

IN THE COURT OF DR. PRAVIN KUMAR DEORE,

SUB-DIVISIONAL OFFICER, AKOLA. 72.017095-

Rev. Case No. NAF-34/UMORI Pr. AKI/83/2003-2004.

Applicant :- Vinod Pusozam Agrawal,
R/o. Ramdaspath Akola.

ORDER

(Passed on this ^{24th} day of ^{Dec.} 2004)

Application is made under section 44 (1) of the Maharashtra Land Revenue Code, 1966 by the applicant of Akola for permission to convert the agril. land measuring 1.31 Hecter from field survey No. 83/1, of village Umori Pr. AKI. Tq. & Distt. Akola for non-agril. i.e. residential purposes.

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

- 1) Copies of 7/12.
- 14) Copies of Ripan Utara.
- 111) Copies of Measurement sheet.
- 1v) Copies of layout.

3. The layout furnished by the applicant was referred to the Asstt. Director of Town Planning, Akola for his opinion, who in turn has tentative approved the layout and directed to demarcate the land as per approval. vide his letter dtd. 16.9.04. The opinion of the Executive Engineer, P.W.D., Akola dtd. 24/12/2004, The Executive Engineer, M.S.E.B., Akola dtd. 26.8.2004, The District Health Officer, Akola dtd. 25.8.04, The Asstt. Engineer, Special Project Sub. Div. Akola dtd. 20.9.2004, The resettlement officer, Akola dtd. 30.7.04, The Land Acquisition Officer, Akola dtd. 6.12.04, Akola Irrigation Akola dtd. 24.8.04, The Chief officer, A Amravati Housing & Area Development Board, Amravati dtd. 26.8.04 were received.

The proclamation is also issued and any objection is not received. The Revenue Inspector,
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83/1
37th Dec 2004

Akole dtd.19.8.04, The sarpanch, Gram Panchayat Khorap Bh. has given his no-objection dtd.9.11.04, is in record.

4. The Taluka Inspector of Land Records, Akole has demarcated the land as per tentative approval and submitted the copy of measurement sheet is in record. As per measurement sheet the applicant has furnished the demarcated & layout that was again referred to the Asstt. Director of Town Planning, Akole for his final opinion, who has finally approved to demarcated layout vide his letter No.Non-agril/Moujo-Umari Pr.Akl/Field survey No.83/1./ADTP/2161, dtd.22.12.2004. I, have also seen the spot and site is suitable for residential purposes.

5. Taking into accounts, the above facts, I, hereby under section 44 (2) of the Maharashtra Land Revenue Code, 1966 grant permission to the applicant to convert the agril. land measuring 1.31 Hecter from field survey No.83/1 of village Umari Pr.Akl. 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 purposes.

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 and shall further be revised thereafter new rates shall be charged. The applicant is directed to pay the amount of non-agril. assessment at the rate of Rs.00.04 paisa per sq.mtrs. amounting to Rs.345/- Z.P.Cess Rs.2411/- V.P.Cess Rs.345/- and conversion tax Rs.1722/-. The applicant shall also liable to pay amount of non-agril. assessment at the a ~~revised~~ revised rates, whenever such revision will be effected.

4) The applicant shall start the N.A. use of

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the land within one year and communicated to this office and to the Tahsildar, Akola the date of actual commencement of the non-agric. use within thirty days from the such date of non-agric. use, 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 by the Asstt. Director of Planning, Akola, the applicant shall be bind to maintain the demarcation on site.

7) The road and drainages shall be constructed as first as per specification and handed over to the Gram Panchayat Kharap Bk. prior to the disposal of the plots.

8) The land reserved in layout as open space shall be kept permanently open free from any structure for the public use and shall be vested with Gram Panchayat Kharap Bk. with free of costs.

9) The land is kept for public amenity space is absolutely owned and possessed under the applicant and the such land use for public amenity such as school/ colleges, cultural club, vegetable market, Post-office, bus-stop, etc.

10) 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 under section 45 of the Maharashtra Land Revenue Code, 1

11) It shall be lawful for the sub-divisional officer Akola or any other officer is authorised by him to direct the removal or alteration of any building or structure or used to contrary conditions of this permission and if it is not removed, it shall be removed by the Gov Machinery and the expenditure will be recovered as arrears of land revenue.



