



Government of Bombay

Bombay Town Planning Act, 1954  
No. XXVII of 1955

# Town Planning Scheme Ghatkopar No. III

(Final)

Sanctioned to take effect from the 1st April 1959, under Government Notification, Local Self-Government and Public Health Department, No. T. P. B. 3758-M, dated the 15th September 1958 published at page 2815 in Part I-B.D.S. of the Bombay Government Gazette, dated the 25th September 1958.

BOMBAY

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1961

TOWN PLANNING SCHEME, GHATKOPAR No. III.

ERRATA.

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5	Date at the bottom.	....	10th June 195	10th June 1958.
12	Form "B" 17 .. 2	..	Narandas Jamnadas Haai,	Narandas Jamnadas Halai.
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20	43 .. 2	..	Shri Manilal Punjabha Patel	Shri Manilal Punjabhai Patel
23	Heading .. 10(a)	..	refe ence	reference
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42	118 .. 3(a)	..	$\frac{226}{\text{H. No.}}$	$\frac{226}{\text{H. No. 5}}$
48	136 .. 6(a)	..	3 2	302
66	Paragraph 4 .. Line 5	..	playground ;	playground
67	Paragraph 9 .. Line 3	..	126 wh ch	126 which
69	Paragraph 17 .. Line 2	..	representat ve	representative
69	Paragraph 17 .. Line 3	..	dec ded	decided
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69	Paragraph 19 .. Last line	..	p pes	pipes
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78	Paragraph 9	.. Last but one line.	.. juri diction	.. jurisdiction
80	Paragraph 20	.. Line 14	.. We would theref re	We would therefore
80	Paragraph 21	.. Line 1	.. cons dering	.. considering.
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84	F. P. Nos. 157, 158, 163 and 164.	Reasons	.. ra ons	.. reasons

**TOWN PLANNING SCHEME GHATKOPAR No. III.**

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## TOWN PLANNING SCHEME GHATKOPAR No. III

### Brief History of the Scheme

This Scheme comprises of an area of about 208 acres of land bounded roughly on the North by the Central Railway, on the East and South by the Creek land and on the West partly by Mahatma Gandhi Road and partly by the Town Planning Scheme Ghatkopar No. I. About half of this area, lying on the East and South-East is low-lying land requiring a certain amount of filling before it can be developed. The remaining area is fairly high, in level with the already developed area on its West, except that in some places it is somewhat uneven and in a few other places it is rather sloping. The South-Western quarter of this area flanking on Mahatma Gandhi Road is already plotted out into plots of various sizes large and medium with access by roads as narrow as 20' in width. One of these roads called "Tilak Road" runs North-South parallel to the Mahatma Gandhi Road through the middle of this part and the others are passages from the said main road eastward across this part and serve as access to the interior plots. A certain number of these plots are also built-over. The North-West quarter of the Scheme area, which adjoins the area of the Town Planning Scheme No. 1 and the Ghatkopar Railway Station and its yard is being built-up without any plan in a haphazard manner because of the numerous irregular shaped holdings both small and large in different ownerships. The structures are generally of a temporary nature mostly for residential use for low income groups. It has, therefore, become a very bad slum with insanitary conditions.

In order to develop the land comprised in this Scheme on proper lines a suggestion was made by the Collector of Bombay Suburban District to the Ex-Ghatkopar Municipality as far back as 1935 to prepare a Town Planning Scheme under the provisions of the Bombay Town Planning Act. This, however, could not be done immediately on account of the intervention of War and circumstances arising therefrom till the War was over. The Ex-Ghatkopar Municipality thereafter declared its intention to make the Town Planning Scheme under section 9(1) of the Bombay Town Planning Act, 1915, on 29th March 1947. After the area was City Surveyed, the Government of Bombay sanctioned the making of the Scheme on 13th April 1951 by which time the Ghatkopar Municipality was amalgamated with the Bombay Municipal Corporation.

The Draft Scheme was duly prepared and published by the Bombay Municipal Corporation on 9th April 1953 which was sanctioned by Government on 10th June 1954 and on 17th August 1954 Shri G. J. Desai, B.E., F.R.I.C.S., M.T.P.I. (London), (Retired Consulting Surveyor to the Government of Bombay) was appointed Arbitrator of the Scheme under Section 29 of the Bombay Town Planning Act, 1915.

Shri G. J. Desai, drew up and published the Final Scheme on 31st December 1956 and forthwith made proposals under Section 32 of the Bombay Town Planning Act, I of 1915 to the President of the Tribunal of Arbitration for further action. In the mean time the Bombay Town Planning Act of 1915 was repealed and replaced by the Bombay Town Planning Act of 1954 No. XXVII of 1955, from 1st April 1957. The Board of Appeal which was duly constituted subsequently as provided under the Town Planning Act, 1954 and the rules made thereunder met on 21st February 1958 and subsequent dates and gave its decision on 12th April 1958 on matters which lay within its jurisdiction.

The Final Scheme as now drawn up provides for the construction of new roads with necessary storm-water drains on the sides of the roads, certain public sites within the area such as School, Playground, Market, Maternity Home etc., apart from the reconstitution of the boundaries of the original plots in such a way as to render them well suited for building purposes. The construction of new roads, the provision of public sites, the removal of slums, the reconstitution of the boundaries of the original plots, etc. will provide for the development of this part of the Suburb on proper lines.



*G. J. Desai*

Arbitrator.

Bombay, 10th June 1958.

## BOMBAY TOWN PLANNING ACT No. XXVII OF 1955

## TOWN PLANNING SCHEME, GHATKOPAR No. III

## Final Scheme

WHEREAS, I, GOPALJI JIWANJI DESAI, the Arbitrator appointed under Government Resolution, Local Self-Government and Public Health Department, No. TPB-1054, dated 17th August 1954 in respect of the above Scheme, have done all that is required to be done in that behalf under section 30(1), (2), (3), (3-A), (3-B), (3-C), (3-D), (4), (5), (6), (7), (8) and (9) of the Bombay Town Planning Act No. I of 1915, as amended from time to time and rules thereunder, and drawn up and published the Final Scheme on 31st December 1956 and forthwith made proposals under section 32 of the Bombay Town Planning Act No. I of 1915, to the President of the Tribunal of Arbitration in matters arising out of clauses (3-A), (3-B), (3-C), (4), (5), (6) and (9) of section 30 of the said Act AND WHEREAS the Bombay Town Planning Act of 1915 was thereafter repealed and replaced by the Bombay Town Planning Act, 1954 No. XXVII of 1955 from 1st April 1957 AND WHEREAS the Board of Appeal as provided under the latter Act No. XXVII of 1955, have given their decision in all matters arising out of clauses (v), (vi), (vii) (ix), (x) and (xii) of sub-section (1) of section 32 of the Bombay Town Planning Act, 1954 No. XXVII of 1955, I hereby draw up the Final Scheme as required by section 32(1) (xiv) and 43(2) of the said Act and thereto affix my hand and seal.

## Statement of works to be constructed under the Scheme

## ROADS

The roads, the boundaries of which are shown on Plan numbered 4 and which are mentioned in the Schedule hereunder shall be constructed in the manner indicated in the Abstract of Estimates for roads annexed to the Scheme.

Serial No.	Name of Road.	Prescribed width of road in feet.	Nature of Road Work.
1	Main Road—North South from Jawahar Road to Mahatma Gandhi Road.	60	New Road on embankment wherever necessary with stone foundation and metalling painted over with bitumen for a 24' Central Carriageway.
2	Hingwala Lane—Extension Eastward from No. 1 above to 30' Road North-South.	50	Levelling ground, providing metalling over stone foundation and painting with bitumen for a 24' carriageway.
3	Vallabh Baug Lane—Extension Eastward of Road No. I up to F. P. No. 194.	50	Do. do.
4	Tilak Road—from Vallabh Baug Lane, Southward to Scheme Boundary.	40	Widening existing portion providing embankment for new extension, metalling over stone foundation and painting surface with bitumen for 20' carriageway.
5	Waghji Lane—Extension up to Road No. 1 .. ..	40	Levelling ground, providing metal over foundation and painting with bitumen for a 20' carriageway.
6	Jawahar Road—Extension Eastward to School (F. P. No. 286).	40	Do. do.
7	Vallabh Baug Lane—Extension from Tilak Road to Road No. 1.	33	Do. do.
8	Vallabh Baug Lane between Mahatma Gandhi and Tilak Roads.	33	Widening the existing Road providing metalling over foundation and painting the surface with bitumen to make up a 20' Carriageway.
9	Road—West and South of F. P. No. 45 (Garden) to Tilak Road.	30	Levelling ground, providing metalling on foundation and painting with bitumen for a 16' carriageway.
10	Road—South of F. P. Nos. 31-34 .. ..	30	Do. do.
11	Road—North of F. P. No. 64 (Garden) from Tilak Extension to Road No. 1.	30	Do. do.
12	Road—South of F. P. Nos. 118 to 126 connecting Roads Nos. 1 and 4 above.	30	Do. do.
13	Road—North-South between Road Nos. 11 and 12 ..	30	Do. do.
14	Road—North of F. P. Nos. 101 to 105, connecting Road Nos. 4 and 13 above.	30	Do. do.
15	Road—South of F. P. Nos. 152-156 between Tilak Road and Road No. 1.	30	Do. do.
16	Derasar Lane Extension Eastward to Road No. 1 ..	30	Do. do.
17	Hingwala Lane Extension to Road No. 1 .. ..	30	Do. do.
18	Jethabhai Lane Extension to Road No. 1 .. ..	30	Do. do.
19	Jethabhai Lane Extension beyond Road No. 1 up to F. P. No. 296.	30	Do. do.

## ROADS—contd.

Serial No.	Name of Road.	Prescribed width of road in feet.	Nature of Road Work.
20	Loop Road from F. P. No. 286 (School) to Road No. 19 ..	30	Levelling ground, providing metalling on foundation and painting with bitumen for a 18' carriageway.
21	Road along Eastside of Market Plot from Road No. 6 up to F. P. No. 252 (Play-ground).	30	Do. do.
22	Cross Road joining Road Nos. 20 and 21 .. ..	30	Do. do.
23	Road along Northside of F. P. No. 252 (Play-ground) ..	30	Do. do.
24	Road—North-South from Road No. 19 above to F. P. No. 195 (Play-ground).	30	Do. do.
25	Road on South of F. P. Nos. 195-196 and then along west of F. P. No. 194.	30	Do. do.
26	Cross Road along Northside of F. P. Nos. 231 and 242 ..	30	Do. do.
27	Kokhani Lane Extension to Road No. 1 .. ..	20	Do. do.
28	Gurukul Lane Extension to join Derasar Lane .. ..	20	Do. do.
29	Lane along West and South of F. P. Nos 25-28 .. ..	20	Do. do.
30	Passage from Road No. 13 to F. P. Nos. 97-98 .. ..	20	Do. do.
31	Passages from Road No. 1, Northward to F. P. Nos. 8-16 and Southward to F. P. Nos. 2-5.	20	Do. do.
32	Extension of Road No. 6 Eastward to North East boundary of Scheme.	40	Providing a 20 feet Katcha road with metalling for a 18' carriageway.
33	Road Southward from Road No. 32 up to F. P. No. 350 ..	40	Do. do.
34	Road from Junction of Roads Nos. 19 and 20 to F. P. Nos. 311 and 319.	40	Do. do.
35	Road North-South from Road No. 32 above up to Road No. 37.	50	Do. do.
36	Extension of Road No. 2 Eastward to F. P. Nos. 323-324.	50	Do. do.
37	Extension of Road No. 3 Eastward to F. P. No. 324 ..	50	Do. do.
38	Raising ground for embankment of certain roads .. ..	....	Earth work filling in with murum to prescribed width of roads.

Note.—The Pucca and Katcha Roads are shown in distinguishing washes on the Scheme Plan No. 4.

## Drainage

Open Storm Water Drains on the sides of all the roads except the Katcha roads (item Nos. 32 to 37) for which only cross drains of hume pipe shall be constructed in the manner indicated in the Abstract of Estimates for Roads and Storm Water Drains annexed to the Scheme.

All the above works shall be carried out in accordance with the specifications of the Bombay Municipal Corporation and completed and opened for use within the periods given below :—

Central 60 feet Road and those to the West of it ...	Two years from the date the Final Scheme comes into force.
Roads to the East of the Central 60 feet Road ...	Three years.



*A. J. Desai*  
Arbitrator.

Bombay, 10th June 1958.

## TOWN PLANNING SCHEME, GHATKOPAR No. III

## Allotments or reservation of Sites for Public or Municipal purposes

The plots enumerated in the Schedule hereunder are allotted for the purposes shown against them and shall vest in the Local Authority.

Serial No.	F. P. No. shown on plan Nos. 3 and 4.	Area in Sq. yds.	Purpose.
<i>Plots wholly beneficial to owners or residents within the area of the scheme.</i>			
1	64	5,205	Garden.
2	195	7,710	Playground.
3	286	1,918	School.
4	300	3,102	Garden.
5	325	590	Open Space.
<i>Plots partly beneficial to owners or residents within the area of the scheme and partly to the general public.</i>			
6	45	3,671	Garden.
7	65	4,018	School.
8	69	590	Maternity Home.
9	184	597	Stalls.
10	252	12,880	Playground.
11	273	6,518	Parking.
12	274	10,709	Market.

The F. P. No. 186 admeasuring 71 square yards in area at the extreme North-West corner of the Scheme is allotted for a Police Chowky—a purpose wholly beneficial to the owners or residents within the area of the Scheme and shall vest in the Bombay State Government—Police Department.

In addition to the above sites allotted for public or Municipal purposes, strips of land in Final Plot Nos. 1, 7, 15, 18, 19, 22, 23, 24, 31, 35, 37, 38, 42, 43, 44 and 48 along the East of Mahatma Gandhi Road, as well as in F. P. Nos. 139, 147, 152, 157 and 163 along the East of the Northern part of Tilak Road, shown marked in red dotted lines on plan Nos. 3 and 4 accompanying the Scheme, are reserved for the future widening of the respective roads. The land so reserved shall remain in the ownership of the respective owners till they are taken over by the Local Authority for the said purpose, by giving one month's notice in writing to the owner or owners concerned. Any compensation payable for the strips of land so reserved, shall be determined by mutual agreement or failing that, under the provisions of the Land Acquisition Act of 1894, subject always to the condition that the land so reserved and acquired, shall be valued as having been earmarked for road already under the Scheme.



*A. J. Desai*

Arbitrator.

Bombay, 10th June 1958.



## TOWN PLANNING SCHEME GHATKOPAR No. III

### Regulations controlling the development of the area under the scheme

The Building Regulations and Bye-laws framed by the Local Authority for the Suburban Area within the limits of the Municipal Corporation for Greater Bombay, under the provisions of the Bombay Municipal Corporation Act of 1888 as amended upto date, and such other Building Regulations or Bye-laws as may be made or amended by the Local Authority from time to time will hold good within the area of this Scheme in respect of buildings to be erected or reerected hereafter. But in addition to them, the following Special Regulations shall also hold good, *provided that*, in any case in which any of the undermentioned regulations is in conflict with the above mentioned Building Regulations and/or Bye-laws or with any other laws or Bye laws by any authority made, except by an Act of the Central Legislature of the Republic of India, the provisions of the undermentioned regulations shall prevail:—

1. The user of the plots in the Scheme shall be as mentioned hereunder:—

(a) F. P. Nos. 1 and 7 for residence of the staff of and as a Salt check weighment Station of the Salt Department.

(b) F. P. Nos. 46, 55 and 310 for "Service Industries".

(c) Final Plot No. 194 for "Cinema".

(d) Buildings facing frontages of plots verged blue on Plan No. 4 of the Scheme viz. F. P. Nos. 6, 14, 21, 28, 41, 47, 54, 56, 112, 118, 128, 136, 139, 144, 151, 156, 168, 170, 179, 182, 183, 184, 185, 187-A, 187-B, 190, 191, 192, 193, 194 Pt., 196, 206, 218, 236, 237, 238, 248, 249, 265Pt., 266, 267, 268, 269, 270, 271, 272, 275, 281, 282, 288, 296, 301, 306, 317, 318, 347, 353 Pt., and plots fronting the Mahatma Gandhi Road viz. F. P. Nos. 1, 7, 15, 18, 19, 22, 23, 24, 31, 35, 37, 38, 42, 43, 44 and 48 for shops on the ground floor and for residences above.

There will be no concession in marginal open spaces in respect of these shop plots which will accordingly be required to leave the usual open spaces as in the case of the other plots.

(e) The remaining plots excluding those allotted for Public or Municipal purposes, for residences.

2. In the plots allotted for gardens and playgrounds, ground floor structures (for recreation purposes) such as a pavilion, band stand, public convenience, etc. may be permitted by the Municipal Commissioner.

3. In cases where two or more contiguous plots are amalgamated into one plot with the written permission of the Municipal Commissioner as provided in the bye-laws of the Local Authority, the side marginal open spaces shall be 20 feet.

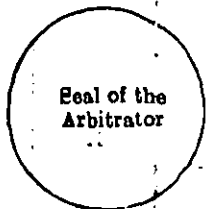
4. A Final plot on the outskirts of the Scheme may be amalgamated with the adjoining land outside the Scheme with the previous permission of the Municipal Commissioner in which case he may condone the usual requirements of marginal open spaces, built up area of the Final plot as may be required.

5. No hut or shed whether for residential user or otherwise, or temporary movable shops on wheels or such other temporary structures shall be allowed within the area of the Scheme.

6. No trees shall be cut down nor any excavations made, anywhere within the area of the Scheme without the permission of the Local Authority.

7. While constructing approaches to the individual plots from the roads alongside, proper provision shall be made for the drainage of storm water through the side drains by a Hume Pipe or a masonry culvert below such approaches, with the permission of the Local Authority.

8. Any person or persons, contravening any of the aforesaid regulations or any of the provisions of the Scheme, shall on being convicted for such contravention, be liable to fine which may be extended to Rs. 100 and in case of continuing contravention of the aforesaid regulations or provisions, he or they shall be liable to an additional fine which may extend to Rs. 10 for each day during which such contravention continues, after conviction for the first such contravention.



*A. J. Joshi*

Arbitrator.

Bombay, 10th June 1958.

## TOWN PLANNING SCHEME

## Redistribution and Valuation

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
1	Government of India, Ministry of Production.  The Deputy Salt Commissioner, Bombay.		N.A. 252-B	1	5,293	31,758	32,358 + X	1	2,104
			252-A H. No. 5					7	2,124
					5,293	31,758	32,358 + X		4,228
2	Shri Bhaichand Mulchand Mehta.		251 (P)	2-A	1,032	2,064	2,064	2-A	1,148
			251 (P)	2-C	1,435	2,870	2,870	3	1,090
			252-A H. No. 4 (P)						
			251 (P)	5	1,165	2,330	2,330	9	924
			252-A H. No. 4 (P)		3,632	7,264	7,264		3,171
3	Shri Shantilal Keshavlal Soni. Shri Kantilal Keshavlal Soni.		251 (P)	2-B	1,329	2,658	2,658	2	1,255
			252-C						
4	Shri Shankar Krishnaji Thakur.  Shri Dattatraya Govind Desai. Shri Madhusudan Keshav Kane.		251 (P)	3	2,558	5,116	5,116	4	2,205
			252-A H. No. 4 (P)						
5	Shri Ramji Karsondas Thakar.		252-A H. No. 4 (P)	4	1,410	2,820	2,820	8	804
6	Shri Maneklal Hargovinddas. Shri Chhanalal Hargovinddas. Shri Kantilal Lallubhai Dani. Shri Govindlal Lallubhai Dani.		252-A H. No. 4 (P)	6	1,360	2,720	2,720	11	825
7	Shri Natwarlal Purushottamdas.		251 (P) 252-A H. No. 4 (P)	7	1,300.6	2,601	2,601	10	933
8	Shri Narandas Chhaganlal Shah.  Shri Ramanlal Chhaganlal Shah.		252-A H. No. 4 (P)	8	1,500	3,975	3,975 + X	12	1,259
			141-A (Part) of Kiroi.						
9	Shri Chimanlal Keshavlal Soni.		251 (P) 252-A H. No. 4 (P)	9	1,401.1	2,802	2,802	13	953

GHATKOPAR No. III

Statement—Form B

PLOT				Contribution (+) Compensation (-) under Section 67, Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
12,624	12,624	18,936			6,312	3,156			Rs. 600 for a W. C. block and for removing and re-fixing the pipe railing.
12,744	12,744 + X	19,116			6,372	3,186			
25,368	25,368 + X	38,052		-6,990	12,684	6,342		-648	
2,296	2,296	6,888			4,592	2,296			
2,198	2,198	7,693			5,495	2,747			
1,848	1,848	6,468			4,620	2,310			
6,342	6,342	21,049		-922	14,707	7,353		+6,431	
2,510	2,510	7,530		-148	5,020	2,510		+2,362	
4,410	4,410	15,435		-706	11,025	5,512		+4,806	
1,608	1,608	5,628		-1,212	4,020	2,010		+798	
1,650	1,650	4,950		-1,070	3,300	1,650		+580	
1,866	1,866	5,598		-735	3,732	1,866		+1,131	
3,147	3,147 + X	7,554		-828	4,407	2,203		+1,375	
1,906	1,906	5,718		-896	3,812	1,906		+1,010	

Serial No.	Name of Owners.	Tenure	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq.yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
						Rs.	Rs.		
10	Shri Jayantilal Nathalal Parekh.	...	251 (P) 252-A H. No. 4 (P)	10	1,436.7	3,591	3591	16	1,242
11	Shri Valabhdas Jagjivan Dalal.	...	252-A H. No. 4 (P) 141A (Part) of Kirol. 252-A H. No. 3 (P)	11	1,233	6,165	6,165 + X	15	1,233
12	Government of Bombay	...	236A (P)	12	45,360	45,360	45,360	5 6 14 17 55 56 57 58 59 66 67 68	1,080 6,541 4,405 6,669 6,467 1,040 1,208 787 778 601 601 601
			N. A. 255 16	44	5,076	50,760	54,000 + X	44	2,805
			255/22 H. No. 5					47	1,172
			236A(P)	133	1,34,300	67,160	67,160	311 350 319 351 352	22,034 16,906 11,659 41,429 50,585
			230 H. No. 2	162	2,632	11,844	11,844	242-B	434
			227-A	169	2,934	3,667	3,667	260	779
			222 H. No. 4	194	242	242	242		
					1,90,544	1,79,023	1,82,263 + X	.....	1,78,540

PLOT				Contribution (+) Compensation (-) under Section 67 column 9 (b) minus Column 6(b).	Increment (Section 65) (Column 10(a) minus Column 9(a).	Contribution (Section 60) 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a).	9(b).	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
3,105	3,105	6,831		-486	3,726	1,863		+1,377	
6,165	6,165 + X	9,247		.....	3,082	1,541		+1,541	
1,033	1,033	5,989			4,356	2,178			
6,541	6,541	30,246			32,705	16,352			
4,405	4,405	26,430			22,025	11,012			
6,669	6,669	36,679			30,010	15,005			
6,467	6,467	32,335			25,868	12,934			
1,040	1,040	7,280			6,240	3,120			
1,208	1,208	7,248			6,040	3,020			
737	737	4,422			3,685	1,842			
778	778	4,668			3,890	1,945			
601	601	3,906			3,305	1,652			
601	601	3,906			3,305	1,652			
601	601	3,906			3,305	1,652			
30,855	30,855 + X	39,270			8,415	4,207			
10,548	10,548	15,236			4,688	2,344			
11,017	11,017	19,279			8,262	4,131			
8,453	8,453	12,679			4,226	2,113			
5,829	5,829	10,200			4,371	2,185			
20,714	20,714	31,071			10,357	5,178			
25,292	25,292	37,938			12,646	6,323			
2,170	2,170	4,340			2,170	1,085			
2,337	2,337	4,674			2,337	1,168			
1,48,496	1,48,496 + X	3,50,702		-33,767	2,02,206	1,01,008		+67,331	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
.13	Shri Narottamdas Keshavlal Shah, Shri Savailal Keshavlal Shah, Shri Dhirajlal Keshavlal Shah, Shri Dhanvantraai Keshavlal Shah.		250	13(P) 13-B	22,385	22,385	22,385	60	778
			248(P)		31,944	31,944	31,944	61	778
			247		30,371	37,063	37,063	62	667
			246		20,146	30,219	30,219	63	803
			H.No. 3. 245-A		968	3,872	3,872	70	800
			H.No. 10. 241		13,703	13,703	13,703	71	756
			H.No. 1. 240		756	2,268	2,268	72	756
			H.No. 2. 239(P)		41,956	41,956	41,956	73	756
			H.No. 1 238(P) 237(P)		36,844	18,422	18,422	74	766
			236(P)		23,141	11,570	11,570	75	766
			91		19,330	9,665	9,665	76	778
			92		877	2,631	2,631	77	778
			234		15,730	31,460	31,460	78	778
					21,901	21,901	21,901	79	778
								80	778
								81	778
								126	948
								127	978
								104	6,337
								193	1,146
								222	2,001
								323	17,700
								324	48,405
								324-B	347
								363	76,680
								363-B	37,577
								86	778
								87	756
				88	756				
				92	756				
				93	780				
			243	83	60	120	120		
			H.No. 23						
			90	92	303	1,572	1,572		
			243	93	1,421	4,973	4,973	107	779
			H.No. 16, 20 and 21.						
			243	95	151	377	377		
			H.No. 19						
			89	109	242	605	605		
			243	114	1,110	5,035	5,035	171	1,186
			H.No. 8, 233	132	1,784	5,852	5,852	218	860
			H.No. 10						
					2,85,222	2,07,003	2,07,003		2,11,020

PLOT				Contribution (+) Compensation (-) under section 67. Column 9(b) minus Column 6(b).	Increment (Section 65). Column 10(a) minus Column 9(a).	Contribution (Section 66). 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.			Rs.	Rs.	Rs.	Rs.	
778	778	4,668			3,890	1,945			
778	778	4,668			3,890	1,945			
667	667	4,002			3,335	1,667			
803	803	5,219			4,416	2,208			
1,200	1,200	5,200			4,000	2,000			
1,134	1,134	4,536			3,402	1,701			
1,134	1,134	4,536			3,402	1,701			
1,134	1,134	4,536			3,402	1,701			
1,134	1,134	4,536			3,402	1,701			
1,134	1,134	4,536			3,402	1,701			
1,134	1,134	4,536			3,402	1,701			
1,167	1,167	4,668			3,501	1,750			
1,556	1,556	5,446			3,890	1,945			
1,556	1,556	5,446			3,890	1,945			
1,556	1,556	5,446			3,890	1,945			
3,104	3,104	7,760			4,656	2,328			
3,792	3,792	9,954			6,162	3,081			
3,912	3,912	9,780			5,868	2,934			
19,011	19,011	53,864			34,853	17,426			
4,584	4,584	12,033			7,449	3,724			
6,003	6,003	12,006			6,003	3,001			
17,700	17,700	20,550			8,850	4,425			
48,405	48,405	72,607			24,202	12,101			
173	173	173			.....	.....			
95,850	95,850	1,72,530			70,680	38,340			
18,788	18,788	28,182			9,394	4,697			
1,556	1,556	5,057			3,501	1,750			
1,512	1,512	4,914			3,402	1,701			
1,512	1,512	4,914			3,402	1,701			
2,208	2,208	5,292			3,024	1,512			
2,340	2,340	6,240			3,000	1,950			
3,895	3,895	8,509			4,674	2,337			
7,116	7,116	14,232			7,116	3,558			
3,010	3,010	7,740			4,730	2,365			
2,61,390	2,61,390	5,34,376		-36,597	2,72,980	1,36,487	.....	+99,800	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
						Rs.	Rs.		
14	The Andhra Valley Power Supply Company Ltd.	.....	235(P) 237(P) 239(P) 248(P) 238(P)	13-A	10,376	.....	.....	353-A 324-A 362-A	4,526 1,658 3,082
									9,261
15	Fair Life Co-operative Housing Society Ltd. (Mortgagor). Government of Bombay, (Mortgagee).	.....	252-A H. No. 3 (P).	14	17,038	1,25,566	1,25,566 + X	18	17,880
16	The Deputy Custodian of Evacuee Property for Shri Haji Salemahomed Jamal.	.....	N. A. 252 ... 252-A H. No. 1. 252-A H. No. 3 (P).	15	7,225	48,142	48,142 + X	19 20 21	2,374 1,782 1,973
					7,225	48,142	48,142 + X		6,129
17	Shri Virji Madanji Bhagirathi Trust. By:— Narandas Goverdhandas Lakhapatwala, Manohardas Jagjivandas, Khimji Shamjee, Chatrabhuj Shivjee, Ranchordas Govindji, Narandas Jampadas Haai, Devji Naranji Anjaria, Odhavji Vasanji, Kanjee Veljee, Trustees.	.....	N. A. 253C.	16 17 18	2,959	21,963	21,963 + X	*23 27	1,744 999
					2,959	21,963	21,963 + X		2,743
18	Smt. Satyawati Fakirchand	.....	253-A H. No. 6-B. 252-A H. No. 2-B.	19	1,658	9,948	9,948 + X	28	1,561
19	Happy Life Co-operative Housing Society Ltd.	.....	93 H. No. 1. 253-A H. No. 6 (P).	20	13,432	53,728	53,728	94 100	3,962 6,676
					13,432	53,728	53,728		10,638
20	Shri Shripad Mangesh Deshpande.	.....	252-A H. No. 2 (P) 93 H. No. 6.	21	1,920	7,680	7,680	95	1,943



