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IN THE COURT OF MR. PRAVINKUMAR DEORE,
SUB-DIVISIONAL OFFICER, AKOLA.

Rev. Case No. MAP-34/Umari Pr. Akl./102/2002-2003.

Applicants :- 1. Arun Mahadevrao Hatakar.
2. Sashikant Mahadevrao Hatakar.
Both R/o. Akola.

ORDER

(Passed on this 23rd day of Dec. 2003)

Application is made under section 44 (1) of the Maharashtra Land Revenue Code, 1946 by the applicants of Akola for permission to convert the agril. land measuring 0.75 R. of field survey number 64/2+3-A, of village Umari Pr. Akl, for non-agril. i.e. residential purposes.

1. 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.

2. 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 and directed to demarcated the site as per tentative approved of layout. The opinion of the Executive Engineer, B. & C., Akola dtd. 11.12.03, Executive Engineer, M.S.E.B., Akola dtd. 10.9.03, the District Health Officer, Akola dtd. 29.7.03, the Land Acquisition Officer, Akola dtd. 25.7.03, The Resettlement Officer, Akola dtd. 13.8.03, Akola Irrigation Akola dtd. 29.8.03, Asstt. Engineer-I, Special Project Sub.Dn., Akola dtd. 13.8.03, The Chief Officer, Amravati Housing & Area Development Board, Amravati dtd. 25.7.03, The Executive Engineer, N.M. Dn. No. 13, Nagpur, dtd. 13.9.03 has received.

... 2 ...



The proclamation is also issued & any objection is not received. The Sarpanch, Gram Panchayat, Khirap Kh. has given his no-objection dtd. 31.7.03, The Revenue Inspector, Akola has also given his report dtd. 29.8.03.

4. The Talukha Inspector of Land Records, Akola has demarcated the site as per tentative approved of layout and submitted the copy of measurement sheet is in record. As per measurement sheet the applicant has furnished the demarcated layout that 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.Ak1/P.S.No.64/2+3-B, 2466, dtd. 10.12.2003.

5. After going through the case record, I see the no objection is received from concerning department to convert the said agril. land. I, have also seen the spot & the site is suitable for residential purposes.

6. Taking into accounts, the above facts, I, hereby under section 44 (2) of the Maharashtra Land Revenue Code, 1956 grant the permission to the applicant to convert the agril. land measuring 0.75 a. of field survey No. 64/2+3-B, of village Umari Pr.Ak1., for laying out residential plots, subject to the following conditions. :

1. The applicant shall use the land only for which 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 in force, and shall further be revised thereafter new rates shall be charged. The applicant is directed to pay the non-agril. assessment @ Rs. 00.64 paise per Sq. mtrs. amounting to Rs. 105/- A.P. Code No. 1365/-

...3/-



V.P. Code No. 193/-, and conversion can be. 975/-. The applicant shall also liable to pay the amount of N.A.A. as the revised later whenever such revision will be effected.

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

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. As per sanctioned & demarcated plan passed by the Asst. Director Town Planning, Akola the applicant is directed to maintain the demarcation on site.

7. The road & and drainages shall be constructed as first as per specification & handed over to the Gram Panchayat, Kharpur M. prior to the disposal of the plots.

8. The land Reserved in layout as open space shall be kept permanently open free from any structure for the public use and shall be vested with Gram Panchayat Kharpur M. free of costs.

9. The breach of any of the conditions mentioned above or otherwise shall result in revocation of the permission and the imposition of the penalty as provided U/s. 45 of M.L.R. Code, 1964.

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 permission and if not removed it shall be removed by the Govt. Machinery and the expenditure will be recovered as arrears of land revenue.

11. The Building bye-laws of the Gram Panchayat, Kharpur M. shall be binding on the applicant.



12. The land under comparison is 0.75 H. out of which 4068.02 sq.mtrs. is under the plots, area under road & open space is exempted from H.A. assessment u/a.117 of M.L.A. Code, and as such 4068.02 sq.mtrs. is to be levied @ Rs.0.04 paise per sq.mtrs. and the amount is as under.

	Area in Sq.mtrs.	Assessment Rs.
i) Area under the plots is assessed @ Rs.00.04 paise per sq.mtrs.	4068.02	193.00
ii) Area under road & curvature not assessed.	1878.43	---
iii) Area under open space not assessed & vested with G.P. Khataap St.	752.75	---
Total area under layout of field survey No. 84/3-3-3, of Unari Pr. Akl.	7500.00	193.00

13. The applicant shall keep the marginal distances while constructing on the plots as under :-

Area in Sq.mtrs.	Front side Mtr.	Rear side Mtr.	Both side Mtr.
150 to 300	3.00	1.50	1.50
300 to 450	4.50	3.00	3.25



Sub-Divisional Officer,
Akola.

Copy u/c. to the Asst. Director of Town Planning, Akola.
Copy to :-

1. The Tehsildar Akola.
2. The Sarpanch, G.P. Khataap St. Ig. & Diatt.
3. The Talathi muje Unari Pr. Akl. through Tehsildar, Akola.
4. The applicant.

Sub-Divisional Officer,
Akola.

