

अहवाल दिनांक : 24/10/2022



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 : 13660543823

भूमापन क्रमांक व उपविभाग : 11/6/30



भू-धारणा पद्धती : भोगवटादार वर्ग -।

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 9.17.00 0.00	5638	सरकार ओपन स्पेस	9.17.00 (25358)	कुळाचे नाव व खंड इतर अधिकार अकृषिक वापर - रहिवास (गावठाणाबाहेरील) एन.ए.पी.34/खडकी बु./8/2002-03 दि.29/03/2003 नुसार अकृषिक. (25358) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 28656 व दिनांक : 23/10/2022
जून फेरफार क्र (28656)				सीमा आणि भूमापन चिन्ह

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

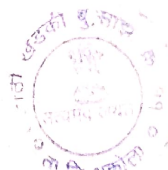
जिल्हा :- अकोला

: 11/6/30

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)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणे आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 22/11/2022
सांकेतिक क्रमांक :- 27050004005130000001120221616



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

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IN THE COURT OF MR. PRAVIN KUMAR DEORE,

SUB-DIVISIONAL OFFICER, AKOLA.

REV. CASE NO. NAD-34/Khadki BK/B/2002-2003.

Applicant :- Shri. Rajesh Chanshyandas Nathi.

R/o. Akola.

ORDER

(Passed on this ^{29th} day of ^{March} 2003)

Application is made under section 44 (1) of the Maharashtra Land Revenue Code, 1966 by the applicant of Akola, Tq. & Distt. Akola for permission to convert the agricultural land measuring 0.91 R. of field survey No. 11/6, of village Khadki Bk., Tq. & Distt. Akola for present non-agric. i.e. residential purposes.

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

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

3. The layout plan furnished by the applicant was referred to the Asstt. Director of Town Planning, Akola for his opinion, who in turn has tentatively approved the layout, and directed to demarcate the site as per tentative approved of layout vide his letter dtd. 6.12.02; the opinion of the Executive Engineer, B. & C., Akola dtd. 3.12.02, The Executive Engineer, M.S.E.S., Akola dtd. 11.9.02, The District Health Officer, Akola dtd. 2.9.02, The Land Acquisition Officer, Akola dtd. 29.8.02, The Resettlement Officer, Akola dtd. 27.8.02, Asstt. Engineer-I, Special Project Sub. Div., Akola dtd. 13.9.02, The Chief Officer, Auravati Housing & Area Development Board, Auravati dtd. 26.9.02 has also received.

The proclamation is also issued & any

objection is not received. The Sarganah, G.P. Khadki Bk. has given his no objection. The Circle Inspector Akola has also given his report dtd. 10.10.03.

The Taluka Inspector of Land Records, Akola has demarcated the site as per tentative approved of layout and submitted the copy of measurement sheet is in record. As per measurement sheet, the applicant has furnished the demarcated layout that was referred to the Asstt. Director of Town Planning, Akola for his final opinion, who in turn has finally approved to the demarcated layout vide his letter No. Non-agril. Khadki Bk/11/6, No. 738, dtd. 29.3.2003. I. have also seen the spot, & the site is suitable for residential purposes.

4. 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 agril. land measuring 0.91 P. of P.S. No. 11/6 of village Khadki Bk. Tq. & Dist. 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 presents rates of non-agril. assessment shall remain remain inforce till todato, and shall further be revised, thereafter new 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. 230/- 2.2. Cens Rs. 1610/- V.P. Cens Rs. 230/- Conversion tax Rs. 1150/- The applic

.. 3 ..

The applicant is liable to pay the amount of non-agricultural assessment at the revised rates, whenever such revision will be effected.

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

5/- 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-agricultural use within thirty days, and from such date, otherwise the permission stand cancelled.

6/- As per sanctioned & demarcated plan passed from the Asstt. Director of Town Planning, Akola the applicant is directed to maintain the demarcation.

7/- The road & drainage shall be constructed first as per specification & handed over to the G.P. Khadki Bk. 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. Khadki Bk. free of cost.

9. The breach of any of the conditions mentioned above, or otherwise shall result in the 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

will be recovered as an advance 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 0.91 H. out of which 5747.00 is under plot. The area under road & open space is exempted from the H.A. assessment U/s.147 of M.L.R.Code, 1966 and as such 5747.000sq. mtrs. is to be levied @ Rs.00.04 paise per sq.mtrs. and the amount is as under :-

Area Assessment	
Sq.mtrs.	Rs.
1) Area under plot assessment 5747.00	230/-
@ Rs.00.04 paise per sq.mtrs.	
11) Area under road & curvature 2396.02	---
not assessed.	
111) Area under open space not	916.98
assessed & vested with	---
G.P.Khadki Bk.	---
Total	9060.00 230/-

9983
37809

13/- The applicant shall keep the marginal distance while construction the plots as under :-

Area in		Front side		Rear side		Both sides.	
Sq.mtrs.	Mtr.	Mtr.	Mtr.	Mtr.	Mtr.	Mtr.	Mtr.
150-300	3.00	1.50	1.50				

sd-
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. through E.P.
3. The Talathi Mouje Khadki Bk, Through Tahsildar, Akola.
4. The applicant.

29/3/03
Sub-Divisional Officer,
Akola.



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Handwritten signatures and notes at the bottom of the page, including a signature that appears to be 'S. S. S.' and some illegible text.

STATEMENT 'A'

Statement showing to the non-agril assessment as shown in
shall be charged in Rev. Case No. NAF-34/Khadki M/8/2002-03.
of field survey No. 11/6, land measuring 0.91 A. of village
Khadki M. Tq. & Distt. Akola.

Sl. No. of the plots. Area in sq. mtrs. Non-agril. assessment @ Rs. 00.04 paisa per sq. mtrs. R.P. Case V.P. Case.

1.	2.	3.	4.	5.
1.	202.65	8.10	56.75	8.10
2.	180.00	7.20	50.40	7.20
3.	180.00	7.20	50.40	7.20
4.	180.00	7.20	50.40	7.20
5.	180.00	7.20	50.40	7.20
6.	189.00	7.60	52.85	7.60
7.	228.15	9.15	63.90	9.15
8.	220.00	8.80	61.60	8.80
9.	220.00	8.80	61.60	8.80
10.	220.00	8.80	61.60	8.80
11.	220.00	8.80	61.60	8.80
12.	200.00	8.00	56.00	8.00
13.	177.50	7.10	49.70	7.10
14.	208.00	8.35	58.25	8.35
15.	192.00	7.70	53.80	7.70
16.	192.00	7.70	53.80	7.70
17.	192.00	7.70	53.80	7.70
18.	181.50	7.30	50.85	7.30
19.	178.50	7.15	50.00	7.15
20.	175.00	7.00	49.00	7.00
21.	298.75	11.95	83.65	11.95
22.	196.31	7.85	55.00	7.85
23.	188.77	7.55	52.85	7.55
24.	180.00	7.20	50.40	7.20
25.	180.00	7.20	50.40	7.20
26.	180.00	7.20	50.40	7.20
27.	180.00	7.20	50.40	7.20
28.	174.37	7.00	48.85	7.00
29.	252.00	10.10	70.70	10.10

5747.00 230.00 1610.00 230.00

Sub-Divisional Officer,
Akola.