

ADDITIONAL COLLECTOR AND C.A. (ULC) GR. MUMBAI

5TH FLOOR, NEW ADMINISTRATIVE BUILDING, NEAR CHETANA COLLEGE, BANDRA (EAST), MUMBAI-51
TELEPHONE NO. 022-26556709

No. C/ULC/ SR/ 27/K-A-47/

Dated :

22 JUL 2015

✓ To
The Managing Director.
Metal Box India Ltd.
4 Scindia House (1st flr)
Connaught Place. New Delhi, 110 001.

Subject : - Urban Land (Ceiling & Regulation) Act, 1976
Village Deonar, Taluka Kurla, CTS. No. 74A/1, 74A/2,
74A/4, 74A/5, 74A/3A, 75, 74A/3B, 74A/3C, 74A/3D,
74A/3E, 74A/3F, 74A/3G, 74B/1 and 74B/2

Ref :- Your application dated 11/06/2015

Under your application dated 11/06 /2015 you have requested for issue of this office No Objection Certificate under the provisions of the Repeal Act, to enable you to approach the Municipal Corporation of Greater Mumbai as well as all other concerned Authorities to get your said land converted in to Commercial / residential use and get the Building Plans sanctioned to develop the said land as per Development Plan and D. C. Regulations of the Municipal Corporation of Greater Mumbai.

It is seen from the documents furnished that this office has granted permission under section 27(3) of the UL(C&R) Act, 1976 vide letter No C/ULC/SR-26/4055 dated 18/7/1977 to transfer the urban property land with building bearing S. Nos. 31/1, 32/3, 33/4, 44/1, 27/B/2, 30/1, 31/2(pt), 32/4, 32/2, 5, 6, 7, 8, 31/2pt, 10C, 32/10 & 20. 10A(pt), 30/3, 32/1, 27/B/1, 28/1, 28/2, and 10A/pt. of village Deonar adm. 17254.79 Sq. Mts. by way of mortgage to Grindlays Bank Ltd.

It is further seen that this office has also granted permission under section 27(3) of the UL(C&R) Act, 1976 to transfer the above land to the institutions mentioned therein vide letter No C/ ULC /SR/ 27/ K-A-47 dated 11/7/1979 and corrigendum dated 23/7/1979.

It is further seen from the documents furnished i.e. extract of property cards and the sub-division and amalgamation order No. C/Desk-2D / amalgamation/SR K-468 dated 08-10-2003 that the total area of the land as per property cards is 53118.5 sq. mts. Out of the said area the land bearing CTS No. 74A/2pt. adm. 7212.00 sq. mts. is under development plan reservation of cremation and the balance area adm. 642.90 remains with Metal Box India Ltd. The land bearing CTS 74A/4 adm. 8595.50 sq. mts. is under DP Reservation of RG. and the land bearing CTS No. 74A/5 adm. 1378.25 sq. mts. is under the DP Road. The possession on these lands has already been handed over to the MCGM. and name of the MCGM is entered into the property cards as holders of these lands. The balance area therefore remains with Metal Box India Ltd. is 35932.75 sq. mts. Out of the said area redevelopment permission under section 22 of the UL (C & R) Act, 1976 has been granted under this office order No C/ULC/D-III/22/8071 dated 08/9/2005 for non-vacant adm. 4828.03

