

The District Health Officer, Z.P. Akola dtd. 5-12-2001.  
Housing & Area Development Board, Akola dtd. 20-12-01.  
N.H. Sub. Div. No. 60, Akola. The Chief Officer, Akola.  
Investigation Akola dtd. 8-1-2002. The Asst. Engineer, N.H.  
The Revenue Officer, Akola dtd. 6-12-2001. The Akola  
The Executive Engineer, N.H. Akola dtd. 5-12-2001.  
Opinion of the Executive Engineer, N.H. Akola

demarcated layout vide his letter dtd. 31-7-2002. & the  
for his final opinion who in turn has approved the final  
referred to the Asst. Director of Town Planning, Akola  
3. The layout plan furnished by the applicant was

- (i) Copies of 7/12.
- (ii) Copies of Measurement sheet.
- (iii) Copies of Akola Utara.
- (iv) Copies of layout plan.

2. The applicant has furnished the following documents  
alongwith the application.

1. To N. from their Survey No. 85/2-A of village Umari  
Akola. for permission to convert the agril. land measuring  
Matawasha Land Revenue Code, 1966, by the applicants of  
Application is made under section 44(1) of the  
residential purposes.

(Passed on this 6th day of Aug, 2002)

ALL N/O, Akola Tq. & Dist. Akola.  
O.P.D.R.  
1. Revenue Department Akola.  
2. Chartered Accountant at Akola.  
3. Akola Prastha Kojalwal.

Rev. Case No. N.H.-34/Umari-ET. Ak. 36/2001-2002.  
IN THE COURT OF M. P. JUDICIAL OFFICER, AKOLA.  
SUB DIVISIONAL OFFICER, AKOLA.



115

15

(16)

.. 2 ..

The Land Acquisition Officer, Akola dtd. 24.1.2002. The proclamation is also issued & any objection is not received. The Revenue Circle Officer, Akola has also given its report. The Sarpanch G.P. Khazap Bk. (Panchpinpal) has also given its no objection dtd. 3.1.2002. I, have also seen the spot & the site is suitable for residential purposes.

4. Taking into accounts, the above facts, I, under section 44(2) of the Maharashtra Land Revenue Code, 1966, grant permission to the applicant to convert the agril. 1.70 A. from field Survey No. 85/2-A, of village Umari Pr. Akola, 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 only.

2/- The applicant shall pay the non-agril. assessment shall remain inforce till 31-10-2002, & thereafter he revised shall be charged. The applicant is directed to pay the non-agril. assessment @ Rs. 00.04 per sq.mtrs. amounting to Rs. 441/- & Z.P. Cess amounting to Rs. 3087/-, V.P. cess Rs. 441/- & conversion tax 2205/-. The applicant shall also liable to pay the non-agril. assessment at the revised rates, whenever such revision will be effected.

3. The applicant shall use the land within one year & communicate to this officer & to the Tahsildar, Akola the date of actual commencement of non-agril. use within thirty days from such date, otherwise, permission stand cancelled.

4. The applicant shall pay the non-agril. assessment as shown in the statement 'A'.



19

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

6/- It as per sanctioned & demarcated plan passed from the Asstt. Director of Town Planning, Akola and the first applicant shall maintained the demarcation

7/- The road & drainage shall be constructed first as per specifications and handedover to the Gram Panchayat, Kharap Sk. (Panch-Pimpal) 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, Shikrapur Umari Pr. Akl. Kharap Sk. (Panchpimpal) free of costs.

10/- It shall be lawful for the Sub-Divisional Officer, Akola or by any other officer is 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 the land revenue.

11/- The building bye-laws of the Gram - Panchayat, Kharap Sk., (Panchpimpal) shall be binding on this applicant.

12/- The Land under conversion is 1.70 R. out of which 11008.555 sq.mtrs. is under plot. The area under road and open space is exempted from the N.A. assessment U/s.147 of the Maharashtra Land Revenue Code, 1956 and as such 11008.555 is to be levied @ Rs.00.04 paise per sq.mtrs. and the amount is as under :-

.....  
Area in Sq.mtrs. Assessment Rs.  
.....

1) Area under plots assessed 11008.555 441.00  
@ Rs.00.04 per sq.mtrs. only



11) Area under road not assessed .. 4284-445

111) Area under road upon space & vested with G.P. Kharap Bk. 1709.00  
(Panch Pimpal.)

Total 17000 441/-

13. The applicant shall keep the marginal distance while construction on the plots, as under :-

| Area in Sq.mtrs.     | Front side | Rear side | Both sides. |
|----------------------|------------|-----------|-------------|
| 150 to 300 Mtr       | 3.00 Mtr.  | 1.50 Mtr. | 1.50 Mtr.   |
| 300 to 450 Mtr       | 4.50 Mtr.  | 3.00 Mtr. | 2.25 Mtr.   |
| over to 450 & above. | 4.50 Mtr.  | 4.50 Mtr. | 3.00 Mtr.   |



sd-  
Sub-Divisional Officer,  
Akola.

