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Lands - Bombay.
Grant of-af,
to Rashtriya Housing
Society, Limited.

Government of Maharashtra.
Revenue Department.
Resolution, No. I 21 2260/101060-B,
Sachivalaya, Bombay, 31st October 1962.

Read: Correspondence ending with the letter from the
Additional Collector, Bombay Suburban District,
Bombay, No. C.I.N.D. SR.406, dated the 29th June
1962.

Letter from the Registrar of Cooperative Societies
Poona, No. B. 2794/Lands, dated the 20th June 1961.

RESOLUTION: Government is pleased to sanction the grant
of 9832 square yards of the land out of Survey No. 14 at
Chembur, Bombay Suburban District to the Rashtriya Cooperative
Housing Society, Limited, for housing purposes under the
Post War Reconstruction Scheme No. 219 on a permanent basis,
free of occupancy price, being Rs. 29,517/- (Rupees twenty nine
thousand, five hundred and seventeen only) approximately
in accordance with the orders issued under Government
Resolutions, Education and Industries Department, No. 7719,
dated 26th October 1948, Development Department, No. 230,
dated 24th November 1949, and subject to the conditions
prescribed in Government Resolution, Revenue Department,
No. 1970/45, dated 17th October 1947, and the following
additional conditions :-

i) that the Society shall prepare a proper scheme for
the development of the land at its cost and submit a layout
plan within three months from the date of taking over
possession of the land for the approval of the Collector
through the Consulting Surveyor to Government;

ii).....

- ii) that the Society shall not sell or in any way transfer by mortgage, lease, etc., any of the plots out of the land to any person other than one of their members or, let any tenement to non-members without obtaining previous approval of the Collector, in writing. The Collector will permit such letting provided that in this behalf preference is given to Backward Class persons who have no houses of their own;
- iii) that the Society shall be bound to construct the built roads and drains in accordance with the approved scheme within two years from the date of taking possession of the land;
- iv) that the Society shall comply with all building regulations prescribed and made applicable to the area under the Land Revenue Code and the rules made thereunder;
- v) that the Society shall pay non-agricultural assessment in respect of the land at the rate current in the locality;
- vi) that any one in possession of the plot shall be liable to be evicted from the plot in respect of which a breach of any of the conditions has occurred, without compensation, on the Collector's giving notice of the breach, and the party concerned failing to remedy the breach within six months from the date of the notice;
- vii) that the grant shall be liable to be cancelled and land be resumed to Government without any compensation for breach of any of the conditions on the Collector's giving notice of the breach and the Society failing to remedy the same within six months from the date of notice; and
- viii) that the Society shall sign agreements in form 'H' or 'HH' as required by the Collector embodying the above conditions in addition to the conditions considered necessary by the Collector.

2. This Government Resolution issues with the concurrence of the Finance Department vide un-official reference, No. 26022/3164-III, dated 17th September 1962.

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

S.G. SAHANE,

Under Secretary to Government.

G.R., P.D., No. ICS.2260/101060-B, dated the 31st October 1962.

To

- The Commissioner, Bombay Division, Bombay,
- The Registrar of Co-operative Societies, Poona,
- The Collector of Bombay Suburban District,
(with case papers),
- The Director, Social Welfare, Poona,
- The Consulting Surveyor to Government,
- The Divisional Joint Registrar of Co-operative Societies, Bombay,
- The District Deputy Registrar of Co-operative Societies, Bombay,
- The Accountant General, Bombay,
- The Pay and Accounts Officer, Bombay,
- The Resident Audit Officer, Bombay,
- The Finance Department (Branch III),
- The Co-operation and Rural Development Department
(N Branch),
Education
- The ~~XXXXXX~~ and Social Welfare Department (M Branch).

No. _____ of 1962.

Copies forwarded for information and guidance to:-

No. O/55418-B.

Revenue Department,
Sachivalaya, Bombay,
21st January 1964.

From The Under Secretary to the Government of Maharashtra,
Revenue Department.

To Sri Jitendra Bakwana, President,
Rashtriya Cooperative Housing Society, Ltd.,
27, Thakkarbappa Colony,
Pipe Road, Cheshur, Bombay, 28.

subject : Lands in Bombay Suburban District.
Survey No. 14 of Cheshur.
Handing over possession of -
Granted to Rashtriya Cooperative
Housing Society Ltd.

Sir,

With reference to Government letter, No. O/55418-B,
dated 22nd October 1963 and your application, dated 15th
December 1963, addressed to the Chief Minister, on the subject
mentioned above, I am directed to state that necessary instru-
ctions in the matter are being issued to the Additional
Collector, Bombay Suburban District. You are, therefore,
requested to approach that officer in the matter.

