



अहवाल दिनांक : 26/10/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।

गाव :- उमरखेड (530129)

ULPIN : 25963338394

तालुका :- अकोला

जिल्हा :- अकोला



25963338394

भू-धारणा पद्धती : सरकार

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्यादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी. अकृषिक क्षेत्र बिन शेती क्षेत्र आकारणी 0.00	14778	खुली जागा	8.51.00	(1) कुळाचे नाव व खंड इतर अधिकार अकृषिक वापर - रहिवास (गावठाणाबाहेरील) सामांक 34/उमरखेड/20/93-94, ता. 11/7/74. खुली जागा (1) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 14594 व दिनांक : 26/10/2022 सीमा आणि भूमापन चिन्ह :
जुने फेरफार क्र. (1) (14453) (14456) (14480) (14505) (14515) (14554) (14594)				

गाव नमुना बारा (पिकाची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

: 28/1/ग

गाव :- उमरखेड (530129)

तालुका :- अकोला

जिल्हा :- अकोला

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
व.सं.	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६) आर. चौ.मी.	(७) आर. चौ.मी.	(८)	(९)	(१०) आर. चौ.मी.
									(११)

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणे आलेली आहे

"सदर दस्तावेज हा केवळ अंतर्गत शासकीय कार्यवाहीसाठी उपलब्ध आहे. खाजगी वापर केल्यास योग्य दंड/शिक्षा केली जाईल याची नोंद घ्यावी."

दिनांक :- 21/11/2022

सांकेतिक क्रमांक :- 2705000400511200001120221182

(नाव :- अर्चना विकासराव पाटील)

तलाठी साक्षा :- उमरखेड ता. :- अकोला जि. :- अकोला

CPD

सौ. अर्चना वि. पाटील
तलाठी उमरखेड साक्षा.क्र.५

तालुका अकोला

दि. 21/11/2022



62

In the court of Shri. Subhash Lakhe
Sub-Divisional Officer, Akola.

Rev. case No. HRP-34/ Unmarked/ 20/ 93-94.

Applicants :- 1. Sunil Shriram Motekar,
2. Insaif Abedali Hajai,
3. Sunil Manohar Motekar,
4. Ashok Lakshman Gore,
All residents of Akola Tq. & Distt.
Akola.

ORDER

(Passed on this 11th day of July 1994).

Application made under Section 44(1) of the Mah. Land Revenue Code, 1966, by the applicants of Akola Tq. & Distt. Akola, for permission to convert the agril. land measuring 0.85 A. from field Survey No. 28/1 of village Unmarked Tq. & Distt. 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. 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 Asst. Director of Town Planning, Akola, for his opinion, who in turn, has approved the layout vide his letter No. Conversion/ S.No. 28/Mouje Unmarked/ DDA/525 dated 2.5.1994. The opinion of the M.S.E.B. Akola, and Gram Panchayat Usari Pr. Balapur, have given no objection certificate in this non-agril. proposa. I have personally seen the spot on 4.6.1994, and spot note is kept with record.

4.- Taking into account the above facts, I under Section 44(2) of the Mah. Land Revenue Code, 1966, grant permission to the applicants to convert the agril land measuring 0.85 A. from field Survey No. 28/1 of village Unmarked Tq. & Distt. Akola, for laying out residential plots subject to the following conditions:-

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



-2-

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

3. The present rates of non-agril. assessment shall remain in force, till 1993-94 and shall further be revised thereafter, and new rates shall be charged.

4. The applicants is directed to credit the amount of non-agril. assessment of Rs. 00.02 paise per Sq. Mtr. which comes to Rs. 91.30 2.P. Cons - Rs. 182.60 and increased from 2.P. Cons Rs. 182.60 V.P. Cons Rs. 18.25 paise and measurement fee per plot @ Rs. 50/- comes to Rs. 1400/- in the Govt. Treasury. The conversion tax Rs. 274/- levied on the land as per provision U/S 47-A of the Mah. 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 Inhabitor, Akola, the date of actual commencement of the Non-Agril. use within thirty days from such date, otherwise the permission stand cancelled.

5. The applicants 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, in of the layout, final approval shall be obtained from the office of the Asstt. Director of Town Planning, Akola.

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 the Gram Panchayat, Usari, free of costs.

8. The roads and drainage shall be constructed first as per specifications and handed over to the Gram Panchayat Usari, prior to the disposal of the plots.

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.

10. It shall be lawful for the Sub-Divisional Officer, Akola, or by any other officer, is authorised by him to direct the removal or alteration of any building or structure erected or used contrary to the conditions



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-3-

of this permission and if not removed, it shall be removed by the Govt. Machinery and the expenditure expenditure will be recovered as an arrears of land revenue.

11) The building bye-laws of the Gram Panchayat Umari are binding on the applicants.

