

अहवाल दिनांक : 21/11/2022



महाराष्ट्र शासन

गाव नमुना सार्वजनिक अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (न्याय करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ४, ५ आणि ७]



36892126518

गाव :- गुडघी (530134)

ULPIN : 36892126518

गट क्रमांक व उपविभाग : 60/1/अ/32

तालुका :- अकोला

जिल्हा :- अकोला

भू-धारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :-

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफा	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक	आर.चौ.मो	2477	महाराष्ट्र शासन (मूली-जमीन)	16.14.00	1	61	कुळाचे नाव व खंड
अकृषिक	क्षेत्र	4593	महाराष्ट्र शासन	16.14.00			इतर अधिकार
बेन रोती	16.14.00						इतर
आकारणी	0.00						रामाक्र एन ए पी 34/ गुडघी /6/1985-86 दि. 14/11/1994 (1)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : 6430 व दिनांक : 20/11/2022
							सीमा आणि भुयानन विवदे :

जमिन फेरफार क्र (1) (6361) (6430)

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (न्याय करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- गुडघी (530134)

तालुका :- अकोला

जिल्हा :- अकोला

: 60/1/अ/32

पिकाखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खेती क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधने	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)
				आर. चौ.मो		आर. चौ.मो			आर. चौ.मो		

टीप : * सदरची नोंद मोबाइल ॲप द्वारे पणेत आलेली आहे

"सदर दस्तावेज हा केवळ अंतर्गत शासकीय कार्यवाहीसाठी उपलब्ध आहे. खाजगी वापर केल्यास योग्य दंड/शिक्षा केली जाईल याची नोंद घ्यावी."

दिनांक :- 21/11/2022

सांकेतिक क्रमांक :- 270500040051170000112022159



कु. एस. जी. अटल
 तलाठी :- अकोला
 साक्षा क्रं.
 दिनांक.

(15)
O.C. No. 1163/86
M-16-7-86

IN THE COURT OF SHRI. Y.D. ANASANE.
SUB DIVISIONAL OFFICER, AKOLA.

Rev. Case No. NAP-34/ Gudadhi 16 / 84-85-86

Applicant :- Chief Promoter, Proposed M.S.E.B.
Workers Federation Co-op. Housing
Society, Akola.

ORDER

(Passed on this 14 th day of November 1985)

Application is made under Section 44(1)
of the Maharashtra Land Revenue Code, 1966 by the
applicant Society for permission to convert agricultu-
ral land measuring A Gunthas from field S.No.
60/1 of village Gudadi Tq. & Distt. Akola, for
non-agril. purpose i.e. for residential purposes.

2. The applicant has 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 ~~map~~ Tipan Utara.

3. The layout furnished by the applicant Society
was referred to the Asstt. Director of Town Planning
Akola, for his opinion who in turn, has approved
the layout vide his letter No. TPAK/ Conv/ 4728 dated
12.9.1985. The opinion of the Executive Engineer,
M.S.E. Board, Akola and the Gram Panchayat Gudadhi is not
received.

4. 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 out of the
hazul perimeter and as such the non-agril. assessment
at the rate of Rs. 00.01 paise per Sq Meter ~~tax~~
shall be charged 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. I, therefore, under Section 44(2) of the
Maharashtra Land Revenue Code, 1966, grant permission
to the applicant-society to convert agril. land measuri

Town Planning and Valuation
AKOLA BRANCH

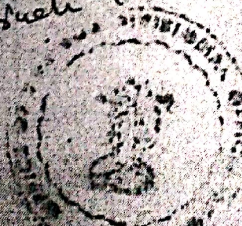
Inward No. 3069

Date

File No.

RAR
AOP

Sub-no action
pertaining to this
office necessary
As such this need



As per order
for file

E. H. 220

04 Acres 0 Gs from S.No. 60/1 of village Gudadhi Tq. & Distt. 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;
2. The applicant shall pay the non-agril assessment as shown in statement 'A'.
3. The applicant 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 with thirty days from such date, failing which the applicant shall be liable for punishment as per Rule 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. No plot shall be further sub-divided without prior permission of this court;

6. The following rules shall be observed while proposing the construction in the layout plots :

- a) The marginal distance required to be observed left around the building in a plot shall be as under

	<u>Front</u>	<u>Side</u>	<u>Rear</u>	
1)	15'	7 1/2'	10'	For plots having area 3000 Sq.ft. to 5000 Sq.ft.
ii)	10'	5'	10'	For plots having area 3000 Sq.ft.

The corner plots front margin from both the sides of roads shall be left.

- b) The built over area in case of plots falling under the category (i) above shall be not more than 1/3 rd of plot area subject to F.S.R. 1. In case of plots falling under category (ii) above, the built over area shall not exceed 4/10 of plot area.

7. The layout shall be properly demarcated on site in co-ordination with the layouts of surrounding lands already approved and demarcated on site and in co-ordination 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 ~~specified~~ specification and handed over to the Gram Panchayat Gudadi prior to the disposal of plots-

9. 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 local authority free of costs;

10. The building plans of the proposed construction in the layout shall be in accordance with the 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 condition 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 other officer authorised 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 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 in question falls, out of the Municipal Council perimeter and as such the conversion tax shall not be levied.

15. The building byelaws of the Gram Panchayat Gudadi shall be binding.

(Y.D. Anasane)

Sub Divisional Officer, Akola

✓ Copy with compliments to the Asstt. Director of Town Planning, Akola.

- Copy forwarded to :- 1) The Tashildar, Akola.
2) The Sarpanch G.P. Gudadi 3) The Talathi Gudadi
4) The applicant-Society.

(Y.D. Anasane)

Sub Divisional Officer, Akola.



(18)

-STATEMENT 'A'

Statement showing the Non-agril. Assessment to be charged in Rev. Case No. NAP-34/ Gudadhi / 84-85

Sr.No. of Plots.	Area in Sq. Meter.	Non-agril. assessment @ Rs. 00.01 paise per Sq. Meter is charged
1.	465.75	4.65
2.	368.00	3.70
3.	368.00	3.70
4.	368.00	3.70
5.	368.00	3.70
6.	368.00	3.70
7.	368.00	3.70
8.	368.00	3.70
9.	368.00	3.70
10.	368.00	3.70
11.	368.00	3.70
12.	345.00	3.45
13.	345.00	3.45
14.	345.00	3.45
15.	345.00	3.45
16.	350.75	3.50
17.	333.59	3.35
18.	345.00	3.45
19.	345.00	3.45
20.	345.00	3.45
21.	345.00	3.45
22.	368.00	3.70
23.	368.00	3.70
24.	368.00	3.70
25.	368.00	3.70
26.	368.00	3.70
27.	368.00	3.70
28.	368.0	3.70
29.	368.00	3.70
30.	368.00	3.70
31.	529.00	5.30
31	11431.00	114.30

(Y.D. Anasane)
Sub Divisional Officer, Akola.