

(557)

NO. LND 2683/57495-CR-2074-C5,
Revenue and Forests Department,
Mantralaya, Bombay 400 032.

6th October, 1983.

Subject:--Lands- B.S.D.
Grant of Permission to Bombay Metropolitan
Region Development Authority for taking up
Development work in the Government land -
'H' & 'S' Blocks in Bandra Kurla Complex.

MEMORANDUM:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District, Bombay and with reference to his letter No.C/Desk-III/LND/11/3/CR-182 dated 25th August, 1982 is directed to convey sanction of Government to grant permission to the Bombay Metropolitan Region Development Authority to take up Development Works in the Government lands falling in 'H' & 'S' Blocks of the Bandra Kurla Complex.

2. The grant of permission is subject to the following conditions:-
 - 1) The grantee shall pay to Government the occupancy price of the land that will be fixed by Government;
 - 1i) The grantee shall also pay to Government interest at the rate of 9% p.a. from the date of taking over possession of land till the payment of occupancy price of land;
 - 1ii) The grantee shall abide by the conditions and such other conditions which will be imposed by Government/Collector.
 - 1iv) The Bombay Metropolitan Region Development Authority shall give written undertaking on Stamp paper to the effect that it will pay the occupancy price and interest and will abide by the above conditions and the conditions which will be imposed by Government/Collector finally.
3. Additional
The Collector is requested to obtain the requisite undertaking from the Bombay Metropolitan Region Development Authority on a stamp paper before handing over possession of the land to it.
4. This Memorandum issues with the concurrence of the Finance Department vide its unofficial reference No.933/EXP-9 dated 18.7.1983.

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

1983
M.P. Varekar
(M.P. Varekar)
Desk Officer, Revenue and Forests Department.

TO
The Additional Collector, Bombay Suburban District, Bombay.

OFFICE OF THE ADDITIONAL COLLECTOR BOMBAY
Stamp: 11 OCT 1983
Date

KMP D.A.
p.tto.
THIS may be transferred to MD-II-13
1983 11/11/10

- 2 -
Copies forwarded with compliments to:-

The Commissioner, Konkun Division, Konkun Bhavan, New Bombay,
The Settlement Commissioner, and Director of Land Records,
Maharashtra State, Pune,
The Director of Town Planning, Maharashtra State, Pune,
The District Inspector of Land Records, Bombay Suburban District,
Bombay,
The Assistant Director of Town Planning, Bombay Suburban District,
Bombay,
The Tahsildar Kurla, ^{Mumbai} ~~Poona~~ ~~Poona~~ ~~Poona~~ ~~Poona~~ ~~Poona~~, Bombay,
The Accountant General, Maharashtra I, Bombay,
The Finance Department (EXP-9),
The GS Desk, Revenue and Forests Department, (for Select file),
The Bombay Metropolitan Region Development Authority,
Griha Nirman Bhavan, Bandra (East) Bombay 400051.

(125)

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No. IND-2676/67979/CR-1073/G5. Revenue and Forests Department,
Mantrala a. Bokay 400 032.

Dated: 20th February 1985.

Subject:- Lands in Bombay Suburban District,
Bandra Kurla Complex
Grant of - to the Bombay
Metropolitan Region Development
Authority.

M E M O:

The undersigned presents compliments to the Addl. Collector, Bombay Suburban District and with reference to his letter No.C/DESK-III-IND-II-B-CR-189, dated 22nd October 1980 and subsequent letter No.C/DESK-III-IND-II-B-CR-109, dated 25th January 1982 on the subject mentioned above is directed to survey the sanction of Govt. to the grants of Govt. lands measuring 180.1520 hectares (i.e. 1801620 sq.mts.) as mentioned in the appended statements 'A', 'B', and 'C' from Bandra Kurla Complex, Bombay Suburban District, to the Bombay Metropolitan Region Development Authority for proper development of the complex. These lands shall be placed at the disposal of the Bombay Metropolitan Region Development Authority (hereinafter referred to as the grantee) on the following terms and conditions:-

- 1) The occupancy price payable by the grantee for the land for the gross area in its undeveloped state unreclaimed condition would be Rs.500/- (Rs. five hundred only) per square metre. The 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 Rs. five hundred per sq.mtr., the grantee shall credit to Govt. an amount at the rate of Rs.150/- (Rs. one hundred and fifty only) per sq.mts. immediately when any portion of the land is reclaimed;
 - (b) Twice the balance amount of Rs.350/- payable after reclamation (i.e. Rs.700/- seven hundred only per sq.mts. shall be credited to Govt. in respect of any land disposed of by the grantee at Market

rates as soon as premium in respect of such disposal is realised by the grantee (B.M.R.D.A.);

(c) The amount towards the value of the land paid by the grantee as mentioned at (a) and (b) above will be 'on account' payments. Accounts for each block shall be settled as soon as the entire land in each block is developed and disposed of;

(d) Govt., shall neither be entitled to any profit nor liable to share any losses incurred on the transactions of sale or resale of the land executed by the grantee from time to time;

(ii) The land shall be developed before authorising any construction thereon. It shall be the responsibility of the grantee to ensure that the infrastructural facilities which are required to be developed are fully provided. It will be open to the grantee 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 shall be disposed of by the grantee to any organisations, undertaking, authority, party, or individuals, etc. by tender, negotiations etc. as the grantee 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 complex has been undertaken;

(iv) The grantee shall pay land revenue and other cesses 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 exclusion of those cases where exemption is granted in respect or any portion of the land used for public purposes under Section 117(5) of the Maharashtra Land Revenue Code, 1960;

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- 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 the rules and orders issued from time to time thereunder shall be applicable to the occupation of the said land so far as the same may be applicable;
- 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 grantee, prior approval of the State Government shall be obtained by the grantee 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 ~~an~~ sewage purification plant, pumping set, road, cremation or burial ground etc., the grantee shall make alternative arrangements for providing the facility in the locality in consultation with the 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 Govt. free from any encumbrances and without payment of any compensation. However, such resumption of land shall not affect any lease or allotment, or any rights conferred by the grantee and the plot holder or lessee shall hold the land as Govt. allottee on the same terms and conditions on which the land was granted by the grantee prior to the resumption, subject, however, to the condition that plot holder or lessee or the person concerned on whom any rights have been conferred by the grantee had not committed any breach of the conditions of the grant or whose action has not led to resumption of the land by Govt. In the event of occurrence of the eventuality mentioned above, the words "Bombay Metropolitan Region Development Authority" wherever occurring in any deed or instrument of lease, grant or disposition made by the grantee shall be deemed to be substituted by the words "the Govt." of

Maharashtra" and the Additional Collector, Bombay Suburban District shall be authorised to make suitable changes in the instruments of lease or grant, of disposition executed with each plot holder concerned.

x) Government reserves the right of either relaxing or modifying any of the above conditions as and when it deems fit and expedient to do so.

2. The Additional Collector should now approach, C.I.D.C.O. for surrendering the lands in question in favour of Govt. for granting them to the Bombay Metropolitan Region Development Authority.

3. The Additional Collector shall take over possession of the land alongwith its encroachments from CIDCO and then handover vacant lands to the Bombay Metropolitan Region Development Authority in order to avoid further encroachments on the land.
4. The Additional Collector shall take immediate action for removal of encroachments.
5. The Additional Collector shall ascertain the cost of acquisition of private land and the amount to be reimbursed by the Bombay Metropolitan Region Development Authority to the C.I.D.C.O. towards the expenditure incurred on Bandra Kurli Complex.
6. The Additional Collector, Bombay Suburban District should take further necessary action and incorporate the above conditions in the land grant orders to be issued by him.
7. This memo issued with the concurrence of the Finance Department (vide its un-official reference No. CR-1211/84 EXP-9, dated 18th September 1984).

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

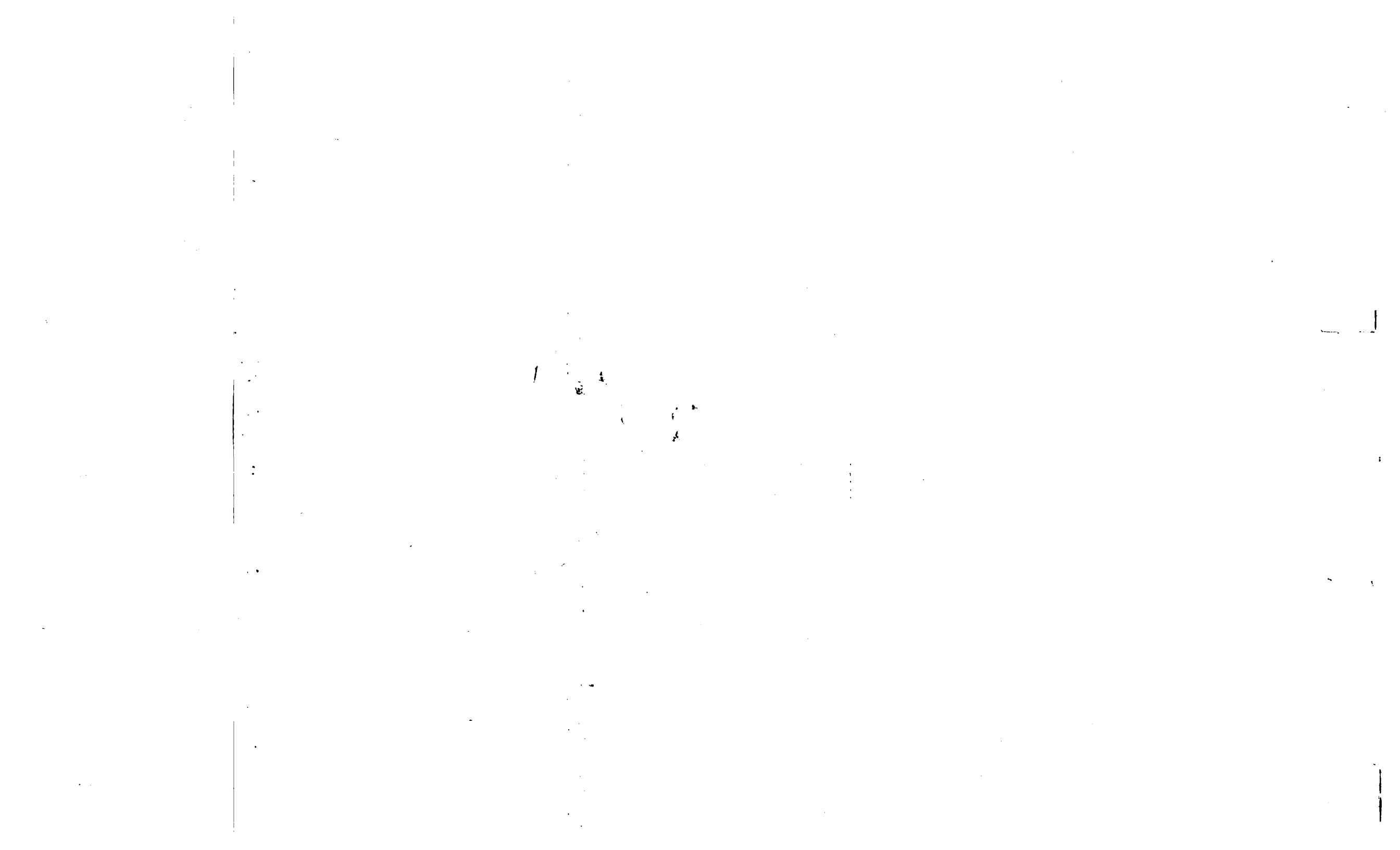
K. R. Mendlikar
(K. R. Mendlikar)

Account:-1) Statements. Desk Officer G-5,
ii) Case papers Revenue and Forests Department,
(in one file containing pages 1- 547)

The Additional Collector, Bombay Suburban District
(with case papers).

Copy forwarded with compliments to:-

- The Commissioner, Konkan Division, New Bombay.
The Settlement Commissioner and Director of Land Records, Pune.
The Director of Town Planning, Maharashtra State, Pune.
The District Inspector of Land Records, Bombay Suburban District.
The Assistant Director, ~~Bf~~ Town Planning Bombay City Survey and Land Records, Bombay.
The Tahsildar, Andheri, Bombay Suburban District.
The Accountant General (Audit) Maharashtra-I, Bombay.
The Accountant General-I (Audit of Accounts) Maharashtra-Bombay.
The Finance Department (EXP-9)
The Urban Development and Department.
The G-5 Desk, Revenue and Forests Department (Select file)
The Metropolitan Bombay Metropolitan Region Development Authority : Griha Nirman Bhavan, Bombay-51.
The Managing Director, C.I.D.C.C.
The Municipal Commissioner, Bombay Municipal Corporation, Bombay.
The G-8 Desk, Revenue and Forests Department.



Accompaniment to GOVT. Memorandum, Revenue and Forests Department
 No. LND-2676/67979-CR-1073/G-E, dated 20th February 1985

Statement 'A'

Statement showing lands in possession of the CIDCO to be transferred to B.M.R.D.A. from village Kole-Kalyan, Taluka Andheri.

Survey Hissa Nos. Area. Corresponding Area to Area not
 be required
 transferred by the
 B.M.R.D.A.

A.G.As. Hectares, the BMRDA H.A.

1 2 3 4 5 6

163 1 to 17 5-21-00 02-24-00 02-24-00

164 1A, 2 to 10 3-34-04 01-56-40 01-56-40

165 3 pt, 4pt, 6pt, 9 pt, 13pt, 14pt, 15pt, 17 to 35. 5-01-08 02-04-30 02-04-30

174 1pt, 2 to 16 3-18-12 01-40-70 01-40-70

175 15pt, 16, 17pt, 19 to 22, 23A, 23B, 24, 25, 26, 28, 29, 30. 2-13-00 00-94-30 00-94-30

178pt. 18pt, 19pt, 21pt, 23 to 49 2-13-04 00-94-30 00-94-30

179 1 to 25 4-25-08 01-88-00 01-88-00

180 1, 2 3-05-08 01-27-30 01-27-30

181 1A, 1B, 2 5-22-00 02-25-10 02-25-10

182 1 to 8, 8B, 9 to 13 3-19-10 01-32-50 01-32-50

3 1 to 33, 34A, 34B 6-27-00 02-70-70 02-70-70
 34C, 35, 36A,
 36B, 37 to 47

184 1 to 11, 12A, 12B, 13, 4-13-12 01-76-20 01-76-20

185 2 to 8 1-31-12 00-72-80 00-72-80

1, 2, 3, 4A, 4B, 5, 6, 7, 9A, 9B, 10. 5-04-04 02-06-70 02-06-70

182 1 to 7, 8A, 8B, 9 to 14. 6-18-00 02-61-20 02-61-20

	1	2	3	4	5	6
194	1		5-15-08	02-18-40	01-65-40	00-53-00
198	1,2, 3A,3B.		6-25-08	02-69-20	02-69-20	
205	1,2A,2B,3 & 4		4-12-12	01-75-10	01-75-10	
206	1		8-00-00	03-21-30	02-67-30	00-57-00
208	1 & 2		5-02-04	02-05-00	01-76-00	00-29-00
209			4-03-08	01-65-70	01-65-70	
214	1 to 4		1-36-00	00-77-00	00-73-30	00-03-70
193 pt.			0-24-00	00-24-70	00-06-00	00-19-70
215	1,2,3		4-12-00	01-74-40	01-74-40	
216	1,2		6-22-00	02-36-00	02-36-00	00-40-00
218			4-07-00	01-69-40	00-55-40	01-14-00
219			5-25-08	02-28-60	01-65-00	00-63-60
220	1pt,2,3 pt.		5-16-00	02-19-00	01-28-00	00-91-00
221			4-25-04	01-87-80	01-80-40	00-07-30
222			8-09-12	03-34-20	02-85-80	00-48-40
223	1,2		3-03-04	01-25-00	01-25-00	
224			3-03-00	01-24-70	01-24-70	
225	1,2		3-25-00	01-47-10	01-47-10	
226			3-16-12	01-38-70	01-38-70	
227			3-00-12	01-22-50	01-22-50	
228			5-18-08	02-21-50	02-21-50	
229			3-39-12	01-62-00	01-62-00	
230			4-01-08	01-63-80	01-63-80	
231			3-01-04	01-23-00	01-23-00	05-12
232			3-05-00	01-26-80	01-26-80	
233			3-05-08	01-27-30	01-27-30	
234			2-30-04	01-11-80	01-11-80	
235			3-01-12	01-23-50	01-23-50	
236			2-19-00	01-00-40	01-00-40	
237	1 to 8		5-33-00	02-36-20	02-36-20	
238			3-34-12	01-56-90	01-56-90	

1 200 2 100 3 100 4 100 5 100 6 100

239		3-25-04	01-47-40	01-47-40	01-47-40
240		4-14-00	01-76-50	01-76-50	01-76-50
242		1-18-00	00-58-80	00-58-80	00-58-80
244	1 to 11	7-00-12	02-84-50	02-84-50	02-84-50
245	1, 2	6-20-00	02-63-60	02-63-60	02-63-60
246	1, 2A, 2B	4-23-04	01-85-80	01-85-80	01-85-80
	3 to 12				
247	1 to 6	6-00-08	02-43-80	02-43-80	02-43-80
250	1 to 6	5-11-00	02-13-90	02-13-90	02-13-90
258	1, to 3	4-15-02	01-78-20	01-78-20	01-78-20
259	1, 2	6-16-08	02-60-10	02-60-10	02-60-10
269	1 to 3	4-39-04	02-01-00	02-01-00	02-01-00
270	1 to 5	3-33-00	01-55-20	01-55-20	01-55-20
271	1 to 14	5-10-00	02-53-50	02-53-50	02-53-50
272	1 pt, 1B, 4pt, 5pt, 6 pt, 7 to 14.	3-13-12	01-35-60	01-35-60	01-35-60
273	2pt, 7pt, 9pt	0-30-12	00-03-90	00-03-90	00-03-90
274 pt.		1-11-00	00-51-70	00-51-70	00-51-70
275	0pt, 9pt, 10pt, 11, 12, 14, 1B, 16pt, 19pt.	2-25-08	01-07-00	01-07-00	01-07-00
276	1 to 12	4-32-00	01-94-60	01-94-60	01-94-60
78	1 pt, 2 to 15	6-07-12	02-51-20	02-51-20	02-51-20
280	13pt, 17, 19pt, 20	1-25-12	00-66-70	00-66-70	00-66-70
-----					280-39-00
					113-58-00
					108-22-30
					05-25-00

Statement 'B'

(pieces of lands of which possession is not taken by CIDCO being under encroachment (Village Kole-Kalyan, Tal. Antheri, Dist. B.S.D.))

Survey No.	Hissa No.	Area	Corresponding area.	Area to be transferred to the BMRDA.	Area not required by the BMRDA.
158	23pt.	A.C.As.	H.A.	H.A.	H.A.
165	1 pt.	03-37-00	01-58-60	01-58-60	
165	2 pt.	00-03-00	00-03-00	00-03-00	
165	16 pt.	00-00-04	00-00-20	00-00-30	
166	1	00-01-12	00-01-80	00-01-80	
166	2pt.	00-05-08	00-05-60	00-05-60	
173		00-00-08	00-00-50	00-00-50	
175	5pt.	05-10-00	02-12-50	00-12-50	
175	6 pt.	00-00-12	00-00-80	00-00-80	
175	11 pt.	00-04-00	00-04-00	00-04-00	
175	21	00-01-00	00-01-00	00-01-00	
175	27	00-03-12	00-03-80	00-03-80	
178	9 pt.	00-04-00	00-04-00	00-04-00	
178	17 pt.	00-14-08	00-14-70	00-14-70	
178	20 pt.	00-07-08	00-07-60	00-07-60	
178	21pt.	00-02-00	00-02-00	00-02-00	
178	2 pt.	00-02-00	00-02-00	00-02-00	
178	277	00-02-00	00-02-00	00-02-00	
160	2 pt.	00-26-00	00-26-30	00-26-30	
NALIA		00-01-00	00-01-00	00-01-00	
NALIA		00-00-08	00-00-50	00-00-50	

Total:- 11-05-00 04-50-20 04-50-20

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STATEMENT 'C'

Govt. lands in possession of CIDCO from village Kole-Kalyan, Taluka Antheri, Dist. B.S.D.

Survey No.	Hissa Nos.	Area	Corresponding Area to be transferred to the	Area not required by the
1	2			
	3	A.G.As.	Hectares	B.M.P.D.A.
	4			H.S.A.
	5			6
160	1pt.	2-27-00	01-08-30	01-08-30
161		4-07-04	01-69-20	01-69-20
162		2-23-00	01-04-20	01-04-20
185	1	3-00-00	01-20-00	01-30-00
186		2-26-08	01-07-70	01-07-70
187		3-10-00	01-31-50	01-31-50
188		2-15-04	00-96-40	00-96-40
189		3-15-00	01-36-60	01-36-60
190		3-01-08	01-22-90	01-22-90
191	8	1-23-00	00-62-70	00-63-70
194	2 & 3	0-23-08	00-23-80	00-23-80
197		2-12-00	00-93-10	00-08-70
199		4-29-04	01-91-50	01-91-50 00-93-30
200		5-02-00	02-04-40	02-04-40
201		2-27-08	01-08-80	01-08-80
202		2-23-04	01-04-50	01-04-50
3		4-04-00	01-66-40	01-66-40
20		3-35-12	01-57-60	01-57-60
207		0-20-00	00-20-20	00-20-20
210		4-02-00	01-63-90	01-63-90
211		3-26-04	01-48-00	01-48-00
212		2-23-12	01-05-00	01-05-00
213		3-12-12	01-37-30	01-31-00 00-03-30
214	5	0-38-12	00-39-20	00-35-50 00-03-70
215	4 & 5	0-18-12	00-19-20	00-19-20

	1	2	3	4	5	6
217			5-16-00	02-18-50		02-18-50
241			3-35-04	01-57-10	01-57-10	
242		1	4-37-00	01-99-20	01-99-20	
243pt.			2-24-04	01-05-50	01-05-50	
246			0-08-08	00-08-60	00-08-60	
248			4-07-04	01-69-20	01-69-20	
249			3-12-12	01-34-30	01-34-30	
251			2-32-08	01-13-80	01-13-80	
252			3-38-08	01-60-40	01-60-40	
253			2-30-08	01-11-80	01-11-80	
254			2-25-12	01-07-00	01-07-00	
255			3-07-08	01-29-00	01-29-00	
256			2-28-08	01-09-80	01-09-80	
257			2-19-04	01-00-40	01-00-40	
260			3-00-08	01-21-90	01-21-90	
261			3-20-08	01-42-10	01-42-10	
262			3-15-00	01-36-60	01-36-60	
263			2-17-08	00-98-60	00-98-60	
264			4-03-08	01-65-30	01-65-30	
265			3-22-08	01-44-20	01-44-20	
266pt.			3-36-04	00-71-10	00-77-10	
267pt.			0-23-12	00-24-00	00-24-00	
373pt.			38-15-04	15-53-00	11-07-60	04-4
Nala.			11-12-00	04-57-90	03-43-80	01-14-00
Roads--			0-27-04	00-27-60	00-27-60	
Total:--			198-14-24	76-23-10	67-33-70	08-89-70

(151)

No. C/Dest. III/LMD. II.B. CR. 189
Office of the Additional Comptroller
Bombay Suburban District
Old Custom House Yard,
Fort, Bombay 400023

Dated:- 10th May 1985

1 K | READ:- 1. Government in Revenue & Forests Department's
Memorandum No. LMD. 2676/6797/CR. 1073.013 dt. 20.2.8

2. D.R.D.R. :

Government Land measuring 180,162 hectares (i.e. 1801620 sq.mtrs.) as mentioned in the appended statements 'A' & 'B' and 'C' from the Baramba Urban Corp's complex D.S.D. to the Bombay Metropolitan Region Development Authority for proper development of the complex. These lands shall be placed at the disposal of the B.M.R.D.A. (hereinafter referred to as the grantee) on the following terms and conditions.

1) The occupancy price payable by the grantee for the land for the gross area in its undeveloped and unreclassified condition would be Rs. 500/- (Rs. five hundred only) per square metre. The 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 Rs. five hundred per sq.mtr. the grantee shall credit to Govt. an amount at the rate of Rs. 150/- (Rs. one hundred and fifty only) per sq.mtr. immediately when any portion of the land is reclaimed.

b) Twice the balance amount of Rs. 350/- payable after reclamation (Rs. 700/- Rs. seven hundred only) per sq.mtr. shall be credited to Govt. in respect of any land disposed of by the grantee at Market rates as soon as premium in respect of such disposal is realized by the grantee (M.M.D.A.).

c) The amount towards the value of the land paid by the grantee as mentioned at (a) and (b) above will be 'on account' payments. Accounts for each block shall be settled as soon as the entire land in each block is developed and disposed off.

d) Government shall neither be entitled to any profit nor liable to share any losses incurred on the transactions of sale or resale of the land executed by the grantee from time to time.

11) The land shall be developed before authorizing any construction thereon. It shall be the responsibility of the grantee to ensure that the infrastructural facilities

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which are required to be developed are fully provided
it will be open to the grantees to have these facilities

provided either by the Greater Bombay Municipal Corporation
or by the parties to whom lands are disposed of or otherwise;
and the land shall be deemed to be the grantees to
any organizations, undertaking, authority, party, or or individual
etc. by tender, negotiations etc. as the grantees may deem fit
having due regard to the provisions of the Bombay Metropolitan
Regional Development Authority, Act, 1974 the rules and orders
issued thereunder and in conformity with the overall purpose

and which the development of the complex has been undertaken.

12) The grantees shall pay land revenue and other cess
including the development of the land at the rate leviable under
the rules for the time being imposed and applicable to such
land, subject to exemption of those cases where exemption is
granted in respect of any portion of the land used for public
purpose under section 117(S) of the Maharashtra Land Revenue
Code, 1966.

V) The grantees shall pay all taxes, rates and cess leviable
in respect of the said land.

VII) The provisions of the Maharashtra Land Revenue Code, 1966
and the rules and orders issued thereunder shall
be applicable to the occupation of the said land so far as the
same may be applicable.

VIII) If it is intended that the land shall be utilized for
the purpose other than that one for which it has been transferred
to the grantees, 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
disposal, drainage, water supply etc. the grantee shall be
responsible for making such arrangements for
providing the facility in the locality in consultation with the
concerned authority and the collector of the District.

IX) In case of any breach of the condition of the grant, the
land and occupation thereon shall be liable to be resumed to
the State from any circumstances and without payment of any com-
pensation. However, such resumption of land shall not affect any
interest or rights of any rights acquired by the grantee and the
land shall be deemed to be held by the grantee on the
same terms and conditions as which the land was granted by the
State prior to the resumption subject, however to the condition