

सर्वेक्षण विभाग
अकोला जिल्हा
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अकोला जिल्हा
दिनांक 20/06/66
विवरण - - - - -

(31)

22.7.66 3447

IN THE COURT OF SHRI. B.N. SETHI,
JUDICIAL OFFICER, AKOLA,

Rev. & Co. H.B. 73/ Umeri Pr. Akola/ 15/93-94.

Applicant :- Pradnyadham Parnawerghiya Akola
Sahakari Grah Nirman Sanstha, Maryadit
H.No. AKI/City/Hag/1073
through its President- Shri. Rajaram
Bhagwan Bhagoker, and Secretary-Shri.
Sambhaji Ganpat Paburker,
of Akola.

O R D E R

(Passed on this 20th day of June 1966)

A application is made under Section 44(1) of the Mah. Land Revenue Code, 1966, by the applicant Sanstha of Akola Tal. Dist. Akola, for permission to convert the agril. land measuring 01 H. 13 R. from field Survey No. 73/2 of village Umeri Pr. Akola Tal. Dist. Akola, for non-agril. purposes i.e. for residential purposes.

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

1. Copy of 7/12.
2. Copy of Measurement report.
3. Copies of layout plan.
4. The copies of Kayam Tipan utara.

3. The layout furnished by the applicant Sanstha was referred to the Asst. Director of Town Planning, Akola, for his opinion, who in turn has approved the layout vide his letter No. Conversation/ S.No. 73/ Wouje Umeri/ DDA/1024 dated 6.8.1964. The opinion of the H.B. Board, Akola; Executive Engineer B & C, Akola, District Health Officer, 2 P. Akola, Special Land Acquisition Officer, Akola, Aravati Housing and Area Development Board, Aravati, and Revenue Inspector (Circle Inspector) Akola, is also obtained. They have all given their No objection for this purpose. The Taluqdar Umeri is also given his report. The Proclamation is also issued and any objection is not received from anybody in this matter.

4. Taking into account the above facts, I, under Section 44(2) of the Mah. Land Revenue Code, 1966, grant permission to the applicant Sanstha to convert



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the agril. lands-survey of 1913 A. from field No. Survey No. 73/2 of village Uari P. Akola, for laying out residential plots subject to the following conditions:-

1. The applicant -Sanatha shall use the land only for which the permission is granted i.e. for residential purposes..

2. The applicant shall pay the Non-agril. assessment as shown in Statement (A);

3. The present rate of Non-agril. assessment shall remain in force till 1993-94, and shall further be revised thereon and new rates shall be charged. The applicant Sanatha is directed to credit the amount of N.A. assessment of Rs. 60.02 paise per Sq. Yd. which comes to Rs. 140/- 2.3. Cess Rs. 280/- Increased R.P. Cess Rs. 280/- V.P. Cess Rs. 140/- and Measurement fee @ Rs. 50/- per plot amounting to Rs. 2200/- in the Govt. Treasury. The conversion tax Rs. 420/- levied on the said layout as per provisions of U/S 47-A of the Mah. Land Revenue Code, 1956.

4. The applicant -Sanatha shall start the N.A. use of the land within one year and communicate to this office and to the Tahsildar, Akola, the actual date of actual commencement of the N.A. use within thirty days from such date, otherwise the permission shall be cancelled.

5. The applicant -Sanatha shall not modify, alter or make any changes in the approved layout without prior permission of the Sub-Divisional Officer, Akola.

6. The layout shall be properly demarcated on site after demarcation of the layout, final approval shall be obtained from the Office of the Asst. Director of Town Planning, Akola.

7. The road and drainages shall be constructed first as per specifications and handover to the Gram Panchayat Uari, prior to the disposal of the plots.

8. 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 with the Gram Panchayat Uari free of cost.

9. The breach of any of the conditions as mentioned above or otherwise, shall result in revocation of the permission and incurring of the penalties as provided

(83)

U/S 45 of the Mah. Land Revenue Code, 1966,

10. It shall be lawful for the Sub-Divisional Officer, Kolha, or by any other officer is authorized to let him to direct the removal or alteration of any building or structure erected or used contrary to the conditions of this permission and if not removed, it shall be removed by the Govt. Machinery and the expenditure will be recovered as an increased land revenue.

11. The building bye-laws and the Town Planning Schemes are binding on the applicants. And also,

12. The land under conversion in 1 H. 13 A. Out of which 6967.19 Sq.Mtrs. is under plot. The area under road and open space is exempted from the U/S 117 of the Mah. Land Revenue Code, 1966, and the area such, 6967.19 Sq.Mtrs. area is to be levied @ Rs. 00.02 per paisa per Sq.Mtr. and the amount is as under :-

	Area Sq.Mtr.	Assessment. Rs.Mn.
i) Area under plot a assessed @Rs. 00.02 per Sq.Mtr.	6967.19	140/-
ii) Area under road not assessed	3199.31	-
iii) Area under open space not assessed.	1133.50	-
iv) Total area of the layout	11,300.00	--

The assessment fixed on the land in question is per year and assessment rates are changeable as per Govt orders, Notification regarding Notification assessment and 2.P. & V.P. Cases are also changeable.

13. The applicant Sanstha shall keep the marginal distance while constructing on the plots, as under :-

Plot No.	Front/Roadside	Rear	Both sides.
1 to 20)	2.29 Mtrs.	1.52 Mtrs.	1.52 Mtrs.
21 to 43)	3.05 Mtrs.	3.05 Mtrs.	1.52 Mtrs.

Sd/-

(M.R. Pathan)

Sub-Divisional Officer, Kolha.

Copy with C/s to the Joint Director of Town Planning, Kolha.

