

IN THE COURT OF SUB-DIVISIONAL OFFICER, AKOLA.

AT Revenue Case No. NAP-34/Umari/34/1982-83.

Applicant.

:- 1. N.R. Patil of Akola.

ORDER

(PASSED ON THIS THE 11TH DAY OF MARCH, 1983)

Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1966, by the applicant for permission to convert agricultural land measuring _____ from S.No. 69 Umari, Tq. & Distt. Akola, for non-agricultural purposes i.e. 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. Copy of Tipan Utara.
4. Copies of layout.

3] The layout furnished by the applicant was referred to the Assistant Director of Town Planning, Akola, for his opinion, who in turn has approved the layout vide his letter No. TPAK/CONV/Umari/Akola/1072 dated the 14th March, 1983. The opinion of the M.S.E. Board, Akola and the Gram Panchayat Umari is not received though a considerable period has elapsed.

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 residential purpose.

5] The land to be converted falls out of nazul perimeter and hence the non-agric. assessment at the rate Rs. 00.02 paise per sq. meter shall be charged subject to the revision of assessment.

6] After going through the case record, I see no objection to grant the permission to convert the said land.

7] I, therefore, under Section 44(2) of the Maharashtra Land Revenue Code, 1966, grant permission to the

applicant to convert agricultural land measuring _____
from S.No. 69 of Umari, Tal. & Distt. Akola, for laying out
residential 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-agricultural
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-agricultural 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-agric.) 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

	<u>Front.</u>	<u>Side.</u>	<u>Rear.</u>	
1)	15'	7 1/2'	10'	For plots having area 3000 Sq.ft to 5000 Sq.ft.
ii)	10'	5'	10'	For plots having area 3000 Sq.ft

ix) The ~~built~~ 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. 1
In case of plots falling under category (ii)
above, the built over area shall not exceed
4/10th of plot area;

7. The layout shall be properly demarcated on
site in co-ordination with the layouts of surrounding lands
already approved and demarcated on site and in co-ordination
with existing roads and lanes etc. After demarcation of layout
final approval shall be obtained from the office of the
Assistant 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 Gram Panchayat, Umari, prior to the disposal of plots;

9. The 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 cost;

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 so as not to create 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 authorised by him to direct the removal or alteration of any building or structure erected 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 falls out of the Municipal Council perimeter and hence the conversion tax shall not be leviable;

15. The building bye-laws of the Gram Panchayat, Umari shall be binding.

[Signature]
Sub-Divisional Officer,
Akola.

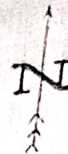
Copy with compliments to the Asstt. Director of Town Planning, Akola.

Copy forwarded to :-

1. The Tahsildar, Akola.
2. The Sarpanch, Gram Panchayat, Umari.
3. The Talathi, Umari.
4. The applicant.

[Signature]
Sub-Divisional Officer,
Akola.

SCALE: 1/4" = 1' TO AN INCH



INDEX PLAN

SCHEDULE	1ST PLOT AREA	AREA IN SQ.
PLOT NO. 1	17	3400.000
2	17	3400.000
3	17	3400.000
4	17	3400.000
5	17	3400.000
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7	17	3400.000
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97	17	3400.000
98	17	3400.000
99	17	3400.000
100	17	3400.000

STATEMENT OF AREA

STATEMENT OF AREA	
TOTAL AREA UNDER LAY-OUT	172133.00
TOTAL AREA UNDER OPEN SPACE	17250.00
TOTAL AREA UNDER RESIDENTIAL PLOTS	14330.00
TOTAL AREA UNDER ROADS & SERVICES	40633.00

PINK

Assistant Director of
Town Planning, Ahmed

N.R. Pat
APPLICANT