

In the Court of Shri Mohd. Ahsanullah. M.A.L.L.B.,
Sub-Divisional Officer, Akola.

Rev. Case No. 15/2/1965-66
of village Sukapur Tq., Akola.

Order.

(Passed on this 22nd day of September, 1966)

Shri Trimbak Vajinath Godbole, resident of Akola who is recorded owner of S.No. 5/3 and 6 of village Sukapur Tq., Akola, has applied for grant of permission to divert the Agril. land measuring area 31 Acres 5 Gunt of land from S.No. 5/3 and 6 of village Sukapur into Non-Agril. for residential building purposes u/s 156 of the M.P.L.R. Code.

2. The proposed layout was referred to the Planner, Akola, who has approved the layout with changes and certain conditions vide his letter No. TP Con/AkL/822 dated 21-1-1966. The opinion of the Mpl. Committee was also called. The Mpl. Committee has sent resolution, approving the layout on the conditions imposed by the T.P.O., and certain other conditions v Mpl. Committee's letter No. PHN 325 dated 9-6-1966.

3. The area under diversion is within the Mpl. and as well as under the Nazul premetre and as such premium for 'A' class town @ Rs 500/- per acre will be charged and similarly the revised assessment @ 60 P 100 sq. feet will be charged as it comes under B1 (Poor Class Locality) of the statements of the proper standard rates for residential purposes.

4. I, therefore, grant permission to divert the Agril. land from S.No. 5/3 and 6 of village Sukapur Akola into Non-Agril. for residential building purposes u/s 156 (i) of the M.P.R. Code. The premium and revised assessment will be charged on the area under plots:

(i) The area under plots is 3,74,196-50 sq and thus the premium comes to Rs 4300/- and the assessment comes to Rs 2245-20 and thus the therefore, fixed u/s 52 read with section M.P.L.R. Code.

(ii) The diversion is also

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15/2/65-66 of Sukapur & 21/2/72 of

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to the further conditions u/s 156 (3) of the M.P.R. Code.

- 1) Plots shall be used for purely residential purposes only.
- 2) No. plot shall be further sub-divided.
- 3) Marginal spaces shall be as follows :-

Front margin :-

For all plots not less than 15' ft. except on the the plot facing 60' ft. wide proposed road as per Master plan, the front margin shall not be less than 20' ft.

Note :- In case of corner plots both the roads be treated as front roads.

Side margin not less than 10' ft on each side.

Rear margin not less than 10' ft.

- 4) The built over area shall not exceed 1/3rd of the plot area.
- 5) For all other purposes Mpl. building byelaws shall be followed.
- 6) The layout should be demarcated on site in such a fashion to connect proposed roads in the layout properly with the existing roads of the adjacent layouts. Any modifications in the layout require as per site should be done with with prior approval of the undersigned.
- 7) The applicant shall construct all roads and drains to the satisfaction of the Mpl. Committee, Ak. shall not dispose of any plot unless the roads and drains are constructed.
- 8) The open area reserved in the layout shall be as such and shall vest with Mpl. Committee, Ak.
- 9) The tenure holder shall relinquish to the Mpl. any part of their land reserved in the layout drains, lanes, culverts and for any other public use.
- 10) The tenure holder shall level and clear the land sufficient to render it suitable for building and for preventing insanitary condition.
- 11) No building shall be erected without getting building plan approved by the Mpl. Committee, under the provisions of the Municipalities Act Rules and regulations or byelaws made thereon.
- 12) The revised assessment shall be liable in accordance with the provisions of laws for the fixation of the approved standard rates.

(Mohd. Ahsan)

Sub-Dn. Officer

DIVISIONAL OFFICER

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In the Court of Sub-Divisional Officer, Akola.

Rev. Case No. 7/2/1971-72
of Sukapur.

Applicant :- Shri T.V. Godbole, of Akola

ORDER
(passed on 2-10-71)

This case was started on an application made by the above named applicant for permission to modify his layout of survey No. 6 and 5/3 of Sukapur which was sanctioned by then the Sub-Divisional Officer, Akola on 22-9-66 in Rev. Case No. 15/2/65-66 of Sukapur. ~~the~~

2/- The applicant now wants to modify the sanctioned layout by incorporating the following change.

i) Service lane of 10' to divert the outfall drain between plot No. 1 and 2 and ~~it should be merged in adjoining plot~~ and abolishing the existing service lane between plot No. 11 and merging the area thus available in the neighbouring plots.

ii) The abolition of service lane existing between plots No. 47 and 48 and merging the area to the adjoining plots.

3/- Accordingly, the permission to review the earlier order was necessary and it was obtained from the Collector, Akola.

4/- The applicant submitted the revised layout incorporating therein the above mentioned changes. It was then referred to the Asstt. Director, Town Planning Akola, who has approved the same vide his dated 22-9-71. The Chief Officer, Municipal Council has also informed this office that the Municipal Council has no objection to approve the revised layout. Accordingly, the permission is granted to the applicant to the modifications, as proposed in the sanctioned layout. on

All the conditions and assessment/which the previous layout was sanctioned are also applicable to present layout. ~~The applicant shall construct roads and lanes to the satisfaction of Municipal Council of Akola and hand over the same to the Municipal Council free of cost.~~ The applicant shall construct roads and lanes to the satisfaction of Municipal Council of Akola and hand over the same to the Municipal Council free of cost.

S. K. Amin
(S.K. Amin)
Sub-Divisional

copy forwarded to the Municipal Council, Akola/
Nazul mamlatdar/Talathi sukapur for information
and necessary action.

S.K. Amin
(S.K. Amin)
Sub-Divisional Officer,
Akola.



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Collectorate Akola
10-6-15

- 21-5-15 Received Rs. 30/- Paid...
- 1) Applicant told to appear on 5-6-15 as fee for this Certified Copy
- 2) Applicant appeared on 10-8-15 Date 10-6-15 Signature
- 3) Applicant given notice for further action
- 4) Particular on Funds on
- 5) Notice in Column (4) Compared with
- 6) Copy ready on 10-6-15
- 7) Copy delivered by Post on 10-6-15

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