

459

IN THE COURT OF MR. J. S. CHAUDHARI,
JUN. JUDICIAL OFFICER, AGRA.

Rev. Case No. NAF-24/ Unari Pr. Shols/ 19/ 1-57

Applicant :- Hareli Chander Chotel,
r/o Shols, Tq. N. Dist., Agra.

--- R. R. R. ---

(Passed on this 5th day of April 1956)

Application made under Section 64(1) of the
Bombay Land Revenue Code, 1900, by the applicant
for permission to convert agricultural land measuring
1 H. 57 A. from S. No. 70 of Unari Pr. Shols, Tq. N. Dist.,
Agra, for non-agric. purpose i.e. for residential
purposes.

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

1. Copy of 7/12
2. Copy of Measurement Report.
3. Copies of layout.
4. Copy of title deed.

3. The layout furnished by the applicant was
referred to the Asst. Director of Agr. Engg., Agra,
for his opinion. The Asst. Dir. has approved the
layout with his letter No. 111/Cons/ Unari/ S. No. 70/57
dated 24.2.1955. The opinion of the Asst. Dir. Engineer
S. S. Board, Agra, and the Agr. Engg. Officer in
charge has not received.

शब्दः
निषेधित अभिप्राय
साग या कान्ततेमि
दि, २४-२-५५-
पत्रादिरे भेदरे स्थाने
कल्याण भावेकी गार
तेहा गुपय सह
भावेका ददा. कल्याण
पत्राकगी देण्णात
अर्कि.

4. I have seen the spot and found that there is
no high/low variation and the land is suitable for residential purposes.

5. The land to be converted falls out of the Survey
perimeter and the non-agric. conversion at the
rate of Rs. 60,00/- per Bg. meter is shall be charged
subject to the payment of assessment.

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

7. I, therefore, under Section 64(1) of the
Bombay Land Revenue Code, 1900, grant permission
to the applicant to convert the agricultural land
measuring 1 H. 57 A. from S. No. 70 of village Unari
Tq. N. Dist., Agra, for residential purposes
subject to the following conditions :-

9/12/56
2/1/57

51

82

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

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

3. 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-agril. 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;

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

5. That No plot shall be further sub-divided without prior permission of this court ;

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

a) The marginal distance required to be observed left around the building in a plot shall be as under:-

<u>Front</u>	<u>Side</u>	<u>Rear</u>	
1) 150'	7 1/2'	10'	For plots having area 3000 Sq. ft. to 5000 Sq.ft.
ii) 10'	5'	10'	For plots having area 3000 Sq.ft.

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

b) The built over area in case of plots falling under the category (i) above shall be not more than 1/3 rd of plot area subject to F.S.I.1. In case of plots falling under category (ii) above the built over area shall not exceed 4/10 th 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 plan prepared on the basis of demarcation on site ;

8. The roads and drainage shall be

52 40

-3-

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 layout as open space shall be permanently kept open free from any structure for the public use and shall be vested in with local authority free of costs;

10. The building plans of the proposed construction 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 in such a way so as 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, 1956;

13. It shall be lawful for the Sub-Divisional Officer, Akola, or by any other officer authorized 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 alteration or removal not being carried out within the stipulated time to get done and to recover the cost of such operation from the owner out of the plots as an arrears of land revenue;

14. The land, in question, falls out of the Municipal council perimeter and as such the conversion tax shall not be levied.

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

पंचायत समिति
उमरी
29.7.72

2.45 (2)
29/7/72

261-

(R.K. Deshpande),
Sub Divisional Officer,
Akola.

Copy with compliments to the Asst. Director of Town Planning, Akola.
Copy forwarded to :-
1- The Tahsildar, Akola. 2) The Sarpanch G.P. Umari.
3) The Minister and 4) the applicant.

(R.K. Deshpande),
Sub Divisional Officer, Akola.

STATEMENT 'A'

Statement showing the Non-agril. assessment to be charged in Rev. Case No. NAF-34/ Umari Pr. Akola/43/ 86-87.