Copy W/c. to the Asst. Director of Town Planning, Akola.

Copy to :-

1. Tahsildar, Akola.
2. Sarpanch, G-P. Kharap Bk.
3. The Talathi mauje Umari Pr. Akl. through Bk. The Tahsildar, Akola.
4. The applicant.

Sub-Divisional Officer,  
Akola.

44/11/12  
mm  
23/11/12  
44/11/12

Jan 1  
2012  
44/11/12

44/11/12

# STATEMENT 'A'

19

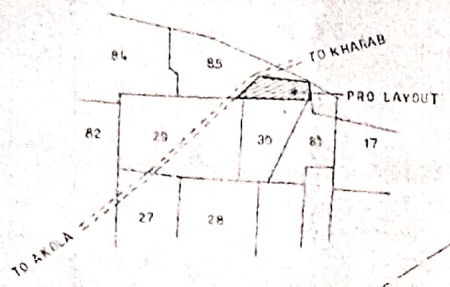
Statement showing to the Non-agril. assessment in Rev. Case No. HAP-34/Unat Pr. Akl-36/2001-2002.

Sl. No. of the plots. Area in Sq. mtrs. Non-agril. assessment @ Rs. 00.04 price per Sq. mtrs. E.P. Case. V.P. Case.

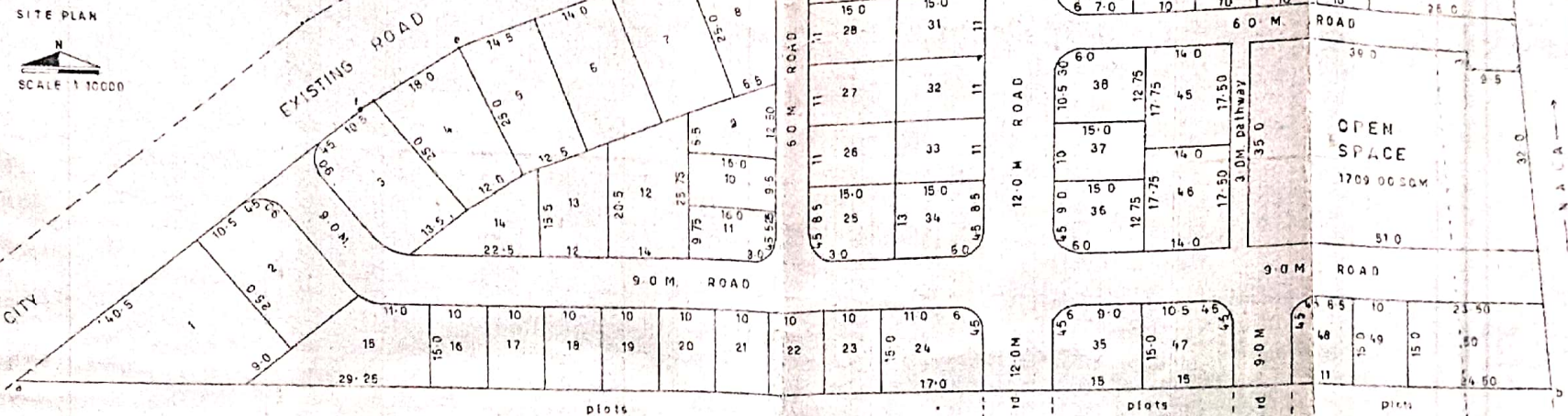
|           |         |        |         |        |
|-----------|---------|--------|---------|--------|
| 1.        | 618.75  | 24.75  | 173.25  | 24.75  |
| 2.        | 364.12  | 14.56  | 101.95  | 14.56  |
| 3.        | 355.12  | 14.20  | 99.45   | 14.20  |
| 4.        | 375.00  | 15.00  | 105.00  | 15.00  |
| 5.        | 337.80  | 13.50  | 94.50   | 13.50  |
| 6.        | 350.00  | 14.00  | 98.00   | 14.00  |
| 7.        | 350.00  | 14.00  | 98.00   | 14.00  |
| 8.        | 301.50  | 12.10  | 84.45   | 12.10  |
| 9.        | 152.00  | 6.10   | 42.60   | 6.10   |
| 10.       | 152.86  | 6.15   | 42.80   | 6.15   |
| 11.       | 152.86  | 6.15   | 42.80   | 6.15   |
| 12.       | 323.75  | 12.95  | 90.65   | 12.95  |
| 13.       | 216.00  | 8.65   | 60.50   | 8.65   |
| 14.       | 187.875 | 7.55   | 52.60   | 7.55   |
| 15.       | 301.875 | 12.10  | 84.55   | 12.10  |
| 16.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 17.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 18.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 19.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 20.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 21.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 22.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 23.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 24.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 25.       | 248.95  | 9.95   | 69.70   | 9.95   |
| 26.       | 191.86  | 7.70   | 53.75   | 7.70   |
| 27.       | 165.00  | 6.60   | 46.20   | 6.60   |
| 28.       | 165.00  | 6.60   | 46.20   | 6.60   |
| 29.       | 165.00  | 6.60   | 46.20   | 6.60   |
| 30.       | 173.40  | 6.95   | 48.55   | 6.95   |
| 31.       | 167.775 | 6.75   | 47.00   | 6.75   |
| 32.       | 165.00  | 6.60   | 46.20   | 6.60   |
| 33.       | 165.00  | 6.60   | 46.20   | 6.60   |
| 34.       | 165.00  | 6.60   | 46.20   | 6.60   |
| 35.       | 188.95  | 7.55   | 52.90   | 7.55   |
| 36.       | 218.95  | 8.75   | 61.30   | 8.75   |
| 37.       | 190.825 | 7.65   | 53.45   | 7.65   |
| 38.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 39.       | 192.035 | 7.70   | 53.80   | 7.70   |
| 40.       | 190.16  | 7.60   | 53.25   | 7.60   |
| 41.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 42.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 43.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 44.       | 382.50  | 15.30  | 107.10  | 15.30  |
| 45.       | 246.75  | 9.90   | 69.10   | 9.90   |
| 46.       | 246.75  | 9.90   | 69.10   | 9.90   |
| 47.       | 220.65  | 8.85   | 61.80   | 8.85   |
| 48.       | 160.65  | 6.45   | 45.00   | 6.45   |
| 49.       | 150.00  | 6.00   | 42.00   | 6.00   |
| 50.       | 360.00  | 14.40  | 100.80  | 14.40  |
| 11008.555 |         | 441.00 | 3087.00 | 441.00 |



