IN THE COURT OF SHRI. M.V. AWARI,
SUB DIVISIONALOFFIEER,, AKOLA.

Rev.dase No. NAP-34/ Malkapur/ 27/ 95-96.

Applicant :- Gurukrupa Shaskiya Karmachari Grih Nirman Sahakari Sanstha Mxyx Maryadit, Malkapur - R.No.1083, through its President- Shri. Laxmichand Padmakar Yawalkar, of Akola.

O R D E R

(Passed on this 9 th dayof Sept 1996).

...

Application is made under Section 44(1) of the Mah.Land Revenue Code, 1966, by the applicant Sasntha, of Malkapur Akola.Tq.& Distt.Akola, for permission to convert the agril. land C2 H. 10 R. from field Survey No.3/1-A, of village Malkapur Tq.& Distt. Akola, for non-agril. purposes i,e. for residential purposes, by revising the layout of 01 H.13.R. except layout plot No.12,13, and 14, which was xx already passed by my predecessor in Rev.dase No. NAP-34/30/81- 82, order dt.13.1.1983.

2.- The applicant-Sanstha has furnished the following documents alongwith the applicatdan ;

1. Copy of 7/12.
2. Copyof Measurement report.
3. Copies of layout plan.
4. Copy of Tipan Utara.

3. The layout furnished bythe applkcant Sans tha was referred to the Asstt. Director of Town Planning, Akola, for his opinion, who in turn has approved the layout vide his letter No. Conversion/Malkapur/793 dt.21.6.1996. The Opnion of the Executive Engineer, B & C, M.S.E.B.District Health Officer, Z.P.Akola, Spl.L.A.O. and Amravati Housing and Area Development Board, Amravati, ,Resettlement Officer, Akola, have not given their x no objection ,even though they have send reminders, from time to time. It presumed that, they have no objection for grant of permission to the applicant Society.

Certified Coppy
Head Copyist
Collectorate Akola

The proclamation is also issued in this case and any objection is notreceived.

4. Taking into account, the above facts, I, Under Section 44(2) of the Mah.Land Revenue Code, 1966, grant permission to the applicant Society, to convert the agril. land measuring 02 H. 10 R from field Survey No. 3/1-A of village Malkapur Tq. & Distt.Akola, by revising the layout of area of 01 H.13 R. except the layoutplot No.12,13,14, of that layout which was previousely passed by my predecessor in Rev.case No.NAP-34/ 30/81-82, order dt.13.1.1983, for laying out afresh residential plots subject to the following conditions :-

1. The applicants Sanstha shll use the land only for whichthe permission is granted i.e. for residential purposes.

2. The applicant Sasntha shall pay the Non-agril. assessment as shown in Statement 'A';

3. Thepresent rates of Non-agril.assessment shall remain in force till 1995-96, and shall further be revised thereafter, and new rates shall be charged.

4. The applicant-Sanstha is directed to credit the amountof N.A.Assessment @ Rs.00.02 paise per Sq.Mtr. amounting to Rs. 288/- Z.P.Cess Rs.576/- Increased Z.P. Cess Rs.576/- V.P.Cess Rs.288/- and Measurement fee @ Rs.50/-per plot whichcomes to Rs. 2650/- in the Govt. Treasury. The conversion tax Rs-864/- levied on the said layout as per provisions U/S 47-A of the Maharashtra Land Revenue Code, 1966 ;

5. The applicant Sanstha shall start the N.A. use of the land within one year and communicate to this office and to the Tahsildar, Akola, the date of actual commencement of the N.A.use within thirty days from such such date, otherwise the permission stand cancelled.

6. The applicant-Sanstha shall not modify, or alter or make any changes in the approved layout without priorpermissionof the Sub-Divisional Officer.Akola.

7. The layout shall be properly demarcated on site after demarcationof the layout, final approval shall be obtained fromthe office of the Asstt.Director of Town Planning Akola.

Certified Copy
Head Copyist
Collectorate Akola

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

9. The land reservedin layout as open space shall bepermanently kept open free from any structures for the publice use and shall be vested with the Gram Panchayat Malkapur.

