

Delegation of Powers under**The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008.
In respect of services provided by the Estate Department.****ORDER**

The City & Industrial Development Corporation of Maharashtra Limited (hereinafter for short referred to as "CIDCO") is the New Town Development Authority under Sub-section 3A of Section 113 of the Maharashtra Regional & Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act").

In exercise of the powers conferred under Section 118, read with Sub-clause(a) of Clause (i) of Section 159 of the said Act, CIDCO has framed its land disposal regulations, known as "The Navi Mumbai Disposal of Lands"(Amendment) Regulations, 2008 (hereinafter for short referred to as "the said Regulations") which is published in the Government Gazette, vide notification no. CIDCO/Estate/2008/6558 dtd. 20th November 2008 and came in to force from the date of publication of the notification in the Government Gazette and made applicable to the disposal of all lands and apartments of the CIDCO in Navi Mumbai.

To facilitate effective and efficient implementation of these Regulations, it has become expedient to delegate the powers vested in Managing Director.

Therefore, in super cession of all previous orders and in exercise of the powers conferred under Regulation 24 of Chapter VI of the said Regulations, I, Bhushan Gagrani, Vice Chairman and Managing Director, CIDCO, by this order, designate the officers mentioned below in column no. 4 to exercise the powers and functions mentioned in column no.3, subject to the conditions mentioned in column no.5 and in strict adherence to the provisions of the Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008.



**Delegation of Powers in respect of
The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008**

1	2	3	4	5
Sr. No.	NMDLR(A) Regulation No.	Estate Functions	POWERS DELEGATED TO	Remarks
1	NMDLR(A) (Part I) Chapter III Regn 4 2nd proviso	ALLOTMENT OF PLOTS on Leave and License basis up to maximum period of 11 years - for maintenance of garden, playgrounds, temporary labour camps or any such temporary activities/renewal.	Manager (Town Services)	With concurrence of Planning Department
2	NMDLR(A) (Part I) Chapter III Regn 4 Provisio	ALLOTMENT OF PLOTS UNDER High Tension Lines for development of plant nursery	Joint Managing Director	With concurrence of Planning Department
3	NMDLR(A) (Part I) Chapter III Regn 4 1 st Provisio	ALLOTMENT OF ODD SHAPED land to the adjoining Licensees/Lessee	Managing Director	With concurrence of Planning Department
4	NMDLR(A) (Part I) Chapter III Regn 5(ii)	Resumption of land allotted for religious, educational, charitable and public purposes, in case the land is not used for the specific purpose for which it is granted	Manager (Town Services)	
5(i)	NMDLR(A) (Part I) Chapter III Regn 6(iv)	Execution of agreement to lease on full and final payment of lease premium in case of Social facility plots.	Social Services Officer	These functions are hereby assigned to Social Services Department.
5(ii)	NMDLR(A) (Part I) Chapter III Regn 6(v)	Extending the period for execution of agreement to lease for social facility plots upto 03 (three) months	Managing Director	
5(iii)	NMDLR(A) (Part I) Chapter III Regn 6 Explanation (b)	Further extension of two months in special circumstances	Managing Director	
6	NMDLR Part I Chapter III Regn 7	DELAY CONDONATION (Non-Submission Of Plan)	Assistant Estate Officer	

