

(30)

IN THE COURT OF SHRI ANITAHH RAJAN, I.A.S., SUB-DIVISIONAL OFFICER,
AKOLA.

1. Revenue Case No. NAR. 34/Unari/35/1982-87.

Applicants.

1. Ramsh Vasmurao Deshmukh, Chief Promoter,
Sai Kripa Colony.
2. Ramkhan Baliram Ullemale,
Both residents of Raut Wadi, Akola.

O.R.D.E.R.

(PASSED ON THIS THE 27TH DAY OF MARCH, 1988)
27/3/88

Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1966, by the applicants for permission to convert agricultural land measuring 01.15 Acres and 01.05 Acres from S.No.73/1 of village Unari, T. & Distt. Akola, for non-agric. purpose i.e. for residential purposes.

2. The applicants have furnished the following documents along with the application.

1. Copy of T/12.
2. Copy of Title Deed.
3. Copy of Measurement Report.
4. Copies of layout.

3. The layout furnished by the applicants was referred to the Assistant Director of Town Planning, Akola, for his opinion, who, in turn, has approved the layout as per his letter No. TPAK/CCNV/Unari/Alahy/477 dated the 31st January, 1987. The opinion of the Executive Engineer, M.S.E. Board, Akola and the Gram Panchayat, Unari, 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 field survey number and the site is suitable for residential purposes.

5. The land to be converted falls out of usual perimeter and as such the non-agricultural assessment at the rate of Rs. 00.02 paise per Sq. meter shall be charged subject to revision of assessment.

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

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7. I therefore, under Section 44(2) of the Maharashtra Land Revenue Code, 1956, grant permission to the applicants to convert agricultural land measuring 67.15 Acres and 1.05 Acres from S.No.73/1, of village Umari, Tq. & Distt. Akola, for non-agricl. purpose i.e. for laying out the residential plots subject to the following conditions:

1. The applicants shall use the land only for which permission is granted;

2. The applicants shall pay the non-agricultural assessment as given in Schedule 'A';

3. The applicants 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 5 of the Maharashtra Land Revenue (Conversion of Use of Land and Non-agricl.) Rules, 1969;

4. The applicants shall not modify, alter or make any changes in the proposed layout without prior permission of this court;

5. The plan shall be further modified without prior permission of this court;

6. The following rules shall be observed while preparing the layout:

a) The marginal dimensions required to be observed are as follows:

Front	Side	Back	Remarks
1) 10'	5'	10'	For plots having area 3000 Sq.ft. to 5000 Sq.ft.
11) 10'	5'	10'	For plots having area 3000 Sq.ft.

The corner plots front margin from both the sides of road shall be 10'.

7) The built up area in case of plots falling under the category (A) shall be not more than 1/3rd of plot area subject to F.S.I. 2. In case of plots falling under category (B) shall be not more than 1/2nd and exceed 1/3rd of plot area.

8) The layout shall be properly demonstrated on site in correlation with the layout of surrounding lands already approved and compared to site and in correlation with existing roads and lanes etc. For demonstration of layout final approval shall be obtained from the office of the Assistant Director of Town Planning

Aboka, and the local authority to the layout plan prepared on the basis of demarcation on site.

6. The roads and drainage shall be constructed first as per specifications and handed over to the Urban Panchayat, Dursi, prior to the disposal of plots.

7. The land reserved in layout as open space shall be permanently kept open free from any obstruction for the public use and shall be vested with local authority from the start.

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 as not to create unhealthy condition in the surrounding area.

12. The disposal of any of the conditions mentioned above or otherwise shall result in revocation of the permission and imposition of penalties as provided under Section 43 of the Maharashtra Land Revenue Code, 1948.

13. No plot shall be leased for the unauthorized Officer, Aboka, or by any other officer authorized by him to do so without the removal or alteration of any building or structure situated on land contrary to the condition of the grant of the permission and on such removal or alteration not being carried out within the stipulated time to get same and to recover the cost of such operation from the owner or occupant of the plots as an amount of land improvement.

16. The land, as mentioned, is falling out of the Municipal Council jurisdiction hence the demarcation shall not be leviable.

15. The building bye-laws of the Urban Panchayat, Dursi, shall be followed.

Copy with recommendations to the Municipal Officer of
Urban Panchayat, Dursi.
Copy forwarded to:-
1. The Municipal Officer, Aboka.
2. The Panchayat, Urban Panchayat, Dursi.
3. The District Officer.
4. The applicant.
A. Rajan
Municipal Officer, Aboka.

Received at the office of the Municipal Officer, Aboka.
B. Rajan
19/12/2019

15. What is the purpose of the study?

RECEIVED

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a formal address, and it is the first of its kind since the signing of the Constitution. The President, James Buchanan, is addressing the Congress, and he is doing so in a very formal and dignified manner. He is discussing the state of the Union, and he is also discussing the issue of slavery. He is saying that the Union is in a state of peril, and that he is doing everything in his power to preserve it. He is also saying that he is not going to interfere with the rights of the States, and that he is not going to interfere with the rights of the people. He is saying that he is not going to interfere with the rights of the States, and that he is not going to interfere with the rights of the people.

Year	Month	Day	Time	Location	Remarks
1911	Jan	1	10:00	...	...
1911	Jan	2	10:00	...	...
1911	Jan	3	10:00	...	...
1911	Jan	4	10:00	...	...
1911	Jan	5	10:00	...	...
1911	Jan	6	10:00	...	...
1911	Jan	7	10:00	...	...
1911	Jan	8	10:00	...	...
1911	Jan	9	10:00	...	...
1911	Jan	10	10:00	...	...

1920

