

40 YEARS ON | The court has increased the compensation to ₹1,725 per sq mt HC raises land payout for Bokadvira

Urvi Mahajani
MUMBAI

Nearly 40 years after their land was acquired for the development of Navi Mumbai, landowners in Bokadvira village in Uran will receive higher compensation after the Bombay High Court raised the land value from ₹1,124 per sq mt to ₹1,725 per sq mt.

Justice Amit Borkar noted that Bokadvira was close to a railway line, roads, industrial

areas and the Jawaharlal Nehru Port (JNPT), and was part of the larger development plan for Navi Mumbai. The court directed that compensation be recalculated at the higher rate, along with applicable interest and other benefits.

The judgment was passed on August 10, with the detailed copy made available on Thursday.

The land was acquired in 1986. One case involved 3,690 sq mt, while another con-

cerned 5,110 sq mt. The government had initially awarded compensation of around ₹5 per sq mt. The landowners challenged the amount, following which the Reference Court in 2021 increased the value to ₹1,124 per sq mt. The state then approached the High Court, arguing that the valuation was excessive.

The state contended that Bokadvira was primarily agricultural land in 1986 and lacked adequate development

and facilities.

The High Court rejected this argument, saying land value could not be assessed solely on facilities available in the village at the time of acquisition. It noted the proximity to major infrastructure and Bokadvira's inclusion in Navi Mumbai's broader development plan.

The court also relied on an earlier judgment concerning Bokadvira, which had fixed the land value at ₹1,725 per sq mt.

Justice Borkar said the fact that Bokadvira and neighbouring villages were covered by the same development plan and acquired for the same purpose was significant. He observed that compensation cannot be assessed mechanically and must be based on "equality, equity, and justice."

The court has directed officials to calculate the exact amount payable to each landowner. The Reference Court will verify the calculations.

SHRC upset with 'nude frisking' at Taloja prison

The panel also sought clarity on the CCTV system

Pranali Lotlikar
MUMBAI

The Maharashtra State Human Rights Commission (SHRC) has granted the Special Inspector General of Prisons, Pune, an additional two weeks to file an affidavit on concerns raised during its visit to Taloja Central Prison last year, including the frisking of undertrial prisoners, the adequacy and functioning of CCTV surveillance, and the criteria for selecting skilled and experienced persons to cook for inmates.

Taking suo motu cognisance of issues observed during the inspection, the commission sought explanations from the prison authorities on these practices.

Among its most serious concerns was the practice of making prisoners remove their clothes during searches. The SHRC said the Prison Manual's provision for a "thorough search" could not be extended to unclothing prisoners. Speaking to the FPI, former prisoner Abdul

Wahid Shaikh alleged that officials had, in some instances, touched prisoners' private parts during frisking.

A similar issue had earlier reached a criminal court. In 2023, a Special Judge under the Maharashtra Control of Organised Crime Act (MCOCA) held that making undertrials nude during personal searches violated their fundamental right to privacy. That order came on the application of an undertrial prisoner who alleged that a search guard forced him to strip naked in front of prisoners and staff after he returned from a court production. He also accused the guard of using filthy and unparliamentary language, misbehaving with and humiliating him, and threatening him when he objected.

Finding substance in the allegations, particularly as other undertrials had made similar complaints against the guard, the court directed the Superintendent and search guards to use scanners or electronic gadgets wherever

required. Where physical searches were unavoidable because equipment was unavailable, officials were told not to make undertrials nude, humiliate or misbehave with them, or use filthy or unparliamentary language.

Shaikh, who was acquitted by the trial court in 2015 in the 7/11 Mumbai train blasts case, told the FPI that inmates were forced to remove "each and every garment" at the prison entrance, sometimes in the presence of women officials.

Questioning why airport-style scanners could not be used in prisons, Shaikh said, "The system forgets the fact that every person who is an accused is not guilty until proven," adding that a reformatory institution should not become a place of humiliation.

