



Akola Municipal Corporation
APPROVAL TO AMALGAMATION OF LAYOUT
PLOTS AND SUB-DIVISION



Proposal Number : 70551

Approval No. : DDMCO/SA/2024/APL/01576

Proposal Code : DDMCO-24-77783

Date : 26/09/2024

To,

- i).,rajesh Hotaldas Gurbani Huf
AKOLA
- ii) Gulfam Shaikh (Architect)

Sir/Madam,

With reference to your application No DDMCO202400521, dated 03-08-2024 for the amalgamation and subdivision of plots, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section - , in respect of land bearing City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. .,SR NO-22/2 NAZUL SHEET NO-70, Final Plot No. , mauje AKOLA , situated at Road / Street 9.00 of plots no NAZUL PLOT NO-7/60/A,NAZUL PLOT NO-7/59 , It is to inform you that, land amalgamation and subdivision proposal is hereby approved, subject to the following conditions:

1. This permission does not entitle you to develop the land which does not vest in you.
2. Before seeking building permission 7/12 extracts shall be separated as per approved subdivision plots. Or Before seeking building permission 7/12 extracts shall be amalgamated as per the approved Amalgamated plot

Signature valid

Digitally signed by Ghanshyam W. Rao Waghade
Date: 2024.09.29 13:38:33 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Akola Municipal Corporation
Project Code: DDMCO-24-77783
Application Number: DDMCO202400521
Proposal Number: 70551
Certificate Number: DDMCO/SA/2024/APL/01576



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Akola Municipal Corporation,

