

अहवाल दिनांक : 21/11/2022



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, ५६ आणि ७]

गाव :- गुडघी (530134)

ULPIN : 25648497506

गट क्रमांक व उपविभाग : 61/1/69/ब/22

तालुका :- अकोला

जिल्हा :- अकोला



25648497506

भू-धारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :-

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक	आर.चौ.मी	2077	महाराष्ट्र शासन (खाली जमीन)	18.10.00	1	(4183)	कुळाचे नाव व खंड
अकृषिक क्षेत्र	4593	महाराष्ट्र शासन	18.10.00			(4183)	इतर अधिकार
बैव शेती	18.10.00						अकृषिक वापर - रहिवास (गावठाणाबाहेरील)
आकारणी	0.00						सामाजिक एनएपी ३४/गुडघी/६३/०१-०२ दिनांक 11/11/02
							(4183)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : 6430 व दिनांक : 20/11/2022
							सीमा आणि भुगणन चिन्हे :

जुने फेरफार क्र. (4183) (6361) (6430)

गाव नमुना वारा (पिकांची नोंदवही)

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

गाव :- गुडघी (530134)

तालुका :- अकोला

जिल्हा :- अकोला

: 61/1/69/ब/22

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

टीप : * सदाची नोंद मोबाइल ॲप द्वारे घेणेत 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 :- 270500040051170000112022162

(नाव :- एस.जी. अटल)

तलाठी साझा :- गुडघीता :- अकोला

जिल्हा :- अकोला



कु. एस. जी. अटल

तलाठी -

साझा क्रं.....

दिनांक.....

(18)

IN THE COURT OF DR. PRAVINKUMAR DEORE,
SUB-DIVISIONAL OFFICER, AKOLA.

Rev. Case No. NAF-34/Gudadhi/63/2001-2002.

Applicant :- 1. Bhaskar Rajaram Umarekar
2. Kashiram Rajaram Umarekar,
3. Arvind Rajaram Umarekar,
4. Ashok Rajaram Umarekar.

All R/o. Umari, Akola, Tq. & Distt.,
Akola.

ORDER

(Passed on this 1st day of Nov 2002)

Application is made under section 44 (1) of Maharashtra Land Revenue Code, 1966 by the applicants, of Akola, Tq. & Distt. Akola for permission to convert the agril. land measuring 1.81 R. from Field Gat No. 69, F.S.No. 61/1 of Village Gudadhi, Tq. & Distt. Akola for non-agril. i.e. residential purposes.



2/- The applicant has furnished the following documents alongwith the application

1. Copies of 7/12.
2. Copies of Measurement sheet
3. Copies of Tipan Utara.
4. The Layout plan.

3/- The layout plan furnished by the applicants, was referred to the Asstt. Director of Town Planning, Akola for his opinion, who in turn has tentative approved vide his letter No. Non-agril/Gudadhi Gat No. 69, 1353, dated 17-7-2002, and directed to demarcate on site as per tentative approval. The opinion of the other departments viz. The Executive Engineer, M.S.E.B., Akola dtd. 3-7-02, The Executive Engineer, B. & C., Akola dtd. 2-9-2002, The Akola Irrigation, Akola dtd. 2-3-2002, The District

...2/-

Health Officer, Akola dtd. 3-7-2002, The Land Acquisition Officer, Akola dtd. 2.7.2002, The Chief Officer, Amravati Housing & Area Development Board, Amravati, dtd. 26.6.2002, The Sub-Divisional Engineer, Special Project Sub-Div., Akola dtd. 1.7.2002, The Resettlement Officer, Akola dtd. 27-6-2002 has received

The proclamation is also issued & any objection is not received, The Sarpanch, G.P. Gudadhi, has given his report. The Revenue Inspector have given his report.

4/- As per the direction of the Asstt. Director of Town Planning, Akola for demarcation, the tentative plan was referred to the demarcation on site to the T.I.L.R. and the Taluka Inspector of Land records, has submitted the copy of measurement sheet, & thereafter, the applicant has furnished the demarcated plan was referred to the Asstt. Director of Town Planning Akola for, his opinion who in turn has approved the final demarcated layout vide his letter dtd. 1-11-2002, therefore, I have also seen the spot & the site is suitable for residential purposes.



5/- Taking into accounts, the above facts, I, under section 44 (2) of the Maharashtra Land Revenue Code, 1966 grant a Final Permission to the applicant to convert the agril. land measuring 1.81 R. From field Gat No. 69, P.S. No. 61/1 of village Gudadhi, 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 granted i.e. for residential purposes.

2/- The applicant shall pay the Non-agril. assessment as shown in the statement 'A'.

...3/-



1/- The present rates of non-agril. assessment shall remain in force till today, and further be revised thereafter, and new rates shall be charged. The applicant is directed to pay the amount of the non-agril. assessment at the rates of 00.04 paise per sq. mtrs. amounting to Rs. 446/- A.P. Cess amounting to Rs. 3122/- V.P. Cess Rs. 446/- & conversion tax amounting to Rs. 2230/-. The applicant shall also be liable to pay the non-agril. assessment at the revised rates, whenever such revision will be effected.

4/- 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 permission stand cancelled.

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

6/- As per sanctioned & demarcated plan passed from the Asstt. Director of Town Planning, Akola the shall be bind to maintained the demarcation.

7/- The road & drainage shall be constructed first as per specifications and handedover to the Gram Panchayat, prior to the disposal of the plots.