The SHRC has also questioned the absence of clear criteria in the Prison Manual or prison administration for choosing skilled and experienced inmates for cooking duties.

A-111 not the BEST, say commuters

TPG Krishnan
MUMBAI

Thousands of office-goers commuting between CSMT and Nariman Point are facing daily inconvenience due to the erratic frequency of BEST bus route No. 111, with commuters complaining of long waits during peak hours.

Route No. 111 operates from CSMT to Free Press House in the morning and in the reverse direction during the evening. Commuters had expected services to improve after the Brihanmumbai Municipal

Corporation (BMC) recently completed the concretisation of the road between Free Press House and the YB Chavan stop junction.

But commuters allege that BEST has now reduced the number of buses on the route.

Passengers now reportedly have to wait 20 to 25 minutes at bus stops, with several commuters reaching CSMT late and missing their suburban local trains. According to commuters, timekeepers and conductors have said that only two buses are currently allotted to the route in each direction.

WR to pilot body cams for TCs

Abhishek Pathak
MUMBAI

Western Railway's Mumbai Central division will pilot body-worn cameras for ticket checkers, in a move aimed at settling disputes between ticket-checking staff and passengers through recorded evidence.

The initiative comes amid incidents of arguments, clashes and assaults during ticket checks, and will put interactions between TCs and

passengers on record. Fifteen body cameras and 30 specially designed jackets will be procured under the pilot, with AC local trains among the key areas of focus.

With recording available, railway officials will be able to examine the sequence of events. The footage will also help in preparing reports and identifying those responsible in cases of misconduct or assault. Recording staff interactions could also make ticket-

checking personnel more accountable for their conduct towards passengers.

The initiative is part of Western Railway's 'Namaste Campaign'. The body cameras will use SD-card-based recording and microphones to capture visuals and conversations during duty.

The technology will be accompanied by a new, distinctive work jacket designed specifically for ticket-checking staff.

BJP, Shinde Sena at odds over proposed ₹500 cr MBMC loan

Kirti Kesarkar
MIRA-BHAYANDAR

The political tussle between the ruling BJP and Shiv Sena over the Mira-Bhayandar Municipal Corporation's (MBMC) proposed ₹500 crore private bank loan to clear dues for cement-concrete road works has intensified.

The dispute took a new turn after Transport Minister Pratap Sarnaik alleged that the BJP planned to mortgage key municipal properties for 30 years to secure the loan. Following the allegations, the Maharashtra Urban Development Department (UDD) wrote to the municipal commissioner, seeking a comprehensive explanation and detailed audit of the proposal before granting final approval.

The MBMC had proposed the loan to address a shortage of funds for clearing contractor dues linked to large-scale cement-concrete road projects undertaken to tackle potholes.

While the BJP claimed the state government had granted in-principle approval, local BJP MLA Narendra Mehta accused the UDD of deliber-

ately withholding final sanction.

Sarnaik rejected the allegations, maintaining that mortgaging civic assets for three decades would harm the municipal corporation's interests and was the reason for withholding immediate approval.

Against this backdrop, the Urban Development Department on August 10 sought a granular breakdown of the ₹500 crore loan proposal from the municipal commissioner. The state has asked for details on loan utilisation, including whether funds will clear dues from completed road works. It has also sought progress reports on earlier projects, covering physical status, expenditure, payments and pending bills.

Further, details of road works sanctioned during and after the Administrator's rule, including approved budgets versus actual spending, contractor payments, outstanding dues and incomplete works, have been sought. The scrutiny could pose technical and administrative hurdles for the loan proposal.

PUBLIC NOTICE

Notice is hereby given that the **Byculla Market Co-operative Premises Society Ltd.**, having its registered office at C.S. No. 674, Dr. Ambedkar Road, Byculla Mumbai 400027, (Registration No.: B.O.M./WE/G.N.L. (O)/ 386/ 88-89), invites sealed bids from eligible purchasers for sale of the immovable property owned by the Society, on "as is where is" and "whatsoever there is" basis, in accordance with the terms and conditions set out below.

