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IN THE COURT OF SUB-DIVISIONAL OFFICER,
AKOLA.

Revenue Case No. 53/2/70-71 of Malkapur

Applicant :- Shri. Shrinivas Rishiram Sharma
& others of Akola.

: ORDER :

(Passed this 19th day of Feb. 1973.)

This is an application made under Section 44(1) of the Maharashtra Land Revenue Code, 1966, by Shri. Shrinivas Rishiram Sharma & others of Akola Tq. & District, Akola. The applicant intends to convert his agricultural land S.No. 19/2 one acre situated in Malkapur for residential / commercial / industrial purpose.

2. The applicant has furnished following documents along with the application.

- i) Copy of Record of Rights of S.No. 19/2
- ii) Tipan-Utara.
- iii) Cro-Statement for the year 1972
- iv) Layout.

3. The layout furnished by the applicant was referred to the Assistant Director, Town Planning, for his remarks. He has finally approved the layout as per his letter No. 113. 124/1000/2154 dated 11.5.72. The Municipal Council, Akola, has also accorded its approval to the layout by its resolution No. 8 passed on 24.6.72 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 falls within the Na ul Perimeter and as such the non-agricultural assessment at the rate of 0.08 paise per square metre shall be charged.

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) CC of the Maharashtra Land Revenue Code, 1966, to divert agricultural land measuring 63,560 sq.ft. out of S.No. 19/2 of Malkapur 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'.

3. The applicant shall communicate in writing to the Tahsildar, Akola, and Nazul Tahsildar, Akola, the date of actual commencement of non-agricultural use, within thirty days from such date. Failing this, the applicant shall be liable for a punishment as per Rule 6 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.

- A) Front. - 15 feet
- B) Either side - $7\frac{1}{2}$ feet
- C) Rear. - 10 feet

7. The built up area in any plot shall not exceed $\frac{1}{3}$ rd 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 lane, roads, drains and open spaces (reserved for garden play grounds) shall be developed to the satisfaction of the Municipal Council, Akola, and shall be handed over to the Municipal Council, Akola, free of cost.



1414/19-20
C. R. No. *an*
Rev. Case No. *57/20-21 of Malkapur*
Decided on *19-2-27*
For files *gkm*



STATEMENT 'A'

Statement showing the non-agriculture assessment to be charged in Rev. Case No. 53/2, 1970-71 of Malkapur in respect of applicant Shri Shrinivas Rishram Sharma of Akola at the rate of 0-00 paise per Sq. metre.

Sr. No. of Plot.	Area		Non-agriculture assessment to be charged @ 0.00 ps. per Sq. metre on the area of plot.	Remarks.
	in Sq. feet.	in Sq. metre.		
1.	2.	3.	4.	5.
			Rs. Ps.	
1.	5616	521.8	41-70	
2.	3600	334.4	26-00	
3.	3600	334.4	26-00	
4.	3600	334.4	26-00	
5.	3600	334.4	26-00	
6.	3600	334.4	26-00	
7.	3600	334.4	26-00	
8.	4248	394.5	31-60	
Total Rs.			234-10	

(Rs. Two hundred thirty four and paise ten only)



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

D/- 12-2-

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