PLOT				Contribution (+) Compensation (-) under Section 67, Column 9(b) minus Column 8 (b).	Increment. (Section 65) Column 10(a) minus Column 9(a).	Contribution. (Section 66) 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
- Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
.....	.....	.....		.....	.....	.....		.....	No compensation—No increment.
1,21,660	1,21,660 + X	1,65,110		-3,906	43,450	21,725		+17,819	
21,366	21,366	26,114			4,748	2,374			
8,910	8,910 + X	15,147			6,237	3,118			
11,838	11,838	21,703			9,865	4,932			
42,114	42,114 + X	62,964		-6,028	20,850	10,424		+4,396	
15,696	15,696 + X	15,696			.....	.....			*No increment on F. P. 22 so long as it is used for Charitable purposes as at present.
4,995	4,995	9,400			4,495	2,247			
20,691	20,691 + X	25,186		-1,272	4,495	2,247		+975	
9,366	9,366 + X	17,171		-582	7,805	3,902		+3,320	
13,867	13,867	31,696			17,820	8,914			
30,042	30,042	56,746			26,704	13,352			
43,909	43,909	88,442		-9,819	44,533	22,266		+12,447	
7,772	7,772	15,544		+92	7,772	3,886		+3,978	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
						Rs.	Rs.		
31	Shri Dattatraya Ganesh Karlekar	...	252-A H. No. 2 (P)	23	745	3,725	3,725 + X	96	703
			253-A H. No. 6 (P)						
			93 H. No. 4.						
22	Shrimati Laxmibai Parashuram Barve.	...	93 H. No. 5.	23	908	3,632	3,632 + X	97	908
23	Smt. Sushilabai Shankar Ghanekar.	...	93 H. No. 2.	24	1,255	6,275	6,275 + X	99	1,175
			253-A H. No. 6 (P)						
24	Shri Yeshwant Mahadev Paranjape.	...	93 H. No. 3.	25	1,042	4,108	4,108 + X	98	1,042
25	Shri Govindji Harsi	..	245-A H. No. 11.	26	3,080	9,240	9,240	89	756
								90	756
								91	756
					3,080	9,240	9,240		2,268
26	Shri Kantilal Mohanlal .. Shri Ramakant Nanalal.	..	253-A H. No. 6 (P)	27	5,034	37,038	37,038	23	2,133
			95 (P) 94 (P)						
			253-A H. No. 5 (P) & 7 (P)					28	1,147
								29	1,608
					5,034	37,038	37,038		4,048
27	Shri Velji Harkha Patel, Shri Kantilal Chaturdas Parekh, Shri Dana Khima Patel, Shri Karson Raoji Patel, (Mortgagors). Smt. Volbai Hanaraj and Others, (Mortgagees).	..	96 95 (P)	28	7,220	54,251	54,251 + X	24	3,027
			253-A H. No. 6 (P)					25	1,375
			253-A H. No. 4 (P)					30	1,580
					7,220	54,251	54,251 + X		5,982

PLOT				Contribution (+) Compensation (-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
3,515	3,515 + X	6,327		-210	2,812	1,406		+1,196	
3,632	3,632 + X	6,356			2,724	1,362		+1,362	
5,875	5,875 + X	10,575		-400	4,700	2,350		+1,950	
4,168	4,168 + X	7,294			3,126	1,563		+1,563	
2,268	2,268	5,292			3,024	1,512			
2,268	2,268	5,292			3,024	1,512			
2,268	2,268	5,292			3,024	1,512			
6,804	6,804	15,876		-2,436	9,072	4,536		+2,100	
19,197	19,197	23,463			4,266	2,133			
5,735	5,735	10,323			4,588	2,294			
11,676	11,676	18,348			6,072	3,336			
36,608	36,608	52,134		-430	15,526	7,763		+7,333	
27,243	27,243 + X	36,324			9,081	4,540			
8,250	8,250	14,437			6,187	3,093			
12,640	12,640	19,750			7,110	3,555			
48,133	48,133 + X	70,511		-6,118	23,378	11,188		+5,070	

Serial No.	Name of Owners.	Tenure	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
						Rs.	Rs.		
28	Shri Pragji Shivji ...	..	253-A .. H. No. 4 (P)	29	1,491.75	14,917	14,917	31	1,186
29	Shri Vithaldas Damodar Charity Trust. Trustees :- 1. Shri Jamnadas Damodar Negandhi, 2. Shri Jivandas Latha Ashar.	..	253-A H. No. 4 (P) 97	30	1,491.75	10,442	10,442 + X	32	1,225
30	Shri Tricumdas Shivji ..	..	253-A H. No. 4 (P)	31	1,491.75	10,442	10,442 + X	33	1,244
31	Shri Chaturbhuj Shivji, (Mortgagor). Smt. Laxmibai Chatur- bhuj (Mortgagee).	..	253-A H. No. 4 (P) 253-A H. No. 3	32	1,491.75	11,188	11,188 + X	34	1,373
32	Shri Bombay Kanthi Bhatia Mahajan. Trustees :- Shri Jamnadas Damodar Negandhi. Shri Dosabhai Devji. Shri Mathuradas Latha. Shri Karsondas Dosa.	..	N.A. 253-B	33	6,140	55,260	55,260 + X	35	6,140
33	Bai Jivibai wd/o Naranji Ebj.	..	N.A. 254-D 253-A H. No. 1 (P) 254-A H. No. 6 & 7 (P)	34	8,756	78,804	78,804 + X	37	8,756
34	Shri Bhagwatacharya Aksharchand.	..	253-A H. No. 1 (P)	35	1,000	X	X	36	1,000
35	Shri Harkisondas Chhcta- lal. Shrimati Girijabai Chota- lal Kanji.	..	245-A 6-B & 6-D 254-A 5A, 9, 8A (P)	36 36-A	17,285 + 600 (Rd.) 17,885	80,482	80,482	82	774
								101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117	995 778 778 778 785 656 667 667 667 667 900 951 667 667 667 667 661
					17,885	80,482	80,482		13,392

PLOT				Contribution (+) Compensation (-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
12,453	12,453	14,825		-2,464	2,372	1,186		-1,278	
9,187	9,187 + X	13,475		-1,255	4,288	2,144		+889	
9,330	9,330 + X	13,684		-1,112	4,354	2,177		+1,065	
10,984	10,984 + X	16,476		-204	5,492	2,746		+2,542	
55,260	55,260 + X	67,540		....	12,280	6,140		+6,140	
78,804	78,804 + X	96,316		....	17,512	8,756		+8,756	
X	X	X		....	....	....		....	Temple. No increment.
3,870	3,870	8,127		....	4,257	2,128		....	
4,975	4,975	10,447			5,472	2,736			
3,112	3,112	7,002			3,890	1,945			
3,112	3,112	7,002			3,890	1,945			
3,112	3,112	7,002			3,890	1,945			
3,140	3,140	7,457			4,317	2,158			
2,624	2,624	6,232			3,608	1,804			
2,668	2,668	6,003			3,335	1,667			
2,668	2,668	6,003			3,335	1,667			
2,668	2,668	6,003			3,335	1,667			
2,668	2,668	6,003			3,335	1,667			
5,400	5,400	10,350			4,950	2,475			
6,657	6,657	11,887			5,230	2,615			
4,002	4,002	7,003			3,001	1,500			
4,002	4,002	7,003			3,001	1,500			
4,002	4,002	7,003			3,001	1,500			
4,002	4,002	7,003			3,001	1,500			
3,966	3,966	7,271			3,305	1,652			
66,648	66,648	1,34,801		-13,834	68,153	34,071		+20,237	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
36	Shri Dahyabhai Waghji-bhai and Others.	..	253 H. No. 2.	36-B	1,270	Rs. 1	Rs. 1	Nil	....
37	Shri Bhanji Khetsi	..	246 H. No. 4	37	1,815	5,445	5,445	83	817
			246 H. No. 5	38	30	30	30	84	817
			246 H. No. 2	39	30	30	30	85	817
			240 H. No. 1	84	2,117	6,351	6,351	191	1,238
					3,992	11,856	11,856		3,689
38	Shri Dayabhai Mulji	..	245-A H. No. 8	78	484	1,936	1,936	187-A	510
39	Shri Bhaishankar Prabhaskar Dave.	...	246 H. No. 1.	40	363	1,633	1,633	Nil.	.....
			243 H. No. 15.	104	272	1,088	1,088	Nil.	.....
			241 H. No. 3	110	514	1,285	1,285	Nil.	.....
					1,149	4,006	4,006		.....
40	Shri Dayalji Hariram Thakkar. Shrimati Gedavari wife of Dayalji Thakkar. Hatiram	...	N. A. 254-C 254-A H. No. 3 (P)	41	4,996	42,799	42,799 + X	28	2,438
		...	254-A H. No. 2(P).					30	1,049
		...	254-A H. No. 7(P)					40	996
					4,996	42,799	42,799 + X		4,483
41	Shri Hirji Keshavji Kesarwala.	...	N. A. 254-E 254-A H. No. 1(P) 254-A H. No. 2(P) 254-A H. No. 3(P)	42	5,065	45,036	45,036 + X	41	1,052
								42	2,843
					5,065	45,036	45,036 + X		3,895

PLOT				Contribution (+) Compensation (-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the additions of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
.....	.....	.....		-1	.....	.....		-1	Absorbed in the Road.
2,451	2,451	6,127			3,676	1,838			
2,451	2,451	6,127			3,676	1,838			
2,451	2,451	6,127			3,676	1,838			
4,952	4,952	12,999			8,047	4,023			
12,305	12,305	31,380		+449	19,075	9,537		+9,986	
2,295	2,295	5,355		+359	3,060	1,530		+1,889	
.....	.....	.....			.....	.....			
.....	.....	.....			.....	.....			
.....	.....	.....			.....	.....			
.....	.....	.....		-4,006	.....	.....		-4,006	
24,380	24,380	28,037			3,657	1,828			
7,343	7,343 + X	11,539			4,196	2,098			
6,972	6,972	10,956			3,984	1,992			
38,695	38,695 + X	50,532		-4,104	11,837	5,918		+1,814	
8,416	8,416	13,676			5,260	2,630			
28,430	28,430 + X	35,537			7,107	3,553			
36,846	36,846 + X	49,213		-8,190	12,367	6,183		-2,007	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to-value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
42	Shri Khimji Velji ... Shri Vasanji Khimji ... Shri Ravji Khimji ...	... ... ...	N. A. 254-B 255/22 H. No. 3. 254-A H. No. 1 (P) 254-A H. No. 2(P) 254-A H. No. 3(P)	43	11,880	1,02,606	1,02,606 + X	43  46	5,618  2,592
					11,880	1,02,606	1,02,606 + X		8,210
43	Shri Shivdas Kanji Patel. Shri Manibhai Velji Patel. Shri Manilal Punjabha Patel (Mortgagors). The Trustees of the Lakhatia Trust. (Mortgagees).	... ... ... ...	245-A H. No. 6(P) 254-A H. No. 5(P)	45	844 + 134 Road 978	6,846	6,846 + X	138	713
44	Shri Shivdas Kanji Patel. Shri Manibhai Valji Patel, Shri Manilal Punjabhai Patel.	... ... ...	245-A H. No. 6(P)	60	873 + 67 Road 940	6,580	6,580	135	783
45	Shri Nathubhai Narayan Patel.	...	245-A H. No. 6(P) 254-A H. No. 5(P) 254-A H. No. 4(P).	46	1,007 + 181 + 142 1,330	10,640	10,640 + X	118	835
46	Shri Chandulal Bhagwan- das Salarka, Shrimati Rambhabei wife of Bhagwandas Pragji Salarka.	... ...	245-A H. No. 6(P). 254-A H. No. 5(P).	47	902 + 66 Road 908	6,776	6,776	119	900
47	Shri Anupchand Lakhamasi Mehta.	...	245-A 6(P). 254-A 5(C) 254-A 5B(P)	48	908 + 67 Road. 975	6,825	6,825 + X	120	908
48	Shri Shrikrishna Vishnu Joshi. Shri Dattatray Dhondu Nagraj.	... ...	245-A H. No. 6(P). 254-A H. No. 5(P).	49	916 + 67 Road. 983	6,881	6,881 + X	121	910
49	Shri Damodar Mohanlal... Shri Mohanlal Motichand Shri Dwarkadas Mohanlal, Shri Ramniklal Mohanlal, Shri Kantilal Mohanlal ...	...	245-A H. No. 6(P)	50	922 + 67 Road 989	6,923	6,923 + X	122	922



PLOT				Contribution (+) Compensation(-) under Section 67, column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 68) 50 per cent of Column 12.	Addition to (+) or deduction from(-) contribution to be made under other sections.	Net demand from (+) or by(-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a).	9(b).	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
56,180	56,180	70,225			14,045	7,022			
20,736	20,736 + X	33,696			12,960	6,480			
76,916	76,916 + X	1,03,921		-25,690	27,005	13,502		-12,188	
5,704	5,704 + X	8,556		-1,142	2,852	1,426		+284	
5,872	5,872	9,004		-708	3,132	1,566		+858	
7,515	7,515 + X	11,272		-3,125	3,757	1,878		-1,247	
6,750	6,750	10,350		-26	3,600	1,800		+1,774	
6,810	6,810 + X	10,442		-15	3,632	1,816		+1,801	
6,870	6,870 + X	10,534		-11	3,664	1,832		+1,821	
6,915	6,915 + X	10,603		-8	3,688	1,844		+1,836	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPERS.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
50	Shri Keshavlal Haribhai Parmar, Shri Amritlal Haribhai Parmar, Shri Jethalal Haribhai Parmar, (Mortgagors). Shri Kusumchandra Dayabhai (Mortgagee).	...	245-A H. No. 6(P).	51	927 + 67 Road. 994	6,958	6,958 + X	123	927
51	Shri Thoban Shamji Mandhaviya.	...	245-A H. No. 6(P).	52	932 + 67 Road. 999	6,993	6,993 + X	124	932
52	Shri Dhirajlal Shambhulal Upadhyaya, Shri Kantilal Shambhulal Upadhyaya.	...	245-A H. No. 6(P)	53	906 + 64 Road. 970	5,820	5,820 + X	125	912
53	Shrimati Motibai Mulj Gondalia.	...	245-A H. No. 6(P).	54	1,057 + 71 Road. 1,128	6,768	6,768	129	806
54	The Chairman, Property Investment Co., Ltd.	..	244-A H. No. 6-B H. No. 2/4	74	1,298 + 58 Road. 1,356	8,136	8,136	143	1,000
55	Shri Harilal Raghunath Mehata.	..	245-A H. No. 7	74-A	968	5,808	5,808	128	1,241
56	Shri Vallabhdas Valji Sampat.	..	245-A H. No. 6 (P)	55	873 + 67 Road. 940	6,580	6,580 + X	130	780
57	(a) Shri Devraj Jiva .. (b) Shri Manji Jiva and (c) Laxman Jiva, Minors by their Natural Guardian and mother Bai Gangabai Jiva (Mortgagors). Shri Dhirajlal Mohanlal (Mortgagee).	..	245-A H. No. 6 (P)	56	873 + 67 Road. 940	6,580	6,580 + X	131	780
58	Shri Jethabhai Hirji .. Shri Jadhavji Hirji (Mortgagors). Shri Ravjibhai Chaturbhuj Muliwala (Mortgagee).	..	245-A H. No. 6 (P)	57	874 + 66 Road. 940	6,580	6,580 + X	132	780
59	Shri Raojibhai Chaturbhuj Muliwala.	..	245-A H. No. 6 (P)	58	873 + 67 Road. 940	6,580	6,580	133	783
60	Shri Hargovinddas Ramjibhai Mehata. Shri Chotalal Ramjibhai Mehata.	..	245-A H. No. 6 (P)	59	873 + 67 Road. 940	6,580	6,580 + X	134	783

PLOT				Contribution (+) Compensation (-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 68) 50 per cent of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
6,952	6,952 + X	10,660		-6	3,708	1,854		+1,848	
6,990	6,990 + X	10,718		-3	3,728	1,864		+1,861	
5,928	5,928 + X	10,488		+108	4,560	2,280		+2,388	
5,239	5,239	9,269		-1,529	4,030	2,015		+486	
6,500	6,500	11,500		-1,836	5,000	2,500		+864	
7,446	7,446	16,133		+1,038	8,667	4,343		+6,981	
5,850	5,850 + X	8,970		-730	3,120	1,560		+830	
5,850	5,850 + X	8,970		-730	3,120	1,560		+830	
5,850	5,850 + X	8,970		-730	3,120	1,560		+830	
5,872	5,872	9,004		-708	3,132	1,566		+878	
5,872	5,872 + X	9,004		-708	2,122	1,066		+878	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			C. Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
61	Shri Valji Jethabhai ..	..	245-A H. No. 6 (P)	61	1,030 +180 Road. +152 Road. 1,362	10,896	10,896	136	714
62	Shri Bhupatrai Chunilal Kapasi. Shrimati Lilavati wife of Bhupatrai Chunilal Kapasi.	..	245-A H. No. 6 (P)	62	858 +134 Road. 992	6,944	6,944	137	727
63	Shri Meghaji Vallabhdas Charity Trust :-By : Shri Jamnadas Meghji. Shri Purushottam Meghji. Shrimati Valabhen Chaturbhuj. Shrimati Manibhen Chhotalal. Shrimati Premkuvarbai Purushottam. Shrimati Zaverbai Jamnadas—Trustees.	..	N.A. 255/(P) 13	63-A	1,813	25,382	25,382 +X	48	1,813
64	Shri Meghaji Vallabhdas, Family Trust. By :- Shri Jamnadas Meghji, Shri Purushottam Meghji, Shri Narandas Meghji—Trustees	..	N.A. 255/(P) 13	63-B	1,213	14,556	14,556 +X	49	1,213
65	Shri Ranchordas Ramdas Patel, Shri Chunilal Bhagwandas.	..	N. A. 255/22 H. No. 2	64	983	11,796	11,796 +X	50	983
66	Shri Suryakant Hariram Kothari.	..	N. A. 255/14	65	525	5,775	5,775 +X	51	525
67	Shri Gulabchand Nensi, Shri Motilal Nensi, Shri Chunilal Nensi, Shri Morarji Nensi, Shri Mohanlal Nensi, Shri Naranji Nensi.	..	N. A. 255/23	66	1,007	10,070	10,070 +X	52	1,007
68	Shri Vallabhaji Hirji, Shri Jayantilal Hirji, Shri Kantilal Hirji.	..	N. A. 255/15	67	1,060	10,600	10,600 +X	53	1,060
69	Shri Javerchand Kheraj	..	N. A. 245C	68	1,343	14,773	14,773 +X	54	1,343
70	Shri Bhatiwadi Trust By :- (1) Shri Bhagwandas Rattansy, (2) Shri Purushottam Jethabhai, (3) Shri Laxmidas Hirji, Trustees.	..	245-A H. No. 1 (P)	69	605	6,655	6,655	148	605
71	Shrimati Vrajkorbai Dwarkadas.	..	N. A. 244-A N. A. 245-A	70	3,164	31,640	31,640 +X	139	3,164
72	Shri Dharamsi Gokal Rakhasia.	..	245-A H. No. 4 (D)	71	1,125 +75 Road. 1,200	8,400	8,400	140	1,125

PLOT				Contribution (+) Compensation (-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
6,426	6,426	9,639		-4,470	3,213	1,606		-2,864	
5,816	5,816	8,724		-1,128	2,908	1,454		+328	
25,382	25,382 +X	26,288		....	906	453		+453	No increment on 1/2 area occupied by the temple.
14,556	14,556 +X	15,769		....	1,213	606		+606	
11,796	11,796 +X	12,779		....	983	491		+491	
5,775	5,775 +X	6,562		....	787	393		+393	
10,070	10,070 +X	11,580		....	1,510	755		+755	
10,600	10,600 +X	12,190		....	1,590	795		+795	
14,773	14,773 +X	18,802		....	4,029	2,014		+2,014	
6,655	6,655	6,655		....	....	....		....	
31,640	31,640 +X	42,714		....	11,074	5,537		+5,537	
8,437	8,437	12,937		+37	4,500	2,250		+2,287	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in Sq. Yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
73	Shri Lalji Dayabhai .. Shri Nanji Dayabhai.	..	245-A H. No. 4-A	72	3,532 +233 Rd.	26,590	26,590 +X	141	3,532
			244-A H. No. 2/3 P		3,765				
74	Shri Navalkishore Indrasing Mota, Shri Onkardas Shan-kardas.	..	244-A H. No. 2/3 P	73	933 +62 Rd.	7,047	7,047	142	933
					995				
75	(1) Shri Vasant Moreshwar Bhide a minor by his father and natural guardian, Moreshwar Vasudev Bhide. (2) Shrimati Sushilabai Moreshwar Bhide.	..	245-A H. No. 2C (P)	75	485	2,910	2,910	145	684
76	Shri Jagashi Devji ..	..	245-A H. No. 4-B	76	6,113 +381 Rd.	64,940	64,940 +X	147	6,113
			244-A H. No. 9-B(P)		6,494				
77	Shrimati Parvatibai Mahadeo Joshi.	..	244-A H. No. 2/2	77	5,338	37,366	37,366 +X	148	1,971
			244-A H. No. 2/5					149	2,100
			244-A H. No. 5, 6A 9A,					150	836
			245-A 2B					151	715
			245-A 4-C						
					5,338	37,366	37,366 +X		5,622
78	Shri Ramzan Salemahomed, Shrimati Hurbai wd/o Sale Mahomed Aba, Shri Abdul Karim Sale Mahomed a minor by his mother and natural guardian Shrimati Hurbai wd/o Sale Mahomed Aba.	..	245-A H. No. 5	80	968	3,872	3,872	144	724
			245-A H. No. 9	79	484	1,694	1,694	187(B)	513
			245-A H. No. 2-A	81	726	3,630	3,630	190	672
			245-A H. No. 3.	13(P)	4,598	18,392	18,392	192	1,332
								188	1,332
					6,776	27,588	27,588		4,573
79	Shri Khimji Gokaldas ..	..	243 H. No. 22	82	60	120	120	Nil	....

PLOT				Contribution (+) Compensation (-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a)	Contribution (Section 66) 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13, and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
26,490	26,490 + X	40,618		-100	14,128	7,064		+6,964	
6,997	6,997	10,729		-50	3,732	1,866		+1,816	
4,104	4,104	8,208		+1,194	4,104	2,052		+3,246	
64,186	64,186 + X	79,469		-754	15,283	7,641		+6,887	
15,768	15,768	23,652			7,884	3,942			
14,700	14,700	23,100			8,400	4,200			
5,016	5,016 + X	10,032			5,016	2,508			
4,290	4,290	9,295			5,005	2,502			
39,774	39,774 + X	66,079		+2,408	26,305	13,152		+15,660	
4,344	4,344	9,412			5,068	2,534			
2,308	2,308	5,643			3,335	1,667			
3,024	3,024	6,720			3,696	1,848			
5,328	5,328	13,320			7,992	3,996			
5,994	5,994	13,320			7,326	3,663			
20,998	20,998	48,415		-6,590	27,417	13,708		+7,118	
.....	.....	.....		-120	.....	.....		-120	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL		
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.	
						Without reference to value of structures.	Inclusive of structures.			
1	2	3	3(a)	4	5	6(a)	6(b)	7	8	
80	Shrimati Chandrabhaga Kakalbhai.	..	244-A	85	5,772	Rs.	Rs.	152	4,809	
			H. No. 2 (P)			57,720	57,720 + X			
			244-A	86	2,059	14,413	14,413	153	736	
			H. No. 3B(P)							
242-A										
			H. No. 4 (P)				154	733		
			H. No. 2/7							
					7,831	72,133	72,133 + X		6,278	
81	Shrimati Bhanumati Wadilal Gandhi.	..	242-A	90	1,914	15,312	15,312 + X	159	1,860	
			H. No. 3C							
			242-A	90	1,914	15,312	15,312 + X	159	1,860	
			H. No. 4B(P)							
			242-A							
			H. No. 3B(P)							
82	Shri Mansukhlal Premji ..	..	243	87	5,082	25,410	25,410	155	736	
			H. No. 17					156	747	
									190	648
									196	820
							5,082	25,410	25,410	
83	Shri Rajaram Hirji, (Mortgagor). Shri Velji Liladhar, (Mortgagee).	..	244-C	88	1,935	23,220	23,220 + X	157	1,935	
84	The Secretary, Vadilal Chaturbhuj High School. Gurukul	..	244-A	89	5,025	50,250	50,250 + X	158	5,025	
			H. No. 3-A.							
			244-A							
			H. No. 2/8							
			244-A							
			H. No. 8.							
			242-A							
			H. No. 3-D.							
242-A										
H. No. 4-B(P)										
257-A										
H. No. 4(P).										
85	Shri Manubhai Jaaraj, Javeri, Shri Ramniklal Manubhai Javeri, Shri Himatlal Manubhai Javeri, (Mortgagors). Shri Nanji Ramji Shah, .. Bai Laxmibai wife of Nanji Ramji Shah, Shri Dhanji Ramji Shah, Bai Panbai wife of Dhanji Ramji Shah, (Mortgagees).	..	243	91	2,026	12,156	12,156 + X	162	1,204	
			H. No. 12(P)							
			242-A							
			H. No. 3-B(P)							
			242-A							
H. No. 2.										
242-A										
H. No. 3-A.										



