

(97)
No.LND.2676/458018/G-8:

Revenue and Forests Department,
Mantralaya, Bombay - 400 032.

Dated:- 20th January 1977.

Subject :- Bandra-Kurla Complex
Transfer of - to Bombay Metropolitan
Regional Development Authority -

Memorandum:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to his letter, No.C/LND-II-A/220, dated the 29th December, 1976 and in continuation of Government Endorsement of even number, dated the 10th January 1977 is directed to state that land desired by the Bombay Metropolitan Region Development Authority forms part of an area reserved in the Development Plan for sewage purification work, and was transferred to the Greater Bombay Municipal Corporation, under Government Resolution, Revenue and Forests Department, No.LMN.2663/131608-AI, dated the 29th September, 1966. Government is pleased to direct that the orders issued in the aforesaid Government Resolution should be treated as cancelled.

2. Government has decided to allot land measuring 3.856 Hectares out of S.No.4 pt. of Parighkhar and land measuring 5.024 Hectares out of S.No.341 pt. of Handra (as shown in the plan accompanying the Collector's letter No.C/LND-SR-II-WS-1779, dated the 22nd December, 1976) to the Bombay Metropolitan Region Development Authority subject to the payment of occupancy price of the land as may be decided by Government in its sole discretion, as also terms and conditions to be determined by Government in due course of time.

3. The Bombay Metropolitan Region Development Authority has agreed to pay the price of the land as would be determined by the State Government and to abide by the terms and conditions as may be determined by the State Government in its sole discretion. Pending the determination of the occupancy price of the land, and finalisation of the terms and conditions of the grant, there should not be any objection to hand over possession of the land measuring 8.88 Hectares of land (as mentioned in para: 2 above) to the Bombay Metropolitan Region Development Authority.

25 JAN 1977

4. The Collector is requested to submit to Government immediately his detailed report regarding the valuation of the land, and the terms and conditions on which land may be granted to the Bombay Metropolitan Region Development Authority.

5. The orders contained in this Memorandum issue in consultation with Urban Development and Public Health Department and the Finance Department (vide Finance Department

82/NS

P.T.O.

U.O.R. dated the 25th November, 1976 and Urban Development Department's note dated the 6th January, 1977).

By order and in the name of Governor of Maharashtra,

M. H. Shaikh.

(M.H.A. Shaikh)
Desk Officer,
Revenue and Forests Department.

To
The Additional Collector,
Bombay Suburban District, Bombay.
Copy forwarded to:-

The Commissioner Bombay Division,
Konkan Bhavan, New Bombay.

The Municipal Commissioner,
Greater Bombay Municipal Corporation,
Bombay.

The Metropolitan Commissioner,
Bombay Metropolitan Region Development Authority,
18th floor, New Administrative Building,
Madame Cama Road, Opp: Mantralaya, Bombay.

The Urban Development and Public Health Department (with a copy of Government Letter, Revenue and Forests Department (with even number, dated the 10th January 1977) with a request to take further action regarding modification to Bombay Metropolitan Region Development Authority.
G-5 Desk, Revenue and Forests Department (with a copy of Government Letter, Revenue and Forests Department (with even number, dated the 10th January 1977) with a request to take further follow up action regarding allotment of alternate plot to the Greater Bombay Municipal Corporation for sewage purification plant, in consultation with the Bombay Metropolitan Region Development Authority.

The Accountant-General, Maharashtra (I),
Bombay.

The Accountant-General, Maharashtra (II),
Nagpur.

The Finance Department (Exp-10).

1951
Old Bureau House
New York
Date: 10-1-57

MEMORANDUM FOR THE DIRECTOR, BUREAU OF REVENUE AND PROTECTIVE SERVICES
SUBJECT: [Illegible]
[Illegible]
[Illegible]

The Village Metropolitan Regional Development Corporation
has submitted a plan for the development of a 40-acre tract
located in the Village area. The plan provides for the
construction of a 40-unit apartment building and a
community center. The Corporation has requested that the
Bureau of Revenue and Protective Services issue a permit
for the construction of the proposed buildings. The
Corporation has also requested that the Bureau issue a
certificate of occupancy for the proposed buildings.

