

अहवाल दिनांक : 21/11/2022



महाराष्ट्र शासन

गाव नमुना सार्व (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ४, ६ आणि ७]

गाव :- गुडघी (530134)

तालुका :- अकोला

जिल्हा :- अकोला

ULPIN : 28207224629

गट क्रमांक व उपविभाग : 65/1/अ/42



28207224629

भू-धारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :-

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक अकृषिक क्षेत्र चिन शेती आकारणी	3022 4593	महाराष्ट्र शासन (खाली-जमीन)	16.20.00	16.20.00	1	(4257) (4257)	कुळाचे नाव व खंड इतर अधिकार अकृषिक वापर - रहिवास (गावठाणाबाहेरील) रामाक्र एनएपी 34/गुडघी/75/87-88 दि.नं. 13/1988 (4257) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 6430 व दिनांक : 20/11/2022 सीमा आणि भुमापन किंहे :
जुने फेरफार क्र. : (4257) (6361) (6430)							

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- गुडघी (530134)

तालुका :- अकोला

जिल्हा :- अकोला

गट क्रमांक व उपविभाग : 65/1/अ/42

पिकांखालील क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते 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 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 :- 270500040051170000112022170

(नाम) :- एस.जी. अटल

तलाठी साक्षा :- गुडघी - अकोला जिल्हा - अकोला



कु. एस. जी. अटल
तलाठी -
साक्षा क्रं.
दिनांक.

IN THE COURT OF SHRI. R.K. DESHPANDE,
SUB DIVISIONAL OFFICER, AKOLA.

Rev. Case No. NAP-34/ Gurdhi / 75/87-88.

Applicants :- 1. Ishwarlal Kisan Khandelwal.
2. Shriram Bindulalji Tambi.
3. Shriram Niwas Copinathji Ravat.
4. Shrikamal Kishor Surajmal Ravat.
5. Omprakash Shrikisan
All of Akola.
Through K Mukhtyar Ashokkumar
Mahavirprasad Awasthi
of Akola Tq. & Distt. Akola.

ORDER

(PASSED ON THIS 11 TH DAY OF MARCH 1988.

Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1966, by the applicants of Akola, through Mukhtyar of Akola, for permission to convert the agril. land admeasuring 01 H.62 R. from field Survey No. 65/1-A of Gurdhi Tq. & Distt. Akola, 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 Measurement report.
3. Copies of layout.
4. Copy of Tipan Utara.

3.- The layout furnished by the applicants was referred to the Asstt. Director of Town Planning, Akola, for his opinion, who in turn, has approved the layout vide his letter No. Conv/ S.No.65(Part)/ Gurdhi/DDA/ 420 dt.1.3.1988. The opinion of the M.S. Board, Akola, and the Gram Panchayat Gurdhi is not recd. fed.

4.- I have seen the spot and found that there is no high/ low tension line passing through the said Survey number and the site is suitable for residential purposes.

5.- The land to be converted falls out of the Nazul perimeter and as such the ex non-agril. assessment will be charged at the rate of Rs.00-02 paise per Sq.Meter subject to the revision of assessment.

6.- After going through the case record, I see no objection to grant permission to convert the said land.

7.- I, therefore, under Section 44(2) of the Maharashtra Land Revenue Code, 1966, grant permission



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to the applicants to convert the agril. land admeasuring 01 H.62 H. from A.I.d Survey No. 65/1-A of village Gurdhi Tq. & Distt. Akola, for laying out residential plots subject to the following conditions :-

- 1.- The applicants shall use the land only for which the permission is granted ;
- 2.- The applicants shall pay the non-agril. assessment as shown in Statement 'A' ;
- 3.- The present rates of Non-agril. assessment shall be remain in force till 1990-91 and shall be revised thereafter and new rates shall be charged.
- 4.- The applicants shall convert the land within one year and communicate to this court and the Tahsildar, Akola, the date of actual commencement of non-agril. use within thirty days from such date, failing which the applicant shall be liable for punishment as per rule 6 of the Maharashtra Land Revenue (Conversion of use of land and non-agril) Rules 1969;
- 5.- The applicant shall not modify, alter or make any changes in the approved layout without prior permission of this court ;
- 6.- No plot shall be further sub-divided without prior permission of this court .
- 7.- The following rules shall be observed while proposing construction in the layout plots;
 - a) The marginal distance required to be observed left around the building in each plot shall be as under :-

Front	Side	Rear	
1) 15'	7 1/2'	10'	For plots having area 3000 Sq. ft. to 5000 Sq.ft.
11) 10'	5'	10'	For plots having area 3000 Sq.ft

The corner plots front margin from both the sides of road shall be left.
 - b) The built over area in case of plots falling under the category (i) above shall be not more than 1/3rd of the plot area subject to F.S.I.1. In case of plots falling under the category (ii) above, the built over area shall not exceed 4/10 th of plot area.