10. The breachof anyof the conditions mentioned above, or otherwise shall be result in revocation of the permission and impositio of the penalties as provided U/S 45 of the Mah.Land Revenue Code,1966;

11. It shall be lawful for the Sub.Divisional Officer, Akola, or by anyother Officer, as authorised by him to direct the removal or alteration of any building or structure erected or used contrary to the conditions of this permission and if notremoved it shall be removed bythe Govt.Machinery and the expenditure will be recovered as an arrearsof land revenue ;

12. The building bye-laws of the Gram P anchayat Malkapur are binding on the applicant.

13. The terms and conditions of the Rev.case No.NAP-34/30/81-82 orderdt. 13.1.1983 shall be binding for the layout plot No.12,13,14.

14. The land under conversion is 02 H.10 R, Out of which 14,402.81 Sq.Mtrs. area underlayout. The Area under road and open space is exempted from the N.A.Assessment U/S 117 of the Mah.Land Revenue Code, 1966, and as such 14,402.81 Sq.Mtrs. area is to be levied @ Rs.00.02 paise per Sq.Mtr.an the amount is as under :-

		Area Sq.Mtrs.	Assessment. Rs.
i)	Area under plot assessed @ Rs.00.02 paise per Sq. Mtr.	14.402.81	288/-
id)	Areaunder road, not assessed.	4312.19	.
iii)	Areaunder open space not assessed.	2285-00	--
iv)	Total area of layout	14,402.81	288/-

For Private Use Courts Use Only Head Copyist Collectorate, Akola

Certified Copy Head Copyist Collectorate Akola

The assessment fixed on the land in question is per year and assessment rates ~~xxx~~ are changeable asper Govt.Orders, Notification, regarding Non-agril. assessment and Z.P.& V.P.Cess are also changeable.

15. The marginal distance shall be kept as under while constructing on the said plots.

Plot Nos. &	Front/Roadside in ~~Sq~~.Mtrs.	Rear in ~~Sq~~.Mtrs.	Both sides. in ~~Sq~~.Mtrs.
1,2, 3 to 11,25 to 52	3.00	7.50 1.50	1.50 1.50
15 to 24	25.00 Mtrs. from Centre of Akola Malkapur Road, or 4.50 Mtrs. from the boundary of Plot, whichever is more.	4.50	3.00
53	4.50	3.00	3.00

(M.V.Awari)
Sub-Divisional Officer,
Akola.

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

Copy forwarded to:-

1. The Tahsildar,Akola.
2. The Talathi, Malkapur through Tahsildar,Akola.
3. The Sarpanch G.P.Malkapur.
4. The applic ant Society.

Sub-Divisional Officer,
Akola.