- Property details:** N.A. land at Village Shivale Taluka Murbad Dist Thane. Gat No. 377 Admeasuring 80 Acre and Gat No. 379 admeasuring 2 H 31 Acre Freehold Land.
- Reserve price and earnest money**
 - Reserve price:** Rs. 9,33,00,000/- (Rupees Nine Crore Thirty Three lakhs only)
 - Earnest Money Deposit (EMD):** Rs. 11,00,000/- (Rs. Eleven Lakhs) payable by demand draft/cheque in favour of "Byculla Market Co-operative Premises Society Ltd.", payable at Mumbai. EMD refundable to unsuccessful bidders within 8 working days after conclusion of sale subject to deduction of expenses, if any.
- Bid submission**
 - Last date and time for submission of sealed bids: Date 27th August 2026, up to 3 p.m. IST.
 - Venue for submission: office of Society at C.S. No. 674, Dr. Ambedkar Road, Byculla Mumbai 400027.
 - Bid document containing full terms and conditions, detailed property particulars, and sale process may be obtained from office of the society on payment of Rs. 5,000/- (non-refundable) between 14th August 2026 and 22nd August 2026 during office hours 10 a.m. to 5 p.m.

**Jai Hind College**

Basantsing Institute of Science & J.T. Lalvani College of Commerce
And Sheila Gopal Raheja College of Management
Autonomous
A Road, Churchgate, Mumbai - 400 020.

Affiliated to University of Mumbai, Approved by AICTE, Recognized by DTE,
Government of Maharashtra (DTE Code: 03579)

ADMISSION NOTICE 2026-27
First Year Bachelor of Management Studies (BMS) and First Year Bachelor of Business Administration (BBA)

Applications are invited in a prescribed format from eligible candidates for admission to First Year Bachelor of Management Studies (BMS) and First Year Bachelor of Business Administration (BBA) against 20% institute level seats, vacant seats after Government CAP round (if any) and seats available against cancellation (if any).

Eligibility: As prescribed by Government of Maharashtra State, Entrance cell. The Admission Forms will be available from **14th Aug 26 to 8th September 2026** on all working days between 11.00 am to 2.00 pm. As per the notified rules, candidates aspiring for admission have to visit the facilitation centre and submit the application form along with the documents in the college office between 11am - 2pm on all working days from the date of publication of this advertisement till **8th September 2026**. Complete application form to be submitted at the college office only by the applicant. Incomplete applications or applications received after the due date will be rejected without assigning any reason. Admissions will be as per guidelines prescribed by Government of Maharashtra, State Government Entrance Cell as per information brochure for the academic year 2026-27. Submission of application form does not give any assurance of admission. For details visit the college website and notice board.

Sd/-
Principal
Jai Hind College

**Ministry of Culture
Government of India**

PARTITION HORRORS

REMEMBRANCE DAY

14 August, 2026

A day to remember one of humanity's greatest tragedies and honour the memory of the irreparable loss, pain, and trauma endured by the victims and survivors of partition

“Partition Horrors Remembrance Day is a reminder of our enduring responsibility to strengthen the bonds of harmony that hold our country together.”

**-Narendra Modi
Prime Minister**





Special observance programs in honour of partition victims on 14 August, 2026

Time: 3:00 pm onwards Venue: Golden Jubilee Auditorium, GNDU, Amritsar, Punjab	Time: 5:00 pm onwards Venue: Central Park, Connaught Place, New Delhi	Time: 4:30 pm onwards Venue: New Town Convention Centre, Kolkata, West Bengal
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On this day, let us endeavour to strengthen our commitment to oneness and inspire future generations with the values of peace, compassion and social harmony

Let us participate in nationwide tributes:

**Candlelight
Marches**

**Plays on the
Theme of Partition**

**Exhibitions
on Partition**

**Educational
Seminars**

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