

अहवाल दिनांक : 21/11/2022



महाराष्ट्र शासन

गाव नमुना बारा (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवठा (नकाशा काढणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९ आणि ३०]

गाव :- गुडघी (530134)

तालुका :- अकोला

जिल्हा :- अकोला

ULPIN 10390526004

गट क्रमांक व उपविभाग : 132/अ/ब/2/82



भू-धारण पध्दती : भोगवटादार वर्ग - I

शेताचे स्थानिक नाव

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फै.फै.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक : आर.चौ.मी	2022	महाराष्ट्र शासन (खाली नमूद)	35.70.00		1	3725	कुळाचे नाव व खंड
अनुषंगिक क्षेत्र	4593	महाराष्ट्र शासन	35.70.00			3725	इतर अधिकार
विन सोती	35.70.00						अनुषंगिक वापर - रहिवास (गावठाणाबाहेरील)
आकारणी	0.00						राजपत्र एनएच 34/गुडघी/49/03-04
							इतर
							ग्रामपंचायत गुडघी कडे देखरेखीसाठी
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : 6430 व दिनांक : 20/11/2022
							सीमा आणि भूपापन किंहे :

अन्य फेरफार क्र. (3725)(6361)(6430)

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवठा (नकाशा काढणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

जिल्हा :- अकोला

गाव :- गुडघी (530134)

तालुका :- अकोला

132/अ/ब/2/82

पिकांखालील क्षेत्राचा तपशील

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

टीप : * सदाची नोंद मोबाइल अॅप द्वारे पणेत आलेली आहे

"सदा दस्तावेज हा केवळ अंतर्गत शासकीय कार्यवाहीसाठी उपलब्ध आहे. खाजगी वापर केल्यास योग्य दंड/गिफा केली जाईल याची नोंद घ्यावी."

दिनांक :- 21/11/2022

सांकेतिक क्रमांक :- 270500040051170000112022148

(नांव :- एस.बी. अटल)

तलाठी साक्षात :- गुडघी - अकोला



तलाठी -

साक्षात क्र.

दिनांक

56 (62)

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

REV. CASE NO. MAP-34/GUDADHI/49/2003-2004.

Applicant :- 1. Binkar Madhukar Olambe.

2. Suresh Akarum Borakhade.

3. Vimal Binkar Olambe.

4. Nitin Binkar Olambe.

5. Vrushali Suresh Borakhade.

6. Ku. Apaksha Suresh Borakhade.

Appln. No. 3 to 6 through their power of Attorneyholder-

1. Binkar Madhukar Olambe.

2. Suresh Akarum Borakhade.

All R/o. Akola, Tq. & Distt. Akola.

ORDER

(Passed on this 31st day of May 2004)

The applicants have filed an application under section 44 (1) of the Maharashtra Land Revenue Code, 1966 for conversion agril. land measuring 3.57 Hectar of field got No. 132/A+B-2, of village Gudadhi, Tq. & Distt. Akola into non-agril. i.e. residential purposes, for their respective shares. The applicant No. 3 to 6 have applied through their power of attorney holders as above.



2. The applicants have 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 Mamuna-9(3)&(4)
- v) Copies of layout.

3. The layout furnished by the applicants was referred to the Asstt. Director of Town Planning, Akola for his opinion, who in turn has tentative approved to the layout and directed to demarcate the land as per approval. The opinion of the Executive Engineer, B. & C., Akola dtd. 26.5.04, The Executive

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Engineer, M.S.E.S., Akola dtd.1.4.04, The District Health Officer, Akola dtd.3.4.04, The Resettlement Officer, Akola dtd.26.4.04, The Special Land Acquisition Officer, Akola dtd.26.4.04, Irrigation Department, Akola dtd.20.5.04, The Asstt. Engineer, Special Project Sub. sn. Akola dtd.31.3.04, The Chief Officer, Amravati Housing & Area Development Board, Amravati dtd.29.3.04, has been received.

