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IN THE COURT OF DR. PRAVINKUMAR DEORE,

SUB-DIVISIONAL OFFICER, AKOLA.

Rev. Case No. NAP-34/Umari Pr. Akl/88/2002-2003.

17  
20.7.34635  
77.018973

Applicants :- 1. Bhango Shreevan Rahate,  
2. Sunil Shriram Hatakhat  
3. Ajay Ishwarchand Bagrecha.  
4. Vinod Rameshwarprasad Jajediya.  
All R/o. Akola.

ORDER

(Passed on this 17<sup>th</sup> day of Sept, 2003)

Application is made under section 44 (1) of the Maharashtra Land Revenue Code, 1966 by the applicants of Akola for permission to convert the agril. land measuring 2.76 R. of field survey No. 83/2 of village Umari Pr. Akl, Tq. & Distt. Akola for non-agril. i.e. residential purposes.

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

- i) Copies of 7/12.
- ii) Copies of Tipan Utara.
- iii) Copies of Measurement sheet.
- iv) Copies of layout.

3. The layout furnished by the applicant was referred to the Asstt. Director of Town Planning, Akola for his fix opinion, who in turn has tentative approved to the layout vide his letter dtd. 7.6.2003 and directed to demarcated on site as per tentative approved. The opinion of the Executive Engineer, B. & C., Akola dtd. 31.7.03, Executive Engineer, M.S.R.B., Akola dtd. 22.5.03, The Land Acquisition Officer, Akola dtd. 6.6.03, Akola Irrigation Akola dtd. 23.6.03, Asstt. Engineer-I, Special Project Sub. Dn., Akola dtd. 27.5.03, The Chief Officer, Amravati Housing & Area Development Board, Amravati dtd. 31.7.03, The Resettlement Officer, Akola dtd. 30.5.2003 has received.

..2/-



37/10/2003  
63/

The District Health Officer, Akola has also given his no objection dtd.6.6.2003, The proclamation is also issued any objection has not received. The Sarpanch, G.P.Kharap Bk. has given his no-objection dtd.6.6.2003, The Revenue Circle Officer, Akola has also given his report dtd.28.5.2003.

4. Thereafter, the Taluka Inspector of Land Records Akola has demarcated the site, as per tentative approved & submitted the copy of measurement sheet is in record. As per measurement sheet, the applicants furnished demarcated layout that was referred to the Asstt. Director of Town Planning, Akola for his final opinion, who in turn has finally approved to the demarcated layout vide his letter dtd.15.9.2003, meanwhile the applicants viz. Sunil Shriram Hatakar & 2 of Akola has moved the application for change the title of the said order alongwith copy 7/12 extract.

5. After going through the case records, I see no objection is received from concerned department to convert the said agril. land. I, have also seen the spot and the site is suitable for residential purposes.

6. Taking into accounts, the above facts, I, U/s.44 (2) of the Maharashtra Land Revenue Code, 1966 grant permission to the applicants to convert the agril. land measuring 2.76 Hector of field survey No.85/2(part) of village Umari Pr. Akl. for laying out residential plots, subject to the following conditions :-

1. The applicant 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 the statement 'A'.

...3/-



3. The present rates of non-agril. shall remain in force till to date, and shall further be revised thereafter new rates shall be charged. The applicant is directed to pay the non-agril. assessment at the rate of Rs. 00.04 paise per sq. mtrs. amounting to Rs. 617/- Z.P. Cons Rs. 4319/- V.P. Cons Rs. 617/- conversion tax Rs. 3085/-. The applicant is ~~also~~ also liable to pay the non-agril. assessment at the revised rates whenever such revision will be effected.

4. The applicants shall start the N.A. use of the land within one year & communicated to this office and to the Tahsildar, Akola the date of actual commencement of the non-agril. use and within thirty days from such date, otherwise the permission stand cancelled.

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

6. As per sanctioned & demarcated plan passed by the Asstt. Director of Town Planning, Akola the applicant is directed to maintain the demarcation on site.

7. The road and drainages shall be constructed as first as per specification & handed over to the Gram Panchayat, Kharap Bk. prior to the disposal of the plots.

8. The land reserved in layout as open space shall be kept permanently open free from any structure for the public use and shall be vested with G.P. Kharap Bk. free of costs.

