

अहवाल दिनांक : 26/08/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- खडकी बु (530169)

तालुका :- अकोला

जिल्हा :- अकोला

ULPIN : 17726461098

भूमापन क्रमांक व उपविभाग : 12/2/अ/ओपन स्पेस

17726461098

भूधारणा
पध्दती :

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 क्षेत्र आकारणी 0.09.10 0.00	5638	सरकार ओपन स्पेस	0.09.10	(22962)	कुळाचे नाव व खंड इतर अधिकार अकृषिक वापर - रहिवास (गावठाणाबाहेरील) NAP/34/25/1999-2000 नुसार (22962) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 22962 व दिनांक 16/08/2018 सीमा आणि भूमापन चिन्ह

जुने फेरफार क्र.

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- खडकी बु (530169)

तालुका :- अकोला

जिल्हा :- अकोला

: 12/2/अ/ओपन स्पेस

पिकाखालील 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)
					आर. चौ.मी	आर. चौ.मी			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 :- 2705000400513000001120221621



(नाव :- डी डी आठवले)
तलाठी साझा :- खडकी बुता :- अकोला जि :- अकोला

IN THE COURT OF SHRI. HARSHADEEP JAMBHE , I.A.S.

Rev. case No. MAP-34/ Khadki Bk/ 25/ 99-2000

Applicant :- Shri. Bajrang Pannalal Tatis,
resident of Akola. Tq. & Distt. Akola.

ORDER

(Passed on this 8 th day of December, 2000)

Application is made under Section 44(1) of the Mah. Land Revenue Code, 1966, by the applicant of Akola. Tq. & Distt. Akola, for permission to convert the Agril. land measuring 0-91 R. out of Field Survey No. 12/2-A of Mouja Khadki Bk. Tq. & Distt. Akola, for non-agril. purposes i.e. for residential purposes.

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

- i) Copies of 7/12.
- ii) Copies of Layout map.
- iii) Measurement report.
- iv) Copy of Tipan Utera.



3. The layout furnished by the applicant was referred to the Asstt. Director of Town Planning, Akola, for his opinion, who in turn has approved the layout vide his letter No. Non-agril/ Khadki Bk/ S.No. 12/2-A, Tq. Akola /1013, dated 1-7-2000. The Opinion of the Amravati Housing and Area Development Board, Amravati, dt-4-7-2000, Sub-Divisional Officer National Highway, Sub-Div. No. 60, Akola dt- 21-7-2000, Akola Irrigation Akola, Dt. 26.7.2000, Executive Engineer B & C, Akola, dt. 26.7.2000, Resettlement Officer, Akola, Dt. 1.8.2000, Executive Engineer, M.S.S.B. Akola, Dt. 16.8.2000, Land Acquisition Officer, Akola Dt. 23.8.2000, District Health Officer, Zilla Parishad, Akola dt- nil, have given their report. The Talathi Khadki has also given his report. The Revenue Circle Officer, has also given his report. The Talsildar, Akola has also seen the spot and reported that the land is suitable for residential layout, vide his letter dt. 29-7-2000. The proclamation is also issued and any objection is not received.

-2-

4. Taking into accounts the above facts, I, Under Section 44(2)) of the Mah. Land Revenue Code, 1956, grant permission to the applicant to convert the agril. and measuring 0 H. 91 A. out of field Survey No. 12/2-1, of village Khadki Rq. Rq. & 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 31-7-2000, 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 at the rate of Rs. 00.02 paise per Sq. Mtrs. amounting to Rs. 131/- Z.P. Cess Rs. 262/- increased Z.P. Cess Rs. 262/- and V.P. Cess Rs. 131/- and measurement fee of Rs. 100/- per plot amounting to Rs. 3100/- and conversion tax amounting to Rs. 805/- the applicant shall pay also 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 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.- The provisional order is 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, and thereafter final approval shall be obtained from this office.