1	2	3	4	5
Sr. No.	NMDLR(A) Regulation No.	Estate Functions	POWERS DELEGATED TO	Remarks
7(i)	NMDLR(A) (Part I) Chapter III Regn 8	EXTENSION IN CONSTRUCTION PERIOD (For plots having area upto 2000 sqmt)	Manager (Town Services)	
7(ii)		EXTENSION IN CONSTRUCTION PERIOD (For plots having area more than 2000 sqmt)	Joint Managing Director	With Concurrence of Financial Adviser/ Chief Accounts Officer
8(i)	NMDLR(A) Chapter III Regn 9	TERMINATION OF AGREEMENT TO LEASE AND REVOCATION OF LICENCE for violations of the Agreement to Lease conditions for plots above 2000 sqmt	Joint Managing Director	
8(ii)		TERMINATION OF AGREEMENT TO LEASE AND REVOCATION OF LICENCE for violations of the Agreement to Lease conditions for plots area below 2000 sqmt	Manager (Town Services)	
9 (i)	NMDLR(A) (Part I) Chapter III 10 (ii) Expln (i)	MORTGAGE NOC FOR PLOTS area more than 100 sqmt.	Estate Officer	
		MORTGAGE NOC FOR PLOTS area less than 100 sqmt.	Assistant Estate Officer	
9 (ii)		CONFIRMATION OF BANK LIEN for Plots	Assistant Estate Officer	
10	NMDLR(A) (Part I) Chapter IV Regn 11(ii)	EXECUTION OF TRIPARTITE AGREEMENT, MODIFIED AGREEMENT AND LEASE DEED.	Estate Officer	
11(i)	NMDLR(A) (Part I) Chapter IV Regn 11(vi)	GRANT OF ADDITIONAL FSI (Area up to 5000 sqmt)	Joint Managing Director	With Concurrence of concerned Planning Authority
11(ii)		GRANT OF ADDITIONAL FSI (Area more than 5000 sqmt)	Managing Director	
12	NMDLR(A) (Part I) Chapter IV Regn 11(vi)	GRANT OF BALANCE/ RESIDUAL FSI	Manager (Town Services)	With concurrence of concerned Planning Authority
13	NMDLR(A) (Part I) Chapter IV Regn 11(vi)	EXPANSION OF USE	Manager (Town Services)	With concurrence of concerned Planning Authority

1	2	3	4	5
Sr. No.	NMDLR(A) Regulation No.	Estate Functions	POWERS DELEGATED TO	Remarks
14(i)	NMDLR(A) (Part I) Chapter IV Regn 11(vi)	CHANGE OF USE OF PLOTS (Area less than 2000 sqmt)	Manager (Town Services)	Subject to concurrence of concerned Planning Authority and approval of Land Use Change Committee
14(ii)		CHANGE OF USE OF PLOTS (Area more than 2000 sqmt and less than 5000 sqmt)	Joint Managing Director	
14(iii)		CHANGE OF USE OF PLOTS (Area more than 5000 sqmt)	Managing Director	
15	NMDLR(A) (Part I) Chapter IV Regn 11(xv)	GRANT OF PERMISSION FOR DISPLAY OF SIGN BOARDS	Manager (Town Services)	
16	NMDLR(A) (Part I) Chapter V Regn 13 Provisio	EXECUTION OF LEAVE & LICENCE AGREEMENTS for CIDCO Staff Quarters	Assistant Estate Officer	After approval of M(P)
17	NMDLR(A) (Part I) Chapter V Regn 15(iii)	EXECUTION OF DEED OF APARTMENT	Estate Officer	
18(i)	NMDLR(A) (Part I) Chapter V 16 (ii)	MORTGAGE NOC FOR BUILT-UP PREMISES (Apt Owners Assn / Co. op. Society / Tender plots)	Assistant Estate Officer	
18(ii)		CONFIRMATION OF BANK LIEN for Built up Premises	Assistant Estate Officer	
19(i)	NMDLR(A) (Part I) Chapter V Regn 16 (ii)	PERMISSION TO TRANSFER all sizes of BUILT-UP PREMISES and plots under 100 sqms including Final Order for Transfer	Assistant Estate Officer	
19(ii)		PERMISSION TO TRANSFER – PLOTS (Area above 100 sqmt & less than 2000 sqmt) Including Final Order of Transfer	Estate Officer	
19(iii)		PERMISSION TO TRANSFER – PLOTS (Area more than 2000 sqmt) Including Final Order of Transfer	Manager (Town Services)	
20	NMDLR (Part I) Chapter V Regn 16(b)	APPROVAL OF NOMINATION	Assistant Estate Officer	
21	NMDLR(A) (Part I) Chapter V Regn 17 (i)	TERMINATION OF AGREEMENT for Sale of apartment, for breach / violation of conditions of agreement.	Manager (Town Services)	