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13) The building bye-laws of the Gram Panchayat Kharap Sk. shall be binding on the applicant.

14) The land under conversion is 1.31 Hectare out of which 7952.23 sq.mtrs. is under the plots, the area under public amenity is 657.00 sq.mtrs. The area under road and open space is exempted from M.A. assessment U/s. 117 of M.L.A. Code, 1966 and as such 7952.23 + 657.00 sq.mtrs. is to be levied @ Rs.00.04 paise per sq.mtrs. and the amount is as under :-

	Area in Sq.mtrs.	Assessment Rs.
i) Area under the plots is assessed @ Rs.00.04 paise per sq.mtrs.	7952.23	318.10
ii) Area under Public Amenity is assessed @ Rs.00.04 paise per sq.mtrs.	657.00	26.30
iii) Area under road not assessed	3175.10	--
iv) Area under open space not assessed and vested with G.P. Kharap Sk. Tal. & Distt. Akola.	1315.67	--
Total Area under conversion	13100.00	Nett. 345.00

15) The applicant shall keep the marginal distance while constructing on the plots as under :-

Area in Sq.mtrs.	Front side Mtr.	Rear side Mtr.	Both sides Mtr.
over to 300.00	4.50	3.00	2.25
over to 150.00	3.00	1.50	1.50
over to 100.00	1.50	1.50	1.50 one side.



- copy w/c. to the Sub-Divisional Officer, Akola.
- Copy to :-
1. The District Officer of Town Planning, Akola.
 2. The Sarpanch, Gram Panchayat Kharap Sk.
 3. The Talathi Mouje Umari Pr. Akl. through Tahsildar Akl.
 4. The applicant.

21/07/08
30/12/08

Sub-Divisional Officer, Akola.

शहर रचना आणि मूल्यनिर्धारण विभाग
अकोला शाला
आवक क्र. 919104
दिनांक
फ.ई.न.

STATEMENT 'A'

statement showing to the non-agril. assessment shall be charged in Rev. Cans No. NAP-34/Umarri Pr. Akl/83/03-04 for field survey No. 83/1, land measuring 1.31 Hectar of village Umarri Pr. Akl., Te. & Distt. Akola.

Sl. No. of the plots.	Area in Sq. mtrs.	Non-agril. assessment @ Rs. 00.04 paise per sq. mtrs.	Z.P. Cess	V.P. Cess.
1.	287.17	11.50	80.40	11.50
2.	273.00	10.95	76.45	10.95
3.	273.00	10.95	76.45	10.95
4.	279.15	11.20	78.20	11.20
5.	168.90	6.75	47.30	6.75
6.	164.75	6.60	46.15	6.60
7.	164.25	6.60	46.00	6.60
8.	163.75	6.55	45.85	6.55
9.	163.25	6.55	45.75	6.55
10.	162.50	6.50	45.50	6.50
11.	161.50	6.50	45.25	6.50
12.	160.50	6.45	44.95	6.45
13.	158.87	6.35	44.50	6.35
14.	168.12	7.55	52.70	7.55
15.	170.00	6.80	47.60	6.80
16.	170.00	6.80	47.60	6.80
17.	207.50	8.30	58.10	8.30
18.	221.25	8.85	61.95	8.85
19. 221.25	231.75	9.30	64.90	9.30
20.	188.12	7.55	52.70	7.55
21.	175.00	7.00	49.00	7.00
22.	175.00	7.00	49.00	7.00
23.	175.00	7.00	49.00	7.00
24.	192.50	7.70	53.90	7.70
25.	192.50	7.70	53.90	7.70
26.	192.50	7.70	53.90	7.70
27.	192.50	7.70	53.90	7.70
28.	192.50	7.70	53.90	7.70
29.	210.00	8.40	58.80	8.40
30.	210.00	8.40	58.80	8.40
31.	229.50	9.20	64.30	9.20
32.-A.	135.00	5.40	37.80	5.40
32.-B.	135.00	5.40	37.80	5.40
33.-A.	135.00	5.40	37.80	5.40
33.-B.	135.00	5.40	37.80	5.40

