

DRAFT AGENDA NOTE NO. CIDCO:R&SSO:CC: 593 (11) FOR THE 362 (14) TH  
MEETING OF THE BOARD OF DIRECTORS OF CITY AND INDUSTRIAL DEVELOPMENT  
CORPORATION OF MAHARASHTRA TO BE HELD ON 26-5-95

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Item No. 9

Sub: Policy regarding allotment of Community Centre  
premises in New Bombay and New Towns

AGENDA ITEM:

The Board had, vide its Resolution No.4219 dated 17.10.1987 adopted a policy regarding allotment of community centre premises for the activities to be initiated for or by residents in order to promote socio-cultural, educational, sports and recreational activities.

02. The policy had been formulated way back in the year 1987 and a need for certain changes in the policy has been felt owing to operationalities.

03. In order to ensure and ascertain the capabilities of the intending Orgn., it was proposed to allot the premises initially for a period of 11 months. However, to renew this leave & licence agreement every year becomes a problem hence now it is proposed to allot the premises to the Intending Organisations initially for a period of 11 months and once the capabilities of the Orgn. are known, same could be renewed for further period of 3 years, at a time. It is, therefore, proposed to make modification to the Resolution No.4219, as proposed above. Copy of the Resolution is tabled as Annexure-'A'.

04. The Board is, therefore, requested to consider the above agenda item and if approved, pass a Resolution in terms of the following draft Resolution, with or without modifications:

DRAFT RESOLUTION NO:

RESOLVED THAT Resolution No.4219 be modified to the extent that the premises in the Community Centre Bldg. in New Bombay and New Towns be allotted as per the terms and conditions listed in Annexure-B be and is hereby approved".

"RESOLVED FURTHER THAT the performance of the Agreement of Lease in the matter of the establishment and conduct of the Community Centre free of any misuse or malpractice be secured by the performance Bond to be executed collectively by the members of the Council of Management of the Mandal".

"RESOLVED FURTHER THAT the Joint Managing Director be and is hereby authorised to implement the above Resolution".

Initiated by - Signature : M. Ramesh Kumar  
Name : M. Ramesh Kumar  
Designation : Rhbn. & Social Services Officer.

## ANNEXURE 'A'

AGENDA NOTE NO.CIDCO:SSO:2119(UO): FOR THE 230TH MEETING OF THE BOARD OF DIRECTORS OF CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED TO BE HELD ON 17/11/87.

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Item.No. / C

Sub :- Policy regarding allotment of Community Centre premises for residents activities.

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### AGENDA NOTE

CIDCO has in its development plan emphasized the need to provide better quality of life to the residents of New Bombay. As a step in this direction, facilities for social, cultural, educational, sports and recreational activities, community centre activities were started way back in 1975 in a site office at Vashi. Similar activities were started at CBD, Belapur and Sector No. 21 Vashi, in the premises above the shopping centre on the first floor. The Social Services Section takes the initiative in formation of social welfare organisations of residents, based on the felt needs of community. These bodies are then got registered under the societies Registration Act of 1869 and Bombay Trusts Act of 1950, with the help and assistance of the staff of the Social Services Section.

During the last few year the following activity groups have emerged :-

1. Sports Club.
2. Library
3. Social Service League
4. Music and drama circle
5. Mahila Mandal
6. Film club (Vashi only)

Thus, in the townships of New Bombay, we have set a rare example of organisational initiative and sponsorship, equally matched by the willing, interested and resourceful local people. This has given a tremendous boost to the social/cultural life of the various nodes in New Bombay.

C/17

27/10

All these activity groups have their own constitutions, elected office bearers and most of them are registered under societies Registration Act and the Public Trust Act.

All these activity groups are united under the community council, which co-ordinates the activities conducted by the above groups and renders all the help and guidance required for the smooth functioning of these groups. At present, community centre building of ground plus two storeys with a built up area of 1516.9 sq.mtrs. at Vashi, Nerul, Kalamboli and New Panvel have been constructed.

Vide Board Resolution No. 3437 dated 17.07,1985, the ground and second floor of the Vashi community centre building, was allotted to Vashi Community Council, a registered representative body of all the residents activity groups functioning under the auspices of Vashi community centre (copy annexed).

Vide the same Board Resolution, approval has been granted for spending Rs.1,00,000/- on purchase of equipments and furniture for this purpose in CIDCO's project report of Vashi node. Similar, provision has been made for purchase of furniture/equipment for the community centres at Nerul, Kalamboli and New Panvel in the project reports of these nodes. It is proposed to equip these community centres with furniture/equipments by spending Rs. 1 lac each for the above nodes, for this purpose.