Yours faithfully,

Sd/-

(B.D. PRADHAN),
Under Secretary to the Government of Maharashtra,
Revenue Department.

No. O/55418-B.

Bombay, 21st January 1964.

Copy forwarded to the Additional Collector, Bombay
Suburban District, in continuation of Government letter of
even number, dated 22nd October 1963.

2. The Collector is requested to take further necessary
action in the matter in the light of the orders issued
in Government Resolution, Urban Development and Public
Health Department, No. TPE/4363-B, dated 20th December 1963.



order and in the name of the Governor of Maharashtra,

Under Secretary to the Government of Maharashtra,
Revenue Department.

Rashtriya Coops

issued
L.S.

No. LND-SP-V-406
Collector's Office, B.S.D.,
Old Custom House, Fort,
Bombay Dt. 23 3-64

Read:

- 1) Govt. Resolution Revenue Dept. No. MCS-2260/101060-B dt. 31-10-1962.
- 2) This office case papers in file No. LND-SP-V-406.

Order:

The land admeasuring 9839 sq. yds. out of S. No. 14 of Village Chembur, Tal. Kurla (as shown in the accompanying plan) is hereby granted to the Rashtriya Co-op. Housing Society Ltd. for housing purposes under the Post War Reconstruction Scheme, basis, free of occupancy price, being B 29517 (Twenty nine thousands, five hundred and seventeen only) subject to the following conditions:

1) That the Society shall prepare a proper scheme for the development of land at its own cost and submit a layout plan within three months from the date of taking over possession of land for the approval of the Collector through the Dy. Director, Town Planning, Bombay.

2) That the Society shall not sell or in any way transfer by mortgage, lease etc. any of the plots of the land to any person other than one of their members, let any tenement to non-members without obtaining previous approval of the Collector, B.S.D. in writing. The Collector will permit such letting provided that, in the behalf preference is given to Backward class persons who have no houses of their own.

3) That the Society shall be bound to construct the buildings, roads and drains in accordance with the approved scheme within two years from the date of taking over possession.

4) That the Society shall comply with all buil

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regulations prescribed and made applicable to the area under the Land Revenue Code and the Rules made thereunder.

5) That the Society shall pay Non Agricultural Assessment in respect of the land at the rate current in the locality.

6) That any one in possession of plot shall be liable to be evicted from the plot in respect of which a breach of any of the conditions has occurred, without compensation, on the Collector's giving notice of the breach, and the party concerned failing to remedy the breach within six months from the date of the notice.

7) That the grant shall be liable to be cancelled and land be resumed ~~xxxx~~ to Govt. without any compensation for breach of any of the conditions on the Collector's giving notice of the breach and the Society failing to remedy the same within six months, from the date of notice.

8) That the Society shall sign agreement in form 'HH' as required by the Collector embodying the above conditions in addition to the conditions considered necessary by the Collector.

9) If the Society (seeking permission to convert agricultural land to non-agricultural purposes) contravene any of the foregoing conditions subject to which the land is granted or the non agricultural use is permitted, the Collector may, without prejudice, to any other penalty to which Society may be liable under the provisions of land revenue code continue the said land in Society's occupation on payment of such fine and non agricultural assessment or rent as he may direct.

10) Notwithstanding anything contained in condition No. 9 above, it shall be lawful for the Collector

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to direct the removal or alternation of any building or structure erected or used contrary to the provisions of this grant(i.e. grant of land or grant of permission for non agricultural use) within a time prescribed in that behalf by the Collector, and on such removal or alteration 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 Society as an arrears of the land revenue.

11) The fines leviable under the condition No.9 should be upto forty times of the N.A.A.in respect of the land.

O/C. Signed by *Cleanth*
~~Acting~~ Collector B. S. D.
Collector,
Bombay Suburban Dist.

sak/203.

To

Shri J.Makwana, President,
Rashtriya Co-op.Housing Society,
87, Thakkarbappa Colony, Pipe Road,
Chembur.

He is requested to contact the Dist.Inspector Land Records B.S.D.Bombay to take over possession of land.

P-Collector,
~~Bombay Suburban Dist.~~

sak/203

Copy with the plan forwarded to the Dist.Inspector Land Record, B.S.D.Bombay.

He is requested to handover possession of land and submit pucca plan and possession receipt.

Copy with the plan forwarded to the Dist.Dy. Collector, B.S.D.

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