

Dated:- 7th February 1979.

Subject :- Lands : Bombay Suburban District
S.No.14 Chembur
Grant of.. to Pragati Co-operative
Housing Society Ltd.

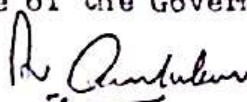
MEMORANDUM:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and in continuation of Govt. letter of even number dated 16th December 1978 is directed to state that Govt. is pleased to grant Govt. land measuring 4846 sq. yd. out of S.No.14 Chembur, Bombay Suburban District, to Pragati Co-operative Housing Society Ltd. to accommodate its, 80 additional approved members under the Backward Class Housing Scheme (as per instruction contained in Govt. Resolution, Urban Development and Public Health Department, No.BCR-1073/17878-L, dated 21st February 1974 as amended from time to time). The grant of land is subject to the terms and conditions mentioned in the accompanying statement 'A'.

2. The Additional Collector, Bombay Suburban District should get a separate agreement executed from the Society agreeing to the terms and conditions of grant and then issue final orders in the matter. A list indicating names of the approved 80 members and their respective monthly income should be annexed to the final orders of grant of land.

3. This memorandum issues with the concurrence of the Social Welfare, Cultural Affairs, Sports and Tourism Department and within the delegated limits to this department (vide Govt. Memorandum, Finance Department, No.ODO-1377/168/77-EXP-9, dated 20th July 77).

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


(A.V. Amberkar),

Desk Officer, Revenue and Forests Department.

To

The Additional Collector, Bombay Suburban District,
(with statement 'A' and list of members).

Copy with copy of statement 'A' ^{and list} forwarded to:-

The Commissioner Bombay Division, New Bombay,
The Divisional Social Welfare Officer, Bombay Division,
The Social Welfare Officer, Greater Bombay,
The Assistant Director of Town Planning, Bombay City Survey
and Land Records, Bombay Suburban District,
The District Inspector of Land Records, Bombay Suburban District,
The District Deputy Registrar of Co-operative Societies,
Bombay Suburban District,
The Accountant General, Maharashtra-I/II, Bombay/Nagpur,
The Pay and Accounts Officer, Bombay,
The Resident Audit Officer, Bombay,
The Finance Department (EXP-9),
The Social Welfare, Cultural Affairs, Sports and Tourism
Department (DVI),
The Select file 'G4' Desk, Revenue and Forests Department.

Date 20/12/1979.

Read : 1) Govt. in R.A.F.D Memoranda.
No. LCS/2678/10066 CR-49/G-4
Dated 7.2.79.

O R D E R

The Govt. Land admeasuring 4846 sq.yards as shown by letter ABCDEF in the map drawn by the Architect Shri M.B. Shivadas on 15.5.77 is hereby granted to Pragati Co-operative Housing Society Limited to accommodate its, 80 additional members under the Backward Class Housing Scheme. (As per instruction contained) in Govt. Resolution Urban Development and Public Health Department No. BCH/1073/17378-L-dated 21.2.74 as amended from time to time) The land grant is subject to terms and conditions as below :

1) The grant of land is sanctioned under the Backward Class Co-operative Housing Scheme (OLD PWR Scheme 219) and accordingly the Society becomes eligible for concessions under the said Scheme. The Society is eligible for free grant of land under the said Scheme.

2) The land admeasuring 3418.8sq.yards shown by letter BCDE shall be utilised for housing the approved 80 members of the society and remaining land shown by letters ADEF shall be utilised for Recreation ground and for no other purpose whatsoever.

3) The land or any part thereof shall not be sold, mortgaged, leased, transferred or in any other way alienated, on any conditions except as provided in Section 36(4) of the Maharashtra Land Revenue Code, 1966 without previous written permission of the District Collector, Bombay Suburban Districts.

