

**MANAGING COMMITTEE
2012 - 2013**

PRESIDENT
Paras Gundecha

IMMEDIATE PAST PRESIDENT
Sunil Mantri

PRESIDENT-ELECT
Vimal Shah

VICE PRESIDENTS
Dharmesh Jain
Mayur Shah
Nayan Shah
Deepak Goradia

HON. SECRETARY
Boman Irani

HON. JOINT SECRETARIES
Rasesh Kanakia
Harish Patel
Nainesh Shah

TREASURER
Ashok Mohanani

JT. TREASURERS
Mukesh Patel
L. P. Bhagtani

CO-ORDINATORS
Sukhranj Nahar
Pujit Aggarwal
Sandeep Runwal

COMMITTEE MEMBERS
Sandeep Raheja
Bandish Ajmera
Sujal Shroff
Parag Munot
Rajan Bandelkar
Vikas Walawalkar
Jayesh Shah
Nayan Bheda
Sanjay Chhabria
Ajendra Chaturvedi

INVITEE MEMBERS
Mukesh Mehta
Rakesh Sanghvi
Jagdish Ahuja

MCHI-CREDAI UNITS
Shailesh Puranik, President,
Thane
Shrikant Shitole, Hon. Secretary
Kalyan-Dombivli
Shailesh Sanghvi, Secretary
Mira Virar City
Rajesh Prajapati, President
Raigad
Arvind Goel, President
Navi Mumbai

PAST PRESIDENTS
Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Niranjan Hiranandani
Rajni S. Ajmera
G. L. Raheja
(Late) Lalit Gandhi
(Late) Babubhai Majethia

MCHI - CREDAI

Ref. No. MCHI/PRES/12-13/058

September 28, 2012

To,
Shri P. Velarasu (I.A.S.)
District Collector & Magistrate,
Thane

Sub : About Royalty Excavation

Ref : Writ Petition No.6702 of 2011(Reg. Royalty for Excavation)
Maharashtra Chamber of Housing Industry
V/S
State of Maharashtra & Others.

Greetings from MCHI-CREDAI

Greetings from MCHI-CREDAI

MCHI-CREDAI and all the MCHI-CREDAI Units have filed a Writ Petition challenging the Notices issued by the Government u/s 48(7) of the Maharashtra Land Revenue Code of 1966 (MLRC), whereby the petitioners & their members were called upon to show cause, why the amount mentioned in the respective notices for payment of Royalty and/or Penalty under the provisions of MLRC, on account of carrying out excavation for the purpose of laying foundation of building & or for the purpose of land filing on site or another plot etc.

In view of this Order the further proceedings are stayed & there is no need to pay the Penalty etc. under MLR Code to the Government (Copy of Hon'ble High Court Order is enclosed).

Mr. R. Y. Nalawade, Dy. Secretary, Revenue & Forest Department, by his letter dated 17th November 2011 has informed all the District Collectors of Govt. of Maharashtra to implement the Hon'ble High Court's order dated 5th September 2011 (Copy of Revenue & Forest Department's Circular is enclosed).

We have received complaints from our members that they are being harassed by the District Collectors and coerced into payments by lower level offices at Taluka Level.

Therefore, we meet Shri Swadheen Kshtriya, (I.A.S.) Additional Chief Secretary (Revenue) on 25th September 2012 to discuss the issue on unauthorized payments taken by lower level offices at Taluka Level in districts of Thane & Raigad in case of Royalty Excavation.

31/09/12

आवक लिपीक

जिल्हाधिकारी कार्यालय, ठाणे

MCHI-CREDAI (ISO 9001:2008)

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.

Tel.: 4212 1421, Fax : 4212 1411/407, Email : secretariat@mchi.net

Website : www.mchi.net

Mr. Swadheen Kshtriya, Additional Chief Secretary (Revenue) clearly opined that all offices have to follow the High Court Order and no payment can be collected as per Court orders. Dy. Secretary of Revenue Department clearly mentioned the same in their circular dated 17th November 2011.

We request you to give your directives to all concern Sub Divisional Officers & Tahasildars of the district about not to take payments towards Royalty in Excavation.

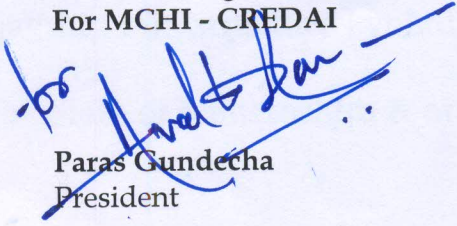
Raigad Collector has given such orders to the concerned officers of his district (Copy Enclosed).

May we request you also give similar orders to all concerned officers of District.

We would appreciate a copy marked to us, this would allow us to circulate the same to our members.

Thanking you in advance.

