

IN THE COURT OF HRI.M.B.RAY, I.A.S., SUB DIVISIONAL OFFICER,
AKOLA

1. Revenue Case No. HAF/34/Umari Pr.Akola/16/81-82.

Applicant

:- Keshodee Ganpatray Dhanuka,
Chief Promoter of Baubaha
Housing Colony Akola.

ORDER

(PASSED ON THE 7TH DAY OF NOVEMBER 1981) .

Application is made u/s 44(1) of Maharashtra Revenue Code 1956 by Keshodee Ganpatray Dhanuka of Akola for permission to convert land measuring 0 A 39 guntas from S.No. 50/1 of village Umari Pr.Akola Tq. Distt.Akola for non agricultural purpose i.e. for residential use.

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

- 1) Copy of Record of Right.
- 2) Copy of Sale deed.
- 3) Copy of Tipan Utara
- 4) Copy of measurement report.
- 5) Copies of layout.

3. The layout furnished by the applicant was referred to the Assistant Director of Town Planning Akola, for his opinion, who inturn, has approved the layout as per letter No.TPAR/CDHV/Umari/Akola/3374/ of 25-9-81. Yr opinion of the Executive Engineer M.B.B. Akola and the Gram Panchayat Umari Unmarked are not received though a considerable period elapsed.

4. I have seen the spot and found that there is no high tension/ low tension electric line passing through the said S.No and the site in question is suitable for laying out residential plots.

5. The land to be converted falls out of Nazul perimeter and as such the Non-Agril. assessment at the rate of Rs. 0-2 paise per sq.metre shall be charged.

6. After going through the case record, and spot inspection, I see no objection to grant 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 0 A 39 Gunthas (3946 sq.meters) from S.No.50/1 of village Umari Pr.Akola Tq. & Distt. Akola, for non agricultural purpose i.e. for laying out residential plots subject to the following conditions:-

1. The applicant shall use the land only for the purpose for which permission is granted.

2. The applicant shall pay the conversion tax Rs. 166-35 i.e. three times of the non-agricultural assessment.

3. The applicant shall pay the non agricultural assessment as shown in statement 'A'.

4. The applicant shall convert the land within one year and communicate to this court and the Tahsildar, Akola, the date of actual commencement of non-agricultural use within thirty days from such date, failing which the applicant shall be liable for punishment as per Rule 6 of the Maharashtra Land Revenue (Conversion of Use of Land and Non-Agril.) Rules, 1969:

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

6. No plot shall be sub-divided without prior permission of this court ;

7. The following development control rules shall be observed while proposing any construction in the plots;

- i) The built up area in the plot shall not exceed 1/3rd of the total plot area and subject to the F.S.I.1.
- ii) The front side and rear marginal distance in the plot shall be kept as under while proposing any construction in the plot.

<u>Plot size.</u>	<u>Front.</u>	<u>Side.</u>	<u>Rear.</u>
Plots having area 3900 sq.ft. and above	15'	7 1/2'	10'

The same corner plots, the front marginal distance from both the roads shall be kept.

iii) In all other respects, building bye-laws in force and rules and regulations prescribed in the Maharashtra Land Revenue Rules, 1969, shall be observed.

8) The layout plots shall be properly demarcated on site and the roads and drains shall be constructed first as per specifications and handed over to the Gram Panchayat Umari Umardhed prior to the disposal of the plots.

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

10) The building plans of the proposed constructions in the layout shall be in accordance with prevailing rules and the same shall be got approved prior to undertaking any construction work.

11) The arrangement of water supply and drainage disposal shall be made by the applicant on his own cost and disposal of sullage water shall be made in such a way as to not to create insanitary condition in the surrounding area;

12) The breach of any of the conditions mentioned above or otherwise shall result in revocation of the permission and imposition of penalties as provided under section 45 of the Maharashtra Land Revenue Code, 1966;

13) It shall be lawful for the Sub Divisional - Officer, Akola or by any other officer authorised by him to direct the removal or alteration of any building or 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 building bye-laws of the Gram Panchayat Umari Umardhed shall be binding.

SST -

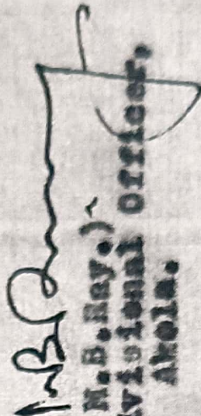
(M.B.Ray.)
Sub Divisional Officer,
Akola.

(95)

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

Copy forwarded to :-

- 1) The Tahsildar, Akola.
- 2) The Sarpanch, Gram Panchayat, Umari Umardhed.
- 3) The Talathi Umari P. Akola.
- 4) The applicant.


(N.B. Ray.)
Sub Divisional Officer,
Akola.

7 NOV 1981

P. H. K. K. K.

Town Planning & V. & P.
Branch, Akola.

Order No. 46-2-224
Dated 13/11/81

13/11/81 (13/11/81)

11/11/81

STATEMENT 'A'

Statement showing the Non-Agricultural assessment shall be charged in R.G.No.NAP/34/Umari Fr.Akola/16/81-82.

Sr.No.of : Area in sq metres : Non agril.assessment at the rate
Plots. of Rs.0-02 paise per sq.metre is
charged.

		Rs. P.
1	483-08	9-70
2.	445-92	8-95
3.	389-02	7-80
4.	290-31	5-80
5.	290-31	5-80
6.	290-31	5-80
7.	290-31	5-80
8.	290-31	5-80

8	2769-57	55-45.

(Rs. Fifty Five and Ps Fourty Five only.)

7 NOV 1981


(M.B.Nay.)
Sub Divisional Officer,
Akola.