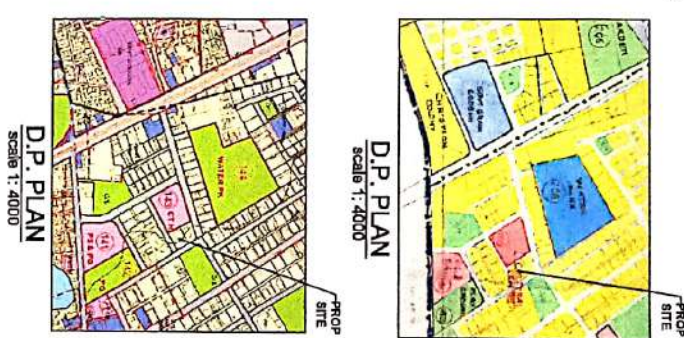
Project Details

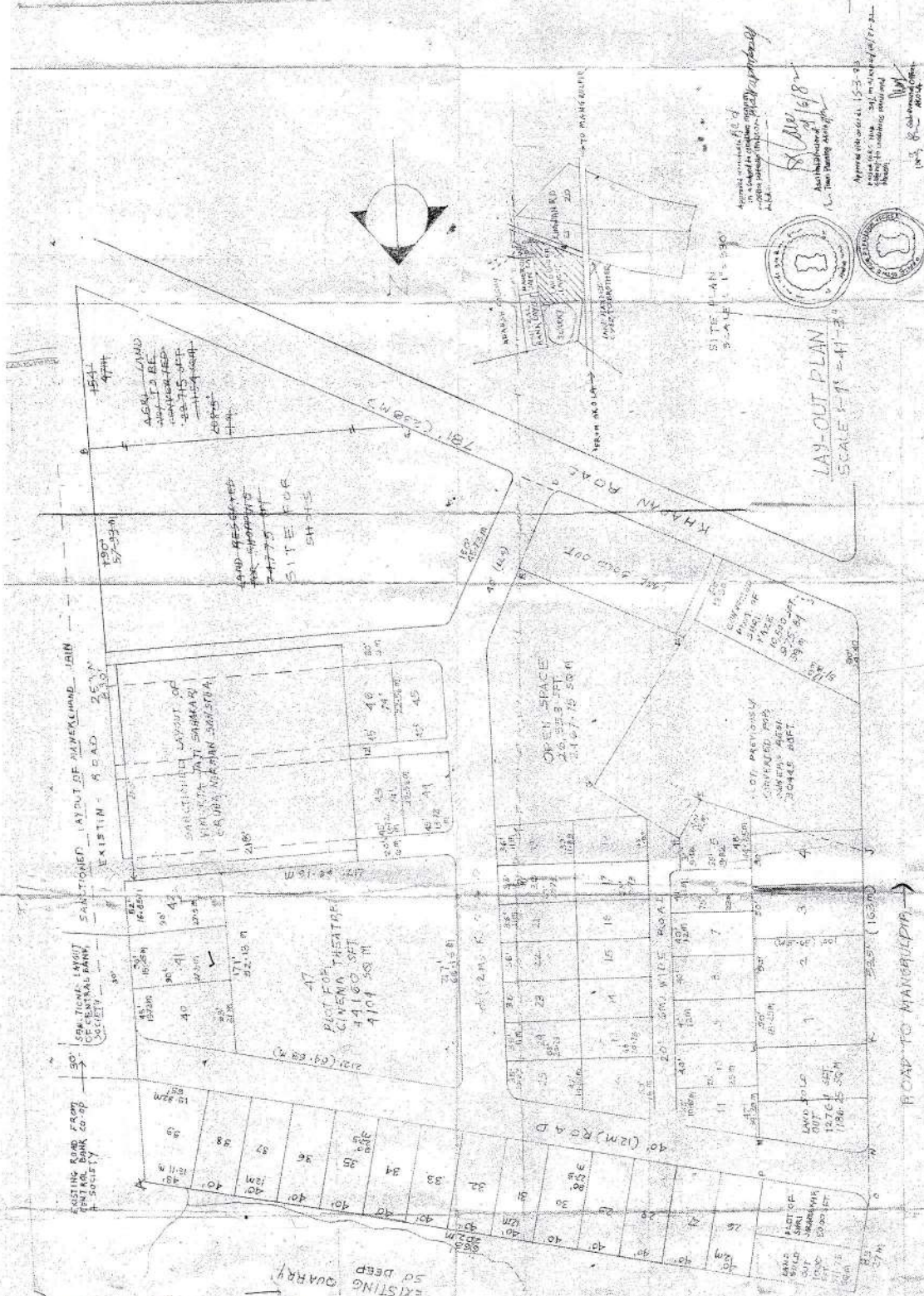
Project name - design-services	Project start - 01/01/2000
Task type - Business Dev - Proj	Task start - 01/01/2000
Location - Hongkong	Task end - 01/01/2000
Name of vendor - United Kingdom	Task status - Completed
Task name - Assignment	Task priority - 10
By To: Agency No. - 10	Task type - 10
Task - Lead time	Task type - 10
Task description - Lead	Task type - 10
Task type - 10	Task type - 10
Task type - 10	Task type - 10

Order Details			
Order Name	Postal Address	Contact Number	
Equestre Medals Order MJP	"New Coventry" Drayton, Notts, Notts, Leic +440115 741 56789	88577618261	

Order items

Owner Name	Postal Address	Contact Number
Rajeev Mohandas Durairaj H/19	Near Convent Dharmu Nalla Akula Akula 444001, Visakhapatnam	9807921001

[illegible]



SCHEDULE OF PLOT AREAS

PLOT NO	AREA IN SQ. METER	AREA IN SQ. FT	AREA IN SQ. YD
1	170.4	461.68	47.16
2	34.11	91.17	9.17
3	30.75	78.88	8.57
4	30.75	78.88	8.57
5	30.75	78.88	8.57
6	30.75	78.88	8.57
7	30.75	78.88	8.57
8	30.75	78.88	8.57
9	30.75	78.88	8.57
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35	30.75	78.88	8.57
36	30.75	78.88	8.57
37	30.75	78.88	8.57
38	30.75	78.88	8.57
39	30.75	78.88	8.57
40	30.75	78.88	8.57
41	30.75	78.88	8.57
42	30.75	78.88	8.57

STATEMENT OF AREA

TOTAL AREA IN OWNERSHIP 114.306 = 535.087 SQ. FT.

DEDUCTIONS:

1. AREA CONVERTED FOR CHURCH RESIDENCES = 304.65 SQ. FT.
2. AREA CONVERTED FOR VIKRAMA JATI SOCIETY = 4.25 SQ. FT.
3. AREA CONVERTED FOR VIKRAMA JATI SOCIETY = 4.25 SQ. FT.
4. AREA CONVERTED FOR VIKRAMA JATI SOCIETY = 4.25 SQ. FT.
5. AREA UNDER RESERVATION OF SHOPPING = 21.75 SQ. FT.
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40. AREA UNDER RESERVATION OF SHOPPING = 21.75 SQ. FT.
41. AREA UNDER RESERVATION OF SHOPPING = 21.75 SQ. FT.
42. AREA UNDER RESERVATION OF SHOPPING = 21.75 SQ. FT.

