

IN THE COURT OF SRI. A.K. DEHMUKH,
Sub Divisional Officer,

Rev. Case No. NAP-34/ Umarkhed/ 86/82-85

Applicant :- Ramashraya Ramakshen Mishra.
resident of Akola Tq. & Distt. Akola.

ORDER

(PASSED ON THIS 19 TH DAY OF June 1989).

Application is made under Section 44 (1) of the Maharashtra Land Revenue Code, 1966, by the applicant of Akola Tq. & Distt. Akola, for permission to convert ~~the~~ ~~xxx~~ agril. land measuring 0-81 R. from field Survey No. 28/1 of Umarkhed Tq. & Distt. Akola, for non-agril. purposes i.e. for residential purposes.

2.- 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. Copy of Tipen Utara.

3.- The layout furnished by the applicant was referred to the Assistant Director of Town Planning, Akola, for his opinion, who in turn, has approved the layout ~~vide~~ vide his letter No. Conv/ S.No. 28/1, / Mouja Umarkhed/ DDA/1028 dated 6.6.1989. The opinion of the M.S.E. Board, Akola, and Gram Panchayat Umari-Umarkhed, is not received.

4.- Taking into account the above facts, I, therefore, under Section 44(2) of the Maharashtra Land Revenue Code, 1966, grant permission to the applicant to convert the agril. land measuring 0H-81 R. from field Survey No. 28/1 of Umarkhed Tq. & Distt. Akola, 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. Residential purposes.

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

सादर & सदर मद्रुपीचा ठामिन्वास या ठामिन्वास
मंजूर झालेला आहे सव्व ८-११-८९ पासून



pl. file
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3.- The present rates of Non-agril. assessment shall remain in force till 1990-91 and shall further be revised thereafter, and new rates shall be charged.

4.- The applicant shall start the N.A. use of the land within one year and communicate to this office and to the Tehsildar, Akola, the date of actual commencement of non-agril. use 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 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 Asstt. Director of Town Planning, Akola, and the local authority ;

7.- The roads and drainage shall be constructed first as per specifications and handed over to the Gram Panchayat Umari Umarkhed 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 any public use and shall be vested with local authority 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 under Section 45 of the Mah. Land Revenue Code, 1966;

10.- It shall be lawful for the Sub-Divisional Officer, Akola, or any other officer, authorised by him to direct the removal or alteration of any building or structure erected or used in contravention of the conditions of this permission and if



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Panchayat Umari Umarkhed are binding on the applicant and before any such construction, the permission of the Gram Panchayat Umari Umarkhed is essential.

12.- The land under conversion is 0-81 R. out of which 5097 Sq.Mtrs. is under the plot. The area under road and open space is exempted from N.A. assessment U/S 117 of the Mah. Land Revenue Code, 1966, as much on the 5097-00 Sq.Mtrs. area is to be levied @ 00-02 paise per Sq.Meter and amount is as under :-

Area 5097-00 Sq.Mtrs. x 00-02 = Rs 101.94 ps.

The applicant has not paid the above amount as well as the measurement fee of Rs.250/- The copy of Order will be given to him on payment of above said amounts. The Assessment fixed on ~~xxxxxx~~ the land in question is as per year. The Z.P. & V.P. Cesses are to be levied and recoverable beside the N.A. tax.

(N.K. Deshmukh).
Sub Divisional Officer,
Akola.

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

Copy forwarded to :-

1. The Tahsil Pr, Akola.
2. The Sarpanch Gram Panchayat Umari Umarkhed.
3. The Talathi, Umarkhed.
4. The applicant.



(N.K. Deshmukh)
Sub Divisional Officer,
Akola.

STATEMENT 'A'
Statement showing the Non-grill. assessment in May
Case No. NAP-34/ Umethad/ 86/88-89.