This office has reviewed the plan and has determined that
the plan complies with the applicable laws and regulations.
The office has also reviewed the Corporation's financial
statements and has determined that the Corporation is
financially sound.

The Village Metropolitan Regional Development Corporation
has requested that the Bureau issue a permit for the
construction of the proposed buildings. The Corporation
has also requested that the Bureau issue a certificate of
occupancy for the proposed buildings.

Very truly yours,
[Illegible Signature]
[Illegible Title]

Approved: [Illegible Signature]
[Illegible Title]

Enclosed for the Corporation are:
1. A copy of the plan showing the proposed buildings.
2. A copy of the financial statements.

cc: [Illegible]

The Corporation is requested to submit the plan showing the
proposed buildings to the Bureau of Revenue and Protective
Services for review. The Corporation is also requested to
submit the financial statements to the Bureau for review.

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submit the financial statements to the Bureau for review.

View of the rebellion and its strength plan

to the Assistant Director of Sales Statistics and Sales Plan
work under direction to his office. The records should be
Government records.

Copy furnished to the D. B. L. B. S. D. for necessary action and report

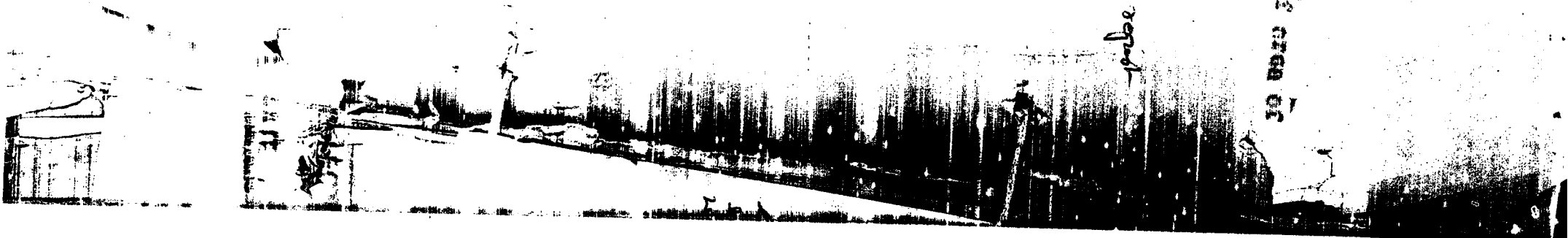
Compliance with possession receipt and price plan

For Additional Collector
Residing in the District

see/1/3

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No.LND.2676/458018/G-8
Revenue and Forests Department
Mantralaya, Bombay - 400 032.
Dated: 26th June, 1978.

Subject :- Bandra-Kurla Complex
Transfer of to Bombay Metropolitan
Region Development Authority.

Memorandum:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and in continuation of Government letter, Revenue and Forests Department of even no. dated 29th March, 1977, and is directed to state that Government has decided to allot land measuring 7.11 hectares out of 3.11 (pt) of Parikhkar of Bandra East (as shown in the accompanying plan by Letters (b, c-1, c-2, c-3) to the Bombay Metropolitan Region Development Authority subject to the payment of the price of the land as may be decided by Government in its sole discretion, as also terms and conditions to be determined by Government in due course of time.

2. The B.M.R.D.A. has agreed to pay the price of the land as would be determined by the State Government and to abide by the terms and conditions as may be determined by the State Government in its sole discretion. Pending the determination of the occupancy price of the land and finalisation of the terms and conditions of the grant, there is no objection to hand over possession of the land measuring 7.11 hectares of land (as mentioned in para: 1 above) to the B.M.R.D.A. subject to the condition that the Metropolitan Authority shall give an undertaking that they shall pay the price of the land as would be fixed by Government/aside by the terms of the grant as Government may fix in its sole discretion.

Land

3. The Collector is requested to submit to Government immediately his detailed report regarding the valuation of the land, and the terms and conditions on which land may be granted to the Bombay Metropolitan Region Development Authority.

4. The orders contained in this memorandum issue with concurrence of the Finance Department (vide Finance Department U.O.R.No.953/Exp-9, dated 13th January, 1978).

By order and in the name of Government of Maharashtra,

COLLECTOR BOMBAY
SUBURBAN DISTRICT

DATE 29 JUN 1978

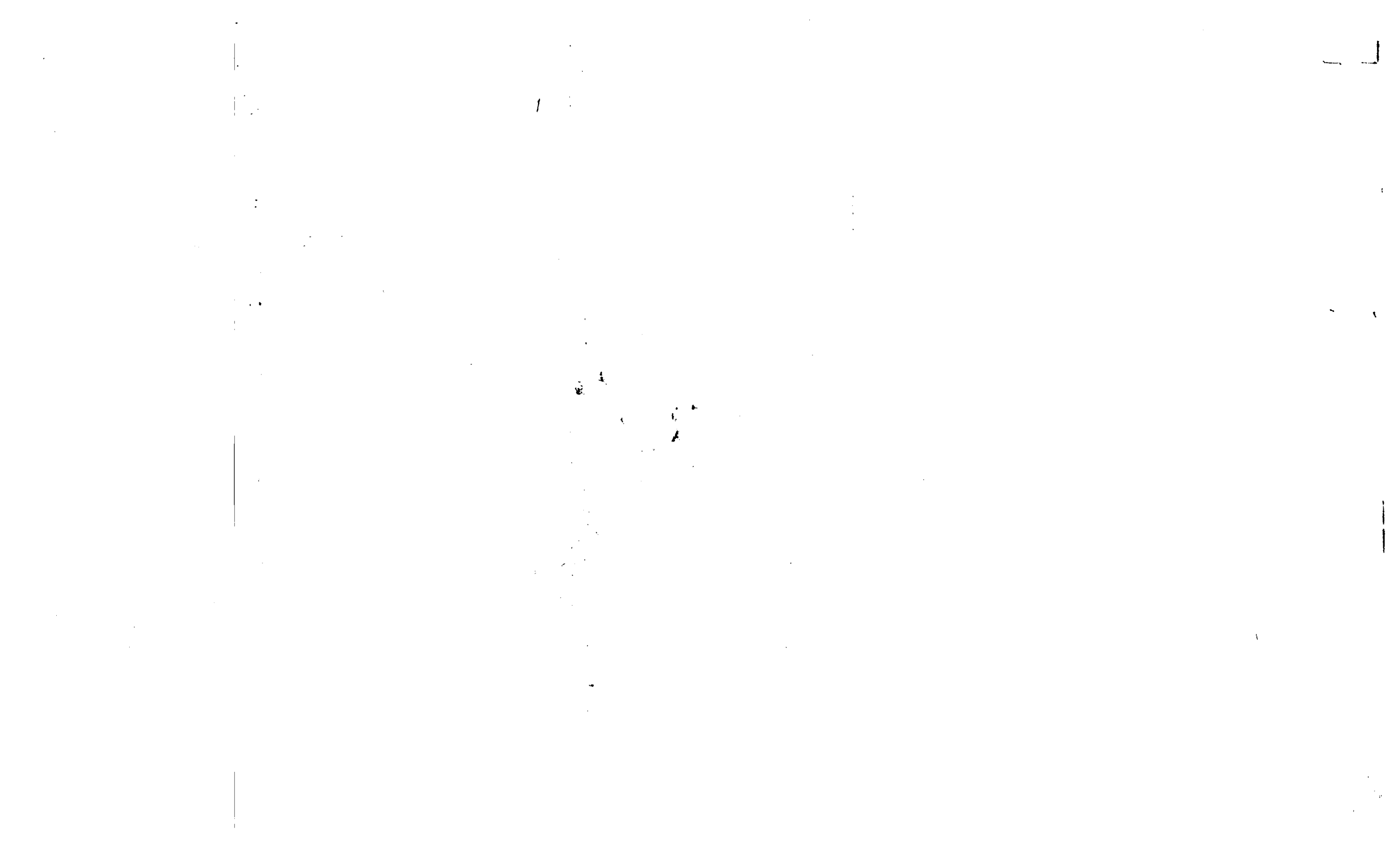
M. H. A. Shaikh
Desk Officer,
Revenue and Forests Department