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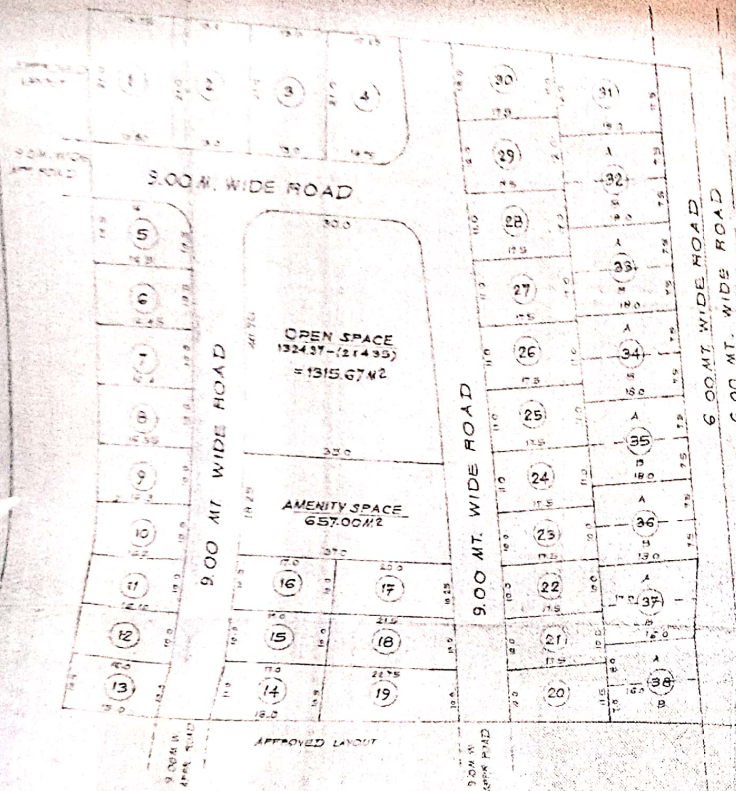
Nb

Statement 'A' continued of Rev. Case No. HAF-34/Umari Pr. Akl/
83/2003-2004 for field map survey No. 83/1 of village
Umari Pr. Akl. Land measuring 1.31 Hectare.

1.	2.	3.	4.	5.
34.-A.	135.00			
34.-B.	135.00	5.40	37.80	5.40
35.-A.	135.00	5.40	37.80	5.40
35.-B.	135.00	5.40	37.80	5.40
36.-A.	135.00	5.40	37.80	5.40
36.-B.	135.00	5.40	37.80	5.40
37.-A.	131.25	5.25	36.75	5.25
37.-B.	123.75	4.95	34.65	4.95
38.-A.	128.00	5.15	35.85	5.15
38.-B.	124.00	5.00	34.75	5.00
Total	7982.23	318.10	2226.65	318.10
Public Amenity Plot.	657.00	26.30	184.00	26.30
G.Total	8609.23	345.00	Nett. 2411.00	Nett. 345.00
Nett.				



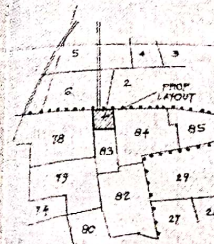
Sub-Divisional Officer,
Akola.



LAYOUT PLAN
SCALE = 1:500

DEMARCATED RESIDENTIAL LAYOUT ON SERV. NO. 83/1
MOUJE UMRI TQ. AKOLA DIST. AKOLA

KIRISHNA NAGARI



SITE PLAN
SCALE = 1:15840

AREA OF PLOTS

PLOT NOS	AREA OF EACH PLOT IN SQ.MT	NOS OF PLOT	AREA OF ROAD CURVATURES IN SQ.MT	AREA OF PLOTS IN SQ.MT	AREA IN SQ.FT
1	287.17	1	---	287.17	3090
2 10 3	273.00	2	---	273.00	2938
4	283.50	1	4.35	279.15	3004
5	173.25	1	4.35	168.90	1812
6	164.75	1	---	164.75	1773
7	164.25	1	---	164.25	1767
8	163.75	1	---	163.75	1762
9	163.25	1	---	163.25	1757
10	162.50	1	---	162.50	1748
11	161.50	1	---	161.50	1738
12	160.50	1	---	160.50	1727
13	158.87	1	---	158.87	1709
14	188.12	1	---	188.12	2024
15 & 16	170.00	2	---	170.00	1829
17	207.50	1	---	207.50	2233
18	221.25	1	---	221.25	2381
19	231.75	1	---	231.75	2494
20	188.12	1	---	188.12	2024
21 10 23	175.00	3	---	175.00	1881
24 10 28	192.50	5	---	192.50	2080
29	210.00	1	---	210.00	2260
30	210.00	1	---	210.00	2260
31	229.50	1	---	229.50	2470
32 10 36	135.00	10	---	135.00	1453
37 A	131.25	1	---	131.25	1412
37 B	123.75	1	---	123.75	1331
38 A	128.00	1	---	128.00	1377
38 B	124.00	1	---	124.00	1334
TOTAL	7968.93	45	8.70	7952.23	85560



