(15)

In the Court of Shri T.K. Deshmukh,
Sub-Divisional Officer, Amravati.

R.C No NAP-34/ Shegaon- 34/198283.

1. Pandurang s/o Shamrao Ingale,
2. Rambhau s/o Kesheorao Alkari,
both of Amravati. ... Applicants.

O R D E R.

(Passed on this 31st day of December, 1982)

This case has been started on presentation of an application by the above named applicants for conversion of agricultural land measuring 4 acres (1.62 hectares) of field SNo 45, assessment Rs8.50 of village Shegaon, taluq and district Amravati for non-agricultural purpose i.e for residential use, under section 44 of the Mah. Land Revenue Code, 1966. The applicants are the tenureholders of the suit - land.

2. The applicants have filed alongwith the application a copy of Record of Rights, tipan utara in duplicate and copies of the layout plan of the land proposed for conversion.

The layout plan proposed by the applicant was forwarded to the Assistant Director of Town - Planning, Amravati for his opinion in the matter. The Assistant Director of Town Planning, Amravati under letter No TPVA: CONV. SHEGAON / 3677 dt. 15-12-82 has stated that his office has no objection to recommend the layout plans for approval as revised and to - grant the permission for conversion of the land -

P.T.O..2

जि. का. अमरावती
अभिलेख नोंदणी क्र 644

जिल्हाधिकारी कार्यालय
नायकल विभाग, अमरावती
सत्यमेव जयते

under layout subject to the conditions mentioned - therein.

3. The applicant- Pandurang Shamrao Ingale has been examined. It is stated that the - applicants own 4 acres of land out of field S.No 45 of village Shegaon and want to convert the same for non-agricultural use i.e for laying out plots. It is stated that the applicants are ready to abide themselves by the conditions imposed by the Town Planning Officer Amravati and those of the Conversion order. It is further stated that there are no Govt. or private encumbrances on the suit land. It is stated that the suit land is in possession of the applicat and that it is within - 1 k.m from Municipal limit. It is futther stated that the applicants are ready to pay the non-agricultural assessment and conversiontax as fixed. Thus the - applicant sought permission for non-agricultural - permission.

4. In the light of the above observations and in view of the recommendation of the Assistant - Director of Town Planning Officer, Amravati, necessary permission for conversion of the agricultural land measuring 4 acres (1.62 hectares) of S.No 45, assessment Rs 8.50 of village Shegaon, taluq & district Amravati for non-agricultural purpose i.e residential use, is hereby granted to the applicants u/s 44 of - Maharashtra Revenue Code, 1966 subject to the following- conditions.

(i) The transaction shall not be speculative purpose.

(2) All the plots in the layout except the site - reserved as open space shallbe used for residential - purpose only.

(3) No plot frmm the layout shall be sub-dividdd in future.

(4) The plots shall be demarcated on site as per the approved layout and if there is any change thex same shal be got approved from the competent authority.

(5) The open space proposed int the layout shall not admeasure lessthan 10% of the land under layout. Moreover, plots fronting 100 ft. wide road shnuld not be less than 5000 sq.ft. in area and remaining plot should be minimum 3000 sq.ft.

(6) The site reserved as open space in the layout shal be used for the said purpose only. It shall be transferre to Revenue Department and shall be vested in local author ty for maintenance.

(7) The roads, lanes, drains and culverts shall be constr cted by the applicants as per the specifications of the local authority or otherwise as directed by Revenue - authority and shall be vested in local authority for - maintenance prior to disposal of any layout plot.

(8) The roads in the layout and openspace will be the - public property and shall be freely allowed to be used - by the public and also by the adjoining landowners when they apply for conversion of their lands.

(9) The Building regulatinns laid down in schedule III Part II of the Mah. Land Revenue (Conversion of use of - land and non-agriculturdl assessment) Rules, 1969 shall be followed for construction purpose inthe layout plot.

(10) In all other respects bye-laws of the local authority shall be followed.

(11) The grantees shall not make any addition or alteration to the layout without permission of and without getting approval thereof from the competent authority.

(12) The grantees shall be bound to execute a sanad in the form provided in form V appended to the Mah. Land Revenue (Conversion of use of land and non-agricultural assessment) Rules, 1969 embodying therein all the conditions of this order.

