

25.7.2002  
17.01.84180

IN THE COURT OF MR. J. S. JAYARAMAN DEPUTY,  
SUB-DIVISIONAL OFFICER, AKOLA.

Rev. Case No. NAF-34/Umari Pr. ARI/4/02-03.

Applicant :- Davidas Mitaram Chatal,  
S/o. Akola, Tq. & Distt. Akola.

ORDER

(Passed on this 29<sup>th</sup> day of Nov. 2002)

Application is made under section 44 (1) of the Maharashtra Land Revenue Code, 1956 by the applicant of Akola, for permission to convert the agril. land measuring 3.30 H. from Field Survey No. 82/1, of village Umari Pr. Akola, Tq. & Distt. Akola, for non-agril. i.e. residential purposes.

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

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

3. The layout plan furnished by the applicant was referred to the Asstt. Director of Town Planning, Akola, for his opinion, who in turn has tentative approved & directed to demarcate on site as per tentative vide his letter dtd. 10-10-2002, The opinion of Executive Engineer, H. & C. dt. 30.10.2002, The Executive Engineer, H.S.E.S., Akola dtd. 7-8-2002, The District Health Officer, Akola dtd. 14-8-2002, The Land Acquisition Officer, Akola dtd. 14-8-2002, The Encroachment Officer, Akola dtd. 12-8-02, Asstt. Engineer-I, Special Project Sub.Dn., Akola dtd. 14-8-2002, The Chief Officer, Amravati Housing & Area Development Board, Amravati dtd. 29-8-2002, Akola

STJ 21/12/02  
E128 14/12/02  
G13 12/12/02  
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Irrigation, Akola has also received on dtd. 8.10.2002. The Proclamation is also issued & any objection is not received. The Revenue Circle Officer, Akola has given his report on 9-9-2002. The Sarpanch, Gram Panchayat, Phatap Sk. (Panchpimpal) has given his no objection on 27-9-2002.

3. The Taluka Inspector of Land Records, Akola has demarcated on site as per tentative approval & submitted the copy of measurement sheet. The applicant has furnished demarcated layout as per tentative measurement sheet, was referred to the Asstt. Director of Town Planning, Akola for his final opinion, who in turn has, final approved to the demarcated layout vide his letter No.Non-agril/Umari Pr.Akola P.C.82, No.2173, dated 25-11-2002. I have also seen the spot & the site is suitable for residential purposes.

4/- Taking into accounts, the above facts, I, under section 44 (2) of the Maharashtra Land Revenue Code, 1956, grant a final permission to the applicant to convert the agril. land measuring 3.30 A. from field survey No.82/1, of village Umari Pr.Akola, Tq. & Distt. Akola for laying residential purposes.

1/- The applicant shall use the land only for which the permission is granted i.e. 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 as shall remain inforce till vacate, and shall further be revised thereafter, and new rates shall be charged. The applicant is directed to pay the non-agril. assessment at the rate of 00.04 paise per sq.mtr. amounting to

...3/-



Rs. 839-00. H.P. Gram No. 8873/- V.P. Gram. No. 839/-  
Conversion tax Rs. 4185/- The applicant shall also  
be liable to pay the non-agril. assessment at the revised  
rates whenever such revision will be effected.

4/- The applicant shall start the H.A. use of the  
land within one year & communicate to this office & to  
the Tahsildar, Akola, commencement of the non-agril.  
use within thirty days, as 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  
from the Asstt. Director of Town Planning, Akola the  
applicant shall be bind to maintain the demarcation.

7/- The road and drainage shall be constructed  
first as per specification and handover to the Gram  
Panchayat, Kharap Bk. (Panchpipal) prior to the  
disposal of the plots.

8/- 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 the Gram  
Panchayat, Kharap Bk. (Panchpipal) free of costs.

9/- The breach of any of the conditions mentioned  
above, or otherwise shall result in revocation of the  
permission and imposition of the penalties as provided  
U/s. 45 of the the Maharashtra Land Revenue Code, 1946

10/- It shall be lawful for the Sub-Divisional  
Officer, Akola or by any other Officer, is authorised  
by him to direct the removal or alteration of any building  
or structure, erected or used contrary to the condition  
of this permission, and if not removed it shall be

...4/-



by the Govt. Machinery and the expenditure will be recovered as an extent of land revenue.

11/- The building bye-laws of the G.P. Panchayat Kharap B. (Panchpipal) shall be binding on the applicant.