Sl. No. of Plot.	Area of Plot in Sq. Metrs.	Non-agril. assessment @ Rs. 00.02 paise per Sq. Meter is charged.
1.	163.00	3.40
2.	160.00	3.20
3.	160.00	3.20
4.	160.00	3.20
5.	160.00	3.20
6.	160.00	3.20
7.	124.00	2.70
8.	150.00	3.00
9.	150.00	3.00
10.	150.00	3.00
11.	150.00	3.00
12.	150.00	3.00
13.	150.00	3.00
14.	150.00	3.00
15.	150.00	3.00
16.	150.00	3.00
17.	150.00	3.00
18.	150.00	3.00
19.	150.00	3.00
20.	150.00	3.00
21.	150.00	3.00
22.	150.00	3.00
23.	150.00	3.00
24.	150.00	3.00
25.	150.00	3.00
26.	150.00	3.00
27.	150.00	3.00
28.	150.00	3.00
29.	150.00	3.00
30.	150.00	3.00
31.	150.00	3.00
32.	150.00	3.00
33.	150.00	3.00
34.	150.00	3.00
35.	150.00	3.00
36.	150.00	3.00
37.	150.00	3.00
38.	150.00	3.00
39.	150.00	3.00
40.	150.00	3.00
41.	150.00	3.00
42.	150.00	3.00
43.	150.00	3.00
44.	150.00	3.00
45.	150.00	3.00
46.	150.00	3.00
47.	150.00	3.00
48.	150.00	3.00
49.	150.00	3.00
50.	150.00	3.00
51.	150.00	3.00
52.	150.00	3.00
53.	150.00	3.00
54.	150.00	3.00
55.	150.00	3.00
56.	150.00	3.00
57.	150.00	3.00
58.	150.00	3.00
59.	150.00	3.00
60.	150.00	3.00
61.	150.00	3.00
62.	150.00	3.00
63.	150.00	3.00
64.	150.00	3.00
65.	150.00	3.00
66.	150.00	3.00
67.	150.00	3.00
68.	150.00	3.00
69.	150.00	3.00
70.	150.00	3.00
71.	150.00	3.00
72.	150.00	3.00
73.	150.00	3.00
74.	150.00	3.00
75.	150.00	3.00
76.	150.00	3.00
77.	150.00	3.00
78.	150.00	3.00
79.	150.00	3.00
80.	150.00	3.00
81.	150.00	3.00
82.	150.00	3.00
83.	150.00	3.00
84.	150.00	3.00
85.	150.00	3.00
86.	150.00	3.00
87.	150.00	3.00
88.	150.00	3.00
89.	150.00	3.00
90.	150.00	3.00
91.	150.00	3.00
92.	150.00	3.00
93.	150.00	3.00
94.	150.00	3.00
95.	150.00	3.00
96.	150.00	3.00
97.	150.00	3.00
98.	150.00	3.00
99.	150.00	3.00
100.	150.00	3.00

54 y2

2-

36.	168.00	3.40
37.	168.00	3.40
38.	161.00	3.20
39.	269.00	4.20
40.	190.00	3.80
41.	190.00	3.80
42.	157.50	3.15
43.	150.00	3.00
44.	247.50	4.95
45.	153.00	3.10
46.	170.00	3.40
47.	178.50	3.60
48.	225.00	4.50
49.	206.25	4.10
50.	157.50	3.15 3.20
51.	150.00	3.00
52.	217.50	4.40
53.	238.50	4.80
54.	252.00	5.04 5.00

54

98180 Sq. M. res. 189.70

R. K. Deshpande
(R .K. Deshpande).
Sub Divisional Officer,
Akola.

[Handwritten marks]



APPROVED FOR THE
 RECORDS OF THE
 TOWN OF UMINAK, ALASKA
 BY THE TOWN ENGINEER
 DATE 11/11/1911



PROPOSED LAYOUT OF TOWN TOWN OF UMINAK, ALASKA DIVISION: North Star, Alaska



Survey statement
 Total area of section 13: 1.57 sq
 land affected by town lot: 8.47 sq
 area under (survey)
 area under (survey)
 area under (survey)
 area under (survey)