

CIDCO / MD / 481

07 October 2010

**Delegation of powers under
The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008.**

MITSY/CIDCO/C.B.D.
 WWW NO. 1582
 DATE 11/10/10

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 dated 20th November 2008 and came into 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 supercession of all previous orders and in exercise of the powers conferred under Regulation 24 of Chapter VI of the said Regulations, I, Tanaji V Satre, Vice Chairman & Managing Director, CIDCO, by this Order, designate the officers mentioned below in Column No. 5 to exercise the powers and functions mentioned in Column No. 3, subject to the conditions mentioned in Column No. 6 and in strict adherence to the provisions of the Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008.

EO (I)

EO (II)

EO (III)

Delegation of powers under

The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008.

1	2	3	4	5	6
Sr.No.	Regulation No.	Function	Nodal Department for processing the proposal	Authority to whom the powers are delegated	Condition for exercising delegated powers.
	Chapter II	Demarcation of Plots			
1	3	a) Division of land preparation of layout	Planning	Chief Planner	With prior approval of the JMD / MD
		b) Demarcation of Plots / Confirmation of demarcation in approved layout	Lands / Planning	Chief Lands & Survey Officer / Respective Senior Planners	--
	Chapter III	Conditions for disposal of plots			
2	4	By inviting public tenders / public auction	Marketing / IT&SP / SEZ	Respective Heads of Departments	With prior approval of JMD / MD
3.	4 (i)	Allotment of plots to the Central Government / State Government and their undertakings, Local Bodies and to any Govt Autonomous Body constituted under any Act for the public purpose.	Marketing / IT&SP / SEZ / Social Service / Rehabilitation /	Respective Heads of Departments	With prior approval of JMD / MD / Board of Directors
4.	4 (iii) (a)	Allotment of Plots to the Public Charitable Trust for educational, social, cultural, medical, charitable and sports activities, as per the guidelines approved by the Government from time to time	Social Service / Rehabilitation (Marketing - for Health plots)	Respective Heads of Departments	With prior approval of JMD / MD / Social Facility Committee / Board of Directors
5.	4 (iii) (b)	Allotment of plots for construction of any temple, church, synagogue, mosque or for any other religious purpose, with the previous approval of the Government at a specified rate of lease premium by considering individual application.	Social Service / Rehabilitation	Respective Heads of Departments	With the prior approval of JMD / MD / Social Facility Committee / Board of Directors

1 Sr.No.	2 Regulation No.	3 Function	4 Nodal Department for processing the proposal	5 Authority to whom the powers are delegated	6 Condition for exercising delegated powers.
6	4 (iv)	Allotment of plots to reputed national / international institutions, R&D establishments, foreign Govt. Consulates, by considering individual applications at specified rate of lease premium.	Marketing / IT&SP / SEZ / Social Service	Respective Heads of Departments	With the prior approval of the JMD / MD and the Board of Directors, as the case may be
7	4 (1 st Proviso)	Allotment of odd shaped land to the adjoining Licensees / Lessees	Marketing / IT&SP / SEZ / Social Service	Respective Manager (Town Services)	With the prior approval of JMD / MD
8	4 (2 nd Proviso)	Allotment of plots on leave & Licence upto a period of 11 years - (a) for stone/sand quarries, brick kilns, (b) for maintenance of garden, playgrounds, temporary labour camps or any such temporary activities	 Lands Marketing / IT&SP / SEZ / Social Service	 Chief Lands & Survey Officer Respective Manager (Town Services)	 With prior approval of JMD / MD
9	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	Marketing / IT&SP / SEZ / Social Service	Manager (Town Service)	--
10.	6 (ii)	Extension of time for payment of first installment of lease premium on payment of Interest	Marketing / IT&SP / SEZ / Social Service / Rehabilitation	Respective Head of Department	--
11.	6 (ii)	Extension of time for payment of second installment, on payment of interest	Marketing / IT&SP / SEZ / Social Service / Rehabilitation	Respective Head of Department	For plots having area more than 4000 m2, with the prior approval of JMD / MD
12.	6 (iii)	Allotment of excess area revealed at the time of demarcation of the plot (10% of the area, subject to a maximum of 250 sq.mt)	Marketing / IT&SP / SEZ / Social Service / Rehabilitation	Respective Head of Department	With the prior approval of JMD / MD

1 Sr.No.	2 Regulation No.	3 Function	4 Nodal Department for processing the proposal	5 Authority to whom the powers are delegated	6 Condition for exercising delegated powers.
13.	6 (ii) Proviso	Termination of concluded agreement for default in payment of lease premium	Marketing / IT&SP / SEZ / Social Service / Rehabilitation	Respective Head of Department	For plots having area more than 4000 m2, with prior approval of JMD / MD
14.	6 (iv)	Execution of agreement to lease on full and final payment of lease premium	Marketing / IT&SP / SEZ / Rehabilitation (State - for Social Facility Plots)	Respective Head of Department	--
15.	6 (v)	Extending the period for execution of agreement to lease	Marketing / IT&SP / SEZ / Rehabilitation (State - for Social Facility Plots)	Respective Head of Department	--
16.	6 Explanation (b)	Further grant of two months extension for execution of agreement on payment of watch and ward charges	Marketing / IT&SP / SEZ / Rehabilitation (Estate - for Social Facility Plots)	Respective Head of Department	For plots having area more than 4000 m2, with prior approval of JMD / MD
17.	6 (vi)	Termination of concluded agreement for default in execution of agreement to lease and taking over possession	Marketing / IT&SP / SEZ / Social Service / Rehabilitation	Respective Head of Department	For plots having area more than 2000 m2, with prior approval of JMD / MD
18.	8	Permission for extension of time for completion of construction on payment of additional lease premium	State	Respective Manager (Town Services)	For plots having area more than 2000 m2, with prior approval of JMD / MD
19.	8 (proviso)	Termination of Agreement to lease for non completion of construction	State	Respective Manager Town (Service)	
20.	9.	Termination of agreement to lease and revocation of Licence	State	Respective Manager Town (Service)	For plots having area more than 2000 m2, with prior approval of JMD / MD