-3-

7. The road and drains shall be constructed first as per specifications and handed over to the Gram Panchayat Khadki 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 for the public use and shall be vested with the Gram Panchayat Khadki 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 as provided U/S 45 of the Mah. Land Revenue Code, 1966;

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

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

12. The land under conversion is 0 H. 91 R. out of which 6517.78 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, 1966. and as such 6517.78 Sq. Mtrs. is to be levied @ Rs. 00.02 paise per Sq. Mtrs. and the amount is as under :-

	Area Sq. Mtrs.	Assessment, Rs.
i) Area under plot assessment	6517.78	131/-
		@ Rs. 00.02 paise per Sq. Mtr.
ii) Area under road not assessed	1671.42	--
iii) Area under open space not assessed and vested with the Gram Panchayat Khadki	910-00	--
iv) Area under layout.	9100-00	--

14.- The applicant shall be kept

एक प्रस्ताव माहि बुलविनासिब विभाग
 माहिती द्यावा
 एकाच माहिती 30/9/0
 एकाच माहिती 9/3/1922/200

the marginal distance while constructing on the plots.

Sr.No. of plot	Front/road side.	Rear Mtrs.	both sides. Mtrs.
1,3, to 23, 26 to 31.	3-00	1.50	1.50
2,24, & 25	4-50	3.00	2.25



Sub-Divisional Officer,
Akole.

Copy with compliments to the Asstt. Director of Town Planning
Akole.

Copy to:-

1. The Tehsildar, Akole.
2. The Talathi Khadki through Tehsildar, Akole.
3. The Sarpanch G.P. Khadki.
4. The applicant.

(m.c.)

23/12/00

Sub-Divisional Officer,
Akole.

कॉपी - माहिती माहिती 9.4.1. 3/10/00

माहिती माहिती
 3/10/00

STATEMENT 'A'.

Statement showing the Non-agril. assessment to be charged in
Rev. case No. NAF-34/ Khodki Rr/ 29/99.2000.

Sr. No. of Plot	Area in Sq. Mtrs.	Non-agril. assessment @Rs.00.02 paise per Mtrs.	2.P. cess charged	Increased 2.P. Cess charged.	V.P. cess on N.A.A.
1.	2.	3.	4.	5.	6.
1.	199.75	4.00	8.00	8.00	4.00
2.	419.37	8.40	16.80	16.80	8.40
3.	165.00	3.30	6.60	6.60	3.30
4.	165.00	3.30	6.60	6.60	3.30
5.	165.00	3.30	6.60	6.60	3.30
6.	165.00	3.30	6.60	6.60	3.30
7.	165.00	3.30	6.60	6.60	3.30
8.	165.00	3.30	6.60	6.60	3.30
9.	165.00	3.30	6.60	6.60	3.30
10.	165.00	3.30	6.60	6.60	3.30
11.	165.00	3.30	6.60	6.60	3.30
12.	159.50	3.20	6.40	6.40	3.20
13.	151.25	3.03	6.10	6.10	3.03
14.	195.43	3.90	7.80	7.80	3.90
15.	217.87	4.35	8.70	8.70	4.35
16.	202.50	4.05	8.10	8.10	4.05
17.	198.50	3.95	7.90	7.90	3.95
18.	202.12.	4.05	8.10	8.10	4.05
19.	157.50	3.15	6.30	6.30	3.15
20.	181.25	3.63	7.20	7.20	3.63
21.	183.75	3.70	7.40	7.40	3.70
22.	196.87	3.95	7.90	7.90	3.95
23.	292.50	5.85	11.70	11.70	5.85
24.	301.50	6.05	12.10	12.10	6.05
25.	309.37	6.20	12.40	12.40	6.20
26.	282.00	5.65	11.30	11.30	5.65
27.	270.00	5.40	10.80	10.80	5.40
28.	258.00	5.15	10.30	10.30	5.15
29.	225.50	4.50	9.00	9.00	4.50
30.	214.50	4.30	8.60	8.60	4.30
31.	212.75	4.25	8.50	8.50	4.25
31.	6517.78	131-00	262.00	262.00	131-00



Sub-Divisional Officer,
Alola.