

36
1125

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

Revenue Case No. MAP-34/ Umari Pr. Balapur/134 /85-86

Applicant :- Jankiram Jiram Hatakar,
of Akola. Tq. & Distt. Akola.

ORDER

(Passed on this 30 th day of June 1986)

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 measuring 1H.94 R. from Agril. Survey No. 40/2 of village Umari Pr. Balapur Distt. Akola. Tq. & Di. for non-agril. purpose, 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.
4. Copy of Tipan Utara.

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. TPAK/Conv/Umari/ S.No.40 /2104 Akola Dt.17/6/1986. The opinion of the M.S.S. Board, Akola and the Gram Panchayat Umari Pr. Balapur is not received.

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

5. The land to be converted falls out of the Hazul perimeter and as such the non-agril. assessment will be charged at the rate of Rs. 90.02 paise per Sq. Meter subject to the 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(1) of the Maharashtra Land Revenue Code, 1956, grant permission to the applicant to convert the agril. land measuring 01 H.94 R. from Survey No.40/2 of village Umari Pr. Balapur Tq. & Distt. Akola, for having out residential

Town Planning and Valuation Deptt.
Akola

Initial No. 2943

Doc No. 7-86

File No.



File No. 2943
2.7.86

plots subject to the following conditions :-

1. The applicant shall use the land only for which permission is granted ;
- 2.- The applicant shall pay the non-agril. assessment as shown in Statement 'A' ;
3. The applicant shall convert the land within one year and communicate to this court and the Tahsildar, Akola, 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 Maharashtra Land Revenue (Conversion of use of land and non-agril.) Rules, 1969.
4. The applicant shall not modify, alter or make any changes in the approved layout without prior permission of this Court ;
5. No plot shall be further sub-divided without prior permission of this court;
6. 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	
2) 15'	7'2"	10'	For plots having area 1000 Sq.ft. to 5000 Sq.ft.
11) 10'	5'	10'	For plots having area 5000 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 plot area subject to F.S.I. In case of plots falling under Category (ii) above, the built over area shall not exceed 1/10th of plot area.

7. The layout shall be properly demarcated on site in co-ordination with the layout of surrounding lanes already approved and sanctioned on map and in co-ordination with existing roads and lanes. After preparation 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.

8. The roads and drainage shall be constructed first as per specifications and handed over to the Urban Panchayat, Akola, Pr. Balapur, prior to the disposal of plots;



9. 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 local authority free of costs.

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

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

12. 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, 1966.

13. It shall be lawful for the Sub-Divisional Officer, Akola, or by any other officer authorized by him to direct the removal or alteration of any building or structure created 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 done and to recover the cost of such operation from the owner or occupant of the plots as an arrears of land revenue.

14. The land, in question, is ~~situated within~~ situated outside the Municipal Council perimeter and as such the conversion tax shall not be levied.

15. The building bye-law of the Gram Panchayat of Umari Pr. Balapur, shall be binding.

(S.K. Deshpande),
Sub-Divisional Officer,
Akola,

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

Copy forwarded to:-

1. The Tehsildar, Akola.
2. The Sarpanch, Gram Panchayat Umari Pr. Balapur.
3. The Talathi, Umari Pr. Balapur.
4. The applicant.