PLOT				Contribution (+) or compensation (-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
50,494	50,494 + X	62,517			12,023	6,011			
5,520	5,520	8,464			2,944	1,472			
5,497	5,497	8,429			2,932	1,466			
61,511	61,511 + X	79,410		-10,622	17,809	8,949		-1,673	
15,810	15,810 + X	20,460		+498	4,650	2,325		+2,823	
4,416	4,416	7,728			3,312	1,656			
4,482	4,482	9,711			5,229	2,614			
2,916	2,916	7,128			4,212	2,106			
3,890	3,890	9,430			5,740	2,870			
15,504	15,504	33,997		-9,906	18,493	9,246		-600	
23,220	23,220 + X	26,122		....	2,902	1,451		+1,451	
50,250	50,250 + X	57,787		....	7,537	1,884		+1,884	Incremental contribution at half the percentage rate proposed for the whole scheme.
8,428	8,428 + X	13,244		-3,728	4,816	2,408		-1,320	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
86	Shri Brijlal Ramjidas Shri Bilaarai Joharmal Shri Keshavlal Mulchand	.. .. ..	243 H. No. 18.	94	726	Rs. 2,178	Rs. 2,178		
			240 H. No. 4	96	454	1,362	1,362		
			241 H. No. 2.	111	1,754	4,385	4,385	223	1,475
			233 H. No. 9.	122	726	2,904	2,904		
			233 H. No. 15	125	514	1,542	1,542	221	946
			242-C H. No. 4.	130	121	242	242		
			232 H. No. 5-B.	136	332	1,494	1,494	216	889
			233 H. No. 1.	138	1,300	5,200	5,200	246	667
			232 H. No. 1-A.	143	700	3,500	3,500	175	1,011
			233 H. No. 4.	142	1,210	3,025	3,025	255	779
			230 H. No. 9.	154	695	2,085	2,085	256	779
			230 H. No. 5.	158	302	1,208	1,208		
			226 H. No. 3(P)	180(P)	211	1,266	1,266	239	874
			226 H. No. 1.	185	4,446	31,122	31,122	269	1,008
			217 H. No. 9.	213	1,724	6,896	6,896	268	1,056
					328	727			
					329	789			
				15,215	68,409	68,409	....	11,000	

PLOT				Contribution (+) Compensation (-) under Section 67 Column 9(b) minus Column 8(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
4,425	4,425	9,587			5,162	2,581			
2,838	2,838	5,676			2,838	1,419			
3,111	3,111	7,112			4,001	2,000			
3,335	3,335	6,670			3,335	1,667			
6,066	6,066	12,132			6,066	3,033			
2,337	2,337	4,674			2,337	1,168			
2,337	2,337	4,674			2,337	1,168			
3,406	3,406	7,806			4,370	2,185			
4,032	4,032	11,088			7,056	3,528			
4,224	4,224	11,088			6,864	3,432			
2,908	2,908	5,089			2,181	1,090			
3,156	3,156	5,523			2,367	1,183			
42,265	42,265	91,179		-26,144	48,914	24,454		-1,690	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL		
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.	
						Without reference to value of structures.	Inclusive of structures.			
1	2	3	3(a)	4	5	6(a)	6(b)	7	8	
87	Shri Dahyalal Makanji ...		240 H. No. 3.	97	453	Rs. 1,359	Rs. 1,359	....	....	
			239 H. No. 2.	98	1,058	2,645	2,645	160	760	
			243 H. No. 12(P)	103	1,301	8,346	8,346	161	1,260	
			242-C H. No. 6.	106	4,840	16,940	16,940	208	1,112	
									209	1,221
									210	1,221
									211	1,057
			233 H. No. 20.	108	332	830	830	212	714	
			233 H. Nos. 2 & 6B.	131 } 121(P) }	1,965	5,895	5,895	251	850	
			230 H. Nos. 1 and 3.	148	7,562	22,686	22,686	240	833	
									241	857
									257	771
									258	772
			225 H. Nos. 8, 11, 16, and 17.	150	3,297	16,485	16,485	231	749	
				....	....	....	....	230	746	
			230 H. No. 6.	151	242	968	968	....	....	
			225 H. No. 12-B	161(P)	453	2,265	2,265	....	....	
			225 H. No. 5.	172(P)	1,210	6,050	6,050	234	785	
						22,803	84,469	84,469	....	13,708
			88	Shri Doongersay Gansl ...	...	257-D	99	3,243	38,916	38,916 + X
89	Wadilal Chaturbhuj Family Settlement Trust. By :- Shri Mansukhlal P. Parekh Shri Jaswantl. V. Shah Shri Bhupendra Chaganlal Parekh. Shri Kantilal Mohanlal... Ajmera. Shri Manilal Chaturbhuj Gandhi. (Trustees).	...	244-A H. No. 2/10. 244-A H. No. 7. 257-A H. No. 3(P) 257-A H. No. 4(P)	100	3,312	33,120	33,120 + X	164	3,312	

PLOT.				Contribution (+) Compensation (-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent of Column 12.	Addition to (+) or deduction from (-) contribution under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.			Rs.	Rs.		Rs.	
....	....	....			....	....			
4,560	4,560	9,120			4,560	2,280			
7,560	7,560	15,120			7,560	3,780			
4,448	4,448	10,008			5,560	2,780			
4,884	4,884	10,989			6,105	3,052			
4,884	4,884	10,989			6,105	3,052			
4,228	4,228	10,041			5,813	2,906			
2,409	2,409	6,069			3,570	1,785			
2,975	2,975	7,225			4,250	2,125			
4,998	4,998	9,163			4,165	2,082			
5,142	5,142	9,855			4,713	2,356			
2,313	2,313	5,011			2,698	1,349			
2,316	2,316	5,018			2,702	1,351			
4,494	4,494	9,362			4,868	2,434			
4,476	4,476	8,952			4,476	2,238			
....	....	....			....	....			
....	....	....			....	....			
4,710	4,710	9,420			4,710	2,355			
64,487	64,487	1,36,342			-19,982	71,855	35,925	+15,943	
88,916	38,916 + X	43,780			....	4,864	2,432	+2,432	
83,120	33,120 + X	38,088			....	4,968	2,484	+2,484	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
90	Shri Kuwarji Lalji Bharmal.	...	242-A H. No. 1.	101	2,420	Rs. 19,360	Rs. 19,360	165	2,300
91	Shrimati Mary Paul Shinde.	...	243 H. No. 8.	102	393	1,965	1,965	166	506
92	Shri Shankar Ramohandra Sawant.	...	243 H. No. 11.	105	3,296	16,480	16,480	198	721
	Shri Hari Ramchandra Sawant.	...	243 H. No. 13.					199	779
			243 H. No. 14.					200	779
					3,296	16,480	16,480	.....	2,279
93	Shri Karamsi Premji ...	...	233 H. No. 16(P)	107	786	2,358	2,358	213	721
94	Shri Ishwarlal Karsondas. Shri Has mukhlal Karsondas. Shri Harisohandra Karsondas.	...	243 H. Nos. 3, 4 and 9.	112	2,631	14,470	14,470	168	947
			233 H. Nos. 6A, 8, 12P and 21.	121(P)	3,841	15,364	15,364	169 206	647 776
					6,472	29,834	29,834	...	3,148
95	Shrimati Parwatibai Mahadeo Nivelkar.	..	233 13(P)	123(P)	380	1,280	1,280	224	304
			233 22	124					
			233 12(P)	121(P)					
96	The Bombay Cutchi Visa Oswal Dehrawasi Jain Mahajan Charitable Trust By:— Shri Ramji Raoji Lalan, Managing Trustee.	..	243 H. No. 5.	113	272	1,224	1,224	167	486

PLOT				Contribution (+) Compensation(-) under section 67, Column 9(b) minus Column 6(b).	Increment (Section 65), Column 10(a) minus Column 9(a).	Contribution (Section 66), 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a).	9(b).	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
18,400	18,400	29,900		-960	11,500	5,750		+4,790	
3,542	3,542	5,566		+1,577	2,024	1,012		+2,589	
3,605	3,605	7,931			4,326	2,163			
3,895	3,895	8,569			4,674	2,337			
3,895	3,895	8,569			4,674	2,337			
11,395	11,395	25,069		-5,085	13,674	6,837		+1,752	
2,523	2,523	5,768		+165	3,245	1,622		+1,787	
5,682	5,682	12,311			6,629	3,314			
3,882	3,882	6,793			2,911	1,455			
3,492	3,492	8,148			4,656	2,328			
3,501	3,501	7,391			3,890	1,945			
16,557	16,557	34,643		-13,277	18,086	9,042		-4,235	
1,520	1,520	3,496		+240	1,976	988		+1,228	
3,402	3,402	5,832		+2,178	2,430	1,215		+3,393	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number	Area in sq. yds.	VALUE IN RUPEES		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
97	Shri Rashid Jamshedji Irani.	..	243	115	393	Rs. 1,768	Rs. 1,768	170	612
			H. No. 7.						
			230	141	816	2,448	2,448		
			H. No. 13.						
			225	161(P)	1,058	5,290	5,290	232	667
			H. No. 12A.						
			101	165	605	3,630	3,630	233	680
			102						
			225	166	302	1,359	1,359		
			H. No. 9						
			88	168	1,240	2,480	2,480	259	778
			229						
			229	170	2,208	4,416	4,416	322	2,280
			H. No. 3.						
			229	175	8,349	8,349	8,349	320	10,880
			H. No. 1.						
			226	194	2,934	17,604	17,604	237	872
			H. No. 2.						
			226	189	3,811	26,677	26,677	261	779
			H. No. 7 and 8.						
103	186	181	905	905	262	778			
105									
105	188	847	5,929	5,929	263	778			
H. No. 1.									
104	191	181	905	905	264	1,335			
223									
223	192	2,238	13,428	13,428	278	600			
H. No. 2.									
225	172(P)	544	2,720	2,720	245	667			
H. No. 6.									
			26,372	1,00,900	1,00,900	....	22,603		
98	Shri Rashid Jamshedji Irani. (Lessor).	..	232	145	272	1,360	1,360	228	667
			H. No. 6.						
			230	146	2,329	11,645	11,645 + x	229	746
			H. No. 10 and 11.						
						244	746		
					2,601	13,005	13,005 + x	....	2,159



PLOT				Contribution (+) Compensation (-) under section 67, Column 9(b) minus Column 6(b).	Increment (Section 65, Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
3,672	3,672	7,956			4,284	2,142			
4,002	4,002	8,337			4,335	2,167			
4,080	4,080	8,160			4,080	2,040			
2,334	2,334	4,668			2,334	1,167			
4,578	4,578	9,156			4,578	2,289			
10,880	10,880	16,320			5,440	2,720			
5,232	5,232	11,336			6,104	3,052			
5,328	5,328	10,656			5,328	2,664			
2,337	2,337	4,674			2,337	1,168			
2,334	2,334	4,668			2,334	1,167			
2,334	2,334	4,668			2,334	1,167			
4,005	4,005	8,010			4,005	2,002			
3,000	3,000	6,000			3,600	1,800			
3,335	3,335	6,670			3,335	1,667			
57,451	57,451	1,11,879		-43,449	54,428	27,212	....	-16,237	
4,002	4,002	8,004			4,002	2,001			
4,476	4,476	8,952			4,476	2,238			
3,730	3,730 + x	7,460			3,730	1,865			
12,208	12,208 + x	24,416		-797	12,208	6,104	....	+5,307*	*Lessor = Nil, Lessee = +5,307.

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
99	Shri Rashid Jamshedji Irani.	..	243 H. No. 10.	116	272	Rs. 1,088	Rs. 1,088	Nil	....
100	Smt. Da'ba w/o. Tokersey Jamnadas.	..	243 H. No. 2.	117	2,994	13,473	13,473	201 202	833 1,494
					2,994	13,473	13,473		2,327
101	Shri Gajanan Hari Kelkar, Shri Nilkanth Hari Kelkar, a minor by his mother and natural guardian Smt. Devmatibai Hari Kelkar.	..	233 H. No. 17 (P) 233 H. No. 16 (P) 233 H. No. 19 (P)	118	1,450	4,350	4,350	214	779
102	Shri Dhondu Narayan ..	..	233 H. No. 17 (P) 233 H. No. 18. 233 H. No. 16 (P)	119	1,496	4,488	4,488	215	998
103	Shri Chandulal Chhaganlal Shah.	..	243 H. No. 1. 242-C H. No. 5 (P)	120	3,754	20,647	20,647	172 203 204 205	1,124 778 778 770
					3,754	20,647	20,647		3,450
104	Smt. Manibai Jag-mohandas.	..	233 H. No. 7, 11 13 P.	123 (P)	4,325	12,975	12,975	219 253 254	735 770 779
					4,325	12,975	12,975		2,284
105	Shri Pundalik Arjun Kadam.	..	233 H. No. 14.	126	726	2,178	2,178	220	722
106	Unknown	..	233 H. No. 23.	127	286	572	572	....	....
107	Shri Shwetamber Sthanakwasi Jain Sangh. By :- 1. Shri Maneklal Amul-khrai Mehta. 2. Shri Chimanlal Popat-lal Shah. 3. Shri Virchand Khetaji Gosalsia. 4. Shri Dullabhaji Keshavji Khetani. 5. Shri Manilal Dhanji Trustees.	..	242-C H. No. 1 & 2. 242-C H. No. 5 (P) 252 H. No. 1-D 232 H. No. 4-C 232 H. No. 5-D 232 H. No. 9.	128	1,808	....	....	173	1,537

PLOT				Contribution (+) Compensation (-) under Section 67 column 9(b) minus Column 8(b).	Increment (Section 65) Column 10(a) minus column 9(a)	Contribution (Section 66) 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
....	....	....		-1,088	....	....		-1,088	
4,165	4,165	9,163			4,998	2,499	..		
7,470	7,470	16,434			8,964	4,482	..		
11,635	11,635	25,597		-1,838	13,962	6,981		+5,143	
2,726	2,726	6,232		-1,624	3,506	1,753		+129	
3,493	3,493	7,984		-995	4,491	2,245		+1,250	
6,744	6,744	13,488			6,744	3,372	..		
3,890	3,890	8,558			4,668	2,334	..		
3,890	3,890	8,558			4,668	2,334	..		
3,850	3,850	8,855			5,005	2,502			
18,374	18,374	39,459		-2,273	21,085	10,542		+8,269	
2,205	2,205	4,777			2,572	1,286			
2,310	2,310	5,005			2,695	1,347			
2,337	2,337	4,674			2,337	1,168			
6,852	6,852	14,456		-6,123	7,604	3,801		-2,322	
2,166	2,166	4,332		-12	2,166	1,083		+1,071	
....	....	....		-572	....	....		-572	
....	....	....		....	....	....		....	No increment so long as the land is used for a Shra-vika Shala and/or Posadh Shala.
									No compensation, no increment.

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number	Area in sq. yds.	VALUE IN RUPEES		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
108	Shri Manilal Dhanji ...	...	242-C H. No. 3.	129	242	Rs. 484	Rs. 484	226	667
			232 H. No. 7.	137	605	2,420	2,420		
					847	2,904	2,904		
108A	Trustees of Shrimati Laxmibai Dhanji Trust.	...	232 H. Nos. 1C, 4B & 5C	**128-A	392	100	100	.....	.....
109	Shri Dhanji Devsi Rashtriya Kanya Shala. By :- 1. Shri Manilal Dhanji, 2. Shri Chimanlal Popatlal Shah, 3. Shri Maneklal Ambukhrai Mehta, 4. Shri Hanaraj Jivan- das. Trustees.	...	N. A. 232-B  232 H. No. 1-B(P) 4A(P) & 3.	134-A	4,422	.....	.....	174-A	4,422
110	The Municipal Corpora- tion for Greater Bombay.	...	232 H. Nos. 1-B (P), 4-A(P) & 5-A.	134-B	3,278	.....	.....	174-B	2,165
111	Shri Nathulias Shivram Narayan Sadekar.	...	232 H. Nos. 8 and 10.	135	574	2,870	2,870	225	365
112	The Deputy Custodian of Evacuee Property for Smt. Sakkarbanu Mulji Velji.	...	233 H. No. 5.	139	635	2,540	2,540	247	668
113	Shri Ranohoddas Jamnadas and others.	...	233 H. No. 3.	140	877	2,631	3,131	250	797
			230 H. No. 12.	147	877	2,631	3,131	249	728
					1,754	5,262	6,262		1,525
114	Shri Hemraj Chaturbhuj,  Shri Narottamdas Jamnadas, Shri Mathuradas Jamna- das, Shri Damodar Jamnadas,  Shri Ajitsing Jamnadas,  Shri Laxmidas Hemraj,  Shri Narayandas Hemraj.	...	232 H. No. 2.	144	121	484	484	.....	.....
			@252-A H. No. 2 (P)	.....	211	1	1		
						485	485		

PLOT				Contribution (+) Compensation(-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by(-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)						
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
3,335	3,335	7,337		+431	4,002	2,001		+2,432	
....	....	....		-100	....	....		-100	**Passage land.
....	....	....		....	....	....		....	Donated the land as indicated in the next serial No. for purposes of a school on condition that no amount for compensation will be paid for the land and no incremental contribution will be charged towards the Town Planning Scheme.
....	....	....		....	....	....		....	Received as a donation from owners in the foregoing Serial No. for purposes of a school. No compensation, no increment.
1,825	1,825	3,832		-1,045	2,007	1,003		-42	
3,006	3,006	6,346		+466	3,340	1,670		+2,136	
2,789	2,789	6,376		....	3,587	1,793		....	
2,548	2,548	6,552		....	4,004	2,002		....	
5,337	5,337	12,928		-925	7,591	3,795		+2,870	
....	....	....		-485	....	....		-485	@ For Road.

Serial No.	Name of Owners.	Tenure	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
115	Shri Manilal Vasanji Bhagat.	...	230 H. No. 7.	152	423	Rs. 1,480	Rs. 1,480	243	746
116	Shri Gholabhai Hirji ..	...	230 H. No. 8.	153	272	680	680	217	889
		...	225 H. No. 13(P)	155(P)	181	1,086	1,086		
					453	1,766	1,766		889
117	1. Shrimati. Havabai w/o Elias Ismail.	...	225 H. No. 15.	149	90	180	180		
	2. Shrimati Halimabai daughter of Elias and w/o Sumer Sale Mahomed.	...	225 H. No. 13(P)	155(P)	242	1,452	1,452	227	667
	3. Shrimati Rabiabai daughter of Elias w/o Esmail Noor-mahomed.	...	225 H. No. 14.	156	90	180	180		
	4. Shrimati Khatunbai daughter of Elias.				422	1,812	1,812		
	5. Shrimati Mariambai daughter of Elias,								
	6. Shrimati Jillobai daughter of Elias,								
	7. Shrimati Fatmabai daughter of Elias. Nos. 4 to 7 all minors by their Mother and Natural Guardian Shrimati Havabai widow of Elias Esmail.								
117A	Shri Rashid Jamshedji Irani.	...	100	157	1,482	8,802	8,802	176	1,271
118	Shri Shamji Meghji Patel	...	225 H. No. 7(P)	159(P)	30	210	210	180	30
			226 H. No. 4.	179	605	3,025	3,025	235	828
			226 H. No.	177	272	1,632	1,632		
			226 H. No. 6.	178	272	1,360	1,360		
					1,179	6,227	6,227		853
119	Shri Balkrishna Babu Sawant.	...	225 H. No. 7(P).	159(P)	665	4,055	4,055	178	609
120	Shri Lathi Ishwarlal Mulshankar.	...	231 225 H. No. 18	164	318	2,226	2,226	180-A	298

VALUE IN RUPEES.				Contribution (+) Compensation (-) under Section 67 column 9(b) minus Column 8(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
3,730	3,730	7,460		+2,250	3,730	1,865		+4,115	
3,111	3,111	7,112			4,001	2,000			
3,111	3,111	7,112		+1,345	4,001	2,000		+3,345	
3,335	3,335	7,337		+1,523	4,002	2,001		+3,524	
7,626	7,626	15,252		-1,266	7,626	3,813		+2,547	
210	210	210							
4,938	4,938	9,876			4,938	2,469			
5,148	5,148	10,080		-1,079	4,938	2,469		+1,390	
4,263	4,263	7,012		-302	3,340	1,674		+1,282	
2,044	2,044	3,504		-182	1,400	730		+548	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL					
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.				
						Without reference to value of structures.	Inclusive of structures.						
1	2	3	3(a)	4	5	6(a)	6(b)	7	8				
121	Shri Harilal Jethabhai ...	...	225	159(P)	1,210	Rs. 8,470	Rs. 8,470	179	506				
			H. No. 7(P)										
			225			160	605			3,630	3,630	177	495
			H. No. 10.										
			105			190	211			1,160	1,160	181	442
d. No. 2.													
225	176(P)	4,900	39,200	69,200	236	697							
H. No. 2(P)													
				6,926	52,460	72,460		2,932					
122	Shri Harilal Jethabhai...	...	225	176 (P)	393	3,144	3,144	Nil.	.....				
			H. No. 2 (P)										
123	Shri Nann Dhaya Patil...	...	230	163	453	1,359	3,359	242-A	434				
			H. No. 4.										
124	Shri Tulsidas Ranchordas and Bai Jannabai Haridas Settlement Trust by:— 1. Shri Prabhudas Tulsidas and 2. Shri Haridas Tulsidas.	...	225	171	1,331	7,986	7,986	182	501				
			H. No. 3.										
125	Shri Ramniklal Damji, ... Shri Shantilal Damji, ... Shri Rajnikant Damji, ...	...	219	173 (P)	80,038	1,97,594	2,00,500	279	875				
			H. No. 7.										
	Shrimati Pushpelata w/o Prabhulal Tarachand Dhila.	...	221	173 (P)	80,038	1,97,594	2,00,500	280	889				
			H. No. 7.										
				221	173 (P)	80,038	1,97,594	2,00,500	281	988			
				H. No. 8.									
				227-B (P) 228	173 (P)	80,038	1,97,594	2,00,500	282	960			
				220									
				H. No. 1.	173 (P)	80,038	1,97,594	2,00,500	283	889			
				222									
			H. No. 1-C.	173 (P)	80,038	1,97,594	2,00,500	283	889				
			219										
			H. No. 1(P).	202(P).	60	240	240	284	877				



PLOT.				Contribution (+) Compensation(-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column (9a).	Contribution (Section 66) 50 per cent. of Column 12.	Addition to (+) or deduction from(-) contribution to be made under other sections.	Net demand from(+ or by(-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
3,535	3,535	7,070			3,535	1,767			
3,465	3,465	6,435			2,970	1,485			
3,094	3,094	5,525			2,431	1,215			
4,182	4,182	9,409			5,227	2,613			
3,793	3,793	8,851			5,058	2,529			
18,069	18,069	37,290		-54,391	19,221	9,609		-44,782	
.....	.....	.....		-3,144	.....	.....		-3,144	
2,170	2,170	4,557		-1,189	2,387	1,193		+4	
3,507	3,507	7,014		-4,479	3,507	1,753		-2,726	
3,500	3,500	9,187			5,687	2,843			
3,556	3,556	8,890			5,334	2,667			
4,940	4,940	11,856			6,916	3,458			
3,840	3,840	11,040			7,200	3,600			
2,667	2,667	8,001			5,334	2,667			
2,631	2,631	8,391			5,700	2,850			



PLOT				Contribution (+) Compensation (-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a)	Contribution (Section 66) 50 per cent of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structure.	Without reference to value of structures.	Inclusive of structure.	11	12	13	14	15	16
9(a)	9(b)	10(a)	10(b)	Rs.	Rs.	Rs.		Rs.	
Rs.	Rs.	Rs.							
2,992	2,902	6,358			3,366	1,683			
2,628	2,628	4,599			1,971	985			
1,941	1,941	3,882			1,941	970			
.....	.....	.....			.....	.....			
1,989	1,989	4,143			2,154	1,077			
1,892	1,892	3,784			1,892	946			
1,640	1,640	3,280			1,640	820			
1,640	1,640	3,280			1,640	820			
1,694	1,694	3,388			1,694	847			
1,612	1,612	3,224			1,612	806			
1,528	1,528	3,438			1,910	955			
18,420	18,420	36,840			18,420	9,210			
8,946	8,946	20,128			11,182	5,591			
4,375	4,375 + X	9,625			5,250	2,625			
2,920	2,920	6,716			3,796	1,898			
26,769	26,769	71,384			44,615	22,307			
5,045	5,045	12,612			7,567	3,783			
4,216	4,216	11,594			7,378	3,689			
3,948	3,948	11,350			7,402	3,701			
9,752	9,752	20,723			10,971	5,485			
1,25,081	1,25,081 + X	2,97,653		-1,17,471	1,72,572	86,283		-31,188	
1,884	1,884	4,945		.....	3,061	1,530		+1,530	
.....	.....	.....		-362	.....	.....		-362	
13,128	13,128	19,692		-91	6,564	3,282		+3,191	Subject to a charge of Rs. 7,000 in favour of Messrs Fojmal Kasturchand & Co.
2,716	2,716	5,432		-1,094	2,716	1,358		+264	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
						Rs.	Rs.		
130	Zaverbai Purshottam Nathu Charitable Trust. By:—Dwarkanadas Gordhandas and others. Trustees.	...	221 H. No. 1.	182	212	424	424		
			221 H. No. 4(P)	183(P)	151	302	302	285	645
			221 H. No. 5.	197	3,055	9,165	9,165	292	646
			220 H. No. 3.	198	847	2,541	2,541	299	650
			221 H. No. 3.	200	302	1,208	1,208	294	661
			221 H. No. 6.	173(P)	2,722	8,166	8,166	295	666
			221 H. No. 2(P)	173(P)	3,176	12,704	13,204	296	1,571
								297	744
					10,465	34,510	35,010		6,256
131	Shri Shivgan Premji Patel, Shri Karson Hansraj Patel.	...	225 H. No. 1 (P). 260(P).	184	1,590	15,900	15,900 + X	185	871
132	Shri Tuljashanker Devshanker Trivedi.	...	260(P)	184-A } and 184-B }	42	420	420	185-A } and 185-B }	42
133	Shri Chhaganlal Ladhambhai Vasa.	...	260(P)	184-C	140	1,400	1,400	184-A	140
134	Shri Vrajlal Dharsi	...	225 H. No. 1(P).	187	332	3,984	4,284	266	460
135	Shri Prabhudas Tulsidas, Shri Haridas Tulsidas.	..	223 H. No. 1	193	1,149	6,894	6,894	298	722
136	Shrimati Jayalaxmi wd/o Surji Vallabhdas, Shri Pratapsingh Surji, Shri Vikramsingh Surji, Shri Dilipsingh Surji, Vallabhdas.	..	222 H. No. 1 (B)	173(P)	1,573	7,865	7,865		
			222 H. No. 3-A	195(P)	302	1,510	1,510		
			222 H. No. 5	199	151	3 2	302		
					2,026	9,677	9,677		....

PLOT				Contribution (+) Compensation (-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
2,580	2,580	6,772			4,192	2,096			
2,019	2,019	4,038			2,019	1,009			
1,938	1,938	4,037			2,099	1,049			
2,600	2,600	6,825			4,225	2,112			
1,983	1,983	3,966			1,983	991			
1,998	1,998	3,996			1,998	999			
4,713	4,713	12,568			7,855	3,927			
2,232	2,232	6,696			4,464	2,232			
20,063	20,063	48,898		-14,947	28,835	14,415		-532	
9,581	9,581 +X	15,678		-6,319	6,097	3,048		-3,271	
420	420	420		.....	.....	.....		.....	
1,400	1,400	2,100		.....	700	350		+350	
1,840	1,840	5,060		-2,444	3,220	1,610		-834	
2,888	2,888	6,498		-4,006	3,610	1,805		-3,201	
.....	.....	.....							
.....	.....	.....							
.....	.....	.....							
.....	.....	.....		-9,677	.....			-9,677	

Serial No.	Name of Owner.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
137	SShri Shamji Gangaram, Shri Jivram Gangaram.	..	<u>222</u> H. No. 1 (A)	196	1,270	Rs. 5,080	Rs. 6,080	287	747
138	Shrimata Khatunbai wd/o Mahomed Sale by the Deputy Custodian of Evacuee Property, Bombay.	..	<u>219</u> H. No. 1 (P)	202(P)	7,320	29,280	29,280	301	828
			<u>219</u> H. No. 3	203	2,299	9,196	9,196	302	778
			<u>219</u> H. No. 5	206	1,119	5,595	5,595	305	947
			<u>218</u> H. No. 2 (P)	207(P)	4,204	4,204	4,204	306	830
			<u>219</u> H. No. 4 (P)	208(P)	60	180	180	307	2,430
			<u>219</u> H. No. 2	209	151	453	453		
					15,153	48,908	48,908		7,585
139	Shri Haridas Khetsi, Shri Mangniram Tekchand, Shri Harakchand Prithi- viraj, Shri Navinebandra Nagin- das, Shri Premchand Nana- chand.	..	<u>218</u> H. No. 2 (P)	207(P)	13,552	13,552	13,552	348	11,536
		..	<u>219</u> H. No. 1 (P)	202(P)	877	3,508	3,508	303	778
					14,429	17,060	17,060		12,314
140	Shri Keshavji Karsandas Rangwala.	..	<u>218</u> H. No. 3 (P)	**205(P)	10,224	10,224	10,224	308	5,308
								349	4,534
					10,224	10,224	10,224		9,842

PLOT				Contribution (+) Compensation (-) under Section 67 Column 9(b) minus Column 6(b).	Increment (Section 65 Column 10(a) minus Column 9(a))	Contribution (Section 66) 50 per cent of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other Sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
2,988	2,988	5,602		-3,092	2,614	1,307		-1,785	
3,312	3,312	6,624			3,312	1,656			
3,112	[3,112	5,446			2,334	1,167			
3,788	3,788	6,629			2,841	1,420			
3,320	3,320	6,640			3,320	1,660			
9,720	9,720	15,795			6,075	3,037			
3,112	3,112	5,446			2,334	1,167			
3,976	3,976	7,952			3,976	1,988			
30,340	30,340	54,532		-18,508	24,192	12,095		-6,473	
11,536	11,536	20,188			8,652	4,326			
3,112	3,112	5,446			2,334	1,167			
14,648	14,648	25,634		-3,412	10,966	5,493		+3,081	
6,635	6,635	11,943			5,308	2,654			
4,534	4,534	7,934			3,400	1,700			**Attached by Government for non-payment of Income Tax by Order No. REV/AL/1-136, dated 13th June 1952.
11,169	11,169	19,877		+945	8,708	4,354		+5,299	

Serial No.	Name of Owners.	Tenure	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
141	Shrimati Gangabai Chhedilal.	..	218 H. No. 3 (P).	205(P)	1,361	Rs. 1,361	Rs. 1,361	309	975
142	Shri Babaji Ramchandra Shirsat.	..	217 H. Nos. 13 and 15.	210	2,087	8,348	8,498	326	520
					2,087	8,348	8,498	327	765
									1,285
143	Shri Babaji Ramchandra Shirsat (Lessor). Shri Adam Tarmahomed (Lessee).	..	217 H. No. 8.	217	514	2,056	2,056	Nil	....
144	Shri Bindbasini Lall Asthana.	..	217 H. No. 14.	211	2,480	9,920	9,920	344	833
								345	828
			218 H. No. 1.	214-A	2,873	5,746	5,746	346	900
								342	2,801
					5,353	15,666	15,666		5,362
145	The Court Receiver, High Court, Bombay in Suit No. 1405 of 1954.	..	217 H. No. 4.	222	90	270	270	....	....
			217 H. No. 10.	214-B	1,724	6,896	6,896	343	1,035
			217 H. No. 7.	214-C	3,841	7,682	7,682	341	4,114
					5,655	14,848	14,848		5,149
146	Shri Premchandra Chandrabhaji and Others.	..	217 H. No. 12.	212	30	60	60	....	....
147	Shrimati Malati Madhusudan Dharkar.	..	217 H. No. 11.	215	211	633	633	....	....
148	Shrimati Shantabai Laxman Sawant.	..	217 H. No. 6 Part.	216-C	136	408	408	....	....
			217 H. No. 6 Part.	216-D					
			217 H. No. 6(P).	221	704	2,464	2,464	336	693
					840	2,872	2,872		693



