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IN THE COURT OF DR. PRAVINHUMAR DEORE,  
SUB-DIVISIONAL OFFICER, AKOLA.

Rev. Case No. NAF-34/Umari Pr. Akl/79/2002-2003.

Applicant :- Madhukar Govind Bhagokar,  
R/o. Akola.

ORDER

(Passed on this <sup>8<sup>th</sup></sup> day of <sup>Sept</sup> 2003)

Application is made under section 44 (1) of the Maharashtra Land Revenue Code, 1966 by the applicant of Akola for permission to convert the agril. land measuring 2.01 Hectar of field survey No. 85/1. of village Umari Pr. Akola, Tq. & Distt. Akola for non-agril. i.e. residential purposes.



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

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

3. The layout furnished by the applicant was referred to the Asstt. Director of Town Planning, Akola for his opinion who in turn has tentative approved to the layout vide his letter No. Non-agril./Umari Pr. Akl/ P.S.No. 85/1, 1027 dtd. 5.5.03, and directed to the demarcate the site as per tentative approved of layout. The opinion of the Executive Engineer, M.S.R.R., Akola dtd. 17.3.03, The Executive Engineer, B. & C., Akola dtd. 3.6.03, The District Health Officer, Akola dtd. 23.4.03, The Land Acquisition Officer, Akola dtd. 6.5.03, Akola Irrigation Akola dtd. 6.8.03, The Asstt. Engineer-I, Special Project Sub.Dn., Akola dtd. 21.4.03, The Chief Officer, Amravati Housing and Area Development Board, Amravati dtd. 21.5.03, has received. The Resettlement Officer, Akola dtd. 9.5.03, also receive

The proclamation is also issued & any objection is not received. The Revenue Circle Officer, Akola has given his report dtd. 20.4.03, The Sarpanch, C.P. Phasap Kh. has given his report dtd. 21.8.03.

3. Thereafter, The Taluka Inspector of Land Records, Akola has demarcated the site, as per tentatively approved of layout and submitted the copy of measurement sheet. As per measurement sheet the applicant has furnished the demarcated layout plan was again referred to the Asstt. Director of Town Planning, Akola for his final opinion, who in turn has finally approved to the demarcated layout vide his letter No. Non-agril/Umari Pr.Akl/F.S."c.85/1, 1794, dtd. 30.8.2003.

4. After going through the case records, I see no objection is received from concerning department to ~~the same~~ convert the agril. land into non-agril. i.e. residential purposes. I, have also seen the spot, and the site suitable for residential purposes.

5. 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 agril. land measuring 2.01 Hectore of field survey No. 85/1, of village Umari Pr.Akl, 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. 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. assessment shall remain inforce till to date, and shall further be revised thereafter new rates shall be charged. The

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applicant is directed to pay the non-agril.assessment at the rate of Rs.01.04 paise per sq.mtre. amounting to Rs. 455/- R.P.Chss. Rs. 3185/- V.P.Chss. 455/- conversion Tax Rs. 2275/-. The applicant is directed to pay the non-agril.assessment at the revised rates, whenever such revision will be effected.

4. The applicant shall start the N.A.use of the land within one year and communicated to this office and to the Tahsildar, Akola, the date of actual commencement of the Non-agril.use on within thirty days, from such date otherwise the permission stand cancelled.

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

6. As per sanctioned & demarcated plan passed by the Asstt. Director of Town Planning, Akola the applicant is directed to maintained the demarcation on site.

7. The road & drainages shall be constructed as per first as per specification & handed over to the G.P. Kharap Bk. prior to the disposal of the plots.

8. The land reserved in layout as open space shall be kept open free from any structure for the public use and shall be vested with G.P.Kharap Bk. free of costs.

9. The breach of any of the conditions mentioned above or otherwise shall result in revocation of this permission and the 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 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 permissions and if not removed, it shall be removed by Govt.Machinery and the expenditure will be recovered as an arrears of land revenue.

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11. The building bye-laws of the Gram Panchayat, Kharap Bk. shall be binding on the applicant.

12. The land under conversion is 2.01 Hectore out of which 11361.32 sq.mtrs. is under the plot, the area under road & open space is exempted from N.A. assessment U/s. 117 of M.L.R. Code, 1966 and such 11361.32 sq.mtrs. is to be levied @ Rs.00.04 paise per sq.mtrs. and the amount is as under :-

|                                                                  | Area<br>Sq.mtrs. | Assessment<br>Rs. |
|------------------------------------------------------------------|------------------|-------------------|
| i) Area under the plot assessed @ Rs.00.04 paise per sq.mtrs.    | 11361.32         | 455/-             |
| ii) Area under open space not assessed & vested with G.P. Kharap | 2015.51          | --                |
| iii) Area under public amenity                                   | 1197.38          | --                |
| iv) Area under road not assessed.                                | 5525.79          | --                |
|                                                                  | 20100.00         | 455/-             |

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

| Area in<br>sq.mtrs. | Front side<br>Mtr. | Rear side<br>Mtr. | Both sides<br>Mtr. |
|---------------------|--------------------|-------------------|--------------------|
| 150 to 300          | 3.00               | 1.50              | 1.50               |
| 300 to 450          | 4.50               | 3.00              | 2.25               |

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25/10/23



sd-  
Sub-Divisional Officer,  
Akola.

- Copy w/c. to the Asst. Director of Town Planning, Akola.
- Copy to :-
1. The Tahsildar, Akola.
  2. The Sarpanch, G.P. Kharap Bk. Tq. & Distt. Akola.
  3. The Talathi mouje Umari Pr. Akl. through Tahsildar, Akola.
  4. The Applicant.