8.- The layout shall be properly demarcated on site in co-ordination with the layouts of surrounding lands already approved and demarcated on site and in co-ordination with existing roads and lanes etc. After demarcation of layout final approval shall be



obtained from the office of the Asstt. Director of Town Planning, Akola, and the local authority to the layout plan prepared on the basis of demarcation on site.

9.- The roads and drainage shall be constructed first as specifications and handed over to the Gram Panchayat, Gurdhi prior to the disposal of plots.

10. 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 local authority free of costs.

11.- The building plans of the proposed construction in the layout shall be in accordance with prevailing rules and the same shall be got approved prior to undertaking any construction work.

12. The arrangement of water supply and drainage disposal shall be made in such a way as not to create insanitary condition in the surrounding area.

13- The breach of any of the conditions mentioned above, or otherwise shall result in revocation of the permission and imposition of penalties as provided under Section 45 of the Maharashtra Land Revenue Code 1966.

14.- It shall be lawful for the Sub-Divisional Officer, Akola, or by any other officer authorised by him to direct the removal or alteration of any building or structure erected or used contrary to the conditions of the grant of this permission and on such removal or alteration not being carried out within the stipulated time to get done and to recover the cost of such operation from the owner or occupant of the plots as an arrears of land revenue.

15.- The land in question falls out of the Mazul perimeter as such the conversion tax shall not be levied.

16.- The building bye-laws of the Gram Panchayat Gurdhi shall be binding.

(R.K. Deshpande).

Sub Divisional Officer, Akola.

Copy w/cs to the Asstt. Director of Town Planning, Akola.
Copy forwarded to :-

1. The Tehsildar, Akola.
2. The Sarpanch Gram Panchayat Gurdhi.
3. The Talathi, Gurdhi.
4. The applicants.

(R.K. Deshpande)

Sub Divisional Officer, Akola.



(31)

STATEMENT 'A'

Statement showing the Non-agril. assessment in
 Rev. Case No. NAP-34/ Gurchi/75/87-88 km shangam

Sr.No. of Plot	Area in Sq. Meters	Non-agril. assessment @ Rs. 00-02 paise per Sq. Meter is charged.
1-A	140.00	2.80
1-B	121.80	2.45
2-A	121.80	2.45
2-B	121.80	2.45
3-A	121.80	2.45
3-B	121.80	2.45
4-A	121.80	2.45
4-B	121.80	2.45
5-A	121.80	2.45
5-B	121.80	2.45
6-A	121.80	2.45
6-B	140.00	2.80
7-A	125.00	2.50
7-B	121.80	2.45
8-A	121.80	2.45
8-B	121.80	2.45
9-A	121.80	2.45
9-B	121.80	2.45
10-A	121.80	2.45
10-B	121.80	2.45
11-A	121.80	2.45
11-B	125.80	2.50
12-A	121.	2.45
12-B	125.00	2.50
13-A	121.80	2.45
13-B	121.80	2.45
14-A	165.00	3.30
14-B	121.80	2.45
15-A	121.80	2.45
15-B	250.00	5.00
16-A	121.80	2.45
16-B	121.80	2.45
17-A	121.80	2.45
17-B	121.80	2.45
18-A	121.80	2.45
18-B	121.80	2.45
19-A	121.80	2.45
19-B	121.80	2.45
20	250.00	5.00
21-A	Deleted.	
22-A	160.00	3.20
22-B	121.80	2.45
23-A	121.80	2.45
23-B	220.00	4.40
24-A	195.00	3.90
24-B	204.50	4.09
25-A	165.00	3.30
25-B	149.62	2.99
26-A	153.00	3.06
26-B	157.50	3.15
27-A	294.00	5.88



