

BRIEF DECISION

546TH BOARD MEETING

HELD ON 17.5.2013 AT 2.00 PM . [Corporate Governance Sheet]

Item No.	B.R. No	HOD concerned	Subject	Nature of proposal	Whether can be made available under RTI	Decision of the Board
1	10803	CS	Granting Leave of Absence	Compliance	Yes	Granted to Shri L. Radhakrishnan, Shri V.S.Nahata and Shri Bhaskar Wankhede.
2	10804	CS	Confirmation of the Minutes of 545th Board Meeting held on 23.4.2013 and 3.5.2013 at 'Nirmal'.	Compliance	Yes	<p>Approved with the modification to BR No.10799 to the effect that the FOUR applications as placed before the Board on 16.3.13 for grant of financial assistance be released same, subject to maximum ceiling of Rs.5.00 lacs. Out of Four applications, One application for Rs 15 Lacs to be considered in line with CSR policy evolved by Ministry of Corporate Affairs.</p> <p>CIDCO's CSR policy to be evolved on the line of MMRDA/TATA Power and as per Sector guidelines issued by Deptt of Public Enterprises & Ministry of Corporate Affairs dt. 12.3.2013.</p> <p>Honble Chairman expressed his concern over the pending decision at</p>

						Chief Minister's Office on various issues of PAPs as discussed in the presence of Honble Chief Minister in the month of February 2013.
3	10805	Manger (TS-1)	Grant of extension of time period for construction for certain cases where the Licensee could not commence the work within prescribed time period due to restrictions imposed by the Authority.	Policy	-	As per NMDLR, 1975 the intending lessee has to complete construction within 4 years. But in certain cases, due to imposition of restrictions by the Statutory Authorities/ judiciary/ quasi/semi judiciary bodies, delays are occurred. While calculating ALP for grant of extension of time, such period taken in complying with the directives of Statutory Authorities/ judiciary/quasi/semi judiciary bodies shall be subtracted. Further, hereafter, where the plot requires clearance of any Statutory/ State/ Central Govt. Agency (CRZ , Airport clearance, Environment etc), a period of one more year shall be provided, than the prescribed time. Above decision will be implemented by adding proviso in NMDLR 1975 & NBDLR 2008 and will come into effect after Govt. Notification.
4	10806	M(TS)-1	Grant of extension of time for cases where the Licensee could not commence the work within the maximum prescribed time period.	Policy	-	As per the present policy, for plots allotted prior to 06.11.2004 - the time limit for construction period is 6 years extendable up to additional

					<p>7 years (i.e. total 13 years) on payment of Additional Lease Premium.</p> <p>As per the present policy, for plots allotted after 06.11.2004 - the time limit for construction period is 4 years extendable up to additional 7 years (i.e. Total 11 years) on payment of Additional Lease Premium.</p> <p>Note: For Social Facility plots, the above 4 years will be 5 years.</p> <p>Instances were apprised to Board about the difficulties in obtaining Development permission by the Lessee vis-a-vis commencement of construction within the aforementioned time due to variety of problems ranging from slumps in real estate, abnormal increase in constn cost, litigation etc.</p> <p>Therefore, it was decided to grant extension after 13 years by recovery of ALP based on certain % of Base Price, (i.e 10% for 1st year, 20% for</p>
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						2nd year, 30% for 3rd year and 40% for 4th year) (maximum up to another 4 years) which will fetch addl. revenue to the corporation.
5	10807	CE(S)	Development of land near village Vadghar & Dapoli ear-marked for resettlement of Airport Project Affected Villages (CA No.05-38/ CIDCO/SE(Airport)/EE(Airport)/ 2012 -13 and CA No. 04-18/CIDCO/SE(Airport)/ EE (Airport)/ 2012-13.	Finalization of tender for award of work to Airport PAPs	-	<p>As per old BR No 8882, 50% of filling work to be awarded to PAP at the L1 rate received from Regd Contractor.</p> <p>The filling work was related to Navi Mumbai Airport and awarded at (-) 26% to the lowest bidder, at which the PAP group is not agreeing to do this work at this rate claiming that the regd. contractor possess all the equipment and machineries of his own and hence it is impossible for PAP groups to accept the tender, at the same rate.</p> <p>The villagers are also not allowing the regd. contractor to do the filling work awarded to them. Contour survey is also delayed as protested by the villagers.</p> <p>Considering the urgency to get the filling done before the onset of monsoon, Board decided to negotiate with the PAP groups to take up the</p>