PLOT				Contribution (+) Compensation (-) under Section 67 Column 9(b) minus Column 6 (b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the additions of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
975	975	1,950		-386	975	487		+ 101	
2,080	2,080	3,640			1,560	780			
3,060	3,060	5,355			2,295	1,147			
5,140	5,140	8,995		-3,358	3,855	1,927		-1,431	
.....	.....			-2,056	.....	.....		-2,056	Lessor= -2,056, Lessee= Nil.
3,332	3,332	5,831			2,499	1,249			
3,312	3,312	5,796			2,484	1,242			
3,600	3,600	6,300			2,700	1,350			
5,802	5,602	8,403			2,801	1,400			
15,846	15,846	26,330		+180	10,484	5,241		+5,421	
4,140	4,140	7,245			3,105	1,552			
8,228	8,228	12,342			4,114	2,057			
12,368	12,368	19,587		-2,480	7,219	3,609		+1,129	
				-60				-60	
				-633				-633	
2,772	2,772	4,851			2,079	1,039			
2,772	2,772	4,851		-100	2,079	1,039		+939	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL			
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES.		Number.	Area in sq. yds.		
						Without reference to value of structures.	Inclusive of structures.				
1	2	3	3(a)	4	5	6(a)	6(b)	7	8		
149	Shrimati Jankibai Raghunath Phondke.	..	217	216	1,764	Rs.	Rs.	330	717		
			H. No. 6(P).			7,056	7,056			331	722
						1,764	7,056			7,056	
150	Shrimati Sonabai Dinkar Kanvinde.	..	217	216-A	692	2,768	2,768	339	711		
			H. No. 6(P).								
151	Shrimati Laxmibai Narayan Dhumak.	..	217	216-B	796	3,184	3,184	340	733		
			H. No. 6(P).								
152	Shrimati Radhabai Balakrishna Parab, (Mortgagor and Lessor.) Shri Majlatob Jojet Rajapurkar, (Mortgagee.) Shri Ramkumar Chhatradhari Sharma, (Lessee.)	..	217	218	568	2,272	2,272	338	667		
			H. No. 6(P).								
153	Shrimati Rukminibai Dwakanath Vaidya.	..	217	219	1,303	5,212	5,212	332	1,350		
			H. No. 5(P).								
			217								
			H. No. 6(P).								
			217								
			H. No. 1(P).								
154	Dr. Purushottam Ganesh Kale, (Lessor.) Shri Mahadu Lahanu Dahale, Shri Sitaram Mahadu Dahale, Shri Sukhdeo Mahadu Dahale, (Lessees.)	...	217	220	665	2,660	2,660	337	667		
			H. No. 6 (P)								
155	Smt. Kamlabai Vishnu Shintre.	..	217	223	1,159	4,636	4,636	333	799		
			H. No. 1 (P).								
			217								
			H. No. 2 (P).								
			217								
			H. No. 6 (P).								
			217								
			H. No. 5 (P).								
156	Smt. Manoramabai Purushottam Chachad.	..	217	224	1,910	7,640	7,640	334	784		
			H. No. 1 (P).								
			217								
			H. No. 2 (P).								
			217								
			H. No. 3 (P).								
								335	855		
					1,910	7,640	7,640		1,639		

PLOT				Contribution (+) Compensation (-) under section 67 Column 9(b) minus Column 6(b).	Increment (Section 65) Column 10(a) minus Column 9(a).	Contribution (Section 66) 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES.									
Undeveloped.		Developed.							
Without reference to value of structures.	Inclusive of structures.	Without reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
2,868	2,868	5,019			2,151	1,075			
2,888	2,888	5,054			2,166	1,083			
5,756	5,756	10,073		-1,300	4,317	2,158		+858	
2,844	2,844	4,977		+76	2,133	1,066		+1,142	
2,932	2,932	5,131		-252	2,199	1,099		+847	
2,668	2,668	4,669		+396	2,001	1,060		+1,396	
5,400	5,400	9,450		+188	4,050	2,025		+2,213	
2,668	2,668	4,669		+8	2,001	1,000		+1,008*	*Lessor = ₹+1,008 Lessee = ₹ Nil.
3,196	3,196	5,593		-1,440	2,397	1,198		-242	
3,136	3,136	5,488			2,352	1,176			
3,420	3,420	5,985			2,565	1,282			
6,556	6,556	11,473		-1,084	4,917	2,458		+1,374	

Serial No.	Name of Owners.	Tenure.	ORIGINAL PLOT					FINAL	
			Survey No.	Number.	Area in sq. yds.	VALUE IN RUPEES		Number.	Area in sq. yds.
						Without reference to value of structures.	Inclusive of structures.		
1	2	3	3(a)	4	5	6(a)	6(b)	7	8
						Rs.	Rs.		
157	Shri Chandabhaiji ..		217 H. No. 6 (P)	221-A	196	588	588	Nil	....
158	Shri P. M. Hamja ..		217 H. No. 3 (P)	221-B	181	543	543	Nil	....
159	Shri Shivram Bhivaji Sawant.		217 H. No. 1 (P) and 3 (P)'	224(A)	55	165	165	Nil	....
160	The Government of Bombay (Police Department).							186	71
161	The Bombay Municipal Corporation for Greater Bombay.							45	3,671
								64	5,205
								65	4,018
								69	590
								184	597
								196	7,710
								252	12,880
								273	6,518
								274	10,709
								286	1,918
								300	3,102
								325	590
									57,508
			Grand Total of the Scheme.		10,35,797.4	31,05,544	31,55,501		8,68,213

Seal of the Arbitrator

LOT				Contribution (+) Compensation (-) under section 67, Column 9(b) minus Column 6(b).	Increment (section 65). Column 10(a) minus Column 9(a).	Contribution (section 68) 50 per cent. of Column 12.	Addition to (+) or deduction from (-) contribution to be made under other sections.	Net demand from (+) or by (-) owner being the addition of Columns 11, 13 and 14.	Remarks.
VALUE IN RUPEES									
Undeveloped		Developed							
Without Reference to value of structures.	Inclusive of structures.	Without Reference to value of structures.	Inclusive of structures.						
9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
Rs.	Rs.	Rs.		Rs.	Rs.	Rs.		Rs.	
.....	.....	.....		-588	.....	.....		-588	
.....	.....	.....		-543	.....	.....		-543	
.....	.....	.....		-165	.....	.....		-165	
.....	.....	.....		.....	.....	.....		.....	Site for Police Chowky.
12,848	12,848	12,848		+12,848	.....	.....		+12,848	Site for Garden.
.....	.....	.....		.....	.....	.....		.....	Site for Garden.
2,009	2,009	22,099		+2,009	20,090	5,022		+7,031	Site for School. Incremental contribution at half the percentage rate proposed for the whole scheme.
442	442	3,982		+442	3,540	1,327		+1,769	Site for Maternity Home. Incremental contribution at three-fourths the percentage rate proposed for the whole scheme.
2,388	2,388	6,865		+2,388	4,477	1,119		+3,507	Site for Stalls. Incremental contribution at half the percentage rate proposed for the whole scheme.
.....	.....	.....		.....	.....	.....		.....	Site for Playground.
19,320	19,320	19,320		+19,320	.....	.....		+19,320	Site for Playground.
39,108	39,108	84,734		+39,108	45,626	17,109		+56,217	Site for Parking. Incremental contribution at three-fourths the percentage rate proposed for the whole scheme.
48,190	48,190	1,55,280		+48,190	1,07,090	40,158		+88,348	Site for Market. Incremental contribution at three-fourths the percentage rate proposed for the whole scheme.
.....	.....	.....		.....	.....	.....		.....	Site for School.
.....	.....	.....		.....	.....	.....		.....	Site for Garden.
.....	.....	.....		.....	.....	.....		.....	Site for Open Space.
1,24,305	1,24,305	3,05,128		+1,24,305	1,80,823	64,735		+1,89,040	
26,85,032	26,85,032	47,33,884		-4,70,469	20,48,852	9,96,809		+5,26,340	



## NOTES.

1. All rights of mortgagors or mortgagees, if any, existing in the original plots are hereby transferred to their corresponding final plots.
2. All rights of passages, if any, hitherto existing over any land included in the Scheme are hereby extinguished.
3. All rights of lessors and lessees in the original plots are hereby transferred to their corresponding final plots irrespective of change in areas, if any.
4. Agreements in respect of original plots between the owner on one part and the Local Authority and/or Government on the other, are hereby transferred to the corresponding final plots, subject to minor modifications in areas unless otherwise provided in the agreements themselves.
5. The tenures of all original plots are hereby transferred to the corresponding final plots provided that if an original plot is composed of separate areas on different tenures, the corresponding final plot allotted in substitution thereof, will also be subject to the same different tenures in the same proportion of areas.
6. The owners of the original plots whose final plots are not identical with their original plots, are allowed to remove and take away the materials, if any, of their compound wall, wire-fencing, hedges, sheds, huts or other structures etc. existing on their original plots and not included within the boundaries of the final plots allotted to them within three months from the date on which the final scheme comes into force, provided that they shall fill up at their cost any hollows created during the action of the removal of the aforesaid materials.
7. Strips of land out of F. P. Nos. 1, 7, 15, 18, 19, 22, 23, 24, 31, 35, 37, 38, 42, 43, 44 and 48 along the east side of Mahatma Gandhi Road, as well out of F. P. Nos. 139, 147, 152, 157 and 163 along the East side of the northern part of Tilak Road, shown marked in Red dotted line on Plan Nos. 3 and 4 of the Scheme, are reserved for widening of the respective roads. The land so reserved shall remain in the ownership of the respective owners, till they are taken over by the Local Authority for the said purpose, but no building or excavation shall be made thereon, nor on the land within 15 feet on the East of such strips.
8. The F. Ps. allotted for public purposes under the Scheme shall vest in the Local Authority and that body shall keep them in sanitary condition and shall utilise them for the specific purposes mentioned against each in column No. 16 of Form 'B'. The site for the Police Chowky (F. P. No. 18) shall be transferred to the Police Department for the purpose for which it is allotted.
9. F. P. Nos. 45, 64, 273, 300 and 325 shall be kept permanently open, except for a compound wall enclosing each plot, and a ground floor sanitary block and/or a pavilion within, if necessary, and shall in no circumstances be put to any use other than that for which each is specifically allotted.
10. All huts, sheds, stables and such other temporary structures, including those which do not conform to the regulations of the Scheme, shall be removed within one year from the date the final scheme comes into force.



*G. J. Desai*

Arbitrator,  
Town Planning Scheme, Ghatkopar No. III.

Bombay, 10th June 1958.

## FORM "C"

(Rules 17 and 29)

*Finance of Town Planning Scheme, Ghatkopar No. III*

	Rs.
Expenses under section 18 (2) (b), (c), (d), (f), (g) and (h) .. .. .	6,90,800
Other expenses—	
Expenses shown in the re-distribution and valuation statement (total of Col. 11 of Form B).	4,70,469
Cost of publication under section 22 (2) and under section 23 (1) or (2) (Rules 12 to 14) ..	37,500
Compensation under section 29 (2) .. .. .	....
Legal expenses under section 64 (1) (e) .. .. .	1,000
Compensation under section 69 .. .. .	....
Cost of demarcation, salaries of Town Planning Officer and Board of Appeal and their staff and other expenses under section 42 (2).	70,000
(a) Total ..	12,69,769
Total of increments (Col. 12 of Form B) .. .. .	Rs. 20,48,652
Proportion of increment to be contributed by each holder (section 66) 50 per cent.	
(b) Total of the contributions under section 66 .. .. .	9,96,809
NET COST of Scheme to Local Authority (a)-(b) .. .. .	2,72,960



*G. J. Desai*  
Arbitrator.

Bombay, 10th June 1958.

## TOWN PLANNING SCHEME, GHATKOPAR No. III

## Cost of works under the Scheme

[Section 18 (2) (c) and (j)]

Serial No.	Nature of work.	Amount.
		Rs.
1	Road Construction .. .. .	3,82,392
2	Providing embankment for certain roads .. .. .	1,26,819
3	Storm Water Drains .. .. .	1,81,575
	Total ..	6,90,786
	Say ..	6,90,300



*A. J. Desai*  
Arbitrator.

Bombay, 10th June 1958.



**TOWN PLANNING SCHEME, GHATKOPAR No. III**  
*Abstract of Estimates for Roads and Storm-Water Drains*

Serial No.	Name of Road.	Width of Road in feet.	Length of Road in feet.	Road making.			Storm Water Drains.		Total.	Remarks.	
				Type of Road work.	Width of the asphalted carriage-way.	Rate per R. ft. of Road.	Amount.	Rate per R. ft. of drain on each side.			Amount.
1	2	3	4	5	6	7	8	9	10	11	12
						Rs.	Rs.	Rs.	Rs.	Rs.	
1	Main Road—North-South from Jawahar Road to Mahatma Gandhi Road.	60	4,990	Levelling the ground to required camber, providing metalling over dry rubble stone foundations and painting the road surface with 2 coats of bitumen for the carriageway complete with pucca S. W. Drains on sides.	24	19·1	95,809	4·7	46,906	1,42,215	
2	Hingwala Lane Extension Eastward from Road No. 1 above to 30 feet Road North-South.	50	250	Do. do.	24	19·1	4,775	4·7	2,350	7,125	
3	Vallabh-Baug Lane Extension Eastward of Road No. 1 up to F. P. No. 104.	50	260	Do. do.	24	19·1	4,966	4·7	2,444	7,410	
4	Tilak Road from Vallabh-Baug Lane, Southward to Scheme boundary.	40	1,850	Do. do.	20	16·3	30,155	4·7	17,390	47,545	
5	Waghji Lane Extension up to Road No. 1 ...	40	165	Do. do.	20	16·3	2,690	4·7	1,551	4,241	
6	Jawahar Road Extension Eastward up to F. P. No. 286 (School).	40	820	Do. do.	20	16·3	13,366	4·7	7,708	21,074	
7	Vallabh-Baug Lane Extension from Tilak Road to Road No. 1.	38	670	Do. do.	20	16·3	10,921	4·7	6,298	17,219	
8	Vallabh-Baug Lane between Mahatma Gandhi Road and Tilak Road.	33	670	Levelling additional width to proper camber, metalling over dry rubble foundation and painting surface with bitumen to make up required carriageway, complete with S. W. Drain on widened side.	20	8·6	5,762	4·7	3,149	8,911	
9	Road on West and South of F. P. No. 45 (Garden) to Tilak Road.	30	555	Levelling the ground to required camber, providing metalling over dry rubble stone foundations and painting the road surface with 2 coats of bitumen for the carriageway complete with pucca S. W. Drains on sides.	16	13·5	7,498	4·7	5,217	12,715	
10	Road South of F. P. Nos. 31-34 ...	30	530	Levelling the ground to proper camber and metalling over dry rubble stone foundation, painting the surface with bitumen for the required carriageway and S. W. Drains complete.	16	13·5	7,155	4·7	4,982	12,137	

Serial No.	Name of Road.	Width of Road in feet.	Length of Road in feet.	Type of Road work.	Road making.			Storm Water Drains.		Total.	Remarks.
					Width of the asphalted carriage-way.	Rate per R. ft. of Road.	Amount.	Rate per R. ft. of drain on each side.	Amount.		
1	2	3	4	5	6	7	8	9	10	11	12
						Rs.	Rs.	Rs.	Rs.	Rs.	
11	Road North of F. P. No. 64 (Garden) from Tilak Road Extension to Road No. 1.	30	460	Levelling the ground to proper camber and metalling over dry rubble stone foundation, painting the surface with bitumen for the required carriageway and S. W. Drains complete.	16	13.5	6,210	4.7	4,324	10,534	
12	Road South of F. P. Nos. 118 to 126 connecting the Road Nos. 1 and 4 above.	30	640	Do. do.	16	13.5	8,640	4.7	6,016	14,656	
13	Road North-South between Nos. 11 and 12 above ...	30	820	Do. do.	16	13.5	11,070	4.7	7,708	18,778	
14	Road North of F. P. Nos. 101 to 105 connecting Road Nos. 4 and 13 above.	30	380	Do. do.	16	13.5	5,130	4.7	3,572	8,702	
15	Road South of F. P. Nos. 152 to 156 between Tilak Road and Road No. 1.	30	660	Do. do.	16	13.5	8,910	4.7	6,204	15,114	
16	Derasar Lane Extension Eastward to Road No. 1 ...	30	170	Do. do.	16	13.5	2,295	4.7	1,598	3,893	
17	Hingwala Lane Extension to Road No. 1 ...	30	210	Do. do.	16	13.5	2,835	4.7	1,974	4,809	
18	Jethabhai Lane Extension to Road No. 1 ...	30	85	Do. do.	16	13.5	1,148	4.7	799	1,947	
19	Jethabhai Lane Extension beyond Road No. 1 up to F. P. No. 296.	30	780	Do. do.	16	13.5	10,530	4.7	7,332	17,862	
20	Loop Road from F. P. No. 286 (School) to Road No. 19.	30	400	Do. do.	16	13.5	5,400	4.7	3,760	9,160	
21	Road along East side of market plot from Road No. 6 up to F. P. 252 (playground).	30	565	Do. do.	16	13.5	7,628	4.7	5,311	12,939	
22	Cross Road connecting Road Nos. 20 and 21 ...	30	250	Do. do.	16	13.5	3,375	4.7	2,350	5,725	
23	Road along North side of F. P. 252 (playground) ...	30	305	Levelling the ground to camber providing metalling over dry rubble foundation and painting road surface with 2 coats of bitumen for the required carriageway and S. W. Drains complete.	16	13.5	4,118	4.7	2,867	6,985	
24	Road North-South from Road No. 19 above up to F. P. 195 (playground).	30	1,540	Do. do.	16	13.5	20,790	4.7	14,476	35,266	
25	Road on South of F. P. Nos. 195-196 and along West of F. P. 194.	30	560	Do. do.	16	13.5	7,560	4.7	5,264	12,824	
26	Cross Road North side of F. P. Nos. 231 and 242 ...	30	215	Do. do.	16	13.5	2,903	4.7	2,021	4,924	
27	Kokhani Lane Extension to Road No. 1 ...	20	80	Do. do.	17	13.0	1,040	2.3	368	1,408	

28	Gurukul Lane Extension to join Derasar Lane	...	20	315	Do.	do.	17	13-0	4,095	2-3	1,449	5,544	
29	Lane along West and South of F. P. Nos. 25-28	...	20	625	Do.	do.	17	13-0	8,125	2-3	2,875	11,000	
30	Passage from Road No. 13 to F. P. Nos. 97-98	...	20	170	Do.	do.	17	13-0	2,210	2-3	782	2,992	
31	Passages from Road No. 1 Northward to F. P. No. 8-16 and Southward to F. P. Nos. 2-5.		20	550	Do.	do.	17	13-0	7,150	2-3	2,530	9,680	
									<u>3,13,754</u>		<u>1,81,575</u>	<u>4,95,329</u>	
32	Extension of Road No. 6 Eastward to N.E. end of Scheme.		40	1,780	Providing a 20 feet wide central katotha road with 18 feet metalling for carriageway and Hume-Pipe cross drains, complete.			18					
33	Road, Southward from No. 32 above upto F. P. No. 350.		40	610	Do.	do.	18				16,121	16,121	
34	Road from junction of Nos. 19 and 20 above to F. P. Nos. 311 and 319.		40	375	Do.	do.	18						
35	Road, North-South from Road No. 32 above up to Road No. 36.		50	3,180	Do.	do.	18						
36	Extension of Road No. 2 Eastward to F. P. Nos. 323-324.		50	300	Do.	do.	18		27,517			27,517	
37	Extension of Road No. 3 Eastwards to F. P. No. 324	...	50	275	Do.	do.	18						
38	Providing earth work in embankment for certain roads...	.....	.....	.....	.....	.....	.....		.....			1,26,819	
39	Providing Cross-Drains wherever necessary on Road Nos. 1 to 31.	.....	.....	.....	Lump Provision.			.....	25,000			25,000	
									<u>3,82,392</u>		<u>1,81,575</u>	<u>6,90,786</u>	
												Say Rs. 6,90,800	



Bombay, 10th June 1958.

*G. P. Desai*  
Arbitrator.

## TOWN PLANNING SCHEME GHATKOPAR No. III

*Estimate for Providing Embankment for certain roads as necessary*

## Abstract

Serial No.	Item.	Quantity.		Rate.		Per		Amount.	
		Cft.	Rs.	Cft.	Rs.	Cft.	Rs.	Cft.	Rs.
1	Earth-work excavation in murum and filling in embankment to any height as required.	7,68,600	15	100	...	1,15,290	00		
						Total	...	1,15,290	00
	Add: For supervision ...								11,529
	For contingencies tools and plant ...								00
						Total	...	1,26,819	00



*G. P. Desai*

Arbitrator.

Bombay, 10 June 1958.

## TOWN PLANNING SCHEME GHATKOPAR NO. III

Estimate for providing Embankments for certain roads

## Measurement

Description of work or Material.	No.	Length.	Breadth.	Depth.	Quantity.
Earth work for filling in embankments to any height on :—					
Main Road 60' wide Southern part .. .. .	1	2,450'	60'	3'-0"	4,41,000Cft.
Tilak Road Extension from F. P. No. 94 South-wards.	1	750'	40'	3'-0"	90,000Cft.
Hingwala Lane Extension to 60' road .. .. .	1	100'	30'	3'-0"	9,000Cft.
Embankment for other pucca roads wherever necessary.	1	1,410'	30'	2'-0" average.	84,600Cft.
Do. do. for the katcha roads.	1	3,600'	20'	2'-0" average	1,44,000Cft.
				Total ..	7,68,600Cft.



*G. P. Desai*

Arbitrator.

Bombay, 10 June 1958.

## TOWN PLANNING SCHEME GHATKOPAR No. III

## Proceedings

21st February 1958

The hearing of appeals in respect of Town Planning Scheme, Ghatkopar No. III, commenced at 11 a.m., on 21st February 1958. At the outset, the President asked the owners to urge general objections they had if any, to the Scheme.

Shri Khona argued that the cost of the proposed Scheme as worked out by the Arbitrator was shown as Rs. 12,69,460 out of which an amount of Rs. 10,58,000 was proposed to be collected from the property owners. Thus the owners were called upon to pay nearly 80 per cent. of the total cost of the Scheme. He also observed that the original draft scheme had provided for drainage in the Town Planning Scheme but the Arbitrator has subsequently ruled in his Award that the cost of the drainage should be borne by the Corporation and even then the total cost of the Scheme shown was Rs. 12,69,460. He asked as to how this was done when under the Act they had to bear only 50 per cent. of the expenses. It was pointed out to Shri Khona by the President that the contention urged by Mr. Khona was not correct. The Corporation was authorised under the Act to recover from the owners of the plots wholly or in part the cost of the scheme. The only restriction placed on the Corporation was that the sum recovered from the owners shall not in any case exceed 50 per cent. of the total increment levied. As the total increment was about 21 lakhs of rupees it seemed that the proposed incremental charges were within the limit.

Shri Khona then argued that he could produce evidence to show that the prices of materials taken by the Arbitrator in working out the cost of the scheme were on an average 25 per cent. higher than those on the date of the declaration of the scheme. He thought that this was perhaps, because of the fact, that the Arbitrator had taken the prices prevailing at the time of the declaration of the Award and not at the time of the declaration of the scheme. He said that if prices prevailing on the date of the declaration of the scheme had been taken as basis, the total cost would have been much lower than the present figure and consequently the owners' share would have been reduced. The President pointed out that the Board had no jurisdiction to go into this matter and hence could not take the same into consideration.

Shri Khona then pointed out that Ghatkopar Scheme No. III was the first in which there was provision for garden, playground, etc. No garden or playground was provided in the two earlier Schemes. He argued that though the people of the entire town of Ghatkopar were likely to avail of the amenities, the expenses were proposed to be recovered from the residents of this Town Planning Scheme. It was pointed out to him that only 25 per cent. of the cost of the garden and playground ; etc., was charged to the residents of this Scheme and the rest was to be contributed by the Municipal Corporation.

Shri Khona further argued that it was proposed under the Scheme not to allow any shops on the Mahatma Gandhi Road. Instead, it was proposed to give right to establish shops on the new road proposed. As the plots on this new proposed road were fully built-up (i.e., 33½ per cent.) he doubted whether it would be possible in view of the municipal restrictions to utilise the right. He therefore pleaded that increment should not be charged for these plots.

Shri K. T. Divecha appearing on behalf of Serial No. 13 said that he fully agreed with the opinion expressed by Shri Khona that the prices of materials should be as on the date of the declaration of the scheme. As there was bound to be a difference between the prices of materials on the date of the declaration of the scheme and the prices on the date that was taken as the basis by the Arbitrator the owners were likely to be asked to pay more than was due.

He also stated that the scheme as conceived by the Corporation was a half-hearted one, with provision for some kuttcha roads and some pucca roads. He feared that the owners may be called upon to pay further contributions in future, to provide amenities which have not been included in the scheme.

He then argued that the new road which was expected to relieve the traffic jam on the Mahatma Gandhi Road was going to benefit the people of the entire Town of Ghatkopar. It was also going to benefit the people of Chembur. Even then the residents within the scheme area were saddled with the entire cost of the road. He prayed that only proportionate cost should be recovered from them.

Shri Bapat appearing on behalf of the Corporation argued that that the contention of Shri Khona that there were no gardens provided in the earlier schemes was not correct. There was a garden provided in the amended scheme No. I, and in Scheme No. II a plot was reserved for garden which was acquired by the Government in war time under the Defence of India Rules. The Corporation had recently acquired it back from the Government and would shortly provide a garden on this plot.

General objections having concluded individual plot numbers and Serial numbers were then called out to hear appeals filed by owners in respect of individual plots.

*Serial No. 1, Final Plot No. 1, 7.—No appearance.*

*Serial No. 3, Final Plot No. 2.—*Shri K. D. Shah appeared for the owner of this plot. He said that besides the objections for some plots which he would make when those particular numbers were called out for hearing he had general objection to raise applicable to all the plots represented by him. It was that the increment levied and proposed to be recovered from the owners should be 25 per cent. of the total increment calculated by the Arbitrator and proposed 50 per cent. as has actually been done in view of the fact that the benefits proposed to be given by the execution of the Scheme would be enjoyed by all the people of the town. He said that the final values of the plots were not disputed. (Shri K. D. Shah represented following Serial Numbers : 3, 7, 9, 10, 11, 17, 28, 29, 30, 45, 46, 48, 50, 57, 62, 67, 68, 69, 70, 71, 73, 76, 83, 85, 88, 96, 100, 109, 129, 131, 137).

*Serial No. 4, Final Plot No. 4.—No appearance.*

*Serial No. 13, Final Plot Nos. 60 to 63, 70 to 81, 126, 127, 194, 193, 222, 323, 324, 324-B, 353, 353-B, 86, 87, 88, 92 and 93, 197, 171, 218.*—Shri Divecha, Architect, appeared. Shri Divecha referred to his written appeal and said that the owners have been deprived of land having an area of 74,202 square yards or approximately 25 per cent. of their total area. The compensation payable by the Local Authority to him as determined by the Arbitrator was Rs. 36,597- which comes to approximately 50 naye paise per square yard. If the valuation of his original plot is considered it would seem that the Arbitrator has valued it more than 50 nP. per square yard. It was thus clear that he had already contributed indirectly, getting a rate of 50 nP. as compensation for the land acquired while according to the valuation of the Arbitrator the rate was more than 50 nP. per square yard. He pleaded that this should be taken into consideration while considering his appeal for reducing the increment.

He said that his Final Plot No. 194 had been shown as plot reserved for Cinema. He said that it was however his experience that plots reserved for Cinema are not subsequently approved by the Government for building a Cinema theatre on the ground that the site is not suitable. He cited the example of a plot in Mahim Town Planning Scheme wherein a plot that was reserved for Cinema was rejected by the Government as not being suitable. He said he could produce Government's letter to this effect. He stated that if the same is going to happen in the case of Plot No. 194 in this Scheme there was no use of the reservation of that plot when no Cinema would be permitted to be built on the site and in which case he asked as to why a higher increment should be charged on such a plot.

In case of Final Plot Nos. 60, 61, 62 he prayed that the increment should be on the basis of 5 rupees instead of 6 rupees as calculated by the Arbitrator because the appreciation in the value because of the making of the road and the other benefits were not, in his opinion, to the extent of 6 times the original value of the land particularly when the land required for the making of the road was given by him at a very low price. In case of Final Plots 63 and 70 though they are corner plots they are just by the side of the plots mentioned and the increase in increment should be at the most Annas 8 per square yard. He therefore pleaded that the increment for Final Plot Nos. 63 and 70 should be on the basis of Rs. 5-8-0 and not Rs. 6-8-0 as levied by the Arbitrator.

