2.2001, Amravati Housing and Area Development Board, Amravati Dt. 12.2.2001, Executive Engineer S & C, Ahola, Dt. 19.2.2001, Dy. Executive Engineer Ahola Irrigation Deptt., Ahola Dt. 25.2.2001, District Health Officer, S. P. Ahola is also received. The Revenue Circle Officer, Ahola, has given his report. The Tehsildar, Ahola also seen the spot and reported that the land is suitable for layout purposes. The proclamation is also issued and any objection is not received.



ent (u)
mr
er
Jm
5/8

स्वावर

हण कल्याण
पुत्राणी द्याणी

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२०/३/२००१

मम
१०/३/२००१

4. Taking into accounts the above facts, I, under

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Section 44(2) of the Mah. Land Revenue Code, 1900, grant permission to the applicant to convert the agril. land measuring 0 1/40 A. from Field Survey No. 4/4 and land measuring 0 1/35 A. from Field Survey No. 2/3 then total land measuring 0 1/75 A. of village Khodli in Tal. 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 present Non-agril. assessment shall remain in force till 31.7.2001, and shall further be revised thereafter and new rates shall be charged. The applicant is directed to pay the amount of the Non-agril. assessment @ Rs. 00.02 paise per Sq. Mtrs. amounting to Rs. 100/- Z.P. Class Rs. 200/- Increase in Z.P. Class Rs. 200/- V.P. Class Rs. 100/- Measurement fee Rs. 2000/- and conversion tax Rs. 200/- The applicant shall also be liable to pay the Non-agril. assessment at the revised rates whenever such revision will be effected.
4. The applicant shall start the N.A. use of the land within one year and communicate to this office, and to the Tahsil Officer, Akola the date of actual commencement of the N.A. 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 prior permission of the Sub-Divisional Officer, Akola.
6. The provisional order is not passed and the applicant shall be properly demarcated on site and after demarcation of the layout final approval shall be obtained from the office of the Asstt. Director of Town Planning, Akola.
7. The roads and drainage shall be constructed first as per specifications and handed over to the Gram Panchayat Khodli, prior to the disposal of the plots.
8. The land reserved in layout as open space shall be permanently kept open free from any structure after the public use and shall be vested with the Gram Panchayat



Block 10, for of note.

9. The breach of any of the condition as mentioned above, or otherwise, shall result in revocation of the permission and imposition of the penalties as provided U/s 45 of the Mah. Land Revenue Code, 1946.

10. 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 conditions of this permission and if not removed it shall be removed by the Govt. Machinery and the expenditure will be recovered as an arrears of land revenue.

11. The building bye-laws of the Gram Panchayat Akola shall be binding on the applicants.

12. The land under conversion is 0.173 H. Out of which 3025.00 Sq. Mtrs. is under plot. The area under road, and open space is exempted from the H.A. assessment U/s 147 of the Mah. Land Revenue Code, 1946 and as such 3025.00 Sq. Mtrs. is to be levied @ Rs. 60.00 per Sq. Mtr. and as such the amount is as under:-



	Area Assessment,	
	Sq. Mtrs.	Rs.
1) Area under plot is assessed @ Rs. 60.00 per Sq. Mtr.	3025.00	181500/-
2) Area under road not assessed.	1721.64	-
3) Area under open space not assessed and vested with the Gram Panchayat Akola.	315.00	-
4) Area under layout	7500.00	-

13. The applicant shall be kept the margin distance while constructing on the plots.

Plot No.	Front / road side	8 car both sides
1 to 27	1-00 Mtr.	1-50 Mtr. 1-50 Mtr.

Sd/-
(Mr. Harshadnagar Kumbhar)
Sub-Divisional Officer,
Akola.

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* PP with main text to * The South, Director of the
Planning, Indus.



1. The Employer, 401(a)

2. The Scientific Study of Life, through Education, 1904.

2. The Department of the Interior, Bureau of Land Management, is the lead agency for the project.

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~~Sub Divisional Officer,~~
~~Amritsar.~~

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STATEMENT 'A'

Statement showing non agril. assessment to be charged in rev.
Case No. HAR-54/ Ahmedia Dt / 12/ 2000-2001.

Sl. No. of Plot.	Area in Sq. Mtrs.	Non-agril. assessment Rs. 00.00 paise per Sq. Mtr. to be charged.	2.P. cess charged	Increased 2.P. Cess charged.	V.P. cess charged on V.A.
1.	122.50	3.45	6.00	6.00	3.45
2.	122.75	3.05	6.10	6.10	3.05
3.	125.12	3.05	6.10	6.10	3.05
4.	120.00	3.00	6.00	6.00	3.00
5.	122.00	3.05	6.10	6.10	3.05
6.	215.00	5.10	10.20	10.20	5.10
7.	205.25	4.15	8.30	8.30	4.15
8.	237.50	4.75	9.50	9.50	4.75
9.	230.00	5.00	10.00	10.00	5.00
10.	195.00	3.90	7.80	7.80	3.90
11.	195.00	3.90	7.80	7.80	3.90
12.	270.00	5.40	10.80	10.80	5.40
13.	195.00	3.10	6.20	6.20	3.10
14.	155.00	3.10	6.20	6.20	3.10
15.	185.00	3.10	6.20	6.20	3.10
16.	155.00	3.10	6.20	6.20	3.10
17.	155.00	3.10	6.20	6.20	3.10
18.	155.00	3.10	6.20	6.20	3.10
19.	155.00	3.10	6.20	6.20	3.10
20.	155.00	3.10	6.20	6.20	3.10
21.	215.00	4.30	8.60	8.60	4.30
22.	180.00	3.60	7.20	7.20	3.60
23.	180.00	3.60	7.20	7.20	3.60
24.	222.75	4.45	8.90	8.90	4.45
25.	207.57	4.15	8.30	8.30	4.15
26.	192.50	3.85	7.70	7.70	3.85
27.	125.75	3.80	7.60	7.60	3.80
Total		101.00	202.00	202.00	101.00



[Signature]
Sub Divisional Officer,
Ahmedia.