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STATEMENT

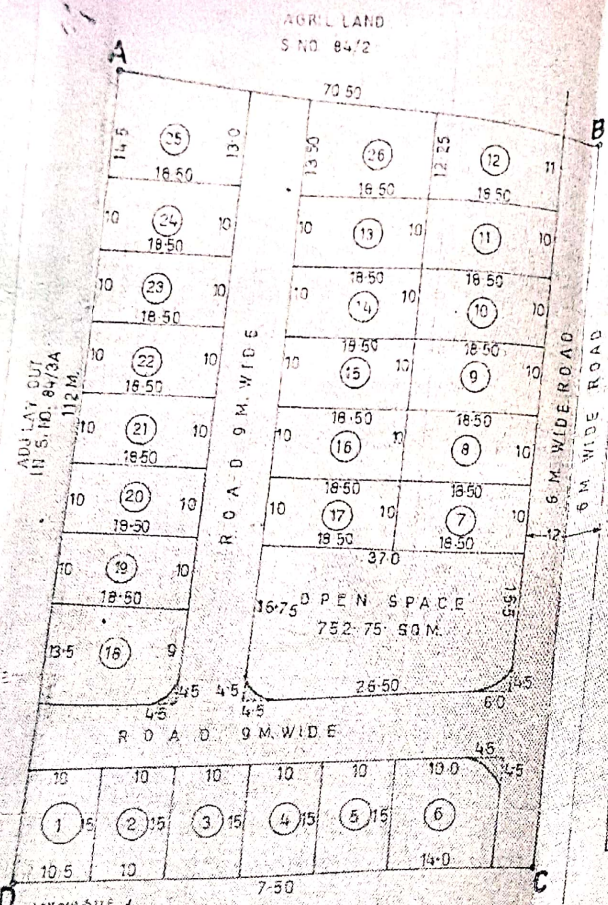
114/157

Statement showing to the Non-agril. assessment shall be charged in Rev. Case No. H/P-34/Unari Pt. A1/102/2002-2003 in respects of field survey no. 84/2-3-B, of village Unari Pt. A1. and amounting 0.75 H.

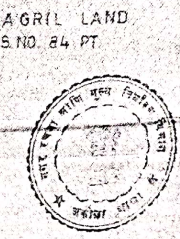
State of Area in Non-agril. Rev. Case V.P. Case.
the plots. Ag. H. P. No. 11.00.04
per sq. mtr.

1.	152.75	6.18	42.05	6.18
2.	150.00	6.00	42.00	6.00
3.	150.00	6.00	42.00	6.00
4.	150.00	6.00	42.00	6.00
5.	150.00	6.00	42.00	6.00
6.	207.70	0.30	58.15	6.30
7.	165.00	7.40	51.00	7.40
8.	185.00	7.40	51.00	7.40
9.	185.00	7.40	51.00	7.40
10.	185.00	7.40	51.00	7.40
11.	185.00	7.40	51.00	7.40
12.	215.06	6.60	50.25	6.60
13.	185.00	7.40	51.00	7.40
14.	185.00	7.40	51.00	7.40
15.	185.00	7.40	51.00	7.40
16.	185.00	7.40	51.00	7.40
17.	185.00	7.40	51.00	7.40
18-18.	239.75	9.60	57.15	9.60
19.	185.00	7.40	51.00	7.40
20.	185.00	7.40	51.00	7.40
21.	185.00	7.40	51.00	7.40
22.	185.00	7.40	51.00	7.40
23.	185.00	7.40	51.00	7.40
24.	185.00	7.40	51.00	7.40
25.	254.375	10.20	71.25	10.20
26.	230.185	9.55	66.70	9.55
4889.92		195.00	1365.00	195.00

642.0
23/12/69
Sub-Divisional Officer,
Muz.



SITE PLAN
SCALE 1:32000



Recommended for Final Approval
as amended in Colour and
as amended in
25/02/2020
Assistant Director of
Town Planning Akola

DEMARCATED RESIDENTIAL LAYOUT
IN S.NO 84/3B OF MOUJUA UMRI PRS
AKOLA TG. & DIST. AKOLA



PLAN SCALE 1500

AREA STATEMENT
TOTAL AREA OF S.NO 84/3B
TOTAL AREA OF RESI. PLOTS
TOTAL AREA OF OPEN SPACE
TOTAL AREA OF ROADS & CURVATURE

AREA IN SQ.M.

750.00
4863.82
715.75
1874.63

SCHEDULE OF PLOTS				
PLOT NO.	AREA IN SQ.M.	AREA IN SQ.FT.	NOS. OF PLOTS	TOTAL AREA OF PLOTS
1	153.75	1654	1	153.75
2 TO 5	150.00	1614	4	600.00
6	207.70	2234	1	207.70
7 TO 11	185.00	1990	5	925.00
12	215.06	2314	1	215.06
13 TO 17	185.00	1990	5	925.00
18	239.75	2579	1	239.75
19 TO 24	185.00	1990	6	1110.00
25	254.375	2737	1	254.375
26	238.185	2562	1	238.185
TOTAL		52388	26	4863.82

Shilpakar
ARCHITECTS ENGINEERS
Near Ayurved Mahavidyalaya
Kadga Peth, A.K.O.A.
ENGINEER

OWNER'S SIGN