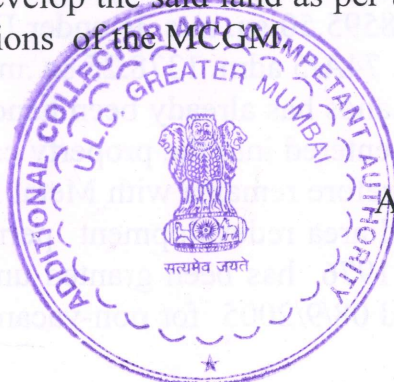
Handwritten signature and date: 22/7

sq. mts. excluding 5% amenities open space 520.03 sq. mts., 2.5 % amenities open space 260.01 sq. mts. 10 % additional RG 1040.05 sq. mts. Access to amenity open space 641.50 sq. mts., segregating distance 2888.00 sq. mts. and the remaining surplus vacant land adm. 222.88 sq. mts. was exempted under section 20 of the UL (C & R) Act, 1976 for construction of residential units under undue hardship. Thus, the total area adm. 10400.5 sq. mts. was considered in the redevelopment permission. The balance land is 25532.25 sq. mts. which is covered by the exemption granted under section 20 of the UL(C&R) Act 1976 for industrial purpose vide order No. ULC/M -63 / SC / IC / GAD /D-8 /2168 dated 16-08-1984.

With reference to your application dated 11/ 06/2015 it is seen that the Executive Engineer (B. P.) Eastern Suburban MCGM has approved the building plans and also amended building plans on balance land vide No CE/ 3155/BPES/AM dated 31/01/1987 and according to the approved plans the building constructions are completed. The building Completion Certificate is also issued vide No CE/3155/BPES/AM dated 9/6/1987. Considering these buildings your Architect has prepared a plan in respect of the land adm. 25532.25 sq. mts. and worked out the non vacant entitlement which is verified by this office survey staff. The area under construction 8976.54 sq. mts., land apptt. is 3251.75 sq. mts., internal roads is 1426.55 sq. mts., Railway setback is 4395 00 sq. mts. The area under 5% amenity is 1001,74 sq. mts. You have stated in your application dated 11/06//2015 that the said land to be used for residential / commercial purposes hence 25% RG adm. 6383.0 sq. mts. is allowed as non vacant land. The remaining land 97.67 sq. mts. is allowed as land withing ceiling limit. Thus the entire balance area adm. 25532.25 sq. mts. is non vacant land with Metal Box India Ltd. and therefore there is no surplus vacant land in this property. The position of non vacant land is as shown in the accompanying statement.

Govt. in Housing and Special Asstt. Department vide Resolution No ULC/1096/(3486)/ ULC-1 dated 10/04/1997 has clarified that the lands exempted u / s 20 for industrial purpose and on which buildings are constructed in accordance with terms and conditions of the exemption order and 10 years period is completed after completion of the construction, sale permission should be given without charging any remuneration / amount for transfer of such lands. In your case the building completion certificate is issued by the MCGM on 09/06/1987 and hence 10-year period is already completed long back.

Now the UL(C&R) Act, 1976 is repealed by the Government of Maharashtra vide Resolution dated 29/11/2007. Since the entire land is non-vacant land it is outside the purview of the saving provisions of the ULC Repeal Act. This office has therefore No Objection to transfer the said non-vacant land and also develop the said land as per the Development Plan and prevailing D. C. Regulations of the MCGM.



Anurag Chit
Additional Collector and C.A. 22/7/15
(ULC) Gr. Mumbai.

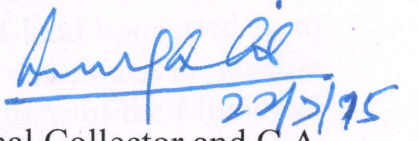
Metal Box India Limited. Property at Village Deonar. Taluka Kurla.

Mumbai Suburban District

Village.	CTS nos.	Total Area	Reservation Handed over to MCGM	Area under 22 permission.	Balance	Plinth	L. A.
Deonar Taluka Kurla .	74A/1, 74A/2,74A/4, 74A/5,74A/3A. 75, 74A/3B,C,D.E, F,G, 74B/1,74B/2	53118.5	7212.0 cremation. 1378.25 DP Road 8595.50 RG	10400.50	25532.25	8976.54	3251.75

Amenity.	Railway set-Back.	Internal Road	25% R.G.	WCL	SVL.
1001.74	4395.00	1426.55	6383.00	97.67	Nil.




Additional Collector and C.A.
(ULC) Gr. Mumbai.