HE COURT OF SUB-DIVISIONAL OFFICER,

AKOLA.

ıe Case No. NAP 34/Khadki Bk./85/1982-83.

Appli :- 1. N.G.Rathi and others.
2. A.G.Jagtap and others
Both residents of Akola.

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ORDER

(PASSED ON THIS THE 27 TH DAY OF MAY,1983)

Application is made under Section 44(1) of the Maharashtra Land Revenue Code,1966 by the applicants for permission to convert agricultural land measuring 04.00 Acr from S.No.6 of village Khadki, Tq. & Distt.Akola, for n agricultural purpose i.e. for residential purposes.

2. The applicants have furnished the following alongwith the application.

1. Copy of 7/12
2. Copy of Measurement Report.
3. Copies of layout.
4. Copy of Tipan Utara.

Office of the COLLECTOR AKOLA

3. The layout furnished by the applicant was referred the Asstt.Director ofTown Planning,Akola, for his opinion who in turn, has approved the layout vide his letter No.TPAK/CR-V/Khadki/Akola/1740 dated the 24th May,1983. The opinion of the M.S.E.Board,Akola and the Gram Panchayat, Khadki is not received.

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

5. Theland to be converted falls out of the nazul perimeter and as such the non-agricultural assessment at the rate of Rs.00.01 paise per Sq. meter shall be charged subject to revisionof assessment.

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

7. I, therefore, under Section 44(2) of the Maharashtra Land Revenue Code,1966, grant permission to the applicants to convert agricultural land measuring 04.00 Acres from S.No.6 of village Khadki, Tq. &Distt.Akolafor laying of residential plots subject to the following conditions :-

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Head Clerk
Collectorate Akola
8-4-2024

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

2. The applicants shall pay the non-agricultural assessment as shown in the Statement 'A';

3. The applicants shall convert the land within one year and communicate to this court and the Tahsildar,Akola the date of actual c mmencement 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 Code (Conversion of Use of Land and Non-agril.) 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 plot shall be further sub divided without prior 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 left around the building in a plot shall be under :-

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

The corner plots front margin from both the s shall beleft.

b) The built over area in case of plots falli under the category (i) above shall be not than 1/3rd of plot area subject to F.S.I. case of plots falling under category the build over area shall not exceed plot area.

7. The layout shall be properly demarcated in co_ordination with the layouts of surrounding land approved and demarcated on site and in co-ordination existing roads and lanes etc. After demarcation of final approval shall be obtained from the office of Director of Town Planning,Akola, and the local autho layout plan prepared on the basis of demarcatio

8. The roads and drainage shall be first as per specifications and handed over t Panchayat, Khadki prior to the disposal of

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9. The land reserved in layout as open spa be permanently kept open free from any structure for use and shall be vested with local authority free of

10. The building plans of the proposed cons in the layout shall be in accordance with prevailing the same shall be got approved prior to undertaking an construction work;

11. The arrangement of water supply and drai posal 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 menti above or otherwise shall result in revocation of the per and imposition of penalties as provided under Section 4 the Maharashtra Land Revenue Code,1966;

13. It shall be lawful for the Sub-Divisional Officer,Akola, or by any other officer authorised by him direct the removal or alteration of any building or str erected or used contrary to the conditions of the grant this permission and on such removal or alteration not be carried out within the stipulated time to get done and recover the cost of such operation from the owner or occupant of the plots as an arrears of land reve[illegible];

14. Theland, in question, falls out of the M Council perimeter hence the conversion tax shall not b

15. The building bye-laws of the Gram Pancha Khadki shall be binding.

Sub-Divisional Officer
Akola.

Copy with compliments to the Asstt.Directo Town Planning,Akola.

Copy forwarded to :-

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

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STATEMENT

Statement showing the non-agricultural assessment to be in Revenue Case No.NAP_34/Khadki Bk./85/1982-83.

	Area in Sq. meter.	Non-agril. assessment at the rate of Rs.00.01 paise per Sq. meter is charged. Rs.Ps.
	294.00	2.95
	294.00	2.95
	294.00	2.95
5.	294.00	2.95
6.	294.00	2.95
7.	288.75	2.90
8.	312.00	3.10
9.	312.00	3.10
10.	312.00	3.10
11.	282.00	2.80
12.	280.00	2.80
13.	280.00	2.80
14.	280.00	2.80
15.	280.00	2.80
16.	351.00	3.50
17.	378.00	3.80
18.	378.00	3.80
19.	378.00	3.80
21.	301.00	3.00
	301.00	3.00
	301.00	3.00
22.	319.50	3.20
23.	294.50	2.95
24.	285.00	2.85
25.	285.00	2.85
26.	294.50	2.95
27.	294.50	2.95
28.	285.00	2.85
29.	285.00	2.85
30.	294.50	2.95
31.	332.50	3.30
32.	304.00	3.05
33.	304.00	3.05
34.	304.00	3.05
35.	332.50	3.30
	Total.	102-00

(Rs. one hundred Two only)

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Sub-Divisional Officer,
Akola.