

अहवाल दिनांक : 29/10/2022



महाराष्ट्र शासन

गाव नुमा सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नकाशा। तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७।

गाव :- उमरखेड (530129)

तालुका :- अकोला

जिल्हा :- अकोला

ULPIN : 19644919660

गट क्रमांक व उपविभाग : 29/1/ब/1/क/31

19644919660

भू-धारणा पद्धती : सरकार

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्यादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अकुषिक क्षेत्र बिन शेती 10.08.00 आकारणी 0.00	14778	खुली जागा	10.08.00 (1)	कुळाचे नाव व खंड इतर अधिकार अकुषिक वापर - रहिवास (गावठाणाबाहेरील) रामाक्र 34/उमरखंड/13/2001-2002 ता.6/7/02. खुली जागा (1) प्रलंबित फेरफार : नाही.
जुने फेरफार क्र	(1) (12045) (14453) (14456) (14480) (14505) (14515) (14554) (14692)			शेवटचा फेरफार क्रमांक : 14595 व दिनांक : 29/10/2022
				सीमा आणि भूमापन चिन्ह

गाव नमुना बारा (पिकाची नोंदवही)

तालुका :- अकोला

तालुका :- अकाल

जिल्हा :- अकोला

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वसती स्थळ	संगम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	
					आ. चौ.मी	आ. चौ.मी			आ. चौ.मी	(११)

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे.

"सदर दस्तावेज हा केवळ अंतर्गत शासकीय कार्यवाहीसाठी अमलबद्ध आहे.
खाजगी वापर केव्यास योग्य दंड/शिक्षा केली जाईल याची नोंद घ्यावी."
दिनांक :- 21/11/2022
सांकेतिक क्रमांक :- 2705000400511200001120221185

(नाव :- अर्चना विकास लघु गायत्री ल)
तलाठी साझा :- ठामरखिता :- अकोला जि :- अकोला

49

IN THE COURT OF MR. PRAVIN KUMAR LECHHE,
SUB-DIVISIONAL OFFICER, AKOLA.

Rev. Case No. NAD-34/Umarkhed/13/2001-2002.

Read :- This Officer's order dated 6 July-2002.

Applicants :- Vinayak Pandharinath Hand,

2. Smt. Shashikashi Mahanjar Tayade,
Both R/o. Akola.

FINAL ORDER

(Passed on this 21st day of Oct, 2002)

That the abovesaid applicant has filed his application for grant final permission to the approved tentative layout of village Umarkhed, F.S. No. 29/1-B, 29/1-C, land measuring 1.00 R. for residential purposes.

2/- The Asst. Taluka Inspector of Land Records, Akola has demarcated on site as per tentative approval, and submitted the copy of measurement sheet, the applicant has furnished the demarcated layout was referred to the Asstt. Director of Town Planning, Akola for his final opinion, who in turn approved the final demarcated layout vide his letter No. Non-agril/Umarkhed F.S. 29/1519, dated 12-8-2002.

3/- Therefore, I, hereby grant, final permission to applicant to the final demarcated layout village Umarkhed, Tq. & Dist. Akola, F.S. No. 29/-1-BB 29/1-C, Land measuring 1.00 R. for laying out residential plots, subject to the following conditions.

1/- The applicant shall pay the non-agril. assessment as per shown in the statement 'A'.

2/- As per sanctioned & demarcated plan passed from Asstt. Director of Town Planning, Akola, the applicant is directed to maintain the demarcation on site.

...2/-



2/20/03
N/A 34220/1
20-22

3/- The terms and conditions raised in the order dated 6 July-2002, shall be bindé on the applicant.

4/- The Non-agril.assessment at the revised rates, the the applicant shall also liable to pay the revised rates, whenever such revision will be effected. The applicant is directed to pay the Non-agril.assessment @ Rs.00.04 paise and amount is shown in the statement 'A'.

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

Area of the plots.	Front side Mtr.	Reat Side Mtr.	Both sides Mtr.
150-300	3.00	1.50	1.50
300-450	4.50	3.00	2.25
Over to 450	4.50	4.50	3.00



Sub-Divisional Officer,
Akola.
Asstt. Director of Town Planning, Akola.