TRUE COPY
Head Copyist
Collectorate,Akola
15/11/21

Certified Copy
Head Copyist
Collectorate Akola

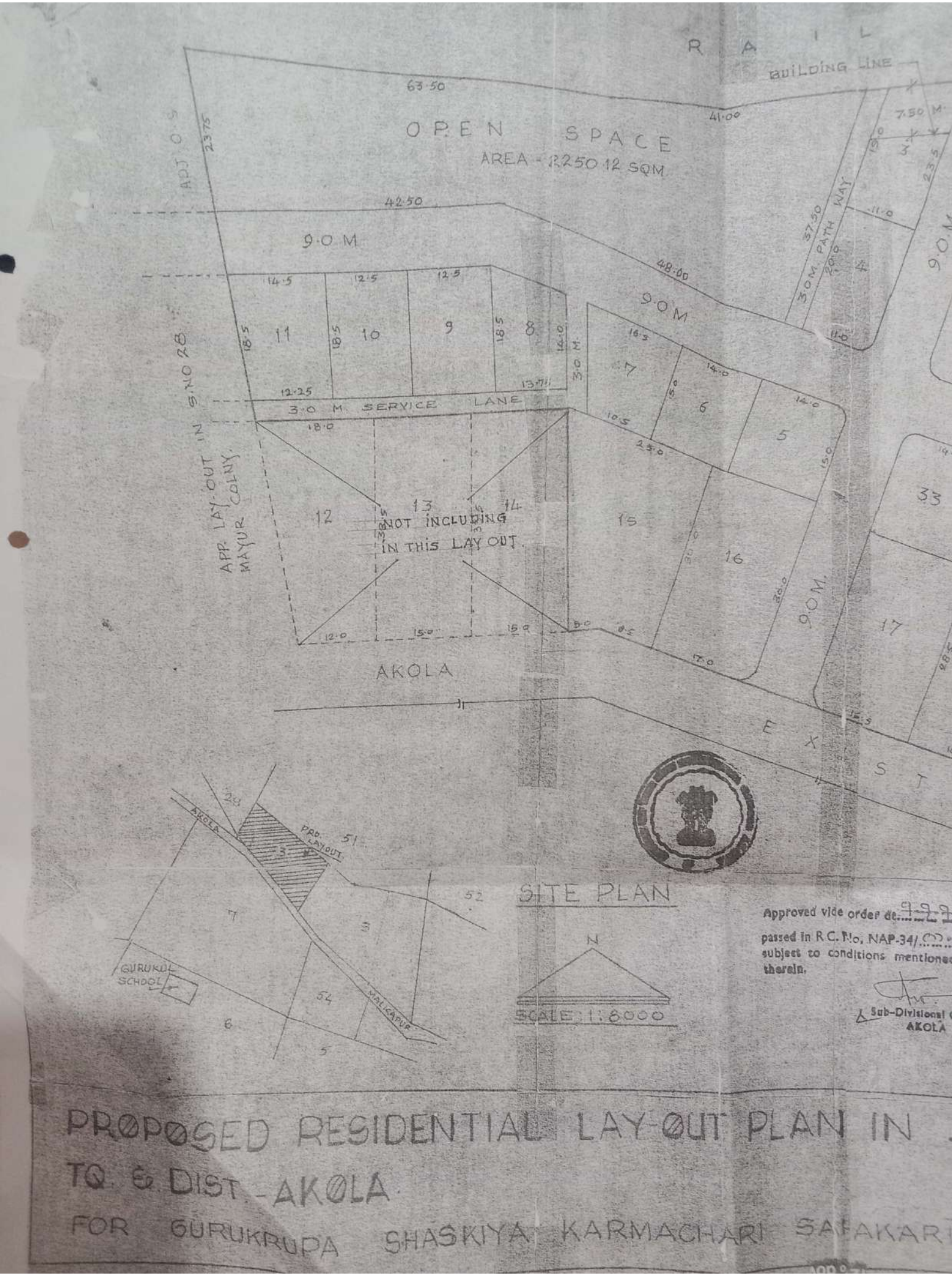
STATEMENT 'A'

Statement showingthe Non-agril.assessment to be charged in Rev.case N. NAP-34/ Malkapur/ 27/95.96.

