

IN THE COURT OF SUB-DIVISIONAL OFFICER,

AKOLA.

Revenue Case No. NAF 34/UMARI/ 24/1974-75.

Applicant :- Madhukar Harishchandra Mohod and others Uq. of Umari.

ORDER

(Passed this 3rd day August 1976).

This is an application made under section 44(1) of the Maharashtra Land Revenue Code, 1966, by Shri. M.H. Mohod & others of Umari Tq. Akola, Akola. The applicant intends to convert his agricultural land S.No. 51/2 Area 0.88 Gs. situated in Muz Umari Tq. Akola for residential /commercial/ industrial purpose. .

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

- i). Copy of Record of Rights of S.No. 51/2.
- ii) Tipan Utara.
- iii) Crop statement 73-74.
- iv) Layout.

3.- The layout furnished by the applicant a was referred to the Assistant Director of Town planning, for his remarks. He has approved the layout as per his letter No. TRM/UMI / 344

1457 dated 8.7.75. The Municipal Council, Akola has also accorded its approval to the layout by its resolution No. /8 passed on 14.6.76 in its general meeting.

4.- The applicant has also undertaken to abide by the conditions to be imposed while granting the permission to convert the land.

5.- The land to be converted falls out of the Marol revenue perimeter and as such the non-agricultural assessment at the rate of One paise per square metre shall be charged.

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

7.- I, therefore, grant permission to the applicant under section 44(B)(a) of the Maharashtra Land Revenue Code, 1960, to divert agricultural land measuring 38 gunthas (41207 Sq. Ft. (3841.2 Sq. Metre)) amt of S. No. 51/2 of M. Ward, P. T. Akola for non-agricultural purpose on following conditions.

1.- The applicant shall use the land only for the purpose for which permission has been granted.

2.- The applicant shall pay the non agricultural assessment as shown in the Statement 'A'.

3.- The applicant shall communicate in writing to the Tahsildar, Akola and Muzal Tahsildar, Akola, the date of actual commencement of the Non agricultural use, within max thirty days from such date. Failing this, the applicant shall be liable for punishment as per Rule 6 of the Maharashtra Land Revenue (Conversion of Use of land and non agricultural Assessment) Rules, 1969.

4.- The applicant shall not modify, alter or make any changes in the approved layout without prior permission of this Court.

5.- No plot shall be further sub-divided without prior permission of this Court.

6.- While making construction margin as shown below shall be left in case of each plot.

- a) Front 15 Feet.
- b) Higher Side 7 1/2 Feet.
- c) Rear 10 Feet.

7.- The built up area in any plot shall not exceed of 1/3 rd of the total area of such plot. The building shall not

have more than three storeys including ground floor.

8.- There shall be only ^{one} main building on any plot and the distance between any two buildings shall not be less than 20 feet.

9.- The lane, roads, drains and open spaces, (reserved for garden playgrounds) shall be developed to the satisfaction of the Municipal Council, Akola and shall be handed over to the Municipal Council, Akola free of costs.

10. The applicant shall not sell, dispose of, any plot or construct or cause to be constructed any structure on any of the plots before first developing and constructing lane, drain roads, etc.

11.- The applicant shall bear the cost of construction of main drains as will be determined by the Municipal Council, Akola and any agreement to that effect shall be executed at the cost of the applicant.

12. 1. No inflammable material shall be used while constructing any building and all construction should be of permanent nature.

12.- The applicant shall commence the non agricultural use of the said land within a period of one year from the date of this order, failing which this permission shall be liable for cancellation.

14 - The permission is liable to be cancelled if, any, information given at the time of applicant and enquiry is found to be incorrect later on.

15.- The breach of any of the conditions mentioned above shall result in revocation of the permission and imposition of penalties as provided under section 45 of the Maharashtra Land Revenue Code, if the non applicant use was unauthorized.

16.- It shall also be lawful for the Sub Divisional Officer Akola to direct the removal or alteration of any building or structure erected.

80

-4-

or structure erected or used contrary to laws to the conditions of the grant of this permission and on such removal or alterations not being carried out within the stipulated time to pay for it done at Government cost and to recover the cost of carrying out the same from the occupant of the plot as an arrears of land revenue.

17.- The applicant shall give written intimation to the Sanad Tahsildar, regarding any transfer of any plot with particulars like full name, address etc. of such transferee. The copy of such intimation be given to the Sub Divisional Officer, Akola.

18.- The building bye-laws of Municipal Council, Akola shall be binding.

19.- The applicant shall execute a Sanad in Form V.

20/- *C. S. Deshmukh*
Sub Divisional Officer,
Akola.

Copy to :- 1. The Tahsildar, Akola.

