

IN THE COURT OF SHRI M.B. RAY, I.A.S., SUB-DIVISIONAL OFFICER,

A K O L A.

1. Revenue Case No. MAP-34/Uzari Pr. Balapur/54/1980-81.

Applicants.

1- 1. Prafull Kumar Bhansilal Ganatra.

2. Sitaram Biseswar Agrawal

Both of Akola.

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D R D E R

(PASSED ON THIS THE 29TH DAY OF SEPTEMBER, 1981)

The applicants Prafull Kumar Bhansilal and Sitaram Biseswar Agrawal of Akola presented an application to this court on 13-4-81 for permission to convert field S.No. 40, area measuring 05.10 Acres of village Uzari Pr. Balapur, Tq. & Distt. Akola. All the necessary documents like crop-statement, measurement report and the layout submitted along with the application. The case was referred to the Assistant Director of Town Planning, Akola, for his recommendation. The Assistant Director of Town Planning, Akola, raised some objection at the beginning but when all the defects are not removed then, Assistant Director of Town Planning, Akola, recommended second layout presented by the applicant to the Assistant Director of Town Planning, Akola, direct.

2. The first defect as pointed out by the Assistant Director of Town Planning, Akola, is that the applicants did not obtain the permission from the Sub-Divisional Officer, Akola, to purchase the land as envisaged under Section 89 of the Bombay Tenancy and Agricultural Lands Act. The applicants are the non-agriculturists persons and it was they are bound to obtain permission for the purchase of the agricultural land as provided under the Act. It is apparent from the copy of 7/12 that Sitaram Biseswar Agrawal purchased 40 R. land from the original owner of S.No. 40/1. Since it is a fragmented land, the permission was obligatory on the part of the Sitaram before purchasing the land. But he did not do so. Another applicant Prafull Kumar Bhansilal Ganatra had purchased 18 76 R from the original owner without the permission from the Sub-Divisional Officer, Akola. But as per provisions of Section 89 of the Bombay Tenancy and Agricultural Lands Act, he was to take permission from the court authority. But he also failed to do so.