He further pleaded that for Final Plot Nos. 71, 72, 73, 74, 75 and 76 which are on the same road and are in the same position as Final Plot Nos. 60, 61, 62, 63 etc. the increment should be on the basis of 5 rupees instead of 6 rupees as calculated by the Arbitrator.

*Final Plot Nos. 77, 78, 79 and 80.*—The increment was on the basis of Rs. 8. He thought that this was because of the fact that these were situated in a little developed area. He emphasised that the fact that the plots are in a developed area should not be taken into consideration while determining the increment. They were not there as a result of the making of the Scheme. The plots had already that quality before the declaration of the Scheme and therefore no attention should be paid to this factor for the purposes of determining its final value. If the plot is more valuable by virtue of its being in a more developed area the quality is reflected in the original and semi-final values. It will be thus seen that there is no difference between Final Plot Nos. 76 and 77 except that the latter one is in a developed area and therefore both stand to get equal benefits as a result of the Scheme. He therefore requested that 5 rupees should be the basis of the increment instead of 8 rupees as calculated by the Arbitrator.

*Final Plot Nos. 81 and 126.*—He said that Plot No. 81 could be compared with plot No. 70 which was also a corner plot. The only difference was that plot No. 81 was in a little developed area. He said that if the same argument urged by him about ignoring the quality of the land prior to assessing the final value is applied here, this plot would stand on the same footing as plot No. 70, as Plot No. 81 will benefit to the same extent as Plot No. 70 by the execution of the scheme. According to him the increment should be Rs. 5.50 nP. per square yard.

Final Plot No. 127 was on the same road as Plot No. 126, opposite the same low-lying area. This plot had a single frontage but has been valued at Rs. 10. He pleaded that the increment should be Rs. 5.

Plot No. 194 was reserved for Cinema. About this he said he had nothing to add to his earlier argument that when a plot is reserved for Cinema the owner should be assured of permission to construct Cinema on the site. If the owner is not assured of the user then there is no point in valuing the plot on a higher basis for particular user.

*Final Plot No. 193.*—It is a plot on which shops are permitted. If this fact is ignored for a moment and the plot is compared with Final Plot Nos. 81 and 126 it would seem that Plot No. 193 is inferior to Plot Nos. 81 and 126 which are on the most important road of the Scheme. Moreover the kutchha road starts near Plot No. 193 so the dust nuisance is also there. He therefore pleaded that the increment should be the same as that for Plot No. 81, namely 5 rupees. He said that merely because the ground floor could fetch more rent when given for shop purposes did not justify the increment on the basis of 11 rupees. The area that can be used for shop purposes cannot be more than 50 per cent.

*Final Plot No. 222.*—The plot is on the kutchha road. The situation is more or less the same when compared to Plot Nos. 60 and 61. Mr. Divecha pleaded that the increment should be on the basis of Rs. 4 because the plot is inferior when compared to Nos. 60 and 61.

*Final Plot No. 323.*—It is a very big plot. Mr. Divecha said that the shape of the plot was such that he could not sub-divide it. The depth in either direction is considerable. This plot is of such a large size that it would take his client some time to dispose it off. He pleaded that the increment should be on the basis of Re. 1.25 nP. instead of Re. 1.50 nP.

*Final Plot No. 324.*—Shri Divecha requested that the increment should be on the basis of Re. 1.25 nP. instead of Re. 1.50 nP.

*Final Plot No. 324-B.*—Shri Divecha pleaded that this is a very small plot. The Town Planning Scheme is neither going to improve the shape of the plot nor the size of it. It being a small strip of land no benefits can be deemed to accrue to the plot as a result of the Town Planning Scheme. He therefore argued that the final value should be the same as original and semi-final value and no increment should be charged on this plot.

*Final Plot No. 353.*—Shri Divecha requested that the increment should be on the basis of Re. 1.50 nP. instead of Rs. 2.25 nP.

*Final Plot No. 353-B.*—He said that the same remarks as for Plot No. 353 apply in this case, particularly when this plot has a single frontage. He pleaded that increment on the basis of Re. 0.75 nP. should be charged instead of Re. 1.

*Final Plot Nos. 86, 87 and 88.*—These plots are behind Plot Nos. 77, 76, 75. They are in the same position as Plot Nos. 77, 76 and 75. In one aspect they are inferior to these plots in that they are on a minor road which is 30 feet road. He therefore pleaded that these should be considered as equivalent to Plot Nos. 77, 76 and 75 and the increment should therefore be on the basis of 5 rupees instead of 7 rupees.

*Final Plot Nos. 92 and 93.*—These plots are behind Final Plot Nos. 70 and 71 and are in no way better than Plot Nos. 70 and 71. He therefore requested that increment for Plot No. 92 should be on the basis of 5 rupees and for Plot No. 93 increment should be on the basis of Rs. 5.50 nP.

*Final Plot No. 197.*—This plot can be compared to Plot No. 62. The increment should therefore be on the basis of rupees 8 instead of rupees 11.

*Final Plot No. 171.*—The increment should be on the basis of Rs. 8.50 nP. instead of Rs. 12.

*Final Plot No. 218.*—If this plot is compared with Plot No. 81 which is also in the same situation, it will be seen that this plot is little inferior. The increment for this plot should be on the basis of Rs. 6 instead of Rs. 9.50 nP.

*Final Plot No. 18.*—No appearance.

*Final Plot Nos. 19, 20 and 21.*—No appearance.

*Final Plot Nos. 22, 27.*—Mr. Khona appeared. Mr. Khona said that his original plot has been divided into two plots. Though the Town Planning Scheme will provide entrance to his Plot No. 27 as a result of the new road, no increment should be charged as there is a temple on this plot which is a charitable institution and exempted under the Act. Moreover Plot No. 27 is a plot in the interior, behind Plot No. 28 which is on the Tilak Road. Granting that his plot was getting a frontage the increment should not be more than Rs. 2.50 nP. It was the contention of Shri Khona that the appreciation in the value of the land due to road making should be reflected in the semi-final value.

*Final Plot No. 15.*—Shri K. D. Shah appeared. He said that in addition to the general objection (please see Final Plot No. 2) the reconstitution of plots under the Scheme does not increase the buildable possibilities of this plot. Final value should therefore be low.

*Final Plot No. 31.*—Mr. Khona appeared. Shri Khona said that before the Town Planning Scheme they could have a shop on the plot. The Town Planning Scheme has taken away the right to have a shop. Increment should therefore be reduced proportionately.

*Final Plot No. 32.*—Right of shop is taken away by the Town Planning Scheme. Increment should therefore be reduced proportionately.

*S. No. 30, Final Plot No. 33.*—Shri K. D. Shah appeared. General objection (please refer Final Plot No. 2). Right to have shop is taken away. Increment should be reduced proportionately.

*Final Plot No. 187-A (S. No. 38).*—General objection. (Please refer Final Plot No. 2). Shri Khona appeared. As the plot is fully built up right to have a shop cannot be utilised. He pleaded for reduction of increment.

*Final Plot No. 119 (S. No. 46).*—General objection. (Please refer Final Plot No. 2).

*Final Plot No. 121 (S. No. 48).*—Shri K. D. Shah appeared. General objection. (Please refer Final Plot No. 2).

*Final Plot No. 123 (S. No. 50).*—Shri K. D. Shah appeared. General objection. (Please refer Final Plot No. 2). Final value should be less by Re. 1 per square yard.

*Final Plot No. 131 (S. No. 57).*—Shri K. D. Shah appeared. General objection. (Please refer Final Plot No. 2).

*Final Plot No. 137 (S. No. 62).*—Shri K. D. Shah appeared. General objection. (Please refer Final Plot No. 2).

*Final Plot No. 52 (S. No. 67).*—Shri Khona appeared. He had nothing to add to the grounds of appeal stated in his written appeal filed.

*Final Plot No. 53 (S. No. 68).*—Shri Khona appeared. He had nothing to add to the grounds of appeal stated in his written appeal filed.

*Final Plot No. 54 (S. No. 69).*—Shri Khona appeared. He had nothing to add to the grounds of appeal stated in his written appeal filed. He requested that the increment on this plot should be Rs. 2.

*Final Plot No. 146 (S. No. 70).*—Shri Khona appeared. Shri Khona pointed out that this plot formed a portion of a very big plot which was not included in the Scheme. He therefore did not stand to gain the benefits of the Scheme. No increment should therefore be charged on this plot. It was suggested by Mr. Khona that this might have been done through error but he pleaded no increment should be levied because strictly speaking there would be no increment as it was not a part of the Scheme even in a practical sense.

*Final Plot No. 139 (S. No. 71).*—General objection. Refer to Final Plot No. 2.

*Final Plot No. 141 (S. No. 73).*—Shri K. D. Shah appeared. General objection. Final value not disputed. (Refer Final Plot No. 2).

*Final Plot No. 147 (S. No. 76).*—Shri K. D. Shah appeared. General objection. (Refer Final Plot No. 2).



*Final Plot No. 157 (S. No. 83).*—Shri Khona informed the President that the owners of this plot have already paid Rs. 525 to the ex-Municipality for the construction of the Tilak Road, and Rs. 241 for the construction of Gurukul Lane. It will be thus seen that the owner has already paid the betterment charges falling to his share. The President made it clear that these payments could not be taken into consideration as the improvements effected as a result of the payments will be reflected in the original value.

*Final Plot No. 162 (S. No. 85).*—Shri Khona appeared. He requested that as per grounds of appeal stated in his written appeal the increment should be Rs. 2 instead of Rs. 4.

*Final Plot No. 163 (S. No. 88).*—Shri Khona appeared. General objection. Final value not disputed (refer Final Plot No. 2).

*Final Plot No. 167 (S. No. 96).*—Shri K. D. Shah appeared. General objection. Final value not disputed (refer Final Plot No. 2).

*Final Plot No. 202 (S. No. 100).*—Shri K. D. Shah appeared. General objection. Final value not disputed (refer Final Plot No. 2).

*Final Plot No. 174-A (S. No. 109).*—Shri Khona appeared. He had nothing to add to his written appeal. General objection (refer Final Plot No. 2).

*Final Plot No. 183 (S. No. 129).*—Shri K. D. Shah appeared. General objection. (Please refer Final Plot No. 2).

*Final Plot No. 185 (S. No. 131).*—Shri Khona appeared. He argued that right to have shop is taken away by the Town Planning Scheme. Increment should therefore be reduced proportionately. General objection.

*Final Plot No. 287 (S. No. 137).*—Shri K. D. Shah appeared. General objection. (Please refer Final Plot No. 2).

*Final Plot Nos. 89, 90 and 91.*—Shri Khona appeared. He requested that increment should be 6 rupees instead of 7 rupees. He said that the plot was in the interior and therefore did not get the frontage as a result of the new road.

The President at this point recalled that Mr. Divecha had argued that though the interior plot holders can enjoy quiet and calm atmosphere the factor is offset by the fact the frontage is lost as a result of its situation in the interior.

Mr. Bapat at this point rose to say that he had observed that Counsel were comparing the increments of two plots in Rupees, Annas and Pies. That is not the proper basis for comparison. The increment should be on par with the final value of the plot. As the final value of every plot is not likely to be the same, increment of even adjoining plots may not be the same due to the difference in final value.

*Final Plot Nos. 23, 26 and 29.*—Shri Khona appeared. He requested that Final value should be 9 rupees. No other objection except those stated in the written appeal.

*Final Plot Nos. 172, 203, 204, 205.*—Shri Mody appeared. He argued that as his plot was fully developed and as the surrounding area also was fully developed, he did not stand to gain much, except for the new road, by the Town Planning Scheme. He said that the increment was exorbitant and should be reduced proportionately.

The proceedings concluded at this point.

M. A. SAKHARDANDE,  
President.

24th February 1958.

Hearing of individual appeals in respect of Town Planning Scheme, Ghatkopar No. III, commenced at 11-00 a.m.

*Final Plot Nos. 170, 232, 233, 259, 322, 320, 237, 238, 261, 262, 263, 264, 278, 245, 228, 229, 244.*—The representative of Shri Rashid Jamshedji Irani, owner of the above plots, requested for postponement of hearing of his appeal to a later date whereupon it was decided to adjourn the hearing till Thursday the 27th instant. He was further informed that the Members of the Board would inspect the site on Tuesday the 25th February 1958 at 8-30 a.m. and he could accompany them if desired.

*Final Plot Nos. 1 and 7.*—The representative of The Salt Department requested for an adjournment of hearing of the appeal in respect of their plots. The President replied that the same would be taken up on Thursday the 27th February 1958 and no further adjournment could be granted.

*Final Plot No. 18.*—The representatives of The Fair Life Co-operative Housing Society Ltd. urged that there appeared to have been some mistake in the Arbitrator's Award as regards the area. They further pleaded that they should be given compensation according to the actual area of the plot which according to the sale-deed was 18 932 square yards. They further stated that the rate of compensation should be Rs. 10 per square yard instead of Rs. 7 per square yard as decided by the Arbitrator. They further argued that they should be exempted from the levy of betterment charges as the area was fully developed with the necessary amenities such as drainage, water mains, water pipes, etc. or at least the increment, if any, should be Re. 1 only.

The President replied that so far as the rectification of the area was concerned, they had to take up the matter with the Superintendent, City Survey and Land Records, and informed them that the Board had no jurisdiction over this point.

*Final Plot No. 28.*—No appearance.

*Final Plot Nos. 94 and 100.*—It was stated on behalf of the Happy Life Co-operative Housing Society Ltd. that the rate of compensation paid to them for the land taken away was very low. It was pointed out to them that this matter was not within the jurisdiction of the Board and could not therefore be considered. It was

also argued on behalf of the owners that the plot was already on the Tilak Road and had thus an access from the main road. No benefit would therefore accrue to them by the construction of new road. If the remaining benefits were considered, the increment of Rs. 4 appeared rather high. Request was therefore made to the Board by the appellants to reduce the increment to Rs. 2. It was further argued that even the Municipality in its draft scheme had estimated the increment at Rs. 3. It was made clear that the access was a private access in 1947. The Municipality while it drafted the said scheme had assumed that it was in charge of the ex-Municipality and therefore did not charge on that account. However, as the Arbitrator has ruled that it was a private access, which will be converted into a public road on completion of the scheme, the cost of the road had been charged to the account of those owners who were to come on this road.

*Final Plot No. 95.*—No appearance.

*Final Plot Nos. 96, 97, 98, 99.*—Shri Ghanekar appeared for these plots. It was argued by him that all the buildings on these plots had been built up before the Town Planning Scheme came. Prior to 1947, these plots had an access from the road that was passing along these plots. In the Scheme formulated by the Arbitrator this road has been shifted as a result of which tenants of Plot Nos. 97 and 98 have no access. Moreover, consideration of their being the developed plots has not at all been given its due weight in the Arbitrator's Award. He therefore pleaded that the increment for Final Plot Nos. 97 and 98 should be Rs. 2 and for Final Plot Nos. 96 and 99 Re. 1 as these two plots are already in a good position.

*Final Plot No. 4.*—Shri Ghanekar appeared. It was requested that the increment should be Rs. 5 instead of Rs. 6.

*Final Plot No. 24.*—No appearance.

*Final Plot Nos. 38, 39 and 40.*—No appearance.

*Final Plot Nos. 43, 46.*—Shri Khona appeared. He pleaded that increment for Final Plot No. 43 should be Re. 1 instead of Rs. 2-8-0, and for Final Plot No. 46 Rs. 2 instead of Rs. 5. It was pointed out to him that Final Plot No. 46 which was reserved for Service Industries could command much higher price in view of the fact that there were only three plots in the whole of the scheme reserved for Service Industries and this could justify the high increment. Shri Khona admitted that the plot would command a higher price but said that he could only exploit the advantage by having at the most a grinding mill. Only the ground floor was thus likely to be of use for Service Industries. Shri Khona said that no shops were allowed on this plot. Thus a vital right had been taken away.

The President enquired of Shri Khona whether he would like them to recommend to the Arbitrator that in future, restrictions as regards building of shops should apply to such plots where the buildings are to be newly constructed or re-erected, and should not apply in cases where the structures had already been in existence. Shri Khona on enquiry stated that the useful life of the structures where the shops are situated is about 35 to 40 years.

*Final Plot No. 129.*—Shri Narainrao Jivanbhai, Advocate, appeared in this case. He urged that the increment should be Rs. 3 only.

*Final Plot No. 48.*—Shri Khona appeared. He pleaded that the plot was fully developed. There were shops already existing. The road was also there and hence the plot would not get any material benefit from the proposed scheme and therefore the increment seemed to be on the higher side. The President informed him that he would have now to pay only Rs. 450 instead of Rs. 900 by way of betterment charges and the value of the plot was bound to be much higher on account of the Scheme and the increment levied was quite justified. Shri Khona agreed with it.

*Final Plot No. 142.*—Shri Khona appeared. He urged that the increment was on the high side and it should be Rs. 3 only.

*Final Plot Nos. 148, 149, 150 and 151.*—Shri Ghanekar appeared in this case. He requested that the increments in respect of these plots should be as below:—

*Final Plot No. 148.*—The increment should be Rs. 2 as the plot is already developed and there would be no material benefit from the Scheme.

*Final Plot No. 149.*—The increment should be Rs. 2 only.

*Final Plot No. 150.*—The increment should be Rs. 3 only.

*Final Plot No. 151.*—The increment should be Rs. 3 only.

*Final Plot Nos. 152, 153 and 154.*—Shri Khona appeared. He requested that the increment should be Rs. 2 in respect of plot Nos. 152 and 153 and that in respect of Plot No. 154, the increment should be Rs. 3 instead of Rs. 4-8-0.

*Final Plot Nos. 223, 221, 216, 246, 175, 255, 256, 239, 269, 268, 328 and 329.*—Shri J. P. Parekh, Architect, appeared in this case. Shri Parekh first of all pointed out some mistake in respect of area of the plots. He was informed that the matter did not come within the purview of the Board of Appeal and he should take up the same with the D. I. L. R. before the Scheme was finally sanctioned by the Government. He further requested that the increment in respect of these plots should be Rs. 2 to Rs. 3 at the most.

M. A. SAKHARDANDE,  
President.

27th February 1958.

The hearing of the individual appeals in respect of the Town Planning Scheme, Ghatkopar No. III, commenced at 11-00 a.m.

*Final Plot Nos. 1 and 7.*—Shri D. V. Kirtikar, Supdt. to the Salt Commissioner appeared in this case. At the outset, Shri Kirtikar informed the President that the Department could not get a sanction to engage a legal adviser to deal with this case and he himself would appear as the representative of the Salt Department to which the president agreed. Shri Kirtikar stated that the betterment charges are in the nature of tax and hence the same could not be levied against the Central Government who are the owners of these properties. He also argued that the proposed road in the Scheme is passing through their property and hence that area could not be used as a space for parking vehicles. The President however told him that this question did not come within the jurisdiction of the Board. Shri Kirtikar further referred to Section 66(1) Proviso (iii) of the New Town Planning Act and stated that the same could be made applicable to their properties. The Salt Department would lose quite a large area and hence the contribution levied upon them should be correspondingly less. The increment of Rs. 4 should be reduced, as there would be no material benefits from the Scheme to the plot. So far as the user of Final Plot No. 7 was concerned, Shri Kirtikar was requested to contact the Arbitrator personally to consider this issue on 12th March 1958.

*Final Plot Nos. 160, 161, 208, 209, 210, 211, 212, 251, 240, 241, 257, 258, 231, 230 and 234.*—Shri Khona appeared. As regards Final Plot No. 160, Shri Khona stated that the plot would require filling in to the extent of 4'. The plot would remain in the same low position and hence the final value of this plot should be Rs. 9. He further urged that the increment should be 50 per cent. in respect of all these plots. Shri Khona further said that the Local Authority is going to penalise the owners by making a Town Planning Scheme. The original area of his plots was 84,000 Sq. yds. and he has been deprived of about 35 per cent. of the area and that no fair treatment was shown to him. In this connection he referred to Miram's book on valuation (p. 287) and lastly urged that taking all the points into account, the increment should be 50 per cent. only. It was pointed out to Shri Khona that most of his plots were vacant plots and no objection was raised as to their acquisition i. e. taking away the same for public purposes.

*Final Plot No. 224.*—No appearance.

*Final Plot Nos. 170, 232, 233, 259, 322, 320, 237, 238, 261, 262, 263, 264, 278, 245.*—Shri N. M. Barai, Architect, appeared. Shri Barai argued that the proposed 60' road is kept for the advantage of the area to the south of the Scheme and hence contribution for the proposed 60' road should not be borne by the plot holders at all. He further requested the President to ask the Municipality to fix the level of the roads as these levels of the roads is a material factor for fixing the final values of the plots. 60' road is meant for relieving the congestion on Mahatma Gandhi Road. This is a residential area and 40' road would serve the purpose. Also 2/50' roads are proposed in the scheme which are useless. In connection with the contribution in respect of roads, Shri Barai referred to Mr. Justice Rajadhyaksha's decision in respect of Town Planning Scheme No. III, Ahmedabad (page 166). Shri Barai further observed as follows as regards the playground, market, parking etc.:

*Playground.*—It is charged 50 per cent. and should be 25 per cent. only.

*Market.*—Shri Barai stated that this proposed market is a profit-gaining concern to the Municipality and hence the Municipality should be made to contribute more for this market. Since the market is meant for the whole area and as it is a profit-making business, no contribution should be levied on the owners.

*Parking.*—Shri Barai pointed out that this parking is meant for persons visiting the market and outsiders where upon the President observed that the parking will not be restricted only to cars but bicycles, Tongas etc. could also be parked. Shri Barai thereafter admitted that the parking is essential so far as the market is concerned; but he urged that in respect of the parking, 10 per cent contribution only should be charged.

*Stalls.*—Shri Barai further argued that the proposed stalls in the Scheme are a profit making concern, Stalls would be constructed by the Municipality and hence the stalls should be fully contributed by the Municipality or the contribution, if any, should be 1 per cent. at the most.

As regards the final values of the plots as adopted by the Arbitrator, Shri Barai stated that the final values of the plots would be affected as the road levels were not fixed and it would be better to have an idea of road levels to facilitate filling in of the plots. He further pointed out that the final values have been fixed by the Arbitrator by looking to the sales in the developed areas. The building plinth is required to be kept 2' higher than the road level and hence there would be extra cost involved. Shri Barai therefore pleaded that the final values should be somewhat less.

*Final Plot Nos. 228, 229, and 244.*—The Chairman of the Surem Field Tenants' Co-operative Housing Society (Lessee) appeared. He submitted a written appeal to the Members of the Board. The Chairman stated that the plots have been leased for 20 years in 1954 subject to the renewal of the lease for a period of further 30 years. The Society is going to put up temporary structures thereon. The Chairman urged that the contribution in respect of these plots should be apportioned between the Lessor and the Lessee. The President observed that under section 66, sub-section (1) Proviso (ii), the decision of the Town Planning Officer on the question of apportionment is not left to the Board's decision. As regards the original value of the plots, the Board has also no jurisdiction over the matter.

*Final Plot No. 243.*—No appearance.

*Final Plot No. 217.*—No appearance.

*Final Plot No. 277 and 176.*—No appearance.

*Final Plot No. 242-A.*—No appearance.

*Final Plot Nos. 279 to 284, 288 to 291, 312 to 317, 310, 275, 276, 277, 265, 270, 271, 272, 318.*—Shri Khona appeared. Shri Khona argued that the final plots Nos. 310, 265 and 318 are very huge plots and they would have to be divided into small plots to which the President replied that he could do so with the Municipal permission. Shri Khona further stated that the plots are far away and near the creek. Filling in is required to be done. The increment of Rs. 4-8-0 was excessive.

Shri Bapat, representative of the Bombay Municipal Corporation said that so far as the filling in problem is concerned on an average charges would be Re. 1 per ft. and on an average 2 to 3 feet filling in would be required.

*Final Plot Nos. 285, 293, 299, 294, 295, 296, 297.*—Shri Nandlal of M/s. Nandlal & Co., Solicitors, appeared. Shri Nandlal pleaded that theirs was a charitable trust and all the money would be used for charitable purposes and hence the betterment charges should be less. He further stated that there is a structure standing on the plot which was purchased by him in 1951 under the Court's Decree and the receipt to that effect was produced before the Arbitrator and even then no compensation was granted in respect of this structure.

Shri Lalkaka, the learned Assessor, replying to Shri Nandlal's earlier point regarding the betterment charges, stated that unless the plot is used for public purposes, no exemption could be granted.

Shri Nandlal further argued that the incremental charges were high and should be reduced.

*Final Plot No. 266 (S. No. 134).*—No appearance.

*Final Plot Nos. 308, 349 (S. No. 149).*—Shri Joshi D. R. appeared. He argued that his original plot has been divided into two plots and a portion of the original plot has been carved out to make a third small plot—No. 309. This has created extraordinary situation. He requested that either he must be given plot No. 307 or adjoining plot No. 311. He also argued that valuation has not been properly done. The final values calculated by the Arbitrator are rather too high. He also stated that a portion of his land viz. 382 sq. yds. has been taken away and no compensation has been paid to him. It was pointed out to him that the Arbitrator had given him credit on this account while arriving at the final value of his plot.

*Final Plot Nos. 227, 176 (S. No. 117).*—Shri D. R. Joshi appeared. He requested that final values of the plots are rather high. He requested that in his estimation final value of Plot No. 227 should be reduced from Rs. 11 to Rs. 7 and that of Plot No. 176 should be reduced from Rs. 12 to Rs. 8. The increment should be Rs. 2.

*Final Plot Nos. 344, 345, 346, 342 (S. 144)*—No. appearance.

*Final Plot Nos. 45, 64, 65, 69, 184, 195, 252, 273, 274, 286, 300, 325 (S. No. 161).*—Shri Bapat appeared. Mr. Bapat pointed out that Plot Nos. 65, 69, 45, 252, 273, 274 which are reserved for public purposes under the Scheme have been charged to the Bombay Municipal Corporation as being partially beneficial. It was his contention that it was the duty of the Municipal Corporation to provide free education and medical aid. To fulfil this duty these plots had been reserved and they will be solely beneficial to the residents of the Scheme. Similarly plots reserved for Garden (Plot No. 45) and Playground (Plot No. 252) are meant for better environment and as such form the essential amenities for human life. No contribution should therefore be charged to the Municipal Corporation as the amenities were meant solely for the public. He also stated that the cost of the Scheme worked out by the Arbitrator was more than the cost worked by them in the Draft Scheme and thus they were called upon to pay more. In addition the Arbitrator has charged Rs. 1,79,000 approximately to the Municipal Corporation for the above mentioned plots which are reserved for public purposes. Mr. Bapat requested that for all the plots the Corporation should be asked to pay only 10 per cent. of the betterment charges and 90 per cent. should be borne by the residents of the Scheme.

Hearing of appeals in cases where written appeals have been filed concluded at this stage. It was then announced that the Board was prepared to consider additional objections of the owners with reference to the site inspection by the Members of the Board.

Mr. Divecha, Architect, appearing on behalf of Serial No. 13, Final Plot Nos. 194, 75, 76, 87 and 88 repeated his argument about the plot reserved for Cinema. (The argument has been covered in the proceedings of the Board dated 21st February 1958). It was pointed out to him that the plot in question to which he made a reference from the Mahim Town Planning Scheme No. III to support his argument has not been finally reserved for Cinema by the Arbitrator as the Arbitrator has not yet finalised his Award and the point raised by him will not therefore arise at this stage. Mr. Divecha thereupon pointed out that under the Bombay Cinemas Act 1953 and under the Rules framed under this Act in 1954 Government has absolute authority to refuse the use of a plot for a cinema. He said he feared that even if the Arbitrator finally decides to reserve the plot (Final Plot No. 194) for a cinema, Government might refuse permission to build a cinema on the site. The President pointed out that under Section 51, and 53 of the Act the rights of the reconstituted plots had been declared as 'subject to the right settled by the Town Planning Officer'. The President said that he felt that even if the permission was refused by the Government he could go to a Court of Law and establish his right which is given by this Act.

Shri Divecha then pointed out that the original price of Final Plot Nos. 76, 75, 87 and 88 had been shown as Re. 1 while the semi-final value in case of Plot Nos. 75 and 76 is shown at Re. 1-8-0 and for 87 and 88 at Rs. 2. He pleaded that they had benefitted uniformly due to the change in the shape and size. In fact there was no change in shape and size of these plots. He said that by unduly increasing the semi-final value of his plots he was indirectly paying more to the Municipality. This should be taken into consideration while considering his demand for reduction in the increment. He also pointed out that while his original plot had been valued at Re. 1 per square yard the compensation paid by the Arbitrator while taking his land for the road was only 0.50 nP. per square yard. This fact also should be taken into consideration.

