

**BOARD NOTE**

Item No.	18
Board meeting No.	570
Date of meeting	02/12/2014
Sponsoring HOD	CSSO

- A) **Subject:** Revised Policy for allotment of plots for Religious and Spiritual purposes .... Approval received from Govt. vide letter No. CID-1814/Pk-24/UD-10 dated 9/9/2014.
- B) **Issue for consideration:** Appraisal note to Board regarding approval received from Govt. with directives / modifications to the revised policy for allotment of plots for religious and spiritual purposes approved by Board vide B.R.no.10980 dated 4-2-2014.
- C) **Nature of approval :** Administrative approval
- D) **Details about the proposal:**
1. The Board vide resolution No. 10980 dated 4-2-2014 has approved the revised policy guidelines for allotment of land for religious and spiritual purpose. The Board has further resolved that the resolution be taken up for implementation immediately and also sent to Urban Development Deptt., GOM for advise, if any. In case objection is received from Urban Development Deptt., GOM, policy be re-submitted to the Board with the objection. On approval of Board the policy was submitted to Govt. vide letter dated 17-4-2014. The revised policy was also submitted to Principal Secretary, UDD vide letter dated 16-6-2014 under the signature of VC&MD for perusal and approval of Govt.
  2. The Govt. vide letter No. CID-1814/P.K.24/UD-10 dated 9<sup>th</sup> September, 2014, annexed at Annexure-A has approved the revised policy for allotment of land for religious and spiritual purpose approved by Board vide BR No. 10980 dated 4-2-2014 with some directives / modifications to the policy. The directives / recommendations suggested by Govt. in the policy are given below:-

Sr. No.	Directives / modifications recommended by Govt. vide letter dated 9/9/2014	Remarks
1	The categories proposed in the religious and	As recommended by

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	spiritual trusts are divided into two i.e.(i) Neighbourhood Trust and (ii) State, National and Internal Trusts. The Govt. has recommended that it would be appropriate if the Neighbourhood Trust i.e. Trust formed by the residents of Navi Mumbai and PAPs of Navi Mumbai be categorised as "Local Trust".	Govt. modification can be made and Neighbourhood Trust to be categorized as "Local Trust".
2	The Govt. has directed that in the approved policy in case of State, National and International Trust the Board has approved that the Trust should submit copy of registration of BPT Act, 1950. As the Trust being registered at national and international level, the BPT Act may not be applicable in some States and hence it should be rectified taking into consideration this possibility.	In the approved Policy for State, National and International Trust, the eligibility criteria the Trust is to be registered under any charitable act in India. Necessary corrections in the Annexure indicating list of documents to be submitted shall be made.
3	The Govt. has further observed that in the category of State, National and International religious Trust as per eligibility criteria the Trust should have completed period of 4 years from the date of registration whereas in the same category for the spiritual Trust in the eligibility criteria it has been indicated that the Trust should have completed a period of 10 years from the date of registration. The Govt. has stated that the reason for keeping the difference in years of experience in spiritual and religious trust is not clear and it would be appropriate if for the both the categories i.e. for Spiritual and Religious Trusts at State, National and International level, the Trust should complete a period of 10 years from the date of registration.	As recommended by Govt. in the category of State, National and International religious Trusts, it is proposed to make the change in the eligibility criteria that the Trust should have completed 10 years from the date of registration.
4	The Govt. has further directed that in the category of Spiritual trust functioning at State, National International level eg. Vipassanna in such cases the condition of maximum plot of 2000 m2 may not be sufficient and hence while considering such uses in the category of spiritual purposes in exceptional cases, it would be appropriate if more than 2000 m2 area is considered with the approval of Govt. and such provision may be made in the existing policy.	Provision to be made to allot area more than 2000 m2 in special cases under the category of spiritual purpose subject to approval of Govt.
5	CIDCO should take due care to give proper publicity regarding advertisement of plot for	Wide publicity for the plots earmarked for

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religious and spiritual purposes. While advertising the plots for local trusts such advertisement may be given in the local newspapers whereas in the category of State, National and Internationals level Trust the advertisement of such plots may be given at state, national and international level.	State, national and international level Trust shall be made at state and national level and for local trusts the advertisement shall be issued in the local newspapers.
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3. The Board is requested to consider the agenda item and if approved pass the resolution in terms of following draft resolution with or without modification.