12/- The land under conversion is 1.10 a. out of which 20951.77 sq.mtr. is under plot, the area of the road & open space is exempted from the H.A. assessment U/s. 147 of M.L.A. Code, 1966 and as such 20951.77 sq.mtr. is to be levied @ Rs. 00.00 paise per sq.mtr. & the amount is as under :-

|                                                                                   | Area in Sq.mtr. | Assessment   |
|-----------------------------------------------------------------------------------|-----------------|--------------|
| i) Area under Plots assessed @ Rs.00.04 paise per sq.mtr.                         | 20951.77        | 839/-        |
| ii) Area under Plot for Primary school, not assessed.                             | 1172.50         | —            |
| iii) Area under open space not assessed & vested with G.P. Kharap B. (Panchpipal) | 3202.10         |              |
| iv) Area under road & curvature, not assessed.                                    | 7435.505        |              |
| v) Area under Net Lot                                                             | 135.125         |              |
| <b>Total</b>                                                                      | <b>33000.00</b> | <b>839/-</b> |

13/- The applicant has furnished the documents alongwith the application of said land for his rights, in case any objection is made by any other, the applicant shall hold be responsible

14/- The applicant shall keep the marginal distance while construction on the plots as under :-



\* \* 3 \* \*

| Area of<br>shoplet in<br>Squatre. | Front side<br>Roz. | Rear side<br>Roz. | Both sides<br>Roz. |
|-----------------------------------|--------------------|-------------------|--------------------|
| 150-200                           | 3.00               | 1.50              | 1.50               |
| 200-450                           | 4.50               | 3.00              | 3.25               |
| over to 450                       | 4.50               | 4.50              | 3.00               |

ACI —  
Sub-Divisional Officer,  
Akola.

Copy s/c. to the Asst. Director of Town Planning, Akola  
Copy to the

1. The Tehsildar, Akola.
2. The Sarpanch, G.P. Khatap Bk. (Panchpimpal)
3. The Talathi mouje Umari Pr. Akola through the Tehsildar Akola.
4. The applicant.

9/20/11/02  
Sub-Divisional Officer,  
Akola.

U. R. L. U.

U. R. L. U.

345  
5/11/02



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STATEMENT 1A  
Statement showing to the Municipal assessment shall be charged  
in Gov. Case No. 144-24/Unani Pr. No. 1/4/2002-2003 land measuring  
1.30 A. 7.4. 13/1. of village Unani Pr. No. 1. 2q. & Dist.  
No. 1.

Area in  
the plate. Sq. mtr. Non-agric. assessment  
@ Rs. 00.04  
paid for  
sq. mtr.

| 1.  | 2.     | 3.    | 4.    | 5.    |
|-----|--------|-------|-------|-------|
| 1.  | 208.12 | 8.35  | 58.30 | 8.35  |
| 2.  | 212.75 | 8.55  | 59.60 | 8.55  |
| 3.  | 212.75 | 8.55  | 59.60 | 8.55  |
| 4.  | 212.75 | 8.55  | 59.60 | 8.55  |
| 5.  | 212.75 | 8.55  | 59.60 | 8.55  |
| 6.  | 212.75 | 8.55  | 59.60 | 8.55  |
| 7.  | 212.75 | 8.55  | 59.60 | 8.55  |
| 8.  | 206.46 | 8.25  | 57.60 | 8.25  |
| 9.  | 204.00 | 8.20  | 57.15 | 8.20  |
| 10. | 197.96 | 7.95  | 55.45 | 7.95  |
| 11. | 207.00 | 8.30  | 58.00 | 8.30  |
| 12. | 207.00 | 8.30  | 58.00 | 8.30  |
| 13. | 207.00 | 8.30  | 58.00 | 8.30  |
| 14. | 207.00 | 8.30  | 58.00 | 8.30  |
| 15. | 207.00 | 8.30  | 58.00 | 8.30  |
| 16. | 207.00 | 8.30  | 58.00 | 8.30  |
| 17. | 243.00 | 9.75  | 69.05 | 9.75  |
| 18. | 265.50 | 10.65 | 74.35 | 10.65 |
| 19. | 243.00 | 9.75  | 69.05 | 9.75  |
| 20. | 207.00 | 8.30  | 58.00 | 8.30  |
| 21. | 207.00 | 8.30  | 58.00 | 8.30  |
| 22. | 207.00 | 8.30  | 58.00 | 8.30  |
| 23. | 207.00 | 8.30  | 58.00 | 8.30  |
| 24. | 207.00 | 8.30  | 58.00 | 8.30  |
| 25. | 197.96 | 7.95  | 55.45 | 7.95  |
| 26. | 187.00 | 7.50  | 52.40 | 7.50  |
| 27. | 197.96 | 7.95  | 55.45 | 7.95  |
| 28. | 195.50 | 7.85  | 55.00 | 7.85  |
| 29. | 195.50 | 7.85  | 55.00 | 7.85  |
| 30. | 195.00 | 7.85  | 55.00 | 7.85  |
| 31. | 195.00 | 7.85  | 55.00 | 7.85  |
| 32. | 195.00 | 7.85  | 55.00 | 7.85  |
| 33. | 178.50 | 7.15  | 50.00 | 7.15  |
| 34. | 178.50 | 7.15  | 50.00 | 7.15  |
| 35. | 161.50 | 6.50  | 45.25 | 6.50  |
| 36. | 210.00 | 8.40  | 58.60 | 8.40  |
| 37. | 191.12 | 7.65  | 53.55 | 7.65  |
| 38. | 188.37 | 7.55  | 52.75 | 7.55  |
| 39. | 194.06 | 7.80  | 54.35 | 7.80  |
| 40. | 191.18 | 7.65  | 53.55 | 7.65  |
| 41. | 188.31 | 7.55  | 52.75 | 7.55  |
| 42. | 185.43 | 7.45  | 51.95 | 7.45  |
| 43. | 182.96 | 7.30  | 51.15 | 7.30  |
| 44. | 259.58 | 10.40 | 72.70 | 10.40 |
| 45. | 312.00 | 12.50 | 87.40 | 12.50 |
| 46. | 288.00 | 11.55 | 80.65 | 11.55 |
| 47. | 246.93 | 9.90  | 69.15 | 9.90  |
| 48. | 250.00 | 10.00 | 70.00 | 10.00 |
| 49. | 250.00 | 10.00 | 70.00 | 10.00 |
| 50. | 250.00 | 10.00 | 70.00 | 10.00 |
| 51. | 250.00 | 10.00 | 70.00 | 10.00 |
| 52. | 250.00 | 10.00 | 70.00 | 10.00 |
| 53. | 250.00 | 10.00 | 70.00 | 10.00 |