The proceedings for the day concluded at this stage.

M. A. SAKHARDANDE,  
President.

28th February 1958.

The hearing of additional objections, with particular reference to the inspection of sites by the Members of the Board on 25th and 26th February, 1958, in respect of the Town Planning Scheme, Ghatkopar No. III, commenced at 11 a.m.

Shri Khona stated that the cost of the scheme should be taken as on the date of declaration of the scheme it was pointed out to him that the cost has to be taken as near the date as possible of carrying out the scheme and further that this point was never raised by Shri Khona before the Arbitrator. Shri Khona's attention was further drawn to the fact that the Arbitrator has taken lower rates than the Draft Scheme. Shri Khona's attention was further drawn

to Sections 16(I), 16(a) and 16(c) of the Act. Shri Khona also referred to Section 17 of the Town Planning Act, 1915, Shri Khona stated that the areas of the proposed scheme are such where no material price variations would be expected.

Shri Lalkaka, the learned Assessor, observed that the original plot is not to be valued according to the new plots. It is valued as one big plot on average rate and therefore it may happen that if the original value of the whole large plot is Rs. 10, the semi-final value of a portion may be Rs. 14. In several cases it could be seen that the final values were less than the original values and that does not mean that more value is given to the plot to help the Municipality.

Shri Khona pointed out that Final Plct Nos. 152 and 153 have remained the same as original plots when Shri Lalkaka pointed out that the Final Plct No. 152 is the portion of the Original Plot No. 85. Shri Khona further stated that he has been given Original Plot No. 148 comprised of four plots. Even in case of these plots, Shri Khona urged that there should be some reduction in the increment charged. Owner of Serial No. 87 has got to pay about Rs. 12,000 by way of difference between the semi-final values. Shri Khona observed that the western side of the scheme is fully developed area and therefore there should be 30 per cent. reduction in the final values and on the other side there should be 40 per cent. reduction. When asked by the President whether there was any material for suggesting the reduction of the final values, Shri Khona replied that it was a matter of bargain and no specific reasons could be given for the suggested reduction in the final values but there should be overall reduction in the final values. The President pointed out to Shri Khona that he had no material sale instances to show that the final values as assessed by the Arbitrator should be reduced.

Shri C. D. Bapat, representative of the Municipality, referred to Sale Statement 36 where the rate was Rs. 25 per square yard and stated that the Arbitrator's valuation is too low.

Thereafter, the plots in respect of which no written appeals were filed, were called out for hearing :—

*Final Plot Nos. 2-A, 3, 9.* No appearance.

*Final Plot No. 8.*—No appearance.

*Final Plot No. 11.*—No appearance.

*Final Plot No. 12.*—No appearance.

*Final Plot Nos. 5, 6, 14, 17, 55, 56, 57, 58, 59, 66, 67, 68, 44, 47, 311, 350, 319, 351, 352, 242-B, 260.*—No appearance.

*Final Plot Nos. 353-A, 324-A, 352-A.*—No appearance.

*Final Plot No. 34.*—No appearance.

*Final Plot No. 37.*—No appearance.

*Final Plot No. 36.*—No appearance.

*Final Plot Nos 82, 101 to 117.*—No appearance.

*Final Plot 'NIL', Serial No. 36.*—No appearance.

*Final Plot Nos. 83, 84, 85, 191.*—No appearance.

*Serial No. 39, Final Plot No. 'Nil'.*—No appearance.

*Final Plct Nos. 41 and 42.*—Shri Khona appeared. This is a piece of land on Mahatma Gandhi Road the other end being on Tilak Road. It is a narrow piece of land and some portion is being acquired for the purposes of road for going to the garden. Shri Khona urged that the final value should be less in this case.

Shri C. D. Bapat, Municipal representative, stated that as regards the Final Plot No. 41, the final value should be Re. 1 more having regard to the shopping facility as generally shop plots should be valued more.

*Final Plot No. 138.*—Shri Khona appeared. Shri Khona stated that the plot is fully developed and hence the final value of the plot should be Rs. 10 only.

*Final Plot No. 135.*—Shri Khona appeared. He urged that the final value of the plot should be Rs. 10 only.

*Final Plot No. 120.*—No appearance.

*Final Plot No. 122.*—No appearance.

*Final Plot No. 124.*—No appearance.

*Final Plot No. 125.*—No appearance.

*Final Plot No. 143.*—No appearance.

*Final Plot No. 128.*—No appearance.

*Final Plot No. 130.*—No appearance.

*Final Plot No. 132.*—No appearance.

*Final Plot No. 133.*—No appearance.

*Final Plot No. 134.*—No appearance.

*Final Plot No. 136.*—No appearance.

*Final Plot No. 49.*—Shri Khona appeared. It was pointed out to him that the increment is Re. 1 only which Shri Khona accepted as fair and reasonable.

*Final Plot No. 50.*—No appearance.

*Final Plot No. 51.*—Shri Khona appeared and argued that as the plot is fully developed the increment should be less.

*Final Plot No. 140.*—No appearance.

*Final Plot No. 145.*—No appearance.

*Final Plot Nos. 144, 187-B, 189, 192, 188.*—No appearance.

*Serial No. 79, Final Plot No. 'Nil'.*—No appearance.

*Final Plot No. 159.*—Shri Khona appeared in this case and argued that the final value of the plot should be Rs. 10 only as the plot is fully developed.

Shri Mody, Advocate, appeared before the Board of Appeal on behalf of the owner of Final Plot Nos. 172, 203, and 205.

As regards Final Plot No. 172, Shri Mody stated that the plot is without any change and even then value is put at Rs. 12 and for Final Plot Nos. 203 and 204, the value is Rs. 11 which are more or less opposite to Final Plot No. 172 and the increment is Rs. 6. He pleaded that the increments should be the same for all the plots. As regards Final Plot No. 205, Shri Mody stated that it is a "VAGHMUKHI" plot and is inauspicious and hence it should be changed. The increment should be Rs. 4 only as the only benefit is of a road, as the plot had an access from the Hingwala Lane.

*Final Plot Nos. 155, 156, 190 and 196.*—Shri Khona appeared. He pleaded that 1/3rd reduction should be made in the increments charged.

*Final Plot No. 158.*—No appearance.

*Final Plot No. 164.*—Shri Khona appeared. He stated that the plot is in the fully developed area and hence the increment should be Re. 1 only.

*Final Plot No. 165.*—No appearance.

*Final Plot No. 166.*—No appearance.

*Final Plot Nos. 198, 199, 200.*—No appearance.

*Final Plot No. 213.*—Shri Khona appeared. Shri Khona stated that the plot is on the proposed 30' road. The increment charged is Rs. 5 and the same should be Rs. 3 only.

*Final Plot Nos. 168, 169, 207, 206.*—Shri Khona appeared and urged that the increments for Final Plot Nos. 169, 206 and 207 are heavy and should be reduced.

*Final Plot No. 214.*—No appearance.

*Final Plot No. 215.*—No appearance.

*Final Plot Nos. 219, 253, 254.*—No appearance.

*Final Plot No. 220.*—No appearance.

*Serial No. 106.*—Unknown.

*Final Plot No. 173.*—Shri Khona appeared. Being a temple, no increment has been charged.

*Final Plot No. 174-B.*—Shri Bapat, Municipal representative, stated that there is no increment charged and hence there was nothing to be said about the plot.

*Final Plot No. 225.*—No appearance.

*Final Plot No. 247.*—No appearance.

*Final Plot Nos. 250, 249.*—Shri Khona appeared. He urged as regards Final Plot No. 249, the increment should be Rs. 3 and for Final Plot No. 250, the increment should be Rs. 4 only.

*Serial No. 114, Final Plot No. 'Nil'.*—No appearance.

*Final Plot Nos. 180, 235.*—Shri Khona appeared. He said that Plot No. 235 is on the proposed 60' road and hence the increment should be Rs. 5. As regards Final Plot No. 180, as the portion of it is included in the Scheme No. I, there should be no increment at all.

As regards Final Plot No. 146, Shri Khona stated that a large portion of the plot is outside the scheme area and only a small part of it falls within the proposed scheme and hence no increment should be charged.

*Final Plot No. 226.*—Shri Khona appeared and urged that the final value of the plot should be Rs. 9 only.

*Final Plot No. 178.*—No appearance.

*Final Plot No. 180A.*—No appearance.

*Final Plot Nos. 179, 177, 181, 236, 248.*—No appearance.

*Final Plot No. 'Nil', Serial No. 122.*—No appearance.

*Final Plot No. 182.*—No appearance.

*Final Plot No. 267.*—No appearance.

*Serial No. 127, Final Plot No. 'Nil'.*—No appearance.

*Final Plot No. 321.*—Shri Khona appeared and urged that the increment should be Annas 4 only instead of Annas 8.

*Final Plot Nos. 185-A, 185-B.*—No appearance.

*Final Plot No. 184-A.*—No appearance.

*Final Plot No. 298.*—No appearance.

*Serial No. 136, Final Plot No. 'Nil'.*—No appearance.

*Final Plot Nos. 301, 302, 305, 306, 307, 304, 347.*—No appearance.

*Final Plot Nos. 348, 303.*—No appearance.

*Final Plot No. 309.*—No appearance.

*Final Plot Nos. 326, 327.*—No appearance.

*Serial No. 143, Final Plot No. 'Nil'.*—No appearance.

*Final Plot Nos. 343, 341.*—No appearance.

*Serial No. 146, Final Plot No. 'Nil'.*—No appearance.

*Serial No. 147, Final Plot No. 'Nil'.*—No appearance.

*Final Plot No. 336.*—No appearance.

*Final Plot Nos. 330, 331.*—No appearance.

*Final Plot No. 339.*—No appearance.

*Final Plot No. 340.*—No appearance.

*Final Plot No. 338.*—No appearance.

*Final Plot No. 332.*—No appearance.

*Final Plot No. 337.*—No appearance.

*Final Plot No. 333.*—No appearance.

*Final Plot Nos. 334, 335.*—No appearance.

*Serial No. 157, Final Plot No. 'Nil'.*—No appearance.

*Serial No. 158, Final Plot No. 'Nil'.*—No appearance.

*Final Plot No. 'Nil', Serial No. 159.*—No appearance.

*Final Plot No. 186.*—No appearance.

Shri K. T. Divecha, while mentioning the additional general objections in respect of Final Plot Nos. 75, 76, 87 and 88 stated that the reason why the Final Plot Nos. 87 and 88, though interior in situation, have been valued at a higher rate *viz.* Rs. 7 than Final Plot Nos. 75 and 76 is that those plots are at higher level than the adjoining plots. According to Shri Divecha it is no advantage at all. Plot Nos. 75 and 76 appear to be at the same level as the proposed level of the road while plot Nos. 87 and 88 are at a slightly higher level by about 2 feet or so which would not give Re. 1 more per square yard. Shri Divecha therefore urged that the increment would be the same in both the cases. He further pointed out that the plots on opposite sides have different values. Shri Divecha further stated that he could not see any reason why Plot Nos. 87 and 76 should have different values as physically the plots would be the same. Plot No. 77 is at Rs. 8 per square yard while plot No. 76 will be only Rs. 6. Difference of Rs. 2 is a big difference. Shri Divecha further urged that plot Nos. 87 and 88 should be valued at the same rate as for Plot Nos. 75, 76, 77 to 80. In the valuation put up before the Arbitrator, Shri Divecha stated, he had valued the original plots at approximately Rs. 1.90 nP. and the semi-final values of the land given were practically the same with a difference of 1 nP. However, according to the Arbitrator's figures it appears that the original plot value is reduced. As regards the semi-final values, the Arbitrator has taken the same at Rs. 1.39 nP. The plots in semi-final condition have increased in value by about a quarter of a rupee. He further stated that there would be no further advantage by way of shape and size of plots. Shri Divecha further pointed out that in his original valuation, he had valued the final plots at Rs. 1.90 nP. while the Arbitrator has valued them at Rs. 2.60 nP. the net result of this being that Shri Divecha has to pay Rs. 1,07,545 in cash as net contribution *plus* about 74,000 square yards of land. He therefore pleaded that 1/4th of his total area was a sufficient contribution towards the scheme. He has been given compensation at the rate of As. 8 per square yard. He further pointed out that he has been given land which is in an undeveloped state and without any direct access.

Shri Bapat, representative of the Bombay Municipal Corporation stated that the final values adopted by the Arbitrator are on low side. Plots earmarked for service industries, cinema and shops should have more values having regard to the stability under the statute. As regards Final Plot Nos. 204 and 205, the increments are Rs. 6 and Rs. 7 respectively. As regards Final Plot Nos. 206 and 207, the increment is Rs. 6-8-0 and Rs. 5-8-0. Plot No. 206 is a shop plot and no preference is given to it being a shop plot. Similarly, for Cinema plot the increment is Rs. 5-8-0 but for the opposite plot the increment is Rs. 6-0-0. Shri Bapat said that this Cinema plot would fetch good premium as this is the only plot where cinema could be constructed and there is no other plot in the scheme reserved for cinema purposes. He urged that the quantum of increment should have been double than what has been charged for residential plots as this is the only plot in the whole scheme reserved for a cinema. Shri Bapat further stated that the service industry plots have also been charged at low rate and that the valuation in general is on the low side.

Shri Bapat handed over three copies of his general objections to the scheme valuation and pointed out that on the last page of his appeal a request has been made to the Arbitrator regarding the shops to be allowed on Mahatma Gandhi Road. As regards the plots reserved for Maternity Home in the scheme, Shri Bapat said that the nomenclature of this plot would have to be changed in view of the new Sarvodaya Hospital recently constructed in the area. Shri Lalkaka, one of the Assessors, told Shri Bapat that this could be done in consultation with the Arbitrator.

Hearing of appeals in respect of the Town Planning Scheme, Ghatkopar No. III, concluded at 2 P. M.

M. A. SAKHARDANDE,  
President.

20th March 1953.

*Final Plot No. 44 (Serial No. 12).*—No appearance.

*Final Plot Nos. 111 to 117 and 101 (Serial No. 35).*—Shri Harkisondas Chhotalal appeared in this case. He urged that there should be no further increase in increments as he accepted the increments awarded by the Arbitrator. He admitted that there might be some justification to increase the increments in respect of Plot Nos. 101, 111 and 112 as they happened to be corner plots but there was no justification to increase the increments in respect of Final Plot Nos. 113, 114, 115 and 116 as they were in the interior. As regards Final Plot No. 117, though it was a corner plot, it was far away from the main road and no increase should be made in respect thereof.

*Final Plot No. 30 (Serial No. 27).*—Shri H. R. Thakkar, Architect, appeared. He pleaded that proportionate concession should be granted to him in the levy of betterment charges in view of the fact that considerable amount had been spent by him towards approach roads, G. I. pipes and general development of the plots. He further pleaded that he should be paid compensation for the kutchra road at the rate of Rs. 8 instead of Rs. 5.

The President replied that any expenses incurred after the date of declaration of the scheme were not to be taken into consideration. He then stated that the incremental rates were alright but still he would request that the betterment charges should be rather on low side.

Shri C. D. Bapat thereafter clarified that the money (Rs. 1,500) paid by the owner of this plot to the Municipality was in the nature of a security deposit towards the faithful performance of the terms and conditions of the Commencement Certificate and the same was adjustable and not refundable under the new Town Planning Act.

*Final Plot No. 136 (Serial No. 61).*—No appearance.

*Final Plot No. 139 (Serial No. 71).*—No appearance.

*Final Plot No. 118 (Serial No. 45).*—Shri Khona appeared. Shri Khona raised a point that the Municipality had no right to suggest higher increments at this stage as the valuation of the plot had already been fixed by them at the time of submitting the Scheme to the Arbitrator.

The President stated that the Board felt that the idea that increments suggested by the Arbitrator were likely to be increased by the Board in its jurisdiction to do so, might not have occurred to the parties when they argued their appeals and lost hence they might have been under the wrong impression that increments would either be retained or reduced. The Board had thought it right that a second chance to hear them might be given to them as being in consonance with natural justice.

Shri Khona further urged that the comparison to be made for increasing the increment of a particular plot should be with similarly situated plots and not with the adjoining plots. Shri Khona further argued that the maximum final values of the plots in this Scheme should not exceed Rs. 12 as the maximum final values of the plots in Scheme No. II-Ghatkopar which was comparatively a developed area were not more than Rs. 14. He was informed that the increment for Final Plot No. 118 was proposed to be increased to bring it in conformity with final Plot No. 112.

Shri C. D. Bapat stated that as against the sale of Rs. 14 quoted by Shri Khona, there is an instance of sale taken by the Arbitrator himself where the rate is Rs. 20.

*Final Plot No. 223 (Serial No. 86).*—Dr. J. P. Parekh, Architect, appeared. He argued that it is a very large plot and therefore the benefit of the corner would be restricted to a very small area and looking to the frontage of Final Plot Nos. 222 and 223, the increment of this plot is higher and the same should be Annas 8 at the most.

*Final Plot No. 241 (Serial No. 87).*—Shri Khona appeared. It was pointed out to Shri Khona that the increment for Final Plot No. 240 which is a non-corner plot is Rs. 6 while the increment for Final Plot No. 241 which is a corner plot is Rs. 5. The increment is therefore proposed to be increased to bring it in conformity with Final Plot No. 240, the increment in respect of which has been proposed to be reduced. Shri Khona agreed to the proposed increase in increment.

*Final Plot No. 274 (Serial No. 161).*—Shri Bapat urged that the increments of the neighbouring plots were near about Rs. 7 and as such the increment should be Rs. 7 instead of Rs. 10 as proposed by the Board. Moreover, a market is a public utility and hence the increment should be low.

*Final Plot No. 278 (Serial No. 87).*—Shri N. M. Barai, Architect, appeared. Shri Barai urged that this is a sloping plot and not a levelled plot. This plot is a corner plot and not a shop plot. According to the Municipal rules, 15' open spaces are to be left all round the building and hence it would not be possible for him to build  $\frac{1}{3}$ rd area of the plot as the plot admeasures only 600 square yards. Also the internal chowks will not be allowed by the Municipality. He further stated that looking to the shape of the plot, increment as proposed by the Arbitrator is alright.



As regards the internal chowks, Shri Bapat clarified that 14' × 14' internal chowks are permitted.

*Final Plot Nos. 288, 291 and 310 (Serial No. 125).*—Shri Khona appeared. He agreed to the proposed increase in increments by As. 8 and As. 4 in respect of Final Plot Nos. 288 and 291 respectively. As regards Final Plot No. 310, he argued that though it is a service industry plot, the proposed increase in increment of Rs. 1-8-0 is high compared to the benefits that would accrue if a service industry is established having regard to the situation of the plot at the end of the scheme. He therefore requested that the increment should be increased by Re. 1 instead of Rs. 1-8-0 as proposed by the Board.

*Final Plot No. 292 (Serial No. 130).*—Shri Nandlal, Solicitor appeared. He had no objection to the proposed increase in increment of As. 4.

*Final Plot No. 298 (Serial No. 135).*—Shri D. R. Joshi appeared. Shri Joshi argued that his plot was far away from the business area and he may be allotted any shop plot in lieu of the present one else the plot should be declared as shop plot. The President replied that his request could not be granted, and the increment was proposed to be increased to bring it in conformity with Final Plot Nos. 297 and 299.

*Final Plot No. 308 (Serial No. 140).*—Shri Joshi appeared. He stated that the plot is low-level plot. It is a small plot especially when the building area is taken into consideration and the increment charged by the Arbitrator is unduly abnormal. The President replied that the increment was proposed to be increased by As. 8 to bring this plot in conformity with Final Plot Nos. 307 and 309. Shri Joshi further asked as to whether it would be possible to give Plot No. 309 to him in exchange to which the President replied in the negative.

*Final Plot No. 309 (Serial No. 141).*—No appearance.

*Final Plot No. 353 (Serial No. 13).*—Shri M. L. Bhakta appeared. He requested for an adjournment of the hearing of this plot as their Architect Shri Divecha was confined to bed, with jaundice. The President granted the adjournment asked for and fixed the hearing of this plot on 11th April 1958 at 11-00 a.m.

The President declared that the Orders of the Board would be pronounced on the 12th April 1958.

M. A. SAKHARDANDE,  
President.

*11th April 1958.*

The Board heard objections in respect of Final Plot No. 353 in Town Planning Scheme, Ghatkopar No. III, with regard to the increase in the increment as proposed by the Board. Mr. Divecha stated that the Municipal appeal did not make any submissions to show that the valuation made by the learned Arbitrator was not a fair and reasonable valuation. He further stated that the burden thrown on the owner of this plot was something which was not apparent on the face of it. An increment as shown by him in the statement submitted to the Arbitrator was only As. 4 while the increment charged by the Arbitrator is Re. 1. He further stated that there are certain considerations for the valuation of a plot such as size, position and the physical condition of the plot. The size of the plot in question is not at all suitable for building purposes and also no factories are permissible on this plot. There is no change in the character of the locality which is being developed purely for residential purposes. If the plot is to be sub-divided, a layout plan will have to be submitted to the Municipality and it would be necessary to execute such works as are in conformity with the municipal regulations. He therefore submitted a statement showing the financial burden on the owner in respect of construction of roads, sewers with manholes, water mains etc. the cost of which comes to about Rs. 4 per square yard. If this cost is added to the final value as estimated by the Arbitrator it comes to about Rs. 6-4-0 per square yard which is more than the final values of the plots on opposite side of this Final Plot No. 353 which are valued at Rs. 6 per square yard with no financial burden on the owners thereof. He referred to "Mirams" (page 294) book on valuation, to show that the date when the plot would be available to the owner for disposal has to be taken into consideration while arriving at a final value of the plot. He concluded his arguments by saying that there was no reason why the increment should be increased. According to him, if at all, the increment should be reduced.

M. A. SAKHARDANDE,  
President.

During and on termination of the Proceedings in respect of Town Planning Scheme, Ghatkopar No. III, the Board of Appeal held several meetings to consider its decision and declared its Final Decision in the open Court on 12th April 1958, of which date the parties concerned were duly intimated.

#### *Decision.*

1. The Local Authority concerned having by a Resolution declared its intention to make a Town Planning Scheme on 29th March 1947 under section 9(1) of the Bombay Town Planning Act of 1915, by Government Notification, L. S. G. & P. H. D., No. 5837/33, dated 13th April 1951, the Government of Bombay sanctioned the making of the Scheme for the Ghatkopar area-Town Planning Scheme, Ghatkopar No. III—under the Act. The draft scheme was published by the Bombay Municipal Corporation on 9th April 1953 and the same was sanctioned by Government under Government Notification, L. S. G. & P. H. D., No. TPB- 753, dated 10th June 1954 and Shri G. J. Desai was appointed Arbitrator in the matter on 17th August 1954. From the proceedings it appears that the Arbitrator issued notices to the individual plot-holders concerned and after hearing the parties concerned, including the Bombay Municipal Corporation, he declared his Award on 31st December 1956.

2. The Bombay Town Planning Act of 1915 was thereafter replaced by the Bombay Town Planning Act, 1954 but section 90(2) of the latter Act provides that "Notwithstanding the repeal of the said Act, any declaration of intention to make a scheme, any application made to the State Government for sanction of the making of the scheme, any

draft scheme published by a local authority, any application made to the State Government for the sanction of the draft scheme, any sanction given by the State Government to the draft scheme, any restrictions imposed upon an owner of land or building against the erection or re-erection of any building or works, any commencement certificate granted, any order of suspension of rule, by-law, regulation, notification or order made, any appointment made of an arbitrator, any proceeding pending before the arbitrator, any final scheme forwarded to, or sanctioned or varied by the State Government, any recoveries to be made or compensation to be given in respect of any plot under the repealed Act shall, in so far as it is not inconsistent with this Act, continue in force thereunder and provision of this Act shall have effect in relation to such publication, declaration of intention, draft scheme, final scheme, sanction, variation, restriction, proceedings, suspension, recoveries or compensation"; while section 90(3) of the new Act provides that all proceedings pending before the Tribunal of Arbitration at the date when that Act came into force should be continued before and disposed of by the Board of Appeal under the new Act as if an appeal had been made to it in respect thereof.

3. In accordance with the provisions of section 32 of the new Act, the duties of the Town Planning Officer (who corresponds to the Arbitrator under the old Act) have been prescribed on the same general lines as those of the Arbitrator under section 30 of the old Act and by section 33 of the new Act every decision of the Town Planning Officer, except in matters arising out of clauses (v), (vi), (viii), (ix), (x) and (xiii) of section 32(1) of the new Act has been made final and conclusive and binding on all persons. In this respect section 33 of the new Act corresponds generally to the provisions of section 31 of the old Act. With reference to matters arising out of clauses (v), (vi), (viii), (ix), (x) and (xiii) of subsection (1) of section 32 of the new Act the parties aggrieved by the decision of the Town Planning Officer are given a right of appeal to the Board of Appeal constituted under the Act which consists of a President and two Assessors. In accordance with the said provisions, under Government Notification No. TPB-3757-M, dated 26th October 1957, I was appointed President of the Board of Appeal in connection with the Scheme; and on 11th December 1957 under section 35, sub-section (3), I appointed (1) Mr. Minocher Dorabji La kaka, Retired Chief Judge, Court of Small Causes, Bombay, and (2) Mr. Gajanan Sakharam Gupte, B. A., L. C. E., M. I. E., ex-Superintending Surveyor, Land Records and ex-Special Requisition Officer, Bombay, as Assessors in connection with the Scheme.

4. This Scheme comprises of an area of about 208 acres of land bounded roughly on the North by the Central Railway, on the East and South by the creek land and on the West partly by Mahatma Gandhi Road and partly by the Town Planning Scheme, Ghatkopar No. I. About half of this area, lying on the East and South-east is low-lying land requiring a certain amount of filling before it can be developed. The remaining area is fairly high, in level with the already developed area on its West, except that in some places it is somewhat uneven and in a few other places it is rather sloping. The South-western quarter of this area flanking on Mahatma Gandhi Road is already plotted out into plots of various sizes large and medium with access of roads as narrow as 20' in width. One of these roads called "Tilak Road" runs North-south parallel to the Mahatma Gandhi Road through the middle of this part and the other are passages from the said main road eastward across this part and serve as access to the interior plots. A certain number of these plots are also built-over. The North-west quarter of the Scheme area, which adjoins the area of the Town Planning Scheme No. I and the Ghatkopar Railway Station and yard has been built-up without any plan in a haphazard manner because of the numerous irregular shaped holdings-both small and large-in different ownerships. The structures are generally of a temporary nature mostly for residential use for low income groups. It has, therefore, become a very bad slum with insanitary conditions.

5. The Board of Appeal met for consideration of matters arising out of the above Scheme on 21st February 1958 and subsequent dates. On the first day the Board asked those who were present whether they desired to urge before the Board, general objections if they had any, to the proposals made by the Arbitrator but confined to the provision of section 32, sub-section (1), clauses (v), (vi), (viii), (ix), (x) and (xiii) which limited the scope of the Board's jurisdiction. The Board inspected the area covered by the Scheme on 25th and 26th February 1958, after due intimation to the parties.

6. We may observe that it was argued by some of the representatives present that the Scheme was not necessary; that in any event it was conceived on a grandiose scale and that their experience as to such schemes was that it takes a good deal of time for the scheme to be finalised and actually brought into being with the result that the owners are asked to pay for the notional benefits which may in fact never accrue to them. We are unable to take such a pessimistic view of the whole affair. In any event the President ruled that this argument does not fall within the scope of our jurisdiction.

7. It was further urged that the layout of the scheme was not very scientific. The President ruled that this question also does not fall within our jurisdiction having regard to the provisions of sections 32 to 35 of the Bombay Town Planning Act, 1954.

8. Some complaints about discrepancies in the areas of the original plots were sought to be addressed to us on behalf of some of the owners but the President had to draw their attention to the fact that the Board of Appeal had no jurisdiction to go into any such question and that if the owners had any genuine grievances in this respect they must immediately approach the Arbitrator and the Government authorities concerned for the rectification of the errors, if any.

