

48

IN THE COURT OF SHRI. SURESH LAXMI,
SUB DIVISIONAL OFFICER, AKOLA.

Rev. case No. NAF-34/ Unarkhad/27/92-95

Applicants :- 1. Smt. Sudhatai Gopalrao Dongre,
2. Vaibhav Ramashree Dongre,
Both residents of Akola Tq. &
Distt. Akola,
Through General Power of Attorney
holder - Shri. Ramesh Gopalrao
Dongre, of Akola. Tq. & Distt. Akola.

ORDER

(PASSED ON THIS 5 th day of Jan 1995).

...

Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1966, by the applicants of Akola, Tq. & Distt. Akola, for permission to convert the agril. land measuring 0 H. 98 R. and 0 H. 99 R. i.e. 01 H. 97 R. from field survey No. 28/1 from field of village Unarkhad Tq. & Distt. Akola, for non-agril. purposes i.e. for residential purposes.

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

1. Copies of 7/12.
2. Copies of Measurement report.
3. Copies of Layout plan.
4. Copy of Tipan Utara.

3.- The layout furnished by the applicants was referred to the Assistant Director of Town Planning Akola, for his opinion, who in turn has approved the layout vide his letter No. Conversion/S.No. 28/1/ Unarkhad/ DDA/1153 Dated 25.8.1993, The opinion of the B & C, Akola, M.S. Board, Akola, District Health, P.P. Akola, Municipal Council, Akola, Spl. L.A.C. Akola, Nagpur Housing and Area Development Board, Akola, Sarpanch G.P. Unari Pr. Balapur, Talathi Unarkhad are also called. They have also given their no objection for the same, which are on record. The Proclamation is also issued in this regard, but objection is not received by this office.

4.- Taking into account the above facts, I, under Section 44(2) of the Maharashtra Land Revenue Code, 1956, grant permission to the applicants to convert the Agril. land measuring 0 H.98 A. and 0 H.99 A. respectively i.e. total 11 H.97 A. from Field Survey No 28/1 of village Umarched Tq. & Dist. Akola, for laying out residential plots subject to the following conditions:-

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

2. The applicants shall pay the Non-agril. assessment as shown in Statement 'A'.

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

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

5. The layout shall be properly demarcated on site, and after demarcation of layout, final approval shall be obtained from the office of the Asstt. Director of Town Planning, Akola.

6.- The roads and drainage shall be constructed first as per specifications and handed over to the Gram Panchayat Umari /Umarched, prior to the disposal of plots.

7.- 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 Gram Panchayat Umari/Umarched free of costs.

8.- 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 under Section 45 of the Maharashtra Land Revenue Code, 1956;



9. 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 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 ;

10. The building bye-laws of the Gram Panchayat Unarkhed/Usari are binding on the applicant.

11. The land under the conversion is 0.12 of 01 H. 97 A. Out of which 12,503.37 Sq. Mtrs. is under Plot. The area under road, and open space is exempted from R.G. Assessment U/S 117 of the Mah. Land Revenue Code, 1966, and as such 12,503.37 Sq. Mtrs. area is to be levied @ Rs. 00.02 paise per Sq. Mtrs. and the amount is as under :-

12,503.37 Sq. Mtrs. x 00.02 paise = Rs. 250 250/-

The applicant shall pay the above said amount as well as the Measurement fee of Rs. 3950/- , Rs. 750/- as conversion tax, Rs. 325/- as S.P. Cess Rs. 50/- V.P. Cess. The copy of the order will be given to the applicants on payments of above said amount.



Sd/-

(Sushash Lekhe)
Sub-Divisional Officer, Akola.

Copy with compliments to the Asstt. Director of Town Planning, Akola.

Copy forwarded to :-

1. The Tahsildar, Akola.
2. The Gram Panchayat Usari/Unarkhed.
3. The applicants.
4. The Talathi, Unarkhed.

[Handwritten signature]

Sub-Divisional Officer,
Akola.