With Best Regards,
For MCHI - CREDAI



Paras Gundecha
President

Mob: 9821092439

Encl: As Above

CC to :

Shri Swadheen Kshtriya, (I.A.S.) Additional Chief Secretary (Revenue), GoM

dgm

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

CIVIL APPELLATE JURISDICTION

WRIT PETITION NO. 7390 OF 2010

PS.C. PACIFIC

.... Petitioner

VS

The State of Maharashtra & ors.

.... Respondents

ALONG WITH

WRIT PETITION NO. 8019 OF 2010

Flagship Infrastructure Pvt.Ltd.

.... Petitioner

VS.

The State of Maharashtra & ors.

... Respondents

WITH

WRIT PETITION NO.8020 OF 2010

Matrix Developers Pvt. Ltd.

.... Petitioner

VS.

The State of Maharashtra & ors.

... Respondents

AND ALONG WITH

WRIT PETITION NO.8023 OF 2010

Eiffel Developers and Realtors Ltd.

.... Petitioner

VS.

The State of Maharashtra & ors.

... Respondents

Mr. G.S. Godbole with Mr. D.S. Patil for the petitioners.

Mr. S.N. Patil, AGP for respondent in Writ Petition No.7390/2010.

Mr. S.R. Nargolkar, Addl. G.P. For respondents in Writ Petition No. 8019/2010, 8020/2010 and 8023/2010.

**CORAM: D. K. DESHMUKH &
ANOOP V. MOHTA, JJ.**

DATE : April 13, 2011

P.C.:

In all these Petitions, notices were issued under Section 48(7) of the Maharashtra Land Revenue Code, 1966 have been challenged. Those notices have been issued and proceedings have been taken up by the Authorities of the State Government against the Petitioner, because the Petitioners are digging the land which is granted to the Petitioner for construction of building for the purposes of laying foundation and for levelling the land.

2 The learned counsel appearing for the Respondent pointed out to us that in Writ Petition No.785/2008 – **Promoters and Builders Association vs. State of Maharashtra** and other connected Writ Petitions, the notices issued under Section 48(7) of the Maharashtra Land Revenue Code were challenged and a Division Bench of this

Court by its judgment dated 8 October 2010 has held that all those notices were valid. The learned counsel for the Petitioner states that that judgment has been challenged before the Supreme Court in Petition for Special Leave (Civil) No.33002/2011 and in that Petition on 24 October 2011 the Supreme Court has issued a notice and has granted "interim stay of the operation of the impugned judgment of the High Court".

3 We have also been pointed out that the Division Bench while deciding those Writ Petitions has not considered the provisions of Section 43 of the Maharashtra Land Revenue Code as also the provisions of the Rules framed under that provision. It was submitted that when land is granted for a particular purpose, then the grantee has implied authority to do everything on the land which is necessary for using the land for the purpose for which it has been granted. It is submitted that the land which is granted for the purposes of building site, can be excavated for erection of a building as also for digging of a well. We were taken through the provisions of the Maharashtra Land Revenue (Restrictions on use of Land) Rules, 1968, particularly, Rule 6 of those Rules, which lays down "no un-alienated land within the site of any village, town or city shall be excavated without the previous

written permission of the Collector for any purpose except for laying of foundation for buildings, the sinking of well and making of grain-pits. If excavation is to be done for any purposes other than laying foundation for building sinking of well, or making of grain-pits, then an application is to be made to the Collector for permission and under sub-rule (2) of Rule 6 of the said Rules of 1968. That application is to be considered by the Collector keeping in view the provisions of the Mines and Minerals (Regulations and Development) Act, 1957. It was submitted that these provisions clearly bring out that when land is granted for erection of building then statutory permission to dig the land for the purposes of laying of foundation for building, the sinking of well and making of grain-pits is granted. If the land is to be excavated for any other purpose then permission of Collector is necessary and then in granting that permission, the Collector has to have regard to the provisions of the Mines and Minerals Rules. It was submitted that under Section 48 (7), penalty can be levied by the Collector when any minor mineral is extracted from the land without lawful authority. It was submitted that when the land granted for building site is excavated for laying foundation, then that activity is with lawful authority and, therefore, there is no question of levying of any penalty for carrying out that activity. It was also submitted

before us that this aspect of the matter was pointed out to the Division Bench and that written submissions were also filed. However, the judgment of the Division Bench shows that these aspects have not been considered. In this situation, in our opinion, it will be appropriate to admit these Petitions for final hearing.

4 Hence, Rule.

5 Ad-interim order in terms of prayer (e).

(ANOOP V. MOHTA, J.)

(D. K. DESHMUKH, J.)

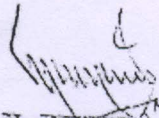
क्रमांक : गौखनि १०/१०११/प्र.क्र. ६१८/ख
महसूल व वन विभाग
मंत्रालय, मुंबई ४०००३२.
दिनांक : १७/११/२०११

प्रति,

सर्व जिल्हाधिकारी.