9. It was next sought to be urged by Mr. Khona and also by Mr. Divecha, who appeared for different owners, that in estimating the cost of the Scheme the Arbitrator had taken the prices for the making of roads etc. prevailing at the time of the declaration of his Award in 1956, while according to them he should have taken such prices as prevailing at the date of the declaration of intention to make the Scheme viz. 29th March 1947, being the material date mentioned under section 17 of the old Act (corresponding with section 65 of the new Act). So far as the ascertainment of the cost of the Scheme is concerned, the Act does not appear to give the Board of Appeal any power to revise the Arbitrator's or Town Planning Officers' estimates made under section 32(1) (xiv) of the new Act [corresponding with section 30(10) of the old Act], which allows him to make variations in the draft scheme prepared by the Local Authority showing *inter-alia* the estimate of the net cost of the scheme to be borne by the Local Authority: *vide* section 11(d) of the old Act [corresponding with section 25(d) of the new Act]. However, we may state that even if we had jurisdiction to revise the estimate of the Arbitrator in this regard, in our opinion, the scheme of both the old and the new Acts makes

it clear that the estimate of the cost to be made by the Arbitrator or the Town Planning Officer must be an estimate of the actual cost of the scheme which the Local Authority would be called upon to bear, so far as the same can be ascertained at the date of ascertainment and not the hypothetical cost for the scheme as if the scheme had been completed at the date of declaration of intention to make it. By the frame of the Acts, the legislature has made express provision for the taking of such a hypothetical date only for the purpose of the valuation of the plots for the calculation of increment, etc., under sections 65 and 67 of the new Act (corresponding with sections 17 and 19 of the old Act); while no such provision for any hypothetical date has been made under section 64 of the new Act (corresponding with section 16 of the old Act) which deals with the actual cost of the scheme, which under section 66 of the new Act (corresponding with section 18 of the old Act) has to be met wholly or in part by the contribution to be levied on the plots included in the final scheme.

10. It was further urged by Mr. Divecha that the proposed new wide road which was expected to relieve traffic jam on the existing Mahatma Gandhi Road was going to benefit the people of the entire town of Ghatkopar and would also be a great benefit to the people of Chembur and in consequence the final plot owners in the present Scheme should be asked to pay only a proportionate part of the cost of the making of the new road. Of course every road made for a Town Planning Scheme is bound to afford some benefit to persons other than the owners or residents within the scheme area, as the use of any such public road cannot be confined to such owners or residents. We are, however, unable to make any such provision as is desired by Mr. Divecha, because under the scheme of the Town Planning Acts, no provision is made for levying any contribution in respect of roads which are beneficial partly to the owners or residents within the area of the scheme and partly to the general public, such a provision being confined to the case of final plots used, allotted or reserved for a public purpose or purpose of the Local Authority and which are partly beneficial to the general public, in which case a proportionate contribution is required to be levied on such plots under section 66(I) Proviso (iv) of the new Act [corresponding with section 18(I) Proviso (iv) of the old Act].

11. It was next argued and in particular by Mr. K. D. Shah who appeared for some of the owners of the final plots that the Arbitrator has fixed the maximum of 50 per cent. as contribution to be paid by the owners on the basis of the betterment charges estimated by him. It was argued that as such proportion was too high we should reduce the contribution by some percentage. The President pointed out that that was not possible to be done in as much as the whole scheme of the Town Planning Act as shown especially by the wording of section 32(I) (ix) read in the light of section 66 of the Bombay Town Planning Act, 1954 appears to be that the entire cost of the Scheme should if possible be collected from the owners of the properties who are expected to be benefited by the scheme. However, in the event of the betterment charges sought to be collected being found to be more than 50 per cent. of the increment then the Act provides that only 50 per cent. of the increment should be collected from the owners of the property as and by way of betterment charges leaving the balance to be borne by the Municipality concerned. The President ruled that in view of the plain provisions of section 66 of the Town Planning Act, 1954, and having regard to the total increment and cost of the Scheme as estimated by the Arbitrator, the Arbitrator was bound to direct the maximum 50 per cent. of the contribution to be levied on the individual plot-holders.

12. On behalf of some of the owners an argument was sought to be addressed to us by Mr. Khona on the ground that as their previously existing right to have shops on their land was to be taken away by the Scheme as framed, the increment to be levied in respect of such plots which lose such right and where no provision is made for shops should be reduced proportionately. We are unable to accede to this contention, as the new Act expressly provides by section 70(2) [corresponding with section 22(2) of the old Act] that property or a private right of any sort shall not be deemed to be injuriously affected by reason of any provision inserted in a Town Planning Scheme which, with a view to securing the amenity of the area included in such scheme or any part thereof, imposes any conditions and restrictions in regard to any of the matters specified in sub-clause (j) of clause (2) of section 18, which allows the imposition of conditions and restrictions in regard *inter alia* to the purposes to which buildings or specified areas may or may not be appropriated.

13. Mr. Kirtikar, Superintendent to the Salt Commissioner, who was permitted to appear for the Central Government as the owner of Final Plots 1 and 7, argued that the betterment charges which were sought to be levied in respect of these plots were in the nature of a tax and therefore they should not be levied against the Central Government under the provisions of the Constitution of India. There appears to be no force in this argument because under the scheme of both the old and new Bombay Town Planning Acts these betterment charges are to be levied on each of the final plots for the specific purpose of meeting the costs of the Scheme, which is taken to benefit the owners of these plots to a considerably larger extent than the value of such contribution and these amounts are not to be recovered for collecting any general revenues for use for public purposes, or allowing the Local Authority to make any profit out of such contributions. In consequence such contributions cannot be regarded in any sense as a tax which can possibly fall within Article 285 of the Constitution of India.

14. On behalf of the owners of some of the Final Plots it was argued that on the whole the final values were based on pure speculation and estimates were fixed purely on a notional basis. We are unable to appreciate this argument inasmuch as the very basis of the Act itself is that the Arbitrator is supposed to estimate the increment on the notional basis that the scheme has been completed on the date of the declaration of intention to make the scheme (*vide* section 65 of the new Act, corresponding to section 17 of the old Act). We may observe that the Arbitrator who assisted us at the time when the hearing of the matters was going on informed us that he had considered a large number of instances of sales both in the scheme area and the adjoining area. After making a careful comparison of the prices both in the Scheme area and the adjoining area, as shown by the instances of sales, some of which were in fact furnished by the individual plot holders, he had come to the estimate as to the final values of individual plots. At the time of the hearing in Court, he also supplied to the parties in response to their demand the particulars as to the instances of sales. We may observe that even the Municipality in its draft Scheme had furnished some instances of sales and it was certainly open to the owners of the plots to give to the Arbitrator whatever instances of sales on which they proposed to rely at the time when they appeared before him. In any event, this point now cannot be entertained by us so far as the original and semi-final values as estimated by the Arbitrator are concerned, but so far as the final values are concerned we took a note of this argument for the purposes of arriving at comparative final values and the increment payable by each one of the plot holders.

15. Mr. Joshi who appeared for the owner of some of the final plots urged that the Arbitrator had not given any reasons for his decision. He relied on Rule 14 of the rules made by the Government under the Town Planning Act, 1915, in exercise of the rule-making powers conferred upon the Government under the Act. The President ruled that under the said Rule 14, the Arbitrator was required to give reasons only with reference to any conflicting claims made before him or any difference of opinion with regard to any portion of the Scheme. There is no reference in the Rule in terms of which the Arbitrator could be called upon to give reasons regarding the various valuations or estimates which he has made. It is advisedly so, as it would rather be an impossible task for the Arbitrator in matters such as these to give detailed reasons for arriving at the final values. It is an estimate which is made by the Arbitrator and there must be scope for guess-work in all matters of valuation. We are, however, satisfied from the instances referred to by the Arbitrator and by an examination of the overall situation that the Arbitrator has been on the whole quite fair to the individual plot-holders.

16. It was contended by some of the owners and in particular by Mr. Sanghani that the original and semi-final values were too low. The President ruled that as has been repeatedly held, the Board of Appeal has no jurisdiction to touch the original and the semi-final values which the Town Planning Officer has to fix under section 32(I) (iii) of the new Act corresponding with section 30(3) of the old Act and we do not propose to depart from the view which has been consistently taken so far. Apart from the decided cases, however, we are also satisfied on the wording of sections 32, 33, 34 and 35(4) of the new Act [corresponding to sections 30, 31, 32 and 33(5) of the old Act] that so far as the Board of Appeal is concerned, it can only examine the estimates of the increment made by the Arbitrator under section 32(I)(viii) of the new Act [corresponding to section 30(4) of the old Act] and that otherwise it cannot revise the original and the semi-final values as estimated by the Town Planning Officer or Arbitrator.

17. The Board then took up the consideration of each of the plots in the Scheme and heard arguments as to the final values and the increments proposed and on all other matters arising out of the provisions of section 32, sub-section (I), clauses (v), (vi), (vii), (ix), (x) and (xiii) of the new Act.

18. With regard to final Plot 27, Mr. Khona contended that no increment should be charged as there was a temple on that plot and it was a charitable institution. It was however pointed out to Mr. Khona that it was not permissible for the Board of Appeal to go into this question as the statute had left the matter entirely within the jurisdiction of the Arbitrator under section 30(3D) of the old Act [corresponding to section 32(I) (vii) of the new Act] without providing any appeal against the Arbitrator's or Town Planning Officer's determination arrived at under these provisions.

19. On behalf of a Co-operative Housing Society which owns Final Plots 228, 229 and 244 it was urged by the Society's Chairman that as the plots of the Society had been leased for 30 years in 1954 subject to renewal for a further period of 30 years, the contribution in respect of these plots should be apportioned between the lessor and the lessees. We may observe that under the old section 18(I) Proviso (ii), this argument could have been taken note of by us, as the Tribunal of Arbitration (which is now replaced by the Board of Appeal under the present Act) had then the necessary power to consider the propriety of the apportionment made by the Arbitrator. The President, however, ruled that apart from the fact that the leases in this case were entered into after the date of the declaration of intention to make the scheme which is the crucial date under the Act (*vide* section 65 of the Town Planning Act, 1954, corresponding to section 17 of the old Act of 1915), under the new Act of 1954, the jurisdiction to decide the propriety of the apportionment no longer lies with the Board of Appeal which corresponds to the Tribunal of Arbitration under the old Act: *vide* section 66(I) Proviso (ii), which requires the Town Planning Officer (who corresponds to the Arbitrator under the old Act) to determine in what proportion the lessor and the lessee should bear the contribution levied on the final plot concerned. It was observed by the President that the fact that the provision giving the power in question to the Tribunal of Arbitration, which was there under the old Act in section 18(I) Proviso (ii), has been substituted in the new Act by giving the same power to the Town Planning Officer instead of the Tribunal of Arbitration, shows that the legislature distinctly intended that the Board of Appeal should have no say whatsoever on the question after the Town Planning Officer has determined the matter. In these circumstances, we regret we are not in a position to accede to the request made by the Chairman of the Society.

20. With regard to Final Plots reserved for public purposes, the areas of some of these plots are held by the Arbitrator to be wholly beneficial to the owners or residents within the area of the Scheme under section 30(3A) of the old Act, corresponding to section 32(I) (iv) of the new Act; and no increments have been fixed in respect of such final plots. We find that we have been precluded by the new Act from going into the correctness of such decision as no appeal is provided against the determination of the Arbitrator or the Town Planning Officer in regard to this matter falling under clause (iv) of section 32(I) of the new Act. As regards the decision of the Arbitrator holding some of the plots to be partially beneficial to the owners or residents within the area of this Scheme we hold that we have the necessary jurisdiction to go into the question as to the estimate of the proportion of contribution as made by the Arbitrator, as an appeal is allowed against the decision of the Arbitrator or Town Planning Officer estimating such proportion under clause (v) of section 32(I) of the new Act. However, after considering all such cases we found that the proportion as estimated by the Arbitrator is justified in all cases except one *viz.* Final Plot 69 which is reserved for a Maternity Home. In the case of an institution like a Maternity Home more use is likely to be made thereof by the general public as compared with the usefulness of such an institution for the small number of owners or residents within the area of the Scheme. We would therefore fix the proportion of the contribution to be levied on the plot at three-fourths instead of half for the benefit of the general public.

21. In considering the valuation of the plots by the Arbitrator for estimating the original, semi-final and final values, a note has to be taken of the fact that the area is predominantly suitable for residence. We find the Arbitrator has relied for his valuations mainly on the instances of sales round-about the date of declaration of the making of the Scheme *viz.* 29th March 1947. It cannot be disputed that the prices of land reached their height about 1949 or so after the partition of India and that before such time they were considerably lower. Keeping these circumstances in mind we have come to the conclusion that the Arbitrator's estimates with regard to the increments are generally well considered and we have seen no reason to alter the same in most cases. Only in some cases (about 37 per cent. of the total number of final plots) we find it necessary to alter them by reducing the increments and in a few other cases (about 4 per cent. of the total number of final plots) to increase the same to some extent.

22. After giving our anxious consideration to the arguments urged by the various plot-holders as regards the valuation of the Final Plots and the estimate of increments which should be charged on them and other matters arising out of the relevant provisions of section 32, we have arrived at the conclusion that although generally the increments as estimated by the Arbitrator appeared to us to be fair and reasonable, in some cases, as we have observed above, the increments so estimated were somewhat low and in some cases the increments were rather high in comparison with the increments estimated for neighbouring plots having regard to their respective positions and the amenities, etc. to be provided by the Scheme. We have, therefore, as stated above, reduced the increments in some cases and increased the increments in other cases to bring them in conformity with the increments estimated in respect of other neighbouring final plots. We may observe that before we decided to increase the increments with regard to a few of the final plots, as urged by the Municipality, we issued fresh notices to the parties concerned so that they could have their say in the matter. Some of the parties have appeared before us and after giving consideration to the arguments urged, we have thought it fit to vary the increments as mentioned in the Schedule annexed hereto and marked "A". Except as to the cases, where we have thought it fit to reduce or increase the increment, we find that on the whole the Arbitrator's estimates are fair to the parties concerned and we have not seen any reason to interfere with his estimates in those cases.

23. Before concluding our decision it is necessary for us to place on record that we have found that Mr. G. J. Desai, Arbitrator, has applied his mind very carefully to each individual case and his Award appears to bear the stamp of considerable industry and care having been brought to bear upon the whole case. We may observe that Mr. Desai kept us informed about every factor affecting the valuation of plots and rendered us considerable help when the work of the hearing of the matters involved proceeded before us for which we thank him. We are happy to state that the suggestions made by him were found by us to be very careful and well considered and scrupulously fair.

24. We further wish to express our thanks to the Bombay Municipal Corporation for the assistance given especially by Mr. C. D. Bapat, Assistant Engineer, Town Planning (Suburbs) who, with Mr. Iyer to help him, appeared before us on behalf of the Local Authority. We sincerely appreciate the help given in our work at the time of the hearing by Mr. Bapat, as also by all the learned Advocates, Attorneys and Architects who appeared for the different owners.

25. We must express our thanks to Mr. Mehta, the Principal Judge, City Civil Court, Bombay, for having allowed the Court premises to be used for the purposes of conducting these appeals and for locating the office of the Board of Appeal thereby greatly facilitating the work of the Board. Finally, we wish to express our appreciation of the services rendered to us by the staff and in particular by (1) Mr. P. H. Karandikar, (2) Mr. M. G. Vaze and (3) Mr. H. D. Kulkarni whose sincere devotion to duty was commendable.

Room No. 86, 3rd floor,  
City Civil Court's Buildings  
(High Court Annexe),  
Fort, Bombay 1.

Dated 12th April 1958.

M. A. SAKHARDANDE,  
President.

M. D. LALKAKA,  
Assessor.

G. S. GUPTE,  
Assessor.

## TOWN PLANNING SCHEME GHATKOPAR No. III

## SCHEDULE " A "

Final Plot No.	Decision as to increments.	Reasons.
1	Rs. 3-0-0 instead of Rs. 4-0-0 per square yard ..	Increment reduced to bring it in conformity with neighbouring plots, as the only advantage the plot gets is an additional short frontage on a 60 feet road, with its existing long frontage on Mahatma Gandhi Road.
2	Rs. 4-0-0 instead of Rs. 5-0-0 per square yard ..	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 6 and 14.
2-A	Rs. 4-0-0 instead of Rs. 5-0-0 per square yard ..	
3	Rs. 5-0-0 instead of Rs. 6-0-0 per square yard ..	
4	Rs. 5-0-0 instead of Rs. 6-0-0 per square yard ..	
5	Rs. 4-0-0 instead of Rs. 5-0-0 per square yard ..	
7	Rs. 3-0-0 instead of Rs. 4-0-0 per square yard ..	Increment reduced for the same reasons as in the case of Final Plot 1.
8	Rs. 5-0-0 instead of Rs. 6-0-0 per square yard ..	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 6 and 14.
9	Rs. 5-0-0 instead of Rs. 6-0-0 per square yard ..	
10	Rs. 4-0-0 instead of Rs. 5-0-0 per square yard ..	
11	Rs. 4-0-0 instead of Rs. 5-0-0 per square yard ..	
12	Rs. 3-8-0 instead of Rs. 4-8-0 per square yard ..	
13	Rs. 4-0-0 instead of Rs. 5-0-0 per square yard ..	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 8 to 13, unlike which Final Plots 15 and 16 get only a small access without new frontages.
15	Rs. 2-8-0 instead of Rs. 4-0-0 per square yard ..	
16	Rs. 3-0-0 instead of Rs. 3-8-0 per square yard ..	
17	Rs. 4-8-0 instead of Rs. 5-0-0 per square yard ..	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 14.
18	Rs. 2-8-0 instead of Rs. 3-0-0 per square yard ..	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 19.
20	Rs. 3-8-0 instead of Rs. 4-0-0 per square yard ..	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 33.
25	Rs. 4-8-0 instead of Rs. 5-0-0 per square yard ..	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 26.
27	Rs. 4-8-0 instead of Rs. 5-0-0 per square yard ..	
30	Rs. 4-8-0 instead of Rs. 4-0-0 per square yard ..	Increment increased to bring it in conformity with neighbouring plots, especially Final Plot 29.
38	Rs. 1-8-0 instead of Rs. 2-0-0 per square yard ..	Increment reduced as apart from the general advantage, the plot gets no special amenity by the Scheme.
44	Rs. 3-0-0 instead of Rs. 2-0-0 per square yard ..	Increment increased to bring it in conformity with neighbouring plots, as the plot now gets the advantage of three public roads on its three sides.
51	Rs. 1-8-0 instead of Rs. 2-0-0 per square yard ..	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 49 and 50.
52	Rs. 1-8-0 instead of Rs. 2-0-0 per square yard ..	
53	Rs. 1-8-0 instead of Rs. 2-0-0 per square yard ..	
55	Rs. 4-0-0 instead of Rs. 5-0-0 per square yard ..	Increment reduced as the plot is in low-lying creek land unprotected by the proposed roads; and even with its reservation for service industries would not be likely to fetch a comparatively high price.
66	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard ..	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 58.
67	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard ..	
68	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard ..	
69	Rs. 6-0-0 instead of Rs. 7-0-0 per square yard ..	Increment reduced for the same reason as in the case of Final Plots 66 to 68. This plot is reserved for a Maternity Home and the proportion of benefit shall be taken as 1/4th beneficial to the owners or residents within the Scheme area and 3/4th to the general public, instead of half and half as estimated by the Arbitrator.
78	Rs. 5-0-0 instead of Rs. 6-0-0 per square yard ...	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 70 to 77.
79	Rs. 5-0-0 instead of Rs. 6-0-0 per square yard ...	
80	Rs. 5-0-0 instead of Rs. 6-0-0 per square yard ...	
81	Rs. 6-0-0 instead of Rs. 7-0-0 per square yard ...	

## SCHEDULE "A"—contd.

Final Plot No.	Decision as to Increments.	Reasons.
82	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard ...	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 89 to 93.
83	Rs. 4-8-0 instead of Rs. 6-0-0 per square yard ...	
84	Rs. 4-8-0 instead of Rs. 6-0-0 per square yard ...	
85	Rs. 4-8-0 instead of Rs. 6-0-0 per square yard ...	
86	Rs. 4-8-0 instead of Rs. 5-0-0 per square yard ...	
87	Rs. 4-8-0 instead of Rs. 5-0-0 per square yard ...	
88	Rs. 4-8-0 instead of Rs. 5-0-0 per square yard ...	
101	Rs. 5-8-0 instead of Rs. 5-0-0 per square yard ...	Increment increased to bring it in conformity with neighbouring plots, especially Final Plots 102 to 104.
105	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard ...	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 101 to 104.
106	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard ...	
111	Rs. 5-8-0 instead of Rs. 5-0-0 per square yard ...	Increment increased to bring it in conformity with neighbouring plots, especially Final Plots 101 to 105.
112	Rs. 5-8-0 instead of Rs. 4-8-0 per square yard ...	
118	Rs. 4-8-0 instead of Rs. 3-8-0 per square yard ...	Increment increased to bring it in conformity with neighbouring plots, especially Final Plots 119 to 124.
128	Rs. 6-8-0 instead of Rs. 7-0-0 per square yard ...	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 127 and 128.
129	Rs. 5-0-0 instead of Rs. 5-8-0 per square yard ...	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 119 to 125.
130	Rs. 4-0-0 instead of Rs. 4-8-0 per square yard ...	
131	Do. do. ...	
132	Do. do. ...	
133	Do. do. ...	
134	Do. do. ...	
135	Do. do. ...	
136	Rs. 4-8-0 instead of Rs. 4-0-0 per square yard ...	Increment increased to bring it in conformity with neighbouring plots, especially Final Plots 130 to 135.
139	Rs. 3-8-0 instead of Rs. 3-0-0 per square yard ...	Increment increased to bring it in conformity with neighbouring plots, especially Final Plots 130 to 136.
140	Rs. 4-0-0 instead of Rs. 4-8-0 per square yard ...	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 129 to 135.
141	Do. do. ...	
142	Do. do. ...	
143	Rs. 5-0-0 instead of Rs. 5-8-0 per square yard ...	
146	Nil instead of Rs. 2-0-0 per square yard ...	No increment to be charged as the plot forms a natural part of a large property outside the present scheme (in which it appears to be fortuitously included) and as a detached small area would have hardly much saleable value.
149	Rs. 4-0-0 instead of Rs. 5-0-0 per square yard ...	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 148.
153	Rs. 4-0-0 instead of Rs. 4-8-0 per square yard ...	
154	Rs. 4-0-0 instead of Rs. 4-8-0 per square yard ...	
155	Rs. 4-8-0 instead of Rs. 6-0-0 per square yard ...	
157	Rs. 1-8-0 instead of Rs. 2-0-0 per square yard ...	Increment reduced for the same reasons as in the case of Final Plot 38.
158	Do. do. ...	
163	Do. do. ...	
164	Do. do. ...	
169	Rs. 4-8-0 instead of Rs. 6-0-0 per square yard ...	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 167.
178	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard ...	Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 179 and 182.
180	Nil instead of Rs. 5-0-0 per square yard ...	No increment to be charged as plot is a small one and would not be readily saleable even after the Scheme comes into force.
180-A	Rs. 5-0-0 instead of Rs. 6-0-0 per square yard ...	Increment reduced to bring it in conformity with neighbouring plots, as this is a narrow long plot which belongs to the owner of a large plot not included in the Scheme.
181	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard ...	Increment reduced for the same reason as in the case of Final Plot 178.

## SCHEDULE "A"—contd.

Final Plot No.	Decision as to increments.	Reasons.
184	Rs. 7-8-0 instead of Rs. 8-0-0 per square yard	.. Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 182 and 183.
184-A	Rs. 5-0-0 instead of Rs. 8-0-0 per square yard	.. Increment reduced for the same reason as in the case of Final Plot 180-A.
185-A	Nil. instead of Rs. 8-0-0 per square yard	.. } No increment to be charged as these are very small plots of land forming a natural part of a large property outside the present Scheme (in which they appear to be fortuitously included) and as detached small areas would have hardly any saleable value.
185-B	Do. Do.	
187-A	Rs. 6-0-0 instead of Rs. 6-8-0 per square yard	.. }
188	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard	.. } Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 187-B which is a corner plot with shops allowed.
189	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard	.. }
191	Rs. 6-8-0 instead of Rs. 7-0-0 per square yard	.. } Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 190 and 192.
193	Rs. 6-8-0 instead of Rs. 7-0-0 per square yard	.. }
196	Rs. 7-0-0 instead of Rs. 7-8-0 per square yard	.. Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 197.
205	Rs. 6-8-0 instead of Rs. 7-0-0 per square yard	.. Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 197 to 204.
207	Rs. 5-0-0 instead of Rs. 5-8-0 per square yard	.. Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 208 to 210.
212	Rs. 5-0-0 instead of Rs. 5-8-0 per square yard.	.. } Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 206 to 211.
213	Rs. 4-8-0 instead of Rs. 5-0-0 per square yard	
214	Do. Do.	
215	Do. Do.	
216	Do. Do.	
217	Do. Do.	
218	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard	
223	Rs. 3-8-0 instead of Rs. 3-0-0 per square yard	.. Increment increased to bring it in conformity with neighbouring plots, especially Final Plots 219 to 222.
224	Rs. 6-8-0 instead of Rs. 7-0-0 per square yard	.. } Increment reduced to bring it in conformity with neighbouring plots especially Final Plot 243.
225	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard	.. }
231	Rs. 6-8-0 instead of Rs. 7-0-0 per square yard	.. } Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 226 to 230.
232	Do.	
233	Rs. 6-0-0 instead of Rs. 7-0-0 per square yard	
234	Do.	
235	Do.	.. }
236	Rs. 7-8-0 instead of Rs. 8-0-0 per square yard	.. Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 237.
239	Rs. 5-0-0 instead of Rs. 9-0-0 per square yard	.. } Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 238, where shops near the Market are allowed.
240	Rs. 5-0-0 instead of Rs. 6-0-0 per square yard	.. }
241	Rs. 5-8-0 instead of Rs. 5-0-0 per square yard	.. Increment increased to bring it in conformity with neighbouring plots, especially Final Plot 240.
242-A	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard	.. } Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 243 to 246.
242-B	Rs. 5-0-0 instead of Rs. 6-0-0 per square yard	
247	Rs. 5-0-0 instead of Rs. 5-8-0 per square yard	.. }
249	Rs. 5-8-0 instead of Rs. 6-0-0 per square yard	.. } Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 217 and 218.
250	Rs. 4-8-0 instead of Rs. 5-0-0 per square yard	
251	Rs. 5-0-0 instead of Rs. 5-8-0 per square yard	.. }
267	Rs. 6-8-0 instead of Rs. 7-0-0 per square yard	.. } Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 266 and 271.
268	Rs. 6-8-0 instead of Rs. 7-0-0 per square yard	
269	Rs. 7-0-0 instead of Rs. 8-0-0 per square yard	
270	Rs. 7-8-0 instead of Rs. 8-0-0 per square yard	
272	Rs. 7-8-0 instead of Rs. 8-0-0 per square yard	.. }
273	Rs. 7-0-0 instead of Rs. 8-0-0 per square yard	.. Increment reduced as reservation of the plot for a parking place cannot be taken to enhance its value very considerably as for a market.



## SCHEDULE "A"—concl'd.

Final Plot No.	Decision as to increments.	Reasons.
274	Rs. 10-0-0 instead of Rs. 7-0-0 per square yard	.. Increment increased as reservation of the plot for a market must be taken to increase its value very materially.
275	Rs. 7-8-0 instead of Rs. 8-0-0 per square yard	.. Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 281.
276	Rs. 6-0-0 instead of Rs. 7-0-0 per square yard	.. } Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 280.
277	Rs. 6-8-0 instead of Rs. 7-0-0 per square yard	.. }
278	Rs. 6-0-0 instead of Rs. 5-0-0 per square yard	.. Increment increased to bring it in conformity with neighbouring plots, especially Final Plot 280.
279	Rs. 6-8-0 instead of Rs. 7-0-0 per square yard	.. Increment reduced for the same reason as in the case of Final Plot 277.
282	Rs. 7-8-0 instead of Rs. 8-0-0 per square yard	.. Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 281.
283	Rs. 6-0-0 instead of Rs. 7-0-0 per square yard	.. } Increment reduced for the same reason as in the case of Final Plots 276 and 277.
284	Rs. 6-8-0 instead of Rs. 8-0-0 per square yard	.. }
287	Rs. 3-8-0 instead of Rs. 4-0-0 per square yard	.. Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 289 and 290.
288	Rs. 4-8-0 instead of Rs. 4-0-0 per square yard	.. Increment increased to bring it in conformity with neighbouring plots, especially Final Plot 296.
291	Rs. 3-4-0 instead of Rs. 3-0-0 per square yard	.. } Increment increased to bring it in conformity with neighbouring plots, especially Final Plots 289, 290 and 293 to 295, as Final Plots 291 and 292
292	Rs. 3-4-0 instead of Rs. 3-0-0 per square yard	.. } have been made into corner plots by a road leading to the Garden.
307	Rs. 2-8-0 instead of Rs. 3-0-0 per square yard	.. Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 308.
310	Rs. 3-0-0 instead of Rs. 2-0-0 per square yard	.. Increment increased as the reservation of the plot for service industries is likely to increase the value considerably.
311	As. 6 instead of As. 8 per square yard	.. Increment reduced as the plot, which is on the low-lying creek side unprotected by the proposed roads, is likely to benefit only a little by the Scheme.
312	Rs. 2-0-0 instead of Rs. 3-0-0 per square yard	.. }
313	Do. do.	.. }
314	Do. do.	.. } Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 293 to 295, Final Plots 312 to 316 being on the other side of the road towards the creek.
315	Do. do.	.. }
316	Do. do.	.. }
317	Rs. 2-8-0 instead of Rs. 3-0-0 per square yard	.. Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 312 to 316.
318	Rs. 2-4-0 instead of Rs. 3-0-0 per square yard	.. Increment reduced to bring it in conformity with neighbouring plots, especially Final Plot 317.
319	As. 6 instead of As. 8 per square yard	.. Increment reduced for the same reason as in the case of Final Plot 311.
324-B	Nil instead of As. 8 per square yard	.. The proposed roads to be made at a further date, and for which land is vested in the Municipality, leave this plot as a very small triangular piece of land with hardly any saleable value; so no increment should be levied.
341	Rs. 1-0-0 instead of Rs. 2-0-0 per square yard	.. } Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 348 and 349.
342	Do. do.	.. }
348	As. 12 instead of Rs. 1-0-0 per square yard	.. } Increment reduced to bring it in conformity with neighbouring plots, especially Final Plots 308 and 309.
349	Do. do.	.. }
350	As. 4 instead of As. 8 per square yard	.. } Increment reduced to bring it in conformity with neighbouring plots especially Final Plots 311 and 319, which however have small frontages on kutchra roads.
351	Do. do.	.. }
352	Do. do.	.. }
353-B	As. 4 instead of As. 8 per square yard	.. Increment reduced for the same reason as in the case of Final Plots 350 to 352.