8/- The building line mentioned in the final approved layout plan by the A.D.T.P. the applicant shall be bind to maintain the building line, while construction on the plots, i.e. Group 'A', Group 'B' Plot No. 1 & 2, and Plot No. 1 & 2.

9/- 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 C.P. Gudgaon, free of costs

.....4/-



10/- 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, 1956.

11/- It shall be lawful for the Sub-Divisional Officer, Akola or by any other Officer as 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.

12/- The building bye-laws of the Gram Panchayat, Gadchahi shall be binding on the applicant.

13/- The land under conversion is 1.81 a. out of which 11,133.61 sq.mtrs. is under plot, the area of the road & open space is exempted from H.A. assessment under section 147 of H.A. Code, 1956, and as much 11,133.61 sq.mtrs. is to be levied @ Rs. 90.04 paise per sq.mtrs. and the amount is as under :-

	Area in Sq.mtrs.	Assessment Rs.
1. Area under plot assessed @ Rs. 90.04 paise per sq. mtrs.	11,133.61	446/-
2. Area under road not assessed.	5156.39	--
3. Area under open space and vested with G.P. Gadchahi.	1810.00	--
	18100.00	446/-

14/- The applicant has furnished the documents alongwith the application, for permission of the said of their ownership i.e. copy of 7/12, in case any objection made by any other 5/-



for the right of the said field, the applicants shall be held to be responsible.

14/- The applicant shall also bind to keep the marginal distance while construction on the plots, as under :-

Area of the plot.	Front side Mtr.	Rear side Mtr.	Both sides. Mtr.
150 to 300	3.00	1.50	1.50
300 to 450	4.50	3.00	2.25
over to 450	4.50	4.50	3.00

sd/
Sub-Divisional Officer,
Akola.

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

Copy to :-

1. The Tahsildar, Akola.
2. The Sarpanch, G.P. Gudadhi, Tq. & Distt. Akola.
3. The Talathi Mouje Gudadhi, through Tahsildar, Akola.
4. The applicant.



Sub-Divisional Officer,
Akola.

11/12/02

11/12/02

22/11/02

11/12/02

3284

22/11/02

11/12/02

STATEMENT 'A'

Statement showing to the Non-agril. assessment shall be charged in Rev. Case No. Guadhi-63/2001-2002.

Sl. No. of the plots. Area in Sq. mtrs. Non-agril. assessment @ Rs. 00.04 paise per Sq. mtrs. S.P. Cons. V.P. Cons.

GROUP 'A'

1.	635.42	25.45	177.95	25.45
2.	565.50	22.65	158.35	22.65
3.	351.00	14.05	98.30	14.05
4.	341.25	13.65	95.50	13.65
5.	351.50	14.05	98.30	14.05
6.	297.00	11.90	83.20	11.90
7.	264.00	10.60	73.95	10.60
8.	255.75	10.25	71.65	10.25
9.	250.25	10.05	70.10	10.05
10.	243.37	9.75	68.15	9.75
11.	235.122	9.40	65.85	9.40
12.	332.20	13.30	93.05	13.30
13.	181.12	7.25	50.70	7.25
14.	183.00	7.35	51.25	7.35
15.A.	103.31	4.15	28.95	4.15
15.B.	103.25	4.15	28.90	4.15
16.A.	106.00	4.25	29.70	4.25
16.B.	110.00	4.40	30.80	4.40
17.A.	104.12	4.20	29.15	4.20
17.B.	102.00	4.10	28.60	4.10
18.	147.87	5.95	41.40	5.95
19.	206.25	8.25	57.75	8.25
20.A.	112.00	4.50	31.40	4.50
20.B.	105.00	4.20	29.40	4.20
5686.28		227.45	1593.00	227.45

GROUP 'B'

1.	587.50	23.50	164.50	23.50
2.	524.92	21.00	147.00	21.00
3. A.	147.95	5.95	41.45	5.95
3. B.	145.75	5.85	40.65	5.85
4.	261.37	10.45	73.20	10.45
5.	260.45	10.45	72.95	10.45
6.	303.00	12.15	84.85	12.15
7.	294.00	11.80	82.35	11.80
8.	282.00	11.30	79.00	11.30

contd...2/-



Statement continued.

1. 2. 3. 4. 5.

GROUP 'B'.

9.	199.75	8.00		
10.	182.16	7.30	55.95	8.00
11.	182.50	7.30	51.00	7.30
12. A.	173.37	4.95	51.10	7.30
12. B.	125.12	5.00	34.55	4.95
13. A.	122.81	4.95	35.00	5.00
13. B.	127.50	5.10	34.40	4.95
14. A.	110.25	4.45	35.70	5.10
14. B.	112.87	4.95	30.90	4.45
15. A.	103.25	4.15	31.40	4.95
15. B.	105.75	4.30	28.95	4.15
16. A.	125.75	4.95	29.20	4.30
16. B.	126.25	5.15	24.65	4.95
17.	164.06	6.50	35.95	5.15
18.	154.88	6.20	45.95	6.50
19.	153.26	6.15	43.35	6.20
20.	200.00	8.00	62.95	6.15
21. A.	105.00	4.20	56.00	8.00
21. B.	105.00	4.20	29.40	4.20
	5447.33	217.90	1526.00	217.90

Total area under layout : (A + B) 18100.00 sq.mtrs.
 Area under plots (A + B) 11133.61 sq.mtrs.
 Area under road (A + B) 5156.39 sq.mtrs.
 Area under open space (A + B) 1810.00

Total N.A. Assessment amounting to (rounded) Rs. 445/-
 (Rs. Four hundred forty six only).



Sub-divisional Officer,
 Akola.