

IN THE COURT OF SHRI. S. P. KATKAR,
JUDICIAL MAGISTRATE, A. L.

Rev. Case No. 112-34/ Usari /18/94-95.

Applicants :- 1. Vijay Narayan Patil,
2. Rishor Narayan Patil,
Both residents of Usari Akola.
Tq. & Dist. Akola.

ORDER

(Passed on this 14th day of August, 1995).

Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1966, by the applicants of Akola Tq. & Dist. Akola, for permission to convert the agril. land measuring 01 H. 62 A. from field Survey No. 69 (Part) of village Usari (Akola) Tq. & Dist. Akola, for non-agril. purposes i.e. for residential purposes.

2. The applicants have furnished the following documents along with the application.

1. Copy of 7/12.
2. Copy of Measurement report.
3. Copies of layout Plan.
4. Copy of Ripen Utters.

3. The layout furnished by the applicants was referred to the Asstt. Director of Town Planning, Akola, for his opinion, who in turn has approved the layout vide his letter No. Conversion/ S.No. 69/Mouja Usari//941 dated 14.7.1995. The opinion in of the Executive Engineer P & C, Akola, Amravati Housing and Area Development Board, Amravati, Planning Officer, Akola and also obtained the Sanpach Gram Panchayat, Usari Pr. Talapur has also given no objection. The Proclamation is also issued in this case and any objection is not received.

4. Taking into account the above facts, 1, under Section 44(2) of the Mah. Land Revenue Code, 1966, grant permission to the applicants to convert the agril. land measuring 01 H. 62 A. from field Survey No. 69 (Part) of village Usari (Akola) Tq. & Dist. Akola, for laying out residential plots subject to the following condition :-

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IN THE COURT OF MR. J. B. PATIL,
SUB CITY MAGISTRATE OFFICE, KOLHAPUR.

Rev. Decree No. 34/ Uneri /18/94-95.

Applicants :- 1. Vijay Narayan Patil,
2. Kishor Narayan Patil,
Both residents of Uneri Akola.
Tq. & Dist. Akola.

ORDER

(Passed on this 14th day of August, 1995).

AND

Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1956, by the applicants of Akola Tq. & Dist. Akola, for permission to convert the agri. and measuring 01 H. 62 A. from field Survey No. 69 (Part) of village Uneri (Akola) Tq. & Dist. Akola, for non-agri. purposes i.e. for residential purposes.

2. The applicants have furnished the following documents along with the application.

1. Copy of 7/17.
2. Copy of measurement report.
3. Copies of layout Plan.
4. Copy of Niran Uter.

3. The layout furnished by the applicants was referred to the Asstt. Director of Town Planning, Akola, for his opinion, who in turn has approved the layout vide his letter No. Conversion/ No. 69/Mouja Uneri//941 dated 14.7.1995. The opinion in of the Executive Engineer B & C, Akola, Mr. Ravali K. Singh and Area Development Board, Mr. Ravali, Resettlement Officer, Akola are also obtained the Sarpanch Gram Panchayat, Uneri Tq. Kolhapur has also given no objection. The Proclamation is also issued in this case and any objection is not received.

4. Taking into account the above facts, I, under Section 44(2) of the Mah. Land Revenue Code, 1956, grant permission to the applicants to convert the agri. land measuring 01 H. 62 A. from field Survey No. 69 (Part) of village Uneri (Akola) Tq. & Dist. Akola, for laying out residential plots subject to the following condition :-



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

2. The applicant shall pay the Non-agril. assessment as shown in statement 'A'.

3. The present rates of Non-agril. assessment shall remain in force till 1994-95 and shall further be revised thereafter and new rates shall be charged.

The applicant is directed to credit the amount of the A.A. assessment @ Rs. 00.02 paise per Sq. Mt. which comes to Rs. 202.15 paise, L.P. Class Rs. 2 404.30 paise, Increased L.P. Class Rs. 404.30 ps. Rs. 202.15 as V.P. Class and Measurement fee of Rs. 2500/- in the Govt. Treasury. The conversion tax Rs. 606.45 levied on the said land / layout as per provisions of the U/s 47-A of the Maharashtra Land Revenue Code, 1966.