Copy forwarded to :-

1. The Tahsildar, Kolha.

2. The Sarpanch Gram Panchayat Umari.

3. The Talathi, Umari through Tahsildar, Kolha.

4. The applicant Sanstha.

for information and necessary action.

Sub-Divisional Officer,
Kolha.

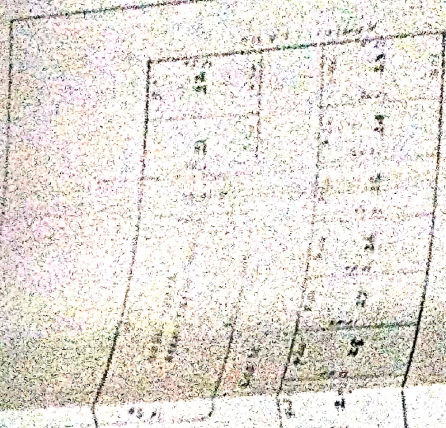
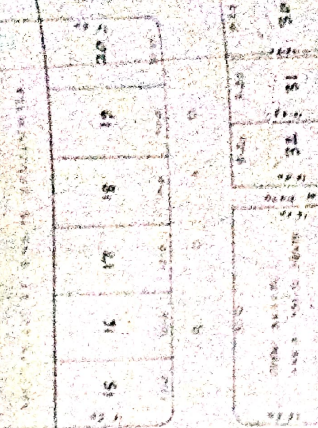
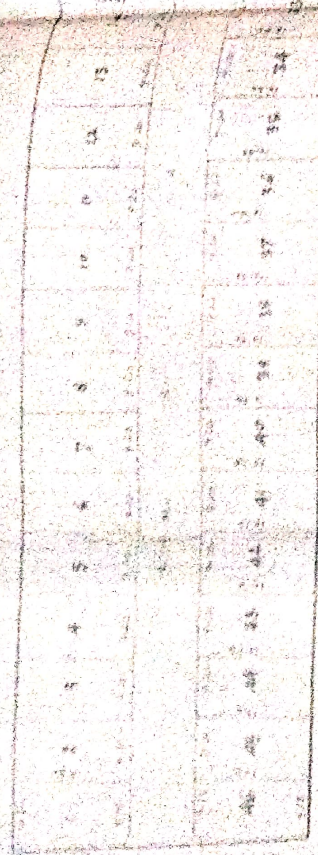


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Statement showing the War. Mobilization ment to be charged in
Rev. cost Co. 1-34/ Ward Tr. 1-1/ 15/23-04.

Gr. No. of the Plot in the Mtrs. No. of the ment. 00.02 price per sq. ft. 3.15. Case Increased V.P. charged 7.2. Case charged on R. Plot.

1.	2.	3.	4.	5.	6.
1.	167.06	3.75			
2.	151.80	3.05	6.70	6.70	3.35
3.	151.80	3.05	6.10	6.10	3.05
4.	1 51.80	3.05	6.10	6.40	3.05
5.	151.80	3.05	6.1	6.10	3.05
6.	1 51.80	3.05	6.10	6.10	4.05
7.	151.80	3.05	6.10	6.1	3.05
8.	151.80	3.05	6.10	6.10	3.05
9.	151.80	3.05	6.10	6.10	3.05
10.	151.80	3.05	6.10	6.10	3.05
11.	1 51.80	3.05	6.10	6.1	3.05
12.	151.80	3.05	6.10	6.10	3.05
13.	151.80	3.05	6.10	6.10	3.05
14.	151.80	3.05	6.10	6.10	3.05
15.	165.00	3.30	6.60	6.60	3.30
16.	1 65.00	3.30	6.60	6.60	3.30
17.	165.00	3.30	6.60	6.60	3.30
18.	165.00	3.30	6.60	6.60	3.30
19.	165.00	3.30	6.60	6.60	3.30
20.	165.00	3.30	6.60	6.60	3.30
21.	215.12	4.70	9.40	9.40	4.70
22.	141.78	3.10	6.20	6.20	3.10
23.	136.63	3.10	6.20	6.20	3.10
24.	156.17	3.10	6.20	6.20	3.10
25.	155.71	3.10	6.20	6.20	3.10
26.	153.15	3.10	6.20	6.20	3.10
27.	154.73	3.10	6.20	6.20	3.10
28.	154.37	3.10	6.20	6.20	3.10
29.	153.07	3.10	6.20	6.20	3.10
30.	154.41	3.10	6.20	6.20	3.10
31.	152.95	3.05	6.10	6.10	3.05
32.	152.40	3.05	6.10	6.10	3.05
33.	152.03	3.05	6.10	6.10	3.05
34.	151.57	3.05	6.10	6.10	3.05
35.	151.11	3.05	6.10	6.10	3.05
36.	150.65	3.05	6.10	6.10	3.05
37.	150.19	3.05	6.10	6.10	3.05
38.	149.73	3.05	6.10	6.10	3.05
39.	149.27	3.05	6.10	6.10	3.05
40.	148.81	3.05	6.10	6.10	3.05
41.	148.35	3.05	6.10	6.10	3.05
42.	147.89	3.05	6.10	6.10	3.05
43.	147.43	3.05	6.10	6.10	3.05
44.	247.20	4.94	9.88	9.88	4.94
44	2467.19	110.7	221.40	221.40	110.7



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PROPOSED RES. LAY OUT PLAN IN AND
7 1/2 (PT) OF MOUJA UMRI B&DIST-ADDA.

PRADHYADHAN MA. SARAKA RIGREN NISMAN
SANS THA MARYADIT AKOLA
REGD. NO. WL/CITY/HSE/105/DUS-8

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