

अहवाल दिनांक : 26/08/2022



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 : 22380634206

भूमापन क्रमांक व उपविभाग : 12/1/ओपन स्पेस

22380634206

भू-धारणा

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 हेन शेती 0.04.02 आकारणी 0.00	5638	सरकार ओपन स्पेस	0.04.02 (22962)	कुळाचे नाव व खंड इतर अधिकार अकृषिक वापर - रहिवास (गावठाणाबाहेरील) NAP/34/51/2001-02 नुसार (22962) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 22962 व दिनांक : 16/08/2018
जून फेरफार क्र.				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 २१ ।

गाव :- खडकी बु (530169)

तालुका :- अकोला

जिल्हा :- अकोला

: 12/1/ओपन स्पेस

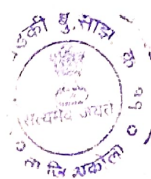
पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

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

दिनांक :- 22/11/2022

सांकेतिक क्रमांक :- 2705000400513000001120221620



तलाठी साक्षात खडकी बु

दिनांक १९

दि. 22/11/2022

(नाव :- डी डी आठवले)

तलाठी साक्षात :- खडकी बुता :- अकोला जि :- अकोला

141

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

Rev. Case No. NAF-34/Khadki Bk./51/2001-2002.

Applicants :- 1) Rajrang Dammalal Tatiya,
2) Rajesh Sitaram Tatiya,
Both R/o. Akola, Tq. & Distt. Akola.

ORDER

(Passed on this 6th day of July 2002)

Application is made under section 44 (1) of the Maharashtra Land Revenue Code, 1956, by the applicants of Akola, Tq. & Distt. Akola for permission to convert the agricultural land measuring 0.40 A. from P.S.No.12, I-C, of Village Khadki Bk., Tq. & Distt. Akola for non-agril. i.e. for residential purposes.

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

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

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 vide his letter No. Non-agril. Khadki Bk. F.S. No. 12/2, 351, 8.2.2002 & directed to demarcated the above land, and the opinion of the Executive Engineer, B. & C., Akola dtd. 17.4.2002, The Land Acquisition Officer, Akola dtd. 24.4.2002, The Executive Engineer, M.S.E.S., Akola dtd. 30-1-2002, The District Health Officer, Z.P. Akola dtd. 4.2.2002, The Akola Irrigation Akola dtd. 14.3.2002, The Resettlement Officer, Akola dtd. 30/1/2002, The Sub-Divisional Engineer, Special

...2/-



2008
22/6/02
95
NAF-34/Khadki Bk./51/2001-2002
6/7/02
17/7/02

Project Sub.Dn., Akola dtd. 12.2.2002, The Chief Officer
Murgadi Housing & Area Development Board, has also
given his report.

The Proclamation is also issued, any objection
is not received. The Sarpanch G.P. Khadki Bk. has given
it's report. I, have also seen the spot & site ^{on 26-2-2002} is
suitable for residential purposes.

4. The Taluka Inspector of Land Records, Akola
has demarcated on site as per tentative approved &
submitted the copy of measurement sheet known as 'K'
Thereafter, demarcated layout furnished by the applicant
was referred to the Asstt. Director of Town & Region Planning
of Akola for his final opinion, who in turn has approved
the demarcated layout vide his letter No. Non-agril.
Khadki Bk-F.S. 12/2, 1276, dtd. 5.7.2002.

5. Taking into accounts, the above facts, I, under
section 44(2) of the Maharashtra Land Revenue Code, 1956
grant permission to the applicant to convert the
agricultural land measuring 0.40 R. from F.S.No.12/1-a
of village, Khadki Bk, Tq. & Distt. Akola for laying
out residential plots subject to the following conditions

1. The applicant shall use the land only 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 inforce till 31-10-2002, and shall further
be revised thereafter and new rates shall be charged.
The applicant is directed to pay non-agril. assessment
@ Rs.00.04 paise per sq.mtrs. amounting to Rs. 111.81
rounded to Rs. 112/- Z.P. Cess amounting to Rs.784/-
and V.P. cess 112/-, Conversion tax amounting to Rs.



amounting to Rs.500/-. The applicant shall also liable to pay the non-agril. assessment at the revised rates whenever such revision will be effected.

4. The applicants shall start the N.A. use of the land within one year and communicate to this Officer, and to the Subholder, Akola, the date of actual commencement of the non-agricultural use within thirty days from such date, otherwise, 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 in the final approval from the Asst. Director of Town planning, the applicant shall maintained the demarcation.

7. The road and drainage shall be constructed first as per specifications and handedover to the Gram Panchayat, Khadki Bk. 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 Bk. ^{free of} at/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 M.L.R. Code, 1966.

10. It shall be lawful for the Sub-Divisional Officer, Akola or by 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 the Govt. Machinery, and the expenditure

..4/-



will be considered as an extent of land revenue.

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

12. The land under conversion is 0.40 P. out of which 2795.33 sq.mtrs. is under plot, the area of the road & open space is exempted from the H.A. assessment u/s. 107 of the Maharashtra Land Revenue Code, 1946 and as such 2795.33 sq.mtrs. is to be levied @ Rs. 00.04 paise per sq.mtrs. and the amount is as under :-

	Area in Sq.mtr.	Assessment
1) Area under plot assessment	2795.33	112/-
@ Rs.00.04 paise per sq.mtrs.		
2) Area under road not assessed	802.49	--
3) Area under open space & vested with G.P. Khadki Bk.	402.18	--
Total.	4000.00	112/-

13. The applicant shall keep the marginal distance while construction on the plots, as under :-

Area in Sq.mtrs.	Front side	Rear side	Both sides.
150-300	3.00 mtr.	1.50 mtr.	1.50 mtr.
300-450	4.50 mtr.	3.00 mtr.	2.25 mtr.



Sub-Divisional Officer,
Akola.

Copy w/c. to the Asstt. Director of Town Planning, Akola.

Copy to :-

1. The Tahsildar, Akola.
2. The Sarpanch, G.P. Khadki Bk.
3. The Talathi, moje Khadki Bk., through Tahsildar, Akola.
4. The applicant.

Sub-Divisional Officer,
Akola.

*Amramp
myr
21/12/02*

9/12/02

6/12/02

STATEMENT 'A'.

Statement showing to the non-agril. assessment in Rev. Case
No. NAP-34/Chadki sk./51/2001-2002.

Sl. No. of the plots. Area in Sq.mtrs. Non-agril. assessment @ Rs.00.00 per Sq.mtr. R.P. Class. S.P. Class.

1.	211.50	8.50	59.25	8.60
2.	198.00	7.95	55.45	7.95
3.	189.00	7.60	52.95	7.60
4.	227.86	9.15	63.80	9.15
5.	187.68	7.50	52.55	7.50
6.	227.61	9.10	63.75	9.10
7.	156.00	6.25	43.70	6.25
8.	156.00	6.25	43.70	6.25
9.	156.00	6.25	43.70	6.25
10.	193.96	7.75	54.30	7.75
11.	453.37	18.15	126.95	18.15
12.	439.25	17.50	123.00	17.60

Total 2795.33 112/- 784/- 112/-



Sub-Divisional Officer,
Akola.

6/2.6/2002