

Dated:- 5th. June 1978.

Subject:- Lands, Bombay Suburban District
C.T.S.No. 970 S.S.III Chembur
Grant of.. to Bombay Municipal
Corporation for traffic circle

MEMORANDUM:

The undersigned presents compliments to the Additional Collector of Bombay Suburban District and with reference to his letter, No.C/Desk-VI/LND-I-B-91 dated 10th August 1978 is directed to convey ex-post-facto sanction of Govt. for grant of Govt. land measuring 3,328.9 sq.meters out of C.T.S.No.970, S.S.III, Chembur, taluka Kurla, District Bombay Suburban to the Bombay Municipal Corporation for construction of traffic circle, as per the reservation made in the development plan. The advance possession of the land is already given to the Bombay Municipal Corporation on 24th December 1973.

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

- i) the grantee shall pay to Govt. the nominal occupancy price of Re. One only/-;
- ii) the value of 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;
- iii) the grantee shall hold the land on inalienable and impartible tenure as occupant Class II;
- iv) the grantee shall pay regularly the non-agricultural-assessment prevalent in the locality as fixed from time to time;
- v) 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 of working quarries and searching for the same with all reasonable convenience, as provided by the Maharashtra Land Revenue Code, 1966;
- vi) 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;
- vii) 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 Executive Engineer, Public Works and Housing Division;
- viii) the grantee shall within a period of two years from the date of possession of land plant on the land granted hereunder trees at the rate of one tree per 100 sq.meters of suitable species and maintain them throughout;

(P.T.O.,

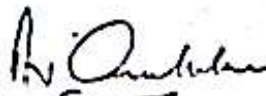
ix) that for breach of any of the conditions mentioned above and such other conditions which the Collector may impose having regard to the provisions of the Maharashtra Land Revenue Code, 1956 and the Rules made thereunder and having regard to the circumstances of the case, the grant shall be revoked and the land resumed to Govt. without payment of any compensation;

x) 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 Govt. Lands) Rules, 1971.

3. The Additional Collector of Bombay Suburban District should now recover the amount of occupancy price get the agreement executed from the grantee and thereafter should issue final orders in the matter.

4. This memorandum issues within the powers delegated to this department vide Govt. Resolution, Finance Department, No. ODO-1377/168/77/EXP-9, dated 20th July 1977.

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



(A.V. Amberkar),

Desk Officer, Revenue and Forests Department.

To

The Additional Collector of Bombay Suburban District.

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, Bombay Suburban District,
The Deputy Director of Town Planning, Bombay Division, Bombay,
The Tahsildar Kurla, Bombay Suburban District,
The Accountant General, Maharashtra-I/II, Bombay/Nagpur,
The Finance Department (EXP-9),
The Urban Development and Public Health Department (UD-5),
The Select file 'G5' Desk, Revenue and Forests Department,
The Municipal Commissioner, Bombay Municipal Corporation, Bombay.

JMO/-
4/6/79-

No. C/2.
Office of *land* :
S. S. D., U.K.
Bombay 400 *Corporate Bldg.*

Dated : *12/11/78*

- R E A D** :- 1) Govt. in Revenue & Forest *Land Record.*
Memorandum No. *128/2877/349*
dated 5-5-1978.
2) This office letter No. C/2881.
dated 10-5-1978. *A.*

O R D E R

Govt. land measuring 21220² sq. metres out of SFD No. 970 S.S. III Chodur, Taluka Kuria, District Bombay Suburban is hereby granted to the Bombay Municipal Corporation for construction of traffic circle as per the reservation made in the Development Plan. The advance possession of the land is already given to the Bombay Municipal Corporation on 24th December, 1978.

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

i) the grantee shall pay to the Govt. the nominal occupancy price of Rs. 1/- (Rs. one) only.

ii) 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. The land shall not be used for any purpose other than the purpose for which it was initially granted without the permission of the state Govt.

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

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

v) 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 of working quarries and searching for the same with all reasonable convenience as provided by the Maharashtra Land Revenue Code, 1956.

vi) the grant shall be subject to the conditions laid down in Rules 31 and 31 of Maharashtra Land Revenue Act (Disposal of Govt. lands) Rules, 1971 and such other conditions decided fit by the Collector;

vii) 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

as provided by the

final the decision of Govt. as to portion thereof is required for a to the cost of building or structure, determined by the Executive Engineer, Housing Division.

(vi) The grant shall be laid down in (of Govt. lands)

grantee shall within a period of two years of possession of land plant on the land under trees at the rate of one tree per 100 sq. suitable species and maintain them throughout;

Conditions after survey

ix) 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 1956 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.

x) 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 Govt. Land) Rules, 1971.

[Signature]
Additional Collector,
Bombay Suburban District.

Copy to :-

- 1) The Municipal Commissioner, Cr. Bombay Municipal Corporation, Bombay 400 001.
- 2) The District Inspector of Land Records, Bombay & S.S.D., for information.
- 3) The Tahsildar Kurla, Mulund, Bombay 80.
- 4) The Sub Divisional Officer, S.S.D.
- 5) The City Survey Officer, Mulund(w), Bombay 80.
- 6) ~~See~~ Copy submitted to the Commissioner, Bombay Division, Bombay favour of information.
- 7) Copy submitted to Govt. in Revenue & Forests Deptt., vide Govt. Memorandum No. LMR/2577/24561/DR-348-S.S dated 2-6-1979 for favour of information.

O/C signed by *[Signature]*
Additional Collector, B. S. D.
Additional Collector,
Bombay Suburban District.

UAP/17/7/79/