- Copy W/c. to the Asstt. Director of Town Planning, Akola.
- Copy to :-
1. The Tahsildar, Akola.
 2. The Sarpanch, G.P. Kharap BK. Tq. & Distt. Akola.
 3. The Talathi, mouja E Unmarked, through Tahsildar, Akola.

mm(m)
mm
21/10/2010
A. S. S. S. S.

Sub-Divisional Officer,
Akola.

महाराष्ट्र राज्य नगरपालिका विभाग

महाराष्ट्र राज्य नगरपालिका विभाग

3280

महाराष्ट्र राज्य नगरपालिका विभाग

22/9/99

STATEMENT 'A'

Statement showing to the Non-agril. assessment shall be charged in Rev. case No. NAP/34/Umarkhed-13/2001-2002.
R FINAL ORDER DTD. 21-10-2002.

Sl.No. of the plots.	Area in Sq.mtrs.	Non-agril. assessment @ Rs.00.04 paise per sq.mtrs.	Z.P. Cons. 'V.P. Cons.'	
1.	176.25	7.05	49.35	7.05
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.	150.00	6.00	42.00	6.00
7.	150.00	6.00	42.00	6.00
8.	150.00	6.00	42.00	6.00
9.	299.10	12.00	88.00	12.00
10.	185.00	7.40	51.80	7.40
11.	177.50	7.10	49.70	7.10
12.	172.50	6.90	48.30	6.90
13.	165.00	6.60	46.20	6.60
14.	216.00	8.65	60.50	8.65
15.	193.50	7.75	54.20	7.75
16.	181.81	7.30	51.10	7.30
17.	170.85	6.85	47.85	6.85
18.	185.35	7.45	51.90	7.45
19.	178.85	7.15	50.10	7.15
20.	154.00	6.20	43.15	6.20
21.	288.00	11.55	80.65	11.55
22.	288.00	11.55	80.65	11.55
23.	218.95	8.75	61.30	8.75
24.	216.00	8.65	60.50	8.65
25.	355.00	14.20	99.40	14.20
26.	135.00	6.20	43.40	6.20
27.	240.25	9.65	67.30	9.65
28.	475.42	19.05	133.15	19.05
29.	484.50	19.40	135.70	19.40
30.	435.50	17.45	121.95	17.45
	6762.33	271.00	1897.00	271.00



Sub-Divisional Officer,
Akola.

Plots Adj. S. No. 29/1A

Adj. O/S

Plot No.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

ROAD 9M

OPEN SPACE 105

Adj. S. No. 29/1C

Plot No.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

ROAD 9M

OPEN SPACE 105

Adj. S. No. 29/1C

Plot No.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

ROAD 9M

OPEN SPACE 105

Adj. S. No. 29/1C

Plot No.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

ROAD 9M

OPEN SPACE 105

Adj. S. No. 29/1C

Plot No.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

ROAD 9M

OPEN SPACE 105

Adj. S. No. 29/1C

Plot No.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

ROAD 9M

OPEN SPACE 105

Adj. S. No. 29/1C

Plot No.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

ROAD 9M

OPEN SPACE 105

Adj. S. No. 29/1C

Plot No.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

ROAD 9M

OPEN SPACE 105

Adj. S. No. 29/1C

Plot No.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

ROAD 9M

OPEN SPACE 105

Adj. S. No. 29/1C

Plot No.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

Area in Sq. M.