It is now proposed to allot community centre premises at the other three nodes i.e. Nerul, Kalamboli and New Panvel, based on the guidelines contained in the above referred Board Note, to community councils of registered activity groups of residents.

In all these nodes, organisations of residents which have already been formed are being encouraged to start their activities for the benefit of residents. At Nerul, there are five organisations Viz. Sports Club, Library, Mahila Mandal, Music and drama circle and Social Service League. The community council, a representative body of all these organisations, has been formed and is being registered.

At Kalamboli and New Panvel also meetings of the residents have been organised with a view to forming interested groups in the fields of sports, library and women's activities to start activities at the community centre for the benefit of the residents. These organisations are being registered with the charity commissioner.

The community centre building has three floors with a built up area of approx. 505 sq.mtrs. on each floor. While constructing these community centres the thinking was that the first floor premises will be sold for office use to various agencies/local authority and the ground and second floor will be used for conducting community centre activities. In the Vashi Community Centre, part premises on the first floor has been allotted to the Rural Development Department-Government of Maharashtra for its I.C.D.S Project. Recently, the 1st floor of Kalamboli community centre has allotted temporarily to Mahatma Gandhi Mission, for its Engg. college.

After the organisations at community centre assume their functioning, it takes about 1 to 2 years for the community council to be formed, registered and to prepared to take over the Community Centre premises. Till then, it is necessary to conduct the activities for the benefit of the residents. These activities also need to be encouraged and supported as they contribute to promote the cultural life of the township.

It is proposed to allot premises on the ground and 2nd floor of the Community Centre at various nodes of New Bombay. Community Council & other registered activity groups of residents such as library, sports club, Mahila Mandal etc. for conducting social, educational, cultural, recreational and welfare activities for the benefit of residents on the conditions annexed at Annexure-II.

In consideration of the above proposal the Board may, therefore, pass a Resolution on the lines of the following draft resolution with or without modifications.

DRAFT RESOLUTION NO. 11219

RESOLVED THAT the proposal of allotment of the ground & 2nd floor premises at the Community Centre bldgs. as per the terms & conditions listed at Annexure II be and is hereby approved."

"RESOLVED FURTHER THAT expenditure upto an amount of Rs. 1 lac be sanctioned for purchase of equipments/furniture as provided for this purpose at each node in CIDCO's project report."

"RESOLVED FURTHER THAT the Managing Director be and is hereby authorised to implement this resolution."

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charging rent @ Rs.50/- per hour for registered organisations and at Rs.100/- per hour to private individuals.

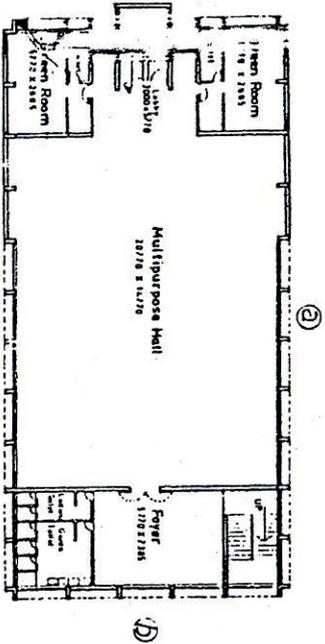
Presently, an amount of Rs.51/- is charged on account of water and electricity consumption charges. Charging the said rates separately is proposed to be discontinued as the rental charges are enhanced appropriately.

The rental charges for private individuals and private organs. for public holidays were charged double than the rates applicable on the regular days. It is now proposed to charge uniform rate for all day.

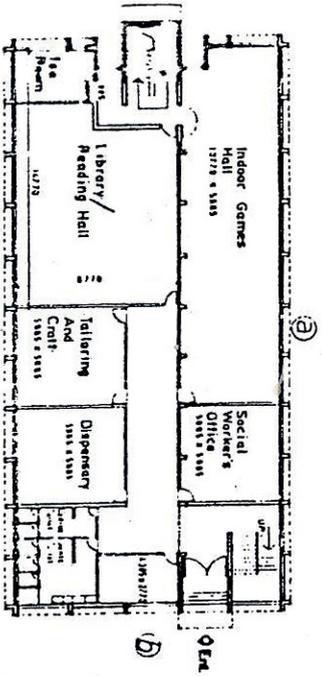
06. The area that are under the occupation of offices by Navi Mumbai Municipal Corporation, Govt. bodies and even CIDCO offices also needs to be charged. It is proposed to charge @ 25% of the Reserve Price of the concerned node, per sq. mtr., per annum. According to this rate, for example, the premises in the CBD Community centre shall cost Rs.48 per sq. mtr., per month. (i.e. for an area of 50 Sq. Mtrs. Rs.2400/- per month). The Asstt. Estate Officer shall recover such rent from the uses from the actual date of use of the premises at the above rates and in respect of CIDCO offices for the last 12 months onwards.

