

24 November 1966
28

Subject: Lands Bombay Suburban District

plot No.17 T.P.S.VI of Santa Cruz
Request for grant of
for service industries

MEMORANDUM

The undersigned presents compliments to the Additional Collector, B.S.D. and with reference to the correspondence ending with his letter No. ✓LND-SR-II/959, dated 22nd September 1965 on the above subject is directed to state that after scrutiny and careful consideration of all the applications received, Government has decided to grant the sub plots in the above mentioned plot to the applicants who have offered to construct Industrial Estate on those plots for providing accommodation to different service industries catering the need of locality. Accordingly Government is pleased to direct that the plots in question should be allotted to the following parties subject to the conditions laid down in the next para.

<u>Sr.No.</u>	<u>Name of the party</u>	<u>Plot Nos.</u> <u>proposed</u>	<u>Total area to</u> <u>be allotted</u>	<i>actually area handed over</i>
1.	Shri Naraindas B.Kakkad	1,2,3	1657.88 Sq. Yds.	
2.	M/s Jaykay Construction Co.	4,5,6	1617.54 Sq. Yds.	
3.	M/s K.B.Lal Industries.	7,8,9	1572.21 Sq. Yds.	
4.	M/s Md. Ibrahim and Sons	10,11	1061.10 Sq. Yds.	
5.	M/s Gannan Dunkerlay and Co.	12,13	1177.77 Sq. Yds.	
6.	M/s Fabricon Co.	14,15	1155.55 Sq. Yds.	
7.	To be kept in reserve.	16,17	1154.66 Sq. Yds.	

The grants of the above plots should be subject to the following conditions:

- 1) The grant should be on 99 years lease (with renewal clause) ~~subject to~~ on payment of ground rent at 5% of the full market value as determined by the Deputy Director of Town Planning, Bombay revisable at an interval of 33 years.
- 2) The lessee shall deposit an amount equivalent to one year's ground rent while taking possession of the land from the Collector. The recovery of ground rent should commence after the expiry of two years from the date of possession or from the date of completion of the building whichever is earlier.
- 3) The grantee should fully develop the land by consuming the full F.S.I permissible in the area and set up industrial estate with the approval of the B.M.C. within a period of two years from the date of taking over possession of the land.
- 4) The land should be used exclusively for approved service industries preference being given to such service industries who are obliged to shift their existing industries as per orders of the B.M.C.
- 5) The lessee shall not sublease, sell or any way transfer his interest in the land without prior permission of Government.

contd....2/-

G) The lease shall be subject to other usual conditions to be specified by the collector.

2. The Assistant Director of Town Planning in the Revenue and Forests Department has fixed the provisional value of these plots as under:-

Plot No.	Provisional value proposed.	Plot No.:	Provisional value proposed.
1	2	3	4
	R.		R.
1.	85/- 85/-	10	85/-
2.	85/-	11	80/-
3.	90/-	12	80/-
4.	95/-	13	80/-
5.	90	14	80/-
6.	95	15	80/-
7.	95/-	16	80/-
8.	90	17	85/-
9.	95/-	18	

The deposit of one year's ground rent should be recovered as provisional on the basis of the above valuation and under taking should be obtained from the lessee that he would agree to credit to Government difference if any on the basis of final valuation as made by the Assistant Director of Town Planning.

The Applications received from the various parties are returned herewith. The collector is requested to inform all the parties excepting those mentioned in para 1 above that their request for grant of land has been rejected by Government.

The collector is requested to take immediate action in the matter in accordance with the above Government orders. These orders issued with the concurrence of finance Department, vide its U.O. No. 3337 III, dated 15th October 1966.

By order and in the name of the Governor of Maharashtra.

sd/-

(S.B.Patil)

Under Secretary to the Government of Maharashtra
Revenue and Forests Department.

Copies forwarded to

The Commissioner, Bombay Division Bombay.
The Accountant General Maharashtra, State, Bombay.
The Pay and Accounts officer, Bombay.
The Finance Department.

true copy.

scs/28/1

8 Feb. 1967.

Re: a d...

1) Government Memorandum Revenue and Forests Department
No. LWD.2664/152840-A, dated 28th November 1966.

ORDER

Government land measuring 1155.55 sq. yards comprising of two Sub-plots bearing No. 14, 15 of layout approved by the Town Planning Department from Plot No. 17, Town Planning Scheme VI, Santacruz, Taluka Andheri is hereby granted on lease to M/s Fabricon Company for Service Industries subject to the following conditions:-

- I) The lease shall be for a period of 99 years in the first instant from the date of possession, on payment of ground rent equal to 5% of full market value as determined by the Deputy Director, Town Planning, Bombay revisable at an interval of 33 years. It shall be renewable at the discretion of Government after the expiry period is over.
- II) The lessee shall deposit the provisional annual ground rent amounting to Rs. 4693.35 before taking possession of the land and that the differential if any on the basis of final valuation as made by the Assistant Director of Town Planning shall be paid later, when demanded. The Recovery of the ground rent shall commence after the expiry of two years from the date of possession or from the date of completion of the building whichever is earlier.
- III) The lessee shall fully develop the land by consuming full F. I. permissible in the area and set up Industrial Estate with the approval of Greater Bombay Municipal Corporation within a period of two years from the date of taking over the possession of land.
- IV) The land shall be used exclusively for approved Industries, preference being given to such service Industries who are obliged to shift their existing Industries as per orders of the Bombay Municipal Corporation.
- V) The lessee shall not sub-lease, sell or anyway transfer his interest in the land without prior permission of Government.
- VI) The lessee shall permit the (Government officers) authorities in this behalf by the Collector at all reasonable times to enter upon and inspect any part of the said plot of land.
- VII) The lessee shall pay the rent in advance annual payment on 1st of August in
- VIII) The said land and to Municipal taxation which is now or

