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ORDER

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3/- The layout plan furnished by the applicant was referred to the Asstt. Director of Town Planning, Akola for his opinion who in turn has tentatively approved vide his letter No. Non-agril/P.Sat No.154, 1031, dtd. 24-5-02 and the opinion of the Executive Engineer, M.S.S.B., Akola dtd. 21-9-2002, The Executive Engineer, Akola Irrigation Akola dtd. 18-5-2002, The Assistant Officer, Akola dtd. 1-7-2002, The Chief Officer, Auravati Housing & Town Development Board, Auravati dtd. 29-8-2002, The Land Acquisition Officer, Akola dtd. 12-9-2002, The District Health Officer, Akola dtd. 11-12-2002.

...2/-

$\frac{1}{10} \times 10 = 1$

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The Proclamation is also issued & any objection is not received. The Sarpanch, G.P. Umari Pr. Balapur, has given his no objection, dtd, 30-9-02. I have also seen the spot & site is suitable for residential purposes. 4/- Taking into accounts, the above facts, I, under section 44 (2) of the Maharashtra Land Revenue Code, 1956, grant permission to the applicant to convert the agril. land measuring 0.40 H. from field Oct No. 154, of village Umari Pr. Balapur, Tq. & Distt. Akola for ~~non-agril.~~ 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. for residential purposes.

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

3/- The present rates of non-agril. shall remain force to todote, and shall further be revised thereafter, and new rates shall be charged. The applicant is directed to pay the non-agril. assessment @ Rs. 00.04 paise per sq. strs. amounting to Rs. 110.34 rounded to Rs. 111/- V.P. cess Rs. 111/- the L.P. cess amounting to Rs. 777/- Conversion tax amounting to Rs. 555/- The applicant shall also liable to pay the non-agril. assessment at the revised rates, whenever ~~such~~ such revision will be effected.

4/- The applicant shall ~~not~~ start the N.A. use of the land within one year and communicate to this officer & to the Tahsilcar, Akola the date of actual commencement, of the non-agril. within thirty days, other permission stand cancelled.

5/- The applicant shall not modify, alter, or make any changes in the approved layout without the

...3/-



the prior permission of the Sub-Divisional Officer,
Akola.

6. The Provisional order is passed, the applicant is directed to demarcate the on site, as per tentative approval, and shall be obtained final permission from this officer.

7. The road and drainage shall be constructed first as per specification and handed over to the Gram Panchayat Umari Pr. Balapur, & 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 the public use and shall be vested with the Gram Panchayat, 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 U/s. 45 of the Maharashtra Land Revenue Code, 1956.

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 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.

11/- The building bye-laws of the Gram Panchayat, Umari Pr. Balapur, shall be binding on the applicant.

12/- The land under conversion is 0.40 H. out of which 2758.625 sq.mtrs. is under plot. The area under road & open space is exempted from H.A. assessment U/s. 147 of M.L.R. Code, 1956 and as 2758.625 sq.mtrs. is to be levied @ Rs. 00.04 paise per sq.mtrs. and the amount is as under.



Area in
Sq.mtrs.

i) Area under plot assessment Rs. 00.04 per sq.mtr. 2750.625 111/-

ii) Area under road not assessed. 567.525

iii) Area under open space & vested with G.P. Umari Pr. Balapur. 373.65

Total area under layout 4000.00 111/-

13/- That the building line is shown by the A.D.T.P. on the approved layout the applicant is directed to maintain the building line, while construction on the plots.

14/- That the above case the applicant is bind to not sell of the plots, in before the final permission



Sub-Divisional Officer,
Akola.

Copy w/c. to the Assistant Director of Town Planning, Akola
Copy to :-

1. The Tehsildar, Akola.
2. The Sarpanch, G.P. Umari Pr. Balapur.
3. The Talathi mauje Umari Pr. Balapur, Through the Tehsildar, Akola.
4. The Applicant.

Sub-Divisional Officer,
Akola.

STATEMENT 'A'

Statement showing to the Non-agril. assessment shall be charged in Rev. Case No. NAF-34/Umarl Pr. Bal. 1976/2001-2002.

Sl. No. of the plots. Area of the plots. Non-agril. assessment @ Rs. 00.04 paise per sq. mtr. Z.P. Cash V.P. Cash.

1. A.	112.50	4.50	31.50	4.50
2. B.	105.00	4.20	29.40	4.20
2. A.	105.00	4.20	29.40	4.20
2.2.B.	112.50	4.50	31.50	4.50
3.	327.875	13.15	92.00	13.15
4.	deleted.	..	..	..
5. A.	120.00	4.80	33.60	4.80
5. B.	105.00	4.20	29.40	4.20
6. A.	105.00	4.20	29.40	4.20
6. B.	105.00	4.20	29.40	4.20
7. A.	105.00	4.20	29.40	4.20
7. B.	105.00	4.20	29.40	4.20
8. A.	105.00	4.20	29.40	4.20
8. B.	120.00	4.80	33.60	4.80
9. A.	105.00	4.20	29.40	4.20
9. B.	105.00	4.20	29.40	4.20
	206.25	8.25	57.75	8.25
11.	165.00	6.60	46.20	6.60
12.	157.50	6.30	44.10	6.30
13.	193.50	7.75	54.25	7.75
14.	193.50	7.75	54.25	7.75

2758.625

111/-

777/-

111/-



Sub-Divisional Officer, Akola.

Recommended for Final Approval
 as submitted in Final Order and
 Subject to Condition in Final Order Refer to Final
 Order 2020 14 2020

me: [unclear]
 Assistant Director of
 Iowa Planning Aides

TOAL AREA OF FIELD	4000.00 SQM
AREA UNDER MULA	300.00 SQM
NET AREA UNDER JAVOIT	3700.00 SQM
AREA UNDER REB PLOTS	3728.37 SQM
	28.15
AREA UNDER OPEN SPACE	270.00 SQM
AREA UNDER ROADS & CURVE	270.00 SQM
	56.93 SQM

201 NOS
AREA IN SQA M AREA IN SQA FT

1A	100.00	100.00	100.00
15.2A	100.00	100.00	100.00
1B	100.00	100.00	100.00
3	100.00	100.00	100.00
4	100.00	100.00	100.00
5A	100.00	100.00	100.00
5B TO 8A	100.00	100.00	100.00
8B	100.00	100.00	100.00
9A 9B	100.00	100.00	100.00
10	100.00	100.00	100.00
11	100.00	100.00	100.00
12	100.00	100.00	100.00
13.1A	100.00	100.00	100.00
TOTAL -	1000.00	1000.00	1000.00

15/04/2010

Whole
Makara's Pond

RAILROAD AVENUE
PHOTO 45122
MONTANA 407444135
DRAWING BY