

Subject:- LHDS, DOMBAY SUBURBAN DISTRICT.
S.No. 1 Pt. of Kopri, and 2 Pt.
3 Pt. and 4 Pt. of Village Chandivli.
Grant of to the Shipping Corporation
of India.

MEMORANDUM

The undersigned presents compliments to the additional Collector of Dombay Suburban District and is directed to convey sanction of Government for grant of Government land detailed below to the Shipping Corporation of India, Dombay for establishment of a Training Institute.

DETAILS OF LAND

Village.	S.No.	H.No.	Name of original owner.	Area.		Sq. Mtrs.
				A.	G.	
Kopri.	1	Part.	Sat. Kangle Mohanlal Khetan.	1 - 36		7689
Chandivli.	2	Part	Suri Hanubhai A. Sheth etc.	20 - 11		82050
-do-	2	Part	-do-	2 - 37		11827
-do-	3	Part	-do-	5 - 20		22258
-do-	4	Part	-do-	4 - 31		19324
Total :				35 - 15		143158

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 & 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 made subject to the following terms and conditions:-

- 1) The grantee shall pay to Government the occupancy price of the land of Rs. 53,78,000/- (Fifty three lakhs and seventy eight thousand only).
- ii) the grantee shall 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. (1) above, from the date of taking over possession of the land till the date of payment of the occupancy price;
- iii) 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(s) for which it is being granted and for no other purpose (s). In the event of

any un-authorised diversion, change or modification in the use of the land being made, the said land shall thereupon-in addition to the assessment to which it becomes liable under the provisions of the Maharashtra Land Revenue Code, 1966-become 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 in force relating to the recovery of the land revenue.

- iv) 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;
- v) that the land or any part thereof or any interest therein shall not be transferred except with the previous sanction of the State Government.
- vi) that all the buildings to be constructed on the land shall be according to the plans got approved from the Additional Collector and the Greater Bombay Municipal Corporation observing scrupulously the provisions of Ribbon Development Rules, and after they are constructed, no additions or alterations to them shall be made without the previous permission of the Additional Collector and the Greater Bombay Municipal Corporation;
- 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 conveniences, as provided by the Maharashtra Land Revenue Code, 1966;
- 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) 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 hundred square metres of suitable species and maintain them throughout;
- xi) 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;
- xii) 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

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of the building or structure, if any, standing thereon. The Grantee shall accept as final the decision of Government 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 Executive Engineer, Public Works and Housing Department;

xiii) that for breach of any of the conditions mentioned above and such other conditions which the Collectory 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;

3. The Additional Collector, Bombay Suburban District should hand over possession of the land to the grantee before 10th of January, 1979 after obtaining an undertaking from the grantee that the grantee is agreeable to abide by all the above terms and conditions.

4. This memorandum issues with the concurrence of the Finance Department (vide its un-official reference No. 1970/EXP.9, dated 22nd December, 1978;

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

222.
R. SUMBA
SECRETARY

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To

The Additional Collector of Bombay Suburban District.

Copy to:-

- The Commissioner, Bombay Division, Washi, New Bombay,
- The Settlement Commr. & Director of Land Records, Maharashtra State, Pune.
- The Director of Town Planning, Maharashtra State, Pune.
- The District Inspector of Land Records, B.S.D., Bombay,
- The Assistant/Deputy Dir. of Town Planning, Bombay,
- The Accountant General, Maharashtra (I) / (II), Bombay / Nagpur.
- The Finance Department, (EXP.9),
- The Agriculture and Cooperation Department,
- The Urban Development and Public Health Department,
- The Industries, Energy and Labour Department,
- The Public Works and Housing Department,
- The Sub-Divisional Officer, B.S.D., Old Custom House, Bombay,
- The Tahsildar, Kurla, Topiwala College Building, Malund, Bombay,
- The Shipping Corporation of India, Bombay,
- The Commissioner, Bombay Municipal Corporation, Bombay,
- The Select file G-4 / G-5 / G-8 / and A-2 Desks of Revenue and Forests Department.

(U.S. RAHADIVE)
Under Secretary to the Government of Maharashtra,
Revenue and Forests Department;

Head, Govt. in Revenue and Forests Department.
No. LMD-2673/66-GR-432-G.S, dt. 30th Decemb.

No. C/DKSK-VI-LMD-I-A / 660
Office of the Additional
Collector, Bombay Suburban Dist.,
Old Custom House, Fort, Bombay-1.
Date: 5th Jan 79

ORDER:

In view of the sanction by Government, the Government land detailed below is hereby granted to the Shipping Corporation of India for establishment of a Training Institute.

Village	S. No.	H. No.	Name of original owner	Area A. Us.	sq. meters
Kopri	1	part	Govt. Kewla Mohanlal Khatan.	1-36	7689
Chandivli	2	Part	Shri Manubhai A. Sheth etc.	20-11	82050
-do-	2	Part	-do-	2-37	11827
-do-	3	Part	-do-	5-20	22258
-do-	4	Part	-do-	4-31	19324
				Total	35-15 143178

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 order number and date, the lands have been ordered to be resumed to Government. 2/- The grant of land is made subject to the following terms and conditions :-

- i) The grantee shall pay to Government the occupancy price of the land of Rs. 53,78,000/- (fifty three lakhs and seventy eight thousand only).
- ii) the grantee shall pay to Govt. 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 the occupancy price;
- iii) the grantee shall utilize 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(s) for which it is being granted and for no other purpose(s). In the event of any un-authorized diversion, change or modification in the use of the land being made, the said land shall thereupon in addition to the assessment to which it becomes liable under the provisions of the Maharashtra Land Revenue Code, 1966, become 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 in force.

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- relating to the recovery of the land revenue.
- iv) 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~~; cost;
- v) that the land or any part thereof or any interest therein shall not be transferred except with the previous sanction of the State Government.
- vi) that all the buildings to be constructed on the land shall be according to the plans got approved from the Additional Collector and the Greater Bombay Municipal Corporation observing scrupulously the provisions of Ribbon Development Rules, and after they are constructed, no additions or alterations to them shall be made without the previous permission of the Additional Collector and the Greater Bombay Municipal Corporation;
- vii) the grantee shall pay regularly the non agricultural assessment prevalent in the locality as fixed from time to time;
- viii) the grantee 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, 1956.
- ix) the grant shall be subject to the conditions laid down in Rules 31 and 41 of the Maharashtra Land Revenue (Disposal of Govt. lands) Rules, 1971 and such other conditions deemed fit by the Collector;
- x) 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 hundred square meters of suitable species and maintain them throughout;
- xi) 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.
- xii) 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, standing thereon. The grantee shall accept as final the decision of Government 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 Executive Engineer, Public Works and Housing Department.
- xiii) 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;

[Signature]
Additional Collector,
Bombay Suburban District.

To The Shipping Corporation of India.

Copy forwarded to the District Inspector of Land Records,
Bombay Suburban District, Bombay.

2/- He should hand over the possession of the land
under reference to the Corporation before 10th January 1979.
The site plan should be obtained from the office
of the Corporation compliance should be reported.

Copy submitted to Government in Revenue and Forests
Department, Mantralaya, Bombay-4000 032.

Copy submitted to the Commissioner, Bombay Division,
Konkan Bhawan, 1st floor, Sion Panvel Road, Bombay-400614.

Copy to the Sub-Divisional Officer, B.S.D., Bombay.

Copy to the Tahasildar Kurla.

UBN/4.1

OK
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Additional Collector,
Bombay Suburban District.