विषय : रिट पिटिशन क्र. ६७०२/२०११
महाराष्ट्र चेंबर्स ऑफ हाऊसिंग
वि
महाराष्ट्र शासन व इतर

मुंबई उपनगर जिल्ह्यातील इमारतीच्या बांधकामासाठी भुखंडाचा विकास करताना खोदकामासाठी वापरण्यात येणाऱ्या गौण खनिजापोटीच्या प्रकरणात जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांच्याकडून महाराष्ट्र चेंबर्स ऑफ हाऊसिंग इंडस्ट्री (MCHI) च्या सदस्यांना महाराष्ट्र जमीन महसूल अधिनियम, ४८ (७) नुसार नोटीसा बजावण्यात आल्या आहेत. त्याविरुद्ध महाराष्ट्र चेंबर्स ऑफ हाऊसिंग इंडस्ट्री (MCHI) च्या सदस्यांनी मा. उच्च न्यायालयात याचिका क्र.६७०२/२०११ दाखल केली आहे. या याचिकेत दि.५.९.२०११ रोजी सुनावणी होऊन न्यायालयाने अंतरीम स्थगिती दिली असल्याने न्यायालयाचे आदेश विचारात घेता अशा प्रकारची, स्वामित्वधन वसुली बाबतची प्रस्तावीत कार्यवाही बाबत मा. उच्च न्यायालयाच्या आदेशानुसार कार्यवाही करण्यात यावी, ही विनंती.


(र. य. नलवडे)

उप सचिव

महसूल व वन विभाग

सोबत : न्यायनिर्णयाची प्रत

क्रमांक : गौखनि १०/१०११/प्र.क्र. ६१८/ख

महसूल व वन विभाग

मंत्रालय, मुंबई ४०००३२.

दिनांक : १७/११/२०११

प्रति,

सर्व जिल्हाधिकारी.

विषय : रिट पिटिशन क्र. ६७०२/२०११

महाराष्ट्र चेंबर्स ऑफ हाऊसिंग

वि

महाराष्ट्र शासन व इतर

मुंबई उपनगर जिल्हातील इमारतीच्या बांधकामासाठी भूखंडाचा विकास करताना खोदकामासाठी वापरण्यात येणाऱ्या गौण खनिजांपोटीच्या प्रकरणात जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांच्याकडून महाराष्ट्र चेंबर्स ऑफ हाऊसिंग इंडस्ट्री (MCHI) च्या सदस्यांना महाराष्ट्र जमीन महसूल अधिनियम, ४८ (७) नुसार नोंदीसाठी जावण्यात आल्या आहेत. त्याविरुद्ध महाराष्ट्र चेंबर्स ऑफ हाऊसिंग इंडस्ट्री (MCHI) च्या सदस्यांनी मा. उच्च न्यायालयात याचिका क्र. ६७०२/२०११ दाखल केली आहे. या याचिकेत दि. ५.१.२०११ रोजी सुनावणी होऊन न्यायालयाने अंतरीम स्थगिती दिली असल्याने न्यायालयाचे आदेश विचारात घेता अशा प्रकारची, स्वामित्वधन वसुली बाबतची प्रस्तावीत कार्यवाही बाबत मा. उच्च न्यायालयाच्या आदेशानुसार कार्यवाही करण्यात यावी, ही विनंती.

जिल्हाधिकारी कार्यालय रायगड
घराना न नोंदणी शाखा

क्रमांक : ६१५६

दिनांक : २५-NOV-2011

सोबत : याचिकेची प्रत

रायगड : २५/११/२०११

लेखनिक : नायब तह.

(र. य. नल्लवडे)

उप सचिव

महसूल व वन विभाग

क्र. ६७०२/२०११/प्र.क्र. ६१८/ख

जिल्हाधिकारी कार्यालय, रायगड

अतिबाग, दिनांक २५/१२/२०११

उप विभागीय अधिकारी (सर्व)

तहसिलदार (सर्व)

२/- प्रस्तुत प्रकरणी उपरिस्त शासन पत्रान्वये दिवेल्हा निदेश पत्राणे मा. उच्च न्यायालय, मुंबई यांनी रिट पिटिशन क्र. ६७०२/११ मध्ये स्पष्ट दि. ५/८/२०११ रोजी दिवेल्हा आदेश तसेच रिट पिटिशन क्र. ७३८०/२०१० मध्ये दि. १३/११/२०११ रोजी दिवेल्हा आदेश विचारात घेऊन, अशा प्रकारची स्वामित्वधन वसुली बाबतची प्रस्तावित कार्यवाही मा. उच्च न्यायालयाच्या आदेशानुसार करण्यात यावी. याबाबत संबंधित देशीय स्तरावरील अधिकारी/अधिकारी यांना योग्य त्या सूचना देण्यात यावी. सोबत मा. उच्च न्यायालयाच्या आदेशाच्या छापील प्रत जोडली आहे. जिल्हाधिकारी रायगड करीता.