ATP (T)

13/11

14/11

आयनहीनकारी नसलाने
दस्तावेज एकत्र नसलाने
आदेश

121
14/11/93

आयनहीनकारी नसलाने
दस्तावेज एकत्र नसलाने
आदेश

51

STATEMENT 'A'

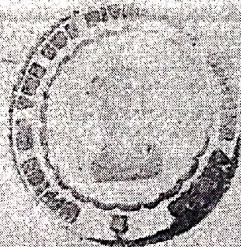
Statement showing the Non-agril. assessment to be charged
in Rev. case No. HAP-34/ Unmarked/27/52-53.

Sl. No. Area in Sq. Mtrs. Non-agril. assessment
of Plot. @ Rs. 00.00 paise per Sq.
Mtr. is charged.

1.	176.75	3.89
2.	154.40	3.10
3.	154.40	3.10
4.	162.50	3.35
5.	168.75	3.57
6.	150.00	3.00
7.	168.75	3.57
8.	152.50	3.05
9.	154.40	3.09
10.	154.40	3.09
11.	170.60	3.40
12.	162.50	3.35
13.	154.40	3.09
14.	154.40	3.09
15.	162.50	3.35
16.	168.75	3.57
17.	150.00	3.00
18.	168.75	3.57
19.	152.50	3.35
20.	154.40	3.09
21.	154.40	3.09
22.	158.40.	3.16
23.	161.00	3.32
24.	163.00	3.36
25.	160.00	3.20
26.	159.00	3.18
27.	156.20	3.12
28.	159.40	3.18
29.	160.50	3.21
30.	173.00	3.45
31.	165.00	3.30
32.	165.00	3.30
33.	170.60	3.41
34.	173.25	3.46
35.	178.12	3.56
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.	165.00	3.30
44.	165.00	3.30
45.	165.00	3.30
46.	165.00	3.30
47.	165.00	3.30
48.	165.00	3.30
49.	165.00	3.30
50.	165.00	3.30

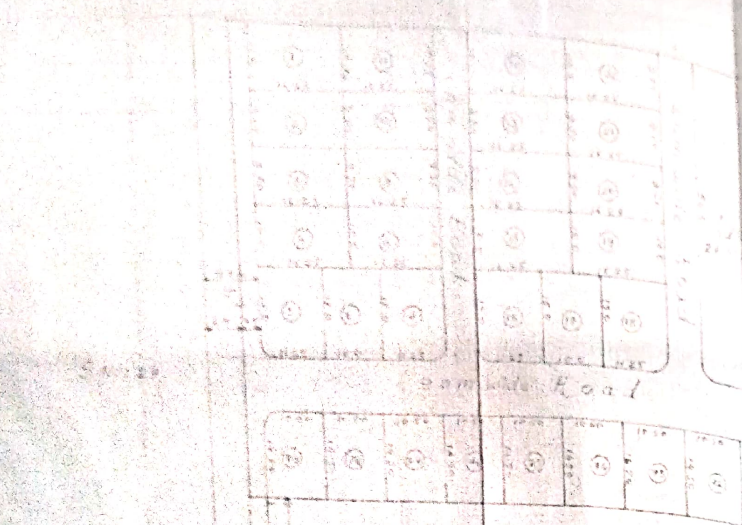


51	165.00	3.30
52	165.00	3.30
53	150.00	3.00
54	150.00	3.00
55	150.00	3.00
56	150.00	3.00
57	150.00	3.00
58	150.00	3.00
59	150.00	3.00
60	159.40	3.18
61	156.75	3.33
62	156.75	3.33
63	152.25	3.05
64	152.25	3.05
65	152.25	3.05
66	152.25	3.05
67	152.25	3.05
68	152.25	3.05
69	152.25	3.05
70	152.25	3.05
71	152.25	3.05
72	152.25	3.05
73	152.25	3.05
74	152.25	3.05
75	152.25	3.05
76	152.25	3.05
77	152.25	3.05
78	152.25	3.05
79	152.25	3.05



g. h. h.

Sub-Divisional Officer
Ahola.