12) The land under conversion is 0 H. 35 A. out of which 4565.04 Sq. Mtrs. is under plot. The area under road and open space is exempted from the A.A. assessment U/s 117 of the Mah. Land Revenue Code, 1966, and as such 4565.04 Sq. Mtrs. area is to be levied Rs. 00.02 paise per Sq. Mtrs. and the amount is as under :-

	Area in Sq. Mtrs.	Assessment Rs.
i) Area under plot assessed @Rs. 00.02 paise per Sq. Mtr. comes to	4565.04	91.30
ii) Area under road not assessed	3083.36	-
iii) Area under open space not assessed	851.60	-
iv) Total area of layout	8500.00	-

The assessment fixed on the land in question Rs per year and assessment rates are changeable as per Govt. orders, Notification regarding Non-agril. assessment and L.R. V.F. Cess are also changeable.

13) While constructing on the layout plots the marginal distance shall be kept as under :-

Plot No.s	Front/towards road	Rear	both sides.
1 to 14	4.37 Mtrs.	3.05 Mtrs.	2.29 Mtrs.
All			

14) The construction of ~~xxxx~~ plot No. 1 to 14 A & B shall be of common wall construction is permissible.

Sd/-

(Subhash Lakhe)

Sub-Divisional Officer, Akola.

Copy with N/s C/s to the Asstt. Director of Town Planning, Akola.

Copy forwarded to :

1. The Tahsildar, Akola.
2. The Sarpanch G.P. Umari.
3. The Talathi Umari.
4. The applicants.

Sub-Divisional Officer, Akola.

10/10/2019

सोनर (श्री 50)
25/7/94

आवक कमाक 1804
दिनांक 25-7-94

आपनी ही (नए) 31/7/94 को
5.00.00/10/94 तक
आपनी.

STATEMENT 'A'

Statement showing the Non-agril. assessment to be charged in
Rev. case No. NAP-34/ Unmarked/ 20/93-94.

Sl. No.	Area of the plot in Sq. Mtr.	H.A. Assessment Rs. 00.02 paise per Sq. Mtr.	L.P. Cass charged	Increased L.P. Cass	V.P. Cass. on H.A. plot
1	2.	3.	4.	5.	6.
1-A	168.75	3.38	6.76	6.76	0.68
1-B	168.75	3.38	6.76	6.76	0.68
2-A	168.75	3.38	6.76	6.76	0.68
2-B	168.75	3.38	6.76	6.76	0.68
3-A	168.75	3.38	6.76	6.76	0.68
3-B	168.75	3.38	6.76	6.76	0.68
4-A	168.75	3.38	6.76	6.76	0.68
4-B	168.75	3.38	6.76	6.76	0.68
5-A	155.42	3.30	6.20	6.20	0.62
5-B	155.42	3.10	6.20	6.20	0.62
6-A	155.42	3.10	6.20	6.20	0.62
6-B	155.42	3.10	6.20	6.20	0.62
7-A	155.42	3.10	6.20	6.20	0.62
7-B	155.42	3.10	6.20	6.20	0.62
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8-B	155.42	3.10	6.20	6.20	0.62
9-A	155.42	3.10	6.20	6.20	0.62
9-B	155.42	3.10	6.20	6.20	0.62
10-A	155.42	3.10	6.20	6.20	0.62
10-B	155.42	3.10	6.20	6.20	0.62
11-A	168.75	3.38	6.76	6.76	0.68
11-B	168.75	3.38	6.76	6.76	0.68
12-A	168.75	3.38	6.76	6.76	0.68
12-B	168.75	3.38	6.76	6.76	0.68
13-A	168.75	3.38	6.76	6.76	0.68
13-B	168.75	3.38	6.76	6.76	0.68
14-A	168.75	3.38	6.76	6.76	0.68
14-B	168.75	3.38	6.76	6.76	0.68

[Signature]
Sub-Divisional Officer,
Akola.

161

62

In the court of Shri. Subhash Lakhe
Sub-Divisional Officer, Akola.

Rev. case No. NRP-34/ Unmarked/ 20/ 93-94.

Applicants :- 1. Sunil Shriram Hatcher,
2. Izzatli Abedali Najmi,
3. Sunil Keshavrao Dhabekar,
4. Ashok Lakshmanas Gore,
All residents of Akola Tq. & Distt.
Akola.

ORDER

(Passed on this 11th day of July 1994).

Application is made under Section 44(1) of the Mah. Land Revenue Code, 1966, by the applicants of Akola Tq. & Distt. Akola, for permission to convert the agril. land measuring 0-85 R. from field Survey No. 28/1 of village Unmarked Tq. & Distt. Akola, for non-agril. purposes i.e. for residential purposes.

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4.- Taking into account the above facts, I under Section 44(2) of the Mah. Land Revenue Code, 1966, grant permission to the applicants to convert the agril. land measuring 0-85 R. from field Survey No. 28/1 of village Unmarked Tq. & Distt. Akola, for laying out residential plots subject to the following conditions:-

- 1) The applicants shall use the land only 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 present rates of non-agril. assessment shall remain in force, till 1993-94 and shall further be revised thereafter, and new rates shall be charged.

4. The applicants is directed to credit the amount of non-agril. assessment of Rs.00.02 paise per Sq.Mtr. which comes to Rs.91.30 2.P.Cess - Rs.182.60 and increased Non 2.P.Cess Rs.182.60 V.P.Cess Rs. 18.25 paise and measurement fee per plot @ Rs.50/- comes to Rs.1400/- in the Govt. Treasury. The conversion tax Rs.274/- levied on the land as per provision U/S 47-A of the Mah. Land Revenue Code, 1966.