PROPOSED RESIDENTIAL LAYOUT IN
S.NO. 22/2 OF M. MAHAPUR DIST. AKOLA
OWNED BY SHRI KASHIRAM J. YESHWANTHRAO
WATURIKAR, AKOLA.

APPLICANT
ON 4.9.1949

Copy of Order dated 15/3/83

In the Rev. Case No. NAP-34/Malkapur 366/81-82

Applicant :- Shri. Kashinath Yeshwantrae Wathurkar,

Date of final order :- 15/3/83

In the Court of Shri B.G. Hagney. Sub-divisional Officer,
Akola.

1. Revenue Case No. NAP-34/Malkapur 366/81-82.

Applicant :- Shri Kashinath Yeshwantrae Wathurkar,
r/o Akola T & Distt. Akola.

(Order)

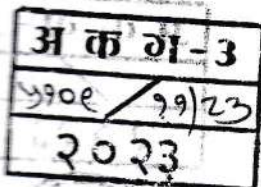
(Passed this 15th day of March 1983)

Application is made under Section 44(1) of the Maharashtra Land Revenue Code, 1966 by the applicant for permission to convert of agricultural land measuring 7.000 acres from F.S.N 22/2 of village Malkapur Te. & District Akola for non agril. purpose i.e. for residential purposes.

2. The applicant have furnished the following document alongwith the application.

1. Copy of 7/12
2. Copy of Tipan Utara.
3. Copies of Layouts.

3. The layout furnished by the applicant was referred to the Assistant Director of Town Planning, Akola vide this officer letter dt. 8/4/82. The Asstt Director of Town Planning Akola has returned the layout to this court and requested to submit the revised layout alongwith requisite documents for his remarks vide his letter dt. 6/5/82. The applicant has furnished the revised layout in this court on 17/5/82, which



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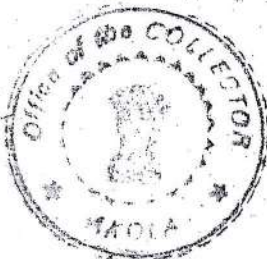
(i) The applicant has posses land measuring 12.26 acres from F.S.No. 22/2 of village Malkapur Tq. and Distt.Akola and he wants to converts only 7.08 acres of land, the remaining land he does not want to convert for non agricultural purposes. The land proposed to be converted is less than 8 acres and he supposed to keep more than 10 % of land as open space for construction of school building. The intention of applicant appears to be malafide and defeat to the rule.

(ii) As per existing high way traffice rule it is necessary to kepp a 40' wide service road alongwith State High Way and thus the applicant has not follow rule.

(iii) In the proposed layout the applicant has reserved 44160 Sq. Ft. space for construction of Cin Thether in the middle of layout bue he has not obtai the Cinema Licence from The Govt.

(iv) The Nox Objection Certificate has not been obtained by the applicant from the M.S.E.B.Akola.

4. As per order by the then Sub Divisional Akola in R.C.No. NAP/34/Malkapur/66/81.82 on 31.7.82 The applicant has preferred an appeal in the court the Resident Dy.Collector,Akola which is regist Revenue Appeal No. NAP/34/Malkapur/56/82.83. careful consideration of the case the Resident Dy. Collector,Akola has allowed the appeal of the apol on 10.11.82 and remanded the case to this court fresh enquiry and disposal according to law wi to consider the legal position in the instant decided the case within 90 days from the date order.



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Malkapur Akola

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5. On remand of the case record from the Resident Dy. Collector, Akola the applicant has filed his written statement alongwith No. Objection Certificate of M.S.E.B. Akola which has been placed on record.

6. I have seen the spot and found that the site proposed for conservation is suitable for residential purposes

7. The land to be converted falls ~~entire~~ⁱⁿ naxul perimeter and hence the non agril assessment at the rate of Rs. 00.08 paise per Sq. meter shall be charged subject to the revision of assessment.

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

9. I, therefore, under section 44(2) of the Maharashtra Land Revenue code, 1966, grant permission to the applicant to convert agricultural land measuring 7.08 acres from F.S.No. 22/2 of village Malkapur Tq. and Akola for laying out residential plots subject to the following conditions:-

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

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

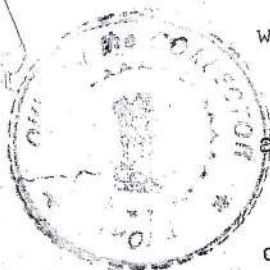
3. The applicants shall convert the land within one year and communicate to this court and the Tahsildar Akola, the date of actual commencement of non-agricultural use within thirty days from such date, failing which applicants shall be liable for punishment as per Rule of the Maharashtra Land Revenue (Conversion of Use of Land and Non-agricultural Rules 1969)

4. The applicants shall not modify or make any changes in the approved layout

permission of this

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Head Constable
Collector Akola



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 observed left around the building in a plot shall be as under:-

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

The corner plots front margin from both the sides of road shall be left.

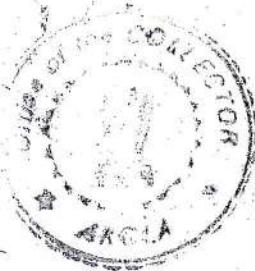
b) the built over area in case of plots falling under the category (i) above shall be not more than 1/3rd of plot area subject to F.S.I. In case of plots falling under category (ii) above, the built over area shall not exceed 4/10th of plot area.

7. The layout shall be properly demarcated on site in co-ordination with the layouts of surrounding lands already approved and demarcated on site and in co-ordination with existing roads and lanes etc. demarcation of layout final approval shall be of the office of the Asstt. Director of Town Planning and the local authority to the layout plan prepared on the basis of demarcation on site;

8. The roads and drainage shall be constructed first as per specifications and handed over to Council Akola, Shivajinagar prior to the disposal of plot.

9. The land reserved in layout shall be permanently kept open free from any structure for public use and shall be vested with local authority at the cost of the owner.

10. The building plans of the proposed building in the layout shall be in accordance with the bye-laws and the same shall be get approved by the local authority before any construction.



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Head Copyist
Collectorate Akola

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disposal shall be made in such a way so as not 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 Maha. Land Revenue Code, 1966.

13. It shall be lawful for the S.D.O. Akola by any other officer authorised by him to direct the removal or alteration of any building or structure created or used contrary to the conditions 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 ~~applicant~~ plots as as arrears of land revenue.

14. The land in question falls ~~out of~~ the M.C. perimeter and hence the conversion tax shall ~~not~~ be levied.

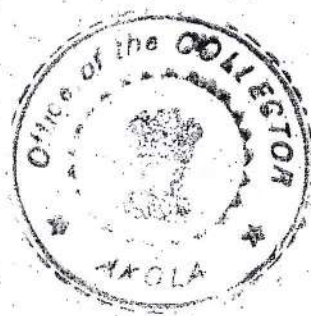
15. The building bye-laws of the G.P. Malkapur shall be binding.

ole J Sub Divisional Officer
Akola.

Copy W/Cs to the
Asstt. Director of Town Planning, Akola.

1. Tahsildar, Akola/Talathi Malkapur/Sarpanch G.P.
Malkapur and applicant.

ole R Sub Divisional Officer
Akola.



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Collector's Office Akola

S T A T E M E N T ' A '

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Sr. No of plot	area in Sq. meter	Non-agric assessment at the rate of 00.08 paise per Sq. meter charged.
1.	464.68	37.20
2.	464.68	37.20
3.	464.68	37.20
4.	464.68	37.20
5.	317.00	25.70
6.	285.70	22.80
7.	278.81	22.40
8.	278.81	22.40
9.	278.81	22.40
10.	278.81	22.40
11.	285.78	22.80
12.	334.95	26.80
13.	227.50	18.20
14.	227.50	18.20
15.	227.50	18.20
16.	227.50	18.20
17.	227.50	18.20
18.	246.47	19.60
19.	237.00	19.00
20.	227.50	18.20
21.	227.50	18.20
22.	227.50	18.20
23.	227.50	18.20
24.	227.50	18.20
25.	259.11	20.80
26.	334.57	26.80
27.	334.57	26.80
28.	334.57	26.80
29.	334.57	26.80
30.	334.57	26.80
31.	334.57	26.80
32.	334.57	26.80
33.	334.57	26.80
34.	334.57	26.80

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	451.67	36.20
39.	476.76	38.20
40.	418.22	33.40
41.	435.00	34.80
42.	309.48	34.80
43.	309.48	34.80
44.	309.48	34.80
45.	309.48	34.80
46.	4104.00	328.40.
47.		

Total

o/c & *May*
Sub.Divisional Officer,
Akola.



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Deputy Commissioner,
Akola