DEMARCATED RESIDENTIAL LAY OUT IN S. NO. 29/1B OF MOUJE UMARKED & DIST AKOLA

LAY OUT PLAN SCALE 1:500

STATEMENT AREA

TOTAL AREA OF S. NO. 29/1B 10000.00 (25)
 TOTAL AREA OF OPEN SPACE 1008.13
 TOTAL AREA OF ROADS & COURTYARDS 2228.54
 TOTAL AREA OF RES. PLOTS 6762.33

Adj. S. No. 29/1C

SCALE 1:10000

SITE PLAN

UNMARKED SITE

Plot 26

Plot 27

Plot 28

Plot 29

Plot 30

Plot 31



Recommended for Final Approval
 by the District Engineer
 Akola
 29/12/2022

Signature

D. V. R. Nand.

Signature

D. V. R. Nand.

Signature

D. V. R. Nand.

Signature

D. V. R. Nand.

Plot No.	Area in Sq. M.	Area in Sq. M.	Area in Sq. M.	Area in Sq. M.
1	175.25	189.6	1	175.25
2	150.00	150.00	1	150.00
3	293.10	293.10	1	293.10
4	185.00	185.00	1	185.00
5	177.50	177.50	1	177.50
6	172.50	172.50	1	172.50
7	155.00	155.00	1	155.00
8	216.00	232.4	1	216.00
9	193.50	208.2	1	193.50
10	181.87	195.6	1	181.87
11	170.85	183.4	1	170.85
12	135.35	139.4	1	135.35
13	78.85	132.4	1	78.85
14	154.00	165.7	1	154.00
15	225.00	309.8	2	225.00
16	218.95	235.5	1	218.95
17	216.00	232.4	1	216.00
18	354.00	381.9	1	354.00
19	156.00	166.7	1	156.00
20	240.25	258.5	1	240.25
21	475.42	511.5	1	475.42
22	484.50	521.3	1	484.50
23	355.50	576.1	1	355.50
24	2762	50	1	2762.33

IN THE COURT OF MR. J. V. VENKATACHARI,
SUB-DIVISIONAL OFFICER, AKOLA.

Rev. Case No. 147-34/Unmarked-12/2001-2002.

Applicant :- Vinayak Pandurangh Nand & one of Akola.
S.H.R.E.S.

(Passed on this 6th day of July 2002)

Application is made under section 64(1) of the Maharashtra Land Revenue Code, 1948 by the applicants of Akola, Dy. & Distt. Akola for permission to convert the agricultural measuring total 1.00 H. from Field Survey No. 29/1-A, & 29/1-C, of village Unmarked, Dy. & Distt. Akola for non-agric. purposes, i.e. residential purposes.

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

- i) Copy of 7/12.
- ii) Copy's of Map State.
- iii) Copy's of Measurement sheet
- iv) copy's of layout plan.

3. The layout plan furnished by the applicant was referred to the Asst. Director of Town Planning, Akola for his opinion who, in turn has ^{tentative} approved vide his letter No. 2297, dtd. 21.12.2001, and the opinion of the other concerned department viz. The Executive Engineer, Bd. C. Akola dtd. 10-5-2002, The Executive Engineer, H.E.D., Akola dtd. 13-11-2001, The Rehabilitation Officer, Akola dtd. dtd. 23.10.2001, The Land Acquisition Officer, Akola dtd. 23-10-2001. The District Health Officer, Akola dtd. 12-10-2001, The Chief Officer, Akarati Housing & Area Development Board, Akarati, dtd. 21-1-2002, The Sub-Divisional Engineer, Special Project Sub-Dir., Akola dtd. 12-11-01.

The Finalisation is also issued & any objection is not received. The Revenue Circle Officer, Akola has also given his report. The Gram Panchayat, Unmarked



3/12/02
n.2e-
19/5/02
12/7

not .. 2 ..
has given its opinion till today.

I have also seen the spot and site is suitable for residential purpose.

4. Taking into account, & the above facts, 1, under section 4(1) of the Maharashtra Land Revenue Code 1966, grant permission to the applicant to convert the agricultural land measuring 1.00 H. from V.P. No. 20 (Part) of village Warliad, Tal. Hatt, Akola for laying out residential plots, subject to the following conditions

1/- The applicant shall use the land only for which the permission is granted i.e. for residential purpose.

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 till today and shall further be revised thereafter, and the non-agril. assessment at the rates of Rs. 80.04/- per guntas, amounting to Rs. 288.21 rounded to Rs. 288/- and V.P. Case amounting Rs. 1222/- V.P. Case amounting Rs. 286/- Conversion tax amounting to Rs. 1222/- the applicant has paid the measurement fee of Rs. 7750/- . The applicant shall also be liable to pay the non-agril. assessment at the revised rates whenever such revision will be effected.

