

430
60/130/189/01 773 / 25-2-83
In the court of Shri. B.G. Harney, Sub Divisional Officer,
Akola.

1. Revenue Case No. MAP/348 Umri/56/82-83.

Applicant:- Prakash-bahadur Omkarnadas Agarwal
of Akola.

(Order)

(Passed on this 14 th day of March 1983)

Application is made under section 44(1) of the Maharashtra Land Revenue Code, 1956, by the applicant for permission to convert agricultural land measuring 1-20 0/100 acres from F.S.No. 50/1 of village Umri Tq. & District, Akola for non-agricultural purpose i.e. for residential purpose.

2. The applicant have furnished the following documents alongwith the applications.

1. Copy of 7/12
2. Copy of measurement report
3. Copy of Tipan Utara.
4. Copies of layouts.

3. The layout furnished by the applicant was referred to the Assistant Director of Town Planning, Akola for his opinion, who in turn has approved the layout vide his letter No. TPAKpCONV/Umri/Akola 773 dt. 25-2-83. Copies of Executive Engineer, S.M.S.E.B. Akola and Sarpanch Gram Panchayat Umri is not received.

4. I have seen the spot and found that there is no low tension line passing through the said survey numbers and the site is suitable for residential purpose.

5. The land to be converted falls out of map and perimeter and hence the non agric. assessment at the rate of Rs. 80.82 paise per Sq. meter shall be charged subject to the revision of assessment.

6. After going through the case record, I am satisfied to grant the permission to convert the said land.

7. I, therefore, under section 44(2) of the Maharashtra Land Revenue Code, 1956, grant permission to the applicant to convert agricultural land measuring 1-20 0/100 acres F.S.No. 50/1 of village Umri Tq. & District, Akola into residential plots subject to the following conditions:

1. To comply with the conditions which permission

2. The applicant shall pay the non-agricultural 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-agricultural use within thirty days from such date, failing which the applicants shall be liable for punishment as per rule 6 of the Maharashtra Land Revenue (Conversion of use of land and non-agric.) Rules 1969.

4. The applicants shall not modify, alter or make any changes in the approved layout without prior permission of this court.

5. No plots shall be further sub-divided without permission of this court.

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

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

Front	Side	Rear
i) 15'	7 1/2'	10'
For plots having area & 3000 Sq. Ft. to 5000, Sq. Ft.		
ii) 10'	5'	15'
For plots having area 3000 Sq. Ft.		

The corner plots front margin from both the sides of road shall be 10ft.

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

7. The layout shall be properly demarcated on site in co-ordination with layouts of surrounding land 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 Asst. Director of Town Planning, Akola. The layout shall be the layout plan prepared on the basis of demarcation on site.

8. The roads and drainage shall be constructed first as per specifications handed over to the Gram Panchayat prior to the disposal of plots.

9. The land reserved in reserved in layout plan open space shall be permanently kept open free from any structure for the public use and shall be vested with local authority from the start.

10. The building plans of the proposed construction in the layout shall be in accordance with prevailing rules and the same shall be got approved prior to undertake

11/12

any construction work;

11. The arrangement of water supply and drainage discharges shall be made in such a way as to not 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, 1946.

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 hence the conversion tax shall not be leviable;

15. The building bye-laws of the Gram Panchayat Umri shall be binding.

(B.G. Harney.)

Sub Divisional Officer,
Akola.