						work at the DSR rate, so that work can be awarded at base rate. The Board also discussed possibilities of audit para , however looking to the international airport and practical difficulties the consensually unanimous decision was taken to negotiate with the PAPs so that work can be awarded at the estimated cost put to Tender.
6	10808	CE(N)	Integrated development of physical infrastructure works in Sector 50 & 51 under 12.5% scheme at Dronagiri.	Administrative Approval	Yes	Approved, at the estimated cost of Rs.17,84,77,661/- without contingencies. Tenders will be invited and the report shall be placed before the Board for selection of agency and award of work.
7	10809	CE(N)	Construction of S.W. drain and development of footpath along 36 mtr. road from Balmer Lawrie to BPCL at Dronagiri.	Administrative Approval	Yes	Approved, at the estimated cost of Rs.7,99,91,070.30 without contingencies. Tenders will be invited and the report shall be placed before the Board for selection of agency and award of work.
8	10810	CP	Report of the Committee for examining the 'Techno-Economic Feasibility' of Waluj Mahanagar Project, as per the directives of Government.	Appraisal	Yes	The Committee made Power Point Presentation. After detailed study about the development pattern, quantum of expenditure and anticipated receipts/revenue, the Board decided to go ahead with the project.
9	10811	M(P)	CIDCO Employees (Advance for	Policy		Approved. [Loan for purchase of

			purchase of Motor Vehicles) Rules, 1980.			vehicles to the employees, as under]: a) Motor car - 85% of cost with Rs.5.00 lac upper limit. b) Scooter - 85% of cost, with max. Rs.60,000/-. c) Motor cycle - 85% of cost with max. of Rs.75,000/-. Interest on loan shall be levied based on the rates prevalent in Govt. from time to time.
10	10812	Comp. Secy	Appointment of Directors on the Board of CIDCO on ex-officio basis, instead of appointment by name.	Policy	Yes	Approved the proposal and to suitably modify the Articles of Asscn. with due concurrence of Shareholders, Ministry of Corporate & GoM. 1 Post of Independent Director was kept reserved under Woman Quota as per provision of Companies Bill 2011.
11	10813	M(TS-1)	Empanelment of the bank or Financial Instn. etc. in the Corporation's approved list for lending the advance or home loan to be borrowed by the intending Lessee(s) in respect of plot of land leased or apartments sold across Navi Mumbai, as per the provision contained in the Navi Mumbai Disposal of Land (Amendment) Regulations, 2008.	Adm. Approval	-	To invite applications from interested financial institutions by way of advertisement and place before the Board for their inclusion in CIDCO's approved list of financial institutions for grant of loan against mortgage of CIDCO properties.
12	10814	CE(N)	Reclamation for proposed Metro	Administrative	-	Approved. Estimated cost Rs.6.53

			Depot plot in Sector-10 at Dronagiri.	Approval		crores. Tenders will be invited and thereafter Board Note will be placed before the Board for Agency Acceptance.
13	10815	CE(SP)	Providing and laying murum embankment and sub-ballast layer for track formation from Ch. 2790 m to 7900 on Nerul / Belapur-Seawood-Uran Railway Line.	Administrative Approval	Yes	Approved. Estimated cost Rs.739.46 lacs. Tenders will be invited and the details will be placed before the Board for Agency Acceptance.
14	-	CSSO	Revised policy guidelines for allotment of land for religious and spiritual purpose.	Policy	-	Deferred
15	10816	M(P)	Absorbing sweepers in service of the Corporation on basis of right of heirship.	Administrative Approval	-	Approved. However, the incumbent be absorbed in the same post, i.e. sweeper. Policy will be in line with LAD Committee Report.
16	10817	M(P)	Creation of a post of Deputy Inspector General (Vigilance & Security) in the Corporation	Administrative Approval	Yes	Approved, without waiting for confirmation of minutes. To request the Home Deptt. for deputing a DIG rank officer .
17	10818	M(P)	Imparting free pre-recruitment coaching to CIDCO'S in Navi Mumbai - Appraisal note	Appraisal	Yes	Approved. VC&MD was authorised to decide the selection of institutions. In case of residential programme for , the expenses for their stay and food to be borne by CIDCO. Stipend of Rs 4000/- to the PAP