5. 6. No action forthcoming
7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 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1851. 1852. 1853. 1854. 1855. 1856. 1857. 1858. 1859. 1860. 1861. 1862. 1863. 1864. 1865. 1866. 1867. 1868. 1869. 1870. 1871. 1872. 1873. 1874. 1875. 1876. 1877. 1878. 1879. 1880. 1881. 1882. 1883. 1884. 1885. 1886. 1887. 1888. 1889. 1890. 1891. 1892. 1893. 1894. 1895. 1896. 1897. 1898. 1899. 1900. 1901. 1902. 1903. 1904. 1905. 1906. 1907. 1908. 1909. 1910. 1911. 1912. 1913. 1914. 1915. 1916. 1917. 1918. 1919. 1920. 1921. 1922. 1923. 1924. 1925. 1926. 1927. 1928. 1929. 1930. 1931. 1932. 1933. 1934. 1935. 1936. 1937. 1938. 1939. 1940. 1941. 1942. 1943. 1944. 1945. 1946. 1947. 1948. 1949. 1950. 1951. 1952. 1953. 1954. 1955. 1956. 1957. 1958. 1959. 1960. 1961. 1962. 1963. 1964. 1965. 1966. 1967. 1968. 1969. 1970. 1971. 1972. 1973. 1974. 1975. 1976. 1977. 1978. 1979. 1980. 1981. 1982. 1983. 1984. 1985. 1986. 1987. 1988. 1989. 1990. 1991. 1992. 1993. 1994. 1995. 1996. 1997. 1998. 1999. 2000. 2001. 2002. 2003. 2004. 2005. 2006. 2007. 2008. 2009. 2010. 2011. 2012. 2013. 2014. 2015. 2016. 2017. 2018. 2019. 2020. 2021. 2022. 2023. 2024. 2025. 2026. 2027. 2028. 2029. 2030. 2031. 2032. 2033. 2034. 2035. 2036. 2037. 2038. 2039. 2040. 2041. 2042. 2043. 2044. 2045. 2046. 2047. 2048. 2049. 2050. 2051. 2052. 2053. 2054. 2055. 2056. 2057. 2058. 2059. 2060. 2061. 2062. 2063. 2064. 2065. 2066. 2067. 2068. 2069. 2070. 2071. 2072. 2073. 2074. 2075. 2076. 2077. 2078. 2079. 2080. 2081. 2082. 2083. 2084. 2085. 2086. 2087. 2088. 2089. 2090. 2091. 2092. 2093. 2094. 2095. 2096. 2097. 2098. 2099. 2100. 2101. 2102.

STATEMENT

Statement showing the Non-agrill. assessment to be charged
in Rev. Code No. 101-34/Unord. P.R. Malapuzha 13/4

| Sr.No. of Plot. | Area of Plot in Sq.Meter | Non-agrill. assessment @ Rs.00.04 yield per Sq.Meter to be charged. |
|-----------------|--------------------------|---|
|-----------------|--------------------------|---|

| | | |
|------|--------|------|
| 1. | 199.75 | 3.10 |
| 2. | 196.75 | 3.10 |
| 3. | 199.00 | 3.90 |
| 4. | 195.00 | 3.90 |
| 5. | 195.00 | 3.90 |
| 6. | 195.00 | 3.90 |
| 7. | 195.00 | 3.90 |
| 8. | 243.25 | 3.90 |
| 9. | 195.00 | 3.90 |
| 10. | 217.50 | 3.90 |
| 11. | 195.00 | 3.90 |
| 12. | 195.00 | 3.90 |
| 13. | 195.00 | 3.90 |
| 14. | 195.00 | 3.90 |
| 15. | 195.00 | 3.90 |
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| 27. | 195.00 | 3.90 |
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| 29. | 195.00 | 3.90 |
| 30. | 195.00 | 3.90 |
| 31. | 195.00 | 3.90 |
| 32. | 195.00 | 3.90 |
| 33. | 195.00 | 3.90 |
| 34. | 195.00 | 3.90 |
| 35. | 195.00 | 3.90 |
| 36. | 195.00 | 3.90 |
| 37. | 195.00 | 3.90 |
| 38. | 195.00 | 3.90 |
| 39. | 195.00 | 3.90 |
| 40. | 195.00 | 3.90 |
| 41. | 195.00 | 3.90 |
| 42. | 195.00 | 3.90 |
| 43. | 195.00 | 3.90 |
| 44. | 195.00 | 3.90 |
| 45. | 195.00 | 3.90 |
| 46. | 195.00 | 3.90 |
| 47. | 195.00 | 3.90 |
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| 49. | 195.00 | 3.90 |
| 50. | 195.00 | 3.90 |
| 51. | 195.00 | 3.90 |
| 52. | 195.00 | 3.90 |
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| 58. | 195.00 | 3.90 |
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| 63. | 195.00 | 3.90 |
| 64. | 195.00 | 3.90 |
| 65. | 195.00 | 3.90 |
| 66. | 195.00 | 3.90 |
| 67. | 195.00 | 3.90 |
| 68. | 195.00 | 3.90 |
| 69. | 195.00 | 3.90 |
| 70. | 195.00 | 3.90 |
| 71. | 195.00 | 3.90 |
| 72. | 195.00 | 3.90 |
| 73. | 195.00 | 3.90 |
| 74. | 195.00 | 3.90 |
| 75. | 195.00 | 3.90 |
| 76. | 195.00 | 3.90 |
| 77. | 195.00 | 3.90 |
| 78. | 195.00 | 3.90 |
| 79. | 195.00 | 3.90 |
| 80. | 195.00 | 3.90 |
| 81. | 195.00 | 3.90 |
| 82. | 195.00 | 3.90 |
| 83. | 195.00 | 3.90 |
| 84. | 195.00 | 3.90 |
| 85. | 195.00 | 3.90 |
| 86. | 195.00 | 3.90 |
| 87. | 195.00 | 3.90 |
| 88. | 195.00 | 3.90 |
| 89. | 195.00 | 3.90 |
| 90. | 195.00 | 3.90 |
| 91. | 195.00 | 3.90 |
| 92. | 195.00 | 3.90 |
| 93. | 195.00 | 3.90 |
| 94. | 195.00 | 3.90 |
| 95. | 195.00 | 3.90 |
| 96. | 195.00 | 3.90 |
| 97. | 195.00 | 3.90 |
| 98. | 195.00 | 3.90 |
| 99. | 195.00 | 3.90 |
| 100. | 195.00 | 3.90 |