9. The breach of conditions mentioned in above/<sup>or otherwise</sup> shall result in revocation of this permission and imposition as provided penalties ~~may be~~ U/s. 45 of the Maharashtra Land Revenue Code, 1966.

10. It shall be lawful for the Sub-Divisional Officer Akola or any other officer, is authorised by him to 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 arrears of land revenue.

11. The Building bye-laws of the G.P. Kharap Bk. shall be binding on the applicant.

12. The mark land under conversion is 2.76 Hectar out of which 15419.357 sq.mtrs. is under the plots, the area under road & open space is exempted from N.A. assessment U/s. 117 of M.L.R. Code, 1966 and as such 15419.357 sq.mtrs. is to be levied @ Rs.00.04 paise per sq.mtrs. and the amount is as under :-

|                                                                       | Area in Sq.mtr. | Assessment |
|-----------------------------------------------------------------------|-----------------|------------|
| i) Area under the plots assessed @ Rs.00.04 paise per sq.mtrs.        | 15419.357       | 617/-      |
| ii) Area under road & curvature not assessed.                         | 8040.643        | --         |
| iii) Area under open space not assessed & vested with G.P. Kharap Bk. | 2760.00         | --         |
| iv) Area under Public Amenity                                         | 1380.00         | --         |
|                                                                       | 27600.00        | 617/-      |

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

| Area in Sq. Mtr. | Front Side Mtr. | Rear Side Mtr. | Both sides Mtr. |
|------------------|-----------------|----------------|-----------------|
| 150 to 300       | 3.00            | 1.50           | 1.50            |
| 300 to 450       | 2 4.50          | 3.00           | 2.25            |



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sd/  
Sub-Divisional Officer,  
Akola.

Copy w/c, to the Asstt. Director of Town Planning, Akola.

Copy To;

1. The Tehsildar, Akola.
2. The Sarpanch, G.P. Kharap Bk.
3. The Talathi mouje Umari Pr. Akola
4. The applicant.

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Sub-Divisional Officer  
Akola.

# STATEMENT 'A'

Statement showing to the non-agril. assessment shall be charge  
in Rev. Case No. NAP-34/Umarb. Pr. Akl/88/2002-2003 of P.S. No. 83/2  
land measuring 2.76 R. of Village Umarb Pr. Akl.

Mr. No. of Area in Non-agril. Z.P. Case V.P. Case.  
the plots sq. mtrs. assessment shall be charged  
@ Rs. 00.04 paise  
sq. mtrs.