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

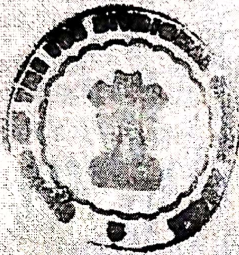
5. The applicant shall not modify, alter or make any changes in the approved layout without prior permission of the Tahsildar, Kolis.

6. The layout shall be properly demarcated on site and prior demarcation of the layout final approval shall be obtained from the office of the Asstt. Director of Town Planning, Kolis.

7. The Rules and bye-laws shall be constructed first- as per specifications and handed over to the Gram Panchayat Samiti, Kolis, prior to the disposal of the plots.

8. 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 with the Gram Panchayat Samiti, Kolis, free of costs.

9. The breach of any of the conditions mentioned above, or otherwise, shall result in revocation of the permission and imposition of the penalties as provided U/s 45 of the Mah. Land Revenue Code, 1966 ;

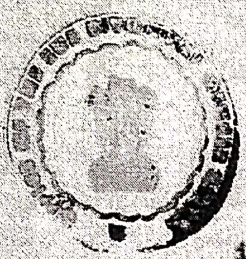


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10. It shall be lawful for the Sub-Divisional Officer, Akola, or by any other Officer, is authorized by him to direct the removal or alteration of any building or structure erected or used contrary to the conditions of this permission and if not removed,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

11. The building bye-laws of the Gram Panchayat Usari Pr. Balapur are binding on the applicants.

12. The land under conversion is 01 H. 62 A. out of which 10,107.27 Sq. Mtr. is under plot, the area under road and open space is exempted from the H. A. assessment U/s 117 of the Maharashtra Land Revenue Code, 1966, and as such 10,107.27 Sq. Mtrs. area is to be levied @ Rs. 03.02 paise per Sq. Mtr. and the amount is as under :-



	Area Assessment. Sq. Mtrs.	
i) Area under plot assessed @ Rs. 03.02 paise per Sq. Mtr.	10,107.27	202.15
ii) Area under road not assessed.	4,467.05	-
iii) Area under open space not assessed.	1,625.68	--
iv) Total area under layout	16,200.00	--

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

Area Sq. Mtrs.	Front Roadside Mtrs.	Rear Mtrs.	Both sides Mtrs.
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गणि मूल्यांकन 150 to 500
प्रति आधा

1-00

1.50

1.50

9 FEB - - -
29 MAR 64 -

SD/-

(B. N. Rathod)
Sub-Divisional Officer, Akola.

Copy in 4/Cs to Asstt. Director of Town Planning, Akola.
Copy to :-

- 1) The Tehsildar, Akola.
- 2) The Sarpanch G.P. Usari Pr. Akola.
- 3) The Talathi, Usari Pr. Balapur, through Tehsildar, Akola.
- 4) The applicants.

P. Chavre.
Shri Joshi.

Dr. Ark

गणित, नगरपालिका अर्ध-
नगरपालिका व. वा. अर्ध-नगरपालिका

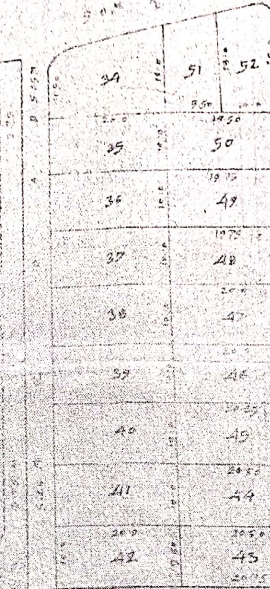
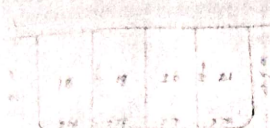
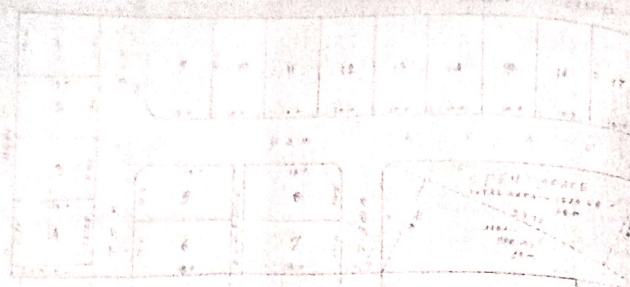
Sub-Divisional Officer, Akola.