4. The applicant shall start the B.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.

5. The applicants 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, in of the layout, final approval shall be obtained from the office of the Asstt. Director of Town Planning, Akola.

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 the Gram Panchayat, Umari, free of costs.

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

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 43 of the Mah. Land Revenue Code, 1966.

10. It shall be lawful for the Sub-Divisional Officer, Akola, or by any other officer, is authorised by him to direct the removal or alteration of any building or structure erected or used contrary to the conditions

12) The land under conversion is 6 H.85 A. out of which 4565.04 Sq.Mtrs. is under plot. The area under road and open space is exempted from the H.A. assessment U/ 117 of the Mah.Land Revenue Code, 1966, and as such 4565.04 Sq.Mtrs. area is to be levied Rs.00,02 paise per Sq.Mtrs. and the amount is as under :-

The seal of the Federal Bureau of Investigation (FBI) is located in the top right corner of the document. It features a circular design with the words "DEPARTMENT OF JUSTICE" and "FEDERAL BUREAU OF INVESTIGATION" around the perimeter, and a central shield with various symbols.

Plot No.s	Front/towards road	Rear	both sides.
1 to 14	4.57 Mtrs.	3.05 Mtrs.	2.29 Mtrs.
All			

5d/—

Copy with M/s C/s to the Asstt. Director of Town Planning.
Akola.

Copy

1. The Tansilder, Akula.
2. The Serpench G.P. Warri.
3. The Talethi Unarukhed.
4. The applicants.

प्राप्त
२२.७

पानव (शिवा)
०६३
२५/२/९५

अकोट (महाराष्ट्र) गाव
आवक क्रमांक 1804
दिनांक 25-7-99

कार्मनादीनाम (काही) बालनाम
द. पा. बालनाम - १८८८
बालनाम. आर्या.

STATEMENT 'A'
Statement showing the Non-agril. assessment to be charged in
R.V. case No. R.A.P-34/ Unmarked/ 20/93-94.

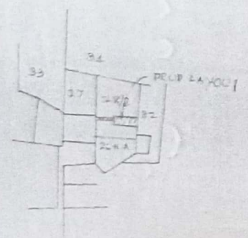
Sr. No.	Ar. a of the plot in Sq. Mtr.	N.A. Assessment @Rs. 00.02 paise per Sq. Mtr.	Z.P. Cess charged	Increased Z.P. Cess	V.P. Cess, on N.A. plot
1	2	3	4	5	6
1-A	168.75	3.38			
4 1-B	168.75	3.38	6.76	6.76	0.68
2-A	168.75	3.38	6.76	6.76	0.68
2-B	168.75	3.38	6.76	6.76	0.68
3-A	168.75	3.38	6.76	6.76	0.68
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7-B	155.42	3.10	6.20	6.20	0.62
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9-B	155.42	3.10	6.20	6.20	0.62
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12-B	168.75	3.38	6.76	6.76	0.68
13-A	168.75	3.38	6.76	6.76	0.68
13-B	168.75	3.38	6.76	6.76	0.68
14-A	168.75	3.38	6.76	6.76	0.68
14-B	168.75	3.38	6.76	6.76	0.68



[Handwritten Signature]

Sub-Divisional Officer,
Akola.

APPROX. 15 M. IN NEARBY LAYOUT
6 M. WIDE ROAD
3.00 M. WIDENING



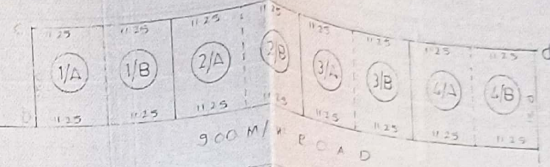
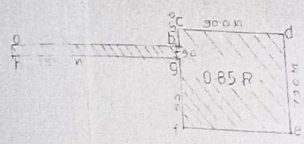
site plan
scale 1:16000

plot in

plot	area in SqM
1 to 4	168.75
	168.75
	337.50
5 to 10	155.42
	155.42
	310.84
11 to 14	168.75
	168.75
	337.50
	4565.04

statement of area

area under layout - 8500.95 SqM
area under plots - 4565.04 SqM
area under roads - 3083.36 SqM
area under open space - 851.60 SqM



open space
26.30 x 32.38 M



layout plan

approved by committee in Resolution No. 28/1 of 20/11/2014
Date: 20/11/2014

scale 1:500
Assistant Director Of Town Planning AKOLA

plan showing the proposed residential layout in si no 28/1 of mouje ungrated akola belonging to sh. sunil s. hatekar 2) ismail najmi 3) sunil k. chabekar 4) x gare

Signature of Sunil S. Hatekar
applicant

scale - AS SHOWN ABOVE
on by - Vicky S. Raje
20/11/2014
FB 94

Sunil S. Hatekar
B.E. civil
'shubkar' architect, engineer & builder
contact: 9850000000, 9850000001