2. The Chief Officer, Municipal Council, Akola.

3. The Asstt. Director of Town Planning Akola.

4. The Talathi, through the Tahsildar,

Sub Divisional Officer
Sub Divisional Officer
Akola.

80
20/10
Arach
20/10
28/9/76

RECEIVED
Tahsildar Akola
3919
30/9/26
File No.

STATEMENT 11A (1)

Statement showing the Non agricultural Assessment to be
charged in Ref. O.No. N/A/24/UMARI Fr. Akola /24/74-75
pertaining to Shri. M.H. Mohod, & others of M Umari i.e.
for residential purpose.

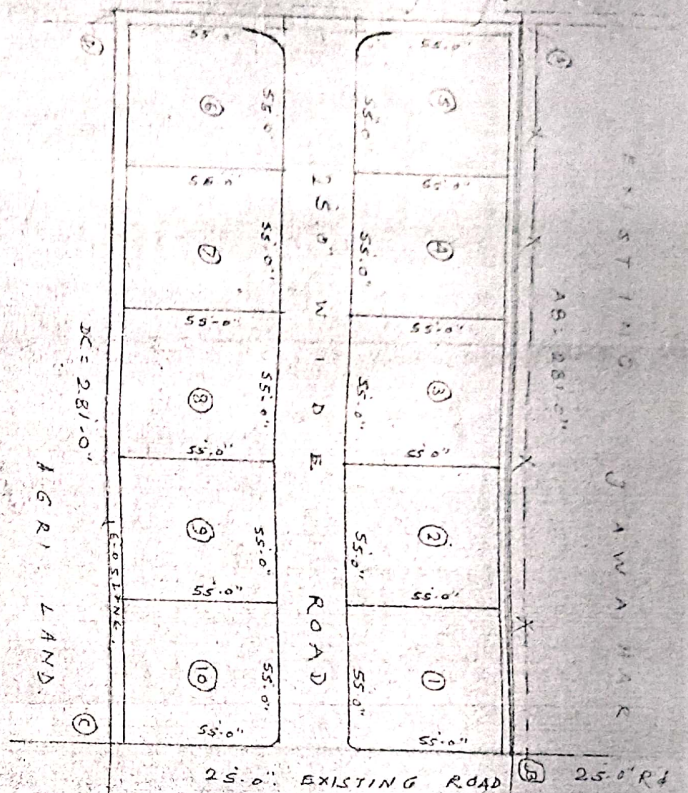
Sr. No. of Plots.	Area in		Non Agricultural Assess- ment @ 0.1 Paise per Sq. Metre for residen- tial purpose is fixed
	Sq. Feet	Sq. Metre.	
	2	3	4
1.	3025.0	281.3	2.80
2.	3025.0	281.3	2.80
3.	3025.0	281.3	2.80
4.	3025.0	281.3	2.80
5.	3025.0	281.3	2.80
6.	3025.0	281.3	2.80
7.	3025.0	281.3	2.80
8.	3025.0	281.3	2.80
9.	3025.0	281.3	2.80
10.	3025.0	281.3	2.80

10 Total. 30250.00 Sq. Ft. 2813. Sq. Mt. Rs. 28.00

(Rs. Twenty Eight only)

Peshu
Sub Divisional Officer, Akola.
Akola.

EXISTING LAWANHAR
MAGIR



LAY-OUT PLAN

1'-40.0"
AREA ABCD - 38.800 THMS (CHRON)
- 41307.0 36-
SHOWN - RED

AGRI LAND
DC = 281.0'

AREA STATEMENT

Plot No.	Area in Sq. Feet	Area in Sq. Metres	Plot No.	Area in Sq. Feet	Area in Sq. Metres
1	3025.0	281.3	6	3025.0	281.3
2	3025.0	281.3	7	3025.0	281.3
3	3025.0	281.3	8	3025.0	281.3
4	3025.0	281.3	9	3025.0	281.3
5	3025.0	281.3	10	3025.0	281.3
TOTAL	15125.0	1406.5	TOTAL	15125.0	1406.5
GRANT TOTAL AREA UNDER RIGHTS	3025.0	281.3			
AREA UNDER ROADS SERVICE LANE	11051.0	1028.6			
TOTAL FIELD AREA	41307.0	3841.6			

For registered use only
Approved by the District Collector
in the Office of the District Collector
Dated: 10/10/2017

COLONY NO. 1

H.P.R. ROAD
OF GOKUL
COLONY NO. 1

25.0' N 1 D E ROAD

ROAD TO AGRIC. COLLECT

PROPOSED LAY-OUT FOR SHRI M.H. MOHOD & OTHERS
NEELAMBE UMARI, DISTRICT A KOLA.

K.G. KHADSE
BAGH CHARGED
MAGIR PLOT NO. 1