07. While the enlargement of the uses of these centres as well as the enhancement of rates is being undertaken as a short term increase, it is also proposed that instead of managing the community centres directly by CIDCO, one of the following three options can be considered and adopted at this Meeting.

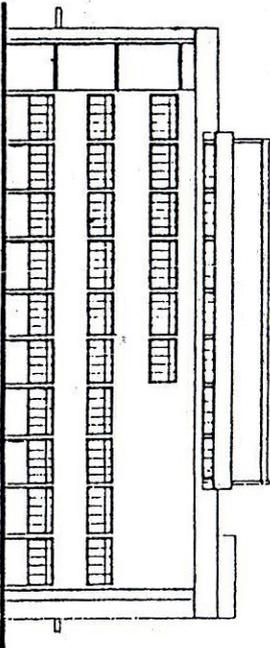
a) To handover the management of these centres to the local community instituting a Committee from among the local residents. Constitution & Bye-laws of the proposed "Community Council" shall be prepared with the guidance of Social Service Deptt. and shall get registered under BPT Act, 1950 and Societies Regn. Act, 1860. Thereafter, general membership to the Council shall be enrolled by charging nominal membership fee that shall be prescribed in the Constitution. General Body of the Council shall be held thereafter to elect the required number of office bearers, in accordance with the bye-laws. Officers from the Corporation as well as NMMC (where it falls within its area of operation) shall be given representation on the Committee of the Council. An Officer from



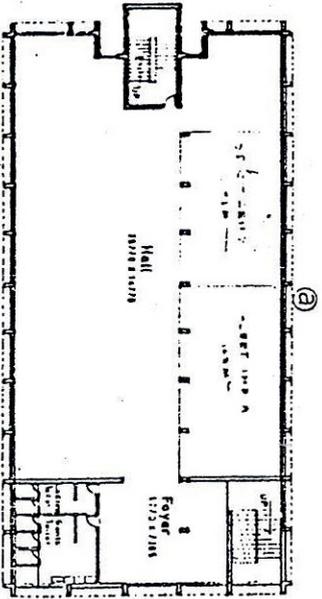
Second Floor Plan



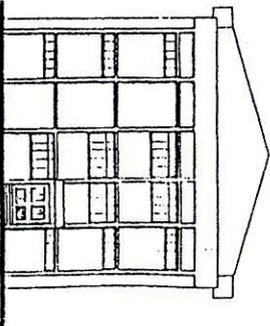
Ground Floor Plan



Elevation A



First Floor Plan



Elevation B

Built Up Area Statement

Ground Floor	505.632 Sq.M.
First Floor	505.632 "
Second Floor	505.632 "
Total	1516.896 " (3865)

NOTE: ALL DIMENSIONS AND BUILT UP AREA: ARE APPROX.

COMMUNITY CENTRE

At  
Yashi - Nerul - Kalambeili - Panvel -  
K.K.



Drawn by D.C. Mahajan

05000

**ANNEXURE - B**

**TERMS AND CONDITIONS FOR ALLOTMENT OF PREMISES IN THE COMMUNITY CENTRE BUILDINGS AT NEW BOMBAY & NEW TOWNS FOR SOCIAL, CULTURAL, EDUCATIONAL, RECREATIONAL, SPORTS ACTIVITIES ETC.**

01. The allottee will pay Rs.100/- per month towards rent for the premises allotted.
02. The period of allotment will be initially for 11 months only, during which the capabilities of the allottee can be assessed properly and thereafter on expiry of the initial period of 11 months, licence period shall be renewed for a further term of 3 years, at a time. However, grant of renewal of licence period shall be made at the sole discretion of the Corporation.
03. Allottee shall be responsible for proper upkeep and maintenance of the premises.
04. The community centre will not be used or allowed to be used for the purpose of any commercial activities of any kind. Similarly, the premises will not be let out for the purpose of holding any religious/semi-religious or political functions.
05. The allottee shall pay the prescribed electricity charges to MSEB as per consumption, regularly.
06. The premises will be used for conducting social welfare, cultural, educational, recreational, sports activities, holding wedding receptions and other family functions only.
07. CIDCO reserves the right to withdraw/cancel the allotment in the event of unsatisfactory working of the activities.
08. CIDCO should be allowed to make use of the premises free of charge, as and when required.
09. The proportionate water consumption charges of the premises allotted to the allottee will be paid by CIDCO for first two years and thereafter the allottee will pay the same.