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10	10.	Grant of permission for transfer of rights derived under the Agreement to lease	10	Respective Manager (Town Services)	For plots having area more than 2000 m ² in nodal area and for plots having area more than 10,000 sq.mt. under 12.5% scheme, with prior approval of JMD / MD
10	10 (ii) Explanation (i)	Permission to mortgage plot to various authorities.			
		a) Before execution of agreement to lease	Marketing / IT&SP / SEZ / Social Service / Rehabilitation		
		b) After Execution of Agreement to lease	10	Respective Head of Department	- -
	Chapter – IV	Conditions of Lease			
11	11(ii) to (xvi)	Grant of lease, fixing the payment of rents, taxes and other charges, payment of land revenue and cesses, recovery of premium or rent as land revenue, change of user of land and consumable FSI, granting permission for transfer of the demised land, taking over possession of the demised land on determination of the lease for any reason, summary eviction of persons unauthorisedly occupying the lands on determination of lease, payment of cost of lease deeds, preference in employment of labour determination of lease and re-entry of the plot, grant of permission for display of sign board, neon sign or other advertisement, determination of service cost etc.	11	Respective Manager (Town Services)	Change of User of land, consumable FSI, including grant of additional FSI for all plots with prior approval of JMD / MD. Grant of permission for transfer of plots having area more than 2000 sq.m. in nodal area and plots having area more than 10,000 sq.mt, under 12.5% scheme, with prior approval of the JMD / MD.

1 Sr.No.	2 Regulation No.	3 Function	4 Nodal Department for processing the proposal	5 Authority to whom the powers are delegated	6 Condition for exercising delegated powers.
	Chapter V	Conditions relating to disposal of Apartments			
24.	12	Identification of Site for Housing Schemes	Planning / Marketing	Respective Head of the Department	With prior approval of JMD / MD and/or Board of Directors
25.	13	Manner of allotment of apartments			
		By public tenders or by public auction	Marketing / IT&SP / SEZ / Social Service / Rehabilitation	Respective Heads of Departments	With prior approval of JMD / MD
		At a specified rate, by publishing a scheme	Marketing / IT&SP / SEZ / Social Service / Rehabilitation	Respective Heads of Departments	With prior approval of JMD / MD
		Allotment of apartments to the Central Government or State Government or their Undertakings or to the Local bodies or to the Government's autonomous body, for any public purpose, considering individual applications	Marketing / IT&SP / SEZ / Social Service / Rehabilitation	Respective Heads of Departments	With prior approval of JMD / MD
		Allotment of apartments on leave & licence basis upto a period of eleven years, for any temporary activities	Marketing Department	Respective Marketing Managers	As per Approved policy
26.	14 [(i) to (v)]	Acceptance of payment of installments of price and extension of time period for payment of installments	Marketing / IT&SP / SEZ / Social Service / Rehabilitation	Respective Heads of Departments	- -


1	2	3	4	5	6
Sr.No.	Regulation No.	Function	Nodal Department for processing the proposal	Authority to whom the powers are delegated	Condition for exercising delegated powers.
27	15	Grant of lease of the condominium	Estate	Respective Manager (Town Service)	As per approved policy
28	16	Grant of permission for transfer of apartments	Estate	Respective Manager (Town Service)	As per approved policy
29	17 (i)	Termination of Agreement for Sale of apartment for breach / violation of conditions of agreement	Estate	Respective Manager (Town Services)	--
30	17 (ii)	Determination of lease of Company / Society / Apartment Owners Association	Estate	Respective Manager (Town Services)	With prior approval of JMD / MD
31	22	Summary eviction of persons unauthorisedly occupying the lands on determination of agreement for Sale or lease	Estate	Respective Manager (Town Services)	--
	Chapter VI	Miscellaneous			
32	23	Permission to use a plot temporarily for holding a circus, meeting or other show on payment of fee or charge	Estate Planning	Respective Manager (Town Service)	For period exceeding 30 days, with the prior approval of JMD / MD

The allotment, 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 the Process Note by respective Nodal Department.

The Joint Managing Director / Managing Director shall obtain approval of the Board / Government of Maharashtra wherever it is necessary.

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

The orders regarding delegation of powers under the City and Industrial Development Corporation of Maharashtra Limited (Lease of Land to Co-operative Housing Society) (Amendment) Regulations, 2008, are issued separately.


(Tanaji V Satre) 7/10/10
Vice Chairman & Managing Director

To:

Joint Managing Director
Chief Planner / Addl. Chief Planners / Senior Planners
Chief Lands & Survey Officer / Additional Chief Lands & Survey Officers
Marketing Manager (I) / (II)
General Manager (IT & SP)
General Manager (SEZ)
Chief Social Service Officer
Manager (Rehabilitation)
Manager (Town Services) (I) / (II)
Chief Health Officer

Cc to : Chief Engineer & General Manager (Tech.) / Addl. Chief Engineers
Addl. Chief Engineer (Railway Project)
Company Secretary
Chief Accounts Officer / Internal Auditor
General Manager (Administration)
Law Officer
Public Relations Officer (Navi Mumbai) / (Mumbai & NTs)
Additional Chief Transportation Engineer
Chief Controller of Unauthorized Constructions
Manager (Personnel)
Superintending Engineer (Telecom)
Systems Manager
Senior Economist
Senior Statistician