

62

IN THE COURT OF MR. A.K. DESHPANDE,
SUB DIVISIONAL OFFICER,
AKOLA.

Rev. Case No. MAP-34/ 123/ Umari/ 86-87.

Applicants :- 1. Arjun Kisan Shogekar,
2. Parvatibai Kisan Shogekar,
Both residents of Umari Pr. Akola,
Tq. & Distt. Akola.

O B J E C T

(Passed on this 8 th day of June 1987).

Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1966, by the applicants of Umari Pr. Akola Tq. & Distt. Akola, for permission to convert the agril. land measuring 2 Acres 13 ganthas (i.e. 93 A) from field Survey No. 80/1-A of Umari Pr. Tq. & Distt. Akola, for non-agril. purposes i.e. for residential purposes.

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

1. Copy of 7/12
2. Copy of Measurement report.
3. Copies of layout.
4. Copy of T. & U. map.

3. The layout furnished by the applicants was referred to the Asstt. Director of Town Planning, Akola, for his opinion, who in turn, has approved the layout vide his letter No. Conv/ S.No.80/Umari/ DDA/ 1017 dated 12.5.1987. The opinion of the S.S.E. Board, Akola and the Gram Panchayat Umari is not received.

4. As 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 purposes.

5. The land to be converted falls within the nearer to the Municipal Council perimeter and as such the non-agril. assessment will be charged at the rate of Rs. 00-15 paise per Sq. Meter subject to the revision of assessment.

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

7. Therefore, under Section 44(2) of the Maharashtra Land Revenue Code, 1966, grant permission to the applicants to convert the agril. land measuring 2 Acres 13 ganthas (i.e. 93 A) from field Survey No.



98

Sec 80/1-a of Unari Pt. Tq. A Dist. Akola, for laying out residential plots subject to the following conditions :-

1. The applicants shall use the land only for which permission is granted ;
2. The applicant shall pay the non-agril. assessment as shown in Statement '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-agril. use within thirty days from such date, failing which the applicants shall be liable for punishment as per clause 6 of the Maharashtra Land Revenue (Conversion of use of land and non-agril) Rules 1969 ;

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

5. That no plot shall be further subdivided 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 :-

	Front	Sides	Rear	
i)	15'	7 1/2'	10'	For plots having area 5000 Sq.ft. to 5000 Sq.ft.
ii)	10'	5'	10'	For plots having area 5000 Sq.ft.

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

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

7. The layout shall be properly demarcated on site in coordination with boundaries of areas surrounding same land already approved and demarcated on site and in coordination with existing roads and lanes, etc. After demarcation of layout final approval shall be obtained from the office of the Asstt. 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



95

Area Panchayat Council prior to the disposal of plots

9. The land reserved in layout as open space shall be permanently kept open 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 conditions 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, 1956;

13. It shall be lawful for the Sub-Divisional Officer, Akola, or by any officer authorized 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 the same 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 is situated close nearer to the Municipal Council area, and hence the conversion tax amounting to Rs. 5747-00 for the land to be converted shall be levied.

15. The building bye-laws of the Area Panchayat, Akola shall be binding.

80/-

(H.L. Deshpande),
Sub-Divisional Officer, Akola

Copy with recommendations to the Asst. Director of Town Planning, Akola.

- Copy to be sent to:-
- 1. The Engineer, Akola.
- 2. The Corporation, Akola.
- 3. The Collector, Akola.
- 4. The Municipal Council, Akola.

महाराष्ट्र राज्य पंचायत विभाग

(H.L. Deshpande),
Sub-Divisional Officer, Akola.



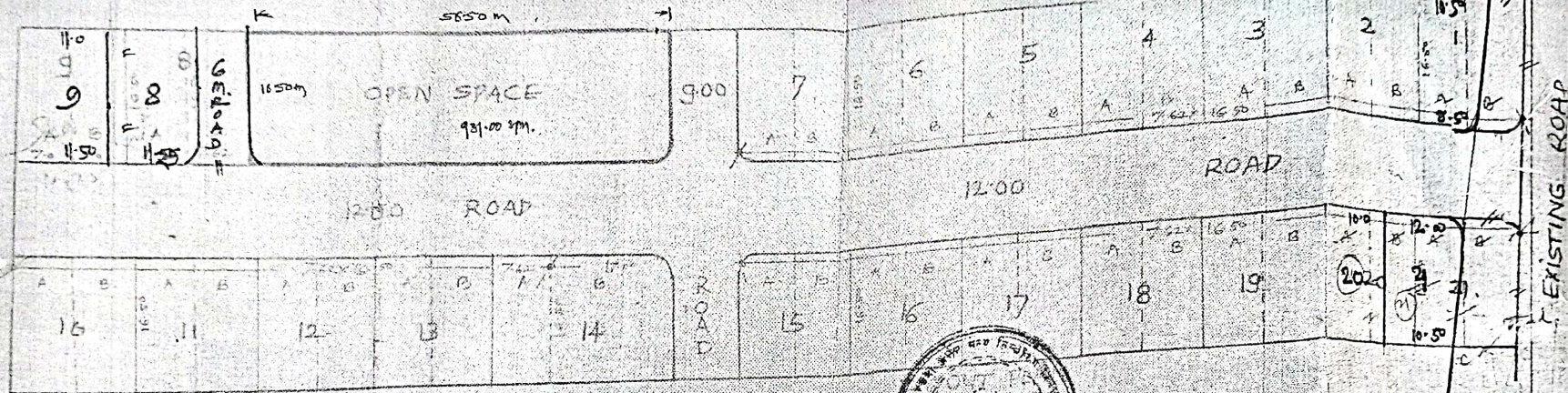
आवक क्रमांक 3238
दिनांक 29-11-57

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	5
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	---

1940	1940	1940
1941	1941	1941
1942	1942	1942
1943	1943	1943
1944	1944	1944
1945	1945	1945
1946	1946	1946
1947	1947	1947
1948	1948	1948
1949	1949	1949
1950	1950	1950
1951	1951	1951
1952	1952	1952
1953	1953	1953
1954	1954	1954
1955	1955	1955
1956	1956	1956
1957	1957	1957
1958	1958	1958
1959	1959	1959
1960	1960	1960
1961	1961	1961
1962	1962	1962
1963	1963	1963
1964	1964	1964
1965	1965	1965
1966	1966	1966
1967	1967	1967
1968	1968	1968
1969	1969	1969
1970	1970	1970
1971	1971	1971
1972	1972	1972
1973	1973	1973
1974	1974	1974
1975	1975	1975
1976	1976	1976
1977	1977	1977
1978	1978	1978
1979	1979	1979
1980	1980	1980
1981	1981	1981
1982	1982	1982
1983	1983	1983
1984	1984	1984
1985	1985	1985
1986	1986	1986
1987	1987	1987
1988	1988	1988
1989	1989	1989
1990	1990	1990
1991	1991	1991
1992	1992	1992
1993	1993	1993
1994	1994	1994
1995	1995	1995
1996	1996	1996
1997	1997	1997
1998	1998	1998
1999	1999	1999
2000	2000	2000
2001	2001	2001
2002	2002	2002
2003	2003	2003
2004	2004	2004
2005	2005	2005
2006	2006	2006
2007	2007	2007
2008	2008	2008
2009	2009	2009
2010	2010	2010
2011	2011	2011
2012	2012	2012
2013	2013	2013
2014	2014	2014
2015	2015	2015
2016	2016	2016
2017	2017	2017
2018	2018	2018
2019	2019	2019
2020	2020	2020
2021	2021	2021
2022	2022	2022
2023	2023	2023
2024	2024	2024
2025	2025	2025
2026	2026	2026
2027	2027	2027
2028	2028	2028
2029	2029	2029
2030	2030	2030
2031	2031	2031
2032	2032	2032
2033	2033	2033
2034	2034	2034
2035	2035	2035
2036	2036	2036
2037	2037	2037
2038	2038	2038
2039	2039	2039
2040	2040	2040
2041	2041	2041
2042	2042	2042
2043	2043	2043
2044	2044	2044
2045	2045	2045
2046	2046	2046
2047	2047	2047
2048	2048	2048
2049	2049	2049
2050	2050	2050
2051	2051	2051
2052	2052	2052
2053	2053	2053
2054	2054	2054
2055	2055	2055
2056	2056	2056
2057	2057	2057
2058	2058	2058
2059	2059	2059
2060	2060	2060
2061	2061	2061
2062	2062	2062
2063	2063	2063
2064	2064	2064
2065	2065	2065
2066	2066	2066
2067	2067	2

12-10-53

Moore.
 (John D. Moore, 1914).
 Mrs. John D. Moore.
 Alameda.



PLOT INDEX

PLOT NO.	SQM	SQFT
1	156.55	1687.00
2A + 2B	125.73	1353.00
18 & 19	185.62	1998.00
13A + 14A	125.73	1353.00
14B	280.150	3019.00
15A + 15B	125.73	1353.00
20	165.00	1776.00
21	185.62	1998.00

REVISED LAYOUT OF SEMI DETACHED LAYOUT FOR PLOT NO. 18 & 19

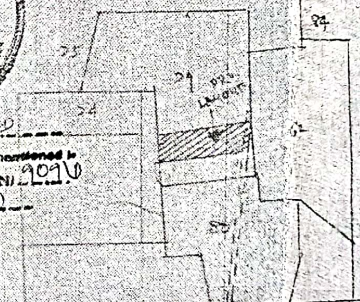
SEMI DETACHED LAYOUT FOR PLOT NO. 18 & 19

AREA STATEMENT

AREA UNDER LAYOUT : 0.83
 AREA UNDER OPEN SPACE : 931.00 SQM
 AREA UNDER ROADS : 209.120
 AREA UNDER PLOTS : 1474.34



Approved as amended by RDO
 or subject to conditions mentioned in
 H.O. Office Letter No. TP/AC/CON/10210
 dated 27/11/20



पार्वती नगर
 शेगोकार वाडी



SITE PLAN
 SCALE 1:1000

अभिजित निरंजन शिंदे
 पार्वती नगर शेगोकार

S. M. DEWANI (RETIRED)
 CIVIL ENGINEER
 RAJNAGAR, AKOLA

Assistant Director of
 Town Planning, Akola