| 1.  | 2.      | 3.    | 4.    | 5.    |
|-----|---------|-------|-------|-------|
| 1.  | 153.75  | 6.15  | 43.05 | 6.15  |
| 2.  | 150.00  | 6.00  | 42.00 | 6.00  |
| 3.  | 150.00  | 6.00  | 42.00 | 6.00  |
| 4.  | 150.00  | 6.00  | 42.00 | 6.00  |
| 5.  | 150.00  | 6.00  | 42.00 | 6.00  |
| 6.  | 150.00  | 6.00  | 42.00 | 6.00  |
| 7.  | 150.00  | 6.00  | 42.00 | 6.00  |
| 8.  | 150.00  | 6.00  | 42.00 | 6.00  |
| 9.  | 150.00  | 6.00  | 42.00 | 6.00  |
| 10. | 150.00  | 6.00  | 42.00 | 6.00  |
| 11. | 150.00  | 6.00  | 42.00 | 6.00  |
| 12. | 158.95  | 6.35  | 42.00 | 6.00  |
| 13. | 246.75  | 9.90  | 44.50 | 6.35  |
| 14. | 325.50  | 13.05 | 69.10 | 9.90  |
| 15. | 158.95  | 6.35  | 91.15 | 13.05 |
| 16. | 150.00  | 6.00  | 44.50 | 6.35  |
| 17. | 346.50  | 13.90 | 42.00 | 6.00  |
| 18. | 210.00  | 8.40  | 97.05 | 13.90 |
| 19. | 150.00  | 6.00  | 58.80 | 8.40  |
| 20. | 283.95  | 11.35 | 42.00 | 6.00  |
| 21. | 160.00  | 6.40  | 79.50 | 11.35 |
| 22. | 160.00  | 6.40  | 44.80 | 6.40  |
| 23. | 160.00  | 6.40  | 44.80 | 6.40  |
| 24. | 160.00  | 6.40  | 44.80 | 6.40  |
| 25. | 160.00  | 6.40  | 44.80 | 6.40  |
| 26. | 160.00  | 6.40  | 44.80 | 6.40  |
| 27. | 160.00  | 6.40  | 44.80 | 6.40  |
| 28. | 160.00  | 6.40  | 44.80 | 6.40  |
| 29. | 160.00  | 6.40  | 44.80 | 6.40  |
| 30. | 196.00  | 7.85  | 44.80 | 6.40  |
| 31. | 188.12  | 7.55  | 54.90 | 7.85  |
| 32. | 175.00  | 7.00  | 52.70 | 7.55  |
| 33. | 175.00  | 7.00  | 49.00 | 7.00  |
| 34. | 175.00  | 7.00  | 49.00 | 7.00  |
| 35. | 175.00  | 7.00  | 49.00 | 7.00  |
| 36. | 175.00  | 7.00  | 49.00 | 7.00  |
| 37. | 175.00  | 7.00  | 49.00 | 7.00  |
| 38. | 175.00  | 7.00  | 49.00 | 7.00  |
| 39. | 175.00  | 7.00  | 49.00 | 7.00  |
| 40. | 175.00  | 7.00  | 49.00 | 7.00  |
| 41. | 331.322 | 13.25 | 49.00 | 7.00  |
| 42. | 150.00  | 6.00  | 92.80 | 13.25 |
| 43. | 179.76  | 7.20  | 42.00 | 6.00  |
| 44. | 196.45  | 7.85  | 50.35 | 7.20  |
| 45. | 150.00  | 6.00  | 55.00 | 7.85  |
| 46. | 150.00  | 6.00  | 42.00 | 6.00  |
| 47. | 150.00  | 6.00  | 42.00 | 6.00  |
| 48. | 150.00  | 6.00  | 42.00 | 6.00  |
| 49. | 150.00  | 6.00  | 42.00 | 6.00  |
| 50. | 150.00  | 6.00  | 42.00 | 6.00  |
| 51. | 150.00  | 6.00  | 42.00 | 6.00  |
| 52. | 150.00  | 6.00  | 42.00 | 6.00  |
| 53. | 150.00  | 6.00  | 42.00 | 6.00  |
| 54. | 150.00  | 6.00  | 42.00 | 6.00  |
| 55. | 150.00  | 6.00  | 42.00 | 6.00  |
| 56. | 150.00  | 6.00  | 42.00 | 6.00  |

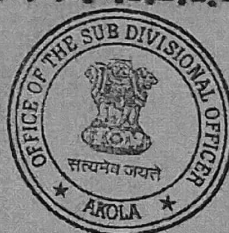
...2/-



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Statement 'A' Continued of Rev. Case No. HAP-34/Umari Pr. Al/  
88/2002-2003.

| 1.        | 2.     | 3.      | 4.     | 5.   |
|-----------|--------|---------|--------|------|
| 57.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 58.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 59.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 60.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 61.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 62.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 63.       | 195.00 | 7.80    | 54.60  | 7.80 |
| 64.       | 165.00 | 6.60    | 46.20  | 6.60 |
| 65.       | 176.20 | 7.05    | 49.35  | 7.05 |
| 66.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 67.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 68.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 69.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 70.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 71.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 72.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 73.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 74.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 75.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 76.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 77.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 78.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 79.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 80.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 81.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 82.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 83.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 84.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 85.       | 166.45 | 6.65    | 46.60  | 6.65 |
| 86.       | 177.70 | 7.10    | 49.75  | 7.10 |
| 87.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 88.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 89.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 90.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 91.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 92.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 93.       | 150.00 | 6.00    | 42.00  | 6.00 |
| 15419.357 | 617.00 | 4319.00 | 617.00 |      |



12/9/03  
Sub-Divisional Officer,  
Akola.

EMANCIPATED RESIDENTIAL

35

| STATEMENT OF AREA                   |         | DATE |
|-------------------------------------|---------|------|
| TOTAL AREA OF 840 ACRES ET QUARANTY | 2760.00 | 1940 |
| TOTAL AREA OF OPEN SPACE            | 2760.00 |      |
| TOTAL AREA OF PUBLIC AMUSEMENT LOT  | 18.00   |      |
| TOTAL AREA OF PUBLIC CONVENTION     | 18.00   |      |
| TOTAL AREA OF PLOTS                 | 14.00   |      |

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