

1. Revenue Case No. NAP-34/Malkapur/36/1980-81.

Applicant.

Ganpal
1. Kashinath Gopal Khalse,
Chief Promotor, Harish Co-operative Housing
Society, Akola.

ORDER

(PASSED ON THIS THE 27TH DAY OF MARCH, 1981)

The Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1966 by the applicant ~~Shankar~~ Kashinath *Ganpal* Khalse of Akola for permission to convert agricultural land measuring 06.00 Acres from S.No. 26/2 of Malkapur, Tq. & Distt. Akola, for non-agricultural purpose i.e. for residential purpose.

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

1. Copy of Record of Rights.
2. Copy of Crop-statement.
3. Copy of Tipan Utara.
4. Copy of Measurement Report.
5. Copies of Layout.

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 as per letter No.TP AK/CONV/Akola/Malkapur/391/ dated 7-2-1981. The opinion of Executive Engineer, M.S.E.Board, Akola, is received. He has no objection to this grant. The opinion of Gram Panchayat Malkapur is not received though a period of two months has elapsed.

4. The applicant has undertaken to abide by the prescribed conditions to be imposed and rules in existence.

5. The land to be converted falls out of Nazul Perimeter and as such the non-agricultural assessment at the rate of Rs.00.02 paise per Sq. meter will be charged because the suit land is very nearer to the Municipal limits.

6. After going through the case record, I seen no objection to grant permission to convert the said land.

I, therefore, under Section 44(2) of the Maharashtra Land Revenue Code, 1966, grant permission to



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[Signature]

1. The applicant shall use the land only for which permission granted;

2. The applicant shall pay the conversion tax of Rs. 970-5 i.e. three times of the non-agricultural assessment;

3. The applicant shall pay the non-agricultural assessment shown in Statement 'A';

4. 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 applicant shall be liable for punishment as per by of the Maharashtra Land Revenue (Conversion of Use of Land and Non-ag Rules, 1969;

5. The applicant shall not modify, alter or make any charges in the approved layout without prior permission of this court;

6. No plot shall be sub-divided without prior permission of court;

7. The following development control rules shall be observed while proposing any construction in the plot;

i) The built up area in the plot shall not exceed of the total plot area and subject to F.S.I. 1.

ii) The front, side and rear marginal distance in the shall be kept as under while proposing any construction in the plot.

<u>Front.</u>	<u>Side.</u>	<u>Rear.</u>
15'	10'	15'

For corner plots, front marginal distance shall be left from both sides fronting on road.

iii) In all other respects, building bye-laws in force rules and regulations prescribed in the Maharashtra Land Revenue 1979 shall be observed.

8. The layout plots shall be properly demarcated on the roads and drains shall be constructed first as per specific and handed over to the Gram Panchayat Jalgaon prior to the plots;

9. The land reserved in layout as open space shall be kept open free from any structure for the public use and with local authority free of cost;



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2	306.6	6.15
	306.6	6.15
	278.7	
	278.7	
4	278.7	5.60
44	278.7	5.60
5 (A)	278.7	5.60
	320	6.55
	324.4	6.50
48	306.6	6.15
49	306.6	6.15
50	588.6	11.80
50	16327.3	

(Rs. Three hundred twenty three

27 MAR 1981

M.B. Ray
(M.B. Ray)
Sub-Divisional Officer, Akola



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STATEMENT 'A'

Statement showing the non-agricultural assessment to be charged.
Case No. NAP-34/Malkapur/36/1980-81.

Sr. No. of plot.	Area in Sq. meters.	Non-agril. assessment at the rate Rs.00.02 paise per Sq. meter is ch
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1	2	3
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1(A)	606.1	Rs. Ps. 12.15
2	468.3	9.40
3	468.3	9.40
4	468.3	9.40
5	600.2	12.00
6A	189.1	3.80

(to be adjusted with additional layout.) —

7	281	5.65
8	281	5.65
9	281	5.65
10	281	5.65
11	281	5.65
12	388.3	7.80
13	450	9.00
14	286.1	5.75
15	286.1	5.75
16	280.2	5.60
17	280.2	5.60
18	293.6	5.80
19	476.8	5.55
20	279.5	5.60
21	279.5	5.60
22	279.5	5.60
23	279.5	5.60
24	279.5	5.60
25	279.5	5.60
26	279.5	5.60
27	433	8.70
28	377.9	7.55
29	269.8	5.80
30	306.8	6.15
31	316.4	6.35
32	326.1	6.55
33(A) to be adjusted	185.9	3.70
34(A) to be adjusted	214.6	4.30
	278.7	5.70



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11. The arrangement of water supply and drainage disposal shall be made in such a way so as not to 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, 1966;

13. It shall be lawful for the Sub-Divisional Officer, Akola or any other officer authorized by him to direct the removal or alteration of any building or structure erected or used contrary to the condition 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 building bye-laws of the Gram Panchayat, Malkapur shall be binding.

M.B. Ray
(M.B. Ray)
Sub-Divisional Officer, Akola

Copy with compliments to the Assistant Director of Planning, Akola.

Copy forwarded to :-

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

M.B. Ray
(M.B. Ray)
Sub-Divisional Officer, Akola

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