- E) Financial implication(Amount in Rs.): -
- F) Legal Requirements/implications/provisions: -
- G) Date of approval of the agenda note by VC&MD/Jt. MD : 4/10/2014
- H) Whether continuation of Deferred item/or Fresh item: Fresh item
- I) Whether to provide the Board Note and Board: Yes  
Resolution under the Right to Information Act, 2005

Draft resolution:

"RESOLVED THAT the Board do hereby note the directives / recommendations received from Govt. vide letter No. CID-1814/P.K.24/UD-10 dated 9<sup>th</sup> September, 2014 to the revised policy for allotment of land for religious and spiritual purpose approved by Board vide BR No. 10980 dated 4-2-2014".

"RESOLVED FURTHER THAT the category of Neighbourhood Trust be categorized as "Local Trust".

"RESOLVED FURTHER THAT the eligibility for State, National, International Religious and Spiritual Trust shall be that the Trust should be registered under any Charitable Trust Act in India with the eligibility of having completed 10 years from the date of registration".

"RESOLVED FURTHER THAT in exceptional cases more than 2000 m2 can be allotted for Spiritual Trust with the approval of Board and Govt."

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"RESOLVED FURTHER THAT the plots earmarked for State, National, International Trusts be advertised at State and national level and plots earmarked for Local Trust be released in local newspapers".

"RESOLVED FURTHER THAT the VC&MD / Jt. M.D. be and are hereby authorized to implement the resolution".

Initiated by:

Signature : [Signature]  
Name : Mrs. R.R. Dikshit  
Designation: Chief Social Services Officer



**Item No. 18/570 BM** : Revised policy for allotment of plots for Religious & Spiritual purposes... Approval received from Govt. vide letter No.CID-1814/Pk-24/UD-10 dated 9.9.2014.

After discussions, the Board unanimously passed the following Resolution:

**RESOLUTION NO: 11229**

"RESOLVED THAT the Board do hereby take note of the following changes received from Govt. vide letter No. CID-1814/P.K.24/UD-10 dated 9<sup>th</sup> September, 2014 to the revised policy for allotment of land for religious and spiritual purpose as approved by Board vide Resolution No. 10980 dated 4-2-2014:-

- i) The category of Neighborhood Trust be categorized as "Local Trust."
- ii) The eligibility for State, National, International Religious and Spiritual Trust shall be that the Trust should be registered under any Charitable Trust Act in India with the eligibility of having completed 10 years from the date of registration."
- iii) In exceptional cases more than 2000 sq.mtr can be considered for allotment for Spiritual Trust with the approval of the Board and Government."



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iv) The plots earmarked for State, National, and International Trusts be advertised at State and national level and plots earmarked for Local Trust be released in local newspapers."



"**RESOLVED FURTHER THAT** with the above changes, policy kept at **Annexure- A** attached to this Resolution is approved."

"**RESOLVED FURTHER THAT** the Board do and hereby authorise the VC&MD / Jt. M.D / CSSO / Manager( Rehab) to implement the Resolutions, without waiting for confirmation of the Minutes."



Passed by the Board vide Resolution No.  
11229 of Board meeting held on  
02-12-2014.

  
Company Secretary  
Emp. No. 34023





**ANNEXURE-A**

**Policy as per B.R.No. 11229 dtd. 2-12-2014 as per changes made by Govt. vide letter No. CID-1814/PK-24/UD-10 dated 9/9/2014 to B.R.No.10980 dated 4-2-2014, the policy for allotment of plots earmarked for religious and spiritual uses in Navi Mumbai:-**

**1. I) Need for revised Religious / Spiritual Policy:-**

- (i) To bring transparency:
  - To make the allotment process transparent.
  - To adopt web based method of receiving applications.
- (ii) To categorize spiritual and religious Trust and relaxation of eligibility norms for the trust formed by residents of Navi Mumbai and PAPs:
  - To have a policy where by there is scope for local Trusts as well as national / international level trusts to set up their religious and spiritual centers.
  - For national / international religious trusts eligibility criteria is revised to registration under any Charitable Trust act in India.

**II) Categories proposed in Religious and Spiritual Trusts**

**A. Religious Trusts :**

**a) Local Trust** (inserted as per GOM's letter dated 9/9/14)

Trusts formed by residents of Navi Mumbai / PAPs and are willing to take up plot for religious purpose.

**b) State / National / International Trust**

Trust registered under any charitable Act in India having existence at State / National / International level.