To

The Additional Collector, B.S.D., Bombay, (with plan)

Copy forwarded to :-

- The Commissioner, Bombay Division, New Bombay.
- The Municipal Commissioner, Greater Bombay Municipal Corporation, Mahaballikha Marg, Bombay-400 001.
- The Metropolitan Commissioner, Bombay Metropolitan Region Development Authority, New Administrative Buildings, Madame Cama Road, Bombay - 400 032.
- The Urban Development and Public Health Department
- The Accountant-General, Maharashtra (I), Bombay.
- The Finance Department, Maharashtra (II), Nasapur.
- The G-8 Desk (Select file).



No. LND. 2676/4580 18-G-8.
Revenue and Forests Department,
Mantralaya, Bombay- 400032.

Dated: 2 DEC 1978 December, 1978

Subject :- Lands : Bombay Suburban District.
Bandra-Kurla Complex.
Transfer of - to - Bombay
Metropolitan Region Development
Authority

MEMORANDUM :

The under signed presents compliments to the Additior Collector, Bombay Suburban District and in continuation of Govt. letter, Revenue and Forests Department of even number dated the 10th November 1978 on the above subject, and is directed to stat that by Govt. Memorandum of even number dated the 26th June 1977 it was directed that there was no objection to hand over advance possession of the land measuring 7.71 hectares to the Bombay Metropolitan Region Development Authority. It has been reported to Government that the said land measures 10.7716 hectares and not 7.71 hectares. The Collector should get the land measured and hand over possession of the land to the Bombay Metropolitan Region Development Authority as shown in the plan forwarded unde Government Memorandum of even number dated the 26th June 1978, as would be found on actual measurement. The Collector should repor within at once the exact area handed over to the Bombay Metropol tan Region Development Authority. His report should include the following information :-

- (i) Exact area in respect of which advance possession has been handed over to the Bombay Metropolitan Region Development Authority in pursuance of the orders issued under Govt. Memorandum, Revenue & Forests Deptt. of even number dated the 21st January 1977, 26th June 1978 and this Govt. Memorandum giving their Survey Numbers and the area so handed over out of each survey number;
- (ii) Plan of the land, showing the area in respect of which possession has been given.