4/- The applicants shall start the R.A use of the land within one year and communicate to this office and to the Tehsildar, Akola the date of actual commencement of the non-agril. 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.

...3/-



6/- The Provisional order is passed and the applicant shall properly demarcate the layout on site and after demarcation of the layout, final approval shall be obtained from the office of the Sub-Divisional Officer, Akola. Thereafter final approval shall be obtained from this office.

7/- The Road and drainage shall be constructed first as per specifications and handed over to the Gram Panchayat, Unghad, Tq. & Distt. Akola 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, Unghad free of cost.

9/- The applicant is directed to construct three Culvert pipe on approach Road, while the center, on the said plot, keep 12 mtr. distance from the center of the Road.

10/- It shall be lawful for the Sub-Divisional Officer, Akola or by any other officer is authorized 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 removed by the Government and the expenditure will be recovered as an arrears of the Land Revenue.

11/- The Building By-Laws of the Gram Panchayat Unghad, shall be binding on the applicant.

12/- The land under conversion 1.00 H. out of which 6627.76 sq.mtr. is under plot, & the area of the Road & open space is free from H.A. assessment U/s. 147 of the M.L.R. Code, 1966, and as such 6627.76 sq.mtr

... 4/-



is to be laid @ Rs. 00.00 per sq. mtr. and
amount is as under :-

	Area in sq. mtr.	Amount Rs.
i) area under plot assessed @ 00.00 per sq. mtr.	6827.74	00/-
ii) Area under open space not assessed, it vested with G.P.	1000.13	00/-
iii) Area under road	2352.11	00/-
Total area under layout.	10000.00	200/-

13/- The Provisional Order is passed by this
authority, the applicant is directed to demarcate on
site & thereafter final order obtained from this office
within 3 months.



[Signature]
Sub-Divisional Officer,
Akola.

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

Copy to :-

1. Tehsildar, Akola.
2. The Sarpanch, Unmarked.
3. The Talathi, mouja Unmarked, through the Tehsildar,
Akola.
4. The applicant.

[Signature]
Sub-Divisional Officer,
Akola.

22/6/02
mmr
21/6/02

FOR THE SUB-DIVISIONAL OFFICER

RECEIVED
21/6/02

22/6/02
22/6/02
23

CHARITABLE

49

Statement shown to the ... in Nov. 1902.

Area in ...
 ...
 ...

No. of the plots.	Area in ...		...	...
1.	176.38	7.08	60.35	7.08
2.	150.00	6.00	62.00	6.00
3.	150.00	6.00	62.00	6.00
4.	150.00	6.00	62.00	6.00
5.	150.00	6.00	62.00	6.00
6.	150.00	6.00	62.00	6.00
7.	150.00	6.00	62.00	6.00
8.	150.00	6.00	62.00	6.00
9.	292.10	12.00	63.75	12.00
10.	165.00	7.40	51.00	7.40
11.	177.50	7.10	49.70	7.10
12.	172.50	6.90	48.30	6.90
13.	165.00	6.60	46.20	6.60
14.	201.50	8.10	56.65	8.10
15.	177.95	7.15	49.05	7.15
16.	181.81	7.30	50.90	7.30
17.	170.85	6.85	47.85	6.85
18.	185.35	7.45	51.90	7.45
19.	178.85	7.15	50.10	7.15
20.	154.00	6.20	43.15	6.20
21.	288.00	11.55	60.65	11.55
22.	288.00	11.55	60.65	11.55
23.	218.95	8.75	61.30	8.75
24.	216.00	8.65	60.50	8.65
25.	325.30	13.05	91.35	13.05
26.	150.00	6.00	62.00	6.00
27.	213.75	8.55	59.85	8.55
28.	675.42	19.00	133.15	19.00
29.	684.50	19.40	135.70	19.40
30.	692.00	19.60	137.80	19.60
Total area under plot		6427.76	266.00	1862.00



Sub-Divisional Officer,
 Arrola.