**B) Spiritual Trusts:**

**a) Local Trust**

Local branches of Spiritual Trust formed by residents of Navi Mumbai and registered under BPT Act, 1950.

**b) State / National / International Trust**

Spiritual Trust registered any charitable Trust Act in India having existence at National / International level.



## 2. Proposed Eligibility Criteria:

### a) Religious Trusts:

Local Religious Trust (Trust formed by residents of Navi Mumbai / PAP)	State/National / International religious Trust
Eligibility Criteria	
Registered under BPT Act, 1950	Registered under any Charitable Trust Act in India.
Should have completed a period of <b>1 year</b> from date of registration	Should have completed a period of 10 years from date of registration (inserted as per GOM's letter dated 9/9/14)
Submit <b>1 year</b> audited statement	Submit 3 years audit statement
Trust should have minimum <b>10% of lease premium</b>	Financially sound to take up a plot for construction
Minimum member families 200 or more	Minimum member families 200 or more

### b) Spiritual Trusts:

Local branches of Spiritual Trusts	State / National / International Spiritual Trust
Eligibility Criteria	
Registered under BPT Act, 1950	Registered under any Charitable Trust Act in India.
Should have completed a period of <b>1 year from the date of registration</b>	Should have completed period of 10 years from the date of registration
Submit audited statement of accounts of one year.	Submit 3 years audited statement of accounts.
Trust should have minimum <b>10% of lease premium at the time of application</b>	Should be financially sound to take up a plot for construction .
Minimum member families 200 or more	Already established and run at least 1 Centre in Maharashtra for more than 10 years and would





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	like to extend facilities to Navi Mumbai .
	Maximum area shall not exceed 2000 m2 in the Navi Mumbai . In exceptional cases more than 2000 m2 can be considered with the approval of Board and Govt. (inserted as per GOM's letter dated 9/9/14)

**c. Implementation Framework:**

1. Node wise analysis of population and their break up religion-wise
  - Analyze the balance area to be allotted religion wise (0.15 S.mt. per person) Religions as enumerated by National Minority Commission will be considered for the purpose of allotment of plots.
  - Physical verification of vacant plots
  - 10% of vacant plots to be reserved for future needs
2. 3 to 4 plots of 2000 sq.m shall be earmarked for spiritual and religious trusts having State / National / international existence
3. Plots in the range of 300 to 500 sq.m. or more as identified by planning department to be earmarked for Local Religious and Local branches of Spiritual Trust
4. Plots in the range of 1000 to 2000 sq.m. to be allotted for minor religion at least one in each node subject to availability of plots
5. If religious trust of a minority trust already has land less than 2000 sq.m., then trust is entitled for additional plot to equate the additional plot size. In order to meet the need of increased population. However this will include all sub-sects of that minority religion.
6. Meditation centres to be constructed by CIDCO in South Node, which shall be open for meditation purpose
7. Unauthorised religious structures shall be dealt case by case as per Govt. GR No. CTM – 0909/PK/557/Part 2 VS-IB Dated 5th May, 2011

**d. Process for allotment of plot:**

1. Planning to identify suitable plots for minor religions in consultation with Commissioner of Police
2. Plots shall be advertised by CIDCO for the same. The plots earmarked for State, National, and International Trusts shall be advertised at State and National level and plots earmarked for Local Trust shall be released in local newspapers. (inserted as per GOM's letter dated 9/9/14)
3. Preparing schedule for allotment of plot and issue advertisement for Local Religious / Spiritual / National / International Religious Spiritual Trust

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4. Standardized format for scrutiny of application
5. Preparing standard formats for receiving application, documents and rejecting ineligible applications
6. Standardizing scrutiny process
7. Displaying Notice Board in the local area / on the plot with name of the eligible applicants and on CIDCO website.
8. Public will be requested to give their suggestions and objections.
9. KYC document of 200 persons supporting to application shall have to be submitted along with application. This list will be sent to CP, displayed on CIDCO website.
10. Obtain Police NOC(No Objection Certificate), Board and Government approval

e. **Proposed Eligibility Criteria, Methodology, process of evaluation and documents to be submitted:**

If more than one eligible application received proposal shall be ranked on the basis of following criteria -

**(A) Religious -**

- Proposed facilities not available in Navi Mumbai.
- if formed by the residents of same sector from where the plot is advertised (75% of trustees are from the same sector)
- 75% of the trustees are from the node where the plot is advertised.
- