

35
6

NO. LND 2678/66/CR 432(V)-05
Revenue and Forests Department,
Mantralaya, Bombay 400 032.

Dated 27th August, 1982.

Subject:- Lands- B.S.D.
S.No.1(Part)Kopri tal. Kurla.

MEMORANDUM:

The undersigned presents compliments to the Additional Collector Bombay Suburban District and with reference to his letter No. C/Desk-VI-LND-I-A-581 dated 1.3.1980 is directed to convey sanction of Government for grant of Government land measuring 40,000 sq. Mts. out of S.No.1(Part) of village Kopri taluka Kurla District B.S.D. to the Greater Bombay Municipal Corporation for setting up of a training institute

The above land was acquired for the erstwhile Maharashtra Housing Board for their Public Housing Programme. The lands are presently in the possession of the Maharashtra Housing and Area Development Authority as successor to the Board. By Government Memorandum of even number and date, the lands have been ordered to be resumed to Government.

2. The grant of land is subject to the following terms and conditions:-

1) the grantee shall pay to Government the provisional occupancy price of the land of Rs. 38,22,000/- (Rupees thirty eight lakh twenty two thousand only).

ii) the grantee shall also pay to Government the interest at the rate of 8% per annum over and above the amount of occupancy price as determined in condition No.(i) above, from the date of taking over possession of the land till the date of payment of cost of land;

iii) In case the final value of the land is more than the amount of provisional occupancy price indicated in condition (i) above, the grantee shall pay the difference Provisional and final occupancy price and shall also pay the interest at 8% p.a. on such difference from the date of taking over possession of land till payment of final occupancy price of the land;

iv) the grantee shall utilise the land for the purpose for which it is granted within a period of two years from the date of possession of land;

v) the value of the land has been fixed on the basis of existing condition of land and the grantee shall have to develop the land and to have all other required amenities at its cost;

vi) the grantee shall hold the land on inalienable and impartible tenure as occupant Class II;

vii) the grantee shall pay regularly the non-agricultural assessment prevalent in the locality as fixed from time to time;

viii) the grant is subject to the reservation of the right of Government to all mines and mineral products and quarries in the land and Government shall have full liberty of access for the purposes of working quarries and searching for the same with all reasonable convenience, as provided by the Maharashtra Land Revenue Code, 1966;

p.t.o.

ix) the grant shall be subject to the conditions laid down in Rules 31 and 41 of the Maharashtra Land Revenue (Disposal of Government Lands) Rules, 1971 and such other conditions deemed fit by the Collector;

x) if the land or any portion thereof is required in future by Government for any public purpose, the land or any such portion thereof will be resumed by Government on payment of compensation equal to the cost of land paid by the grantee for the land or any portion thereof which is to be resumed and cost of the building or structure, if any, to be resumed by the Executive Engineer, Public Works Division;

xi) the grantee shall within a period of two years from the date of possession of land or from the date of issue of these orders, plant on the land granted hereunder, trees at the rate of one tree per 100 sq. meter, of suitable species and maintain them throughout;

xii) that for breach of any of the conditions mentioned above and such other conditions which the Collector may impose having regard to the provisions of the Maharashtra Land Revenue Code, 1966 and the Rules made thereunder and having regard to the circumstances of the case, the grant shall be revoked and the land resumed to Government without payment of any compensation;

xiii) that the Greater Bombay Municipal Corporation will have to use the land in accordance with the provisions of the sanctioned Development Plan and development control Rules for Greater Bombay;

xiv) that the Greater Bombay Municipal Corporation will have to provide special arrangements for Sewerage meeting requirements;

xv) the grantee shall execute an agreement embodying and agreeing to the above terms and conditions in the relevant form prescribed under Rule 42 of the Maharashtra Land Revenue (Disposal of Government Lands) Rules, 1971.

3. The Additional Collector Bombay Suburban District should now recover the amount of occupancy price in full together with interest within one month from the date of issue of these orders, get the agreement executed from the grantee and thereafter should issue final orders in the matter.

4. The Additional Collector, Bombay Suburban District shall get the valuation of land fixed from the Assistant Director of Town Planning Bombay and report the amount of final occupancy price to be charged to the Greater Bombay Municipal Corporation.

5. This memorandum issues with the concurrence of Finance Department vide its un-official reference No.1258/EXP-9/80 dated 25.8.1980.

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

M.P. Varerkar
(M.P. Varerkar)
Desk Officer, (G-5)
Revenue & Forests Department.

To
The Additional Collector B.S.D. Bombay.

Copy to:-

- The Commissioner, Bombay Division, 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, B.S.D.
- The Assistant Director of Town Planning, B.S.D. (for necessary action with reference to para 5)
- The Tahsildar Kurla, Bombay Suburban District,
- The Accountant General, Maharashtra I/Bombay,
- The Finance Department (EXP-9),
- The Urban Development and Public Health Department (UD-5)
- The Industries, Energy and Labour Department,
- The Greater Bombay Municipal Corporation, Bombay,
- The Vice President, Maharashtra Housing & Area Development Authority, Bombay,
- The Bombay Metropolitan Region Development Authority, Griha Nirman Bhavan, Bandra, Bombay 400 051.
- The G-4/G-8/A-2 Desks, Revenue and Forests Department.
- The G-5 Desk, Revenue and Forests Department (for select file)

No. C/Desk. III/LND. I.A. / 521
Office of the Additional Collector,
Bombay Suburban District,
Old Custom House Yard,
Fort, Bombay 400023

Dated: - 24/1/85

READ: - 1. Government in Revenue & Forests Deptt.'s Memorandum
No. LND. 2678/66.CP.432(V.)G.5 dt. 27.8.1982.

ORDER :

The Government land shown below of Kopri village is hereby resumed from Maharashtra Housing Area Development Authority & granted to the Greater Bombay Municipal Corporation on the occupancy price for the purpose of establishment of Training Centre.

Village : S.No. : Area in sq. mtrs.

Kopri 1 pt

10000.00

The grant of land is made subject to the following terms & conditions:-

- i) the grantee shall pay to Government the provisional occupancy price of the land of Rs.
- ii) the grantee shall pay to Govt. the interest at the rate of 8% per annum over & above the amount of occupancy price as determined in condition No. 1 above, from the date of taking over possession of the land till the date of payment of the occupancy price.
- iii) In case the final value of land is more than the amount of provisional occupancy price indicated in condition No. 1 above the grantee shall pay the difference in provisional & final Occupancy Price and also pay the interest at 8% per annum on such difference from the date of taking possession of the land till payment of final occupancy price of the land.
- iv) the grantee shall utilise the land fully for the purpose for which it is granted within a period of two years from the date of possession of land. The land shall be used for the purpose for which it is granted and for no other purpose. In the event of any unauthorised diversion, change or modification in the use of the land being made, the said land shall there upon in addition to the assessment to which it become liable

..2..

under the provisions of the Mah. Land Revenue Code 1966 becomes liable to such fine as may be fixed in this behalf by the Collector under the provisions of the said Code or other corresponding law for the time being enforced relating to the recovery of the land revenue.

v) the value of the land has been fixed on the basis of existing condition of land and the grantee shall have to develop the land and to have all other required amenities at its cost.

vi) the grantee shall hold the land on inalienable and impartible tenure as occupant class II.

vii) that the land or any part thereof or any interest therein shall not be transferred except with the previous sanction of the State Government.

viii) that all the buildings to be constructed on the land shall be according to the plan got approved from the Additional Collector and the Gr. Bombay Municipal Corporation observing scrupulously the provisions of Ribbon Dev. Rules, and after they are constructed, no additions or alterations to the shall be made without the previous permission of the Additional Collector and the Gr. Bombay Municipal Corporation.

ix) the grantee shall pay regularly the non agricultural assessment prevalent in the locality as fixed from time to time.

x) the grant is subject to the reservation of the right of Govt. to all mines and mineral products and quarries in the land and Govt. shall have full liberty of access for the purposes working quarries and searching for the same with all reasonable convenience, as provided by the M.L.R.C. 1966.

xi) the grant shall be subject to the conditions laid down in Rules 31 and 41 of the M.L.R. (Disposal of Govt. Lands) Rules 71 and such other conditions deemed fit by the Collector.

xii) the grantee shall within a period of two years from the date of possession of the land or from the date of issue of these orders (whichever is earlier) plant on the land granted hereunder trees at the rate of one tree per hundreded square metres of suitable species and maintain them throughout;

xiii) the grantee shall execute an agreement embodying and agreeing to the above terms and conditions in the relevant form prescribed under Rule 42 of the M.L.R. (D. of Govt. lands) R. 1971.

xiv) If the land or any portion thereof is required in future by Govt. for any public purpose, the land or any such portion thereof will be resumed by Govt. on payment of compensation equal to the cost of land paid by the grantee for the land or any portion thereof which is to be resumed and cost of the building or structure, if any, standing thereon. The grantee shall accept as final the decision of Govt. as to whether the land or any portion thereof is required for a public purpose and as to the cost of building or structure, if any, determined by the Ex. Engineer, Public Works Deptt.

xv) that for breach of any of the conditions mentioned above and such other conditions which the Collector may impose having regard to the provisions of the M.L.R.C. 65 and the Rules made thereunder and having regard to the circumstances of the case, the grant shall be revoked and the land resumed to Govt. without payment of any compensation.

xvi) the institute will have to use the proposed land in accordance with the provisions of the sanction D.D. & D.C. Rules for Gr. Bombay.

xvii) The grantee will have to provide spl. arrangements for sewerage, meeting requirements of the Municipal Corporation of Greater Bombay.

O/C
 [Signature]
 21/1/55
 Additional Collector,
 Bombay Suburban District.

To:
 The Commissioners
 G.B.M.C.

Copy forwarded to the Tahsildar Kuria, Mulund, / Sub-Divisional Officer, Bombay Suburban District for necessary action.

2. He is requested to take necessary note in Record of Right & submit the corrected Record of Right immediately.

O/C
 [Signature]
 21/1/55
 Additional Collector,
 Bombay Suburban District.

MWS:2387.