82 1840

-2-

253.00
247.50
240.00
150.00
150.00
150.00
157.50

253.00
247.50
240.00
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150.00
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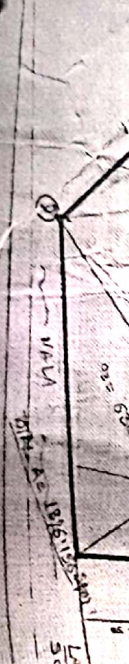
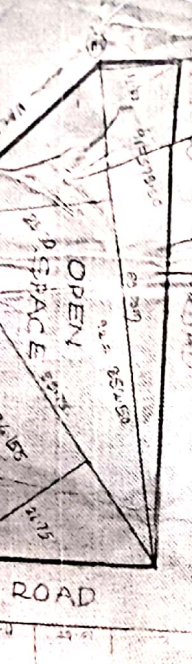
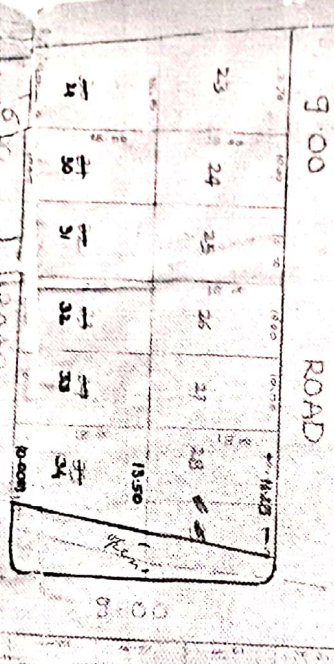
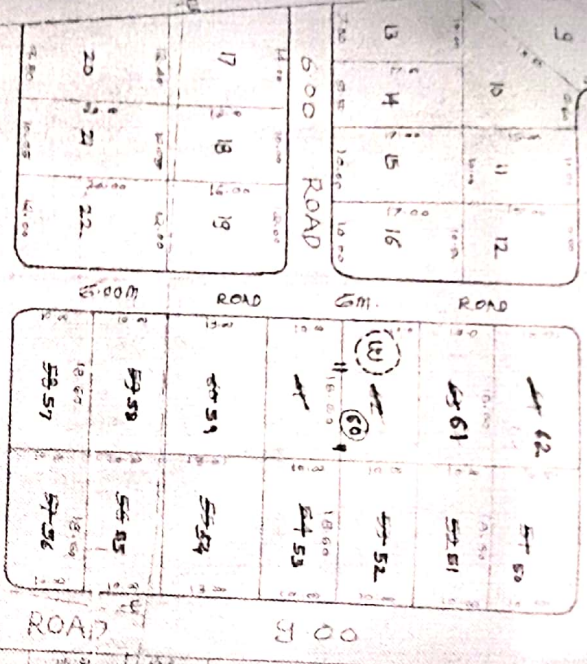
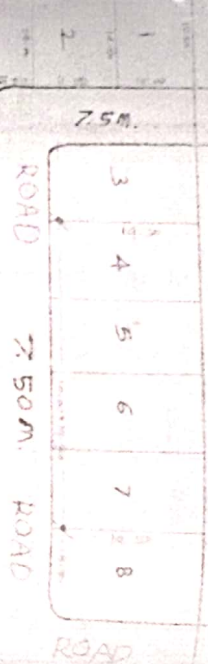
1.15
1.25
1.25
1.25
1.25
1.25
1.25

253.00



(R.N. Dethpankar)
Sub Divisional Officer
Akola.