(13) If the grantees contravene any of the conditions of this order and those in the sanad, the S.D.O without - prejudice to any other penalty to which the grantees may be liable under the provisions of the Code and continue - the said occupation of the said grantees on such assessment as he may direct.

(14) Notwithstanding anything contained in clause 13 above, it shall be lawful for the S.D.O to direct - removal or alteration of any building or structure - erected or used contrary to the conditions of this grant within such time as is specified in this behalf.

(15) The applicant will have to inform the date of conversion ofthe land to the Tahsildar through the - talathi within one month from the date of conversion failing which the applicants will be liable to penalty as will be imposed by this Court.

(16) The applicants will have to commence the - conversion of land within one year, else the permission granted shall be deemed to have lapsed unless the time is extended.

5. The land involved in this case is within 1 k.m from Municipal limit. Hence Conversion tax is leviable. According to the rates published in the Official Gazette dt. 26-8-71 the village Shegaon falls under class I villages with the rate of assessment @ 2 paise per sq.metre. The area under residential plots, roads & lanes and public open space is as under

(i) Area under residential plots :- 1,76,69 sq.ft. i.e 10,935 sq.metres

(ii) Area under roads & lanes:- 39,012 sq.ft.

(iii) Area under open space :- 17,538 sq.ft.

As required by section 117 of Mah. Land Revenue Code, 1966 area under roads, lanes and public open space is exempted from payment of non-agricultura assessment. The applicants are, therefore, liable to pay the non-agricultural assessment on ana area measuring 10,935 sq.metres under residential plots @ 2 paise per sq.metre per annum, which comes to Rs 218.70 (rupee two hundred eighteen and paise seventy) only. It is, therefore, fixed accordingly. The applicants are liable to pay the Conversion tax equal to three-times the assessment i.e Rs 656.10 (rupees six hundre fifty six and paise ten) only. The applicantsshall pay the Conversion tax of Rs 656.10 within one month from the date of this order, else the permission granted shall have to be cancelled. The applicants shall pay the cesses according to law on the annual non-agril. assessment . The applicants shall pay the Measurement

Measurement fee of Rs50/- (rupees fifty) only - immediately.

6. The non-agricultural assessment as - fixed now shall be subject tox revision in accordance- with subsequent Govt. rates and the applicants shall- have to pay the revised non-agricultural assessment- and difference, if any, on revision thereof.

