

OFFICE OF THE COLLECTOR, M.S.D.

Plot No. 41, Administrative Bldg., Govt. Colony, Bandra(E), Mumbai-51

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Plot C' NA

No.C/Desk-II D/LND/NAP/SRK-307

Date :- 20/07/2008

- Read :-
- 1) Application dt. 20/06/2003 from Shri. J. R. Pote, Dy. G. M. MTNL
 - 2) IOD No. CE/715/BPES/AS dt. 12/10/1999 issued by Executive Engineering (Building Proposal) Eastern Ward, Municipal Corporation of Greater Mumbai.
 - 2) Indemnity Bond dt. 17/06/2003.

ORDER :-

Land bearing C.T.S.No. 21 B of Village Powai, Taluka Kurla at Mumbai Suburban District, belongs to the following owners :-

1. Mumbai Metropolitan Region Development Authority
2. Mahanagar Telephone Nigam Ltd. -- Lessee

*Shri. J. R. Pote, Dy. G. M. MTNL has applied for grant of Non-Agricultural Permission in respect of the above land for Residential (Hostel) purposes.

The owner of the land has given a Power of Attorney to the above named applicant.

The building plans have been approved by the Greater Mumbai Municipal Corporation vide their IOD No.CE/715/BPES/AS dt. 12/10/1999.

The above lands are presently held for non-agricultural purpose.

In exercise of the powers delegated under Section 44(1) of the M.L.R.Code. 1966, I the Collector, M.S.D. do hereby grant the Non-Agricultural Permission to Mahanagar Telephone Nigam Ltd. to use the land specified in the schedule appended hereto, as per the plans approved by the Greater Mumbai Municipal Corporation, subject to the following conditions :-

1. that the grant of permission shall be subject to the provisions of the Code & Rules made there under.
2. that the grantee shall use the land together with the building or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from this office.
3. the grantee shall construct the building according to the plans approved by the Greater Mumbai Municipal Corporation.

4. that the grantee shall not sub-divide the plot or subplot, if any, approved in this order, without getting the sub-divisions previously approved by the Collector, Mumbai Suburban District.
5. that the grantee shall pay the N.A. Assessment in respect of the above land @Rs. 96/- per 100 sq.mtrs. p.a. for Residential purpose for 2001-02 to 2005-06 and @ Rs. 900/- per 100 sq. mtrs. per annum for Residential purpose from 2006-07. The N.A.Assessment from the year 2006-07 comes to Rs. 188060/-
6. that the present N.A. rates mentioned in condition No.5 above, is guaranteed upto 31st July 2011 & shall be revised thereafter for further guarantee period.
7. As mentioned in condition No.6 above, the grantee shall be liable to pay the amount of difference due to revision and fixation of rates of N.A.Assessments.
8. that the grantee shall pay the conversion tax as per the schedule, which is equal to five times of N.A.Assessment within 30 days from the date of issue of this order, failing which the N.A.Permission shall be liable to be cancelled.
9. that the grantee shall pay the measurement fees, to the concerned C.T.S.Officer, immediately.
- 10.that the area and it's assessment mentioned in this order and sanad shall be liable to be altered in accordance with the actual area found, on measuring the land by the concerned C.T.S. Officer.
- 11.that the grantee shall construct substantial building and/or other structure, if any, as per the approved plan of G.M.M.C. on the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by this office in discretion on payment by the grantee such fine/premium as may be imposed as per the Government orders in force from time to time.
- 12.that the grantee shall be bound to execute a sanad in form as provided in Schedule VI appended to Maharashtra Land Revenue (Conversion of use of land & N.A. Assessment) Rules. 1969 embodying therein all conditions of this order, when called upon to do so.
- 13.that if the grantee contravene any of the foregoing conditions mentioned in this order and those to be incorporated in the sanad, the Collector may, without prejudice to any other penalty to which he may be liable under the provisions of the Code, continue the said land/plot in the occupation of the grantee on payment of such fine and assessment as the Collector may direct.
- 14.that notwithstanding anything contained in condition 13 above, it shall be lawful for the Collector, Mumbai Suburban District, to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by him and no such removal or alteration not being carried out within the specified



time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee, as an arrears of land Revenue.

15. that the grant of this permission is subject to the provisions of any other laws and Rules for the time being in force and that may be applicable to the relevant other facts of the case i.e. the Urban Land (Ceiling and Regulation) Act-1976, Coastal Regulation Zone Development Control Rules, 1991, etc.
16. that the grantee shall plant 209 trees, before the completion of the building on this land and he shall take adequate care of their proper and healthy growth.
17. that the set back & proposed D.P. Road area and its N.A. Assessment, if any, will be reduced after handing over the same to the Greater Mumbai Municipal Corporation and also on receiving an intimation from Corporation to that effect.
18. that the grantee shall obtain the prior permission, for excavation & shall pay royalty to the Government as per Rules.
19. This permission is granted at the risk of applicant/Power of Attorney Holder/Occupant regarding Title of the land.
20. This permission is granted presuming that the papers submitted by the applicant are genuine and for any dispute arising out of document submitted the applicant/Power of Attorney Holder will be held responsible.
21. This order of N.A.A. is only for fiscal purposes of realisation of N.A. assessment as land has been put to Non-Agricultural use.
22. This order is issued subject to protection of rights, dispute or Court matter pending if any.

SCHEDULE

Name of the Holder:- 1) Mumbai Metropolitan Region Development Authority
2) Mahanagar Telephone Nigam Ltd. -- Lessee

Village : Powai **Taluka :** Kurla **District :** M.S.D.

C.T.S.No. 21 B

- i) Area in sq. mtrs. -- purpose Commercial/ Industrial
- ii) Area in Sq. mtrs. 20896.50 purpose Residential (Hostel) Amount of annual N.A. Assessment Rs. 20060/- for 2001-02 to 2005-06 from 2006-07)

- iii) Amount of annual N. A. Assessment Rs. 188060/-
- iv) Period for Revenue Year : 2001-02
- v) Conversion tax of Rs. 940300/- to be paid within a month.

2/-the grantee shall pay total amount of Rs. 1416720/- in the office of the Tahasildar Kurla within a period of one month from the date of this order.

sd/-
Collector,
Mumbai Subarban District.

To,

✓ Shri. J R. Pote, Dy. G. M. (Arch)
MTNL, Mumbai,
Bandra (W.), Mumbai-400 050.

2001-02

Encl : One Copy of approved plan of Building.

1. Copy with a copy of approved plan, forwarded for information and necessary action to the Tahasildar, Kurla (in duplicate).

2/- He should take an entry in Taluka Form II and recover tax within a period of one month.

2. Copy to the Additional Dist.Dy,Collector,M.S.D. for information & necessary action.

3. Copy with a copy of approved plan forwarded to the C.T.S. Officer, Mulund.

2/- He should recover the measurement fees from the applicant & carry out the actual measurement and report any difference of area in the actual holding as compared to the area for which N.A. Assessment is levied, so that suitable corrigendum can be issued. He may also make entry in P.R.Card of all the holders, as shown in the schedule above, if it is not so done earlier.

4. Account Officer, (I.A.W.) M.S.D. for information & necessary action.
5. Master File.



Wg
for Collector,
Mumbai Subarban District.