						aspirant who complete the training programme, with minimum 80% attendance.						
18	10819	CE(N)	Integrated Development of physical infrastructure work in Sector-52 to 55 under 12.5% scheme at Dronagiri.	Administrative Approval	-	Approved. Estimated cost Rs.36.23 crores. Tenders will be invited and details of renderers will be placed before the Board for Agency Acceptance.						
19	10820	CE(N)	Construction of roads upto 1st stage of asphaltting including storm water drains, water supply lines and balance sewer lines in Sector-15 under 12.5% scheme at Dronagiri.	Administrative Approval	-	Approved. Estimated cost Rs.13.32 crores. Tenders will be invited and details of renderers will be placed before the Board for Agency Acceptance.						
20	10821	CE(N)	Administrative Approval to the Block Estimate of balance work of Rs.667.08 crores towards physical and social infrastructure works at Nagar-I, Nagar-II and Nagar-IV of Waluj Fringe area.	Administrative Approval	Yes	Adm. Approval granted to the following: (estimated cost Rs. in lacs) <table border="1"> <tr> <td>Infra. works in Nagar - I, II & IV (block estimate)</td> <td>667.08</td> </tr> <tr> <td>Immediate works</td> <td>152.33</td> </tr> <tr> <td>Hsg. Project (block estimate)</td> <td>131.18</td> </tr> </table> Tender will be invited and the details will be placed before the Board, for finalization of Agency.	Infra. works in Nagar - I, II & IV (block estimate)	667.08	Immediate works	152.33	Hsg. Project (block estimate)	131.18
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21	-	CP	Acceptance for Draft Development Plan of Aurangabad Fringe Area.	Administrative Approval	Yes	Deferred						
22	10822	CA(NT)	Determination of additional lease premium for grant of extension of time for constructions in New Towns.	Policy	-	Shri Valvi, Adm (NT), began granting extension of construction period only after consumption of 100 FSI as against the 1992 circular to grant such						

						extension in case of 25 % FSI . The Board reviewed this decision and decided not to give such extensions with retrospective effect as started by Shri Valvi and it should be made with prospective effect. Shri Valvi, CA(NT) to bring a detailed Board Note in the next meeting.												
23	10823	M(Rhb)	Payment of stipend to the wards of PAP - enhancement in the amount.	Policy	-	The existing rate of stipend being given to the wards of PAPs for education enhanced as under: <table border="1"> <thead> <tr> <th>Course</th> <th>Present stipend</th> <th>Revised stipend</th> </tr> </thead> <tbody> <tr> <td>ITI</td> <td>3000.00</td> <td>4500.00</td> </tr> <tr> <td>Degree college</td> <td>5000.00</td> <td>7500.00</td> </tr> <tr> <td>P.G. course</td> <td>6000.00</td> <td>9000.00</td> </tr> </tbody> </table>	Course	Present stipend	Revised stipend	ITI	3000.00	4500.00	Degree college	5000.00	7500.00	P.G. course	6000.00	9000.00
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24	10824	CHO	Medical reimbursement to retired CIDCO Employees and their eligible dependents.	Policy	-	To extend the present facility of Cash Less Hospitalisation (as adapted in the year 2010 for the employees of CIDCO) to the retired employees excluding their dependent Children and the facilities will be effective from retirement taken place on or after 30 April, 2013 .												