THE COURT OF SUB-DIVISIONAL OFFICER,
AKOLA.

Revenue Case No. 23/2/1969-70 of Sukapur

Applicant : 1) Shri H.G. Shrivatsao
2) " S.G. Shrivatsao
3) " R.B. Shrivatsao
all of Akola.

: ORDER :

(Passed this 30th day of October 1972)

This is an application made under Section 44(1) of the Maharashtra Revenue Code, 1966, by Shri H.G. Shrivatsao & others of Akola Tq. & District, Akola. The applicant intends to convert his agricultural land S.No. _____ Area 13 acres 15 guntha situated in Sukapur for residential /Commercial/ ~~Industrial~~ purpose.

2. The applicant has furnished following documents alongwith the application.

i) Copy of Record of Rights of S.No. 7
ii) Tipan Utara.
iii) Cro-Statement for the year(s) _____
iv) Layout.

3. The layout furnished by the applicant was referred to the Assistant Director, Town Planning, for his remarks. He has finally approved the layout as per his letter No. 1216 21.26.5.72 & 2678 dated 6.10.72. The Municipal Council, Akola, has also accorded its approval to the layout by its resolution No. 12 passed on 10.6.72 in its general meeting.

4. The applicant has also undertaken to abide by the conditions to be imposed while granting the permission to convert the land.

5. The land to be converted falls within the Nagul Perimeter and as such the non-agricultural assessment at the rate of 0.08 paise per square metre shall be charged.

6. After going through the case record, I see no objection to grant the necessary permission to divert the said land.

..2..

For Private Use
Court-fee not affixed
[signature]
Head Copyist

7. I, therefore, grant permission to the applicant under Section 44(2)(c) of the Maharashtra Land Revenue Code, 1966, to divert agricultural land measuring 45,204.37 sq.ft. out of S.No. 7 of Sukaba for non-agricultural purpose on following conditions.

1. The applicant shall use the land only for the purpose for which permission has been granted.

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

3. The applicant shall communicate in writing to the Tahsildar, Akot, and Nazul Tahsildar, Akola, the date of actual commencement of non-agricultural use, within thirty days from such date. Failing this, the applicant shall be liable for a punishment as per Rule 6 of the Maharashtra Land Revenue (Conversion of Use of Land and Non-agricultural Assessment) Rules, 1969.

4. The applicant shall not modify, after 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. While making construction margin as shown below shall be left in case of each plot.

A) Front. - 15 feet
B) Either side - $>\frac{1}{2}$ feet
C) Rear. - 10 feet

7. The built up area in any plot shall not exceed 1/3rd of the total area of such plot. The building shall not have more than three storeys including ground floor.

8. There shall be only one main building on any plot and the distance between any two buildings shall not be less than 20 feet.

9. The lane, roads, drains and open spaces(reserved for garden play grounds) shall be developed to the satisfaction of the Municipal Council, Akola, and shall be handed over to the Municipal Council, Akola, free of cost.

...3...

For Private Use
Complete not allowed
Head Copyist

10. The applicant shall not sell, dispose of, any plot or construct any structure on any of the plots before first developing and constructing lane, drains, roads, etc.

11. The applicant shall bear the cost of construction of the drains as will be determined by the Municipal Council, Akola, and any agreement to that effect shall be executed at the cost of the applicant.

12. No inflammable material shall be used while constructing building and all construction should be of permanent nature.

13. The apulicant shall commence the non-agricultural use of the said land within a period of one year from the date of this order, failing which this permission shall be liable for cancellation.

14. The permission is liable to be cancelled if any information given at the time of application and enquiry is found to be incorrect.

15. The breach of any of the conditions mentioned-above shall result in revocation of the permission and imposition of penalties as provided under Section 45 of the Maharashtra Land Revenue Code, as if the non-applicant's use was unauthorised.

16. It shall also be lawful for the Sub-Divisional Officer, Akola, to direct the removal or alteration of any building or structure erected 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 it done at Government cost and xxxxx recover the cost of carrying out the same from the occupant of the plot as an arrears of land revenue.

17. The applicant shall give written intimation to the Nazul Tahsildar regarding any transfer of any plot with particulars like full name, address etc. of such transferee. The copy of such intimation be given to the Sub-Divisional Officer, Akola.

18. The building by-laws of Municipal Council, Akola shall be binding.

19. The applicant shall execute a bond in Form Y.

S. K. [illegible]
Sub-Divisional Officer,
Akola.

Copy to :-
1. [illegible], Akola.
2. Chief Officer, Municipal Council, Akola
3. Nazul Mamlatdar, Akola
4. Talathi, Sinkapur through Tahsildar, Akola

for information and necessary action with reference to his letter No. [illegible] dated [illegible]. Copy of approved layout and statement in Form 'A' for the non agriculture assessment.

S. K. [illegible]
Sub Divisional Officer
Akola