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IN THE COURT OF DR. PRAVINKUMAR DEORE,
SUB-DIVISIONAL OFFICER, AKOLA

Rev. Case No. NAP-34 / Umarkhed / 46 / 2000-2001

Applicant : 1. Pawan Chandrakant Chaudhary
2. Sau. Sangeeta Bipin Chaudhary,
both resident of Akola, Tq. & Distt. Akola.

ORDER

(Passed on this 30th day of August 2001)

Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1966, by the applicants of Akola, Tq. & Distt. Akola, for permission to convert the Agricultural land measuring 0.43 R. out of Field Survey No. 29/1 of Mouja Umarkhed, Tq. & Distt. Akola, for non agricl. purposes i.e. for residential purposes.

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

- i) Copies of 7/12.
- ii) Copies of Layout map.
- iii) Measurement Sheet.
- iv) Copy of Tipan Utara.

3. The layout furnished by the applicant was referred to :-

- a) The Asstt. Director of Town Planning, Akola, for his opinion, who in turn has approved the layout vide his letter No. Non-agricl/Umarkhed/S.No. 29/1, Tq. Akola/1670, dated 31-7-2001.
- b) The opinion of the Amravati Housing and Area Development Board, Amravati, dt. 30-7-2001,
- c) Sub-Divisional Officer, National Highway, Sub-Dn. No. 60, Akola dt. 1-8-2001,
- d) Akola Irrigation Akola, Dt. -7-2001,
- e) Executive Engineer, B & C, Akola, dt. 17-8-2001,
- f) Rehabilitation Officer, Akola, dt. 23-7-2001,
- g) Executive Engineer, M.S.E.B., Akola, Dt. 24-7-2001,
- h) Land Acquisition Officer, Akola, Dt. 24-7-2001,

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29/8/2001

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- i) District Health Officer, Zilla Parishad, Akola dt. 21-7-2001. have given their report.
- j) The Talathi Umarkhed has also given his report dt. 27-7-2001.
- k) The Revenue Circle Officer, has also given his report dt. 24-07-2001.

The proclamation is also issued and any objection is not received. The Gram Panchayat, Umarkhed has also given its no-objection dated 23-7-2001. I have also seen the spot & the site is suitable for the residential purpose.

4. Taking into accounts the above facts, I, Under Section 44(2) of the Mah. Land Revenue Code, 1966, grant permission to the applicant to convert the agricultural land measuring 0 H. 43 R. out of field Survey No. 29/1, of Village Umarkhed, 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 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 till 31-7-2002, and shall further be revised thereafter, and new rates shall be charged. The applicant is directed to pay the amount of the Non-agril. assessment at the rate of Rs.00.02 paise per Sq.Mtrs. amounting to Rs. 61/- Z.P. Cess Rs. 122/-, increased Z.P. Cess Rs. 122/- and V.P. Cess Rs.61/- and measurement fee of Rs. 100/- per plot amounting to Rs. 900/- and conversion tax amounting to Rs. 305/-. The applicants shall also liable to pay the Non-agril. assessment at the revised rates whenever such revision will be effected.

4. The applicants shall start the N.A. use of the land within one year and communicate to this office, and to the Tahsildar, 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.

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 Asstt. Director of Town Planning, Akola, and thereafter final approval shall be obtained from this office.



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7. The road and drainage shall be constructed first as per specifications and handed over to the Gram Panchayat, Umarkhed, 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 Umarkhed 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 under U/S 45 of the Mah. Land Revenue Code, 1966;

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 conditions of this permission and if not removed it shall be removed by the Govt. Machinery and the expenditure will be recovered as an arrears of land revenue.