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

Copy forwarded to the:-

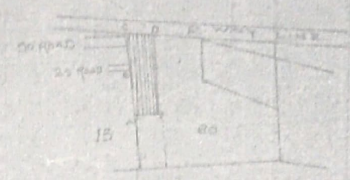
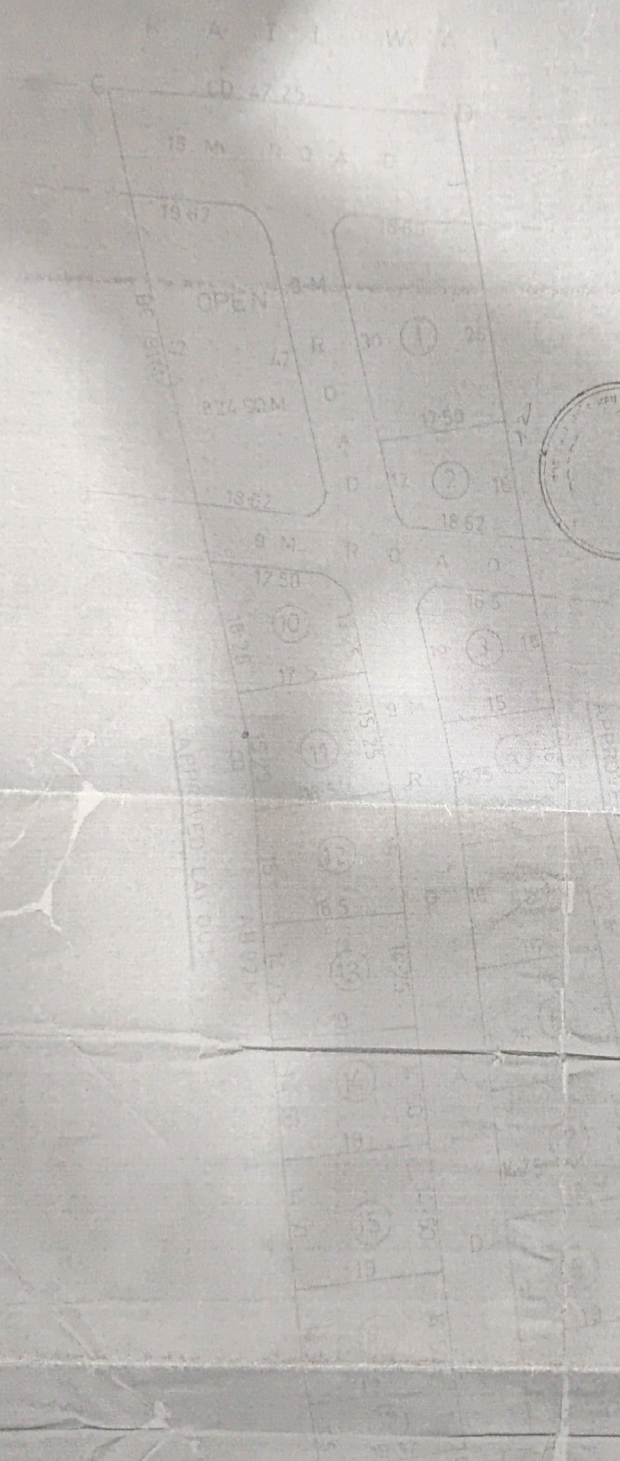
1. The Tahsildar, Akola.
2. The Sarpanch Gram Panchayat, Umri
3. The Talathi, Umri
4. The applicant.

Sub Divisional Officer,
Akola.

Branch, Akola

2631

17/7/54



SITE PLAN



TOTAL AREA 87120 SFT 2 AGRI
UNDER PLOT 50636 SFT 4700 SM
UNDER OPEN 8866 SFT 824 50M
UNDER ROAD 22 618 SFT

Approved in ...
to conditions mentioned ...
Asst. Commr. (Sd/-) PRAKICON
for Planning

AREA		
NO.	SQ. M.	SQ. FT.
1	516	5445
2	253	2712
3	258	2777
4	259	2795
5	260	2799
6	260	2799
7	258	2777
8	259	2795
9	253	2712
10	253	2712
11	253	2712
12	253	2712
13	253	2712
14	253	2712
15	253	2712
16	253	2712
17	253	2712
TOTAL	4700	50636

Vidya
V. S. CHIDORE
AKOLA

PROPOSED LAY OUT OF SFT OF UMERI AKOLA
OWNED IN SFT. JAGAN MAHARAJ SANTHAN
AKOLA