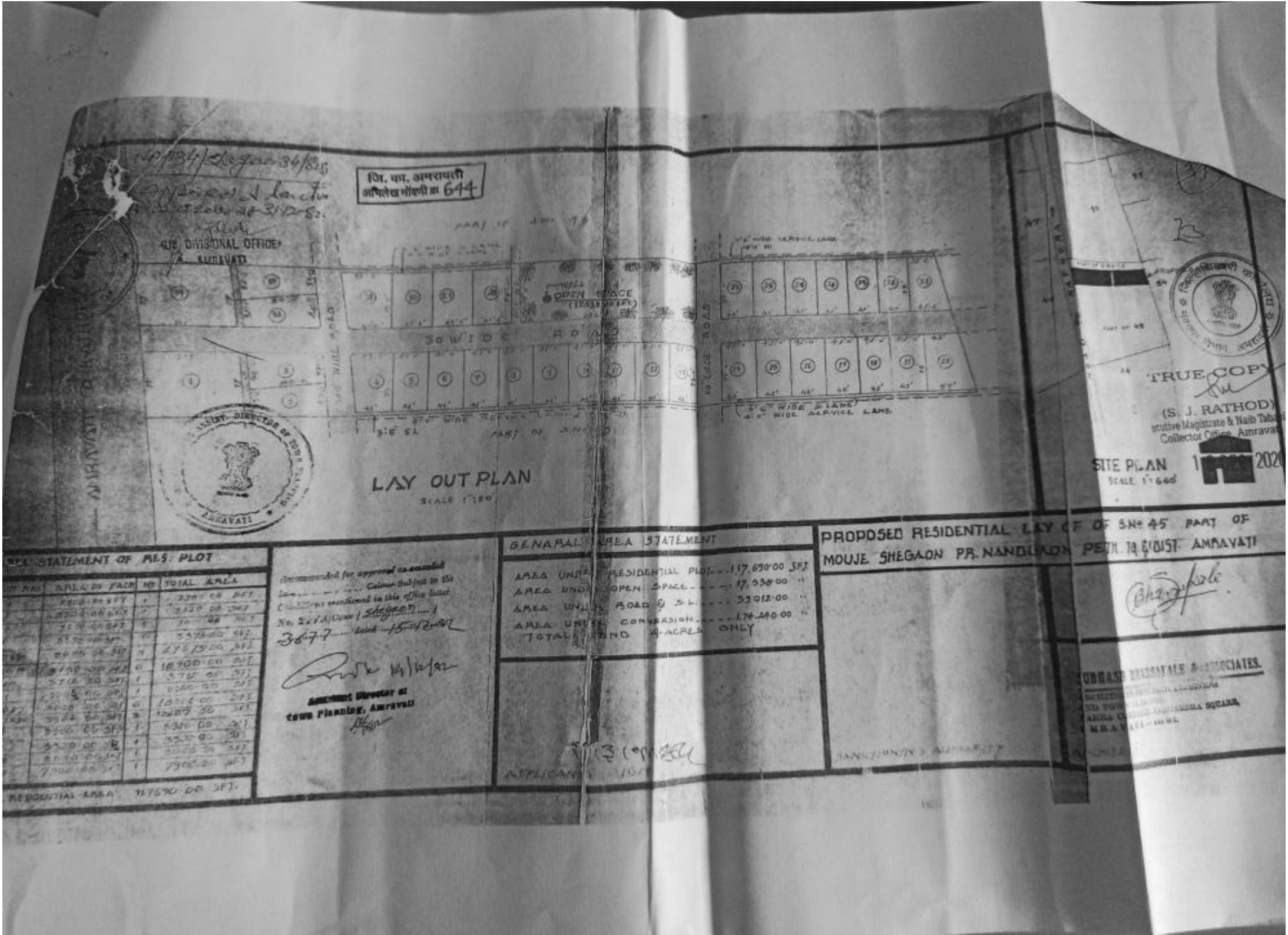
(T.K. Deshmukh)
Sub-Divisional Officer,
Amravati.

Copy forwarded to the Tahsildar, Amravati for information and necessary action. A note- of this order should be taken in the relevant register- for effecting recovery of non-agricultural assessment & cesses leviable and recover the same according to law.

(T.K. Deshmukh)
Sub-Divisional Officer,
Amravati.

TRUE COPY

(S. J. RATHOD)
ecutive Magistrate & Naib Tahasildar
Collector Office, Amravati
16 DEC 2020


जि. का. अमरावती
अभिलेख नोंदणी क्र 644
SUB DIVISIONAL OFFICER
A. AMRAVATI
PART OF SY. NO. 45
OPEN SPACE
30'-0" WIDE ROAD
40'-0" WIDE SERVICE LANE
LAY OUT PLAN
SCALE 1"=20'
ASSTT. DIRECTOR OF TOWN PLANNING
AMRAVATI
STATEMENT OF RES. PLOT
TOTAL AREA
RESIDENTIAL AREA 117650.00 SFT.
Recommended for approval as amended
Column subject to the
conditions mentioned in this office letter
No. 2274/Cons/Shegaon/1
3677 dated 15-12-92
Assistant Director of
Town Planning, Amravati
GENARAL AREA STATEMENT
AREA UNDER RESIDENTIAL PLOT - - - 117650.00 SFT
AREA UNDER OPEN SPACE - - - - 17538.00 "
AREA UNDER ROAD & S.L. - - - - 33912.00 "
AREA UNDER CONVERSION - - - - 174240.00 "
TOTAL LAND 4 ACRES ONLY
APPLICANT
PROPOSED RESIDENTIAL LAY OF OF S.No 45 PART OF
MOUJE SHEGAON PR. NANDGAON PETH TA. & DIST. AMRAVATI
TRUE COPY
(S. J. RATHOD)
Executive Magistrate & Naib Tahsildar
Collector Office, Amravati
SITE PLAN
SCALE 1"=660'
SUBHASH BHIVAPATE & ASSOCIATES.