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Branch : Akola

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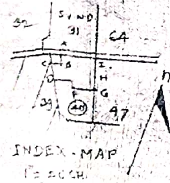
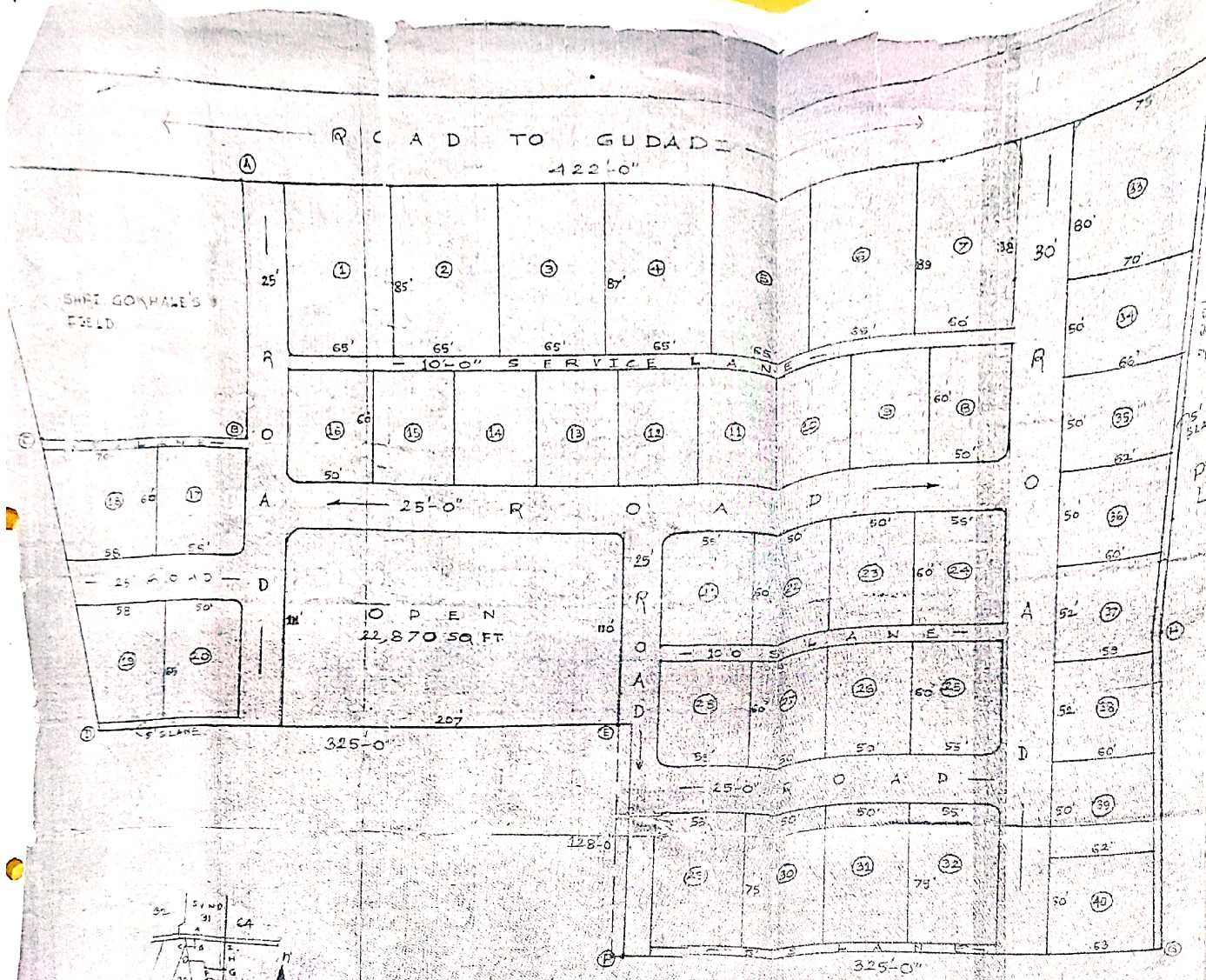
3. The spot was seen by me on 10-9-1981 and I found that the suit land is highly agricultural land and its fertility is much more than ordinary land. I found that all most all sites adjoining this piece of land have crops of good qualities and are standing thereon. I also found a low tension electric pole standing on the middle of the layout. The Electric Department has also not replied to our letter dated 21-4-81 for issue of no objection certificate. So it is implied that the Electrical Authority has no consent to remove the electric pole from the said field. I also found that there is a big nalla in between the layout boundary and existing Akola-Surghat Road, there is, therefore, no access to the layout premises. The layout owner has not removed all these defects. Moreover the open space in the layout is not in middle portion and, therefore, not easily accessible from all corners of the layout. The open space could have been easily kept on the middle of the layout which the layout owners have not done.

4. In the light of the above discussion, I do not find it possible to pass the layout. Hence, the layout and conversion permission of the said survey number is rejected.

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Sub-Divisional Officer,
Akola.

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

MB Ramji
Sub-Divisional Officer,
Akola.



AREA STATEMENT

Sl. No.	Area (sq. ft.)	Area (sq. m.)
1	11250.00	1035.00
2	11250.00	1035.00
3	11250.00	1035.00
4	11250.00	1035.00
5	11250.00	1035.00
6	11250.00	1035.00
7	11250.00	1035.00
8	11250.00	1035.00
9	11250.00	1035.00
10	11250.00	1035.00
11	11250.00	1035.00
12	11250.00	1035.00
13	11250.00	1035.00
14	11250.00	1035.00
15	11250.00	1035.00
16	11250.00	1035.00
17	11250.00	1035.00
18	11250.00	1035.00
19	11250.00	1035.00
20	11250.00	1035.00
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34	11250.00	1035.00
35	11250.00	1035.00
36	11250.00	1035.00
37	11250.00	1035.00
38	11250.00	1035.00
39	11250.00	1035.00
40	11250.00	1035.00
GRAND TOTAL	450000.00	41325.00

AREA STATEMENT

TOTAL AREA OF FIELD - 450000.00 SQ. FT. (41325.00 SQ. M.)

AREA UNDER PLOTS - 450000.00 SQ. FT. (41325.00 SQ. M.)

AREA UNDER ROAD & LANE - 0.00 SQ. FT. (0.00 SQ. M.)

Approved as per plan to be submitted to the Officer in Charge, Town Planning, Akola.

21/11/21

21/11/21



PROPOSED LAYOUT OF SYNO. 40/1 OF UMARI PRG-BALAPUR FOR S/S. SHRI. PRAFULLAKUMAR BHATLAL GANATRA SITARA AGRAWAL & RAMNIKLAL KANE OF AKOLA.

1. For P. Prabhakar Bhaskar

2. Ramniklal Kane

3. S.B. Approved

applicant