The proclamation is also issued & any objection is not received. The Sarpanch, Grop Panchayat, Gudadhi, has given his ~~express~~ no-objection dated 24.3.04, The Revenue Inspector, Akola has also given his report dtd.24.3.04 is in record.



4. The Taluka Inspector of Land Records, Akola has demarcated the site and submitted the copy of measurement sheet is in record. As per measurement sheet, the applicants have furnished the demarcated layout that was again referred to the Asstt. Director of Town Planning, Akola who in turn has finally approved the demarcated layout vide his letter No.Non-agril/Gudadhi/F.O.132/A+B-2, 1006, dtd.29.5.04. I, have also seen the spot & the site is suitable for residential purposes.

5. On going through the case records, it seems that the field property is tenure land, The Tehsildar Akola was abolished the possession of the tenure, vide order dtd.23.12.03 in Rev. Case No. TNC-19/3/2003-2004 the copy of the said order is in record.

6. Considering the reports and opinion received from the concerning authorities, I, hereby under section 44 (2) of the Maharashtra Land Revenue Code, 1966 grant the permission to the applicants to convert the agril. land measuring 3.57 Hecter

....3/-

of field got No.132/A+B B -2, of village Gurdahi,
Tq. & Distt. Akola for laying out residential plots,
subject to the following conditions:-

- 1) These applicants shall use the land only for which the permission is granted i.e. for residential purposes.
- 2) The applicants shall pay the non-agril. assessment as shown in the statement 'A'.
- 3) The present rates of non-agril. assessment shall remain in force and shall further be revised thereafter new rates shall be charged. The applicants are directed to pay the amount of non-agril. assessment at the rate of Rs.00.04 paise per sq.mtrs. amounting to Rs.824/- 2.P.Cess. 5764/- V.P.Cess. Rs.824/- and conversion tax Rs.4118/-. The applicant shall also be liable to pay the amount of non-agril. assessment at the revised rates and whenever such revision will be effected.
4. The applicants shall start the N.A. use of the land within one year & communicated to this office and to the Tehsildar, Akola the date of actual commencement of the non-agril. use within thirty days, from such date otherwise the permission stand cancelled.
5. The applicants shall not modify, alter or make any changes in the approved layout without the prior permissions of the Sub-Divisional Officer, Akola.
6. As per sanctioned & demarcated plan passed by the Asstt. Director of Town Planning, Akola the applicants shall be bind to maintain the demarcation.
7. The road & drainages shall be constructed as first as per specification & handed over to Gram Panchayat Gurdahi prior to the disposal of the plots.
8. The land reserved in layout as open space shall

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be kept permanently open free from any structure for the public use and shall be vested with Gram Panchayat Gudadhi free of costs.

9. The land is kept for public amenity space is to owned by the applicants, the said land use for public amenity such as primary/high school, vegetable market, Colleges, cultural club, bus-stop, etc.

10. 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 U/s.45 of the M.L.R.Code, 1966.

11. It shall be lawful for the sub-divisional Officer, Akola or 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 as an arrears of recovered as land revenue.

12. The building bye-laws of the Gram Panchayat, Gudadhi shall be binding on the applicants.

13. The land under conversion is 3.57 Hectare out of which 18800.745 sq.mtrs. is under the plots and 1785.00 sq.mtrs. is under the public amenity. The Area under road & open space is exempted from M.A. assessment U/s.117 of M.L.R.Code, 1966 and as such 18800.745 sq.mtrs. with 1785.00 sq.mtrs. is to levied @ Rs.00.04 paise per sq.mtrs. and the amount is as under :-

	Area in Sq.mtrs.	Assessment Rs.
1) Area under the plots	18800.745	752.05
is assessed @ Rs.00.04 per sq.mtrs.		