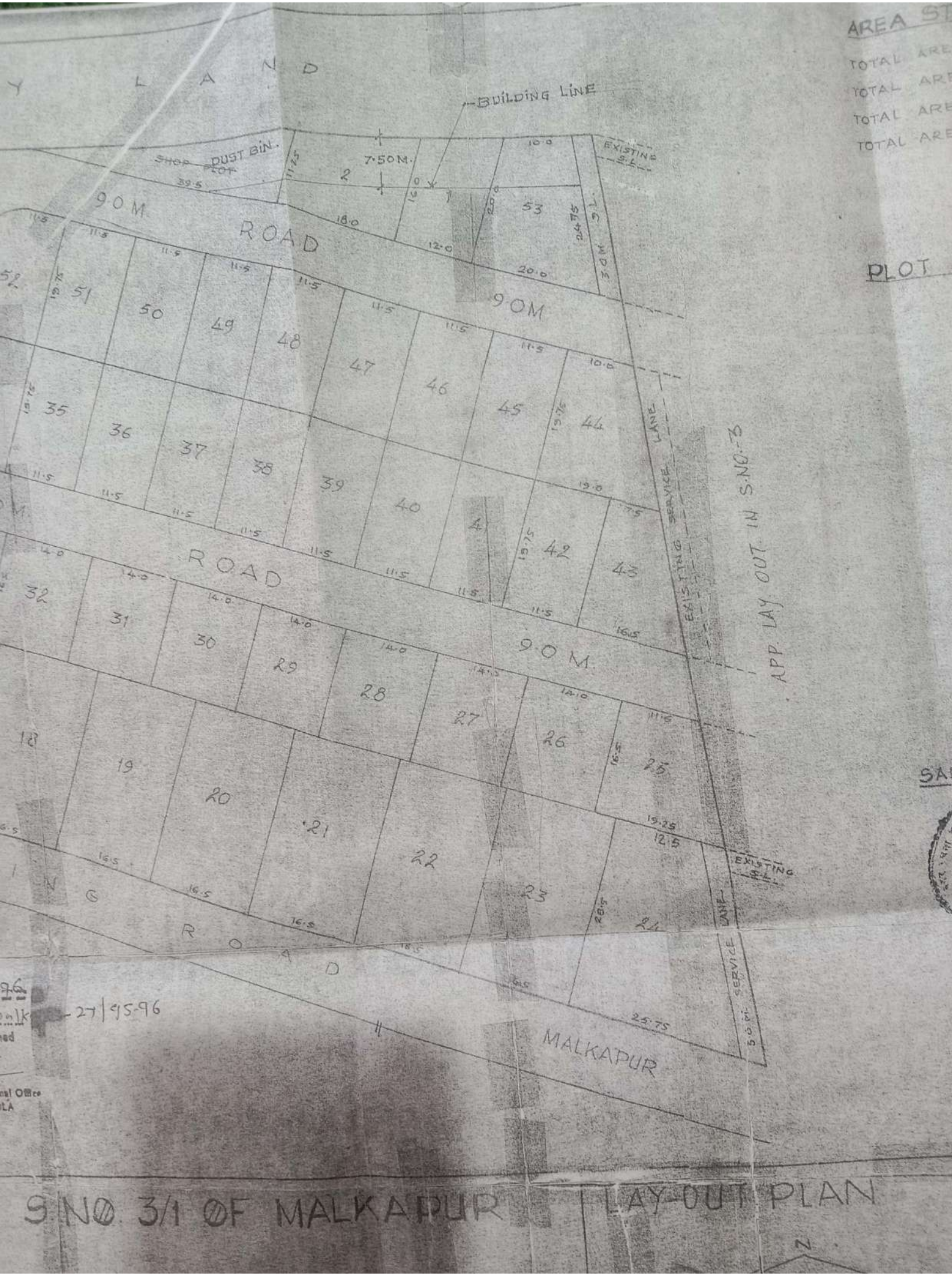
PlotNo.	Area affx inSq. Mts.	N.A. Assessment @Rs.00.02 paise per Sq. Mtrs.	Z.P. Cess	Increased Z.P. Cess	V.P.cess charged on N.A.
1.	216.00	4.35	8.70	8.70	4.35
2.	245.00	4.90	9.80	9.80	4.90
3.	233.75	4.65	9.30	9.30	4.65
4.	220.00	4.40	8.80	8.80	4.40
5.	210.00	4.20	8.40	8,40	4.20
6.	210.00	4.20	8.40	8.40	4.20
7.	202.50	4.05	8.10	8.10	4.05
8.	174.65	3.50	7.00	7.00	3.50
9.	231.25	4.65	9.30	9.30	4.65
10.	231.25	4.65	9.30	9.30	4.65
11.	247.43	4.95	9.90	9.90	4.95
12.) 13) 14)	as per Previous order dt.13.1.83 in R.V.No.NAP-34/ 30/81-82.				
15.	590.00	11.80	23.60	23.60	11.80
16.	510.00	10.20	20.50	20.40	10.20
17.	470.25	9.40	18.80	18.80	9.40
18.	470.25	9.40	18.80	18.80	9.40
19.	470.25	9.40	18.80	18.80	9.40
20.	470.25	9.40	18.80	18.80	9.40
21.	470.25	9-40	18.80	18.80	9.40
22.	470.25	9.40	18.80	18.80	9.40
23.	470.25	9.40	18.80	18.80	9.40
24.	545.96	10.90	21.80	21.80	10.90
25	253.68	5.06	10.10	10.10	5.05
26.	231.00	4.60	9.20	9.20	4.60
27.	231.00	4.60	9.20	9.20	4.60
28.	231.00	4.60	9.20	9.20	4.60
29.	231.00	4.60	9.20	9.20	4.60
30.	231.00	4.60	9.20	9.20	4.60
31	231.00	4.60	9.20	9.20	4.60
32.	231.00	4.60	9.20	9.20	4.60
33.	231.00	4.60	9.20	9.20	4.60
34.	227.12	4.55	09.10	09.10	4.55.
35	227.12	4.55	9.10	9.10	4.55
36.	227.12	4,55	9.10	9.10	4.55.
37.	227.12	4.55	9.10	9.10	4.55.
38.	227.12	4.55	9.10	9.10	4.55.
39.	227.12	4.55	9.10	9.10	4.55.
40.	227.12	4.55	9.10	9.10	4.55.
41.	227.12	4.55.	9.10	9.10	4.55.
42.	227.12.	4.55.	9.10	9.10	4.55.
43.	237.00	4.75	9.50	9.50	4.75
44	286.37	5.70	11.40	11.40	5.70
45	227.12	4.55	9.10	9.10	4.55
46	227.12	4.55	9.10	9.10	4.55.
47	227.12	4.55.	9.10	9.10	4.55.
48	227.12.	4.55.	9.10	9.10	4.55.
49.	227.12.	4.55.	9.10	9.10	4.55.
50.	227.12.	4.55.	9.10	9.10	4.55.

