

1. In the Court of Shri S.R. Satarkar, Sub-Divisional Officer,
Amravati.

Revenue case No. 19/2/72-73 of Rajapeth.

Name of applicant :- Kawiswar s/o Laxman Bobade of
Amravati.

O R D E R

(passed this on 16th day of June, 1973)

The applicant Shri Kawiswar s/o Laxman Bobade resident of Amravati has applied under sub-section 1 of section 44 of M.L.R. Code, 1966 for conversion of land as detailed below for non- agricultural purpose namely residential xxxxxxxx houses.

Village.	S.No.	Total area. A.G.	Area applied for conversion. A.G.
Rajapeth.	57/2	6-15	<u>3-36</u>

2/- The applicant has proposed a layout which was forwarded to the Assistant Director of Town-planning, Amravati and the layout in question has been approved by the Town-planning department vide its letter No. TPVA/Conv/Rajapeth/917 dated 29-3-73. Also the applicant has got approved the lay out plan from the Municipal Council, Amravati vide its resolution No. 21 dated 19-3-73 which is placed on the case record. The field in question has duly measured by the applicant and the measurement plan is along with case record. The applicant is the owner of the land in question and his name is recorded as owner in the R of R. The layout in question has been duly approved by the Town-planning department as well as Municipal Council, Amravati and as such there is no difficulty to grant permission to the applicant to use the land for N.A. use i.e residential purpose.

C220/852/207 (33) 2)

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-2-

3/- I, therefore, ^{grant} permission to the applicant to convert land measuring ^{A. G.} 3.38 from S.No. 57/2 of Rajapeth towards non-agricultural purpose i.e residential purpose as provided in clause C xxv sub-section 2 of section 44 of the Maharashtra Land Revenue 66 subject to the following conditions.

1) The measurements as mentioned on the layout plan should be feasible at the time of demarcation of the layout on site.

2) All the plots except well plot and that designated for open use shall be used for residential purpose only.

3) The well plot and that designated for open space i.e plot No. 19 & 30 respectively, shall be kept permanently open and vested in Local authority i.e Municipal Council, Amravati for maintenance.

4) The applicant shall not sell out or lease out any of the plots from the layout unless the roads, lanes, drains, culverts etc are constructed as per specifications of the local authority.

5) The roads, lanes, drains, culverts etc. could be vested in the local authority for maintenance.

6) For the construction buildings in the plots of the layout, the building regulations as stipulated in schedule III of part II of Maharashtra Land Revenue (Conversion of use of land) Rules 1969 shall be followed.

7) In all other matters the Building byelaws of the Municipal Council, Amravati shall be followed.

8) No plot from the layout shall be further sub-divided.

9) The applicant shall use the land for residential purposes within one year from the date of this order, otherwise the permission granted shall be deemed to have lapsed.

4/- The applicant shall be liable to pay altered yearly

N.A. assessment as ~~xxx~~ determined as follows :-

Standard rates fixed by Government as published in the official Gazette dated 24-6-71. Standard rates in respect of S.No. 57/2 of Rajapeth has been published in the official Gazette dated 24-6-71 and the non-agricultural assessment per Sq. metre is 15 paise. The area under residential use is 103638 Sq. ft. As calculated the non-agricultural assessment at the rate prescribed would come to Rs 1444.20

(35) 20

I, therefore fix yearly N.A. assessment Rs 1444-20
(Rs One thousand four hundred forty four and paisa twenty
only. The yearly N.A. assessment so fixed shall be leived
from the date on which land is actually used for non-agricultu-
ral purpose.

(S.R. Satarkar)
Sub-Divisional Officer,
Amravati.

- 1/- Copy forwarded to the Chief Officer, Municipal Council,
Amravati for information and necessary action.
- 2/- Copy forwarded to the Assistant Director of Town-Planning
Amravati for N.A.

Sd/-
Sub-Divisional Officer,
Amravati.

TRUE COPY

(S.G. GUJAINKAR)

Executive Magistrate & District Collector
Collector Office, Amravati

13 APR 2017

