

909

COURT OF SUB-DIVISIONAL OFFICER, AKOLA

R.D.No. JAP. 34 Umari/8/
Dated. Akola-17.6.77

Applicant :- Chimanlal Ramprasad Bhatia, of Akola.

Order

(Passed this... 31st... day of March 1977)

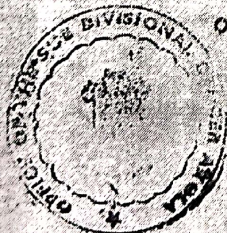
In this case the then Sub-Divisional Officer, Akola has passed order of 16-6-1967 in Rev. Case No. 24/2/66-67 of Umari Pr. Akola regarding Division of agricultural land measuring 7 Acres & 23 Gunthas from Survey Nos. 7/2, 7/3, 15/2 & 14/2 of Umari.

Later on an ~~application~~ has been filed by Chimanlal Ramprasad Bhatia, on 19-12-1974, for revised layout of S.No. 7/2, 7/3, 14/2 & 15/2 of Village Umari. Necessary approval from the Assistant Director of Town Planning Akola, and Municipal Council, Akola has been obtained. They have furnished their ~~opinion~~ ^{opinion} stating that they have no objection to revise the layout.

2.. The Case was submitted to the Collector, Akola to review the order passed by the then Sub-Divisional Akola on 16-6-67. The Collector, Akola vide his order dated 15-3-1976 has given necessary permission to review the order Dt/. 16-6-67.

3.. I have ~~checked~~ ^{checked} the case record, the Assistant Director of Town Planning, Akola vide his letter No. HRA/RUPANTARAN/UMARI/3439/Dt 6-1-75 and the Municipal Council Akola vide his resolution No. 7 Dt. 21-2-75, they have no objection to revise the layout.

Contd...2..



4.. The applicant has also under taking to abide the condition to be imposed while granting permission.

5.. The Land which is under revised layout falls out side the Nasul perimeter and as such the Non-agricultural assessment at the rate of one paise Sq. metre shall be charged.

6.. After going through the case record, I see no objection to revise the layout of the said land.

7.. I, therefore, grant permission to the applicant under section 44(2)(c) of the Maharashtra Land Rev. code 1966, to revise the layout of the area measuring 262927 Sq. feet (263 12-2 Sq. metre) from S.No. 7/2, 7/3, 14/2 & 15/2 of village Usarai Sq. & Distt. Akola for Non-agricultural purpose i.e. for residential purpose on the following conditions.

(i) The applicant shall use the land only for purpose for which permission has been granted.

(ii) ~~The applicant shall~~ pay the non-agricultural assessment as shown in the statement 'A'.

(iii) The applicant shall communicate in writing to the Tahsildar, Akola and Nasul Tahsildar Akola, the date of actual commencement of Non-Agricultural use, within thirty days from such date. Failing this the applicant shall be liable for punishment as per rule 6 of the Maharashtra Land Rev. (Conversion of use of land and Non-agricultural Assessment) Rules 1969.

(iv) The applicant shall not modify, alter or make any changes in the approved layout without prior permission of this Court.

(v) No. plot shall be further sub-divided without prior permission of the Court.

(vi) While making ^{contribution} ~~contribution~~ margin as shown below shall be left in case of each plot.

Contd...3..

902

(A) FOR THE PLATS WITHIN THE TOWN OF ...

- 1) Front (road side) 15 feet.
- 2) Sides (each side) 10 "
- 3) Rear 10 "

(B) FOR THE PLATS WITHIN THE TOWN OF ...

- 1) Front (road side) 15 feet.
- 2) Sides (each side) 10 "
- 3) Rear 10 "

4) The building area in ^{any} plot shall not exceed 1/3rd of the total area of each plot. The building shall not have more than three stories including ground floor.

5) The land, roads, drains and open spaces reserved for gardens, play ground, shall be developed to the satisfaction of the Municipal Council, State and shall be handed over to the Municipal Council, State, or the Government at the cost.

6) The applicant shall not sell, dispose of any plots or construct or cause to be constructed any structures or any of the plots before final developing and construction line are laid, roads etc.

7) There shall be only one main building on any plots and the distance between any two buildings shall not be less than 20 feet.

8) The 20 feet lanes shall not be used for latrine and drainage purposes.