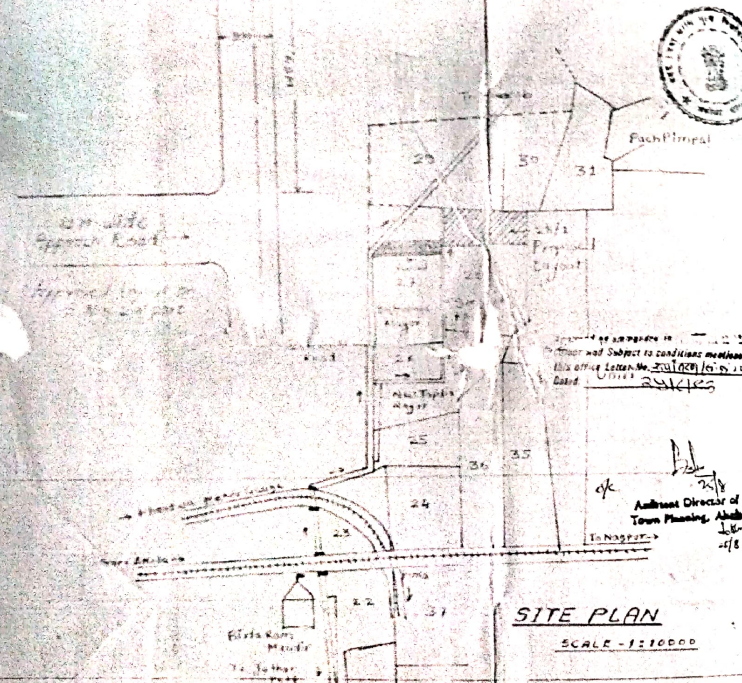
LAYOUT PLAN

Area Analysis-
 Total Area = (137 Hect.) = 13700.00 sqm.
 Open space = (10%) = 1370.00 sqm.
 Area under Roads = 525.13 sqm.
 Area under Plots = 12503.37 sqm.

Dattatrya Nagar - B
 Proposed Residential layout of S.No: 28/1
 of Muzje Umakhet, Tal. D. H. B. D.

S.No.	Plot no.	Size sqm.	in sqft.
35	60	159.40 sqm.	1715.25 sqft.
40	61, 62.	166.75 "	1795.00 "
41	63 To 73.	152.25 "	1636.15 "
TOTAL =		12503.37 sqm.	134530.25 sqft.

S.No.	Plot no.	Size in Sqm.	in Sqft.
1	1	186.75	2025.00
2	2	186.75	2025.00
3	3	186.75	2025.00
4	4	186.75	2025.00
5	5	186.75	2025.00
6	6	186.75	2025.00
7	7	186.75	2025.00
8	8	186.75	2025.00
9	9	186.75	2025.00
10	10	186.75	2025.00
11	11	186.75	2025.00
12	12	186.75	2025.00
13	13	186.75	2025.00
14	14	186.75	2025.00
15	15	186.75	2025.00
16	16	186.75	2025.00
17	17	186.75	2025.00
18	18	186.75	2025.00
19	19	186.75	2025.00
20	20	186.75	2025.00
21	21	186.75	2025.00
22	22	186.75	2025.00
23	23	186.75	2025.00
24	24	186.75	2025.00
25	25	186.75	2025.00
26	26	186.75	2025.00
27	27	186.75	2025.00
28	28	186.75	2025.00
29	29	186.75	2025.00
30	30	186.75	2025.00
31	31	186.75	2025.00
32	32	186.75	2025.00
33	33	186.75	2025.00
34	34	186.75	2025.00



SITE PLAN
 SCALE - 1:10000

Proposed Residential layout of S.No: 28/1, For- Shri Vaikunth Anand Dongre,
 At- Muzje-Umakhet, Tal. D. H. B. D.

Applicant - S. Vaikunth Anand Dongre
 (S. Vaikunth & Son)
 Vaibha R. Dongre
 Architect - E. K. Kulkarni
 Engineer - K. Kulkarni
 Surveyor - K. Kulkarni
 Valuer - K. Kulkarni