

IN THE COURT OF SRI D.S. DESHMUKH, SUB-DIVISIONAL OFFICER,
AKOLA

Revenue Case No. NAR-34/Umari-1/75-76.

Applicant:-

:- 1. Balkrishna Yashwant Oke,
of Akola, Tq. & Distt. Akola.

ORDER

(PASSED ON THIS 28TH DAY OF APRIL, 1976.)

This is an application made Under Section 44(1) of the Maharashtra Land Revenue Code, 1966 by Balkrishna Yashwant Oke of Akola, Tq. Akola, . The applicant intends to convert the agricultural land S.No.54/2, area 2264 Sq.meter situated in Umari Tq. Akola, for residential purpose.

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

- i) Copy of Record of Rights of S.No.54/2.
- ii) Tipan Utara.
- iii) Crop-statement of S.No.54/2 for the years 1974-75 and 75-76.
- iv) Layout.

3. The layout furnished by the applicant was referred to the Assistant Director of Town Planning, for his sanction. He has finally approved the layout as per his letter No. Conversion/Umari/2264 dated 17/9/1975. The Municipal Council, Akola, has also accorded its approval to the layout by its resolution No. 12 passed on 13/3/76 in its General Meeting.

4. The applicant has also undertaken to abide by the conditions to be imposed while granting the permission to convert the land.

5. The land to be converted shall be within the notified area and as such the non-agricultural assessment at the rate of Rs. 10/- per square metre shall be charged.

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427
No. 1952
Sl. No. 56/76

PAK
to note file

Checked & found correct
may be filed with file

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

7. I, therefore, grant permission to the applicant Under Section 44(2) (a) of the Maharashtra Land Revenue Code, 1966, to divert agricultural land measuring 2264 Sq. metres out of S.No.54/2 of Uzun, Pr. Akola for non-agricultural purpose on following conditions.

1. The applicant shall use the land only for the purpose for which permission has been granted.

2. The applicant shall pay the non-agricultural assessment as shown in the statement 'A' from the date of actual commencement of non-agricultural use.

3. The applicant shall communicate in writing to the Tahsil Akola and Mamlatdar, Akola, the date of actual commencement of non-agricultural use, within thirty days from such date. Failing this, the applicant shall be liable for punishment as per Rule 4 of the Maharashtra Land Revenue (Conversion of Use of Land and Non-agricultural Assessment) 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. While making construction margin as shown below shall be left in case of each plot upto 5x

	Upto 5000 Sq. ft.		For 5000 and above Sq. ft.	
	Metre	Feet	Metre	Feet
A) Front	4.5	15	4.5	15
B) Either side	2.5	7.5	3.0	10
C) Rear	3.0	10	4.5	15

7. The built up area in any plot shall not exceed 1/3rd of the total area of such plot. The building shall not have more than three storeys including ground floor.

8. There shall be only one main building on any plot and the distance between any two buildings shall not be less than 20 feet.

9. The lanes, roads, drains and open spaces (reserved for garden playgrounds) shall be developed to the satisfaction of the Municipal Council, Akola, and shall be handed over to the Municipal Council, Akola free of cost on or before 31/5/1977.

10. The applicant shall not sell, dispose of, any plot or construct or cause to be constructed any structure on any of the plots before first developing and constructing lane, drains, roads, etc.

11. The applicant shall bear the cost of construction of main drain as will be determined by the Municipal Council, Akola, and any agreement to that effect shall be executed at the cost of the applicant.

12. No inflammable material shall be used while constructing any building and all construction should be of permanent nature.

13. The applicant shall commence the non-agricultural use of the said land within a period of one year from the date of this order, failing which this permission shall be liable for cancellation.

14. The permission is liable to be cancelled, if any information given at the time of application and enquiry is found to be incorrect or interon.

15. The breach of any of the conditions mentioned above shall result in revocation of the permission and imposition of penalties as provided Under Section 45 of the Maharashtra Land Revenue Code, as if the non-applicant use was unauthorized.

16. It shall also be lawful for the Sub-Divisional Officer, Akola, 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 completed within the stipulated time to cut, in default of compliance, and to recover the cost of carrying out the same from the applicant.

the plot as an arrears of land revenue.

17. The applicant shall give written intimation to the Masul Tahsildar, regarding any transfer of any plot with particulars like full name, address etc. of such transferee. The copy of such intimation be given to the Sub-Divisional Officer, Akola.

18. The building bye-laws of Municipal Council, Akola shall be binding.

19. The applicant shall execute a Sanad in Form V.

(Sd/-)
(D. S. Deshpande)
Sub-Divisional Officer, Akola.

Copy to :-

1. The Tahsildar, Akola.
2. The Chief Officer, Municipal Council, Akola.
3. The Asstt. Director of Town Planning, Akola.
4. The Talathi, through the Tahsildar, Akola.

(Sd/-)
(D. S. Deshpande)
Sub-Divisional Officer, Akola.

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STANDARD 1A

Plot No.	Length ft.	Area Sq. Meters	Accumulated Sq. Yds.
1	3100	288.03	37.45
2	3100	300.03	37.45
3	3176	294.84	38.35
4	3774	204.84	38.35
5	16092	1550.76	307.95
Total	29440	2734.50	385.55

John

1931-1932

TERMINAL 250'

LENGTHS

AB = 285'-0"
BC = 457'-0"
CD = 507'-0"
DE = 318'-0"

DE

LANE

ALL

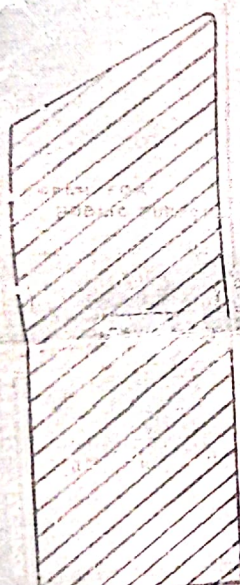
2 AC

MAINT

AREA OF LAND

2 AC

43



INDUSTRIAL

Approved as Amended
March 8, 1962

Approved Subject to Conditions when
in this Office letter No. 7257 (D) 2/4/62

Director,
Planning
Department

PROP

ROAD TO UH

TO AKOHA

FIELD

MAHAKULA FIELD

SCALE 1" = 100'

CONSULT

AKOHA

2-16-62
For Akoka