Area of 115.25 m²



DEMARKETED LAYOUT OF S.NO. 401/1 OF UMRITA DIST AKOLA

AREA UNDER LAYOUT : 1.34 Ha
AREA UNDER OPEN SPACE : 1840.00 SQM
AREA UNDER PLOTS : 13500.00
AREA UNDER ROADS : 3900.00



SITE PLAN
SCALE: 1:16000



PLOT INDEX

| Sl. No. | Plot No. | Area (Sq. M) | Area (Ha) | Area (Acre) |
|---------|----------|--------------|-----------|-------------|
| 1 | 1 | 1645.00 | 0.37 | 0.85 |
| 2 | 2 | 1827.00 | 0.41 | 0.94 |
| 3 | 3 | 2019.00 | 0.45 | 1.03 |
| 4 | 4 | 1833.00 | 0.41 | 0.94 |
| 5 | 5 | 1813.00 | 0.41 | 0.94 |
| 6 | 6 | 1813.00 | 0.41 | 0.94 |
| 7 | 7 | 1813.00 | 0.41 | 0.94 |
| 8 | 8 | 1813.00 | 0.41 | 0.94 |
| 9 | 9 | 1813.00 | 0.41 | 0.94 |
| 10 | 10 | 1813.00 | 0.41 | 0.94 |
| 11 | 11 | 1813.00 | 0.41 | 0.94 |
| 12 | 12 | 1813.00 | 0.41 | 0.94 |
| 13 | 13 | 1813.00 | 0.41 | 0.94 |
| 14 | 14 | 1813.00 | 0.41 | 0.94 |
| 15 | 15 | 1813.00 | 0.41 | 0.94 |
| 16 | 16 | 1813.00 | 0.41 | 0.94 |
| 17 | 17 | 1813.00 | 0.41 | 0.94 |
| 18 | 18 | 1813.00 | 0.41 | 0.94 |
| 19 | 19 | 1813.00 | 0.41 | 0.94 |
| 20 | 20 | 1813.00 | 0.41 | 0.94 |
| 21 | 21 | 1813.00 | 0.41 | 0.94 |
| 22 | 22 | 1813.00 | 0.41 | 0.94 |
| 23 | 23 | 1813.00 | 0.41 | 0.94 |
| 24 | 24 | 1813.00 | 0.41 | 0.94 |
| 25 | 25 | 1813.00 | 0.41 | 0.94 |
| 26 | 26 | 1813.00 | 0.41 | 0.94 |
| 27 | 27 | 1813.00 | 0.41 | 0.94 |
| 28 | 28 | 1813.00 | 0.41 | 0.94 |
| 29 | 29 | 1813.00 | 0.41 | 0.94 |
| 30 | 30 | 1813.00 | 0.41 | 0.94 |
| 31 | 31 | 1813.00 | 0.41 | 0.94 |
| 32 | 32 | 1813.00 | 0.41 | 0.94 |
| 33 | 33 | 1813.00 | 0.41 | 0.94 |
| 34 | 34 | 1813.00 | 0.41 | 0.94 |
| 35 | 35 | 1813.00 | 0.41 | 0.94 |
| 36 | 36 | 1813.00 | 0.41 | 0.94 |
| 37 | 37 | 1813.00 | 0.41 | 0.94 |
| 38 | 38 | 1813.00 | 0.41 | 0.94 |
| 39 | 39 | 1813.00 | 0.41 | 0.94 |
| 40 | 40 | 1813.00 | 0.41 | 0.94 |

As per the plan and map submitted by the applicant, the area of 1.34 Ha is available for the purpose of the layout. The area of 1840.00 SQM is reserved for open space. The area of 3900.00 SQM is reserved for roads. The area of 13500.00 SQM is reserved for plots.

APPLICANT SIGN

DESIGNER DRAWING