Sr.No. of Plot.	Area in Sq. Metrs.	Non-grill. assessment in Rs. anna paise @ Rs. 00-02 paise p Sq. Meter is charged
1.	221.00	4.42.
2.	214.50	4.39
3.	193.87	3.07
4.	191.13	3.82
5.	183.37	3.37
6.	292.38	5.95
7.	181.56	3.62
8.	201.25	4.02
9.	201.25	4.02
10.	201.25	4.02
11.	201.25	4.02
12.	201.25	4.02
13.	201.25	4.02
14.	201.25	4.02
15.	201.25	4.02
16.	201.25	4.02
17.	201.25	4.02
18.	164.69	3.89
19.	157.90	3.15
20.	154.00	3.08
21.	154.00	3.08
22.	154.00	3.08
23.	154.00	3.08
24.	154.00	3.08
25.	154.00	3.08
26.	154.00	3.08
27.	174.50	3.43.



N. K. Kumbhar
Sub Divisional Officer,
Akola.

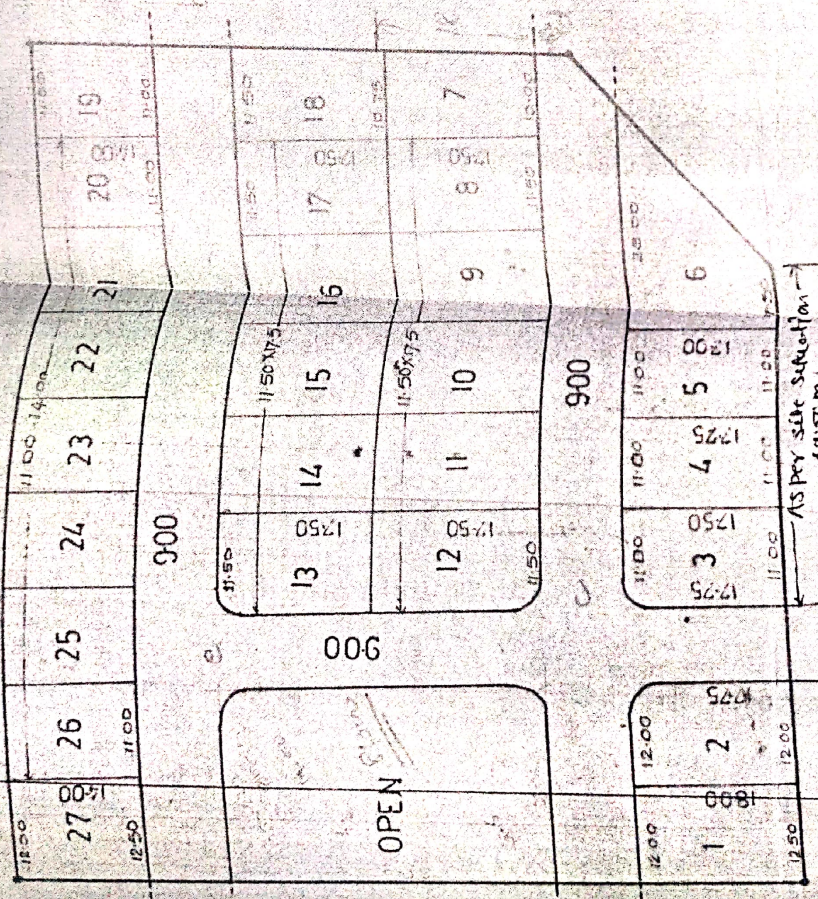
PROPOSED RESIDENTIAL LAYOUT
IN S.N.28 PL. UNMARKED FOR
SHRI R.R. MISHRA



is amended in ...
Subject to conditions mentioned in
a Letter No. 9032

SITE PLAN 116000

AREA STATEMENT of
kind under CIV-081 H₂ Town Planning, Akola
area under PHS-509708 SMT.
area under PHS-81000 SMT.
area under PHS-219300 SMT.



PLOT INDEX

Plot no	Area sqm	Area Sqft
1	221.00	2376.84
2	214.50	2309.88
3	183.18	1978.40
4	191.13	2067.82
5	198.37	2147.61
6	294.98	3187.47
7	181.35	1954.31
8 to 17	94.25	1016.26
18	134.69	1455.64
19	157.90	1705.93
20 to 26	154.00	1657.68
27	177.53	1916.03

LAYOUT PLAN
1:500

DRAWN BY

M. S. ...

21/11/2012

APPLICANT SINGH