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IN THE COURT OF SHRI. HARSHADEEP KAMBLE, I.A.S.
SUB DIVISIONAL OFFICER, AKOLA.

Rev. case No. NAP-34/ Umari Pr. Balapur/30/ 98-99

Applicant :- Ramdas Ramnath Sharma
r/o Akola Tq. & Distt. Akola.

ORDER

(Passed on this 24 th day of Oct 2000).

Application is made under Section 44 (1) of the Mah Land Revenue Code, 1966, by the applicant of Akola Tq. & Distt. Akola, for permission to convert the agril. land measuring 0 H. 61 R. from field & Gat No. 48 (48) i.e. Survey No. 13 of village Umari Pr. Balapur Tq. & Distt. Akola, for non-agril. purposes i.e. for residential purposes.

2. The applicant has furnished the following documents along with the application.

1. Copy of 7/12.
2. Copies of layout plan.
3. Measurement report.
4. 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 approved the layout vide his letter No. Non-gril/Mouja Umari Pr. Balapur/ Gat No. 48/991, dt. 10.6.1999. The opinion of the Amravati Housing and Area Development Board, Amravati dated 14.7.1999, Rsettlement Officer, Akola dt. 29.2.2000 Executive Engineer B & C Akola Dt. 15.5.2000, Executive Engineer M.S. B. Akola dt. 16.6.2000, and District Health Officer, Z.P. Akola dated nil, is also received. The proclamation is also issued and any objection is not received.

4. Taking into accounts, the above facts, I U/S 44(2) of the Mah. Land Revenue Code, 1966, grant permission to the applicant to convert the agril. land measuring



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O.H.61 R. from field Cat No 40 i.e. Field Survey No.13 of village Unari Pr. Balapur Distt Akola for non-agril. purposes i.e. 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 present rates of Non-agril assessment shall remain in force until 31-3-2001, and shall further be revised thereafter, and new rates shall be charged on the applicant as directed to pay the amount of Non-agril. assessment @ Rs.00.02 paise per Sq.Mtrs. amounting to Rs.74/- Z.P.Cess Rs.148/- increased Z.P.Cess Rs.148/- and V.P.Cess Rs.74/- measurement fee of Rs.100/- per plot amounting to Rs.1900/- and conversion tax Rs.370/- The applicant in this shall also be liable to pay the Non-agril assessment at the revised rates, whenever such revision will be effected.

4. The applicant shall start the N.A. use of the said land within one year and communicate 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 applicant shall ~~not~~ not modify alter or make any changes in the approved layout without prior permission of the Sub-Divisional Officer, Akola.

6. The provisional order is passed and the applicant in shall properly demarcated on site, and after demarcation of the layout, final approval shall be obtained from the office of the Asstt. Director of Town Planning, Akola, and Taluka Inspector of Land Records, and thereafter final approval shall be obtained from this office.

7. The roads and drainage shall be constructed first as per specifications and handed over to the Gram Panchayat Unari Pr. Balapur prior



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to be 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 Umari Pr. Balapur free of 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 U/S 45 of the Mah. Land Revenue 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 arrears of land revenue;

11. The building bye laws of the Gram Panchayat Umari Pr. Balapur shall be binding on the applicant.

12. The land under conversion is 0 H. 61 R. Out of which 3676.73 Sq. Mtrs. is under plot. the area under road, and open space is exempted from the N.A. assessment U/S 147 of the Mah. Land Revenue Code, 1966 and as such 3676.73 Sq. Mtrs. is to be levied at the rate of Rs. 00.02 paise per Sq. Mtr. and the amount is as under :-

	Area Sq. Mtr.	Assessment Rs.
i) Area under plot as is assessed @ Rs. 00.02 paise per Sq. Mtrs.	3676.73	74/-
ii) Area under road not assessed	1813-27	.
iii) Area under open space not assessed and vested with the G.P. Umari Pr. Balapur.	610-00	-
iv) Area under layout	6100-00	--

14. The applicant shall be kept the marginal distance while construction on the plots :-

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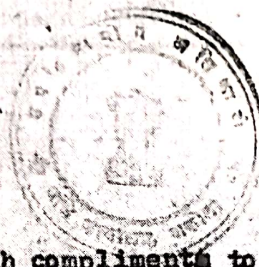
महाराष्ट्र शासन, नगरपालिका विभाग

8220

9/99/00

Sr.No.of Plot.	Front/Road side-Mtrs.	Rear Mtrs.	both sides, Mtrs.
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1 to 19	3.00	1.50	1.50
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Sub-Divisional Officer,
Akola.

Copy with compliments to the Asstt. Director of Town Planning, Akola.

Copy to :-

1. The Tahsildar, Akola.
2. The Talathi of Umari Pr. Balapur through Tahsildar, Akola.
3. The Sarpanch G.P. Umari Pr. Balapur.
4. The applicant.

Sub-Divisional Officer,
Akola.

महाराष्ट्र
मंत्रालय
नगरपालिका विभाग
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महाराष्ट्र शासन, नगरपालिका विभाग
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महाराष्ट्र
मंत्रालय

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STATEMENT 3A

Statement showing the Non-agril. assessment to be charged in
Rev. case No. HAP-34/ Umari Pr. Belapur /30/98-99

Sr. No. of Plot Area in Sq. Mtrs. Non-agril. assessment @Rs. 00.02 paise per Sq. Mtrs. is charged. Z.P. Cess charged Increased Z.P. Cess charged. V.P. cess charged on H.A.A.

1.	150.00	3-00	6.00	6.00	3-00
2.	150.00	3.00	6.00	6.00	3.00
3.	150.00	3.00	6.00	6.00	3.00
4.	208.12	4.15	8.30	8.30	4.15
5.	211.87	4.25	8.50	8.50	4.25
6.	150.00	3.00	6.00	6.00	3.00
7.	150.00	3.00	6.00	6.00	3.00
8.	150.00	3.00	6.00	6.00	3.00
9.	206.62	4.15	8.30	8.30	4.15
10.	228.00	4.60	9.20	9.20	4.60
11.	228.00	4.60	9.20	9.20	4.60
12.	223.50	4.50	9.00	9.00	4.50
13.	226.50	4.55	9.10	9.10	4.55
14.	203.50	4.10	8.20	8.20	4.10
15.	223.12	4.45	8.90	8.90	4.45
16.	243.75	4.90	9.80	9.80	4.90
17.	213.75	4.30	8.60	8.60	4.30
18.	150.00	3.00	6.00	6.00	3.00
19.	219.00	4.20	8.40	8.40	4.20

19.

3676.73

74-00

148-00

148-00

74-00

Sub-Divisional Officer,
Akola.