(88)

Statement showing the amount to be charged in Gov.
case No. 1-24/18/94-95.

Sl. No.	Area of the plot in Sq. Mtrs.	N.A. Assessment on amount Rs. 100.00 per Sq. Mtr.	N.A. Assessment charged	Increased V.F. N.A. Assessment charged.	V.F. on N.A. plot.
1.	178.25	3.55	7.10	7.10-	3.55
2.	172.50	3.45	6.90	6.90	3.45
3.	172.50	3.45	6.90	6.90	3.45
4.	173.12	3.55	7.10	7.10	3.55
5.	189.00	3.80	7.60	7.60	3.80
6.	180.00	3.60	7.20	7.20	3.60
7.	180.00	3.60	7.20	7.20	3.60
8.	189.00	3.80	7.60	7.60	3.80
9.	228.00	4.55	9.10	9.10	4.55
10.	190.00	3.80	7.60	7.60	3.80
11.	190.00	3.80	7.60	7.60	3.80
12.	190.00	3.80	7.60	7.60	3.80
13.	190.00	3.80	7.60	7.60	3.80
14.	190.00	3.80	7.60	7.60	3.80
15.	190.00	3.80	7.60	7.60	3.80
16.	190.00	3.80	7.60	7.60	3.80
17.	190.00	3.80	7.60	7.60	3.80
18.	185.25	3.70	7.40	7.40	3.70
19.	185.25	3.70	7.40	7.40	3.70
20.	185.25	3.70	7.40	7.40	3.70
21.	185.25	3.70	7.40	7.40	3.70
22.	205.00	4.10	8.20	8.20	4.10
23.	200.00	4.00	8.00	8.00	4.00
24.	200.00	4.00	8.00	8.00	4.00
25.	200.00	4.00	8.00	8.00	4.00
26.	200.00	4.00	8.00	8.00	4.00
27.	235.00	4.70	9.40	9.40	4.70
28.	185.25	3.70	7.40	7.40	3.70
29.	165.75	3.30	6.60	6.60	3.30
30.	195.00	3.90	7.80	7.80	3.90
31.	195.00	3.90	7.80	7.80	3.90
32.	190.12	3.80	7.60	7.60	3.80
33.	275.00	5.50	11.00	11.00	5.50
34.	200.00	4.00	8.00	8.00	4.00
35.	200.00	4.00	8.00	8.00	4.00
36.	200.00	4.00	8.00	8.00	4.00
37.	200.00	4.00	8.00	8.00	4.00
38.	200.00	4.00	8.00	8.00	4.00
39.	200.00	4.00	8.00	8.00	4.00
40.	200.00	4.00	8.00	8.00	4.00
41.	200.00	4.00	8.00	8.00	4.00
42.	190.00	3.80	7.60	7.60	3.80
43.	190.00	3.80	7.60	7.60	3.80
44.	205.00	4.10	8.20	8.20	4.10
45.	203.75	4.07	8.14	8.14	4.07
46.	201.25	4.02	8.04	8.04	4.02
47.	200.00	4.00	8.00	8.00	4.00
48.	198.75	3.97	7.94	7.94	3.97
49.	197.50	3.95	7.90	7.90	3.95
50.	196.25	3.92	7.84	7.84	3.92
51.	161.50	3.23	6.46	6.46	3.23
52.	190.00	3.80	7.60	7.60	3.80
10, 107.27		202.15	404.30	404.30	202.15

Sub-Divisional Officer,
Akola



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