

1. Revenue Code No. P-34/Uuari Pr. Balapur /11/1973-80.

Applicants.

1. Mr. Davidas Sitaras Ghatal.
  2. Dargah v/o Sitaras Ghatal.
- both of Uuari Unarched.

G R D R

( PASSED ON THIS THE 18TH DAY OF JULY, 1980 )

Application is made under Section 44(1) of the Undersubscribed Land Revenue Code, 1966, by the applicants Davidas Sitaras Ghatal and one other of Uuari Unarched for permission to convert agricultural land measuring 04.09 Acres from S.No. 31 of Village Uuari Pr. Balapur, Tal. & Dist. Akola, for non-agricultural purpose i.e. for residential use.

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

1. Copy of Record of Rights.
2. Copy of Crop-Statement.
3. Copy of Title Deed.
4. Copies of Layout.

3. The layout furnished by the applicant was referred to the Director of Town Planning, Akola, for his opinion. He has approved the layout as per his letter No. TPA/CNV/Uuari Pr. Balapur/1852 dated 22-5-1980. The opinion of the M.S.E. Board Akola and the Uuari are not received though a period of 3.5 months has elapsed since the said date. Found that no electric line is passing through the said land.

4. The applicant has undertaken to abide by the provisions of the bye-laws and rules in existence.

5. The land is an unarched village land of small size and is situated near the Municipal limit and as such the normal rate of land revenue and the price for the water shall be charged and revised as per the provisions.

6. The applicant has agreed to pay the necessary charges for the conversion of the land.

7. The applicant has agreed to pay the necessary charges for the conversion of the land.

8. The applicant has agreed to pay the necessary charges for the conversion of the land.

9. The applicant has agreed to pay the necessary charges for the conversion of the land.

10. The applicant has agreed to pay the necessary charges for the conversion of the land.

11. The applicant has agreed to pay the necessary charges for the conversion of the land.

12. The applicant has agreed to pay the necessary charges for the conversion of the land.

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

2) The applicant shall pay the non-agricultural assessment as shown in Statement 'A' per year;

3) The applicant shall convert the land within one year after commencement of use within the limits of the Tansiloz, Anzola, the date of actual commencement of non-agricultural use within thirty days after such date, failing which the applicant shall be liable for punishment as per Rule 6 of the Maharashtra Land Revenue (Conversion of Land into Non-Agricultural Use) Rules, 1959;

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 subdivided without prior permission of this court;

6) The built-up area shall not exceed 1/3rd of the total plot area; the plot to P.S.D. and building shall not have any other building or structure on it.

7) The marginal open space around the building proposed to be built shall be as under:-

8) The plot area shall not be less than 2000 sq. ft.

|       |          |
|-------|----------|
| Front | 15 feet  |
| Sides | 7.5 feet |
| Back  | 15 feet  |

10) The arrangements for the disposal of the waste shall be made by the applicant in accordance with the provisions of the Environmental Protection Act, 1986 and the Environmental Protection Regulations, 1986. The applicant shall also ensure that the waste is disposed of in a safe and sound manner and that the disposal does not cause any nuisance or annoyance to the public.

11) The building plan of the proposed development shall be submitted to the local authority for their approval. The applicant shall also ensure that the development does not cause any nuisance or annoyance to the public.

12) The natural features such as trees and shrubs shall be retained.

13) The design of the proposed development shall be such as to ensure that it does not cause any nuisance or annoyance to the public. The applicant shall also ensure that the development is in accordance with the provisions of the Environmental Protection Act, 1986 and the Environmental Protection Regulations, 1986.

14) The applicant shall also ensure that the proposed development is in accordance with the provisions of the Environmental Protection Act, 1986 and the Environmental Protection Regulations, 1986. The applicant shall also ensure that the development does not cause any nuisance or annoyance to the public.

15) The applicant shall also ensure that the proposed development is in accordance with the provisions of the Environmental Protection Act, 1986 and the Environmental Protection Regulations, 1986. The applicant shall also ensure that the development does not cause any nuisance or annoyance to the public.

5.7.82  
24/7/82  
25/7/82  
Patricia A  
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# STATEMENT 'A'

Statement of the ...  
 The ...  
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...  
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 ...

1 to 9 = 9 ... 4985.00 ...

10, 11, 15 and 16 ... 2445.00 ...

12 to 14, 16, 17, 18 ... 4465.00 ...

19 ... 295.00 ...

20 ... 1450 ...

For each ...

ME  
 (S. King)

...

18 1945

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Count of 1-11

The copies of the record relating to the above mentioned cases are being furnished to the office record.

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