Adjourned  
DRAFT AGENDA NOTE No. CIDCO/R&SSO/NB/ misc - 31/ 2404(110) FOR  
THE 389<sup>th</sup> MEETING OF THE BOARD OF DIRECTORS OF THE CITY AND  
INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED TO  
BE HELD ON - ~~29/11/97~~. 8-12-97.

Item No. 15

Sub: Review of policy in respect of grant of multi-purpose hall in the community centre bldgs. on rental basis to the general public for holding different functions/programmes.

AGENDA ITEM:

CIDCO has in its development plan emphasised the need to provide better quality of life to the residents of Navi Mumbai. Community Centres provide a source of social interaction where the residents come together to pursue their social, cultural, educational, sports and recreational interest. Besides, this interaction helps promotion of social harmony.

02. Generally, the community centre building constructed by CIDCO are designed with Ground + 2 structure with built-up area of 505 sq. mtrs. on each floor. A multi-purpose hall is accommodated in such bldgs. CIDCO has constructed altogether 11 community centres (8 of G+2 structure and the remaining 3 are of ground floor structure only) in various nodes of Navi Mumbai. The first floor premises in the fullfledged C.C. Bldgs. were proposed to be given on rental basis to the local authorities/office use of various agencies etc. and the ground and second floor to be used for conducting community based activities. The idea behind giving first floor on rent is to generate income required to maintain the Community Centre building. The multi-purpose hall is made available on rental basis to the residents as well as other organisations for conducting various programmes. While separate rooms in the buildings are provided to registered organizations formed by the local residents for conducting sports clubs, library, music & drama circle, Mahila Mandal activities etc. on leave & licence basis at the nominal rent of Rs.100/- per month, the multi-purpose hall is made available on rental basis to the residents as well as other organisations for conducting various programmes on rental basis. Even the offices of the Corporation as well as the N.M.M.C have also been accommodated in few community centre bldgs.

03. However, as per the B.R.No.4219 dated 17.11.1987, certain restrictions with reference to the use of such halls are stipulated. such as cooking and serving of food, using the premises for conducting any activity related to religious and political nature etc.

04. Due to the above curbs, halls are utilised very rarely by the general public. Bookings are commonly received only from few registered organisations and the rates prescribed for such organisations are very meager (i.e. Rs.25/- for two hours). The funds thus generated through such hiring of halls are to be utilised for the maintenance of the premises. However, since the collection was not sufficient to meet the daily maintenance of such buildings, CIDCO has to incur substantial expenditure for their upkeep. During the period from 1.1.1996 to 31.8.1997 the Corpn. has spent thrice the amount on water and electricity bill payments vis-a-vis the lease rent received in this period. Besides, a huge expenditure on security and civil maintenance has been incurred on these centres. Even then, the maintenance of these buildings is not upto the desired level. Hence, it is proposed to change the present approach to ensure maximum participation of the community in usage of community centre premises and also its administration and maintenance.

04. The residents often require halls for their family functions like engagements, marriage, reception, birth days, family get-together etc. where serving of food is unavoidable. Perhaps, due to the restrictions imposed by CIDCO they are forced to search for private halls at an exorbitant rate. Thus inspite of having such convenient halls in the community centre bldgs., the fact remains that they are not made available to the general public for their basic functions indicated above. This has caused severe inconvenience to the residents for holding such functions at a convenient location and at an affordable price. It is, therefore, proposed that the hall of community centres shall be made available to the residents for the purpose of conducting marriage, birth day and other socio-cultural-religious functions which includes serving of food. However, in order to facilitate upkeep of cleanliness of the premises, no permission shall be granted for cooking of food or to use the premises for overnight stay. By permitting use of premises for such purposes and distribution of food, it is expected that utility of the hall shall increase considerably.