Recommended for Final Approval
as amended in --- Colour and
Subject to Conditions mentioned in
the Order Letter No. ---
22/11/04
Assistant Director of
Town Planning Akola

AREA STATEMENTS

TOTAL AREA UNDER CONVERSION	13100.00 M ²
AREA UNDER RESI. PLOTS	7952.23 M ²
AREA UNDER AMENITY PLOT	657.00 M ²
AREA UNDER OPEN SPACE	1315.67 M ²
AREA UNDER ROADS & CURV	3175.10 M ²



APPLICANTS SIGN

V.P. Agarwal

CONSULTANTS SIGN

Ajay Lohia

DATE

21-11-04

DRAWN BY

NAIM HASAN



A. J. LOHIA ASSOCIATES

Plot No. 8/28, 1st Floor, 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, 525/526, 527/528, 529/530, 531/532, 533/534, 535/536, 537/538, 539/540, 541/542, 543/544, 545/546, 547/548, 549/550, 551/552, 553/554, 555/556, 557/558, 559/560, 561/562, 563/564, 565/566, 567/568, 569/570, 571/572, 573/574, 575/576, 577/578, 579/580, 581/582, 583/584, 585/586, 587/588, 589/590, 591/592, 593/594, 595/596, 597/598, 599/600, 601/602, 603/604, 605/606, 607/608, 609/610, 611/612, 613/614, 615/616, 617/618, 619/620, 621/622, 623/624, 625/626, 627/628, 629/630, 631/632, 633/634, 635/636, 637/638, 639/640, 641/642, 643/644, 645/646, 647/648, 649/650, 651/652, 653/654, 655/656, 657/658, 659/660, 661/662, 663/664, 665/666, 667/668, 669/670, 671/672, 673/674, 675/676, 677/678, 679/680, 681/682, 683/684, 685/686, 687/688, 689/690, 691/692, 693/694, 695/696, 697/698, 699/700, 701/702, 703/704, 705/706, 707/708, 709/710, 711/712, 713/714, 715/716, 717/718, 719/720, 721/722, 723/724, 725/726, 727/728, 729/730, 731/732, 733/734, 735/736, 737/738, 739/740, 741/742, 743/744, 745/746, 747/748, 749/750, 751/752, 753/754, 755/756, 757/758, 759/760, 761/762, 763/764, 765/766, 767/768, 769/770, 771/772, 773/774, 775/776, 777/778, 779/780, 781/782, 783/784, 785/786, 787/788, 789/790, 791/792, 793/794, 795/796, 797/798, 799/800, 801/802, 803/804, 805/806, 807/808, 809/810, 811/812, 813/814, 815/816, 817/818, 819/820, 821/822, 823/824, 825/826, 827/828, 829/830, 831/832, 833/834, 835/836, 837/838, 839/840, 841/842, 843/844, 845/846, 847/848, 849/850, 851/852, 853/854, 855/856, 857/858, 859/860, 861/862, 863/864, 865/866, 867/868, 869/870, 871/872, 873/874, 875/876, 877/878, 879/880, 881/882, 883/884, 885/886, 887/888, 889/890, 891/892, 893/894, 895/896, 897/898, 899/900, 901/902, 903/904, 905/906, 907/908, 909/910, 911/912, 913/914, 915/916, 917/918, 919/920, 921/922, 923/924, 925/926, 927/928, 929/930, 931/932, 933/934, 935/936, 937/938, 939/940, 941/942, 943/944, 945/946, 947/948, 949/950, 951/952, 953/954, 955/956, 957/958, 959/960, 961/962, 963/964, 965/966, 967/968, 969/970, 971/972, 973/974, 975/976, 977/978, 979/980, 981/982, 983/984, 985/986, 987/988, 989/990, 991/992, 993/994, 995/996, 997/998, 999/1000