The Society shall make maximum use of the land of 3418.8 sq.yards for housing purpose and shall accommodate as many members in the land as are permissible in accordance with the building rules;

The Society shall not enroll any new members or substitute any member approved by the Collector without his prior approval prescribed conditions thereto;

6) The flats in the Society should be occupied personally by the member as soon as these are ready for occupation and members shall vacate the Govt. accommodation, if any, there

If any members does not occupy the flat and unless the same is required for bonafide use of his family, the flat in the Society shall be placed at the disposal of the Collector who would pay the rent to the said member. as may be determined by Govt. from time to time in accordance with the orders of Govt. in force;

7) If any member or his wife/her husband or his/her minor child purchases at any time any flat or house or plot or bungalow in any urban area, the member shall stand disqualified and flat allot to him in the Society should be transferred at a price determined the Collector but not exceeding the cost paid to the Society, to another member to be approved by the Collector and qualified to be a member;

8) The Society shall not sub-divide ~~the~~ the land or any part thereof shall sub-let, transfer, assign or in any way alienate the or any part thereof or its interest therein without prior written permission of the Collector and Collector may if he so considers fit while granting permission impose such conditions including payment of premium to Govt. as he considers appropriate;

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

10) If the land or any ~~part~~ portion thereof is required by Govt. in future for any public purpose the grant of land or any such portion thereof will be cancelled and the land or any such portion thereof will be cancelled and the land or any such portion thereof will by Govt. on ~~payment~~ payment of cost of land paid ^{by the Society} thereon ~~or~~ shall accept as final the decision of Govt. as to whether or any portion thereof is required for a public purpose and cost of the buildings ~~of by the Society and of cost of (d)~~ structure if any standing structures, if any, determined by Executive-Engineer Public Works and Housing Division; 18

11) The Society should not make any addition or alteration to the buildings constructed without written approval of the Collector and shall inform the Collector of the reduction in the number of members, if any, before commencing construction of roads and buildings and Collector shall have right of resumption of any land rendered surplus to the reasonable requirements of the ~~Society~~ Society consequent upon reduction in membership

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12) The Society shall be bound to complete all the buildings roads, drains etc. in accordance with the approved scheme to the satisfaction of the Municipal Corporation or such other local authority within a period of two years from the date of possession or land;

13) The buildings to be constructed shall be in accordance with the building Rules and Ribbon Development Rules ^{in force} in the locality and further subject to the conditions, if any, imposed by the Assistant Director of Town Planning;

14) The Society shall pay the non-agricultural-assessment for the land regularly that would be fixed by the Collector from time to time;

15) The Society shall hold the land on inalienable and impartible tenure as occupant Class II;

16) The Society or any of its members shall not utilise any part of the land directly or indirectly for any commercial, business or professional purpose;

17) The Society shall be within a period of two years from the date of possession of land, plant on the land granted hereunder not less than 40 trees of suitable species and maintain them throughout;

18) The Society shall be liable to be evicted and land and buildings resumed to Govt. without payment of any compensation in case there is a breach of any of the conditions of grant of land and failure on the part of the Society to remedy the said breach within six months from the date of issue of notice by the Collector communicating the said breach;

The Society shall be bound to take all necessary steps and apply any of its members who has committed breach, of any of the conditions of grant to remedy the breach immediately and ensure on the part of the member to remedy the breach accordingly within a period of six months from the date of issue of notice by the Collector communicating the said breach to the Society shall be deemed to be a breach committed by the Society itself and the Society shall render itself liable to be dealt with under clauses (Xviii) above;

20) The Society shall sign an agreement in the form xii or xiii prescribed under Rules 42 of the Maharashtra Land Revenue (Disposal of Govt.) Rules, 1971 as required by the Collector, embodying

and agreed to above terms and conditions in addition to such other conditions considered necessary by the Collector having regard to the circumstances of the case and the provisions of the Maharashtra Land Revenue Code, 1966 and the Rules made thereunder.

Sd - X X X
Additional Collector
Bombay Suburban District.

Copy to : To
The Secretary
Pragati Co-operative Housing Society Ltd.,
S...Barve Marg,Chembur, Bombay-71.

Copy forwarded to : The D.I.L.R.(BSD) A Site plan is enclosed. He is requested to handover the possession of the land shown by the letter ABCDEF. The land shown by letter ABDEF is given for recreation purpose. The Society should be clear under stand above the land given for recreation ground and it should be demarketed for separately.

✓ Copy forwarded to : Tahasildar Kurla, Toiwala College Building
Mulund (W) Bombay-80.

" S. D. O. B. S.D.

" C. T.S. O Mulund.

Copy submitted to : Govt. in R & D. D. Mantralaya under Govt.
Memorandum No. LCS/2678/10066/OR-49/G-4
dated 7.2.1979.

f
AS
Additional Collector
BSD