Sub-Divisional Officer,  
Akola.



SITE PLAN  
N  
SCALE 1:10000



SCHEDULE OF PLOTS

| Plot No. | Sqm     | Sqft    | Plot No. | Sqm     | Sqft    |
|----------|---------|---------|----------|---------|---------|
| 1        | 518.75  | 5660.22 | 26 TO 28 | 165.00  | 1776.06 |
| 2        | 364.12  | 3914.38 | 29       | 173.40  | 1864.47 |
| 3        | 355.12  | 3842.51 | 30       | 167.775 | 1809.93 |
| 4        | 375.00  | 4036.50 | 31 TO 33 | 165.00  | 1776.06 |
| 5        | 337.50  | 3632.85 | 34       | 168.95  | 2033.85 |
| 6, 7     | 350.00  | 3767.40 | 35       | 216.95  | 2356.77 |
| 8        | 301.50  | 3245.34 | 36       | 190.825 | 2054.04 |
| 9        | 152.00  | 1635.12 | 37       | 150.00  | 1614.60 |
| 10       | 152.86  | 1645.38 | 38       | 192.035 | 2067.08 |
| 11       | 192.86  | 2084.38 | 39       | 190.15  | 2046.98 |
| 12       | 323.75  | 3484.64 | 40 TO 43 | 150.00  | 1614.60 |
| 13       | 216.00  | 2328.02 | 44       | 382.50  | 4117.23 |
| 14       | 187.875 | 2022.28 | 45, 46   | 246.75  | 2658.01 |
| 15       | 301.875 | 3249.38 | 47       | 220.65  | 2376.07 |
| 16 TO 23 | 150.00  | 1614.60 | 48       | 160.60  | 1729.23 |
| 24       | 248.95  | 2675.89 | 49       | 150.00  | 1614.60 |
| 25       | 191.86  | 2065.38 | 50       | 360.00  | 3875.04 |

11208.555 118426.08

AREA STATEMENT

|                             |              |
|-----------------------------|--------------|
| AREA UNDER 'LAYOUT MODEL'   | 17000.00 SQM |
| AREA UNDER OPEN SPACE       | 1709.00      |
| AREA UNDER RES. PLOTS       | 11208.555    |
| AREA UNDER ROAD & CURVATURE | 4282.445     |



Recommendation for Final Approval  
as amended by the  
District Planning Office  
Akola  
18/01/2019

AC  
Assistant District  
Town Planning Akola

DEMARCATED RESIDENTIAL LAYOUT IN S.NO. 85/2A OF  
MOUJE UMARI PRG. AKOLA TQ. DIST. AKOLA.

Rahul Kulkarni

ENR 1258  
Dr. Govind Chavhan  
B.E. (CIVIL)  
Core Appr.  
Shantir Nagar, AKOLA