11. The building bye-laws of the Gram Panchayat, Umarkhed shall be binding on the applicant.

12. The land under conversion is 0 H. 43 R. out of which 3005.125 Sq.Mtrs. is under plot. The area under road and open space is exempted from the N.A. assessment U/S 147 of the Mah. Land Revenue Code, 1966 and as such 3005.125 Sq.Mtrs. is to be levied @ Rs.00.02 paise per Sq.Mtrs. and the amount is as under :-

	Area Sq.Mtrs.	Assessment Rs.
i) Area under plot assessment @ Rs. 00.02 paid per Sq.Mtr.	3005.125	61/-
ii) Area under road not assessed	860.375	---
iii) Area under open space not assessed and vested with the Gram Panchayat Khadki Bk.	434.50	---
iv) Areas under layout	4300.00	---

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अकोला शहर

आवेदन क्रमांक - ३८८४ - ८८
दिनांक - २८/०९/१८

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13. The applicants shall keep the marginal distance while construction on the plots as follow :-

Sr. No. of Plot	Front side	Rear side	both sides
1 to 5 & 9	4-50 Mtrs.	3.00 Mtrs.	2.25 Mtrs.
6 to 8	3-00 Mtrs.	1.50 Mtrs.	1.50 Mtrs.



७/३०/१८
Sub-Divisional Officer,
Akola

✓ Copy with compliments to The Asstt. Director of Town Planning, Akola.
Copy to :-

1. The Tahsildar, Akola.
2. The Talathi, Umarkhed through Tahsildar, Akola.
3. The Sarpanch, Gram Panchayat, Umarkhed.
4. The applicants.

21/02/2018
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Sub-Divisional Officer,
Akola

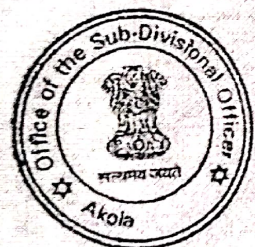
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STATEMENT 'A'

Statement showing the Non-agril. assessment to be charged in Rev. Case
No. NAP-34/Umarkhed/46/2000-2001.

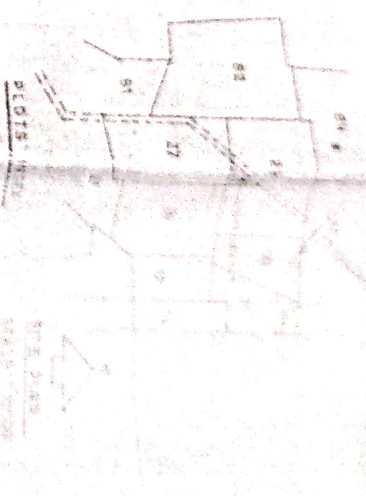
Sr. No. of Plot	Area in Sq.Mtrs.	Non-agril. assessment @Rs.00.02 paise per Sq. Mtrs.	Z.P. Cess charged	Increased Z.P. Cess charged	V.P. Cess on N.A.A.
1	324.00	6.50	13.00	13.00	6.50
2	325.00	6.50	13.00	13.00	6.50
3	325.00	6.50	13.00	13.00	6.50
4	531.25	10.90	21.80	21.80	10.90
5	328.375	6.60	13.20	13.20	6.60
6	220.00	4.50	9.00	9.00	4.50
7	220.00	4.50	9.00	9.00	4.50
8	220.00	4.50	9.00	9.00	4.50
9	511.50	10.50	21.00	21.00	10.50
9	3005.125	61.00	122.00	122.00	61.00



[Handwritten Signature]
12.08/18
Sub-Divisional Officer,
Akola

DEMARCATED RESIDENTIAL LAYOUT PLAN IN S NO 294 OF
MUSE UNMARKED TS, DIST AKOLA

SCALE: 1:500



PL. NO.	AREA	PERCENT
1	124.00	8.47%
2	108.00	7.48%
3	100.00	7.04%
4	100.00	7.04%
5	100.00	7.04%
6	100.00	7.04%
7	100.00	7.04%
8	100.00	7.04%
9	100.00	7.04%
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97	100.00	7.04%
98	100.00	7.04%
99	100.00	7.04%
100	100.00	7.04%

AREA STATEMENT

AREA UNDER LAYOUT 434.85 SQM

AREA UNDER OPEN SPACE 434.85 SQM

AREA UNDER RES. PLOTS 1325.23 SQM

AREA UNDER ROAD 682.37 SQM



Signature of the Officer in Charge

Officer in Charge

Deputy Commissioner

Urban Planning and Construction

AKOLA

OWNER'S SIGNATURE

CHARGER

DEPUTY COMMISSIONER

URBAN PLANNING AND CONSTRUCTION

AKOLA