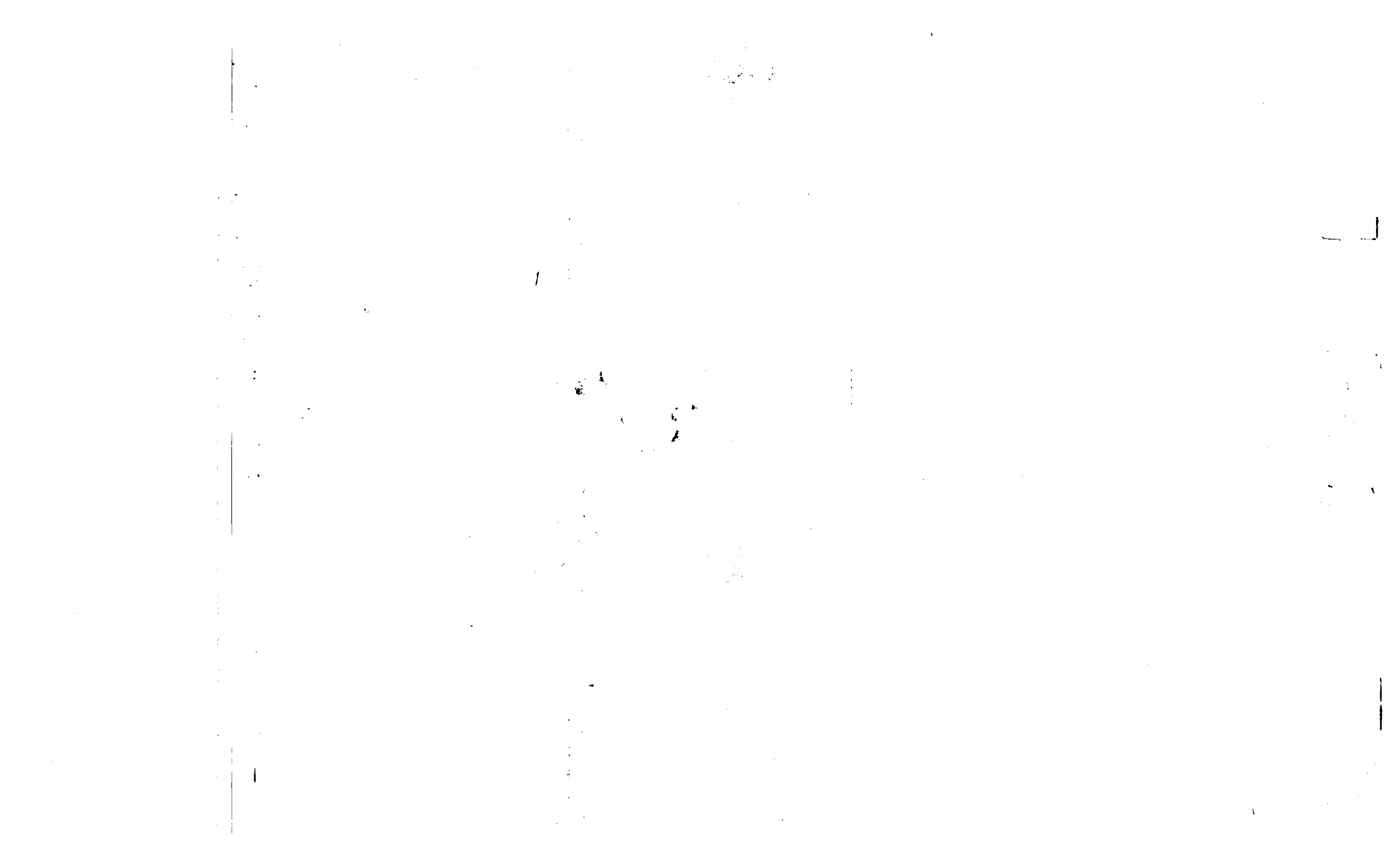
By order and in the name of the Governor of Maharashtra,

M. H. A. Shaikh.
Desk Officer.

18660.
BOMBAY METROPOLITAN REGION DEVELOPMENT AUTHORITY
24 DEC 1978

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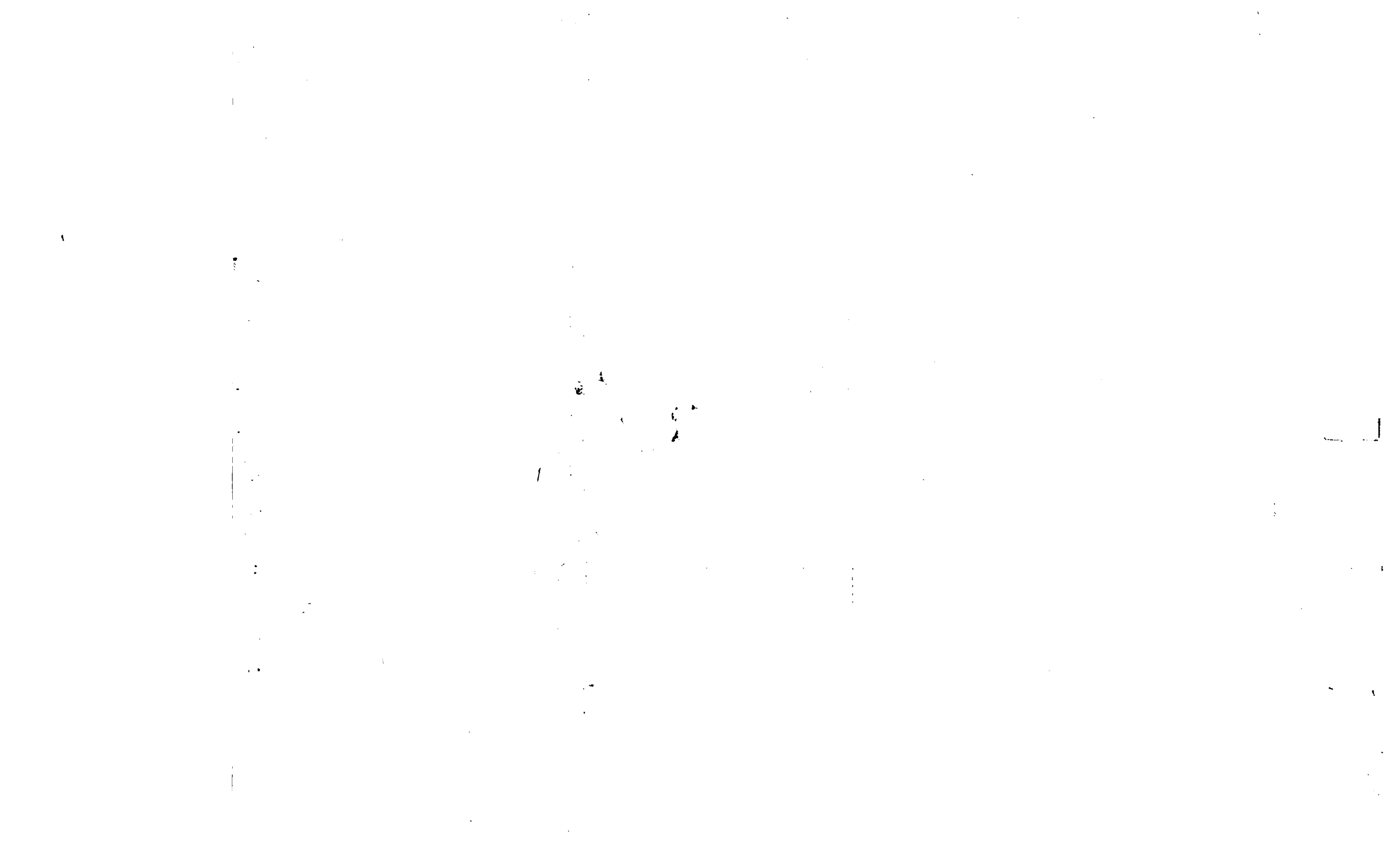
No.LND.2676/58018/G-8:
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.
Dated:- 11th Jan., 1979.

Subject :- Lands : Bombay Suburban District
Bandra-Kurla Complex -
Transfer of - to Bombay Metropolitan
Region Development Authority.

Memorandum:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District, and in continuation of Government Memorandum, Revenue and Forests Department, of even number, dated the 21st January, 1977, 26th June, 1978, and 2nd December, 1978, on the subject mentioned above, is directed to convey the sanction of Government under Section 40 of the Maharashtra Land Revenue Code, 1966, to the vesting in the Bombay Metropolitan Region Development Authority of the lands measuring 8.8537 hectares out of Survey No.4 Part of Parighkar and S.No.341 Part of Bandra East (shown by letters a, b, c in the plan) and land measuring 10.5763 hectares out of Survey No.4 Part Parighkar (as shown by letters b, c, c-1, c-2, c-3 in the plan). These lands shall be placed at the disposal of the Bombay Metropolitan Region Development Authority the following terms and conditions :-

- (i) The occupancy price payable by the Metropolitan Authority for the land for the gross area in its undeveloped and unreclaimed condition would be Rs.200/- (Rupees two hundred only) per square metre. This occupancy price of the land shall be payable as follows:
 - (a) Out of the valuation of the total gross area, fixed at the rate of Rupees two hundred per square metre, the Bombay Metropolitan Region Development Authority shall credit to Government an amount at the rate of Rs.60/- (Rupees sixty only) per square metre immediately any portion of the land is reclaimed;
 - (b) Twice the balance amount of Rs.140 payable after reclamation i.e. Rs.280/- (Rupees two hundred and eighty only) per square metre shall be credited to Government in respect of any land disposed of by the Bombay Metropolitan Region Development Authority at market rates as soon as premium in respect of such land is realised;
 - (c) The amount towards the value of land paid by the Bombay Metropolitan Region Development Authority



as mentioned at 'A' and 'B' above, will be on accounts payments. Accounts for each block shall be settled as soon as entire land in each block is developed and disposed of;