(66)

ii) Area under Public Amenity 1785.00 71.40
is assessed @ Rs.00.04
Per sq.mtr. 71.40

iii) Area under open space not assessed Averaged with G.P. 20/10/04
Gudadhi, Tq. & Distt. Akola.

iv) Area under roads & curvature
not assessed, 11944.235

Area under layout, 35700 18882.742
Sq.mtrs. Rounded to 824/-

14. The applicants shall keep the marginal distance
while constructing on the plots as under:-

Area in sq.mtrs.	Front side Mtr.	Rear side Mtr.	Both sides Mtrs.
150 to 300	3.00	1.50	1.50
300 to 450	4.50	3.00	2.25
450 to 900	4.50	4.50	3.00



Sub-Divisional Officer,
Akola.

Copy M/c. to the Asstt. Dir. of Town Planning Akola.

Copy to :-

1. The Tahsildar, Akola.
2. The Sarpanch, Gram Panchayat Gudadhi, Tq. & Distt. Akola.
3. The Talathi mouja Gudadhi, through Tahsildar, Akola.
4. The applicant.

21/07/04
[Signature]
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Sub-Divisional Officer,
Akola.

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20/8/04

STATEMENT 'A'

Statement showing to the Home-gill assessment shall be charged in Gov. Case No. H.P.-34/1003-1004 for Field got No. 132/1003-2, of village Gadda land measuring 2.57 Hectar, belongs to Nishat Modhurat Gharu & other five of Ahola.

Area in Home-gill, H.P. Case 'V.P. Case' the plots, sq.mtr, assessment @ Rs. 00.04 per sq.mtr.

1.	2.	3.	4.	5.
1-A.	123.75	4.95	34.65	4.95
1-B.	112.50	4.50	31.50	4.50
2-A.	112.50	4.50	31.50	4.50
2-B.	112.50	4.50	31.50	4.50
3-A.	112.50	4.50	31.50	4.50
3-B.	112.50	4.50	31.50	4.50
4-A.	112.50	4.50	31.50	4.50
4-B.	112.50	4.50	31.50	4.50
5-A.	112.50	4.50	31.50	4.50
5-B.	112.50	4.50	31.50	4.50
6-A.	112.50	4.50	31.50	4.50
6-B.	112.50	4.50	31.50	4.50
7.	150.00	6.00	42.00	6.00
8.	105.20	7.40	51.85	7.40
9.	215.20	8.60	60.25	8.60
10-A.	112.50	4.50	31.50	4.50
10-B.	112.50	4.50	31.50	4.50
11-A.	112.50	4.50	31.50	4.50
11-B.	112.50	4.50	31.50	4.50
12-A.	112.50	4.50	31.50	4.50
12-B.	112.50	4.50	31.50	4.50
13-A.	112.50	4.50	31.50	4.50
13-B.	112.50	4.50	31.50	4.50
14-A.	112.50	4.50	31.50	4.50
14-B.	112.50	4.50	31.50	4.50
15-A.	112.50	4.50	31.50	4.50
15-B.	112.50	4.50	31.50	4.50
16-A.	123.75	4.95	34.65	4.95
16-B.	112.50	4.50	31.50	4.50
17-A.	112.50	4.50	31.50	4.50
17-B.	112.50	4.50	31.50	4.50
18-A.	112.50	4.50	31.50	4.50
18-B.	112.50	4.50	31.50	4.50
19-A.	112.50	4.50	31.50	4.50
19-B.	112.50	4.50	31.50	4.50
20-A.	112.50	4.50	31.50	4.50
20-B.	112.50	4.50	31.50	4.50
21-A.	112.50	4.50	31.50	4.50
21-B.	112.50	4.50	31.50	4.50
22.	101.45	7.25	50.80	7.25
23-A.	115.65	4.65	32.40	4.65
23-B.	112.50	4.50	31.50	4.50
24-A.	112.50	4.50	31.50	4.50
24-B.	112.50	4.50	31.50	4.50
25-A.	112.50	4.50	31.50	4.50
25-B.	112.50	4.50	31.50	4.50
26-A.	112.50	4.50	31.50	4.50
26-B.	112.50	4.50	31.50	4.50
27-A.	112.50	4.50	31.50	4.50
27-B.	112.50	4.50	31.50	4.50
28.	153.15	6.15	42.90	6.15
29.	257.25	10.30	72.05	10.30
30.	100.00	7.20	50.40	7.20

