

C.O/NO-157/82

or - 6-9-82

EO

IN THE COURT OF SHRI. R.K. ADDESHIPANDE,
SUB DIVISIONAL OFFICER, AKOLA.

Rev. Case No. NAP-34/ Umarkhed / 68/87-88.

Applicant :- Vithal Narhari Chopde,
R/o Talipura Tajpurnath, Akola.

ORDER

(Passed on this 5 th day of April 1988).

Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1956, by the applicant of Akola Tq. & Distt. Akola, for permission to convert the agril. land admeasuring 6 acres 02 gunthas from (i.e. 02 H. 42 R) from field Survey No. 26/2 of Umarkhed Tq. & Distt. Akola, for non-agril. purpose 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. Copy of Tipan Utera.
4. Copies of layout plan.

3. The layout furnished by the applicant was referred to the Asstt. Director of Town Planning, Akola, for his opinion, who in turn has approved the layout vide his letter No. Cony/ S.No. 26/2 Umarkhed/ DDA / 529 dt. 22.3.1988. The opinion of the M.S.E. Board, Akola, and the Gram Panchayat Umarkhed is not received.

4. I have seen the spot and found that there is no high/ low tension line passing through the said Survey No. and the site is suitable for residential purposes.

5. The land to be converted falls out of the Nazul perimeter and as such the Non-agril. assessment will be charged at the rate Rs. 00-02 paise per Sq. Meter subject to revision of assessment.

6. After going through the case record, I see no objection to grant permission to convert the said land.

7. I, therefore, under Section 44(2) of the Mah. Land Revenue Code, 1956, grant permission to the applicant to convert the agril. land admeasuring 02 H. 42 R. (i.e. 06 Acres 02 gunthas) from field Survey No. 26/2 of Umarkhed Tq. & Distt. Akola, for laying out residential plots subject to the following conditions:



अतिरिक्त प्रत
अर्जित अर्ज
प्रा. (च) द. ११
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१५-४-८८

- 1.- The applicant shall use the land only for which the permission is granted ;
- 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 1990-91, and shall further be revised thereafter, and new rates shall be charged.
- 4.- The applicant shall convert the land within one year and communicate to this court and the Tahsildar, Akola, and the date of actual commencement of non-agril. use within thirty days from such date, failing which the applicant shall be liable for punishment as per Rule 6 of the Mah. Land Revenue (Conversion of use of land and non-agril) Rules 1969;
- 5.- The applicant shall not modify, alter or make any changes in the approved layout without prior permission of this court ;
- 6.- No plot shall be further sub-divided without prior permission of this court ;
- 7.- The following rules shall be observed while proposing construction in the layout plots :-
 - a) The marginal distance required to be observed left around the building in a plot shall be as under :-

Front	Side	Rear
1) 15'	7 1/2'	10' For plots having area 5000 Sq.ft. to 5000 Sq.ft.
11) 10'	5'	10' For plots having area 3000 Sq.ft.

The corner plots front margin from both the sides of road shall be left.
 - b) The built over area in case of plots falling under the category (i) above shall be not more than 1/3rd of the plot area subject to F.S.I. 1. In case of plots falling under the category (ii) above, the built over area shall not exceed 4/10 th of plot area.
- 8.- The layout shall be properly demarcated on site in co-ordination with the layouts of surrounding lands already approved and demarcated on site and in co-ordination with existing roads and lanes etc. After demarcation of layout final approval shall be obtained from the office of the Asstt. Director of Town Planning, Akola, and the local authority to the layout plan prepared on the basis of demarcation on site.
- 9.- The roads and drainage shall be constructed.



first as per specifications handed over to the Gram Panchayat Unmarked, prior to the disposal of plots.

10.- The lands reserved in layout as open space shall be permanently kept open free from any structure for the public and shall be vested with local authority free of costs.

11.- The building plans of the proposed construction in the layout shall be in accordance with the prevailing rules and the same shall be got approved prior to undertaking any construction work;

12.- The arrangement of water supply and drainage disposal shall be made in such a way as not to create insanitary condition in the surrounding area.

13.- The breach of any of the conditions mentioned above, or otherwise shall result in revocation of the permission and imposition of penalties as provided under Section 45 of the Maharashtra Land Revenue Code, 1948.

14.- It shall be lawful for the Sub-Divisional Officer, Akola, or by any other officer, authorised by him to direct the removal or alteration of any building or structure erected or used contrary to the conditions of the grant of this permission and on such removal or alteration not being carried out within the stipulated time to get them and to recover the costs of such operation from the owner or occupant of the plots as an arrears of land revenue;

15.- The land in question falls out of the Municipal council perimeter and as such the conversion tax shall not be levied.

16.- The building bye-laws of the Gram Panchayat, Unmarked shall be binding.

S/-

(R.K. Deshpande).
Sub Divisional Officer,
Akola.

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

Copy forwarded to :-

1. The Tahsildar, Akola.
2. The Talathi, Unmarked.
3. The Sarpanch, Gram Panchayat, Unmarked.
4. The applicant.

B. Deshpande

(R.K. Deshpande).
Sub Divisional Officer,
Akola.



STATEMENT 'A'.

E3

Statement showing the Non-agril. assessment to be charged in Ry. Case No. NAF-34 / Unmarked/ 68/87-88

Sr.No. of Plot.	Area in Sq.Meter.	Non-agril. assessment @ Rs.00-02 plus per Sq.Meter is charged.
1.	174.43	5.50
2.	202.12	4.05
3.	213.62	4.30
4.	216.40	4.35
5.	199.06	4.00
6.	157.50	3.20
7.	179.87	3.60
8.	208.25	4.20
9.	226.62	4.50
10.	233.00	4.65
11.	208.25	4.20
12.	171.37	3.40
13.	230.62	4.60
14.	211.25	4.25
15.	211.25	4.25
16.	211.25	4.25
17.	206.26	4.25
18.	279.37	5.60
19.	211.25	4.25
20.	211.25	4.25
21.	211.25	4.25
22.	206.25	4.15
23.	348.53	7.00
24.	211.25	4.25
25.	211.25	4.25
26.	211.25	4.25
27.	206.25	4.15
28.	181.87	3.60
29.	211.25	4.25
30.	211.25	4.25
31.	211.25	4.25
32.	211.25	4.25
33.	206.25	4.15
34.	270.00	9.40
35.	279.30	5.60
36.	279.30	5.60
37.	279.30	5.60
38.	279.30	5.60
39.	279.30	5.60
40.	279.30	5.60
41.	327.50	6.60
42.	228.00	4.60
43.	228.00	4.60
44.	228.00	4.60
45.	228.00	4.60
46.	228.00	4.60
47.	228.00	4.60
48.	223.00	4.50
49.	292.50	5.85
50.	295.00	5.90
51.	295.00	5.90
52.	295.00	5.90
53.	242.00	4.30
54.	260.00	5.20
55.	295.50	5.90
56.	295.50	5.90



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57.	295.50	5.90
58.	275.00	5.50
59.	185.68	3.70
60.	213.75	4.30
61.	201.00	4.00
62.	231.00	4.60
63.	244.50	4.90
64.	238.50	4.80
65.	269.50	5.40
66. Remaining land	8707.00.	174.15 - not to be deducted.

4852.00



R. K. Deshpande
(R. K. Deshpande),
Sub Divisional Officer,
Akola.