9) The applicant shall not construct building between high tension lines leaving space of 10 feet from both sides.

10) The applicant shall not construct any building in 25 feet distance from railway line.



15.- The applicant shall bear the cost of construction of main drain as will be determined by the Municipal Council, Akola or the Gram Panchayat and agree to that effect shall be executed at the cost of the applicant.

16.- No inflammable material shall be used while constructing any building and all construction shall be of permanent nature.

17.- The applicant shall commence the non-agricultural use of the said land within a period of one year from the date of this order, failing which this permission shall be liable for cancellation.

18.- The permission is liable to be cancelled if any information given at the time of application and enquiry is found to be incorrect later on.

19.- The breach of any of the conditions mentioned above shall result in revocation of the permission and imposition of penalties as provided u/s 45 of the Maharashtra Land Revenue Code, 1956 as if the non-agricultural use was unauthorized.

20.- It shall be lawful for the Sub Divisional Officer Akola to direct the removal or alteration of any building or structure erected or used contrary to the conditions of the grant of the permission and as such removal or alteration not being carried out within the stipulated time to get it done at Govt. cost and to recover the cost of carrying out the same from the occupant of the plot as an arrears of a land revenue.

21.- The applicant shall give written information to the Nazari Tahsildar, regarding any transfer of any plot with particulars like full name, address etc of such transferee. The copy of such information given to the Sub Divisional Officer, Akola.

22.- The Building bye-laws of Municipal Council, Akola shall be binding.

23.- The applicant shall execute a bond in Form V.

S.S.
(*S. S. Tomar*)
Sub Divisional Officer,
Akola.

LINE	DESCRIPTION	AMOUNT	CHECK NO.	DATE	BALANCE
1.		6948			
2.		5537			
3.		6210			
4.		6028			
5.		5666			
6.		5293			
7.		5148			
8.		6024			
9.		6005			
10.		6078			
11.		6330			
12.		6093			
13.		6096			
14.		6096			
15.		6096			
16.		6849			
17.		6310			
18.		6730			
19.		3480			
20.		3480			
21.		3600			
22.		3600			
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31. IT - 4200 390-8 3-90
32. 3200 297-8 2-97

33.	3200	297-0	2-97
34.	3200	297-0	2-97
35.	3200	297-0	2-97
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8.	0.550	432-4	4-32
9.	4200	390-6	3-00

0, 3000 270 2-70

1	3000	2791	2-79-012
2	4950	4603	4-80-172

2,08,589 19-889-9 193-20

SECRET

Re. One Hundred Ninety Three & Pa. Seventy Only.

Sub-Divisional Off

A K D L A.

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1941

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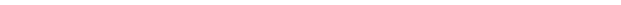
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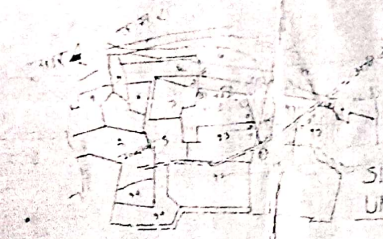
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Copy forwarded to :-

- 1) The Tahsildar, Akola.
- 2) The Assistant Director of Town Planning Akola.
- 3) The Talatid Umari Pr. Akola.
- 4) Chief Officer, Municipal Council, Akola.
- ✓ 5) The applicant.

For information and necessary action.

R. V. V.
Sub-Divisional Officer,
A K O L A.



LAY-OUT-PLAN

NOTE -
AREA UNDER - 47040 0.377
FIELD PLAN: 60094 - 361548 0.377
Deduct THIS FROM -
TOTAL FIELD AREA - 361548 0.377
(8 acres 12 Cents)
[361548 - 47040] = 314508 0.377
FENCE OPEN SPACE - 314508 0.377
R.O.D.
BUT ACTUALLY LEFT - 35137.0

THE LAY-OUT WHICH WAS
APPROVED BY TWO LETTER
1. TRAN CONVI A KL 4851264-67.
WHICH WAS REVISED ON-15-1967
AND PUT TO REVISION
AGAIN ON-16-12-1974

PROPOSED RE-SED LAY-OUT PLAN OF S. N. 7/2, 7/3, 7/4, 7/5 OF MOUJE UMAR
FOR SHRI CHIMANLAL R. BHARTIA - A KOLA, DIST. A KOLA

[illegible]