05. It is also proposed to hike the rate of rent, as the rates were adopted a decade ago.

The rates existing and the rates proposed for the multi-purpose hall of area in the range of 221 to 328 Sq. Mtrs. are as under:

**A. FOR WELFARE BODIES, APARTMENT OWNERS' ASSCNS., AND OTHER REGISTERED ORGANISATIONS:**

<u>Security Deposit (Refundable)</u>		<u>Hiring charges for the hall</u>		
<u>Existing</u>	<u>Proposed</u>	<u>Duration</u>	<u>Existing rate</u>	<u>Proposed rate</u>
Rs.250/-	Rs.2000/-	2 Hrs	Rs.25.00	Half Day (6 Hrs)
	(To be refunded only after the hall is cleaned up and all disposable/atables are removed from the premises of Community Centre)	4 Hrs	Rs.51.00	Rs.500/-
		6 Hrs	Rs.101.00	
		12Hrs	Rs.151.00	Full Day(12hrs)
				750/-

**B. PRIVATE INDIVIDUALS & PRIVATE ORGANISATIONS:**

Rs.1000/-	Rs.1000/-	02 Hrs	Rs.151.00	Half Day ( 6 Hrs)	Rs.1000/-
		04 Hrs	Rs.251.00		
		06 Hrs	Rs.351.00		
		12 Hrs.	Rs.501.00	Full Day (12.Hrs)	Rs.1500/-

**C. SPORTS ASSOCIATIONS/BODIES FOR SPORTS FUNCTIONS ETC.**

The above hall shall be made available for half hourly booking basis on "first come first serve" basis for such activities. The hall shall be available only for the days when no booking is done for other functions. The rate proposed for such activities is Rs.100/- per month, on half an hour basis daily.

However, the rates shall be double the above rates between 6.00 AM to 9.00 AM and 5.00 PM to 9.00 PM.

**D. SMALL MEETING ROOMS:**

Apart from the above, meetings/functions to be attended by smaller group of persons, say 25-50, would not need such a big hall. Hence, it is proposed that one of the rooms or a small hall in the community centre bldg. shall be made available for such purposes, by

the Social Services Deptt. shall be the Ex-Officio President of the Council. The Asstt. Estate Officer of CIDCO and the Ward Officer of N.M.M.C of the concerned area shall also have nomination in the Managing Committee of the Council. The community hall shall therefore be managed by this body with not further assistance from CIDCO.

b) To handover all the community centre bldgs. falling within the area of jurisdiction of N.M.M.C to it on 60 years lease on Outright Purchase basis, if it is willing to take over the same by paying the construction cost + land cost equal to 50% of Reserve Price prevalent in respective node with the specific condition that the premises shall only be utilised for conducting community based activities only.

c) To handover the multi-purpose hall to private individuals/Trusts for management and administration. The hall shall be handed over to the Licensee for a particular term of period, say 3/5 years at a time. It shall be the responsibility of the Licensee to bear all the expenditure on account of necessary repairs in the bldgs., water & electricity charges and municipal taxes etc. The watch & ward of the bldg. and maintaining cleanliness in the bldg. shall be the responsibility of the licensee. This shall be done by inviting open tenders and the same be allotted on the basis of the recommendation of a Committee which shall be based on (a) Type of use proposed (b) Type of institutions (c) Annual amount to be paid to the Corporation.

08. Till such time any of the measure as at Para No.07 above are taken, the administration of the bldgs. can be directly managed through the Social Services Deptt. With grant of permission to use the community centre halls for marriage and reception etc. heavy booking is expected through which more funds can be recovered in advance through which also timely receipt from the licensee can be assured.

It is however proposed that a separate account of income & expenditure for all such centres be maintained in the Corporation. All expenditure, including that of maintenance, security shall be incurred only with the approval of the Social Services Officer the Social Services Officer shall also be authorised to appoint one part-time Manager and requisite other staff who may be paid a suitable honorarium for managing each of the community centre.

09. The Board is, therefore, requested to consider the Agenda Item and if approved, pass a Resolution in terms of the following draft resolution, with or without modifications:

DRAFT RESOLUTION NO: 7623

“RESOLVED THAT in partial modification to Board Resolution No.4219 dated 17.11.1987 the Board do hereby approve the change in the rate of rent for hiring the multi-purpose hall situated in the community centre buildings, grant of permission to hold religious functions as also serving of food in the hall and to revise the rates of leasing out the premises as indicated in Para No.05.

“RESOLVED FURTHER THAT Social Services Officer is authorised to adopt one of the three measures suggested in Para No.07 for long term administration of the community centre and till such time long term administration arrangements are made, to manage the centres as indicated in Para No.8 of the agenda item.”

“RESOLVED FURTHER THAT the M.D./JMD/SSO is authorised to implement the above Resolution further”.

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Initiated by : Signature : R.R. Dikshit  
Name : Mrs. R.R. Dikshit  
Designation : Social Services Officer.

To: G.M. (Adm.)	Date: 26/12/1997
Approved by the Board with	
Resolution No. 7623 dated 8/12/1997	
subject to modifications shown at	
Draft Agenda Note/Underlying	
Files, etc. are returned herewith	
S.S.L.O.	