

अहवाल दिनांक : 21/11/2022



महाराष्ट्र शासन

गाव नमुना गुप्त (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 :- गुडधी (530134)

ULPIN : 20613143675

गट क्रमांक व उपविभाग : 132/अ/ब/3/11

तालुका :- अकोला

जिल्हा :- अकोला



20613143675

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	पे.फा.	शेताचे स्थानिक नाव	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक अकृषिक क्षेत्र अकृषिक अकृषिक	आर.चौ.मी क्षेत्र क्षेत्र क्षेत्र	2072 4593	महाराष्ट्र शासन महाराष्ट्र शासन	8.10.00 8.10.00			(3717) (3717)	कुळाचे नाव व खंड इतर अधिकार इतर राणाक एनएच 34/गुडधी/48/03-04 (3717) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 6430 त दिनांक : 20/11/2022 सीमा आणि भुमापन किंहे :

वृत्त फेरफार क्र. (3717) (6361) (6430)

गाव :- गुडधी (530134)

: 132/अ/ब/3/11

गाव नमुना बारा (पिकाची नोंदवही)

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

तालुका :- अकोला

जिल्हा :- अकोला

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

टोप * 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 :- 270500040051170000112022149

(नाव :- एस.जी. अटल)

तलाठी साक्षात :- गुडधीता :- अकोला

कु. एस. जी. अटल

जिल्हा :- अकोला

साक्षात क्रं.

दिनांक

अहवाल दिनांक : 21/11/2022



महाराष्ट्र शासन

गाव नमुना सार (अधिकार अभिलेख पत्रक)

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

गाव :- गुडधी (530134)

ULPIN : 26287833929

तालुका :- अकोला

गट क्रमांक व उपविभाग : 133/ए/बी/25

जिल्हा :- अकोला



26287833929

भू-धारणा पद्धती : सरकार

शेताचे स्थानिक नाव :-

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादासचे नांव	क्षेत्र	आकार	पो.ख.	फेरफार	कुळ, खंड व इतर अधिकार
होताचे एकक अक्षेपिक बिन शेती आकारणी	आर.चौ.मी शेव 8.24.00 0.00	2072 4593 महाराष्ट्र शासन	महाराष्ट्र शासन (खुली जमीन) महाराष्ट्र शासन	8.24.00 8.24.00	1 1	(1) (61)	कुळाचे नाव व खंड इतर अधिकार इतर एन ए पी 34/गुडधी /56/2002-03 दि.27/3/2003 (3714) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 6430 व दिनांक : 20/11/2022 सीमा आणि भुयापन चिन्हे :
कुले फेरफार क्र (1) (6361) (6430)							

गाव नमुना बारा (पिकांसाठी नोंदवही)

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

गाव :- गुडधी (530134)

: 133/ए/बी/25

तालुका :- अकोला

जिल्हा :- अकोला

पिकाखालील क्षेत्राचा तपशील

पिकाखालील क्षेत्राचा तपशील										शेरा
वर्ष	हंगाम	खात क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे माध्यम	लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
								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 घेणे 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 :- 270500040051170000112022151

(नाव :- एस.जी. अटल)

तलाठी साक्षात :- गुडधीता :- अकोला

जि :- अकोला



तलाठी -

साक्षात क्रं

दिनांक

50 56
IN THE COURT OF DR. PRAVIN KUMAR DEORE,

Sub-Divisional Officer, Akola.

Rev. Case No. NAP-34/Gudadhi/48/2003-2004.

Applicant :- 1. Nitin Dinkarrao Olambe.
2. Saket Suresh Borakhade.
Both R/o. Akola.

ORDER

(Passed on this 21st day of May, 2004)

Application is made under section 44 (1) of Maharashtra Land Revenue Code, 1966 by the applicants of Akola for permission to convert the agril. land measuring 0.81 R. out of field survey No. 85, 86, 88, 89, sit of field gat No. 132/A+B (Part-3) of village Gudadhi, Tq. & Distt. Akola for non-agril. i.e. residential purposes.

2. The applicants have furnished the following documents along with 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 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 approval vide letter dtd. 17.4.04, the opinion of the Executive Engineer, B. & C., Akola dtd. 25.5.2004, The Executive Engineer, M.S.E.S., Akola dtd. 1.4.04, The District Health Officer, Akola dtd. 5.5.04, The Land Acquisition Officer, Akola dtd. 26.4.04, The Resettlement Officer, Akola dtd. 13.4.04, The Asstt. Engineer, Special Project Sub. Div. Akola dtd. 31.3.04, The Chief Officer,

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Amravati Housing Area Development Board, Amravati
dtd.29.3.04. Irrigation Department Akola dtd.20.3.04.
All these authorities have sent their no-objection
is in record.

The public notices was also issued and called
the objection, but nobody has raised the objections.
The Sarpanch, Gram Panchayat, Gudadhi has given his
no-objection dtd.24.3.04. The Revenue Inspector,
Akola has also given his report dtd.24.3.04.

4. The Taluka Inspector, Akola has demarcated the
land as per approved layout and submitted the copy
of measurement sheet is in record. As per measurement
sheet then applicants have furnished the demarcated
layout that was again referred to the Asstt. Director,
of Town Planning, Akola for his final opinion, who
in turn has finally approved the demarcated layout
vide his letter No. Non-agril/Gudadhi, P.O.132/A+B/3
dtd.29.5.04. I, have also seen the spot and
the site is suitable for residential purposes.

5. Taking into accounts the above facts, I, hereby
grant the permission to the applicants to convert
the agril. land measuring 0.81 A. of field cat No.
132/A+B-3, of village Gudadhi, 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 i.e. for residential
purpose.
- 2) The applicants shall pay the non-agril. assess-
ment 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

..3/-



directed to pay the non-agril.assessment at the rate of Rs.00.04 paise per sq.mtr. amounting to Rs.157/-, H.P.Chess Rs.1099/- V.P.Chess Rs.157/- and conversion tax Rs.788/-. The applicants shall also liable to pay the amount of 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 & communicated 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 applicants shall not modify, alter or make any changes in the approved layout without the permission of the Sub-Divisional Officer, Akola.

6. As per sanctioned & demarcated plan passed by the Asst. Director of Town Planning, Akola the applicants shall be bind to maintain the demarcation on site.

7. The road & drainages shall be constructed as first as per specification & handed over to the Gram Panchayat Gudadhi, prior to the disposal of the plots.

8. The ~~road & drainage~~ land reserved in layout shall be kept permanently open free from any structure for the public use and shall be vested with G.P.free costs.

9. The breach of any of the conditions mentioned above or otherwise shall result in revocation of the permission and the imposition of the penalties as U/s.45 of the M.L.R.Code, 1966.

10. 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 condition of this permission and if not removed it shall be removed by the Govt. Machinery and as an arrears of land recovered as land revenue.

11. The applicants shall be bind to obtained permission from the Railway authority prior to the construction of the plot No.10.

12. The building bye-laws of the Gram Panchayat, Gudadhi, Tq. & Distt. Akola shall be binding on the applicant.

13. The land under conversion is 0.81 H. out of which 3911.74.sq.mtrs. is under the plots, area under road & open space & is exempted from H.A. assessment U/s.117 of Maharashtra Land Revenue Code, 1966 and as such 3911.74 sq.mtrs. is to be 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	3911.74	157.00
is assessed @ Rs.00.04 per sq.mtrs.		
11) Area under road not assessed.	3378.26	--
111) Area under open space	810.00	--
not assed and vested with Gram Panchayat Gudadhi, Tq. & Distt. Akola.		
Area under layout field	8100.00	157.00
Cat No.132/A+B-3, of Gudadhi, Tq. & Distt. Akola.		

नगर स्वता आणि सुवर्णिका विभाग
अकोला वाटा
१९९९
१०/६/०८

वाचक वं.
१९९९
१०/६/०८

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14) The applicant shall keep the marginal distance
while construction on the plots as under :-

Area in sq.mtrs.	Front side Mtr.	Rear Side Mtr.	Both sides. Mtr.
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



सो

Sub-Divisional Officer
Akola.

Copy w/c. to the ~~Sub-Divisional Officer~~ of Town Planning,
Akola.

Copy to :-

1. The Tehsildar, Akola.
2. The Sarpanch, Gram Panchayat, Gudachi Tq. & Dist. Akola.
3. The Talathi mouje Gudachi, through Tehsildar, Akola.
4. The applicant.

१५/१०/०८

Sub-Divisional Officer,
Akola.

अनुरोध
१०/६/०८
प्र. सं. व. ३३

११/६/०८

१०/६/०८

१०/६/०८

STATEMENT 'A'

Statement showing to the non-agril. assessment shall be charged in Rev. Case No. NAF-34/Gudadhi/ /2003-2004 for field survey No. 132/A+B-3, of village Gudadhi, land measuring 0.81 Hectar.

Sr. No. of the plots.	Area in sq. mtrs.	Non-agril. assessment @ Rs. 00.04 paise per sq. mtrs.	'Z.P. Case' V.P. Case.
1.	233.75	9.35	63.45
2.	275.55	10.03	11.03
3.	162.65	6.50	45.55
4.	644.00	25.80	23.80
5.	223.65	8.95	62.65
6.	215.65	8.65	60.40
7.	160.00	6.40	44.80
8.	603.37	24.15	168.95
9.	359.62	14.40	100.70
10.	1033.50	41.35	289.40
	3911.74	157.00	1099.00



Sub-Divisional Officer,
Akola.