Sub-Divisional Officer,  
Akola.

21/12/23  
Jund  
25/12/23  
S.L.S.

अकोला  
25/12/23

# STATEMENT 'A'

Statement showing to the non-aquill. assessment as shall be charged in rev. Case no. HAR-34/Umari P. 2. ARI/79/02-03, of field survey 83/8, of village Umari P. 2. ARI. Tq. 8 Distt. Akola.

Area in Non-aquill. H.P. Case N.V.P. Case  
Sq. mtrs. assessment @ Rs. 00.00 price per  
sq. mtrs.

| Sl. No. of the photo. | Area in sq. mtrs. | Non-aquill. assessment @ Rs. 00.00 price per sq. mtrs. | H.P. Case | N.V.P. Case |
|-----------------------|-------------------|--------------------------------------------------------|-----------|-------------|
| 1.                    | 228.32            | 9.15                                                   | 63.95     | 9.15        |
| 2.                    | 150.00            | 6.00                                                   | 42.00     | 6.00        |
| 3.                    | 150.00            | 6.00                                                   | 42.00     | 6.00        |
| 4.                    | 176.86            | 7.10                                                   | 49.55     | 7.10        |
| 5.                    | 180.61            | 7.25                                                   | 50.60     | 7.25        |
| 6.                    | 180.00            | 7.20                                                   | 50.40     | 7.20        |
| 7.                    | 176.86            | 7.10                                                   | 49.55     | 7.10        |
| 8.                    | 259.36            | 10.40                                                  | 72.65     | 10.40       |
| 9.                    | 259.36            | 10.40                                                  | 72.65     | 10.40       |
| 10.                   | 218.11            | 8.75                                                   | 61.10     | 8.75        |
| 11.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 12.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 13.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 14.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 15.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 16.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 17.                   | 233.95            | 9.35                                                   | 65.50     | 9.35        |
| 18.                   | 297.70            | 11.90                                                  | 83.35     | 11.90       |
| 19.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 20.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 21.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 22.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 23.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 24.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 25.                   | 218.11            | 8.75                                                   | 61.10     | 8.75        |
| 26.                   | 259.36            | 10.40                                                  | 72.65     | 10.40       |
| 27.                   | 157.50            | 6.30                                                   | 44.10     | 6.30        |
| 28.                   | 150.00            | 6.00                                                   | 42.00     | 6.00        |
| 29.                   | 150.00            | 6.00                                                   | 42.00     | 6.00        |
| 30.                   | 158.11            | 6.35                                                   | 44.30     | 6.35        |
| 31.                   | 181.82            | 7.30                                                   | 50.00     | 7.30        |
| 32.                   | 150.00            | 6.00                                                   | 42.00     | 6.00        |
| 33.                   | 150.00            | 6.00                                                   | 42.00     | 6.00        |
| 34.                   | 157.50            | 6.30                                                   | 44.10     | 6.30        |
| 35.                   | 176.50            | 7.15                                                   | 50.00     | 7.15        |
| 36.                   | 170.00            | 6.80                                                   | 47.60     | 6.80        |
| 37.                   | 170.00            | 6.80                                                   | 47.60     | 6.80        |
| 38.                   | 248.82            | 9.95                                                   | 69.70     | 9.95        |
| 39.                   | 170.62            | 6.85                                                   | 47.80     | 6.85        |
| 40.                   | 163.11            | 6.95                                                   | 45.70     | 6.95        |
| 41.                   | 251.62            | 10.10                                                  | 70.45     | 10.10       |
| 42.                   | 198.00            | 7.95                                                   | 55.45     | 7.95        |
| 43.                   | 198.00            | 7.95                                                   | 55.45     | 7.95        |
| 44.                   | 173.25            | 6.95                                                   | 48.55     | 6.95        |
| 45.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 46.                   | 165.00            | 6.60                                                   | 46.20     | 6.60        |
| 47.                   | 201.90            | 8.10                                                   | 56.55     | 8.10        |
| 48.                   | 210.00            | 8.40                                                   | 58.80     | 8.40        |
| 49.                   | 150.00            | 6.00                                                   | 42.00     | 6.00        |
| 50.                   | 150.00            | 6.00                                                   | 42.00     | 6.00        |
| 51.                   | 150.00            | 6.00                                                   | 42.00     | 6.00        |
| 52.                   | 150.00            | 6.00                                                   | 42.00     | 6.00        |
| 53.                   | 150.00            | 6.00                                                   | 42.00     | 6.00        |
| 54.                   | 150.00            | 6.00                                                   | 42.00     | 6.00        |

contd...2/-



Statement 'A' continued of Rev. Date No. HAF-34/1981 Pg. 10  
79/2002-1003.

| 1.  | 2.       | 3.     | 4.    | 5.     |
|-----|----------|--------|-------|--------|
| 55. | 210.00   | 0.75   | 61.30 | 0.75   |
| 56. | 202.50   | 11.30  | 79.10 | 11.30  |
| 57. | 150.00   | 6.00   | 42.00 | 6.00   |
| 58. | 150.00   | 6.00   | 42.00 | 6.00   |
| 59. | 150.00   | 6.00   | 42.00 | 6.00   |
| 60. | 150.00   | 6.00   | 42.00 | 6.00   |
| 61. | 150.00   | 6.00   | 42.00 | 6.00   |
| 62. | 150.00   | 6.00   | 42.00 | 6.00   |
| 63. | 172.50   | 6.90   | 40.30 | 6.90   |
|     | 11361.32 | 455.00 | 3185  | 455.00 |



Sub-Divisional Officer,  
Akola.

