

Letter

To

The Additional Collector,
Bombay Suburban District,
BOMBAY

No.LMN 2672/273463-BI.

Sachivalaya, Bombay-32.
Dated:- January 1973.

Subject:- Lands, Bombay Suburban District
S.No. 236-A of Ghatkopar.
Grant of-----to Greater Bombay Municipal
Corporation for Cemetery.

Reference:- Bombay Municipal Corporation's letter No. 63/5273/
DP, dated 31st October, 1972, addressed to you on the above
subject.

2. The Bombay Municipal Corporation has now approached ~~to~~
Government for early possession of the land, measuring 5.20 acres
out of S.No. 236-A of Ghatkopar for Cemetery which is reported
to be reserved in the Development Plan for the same purpose.
Since the land is reserved in the Development plan for the
cemetery, there seems no objection to grant it to the Bombay
Municipal Corporation. You are therefore requested to verify
the fact that the land is reserved in the Development plan for
the purpose of the cemetery, that it is Government land and that
it is available for grant. If these conditions are satisfied you
may hand over advance possession of the land to the Bombay
Municipal Corporation after taking an undertaking from it that it
will abide by the terms and conditions that will be imposed by
Government and also pay the occupancy price of the land at market
rate as on 9th January 1961 i.e. the date of publication of the
draft development plan as per Government Resolution, Revenue and
Forests Department No.LMN 2669/194787-BI, dated 28th April 1971
and interest at 6½% per annum on that amount from the date of

P.T.O.

taking over possession of the land till the date of actual payment.

3. You should also get the land valued from the Town Planning Department and report the present market value as well as market value as on 9th January 1961.

Usharani

Under Secretary to the Government of Maharashtra,
Revenue and Forests Department.

Copy forwarded with compliments to the Commissioner, Bombay Division, Bombay.

mbg 20/1/1973.

COLLECTOR BOMBAY
SUBURBAN DISTRICT
DATE 30 JAN 1973

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27.1.73

[Handwritten signature]

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No. LND-SR-I-729
Additional Collector's Office,
B.S.D., Old Custom House Yard,
Fort, Bombay-1.

Dated:- 26 February, 1973.

R E A D : Government in Revenue & Forests Deptt's
letter No. LND-2572/276466-B-I dt. 29.1.73.

ORDER :

Government land measuring 5.20 acres out of S.No.236-A of Chatkopar, which is reserved for Cemetery in the layout as shown bounded red in the plan is hereby granted for the same purpose to the Bombay Municipal Corporation on payment of the occupancy price of the land at market rate as on 9th January, 1964 i.e. the date of publication of the draft development plan and on payment of interest at 6½ % per annum on that amount of occupancy price from the date of taking over possession of the land till the date of actual payment and subject to the following terms and conditions:—

1. That the grant shall be subject to the reservation of the land in the Development plan for cemetery purposes.
2. That the grantee shall level and clear the land sufficiently to render it suitable for the particular non-agricultural purpose for which the land is granted.
3. That the grantee shall not use the land and the building erected or to be erected thereon for any purpose other than the purpose for which it is granted without obtaining the permission of

...2/-

the Collector under the provisions of the code and the rules made thereunder.

4. That the grantee shall construct the structure in accordance with the plan approved and conditions prescribed by the local authority competent to approve the plan and prescribed such conditions.

5. That the grantee shall be subject to the provisions of the code and rules made thereunder.


6. That except with the previous permission of the State Government, neither the land shall be subdivided or any such sub-division be disposed of.

7. That grantee shall give an undertaking on stamp paper that it shall abide by the terms and conditions that will be imposed by Government and also make payment of occupancy price that will be fixed by Govt., in consultation with the Town Planning Department plus interest at the rate 6 $\frac{1}{2}$ % per annum, from the date of taking over possession till the date of payment.

8. That the grantee shall pay the N.A.Asstt., regularly.

9. That the grantee shall execute an agreement in the form prescribed under Maharashtra Land Revenue (Disposal of Govt. Lands) Rules 1971.

10. 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 Maharashtra Land Revenue Code and 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.


Additional Collector.
Bombay Suburban District.

To

The Municipal Commissioner,
Greater Bombay Municipal Corporation,
Bombay-1.

2. He is requested to intimate the reservation of the land in development plan and send under taking.

Copy forwarded to the District Inspector of Land Records, B.S.D. for information.

He should not hand over the land to the Greater Bombay Municipal Corporation till further orders are received from this office.

Copy to Tahasildar, Kurla and the Sub-Divisional officer, B.S.D. for information.

Copy alongwith a layout in original (to be returned) forwarded to the Asstt. Director of Town Planning and valuation Bombay Suburban District.

He is requested to submit his valuation report of the land at market rate as on 9.1.1964 i. e. the date of publication of the draft development plan as per Government Resolution Revenue and Forests Department's No. LMI-2669/194787-B.I dated 28.4.71 at an early date.

[Signature]
Additional Collector,
Bombay Suburban District.

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No. DMN 2072/270400-BI,
Revenue and Forests Department,
Rachivalaya, Bombay-32.
Dated: - 16th November 1974.

Subject: - Lands: Bombay Suburban District
S.No. 206-A Ghatkepar.
Grant of --- to Bombay Municipal Corporation
for Cemetery and garden

MEMORANDUM

The undersigned presents compliments to the Additional Collector of Bombay Suburban District and with reference to Government Letters of even number, dated 29th January 1973 and August 1973 is directed to convey the sanction of Government for grant of Government land as shown below out of S.No. 206-A of Ghatkepar, Bombay Suburban District to the Bombay Municipal Corporation for construction of Cemetery and garden, as per the development plan.

S.No.	Area	purpose	Date of handing over possession	rate as on 9-1-64 Rs.	Total value Rs.
206-A Ghatkepar	14832.43 sq. meters	Cemetery	22-5-73	13/- per sq. meter	2,62,483.75/-
"	14333.00 sq. meters	Garden	22-10-73	"	2,68,884.00
Total					<u>5,31,367.75</u>

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

(i) the grantee shall pay the occupancy price of the land of Rs. 531,367.75 at the market rate as on 9-1-64 i.e. the date of publication of the draft development plan, at rates shown above,

(ii) the grantee shall also pay the interest at the rate of 6½% and above the amount of occupancy price from the date of taking over possession of the land till the date of payment,

(iii) the grantee shall hold the land on inalienable and impartible tenure as occupant class II,

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(iv) the grantee shall pay the non-agricultural assessment regularly,

(v) 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,

(vi) 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 Maharashtra Land Revenue Code 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. This memorandum issues with the concurrence of Finance department vide its un-official reference No. FO/12597, dated 5-10-74 and the Urban Development, Public Health and Housing department.

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

[Signature]
Under Secretary to the Government of Maharashtra,
Revenue and Forests Department.

To, The Additional Collector of Bombay Suburban District.

Copy to:-

[Signature]
The Commissioner Bombay Division, Bombay,
The Settlement Commissioner and Director of Land Records,
Maharashtra State, Poona,
The Director of Town Planning, Maharashtra State, Poona,
The District Inspector of Land Records, Bombay Suburban District,
The Assistant Director of Town Planning, Bombay Suburban District,
The Accountant General, Maharashtra State, Bombay,
The Finance Department (F-9),
The Urban Development, Public Health and Housing Department (WI),
The Select file BI Branch. Revenue and Forests Department.

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