Dated 12th April 1958.

M. A. SAKHARDANDE,  
President.M. D. LALKAKA,  
Assessor.G. S. GUPTE,  
Assessor.

## URBAN DEVELOPMENT AND PUBLIC HEALTH DEPARTMENT.

Sachivalaya, Bombay, 18th October 1961.

### MAHARASHTRA MEDICAL PRACTITIONERS ACT, 1961.

No. MMP. 1061-Unification.—In exercise of the powers conferred by clauses (b), (c) and (d) of sub-section (2) of section 30 of the Maharashtra Medical Practitioners Act, 1961 (Mah. XXVIII of 1961), and of all other powers enabling it in that behalf, the Government of Maharashtra hereby after previous publication, makes the following rules, namely :—

#### PART I—PRELIMINARY.

1. *Short title.*—These rules may be called the Maharashtra Board and Faculty of Ayurvedic and Unani Systems of Medicine Rules, 1961.

2. *Definitions.*—(1) In these Rules, unless the context otherwise requires,—

(a) “Act” means the Maharashtra Medical Practitioners Act, 1961 ;

(b) “presiding authority” means a person for the time being presiding over a meeting of the Board or the Faculty ;

(c) “section” means a section of the Act.

(2) The words and expressions used in these Rules but not defined therein shall have the meanings respectively assigned to them in the Act.

#### PART II—MEETINGS OF BOARD AND FACULTY.

3. *Ordinary meetings.*—The Board and the Faculty shall ordinarily meet for the transaction of business in the first week of each of the months of March and September in each year. The exact date, hour and place of such meetings shall be decided by the President or, as the case may be, the Chairman.

4. *Extraordinary meetings.*—The President or the Chairman may, whenever he thinks fit, and shall, upon a written requisition of not less than one third of the members of the Board or the Faculty, convene an extraordinary meeting of the Board or the Faculty, as the case may be.

5. *Notice of meetings.*—(1) All meetings of the Board and the Faculty shall be convened by the Registrar by a notice addressed and sent to each of the respective members not less than thirty clear days before the date fixed for an ordinary meeting and not less than ten clear days before the date fixed for an extraordinary meeting.

Price—Re. 0.12 or 2d.

(G.C.P.) L-A H 4166 (2,024—11-61)

(2) The notice shall—

- (i) state the date, hour and place of the proposed meeting;
- (ii) declare the purpose of the meeting i.e. whether it is general business or any (named) special business;
- (iii) in the case of an extraordinary meeting, be accompanied by a copy of the agenda for the proposed extraordinary meeting. The agenda shall be prepared by the Registrar under the instructions of the President or, as the case may be, the Chairman;
- (iv) in the case of inquiry under section 20, be accompanied by copies of the relevant documents and evidence.

(3) Not less than ten clear days before the date fixed for an ordinary meeting, the Registrar shall send to the respective members a copy of the agenda for the meeting. The agenda shall be prepared by the Registrar under the instructions of the President or, as the case may be, the Chairman.

(4) At any meeting which is convened for special business, no other business than that specified in the notice shall be transacted, unless the Board or, as the case may be, the Faculty, by a resolution at the meeting agrees to consider any further business.

6. *Motions for insertion in agenda.*—(1) Notice of any motion to be inserted in the agenda for an ordinary meeting of the Board or the Faculty shall be in writing, shall be signed by the member giving it and by another member who is willing to second the motion and shall be sent so as to reach the Registrar not less than twenty clear days before the date fixed for the meeting. All such notices shall be placed by the Registrar before the President or, as the case may be, the Chairman, for deciding the admissibility of the motions.

(2) A motion shall not be admissible—

- (a) if the notice thereof has not been signed by the proposer and the seconder; or
- (b) if the matter to which it relates is not within the scope of the functions of the Board or the Faculty, as the case may be; or
- (c) if it raises substantially the same question as a motion or amendment which has been moved and either decided or withdrawn with the leave of the Board or the Faculty, as the case may be, within a period of six months immediately before the date of the meeting at which it is proposed to move the new motion; or
- (d) unless it is clearly and precisely expressed and raises substantially only one definite issue; or
- (e) if it contains arguments, inferences, ironical expressions or defamatory statements.

(3) The President or the Chairman shall disallow any motion which in his opinion is inadmissible under sub-rule (2) :

Provided that, if a motion can be rendered admissible by an amendment the President or the Chairman may admit the motion in an amended form.

(4) When the President or the Chairman disallows or amends a motion, the Registrar shall inform the member, who gave notice of the motion, of the order of disallowance or, as the case may be, of the form in which the motion has been admitted.

7. *Amendments to motions.*—(1) Any member who desires to move an amendment to any motion included in the agenda shall send to the Registrar a notice in writing, of such amendment so as to reach the Registrar not less than two clear days before the date fixed for the meeting. All such notices shall be placed by the Registrar before the President or, as the case may be, the Chairman, for deciding the admissibility of the amendments.

(2) No amendment shall be admitted by the President or the Chairman,—

(a) if it is not relevant to, or within the scope of, the motion to which it is proposed ;

(b) if it were a substantive motion, it would have been inadmissible under sub-rule (2) of rule 6 ;

(c) if it has merely the effect of a negative vote ; or

(d) if, in the opinion of the President or the Chairman, it is frivolous.

(3) After an amendment has been admitted, the Registrar shall cause a copy of such amendment to be made available for the use of every member at the meeting.

### PART III—CONDUCT OF BUSINESS AT MEETINGS.

8. *Discretionary power of presiding authority to allow motions or amendments without notice.*—Notwithstanding anything contained in rules 6 and 7, the presiding authority may in his discretion allow any member to move at a meeting—

(a) any motion which in the opinion of the presiding authority is of an urgent nature, and of which no notice has been given or the notice given has not reached the Registrar in time for inclusion in the agenda under rule 6 ;

(b) any amendment to a motion which in the opinion of the presiding authority is of an urgent nature and of which no notice has been given or the notice given was received so late that the Registrar was unable to make available to the members copies of the amendment :

Provided that, such motion or amendment is not inadmissible under sub-rule (2) of rule 6 or sub-rule (2) of rule 7, as the case may be.

9. *Manner of taking votes.*—(1) Every matter to be determined by the Board or the Faculty shall be determined on a motion moved at the meeting of the Board or the Faculty, by a member and put to the Board or the Faculty by the presiding authority.

(2) Votes shall be taken by voices, show of hands or division as the presiding authority may direct :

Provided that votes shall be taken by division or by ballot if any member so desires.

(3) The presiding authority shall determine the method of taking votes by division.

(4) The result of the votes shall be announced by the presiding authority.

10. *Motions identical in purport.*—When motions identical in purport stand in the names of two or more members, the presiding authority shall decide whose motion shall be moved and the other motion or motions identical in purport shall not thereupon be moved.

11. *Motion shall be seconded.*—Every motion shall be seconded and, if not seconded, shall be deemed to have been withdrawn.

12. *Amendments to motions shall be seconded.*—After a motion is moved and seconded, amendments if any, to the motion admitted under rule 7 or allowed under rule 8 may be moved in their serial order. Every amendment shall be seconded and, if not seconded, shall be deemed to have been withdrawn.

13. *Withdrawal of motion and amendment.*—A motion or an amendment which has been moved and seconded shall not be withdrawn save with the leave of the Board or the Faculty, as the case may be.

14. *Adjournment of business and closure.*—(1) When any motion or amendment is under debate, no proposal with reference thereto shall be made other than —

(a) an amendment of the motion or of the amendment, as the case may be ;

(b) a proposal for the adjournment of the debate on the motion or amendment or both either to a specified time or *sine die* ;

(c) a motion for the closure, namely, a motion that the question be now put.

(2) It shall be in the discretion of the presiding authority to put or refuse to put to the Board or the Faculty a proposal of the nature referred to in clause (b) of sub-rule (1).

(3) Unless the presiding authority is of opinion that a motion for the closure is an abuse of the right of reasonable debate, he shall forthwith put a motion that the question be now put and if that motion is carried the substantive motion or amendment under debate shall be put forthwith :

Provided that, the presiding authority shall allow the mover of the substantive motion to exercise his right of reply before the substantive motion under debate is put.

15. *Right of speech and reply and duration of speech.*—(1) When a motion has been moved and seconded, members other than the mover and seconder may speak on the motion in such order as the presiding authority may direct :

Provided that, the seconder may, with the permission of the presiding authority, confine himself to seconding the motion and speak thereon at any subsequent stage of the debate before the final reply.

(2) No member, other than the mover who shall be entitled to a final right of reply, shall speak more than once on any motion except with the permission of the presiding authority and for the purpose of making an explanation or putting a question to the member addressing the Board or the Faculty :

Provided that, a member who has spoken on a motion may speak again on an amendment subsequently moved to the motion.

(3) No member shall, save with the permission of the presiding authority, speak for more than ten minutes :

Provided that, the mover of a motion when moving the same may speak for twenty minutes.

(4) A speech shall be strictly relevant and confined to the subject-matter of the motion on which it is made.

16. *Member to rise and then speak.*—(1) A member desiring to make any observations on any matter before the Board or the Faculty shall rise in his seat, and, if called upon by the presiding authority, address his remarks to that authority. If he is not called upon by that authority, he shall resume his seat :

Provided that, a member disabled by sickness or infirmity may be permitted to address the meeting sitting.

(2) If at any time the presiding authority rises, any member speaking shall immediately resume his seat.

17. *Limitations on speech.*—No member shall be heard except upon the business before the Board or the Faculty, or with the special permission of the presiding authority in personal explanation in connection with some previous debate.

18. *Putting the question, order of amendments and motion.*—(1) When an amendment to any motion is moved or when two or more such amendments are moved, the presiding authority shall before taking the sense of the Board or the Faculty thereon, state or read to the Board or, as the case may be, the Faculty, the terms of the original motion and the amendment or amendments proposed.

(2) The presiding authority shall put to vote all the amendments in their serial order and thereafter put to vote the original motion.

19. *Division of motion.*—When any motion involving several points has been discussed, it shall be in the discretion of the presiding authority to divide the motion, and put each or any point separately to the vote as he may think fit.

20. *Adjournment of meeting.*—(1) The presiding authority may at any time for reasons to be recorded in writing adjourn the meeting to any future day or to any hour of the same day.

(2) Whenever a meeting is adjourned to a future day, the Registrar shall, if possible, sent notice of the adjournment to every member who was not present at such meeting.

(3) When a meeting has been adjourned to a future day, the President or the Chairman may change such day to any other day, and the Registrar shall sent written notice of the change to each member.

(4) At a meeting adjourned to a future day any motions standing over from the previous day shall, unless the President or, as the case may be, the Chairman, otherwise directs, take precedence over new matter.

21. *Points of order.*—The presiding authority shall decide all points of order which may arise.

22. *Circulation of proposition, in lieu of meeting.*—The President or the Chairman, whenever it appears to him unnecessary to convene a meeting, may instead of convening a meeting circulate by hand delivery or by registered post a written proposition with the reasons for such proposition for the observations and votes of the members of the Board or, as the case may be, the Faculty.

#### PART IV — MINUTES.

23. *Minutes of meeting.*—(1) The proceedings of the meetings of the Board and the Faculty shall be preserved in the form of printed minutes which shall be authenticated, after confirmation, by the signature of the presiding authority.

(2) The minutes of each meeting shall contain such motions and amendments as have been moved and adopted, or negatived with the names of the mover and the seconder, but without any comment and without any record of any observation made by any member at the meeting.

24. *Copies of minutes to be sent to members.*—A copy of the minutes of each meeting of the Board and the Faculty shall be sent by the Registrar to each member of the Board and the Faculty, as the case may be, within sixty days of the meeting and a copy of the minutes shall also be sent to the State Government.

25. *Confirmation of minutes of meeting.*—The minutes of a meeting shall be deemed to have been confirmed if no objection to their correctness is received by the Registrar from any member within thirty days of the despatch of a copy of the minutes to a member in accordance with rule 24. If any objection is received, confirmation of such minutes shall await the next meeting of the Board or, as the case may be, the Faculty.

26. *Volumes of minutes of meetings.*—The minutes of the meetings of the Board and the Faculty shall, as soon as is practicable after their confirmation, be made up in sheets and consecutively paged for insertion in separate volumes, which shall be permanently preserved.

## PART V—FEES FOR ATTENDING MEETINGS AND TRAVELLING ALLOWANCE.

27. *Fees for attendance at meetings.*—Every member shall be entitled to a fee of Rupees fifteen for each day of attendance at a meeting of the Board or the Faculty.

28. *Travelling allowance for attending meetings.*—The travelling expenses of members for attending meetings of the Board or the Faculty shall be paid as follows :—

(i) Officials who are Government servants may draw the travelling and halting allowances which they may be entitled to claim for travelling on official duties according to their grades under the Bombay Civil Services Rules.

(ii) A non-official member shall draw travelling allowance according to rule 1 (1) (b) in section 1 of Appendix XLII-A to the Bombay Civil Services Rules, Volume II.

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

S. H. FERNANDEZ,  
Deputy Secretary to Government



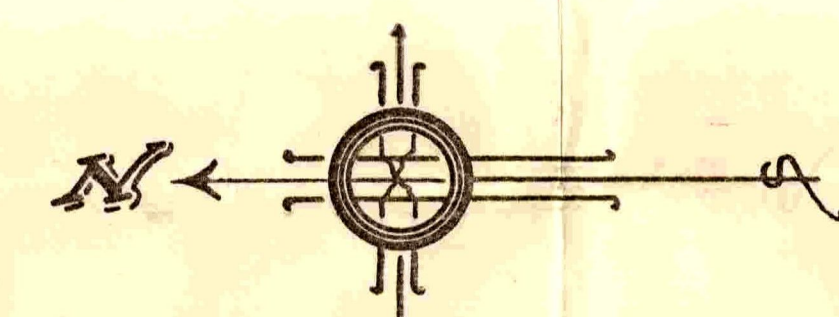
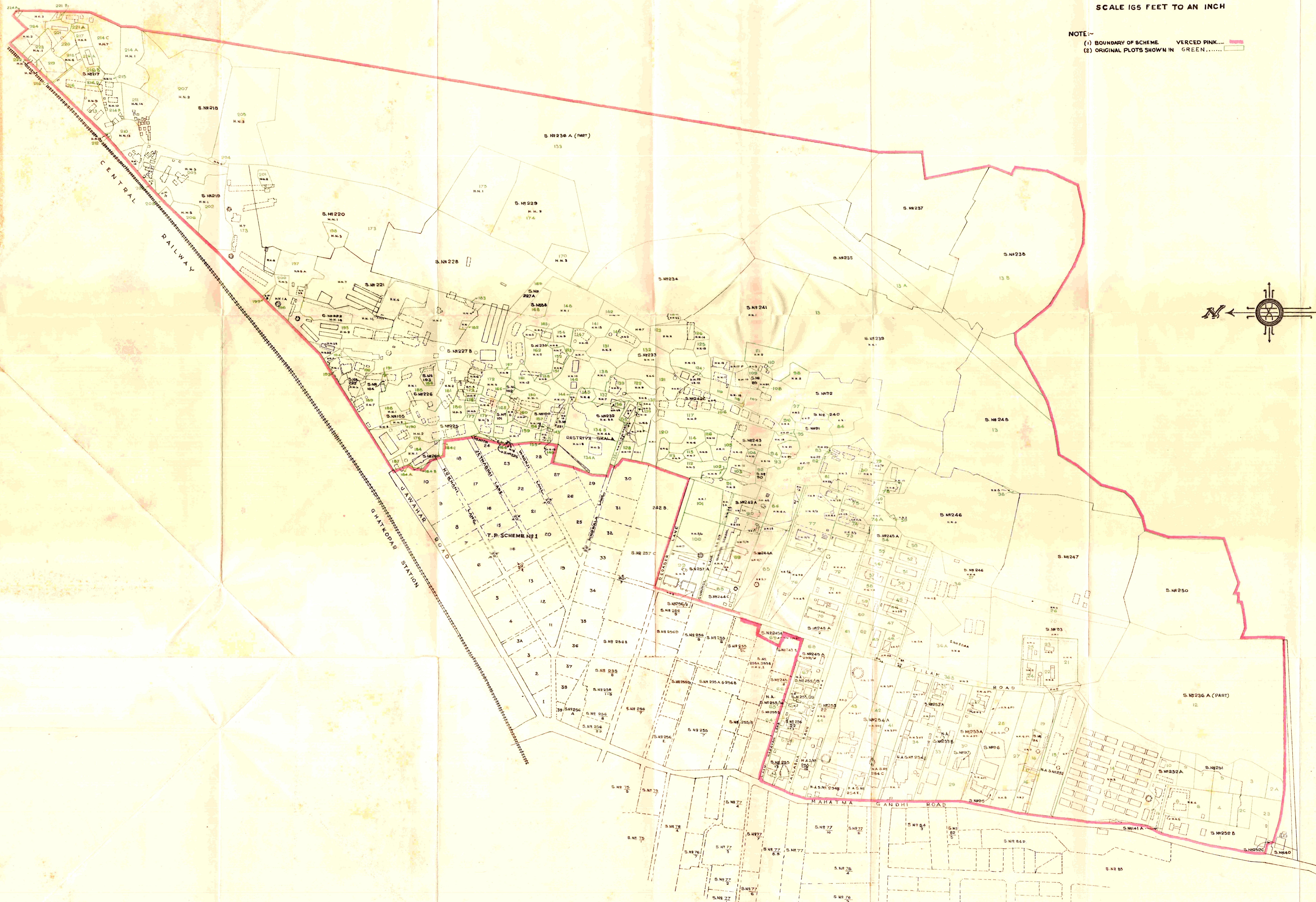
# TOWN PLANNING SCHEME GHATKOPAR N<sup>o</sup> III

## FINAL SCHEME PLAN N<sup>o</sup> 2 SHOWING ORIGINAL PLOTS

SCALE 165 FEET TO AN INCH

NOTE:-

- (1) BOUNDARY OF SCHEME VERDED PINK.....
- (2) ORIGINAL PLOTS SHOWN IN GREEN.....



*B. S. Desai*  
ARBITRATOR  
B.E., F.I.C., S.M.T.P. (London)  
TOWN PLANNING SCHEME GHATKOPAR N<sup>o</sup> III

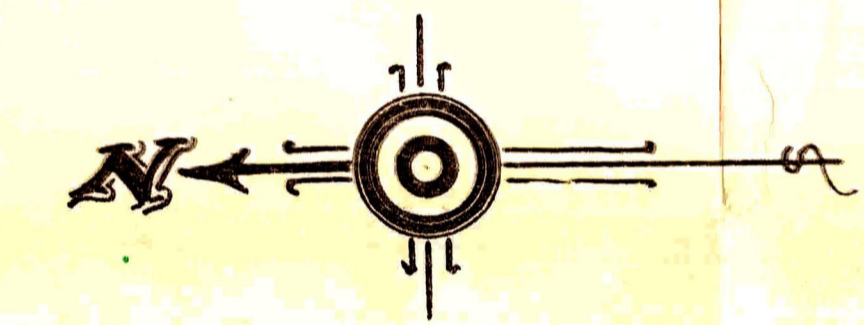
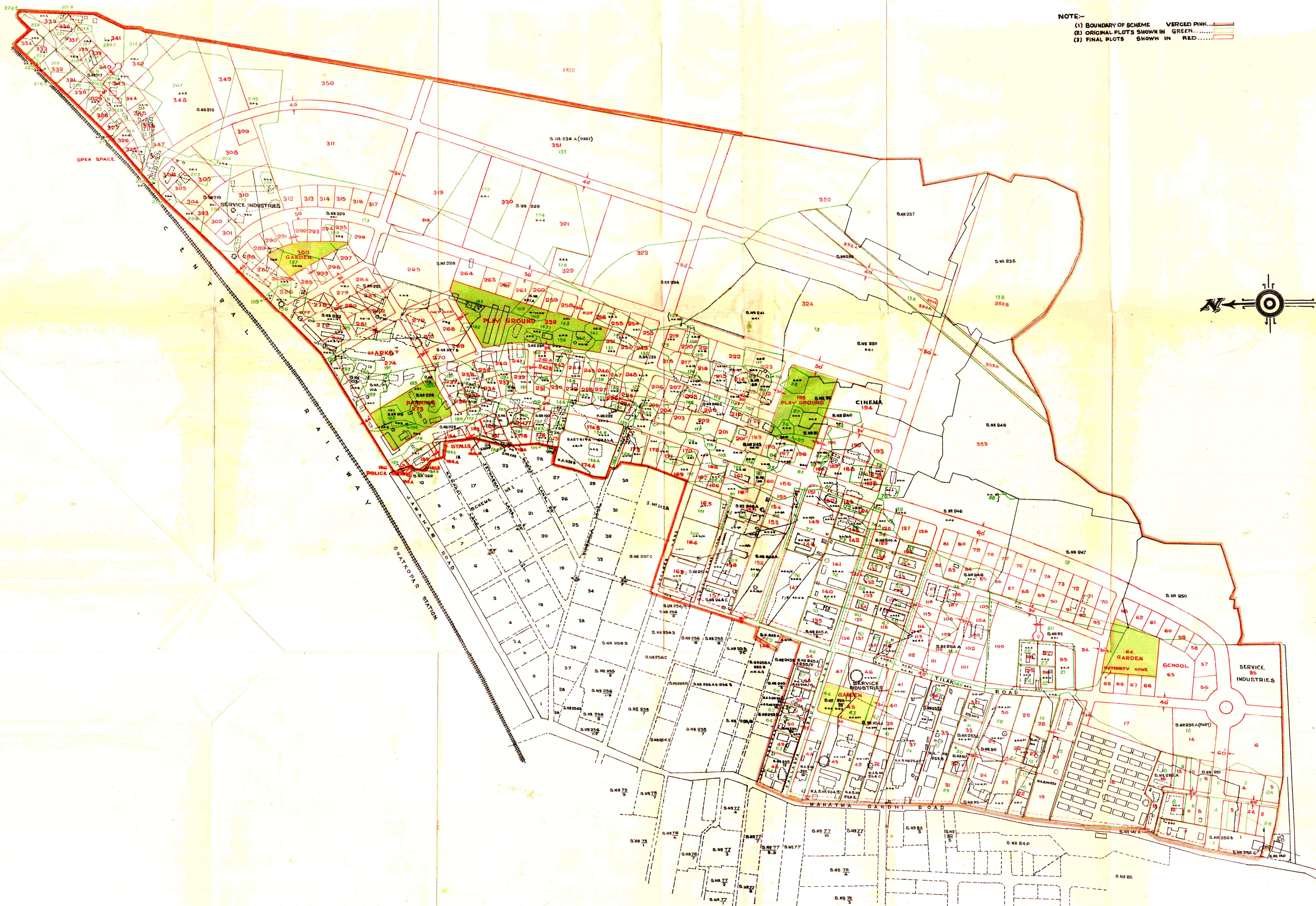
# TOWN PLANNING SCHEME CHATKOPAR № III

## FINAL SCHEME PLAN № 3 SHOWING ORIGINAL & FINAL PLOTS

SCALE 165 FEET TO AN INCH

NOTE:-

- (1) BOUNDARY OF SCHEME VERGED PINK.....
- (2) ORIGINAL PLOTS SHOWN IN GREEN.....
- (3) FINAL PLOTS SHOWN IN RED.....



*C. P. Desai*  
ARBITRATOR  
R.E.P.R.I.C.S. (LONDON)  
TOWN PLANNING SCHEME CHATKOPAR № III.

# TOWN PLANNING SCHEME GHATKOPAR No III

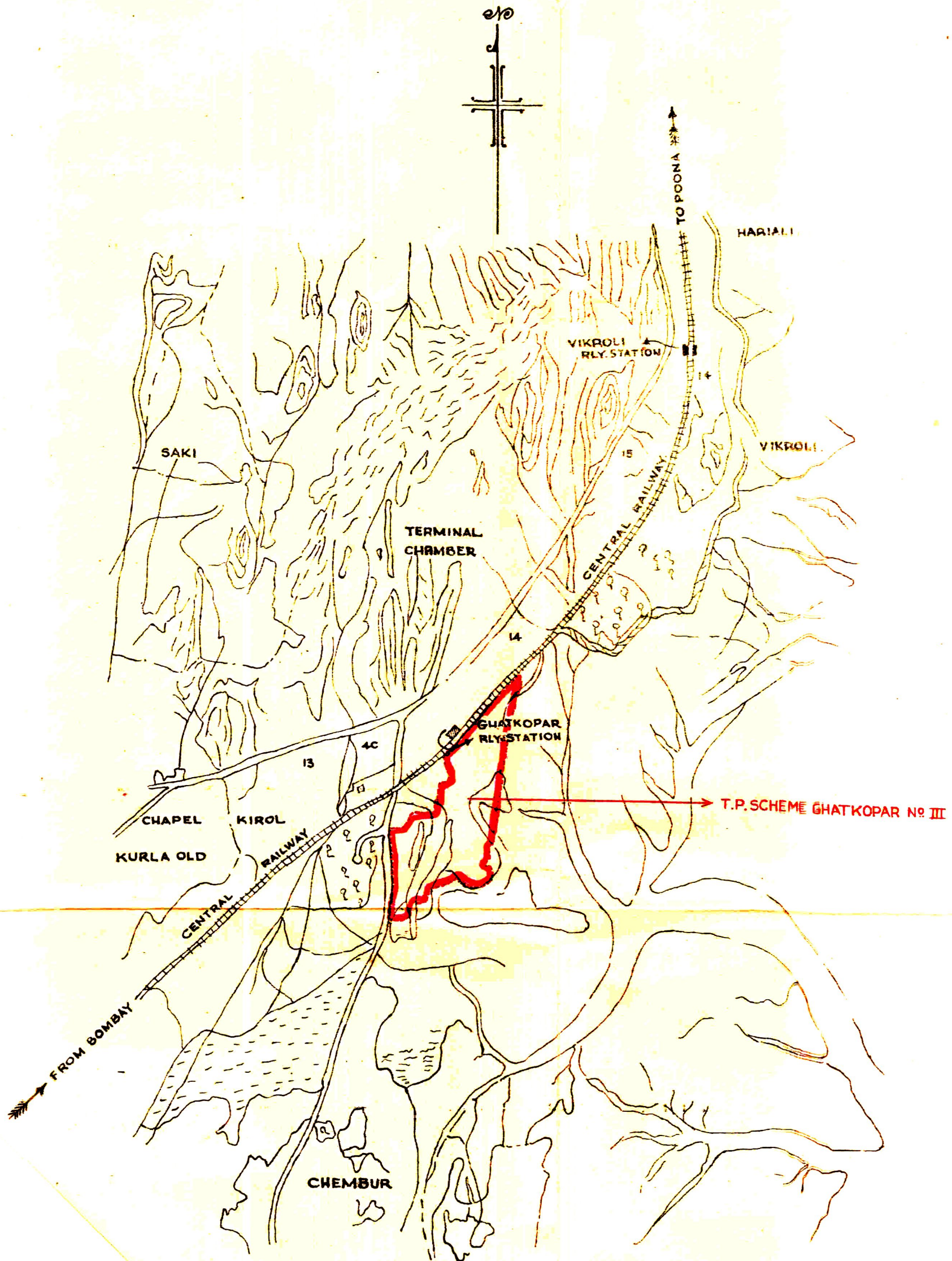
## FINAL SCHEME PLAN No 1

### SITE PLAN

SCALE 2 INCHES TO 1 MILE.

NOTE:-

BOUNDARY OF SCHEME VERGED PINK. ———



*G. P. Desai*

B.E., F.R.I.C.S., M.T.P.I. (LONDON)

ARBITRATOR  
TOWN PLANNING SCHEME GHATKOPAR No III