

No. LND-1059/3066-B1.

3066-B-1

Revenue Department.

Sachivalaya, Bombay.

12th February 1960.

157

Subject: Tank at Nahur Village.  
Application for purchase of-

MEMORANDUM:

The undersigned presents compliments to the Commissioner, Bombay Division, Bombay and with reference to his endorsement, No. LVA(1) 659, dated 18th December 1959, is directed to convey Government sanction for the grant of Tank land at Nahur Village to Messrs Hoechst Pharmaceuticals Private Limited, Bombay 1, admeasuring 28314 square yards at Rs. 3/- per square yard proposed by the District Deputy Collector, Bombay Suburban District and agreed to by the Finance Department, subject to the conditions mentioned in Collector's letter, No. CHB/LND.SR-V-785, dated 17th March 1959 and the modifications suggested thereafter by the Collector in his letter, No. C/LND.SR-V-785, dated 24th November 1959. Case papers accompany.

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

Under Secretary to the Government of Bombay, Revenue Department.

Copy forwarded for information and necessary action to the Collector, Bombay Suburban District (C Branch) Old Custom House Yard, Fort, Bombay 1 with reference to his letter, No. LND.SR-V-785, dated 24th November 1959.

Copies forwarded for information to:-

- The Local Self Government and Public Health Department, Bombay,
- The Industries and Cooperation Department, Bombay,
- The Finance Department, FI.

COLLECTOR BOMBAY  
SUBURBAN DISTRICT  
RECEIVED 6 FEB 1960

LND 1059

785  
20/2

Transferred to NDT  
1st 20/2/60  
IA & A Collyer  
R.S.D

12/1

It waits till the original papers are  
recd from the Commr. (S)

- Read:- (1) Government in R.D.'s Memorandum No. TNK-1059/306-  
B1 dated 12-2-1960.  
(11) This office casepapers in file LNDSR V-785.

ORDER

The Tank land admeasuring 28,314 sq. yds. at Nah  
as shown in the accompanying plan is hereby granted to Mess.  
Hoechst Pharmaceuticals Private Ltd. at the rate of Rs.3/-  
per sq. yd. subject to the following conditions:-

1. The grantee should not transfer or encumber the  
land in any manner whatsoever without the prior approval of  
the Government. If such permission is given it will be subject  
to the following conditions:-

(a) The land and factory plant etc. constructed  
thereon go together and can be disposed of only together.

(b) The land cannot be sub-divided and such  
division cannot be disposed of without the permission of Govt

(c) Government will be entitled to half the un-  
earned increment in the event of sale or transfer whether  
outright or as a result of unredeemed mortgage, and the land  
so sold or transferred should be used for the purpose approved  
by the Government, if it is to be used for a purpose other  
than the approved industrial or commercial purpose.

(d) If Government have reason to believe that  
any misrepresentation or concealment is made in regard to sale  
price, the sale or transfer will be declared void at the  
discretion of Government.

2. The Company shall ensure that no nuisance in  
any form considered objectionable from the health point of  
view is caused to the residents of the adjoining areas.

3. The Company shall prepare a proper lay-out of  
the whole area including the proposed industrial use along  
with the land required for providing housing accommodation to  
40% of the workers and get approved by the Greater Bombay  
Municipal Corporation and the Collector, B.S.D. construct  
internal roads and comply with the requirements of the Municipality, Health and Fire Brigade Departments.

4. Satisfactory storm-water drainage arrangements  
are made for the disposal of storm water of the region going  
into the land at present.

5. A green belt of 50' is provided on the North and  
West.

6. The land shall be used only for the purpose of  
collection of effluent and manufacture of chemicals.

7. The filling in of the plot shall be done by the  
Company at the Company's cost to the extent necessary to allow  
proper drainage of storm water.

8. That the land shall not be transferred to a  
foreigner, except a foreigner domiciled in India, without the  
consent of Government which will have full discretion to refuse  
consent without assigning any reason.

9. The Company shall construct at its own cost a Water trough for cattle of the village on such site of the company's land as the Collector may select and provide free water at Company's cost.

10. If the grantee contravenes any of the foregoing conditions subject to which the land is granted the Collector may without prejudice to any other penalty to which the grantee may be liable under the provisions of the Land Revenue Code, continue the said in the occupation of the grantee on payment of such fine and N.A. Assessment as the Collector may direct.

11. Notwithstanding anything contained above it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within the time prescribed in that behalf by the Collector and such removal and alterations not being carried out within the prescribed period he may cause the same to be carried out any way recover the cost of carrying out the same from the grantee as an arrear of Land Revenue.

12. That the Company shall pay the price of the land as fixed by the Government immediately.

12A: That the Company shall execute the agreement in Form 'MHI' appended to the Land Revenue Rules 1921 embodying the above additional conditions and such other conditions as Government may deem necessary.

Sd/- M. G. Sapre

Additional Collector, Bombay.

Copy with plan forwarded to the Managing Director, Messrs. Hoechst Pharmaceuticals Private Ltd., Bombay.

2. He is requested to pay the occupancy price immediately in this office.

Copy with plan forwarded to the D.I.L.R. Bombay Mulund for handing over the possession of the land immediately and submit the pucca plan.

Copy with plan forwarded to the Mamlatdar, Borivli for information.

Copy with plan forwarded to the D.D.C. Bombay, Mulund for information.

*M. G. Sapre*  
9/2/60  
Additional Collector, Bombay.