1	2	3	4	5
Sr. No.	NMDLR(A) Regulation No.	Estate Functions	POWERS DELEGATED TO	Remarks
22	NMDLR(A) Part I, Chapter V Regn 17 (ii)	DETERMINATION OF LEASE of Company / Society / Apartment Owners Association	Manager (Town Services)	
23	NMDLR(A) Part I, Chapter V Regn 22	INITIATION OF SUMMARY EVICTION PROCEEDINGS against persons who have violated the conditions of the Agreement to Lease and /or unauthorisedly occupying the lands on the determination of agreement for sale or lease.	Manager (Town Services)	
24(i)	NMDLR(A) (Part I) Chapter VI Regn 23	ALLOTMENT OF OPEN SPACES FOR EXIHIBITION Up to 30 Days	Estate Officer	With concurrence of Planning Dept.
24(ii)	NMDLR(A) (Part I) Chapter VI Regn 23	ALLOTMENT OF OPEN SPACES FOR EXIHIBITION period between 30 Days to 60 Days	Manager (Town Services)	
24(iii)	NMDLR(A) (Part I) Chapter VI Regn 23	ALLOTMENT OF OPEN SPACES FOR EXIHIBITION period more than 60 Days	Joint Managing Director	
25	NMDLR (Part II) Chapter IV Regn 27	ENROLLMENT OF ADDITIONAL MEMBERS in Co-operative Housing Society	Joint Managing Director	Subject to scrutiny of eligibility of members by the Three member Committee constituted in accordance with Regn 6 comprising of concerned MTS, concerned Marketing Manager and Jt. Registrar of Co-operative Housing Societies CIDCO.
26	NMDLR Part II Chapter IV Regn 30 & 31	To take action to remedy the breach of any of these Regulations, committed by the members of the Society	Joint Managing Director	
27	NMDLR(A) (Part I) Chapter V Regn 31 (i)	REMOVAL OF ADDITION / ALTERATION	Manager (Town Services)	

1	2	3	4	5
Sr. No.	NMDLR(A) Regulation No.	Estate Functions	POWERS DELEGATED TO	Remarks
28	NMDLR(A) (Part II) Chapter V Regn 31 (ii)	EVICTION PROCEEDINGS AGAINST SOCIETY	Manager (Town Services)	
29(i)		CHANGE OF NAME DUE TO MARRIAGE / DIVORCE in case of CIDCO built premises as well as for plots having area up to 100 sqmt	Assistant Estate Officer	
29(ii)		CHANGE OF NAME DUE TO MARRIAGE / DIVORCE etc. for plots having area more than 100 sqmt	Estate Officer	
30(i)		AMALGAMATION / SUBDIVISION OF APARTMENTS of all sizes and PLOTS having area up to 2000 sqmt (The above areas are area after amalgamation)	Estate Officer	
30(ii)		AMALGAMATION / SUBDIVISION OF PLOTS having area more than 2000 sqmt (The above areas are area after amalgamation)	Manager (Town Services)	With concurrence of Planning Department
31		NO DUES CERTIFICATE	Estate Officer	
32		NOC FOR SOCIETY FORMATION	Estate Officer	
33		PERMISSION FOR REDEVELOPMENT	Managing Director	With concurrence of concerned Planning Authority
34(i)		PERMISSION FOR RECONSTRUCTION (Area up to 2000 sqmt)	Manager (Town Services)	
34(ii)		PERMISSION FOR RECONSTRUCTION (Area more than 2000 sqmt and less than 5000 sqmt)	Joint Managing Director	With concurrence of Planning Department.
34(iii)		PERMISSION FOR RECONSTRUCTION (Area more than 5000 sqmt)	Managing Director	

Any Estate Process, which needs previous approval of Government of Maharashtra as per stipulation of Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008, must be categorically mentioned on the TOP of Process Note by respective Estate Department.



The approval of the Board / Government of Maharashtra shall be sought wherever it is necessary.

This order will come into force with effect from the date of issue of this order.



Bhushan Gagrani

Vice Chairman & Managing Director

To:

Joint Managing Director I / II

Manager (Town Services) (I) / (II) / (III)



Copy for information to:

Company Secretary

Chief Engineer (NM)/ Chief Engineer (NMIA)/ Chief Engineer (Spl. Projects)

CGM (T&A)

Chief Accounts Officer

Financial Adviser

Chief Planner / Addl. Chief Planners / Senior Planners

Chief Lands & Survey Officer / Additional Chief Lands & Survey Officers

ACP (NAINA)

Marketing Manager (I) / (II)

Sr. Law Officer

Social Service Officer

Manager (Rehabilitation)

Chief Health Officer

General Manager (Administration)

Sr. Public Relations Officer

Chief Controller of Unauthorised Constructions

Manager (Personnel)

Superintending Engineer (Telecom)

System Manager

Senior Economist

Senior Statistician