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In the court of Shri. B. C. Harney, Sub Divisional Officer, Akola,
Revenue Case No. MAP/34/43/82-83/Umari.

Applicants:- Shri. Onkar, Dhanaji Zamre,
s/o village Umari, Tq. & Distt. Akola.
(O r d r)

(Passed this 14th day of March 1983)

Application is made under section 44(1) of the Maharashtra Land Revenue Code 1966 by the applicants for permission to convert agricultural land measuring 1.258 acres of land from F.S.No. 15/1 of village Umari Tq. & Distt. Akola for non-agricultural purposes i.e. for residential purposes.

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

1. Copy of 7/12
2. Copy of measurement report.
3. Copy of Tipan Utara.
4. Copy of layouts.

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. TPAN/CONV/Umari/Akola/557/ dt. 2-3-83.

4. I have seen the spot and found that there is no High Tension line passing through the said survey numbers and the site is suitable for residential purposes.

5. The land to be converted falls out of muzai perimeter and hence the non-agric. assessment at the rate of Rs. 60.02 per Sq. meter shall be charged subject to the revision of assessment.

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

7. I therefore, under Section 44(2) of the Maharashtra Land Revenue Code, 1966, grant permission to the applicant to convert agricultural land measuring 1.258 acres from F.S.No. 15/1 of Village Umari, Tq. Distt. Akola for laying out residential plots subject to the following conditions:-

1. The applicants shall use the land only for which permission is granted;

2. The applicants shall pay the non-agricultural assessment as shown in statement 'A'.

3. The applicants shall convert the land within one year and communicate to this court and the Taluk Tahsildar the date of actual commencement of non-agricultural use within thirty days from such date, failing which the applicants shall be liable for punishment as per rule 6 of the Maharashtra Revenue Code (Conversion of use of land).

4. The applicants shall not modify, alter or make any changes in the approved layout without prior permission of this court;

5. No plot shall be further subdivided without prior permission of this court.

6. The following rules shall be observed while preparing construction in the layout plots.

a) The marginal rules shall be observed while preparing construction in the layout plots left around the building in a plot shall be as under:-

	Front	Side	Rear.	
1)	15'	7/12 A	10'	For plots having area 3000 Sq. Ft. to 5000 Sq. Ft.
11)	10'	5'	10'	For plots having area 5000 Sq. Ft.

The corner plots front margin from both the sides of road shall be left.

a) the built over area in case of plots falling under the category (1) above shall be not more than 1/3rd of plot area subject to P.S.I.I. In case of plots falling under category (11) above the built over area shall not exceed 4/10th of plot area.

7. 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 plans prepared on the basis of demarcation on site;

8. The roads and drainage shall be constructed first as per specifications and handed over to the Gram Panchayat, Umari prior to the disposal of plots.

9. The land reserved in the layout as open space shall be permanently kept open free from any structure for public use and shall be vested with local authority free cost.

10. The building plans of the proposed construction in the layout shall be in accordance with provisions and shall be got approved prior to undertaking construction work.

11. The arrangement of water supply and disposal shall be made in such a way as to not create any unsanitary condition in the surrounding area;



12. The breach of any of the conditions mentioned above or otherwise shall result in a revocation of the permission and imposition of penalties as provided under section 45 of the Maharashtra Land Revenue Code 1948.

13. It shall be lawful for the Sub Divisional Officer, Akola or by any other official Officer, authorised by him to direct the removal or alteration of any building 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.

14. The land in question falls out of the Municipal Council perimeter and hence the conversion tax shall not be leviable.

15. The building bye-laws of the Gram Panchayat, Usari shall be binding.

(B.C. Harney)
Sub Divisional Officer,
Akola.

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

Copy forwarded to :-

1. The Tahsildar, Akola.
2. The Sarpanch Gram Panchayat, Usari.
3. The Talathi Usari.
4. The applicant.

Sub Divisional Officer,
Akola.

Stamp: SUB DIVISIONAL OFFICER, AKOLA
Branch: Akola
Serial No. - 2646
Date - 12/11/82
File No. - 577583

Statement 'A'

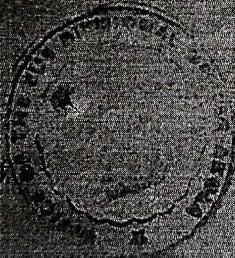
(12)

Statement showing the Non-Agril. Assessment to be charged.
in Revenue Case No. 1247/34/Unari/45 52.55.

S.No. of plots : Area in sq. meter : Non-Agril. assessment at the rate
of Rs. 09.02 paise per Sq. meter
in charges.

1.	299	6.00
2.	294	6.90
3.	299	6.00
4.	287	5.90
5.	286	5.90
6.	319	6.40
7.	313	5.25
8.	297	6.00
9.	323	6.45
10.	297	6.00
11.	305	6.10
12.	424	8.50
13.	307	6.15
14.	330	6.60
15.	318	6.40

95-55



12/5

(D.G. Harney.)
Sub Divisional Officer
Akola.

PLOT AREA INDEX

PLOT NO.	AREA IN SQ. M.	AREA IN SQ. M.
1	295.25	3220.00
2	294.00	3160.00
3	299.25	3220.00
4	287.50	3090.00
5	286.00	3070.00
6	319.00	3432.00
7	313.00	3368.00
8	297.50	3207.00
9	323.00	3475.00
10	297.00	3150.00
11	305.25	3282.00
12	424.00	4560.00
13	307.50	3309.00
14	330.00	3551.00
15	318.00	3422.00

AREA STATEMENT

TOTAL AREA OF THE FIELD UNDER LAY-OUT -- 668 OR 6600 SQ. M.
 TOTAL NO. OF PLOTS -- 15
 TOTAL AREA UNDER PLOTS -- 4700.25 SQ. M.
 TOTAL AREA UNDER OPEN SPACE -- 658.00 SQ. M.
 TOTAL AREA UNDER ROADS -- 241.75 SQ. M.
 TOTAL -- 6600.00 SQ. M.

LAY-OUT PLAN

SCALE 1:500

DRAWN BY
 S. S. CHANDRA
 CIVIL ENGINEER
 100/100

PROPOSED RESIDENTIAL LAY-OUT OF 15 NO. 15/1 OF UNRI TO ADT AKOLA
 DRAWN BY SHRI ONKAR CHANDRA KANWAR OF AKOLA

Assistant Director of
 Town Planning Akola
 8/12/51