...2

Office of the COLLECTOR Akola
For Private Use Certified Copy is free for encative
Head Copyist Collectorate, Akola
Certified Copy
Head Copyist
Collectorate Akola



PROPOSED RESIDENTIAL LAY-OUT PLAN IN
TQ & DIST.-AKOLA
FOR GURUKRUPA SHASKIYA KARMACHARI SAHAKAR


AREA ST
TOTAL ARE
TOTAL ARE
TOTAL ARE
TOTAL ARE
PLOT
BUILDING LINE
7·50M.
SHOP PLOT
DUST BIN.
EXISTING S.L.
9·0M ROAD
9·0M ROAD
9·0M
SERVICE LANE
EXISTING
APP. LAY OUT IN S.NO.73
MALKAPUR
27/95-96
9 NO. 3/1 OF MALKAPUR
LAY-OUT PLAN

AREA STATEMENT

TOTAL AREA UNDER CONV.	(2.10 HECT.)	21000.00 SQM
TOTAL AREA UNDER RESIDENTIAL PLOTS		14402.81 "
		~~14444.06~~ SQM.
TOTAL AREA UNDER OPEN SPACE		2285.00 "
		~~2250.12~~ SQM.
TOTAL AREA UNDER ROADS		4312.19 "
		~~4305.82~~ SQM.

Office of the Collector Section AKOLA

Certified Copy
Head Copyist
Collectorate Akola

PLOT INDEX

PLOT NOS	AREA IN SQ.M.	AREA IN SQ.FT.	PLOT NOS	AREA IN SQ.M	AREA IN SQ.FT.
1	216 00	2324.16	17 TO 23	470.25	5059.89
2	245.25	2638.85	24	545.06	5864.87
3	233.75	2515.15	25	253.68	2729.67
4	220.00	2367.20	26 TO 33	231.00	2485.56
5 & 6	210.00	2259.60	34 TO 42	227.12	2443.86
7	202.50	2178.90	43	237.00	2550.12
8	174.68 ~~223.43~~	~~2404.18~~	44	286.37	3081.39
9 & 10	231.25	2488.25	45 TO 52	227.12	2443.86
11	247.43	2662.52	53	335.62	3611.32
5	590.00 ~~582.60~~	~~6267.79~~	DUST BIN SHOP PLOT	222.18	2390.73
6	510.00	5487.60			
TOTAL				~~4444.06~~ 14402.81	~~15541.16~~

SANCTIONING AUTHORITY :

Sanctioned as amended in Red
and Subject to conditions mentioned in
Online Letter No. ZP/AKL/CR01/4105/22 dt 3
22/8/22.

Assistant Director of
Town Planning AKOLA

LAY-OUT PLAN

N

SCALE 1:500

APPROVED

DRAWN BY

DILIP JADE
B. Arch. M. I. E. A. A.I.I.A
CA/80/10135
Architect, Landscape
& Interior Designer

POISON
Mumbai: A
died due