(d) Government shall neither be entitled to any profit nor liable to share any losses incurred in the transactions of sale or re-sale of the land executed by the Metropolitan Authority from time to time.

(ii) The land shall be developed before authorising any construction thereon. It shall be the responsibility of the Bombay Metropolitan Region Development Authority to ensure that the infra-structural facilities which are required to be developed by a developer are fully provided. It will be open to the Bombay Metropolitan Region Development Authority to have these facilities provided, either by the Greater Bombay Municipal Corporation or by the parties to whom lands are disposed of or otherwise;

(iii) The land except for the land earmarked for the Sales Tax Department on a nominal lease rent of Re.1/- per annum, shall be disposed of by the Metropolitan Authority to any organisation, undertaking, authority, party, or individual etc. by tender or negotiations, etc. as the Metropolitan Authority may deem fit having due regard to the provisions of the Bombay Metropolitan Region Development Authority Act, 1974, the rules and orders issued thereunder and in conformity with the overall purpose for which the development of the area has been undertaken;

(iv) The grantee shall pay land revenue and other cess lawfully due in respect of the land at the rate leviable under the Rules, for the time being imposed and applicable to such land, subject to those cases where exemption is granted in respect of any portion of the land used for public purposes under Section 117(5) and the Maharashtra Land Revenue Code, 1966;

(v) The grantee shall pay all taxes, rates and cesses leviable in respect of the said land;

(vi) The provisions of the Maharashtra Land Revenue Code, 1966 and rules and orders for the time being imposed thereunder shall be applied to the occupation of the said land so far as the same may be applicable;



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(vii) If it is intended that the land shall be utilised for the purpose other than the one for which it has been transferred to the Metropolitan Authority, prior approval of the State Government shall be obtained for such diversion of use;

(viii) If in respect of any land, the public in the locality are deprived of their existing facilities, such as sewage purification plant, pumping set, road, cremation or burial ground, the Bombay Metropolitan Region Development Authority shall make alternative arrangements for providing the facility in the locality in consultation with concerned authority and the Collector of the district;

(ix) In case of any breach of the condition of the grant, the land and construction thereon shall be liable to be resumed to Government free from any encumbrances and without payment of any compensation;

(x) Government shall reserve the right of either relaxing or modifying any of the above conditions, as Government may deemed fit if necessary.

2. The Collector should take further necessary action and incorporate the above conditions in the land grant orders to be issued by him.

3. The orders contained in this Government Memorandum issue with the concurrence of the Finance Department (vide its un-official reference No.1835/Exp-9, dated 19th December, 1978).

By order and in the name of Governor of Maharashtra,

M.H.A. Shaikh

Account: Plan.

Assistant Secretary to Government,
Revenue and Forests Department.

To The Additional Collector,
Bombay Suburban District, Bombay.

Copy forwarded to :-

The Commissioner, Bombay Division, New Bombay.
The Municipal Commissioner, Greater Bombay Municipal Corporation, Mahapalika Marg, Bombay-400 001.
The Metropolitan Commissioner, Bombay Metropolitan Region Development Authority, New Administrative Building, Mantralaya, Bombay-400 032.
The Urban Development Department
The Accountant-General, Maharashtra (I), Bombay.
The Accountant-General, Maharashtra (II), Nagpur.
The Finance Department (Exp-9).

12 JAN 1979
The G-5 Desk of R. & F.D.

The G-8 Desk (Select file).

(dyb)

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COLLECTOR BOMBAY
SUBURBAN DISTRICT
NO. 12

COLLECTOR BOMBAY
SUBURBAN DISTRICT
NO. 12

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