(20)

Statement Continued

| 1.    | 2.       | 3.     | 4.      | 5.     |
|-------|----------|--------|---------|--------|
| 54.   | 237.15   | 9.50   | 66.40   | 9.50   |
| 55.   | 234.00   | 9.40   | 65.55   | 9.40   |
| 56.   | 213.40   | 8.55   | 59.78   | 8.55   |
| 57.   | 250.00   | 10.00  | 70.00   | 10.00  |
| 58.   | 250.00   | 10.00  | 70.00   | 10.00  |
| 59.   | 250.00   | 10.00  | 70.00   | 10.00  |
| 60.   | 250.00   | 10.00  | 70.00   | 10.00  |
| 61.   | 250.00   | 10.00  | 70.00   | 10.00  |
| 62.   | 207.50   | 11.50  | 70.00   | 10.00  |
| 63.   | 240.00   | 10.40  | 80.50   | 11.50  |
| 64.   | 240.00   | 9.80   | 72.60   | 10.40  |
| 65.   | 240.00   | 9.40   | 67.20   | 9.40   |
| 66.   | 235.00   | 9.40   | 67.20   | 9.40   |
| 67.   | 325.65   | 13.05  | 65.80   | 9.40   |
| 68.   | 405.65   | 16.25  | 91.20   | 13.05  |
| 69.   | 172.50   | 6.90   | 113.60  | 16.25  |
| 70.   | 185.02   | 7.40   | 48.30   | 6.90   |
| 71.   | 209.00   | 8.40   | 31.80   | 7.40   |
| 72.   | 209.00   | 8.40   | 58.55   | 8.40   |
| 73.   | 256.50   | 10.30  | 58.35   | 8.40   |
| 74.   | 207.00   | 8.30   | 71.85   | 10.30  |
| 75.   | 207.00   | 8.30   | 58.00   | 8.30   |
| 76.   | 207.00   | 8.30   | 58.00   | 8.30   |
| 77.   | 207.00   | 8.30   | 58.00   | 8.30   |
| 78.   | 207.00   | 8.30   | 58.00   | 8.30   |
| 79.   | 207.00   | 8.30   | 58.00   | 8.30   |
| 80.   | 207.00   | 8.30   | 58.00   | 8.30   |
| 81.   | 197.96   | 7.95   | 58.00   | 8.30   |
| 82.   | 204.00   | 8.20   | 55.45   | 7.95   |
| 83.   | 206.46   | 8.25   | 57.15   | 8.20   |
| 84.   | 212.75   | 8.55   | 57.80   | 8.25   |
| 85.   | 212.75   | 8.55   | 59.60   | 8.55   |
| 86.   | 212.75   | 8.55   | 59.60   | 8.55   |
| 87.   | 212.75   | 8.55   | 59.60   | 8.55   |
| 88.   | 212.75   | 8.55   | 59.60   | 8.55   |
| 89.   | 212.75   | 8.55   | 59.60   | 8.55   |
| 90.   | 212.75   | 8.55   | 59.60   | 8.55   |
| 91.   | 247.00   | 9.90   | 59.60   | 8.55   |
| 92.   | 209.00   | 8.40   | 69.20   | 9.90   |
| 93.   | 209.00   | 8.40   | 58.55   | 8.40   |
| 94.   | 209.00   | 8.40   | 58.55   | 8.40   |
| 95.   | 232.75   | 9.35   | 58.55   | 8.40   |
|       |          |        | 65.20   | 9.35   |
| Total | 20951.77 | 839.00 | 5873.00 | 839.00 |

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11/29/11/02  
Sub-Divisional Officer, -  
Akala.