contd. 7/-



contd. 08/-

31.	178.65	7.05	49.20	7.05
32.	210.15	8.40	58.65	8.40
33.	195.00	7.80	54.60	7.80
34.	195.00	7.80	54.60	7.80
35.	195.00	7.80	54.60	7.80
36.	195.00	7.80	54.60	7.80
37.	195.00	7.80	54.60	7.80
38.	195.00	7.80	54.60	7.80
39.	234.00	9.40	65.55	9.40
40.	220.75	8.85	61.85	8.85
41.	150.00	6.00	42.00	6.00
42.	157.50	6.10	44.10	6.10
43.	121.45	4.85	36.00	4.85
43.A.	112.50	4.50	31.50	4.50
44.	112.50	4.50	31.50	4.50
44.A.	112.50	4.50	31.50	4.50
45.	112.50	4.50	31.50	4.50
45.A.	112.50	4.50	31.50	4.50
46.	112.50	4.50	31.50	4.50
46.A.	112.50	4.50	31.50	4.50
47.	112.50	4.50	31.50	4.50
47.A.	112.50	4.50	31.50	4.50
48.	112.50	4.50	31.50	4.50
48.A.	112.50	4.50	31.50	4.50
49.	112.50	4.50	31.50	4.50
49.A.	112.50	4.50	31.50	4.50
50.	151.45	5.06	42.40	5.06
51.	123.50	4.95	34.60	4.95
51.A.	112.50	4.50	31.50	4.50
52.	112.50	4.50	31.50	4.50
52.A.	112.50	4.50	31.50	4.50
53.	112.50	4.50	31.50	4.50
53.A.	112.50	4.50	31.50	4.50
54.	112.50	4.50	31.50	4.50
54.A.	112.50	4.50	31.50	4.50
55.	112.50	4.50	31.50	4.50
55.A.	112.50	4.50	31.50	4.50
56.	112.50	4.50	31.50	4.50
56.A.	112.50	4.50	31.50	4.50
57.	112.50	4.50	31.50	4.50
57.A.	112.50	4.50	31.50	4.50
58.	156.90	6.30	43.95	6.30
59.	448.00	17.95	125.45	17.95
60.	173.25	8.95	48.55	8.95
61.	198.00	7.95	55.45	7.95
62.	243.00	9.75	68.05	9.75
63.	195.65	7.85	54.80	7.85
64.	160.00	6.40	44.80	6.40
65.A.	120.00	4.80	33.60	4.80
65.B.	120.00	4.80	33.60	4.80
66.A.	120.00	4.80	33.60	4.80
66.B.	120.00	4.80	33.60	4.80
67.A.	120.00	4.80	33.60	4.80
67.B.	120.00	4.80	33.60	4.80
68.	160.00	6.40	44.80	6.40
69.	153.93	6.15	43.10	6.15
70.	237.95	9.55	66.65	9.55



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Statement continued of Rev. Case No. MAY-24/Gudadhi/2 42/2003
2004 for field gat No. 132/A+B-2, of village Gudadhi land
measuring 3.57 Hectar.

1.	2.	3.	4.	5.
71.	160.00	6.40	44.80	6.40
72.A.	120.00	4.80	33.60	4.80
72.B.	120.00	4.80	35.60	4.80
73.A.	120.00	4.80	33.60	4.80
73.B.	120.00	4.80	33.60	4.80
74.	410.125	16.75	117.10	16.75
75.	414.375	16.60	116.05	16.60
76.	573.67	22.95	160.45	22.95
77.	524.92	21.00	147.00	21.00
78.	399.375	16.00	111.85	16.00
79.	395.625	15.85	110.80	15.85
80.	391.875	15.75	109.75	15.75
	18800.745	752.05	5264.15	752.05

Area under
Public 1875.00 25.88 223.88 23.88
Amenity 71.40 459.80 71.40
Plot No. 81.

Rounded
to .. 824.00 5764.00 824.00



642.2
31/5/14
Sub-Divisional Officer,
Akola.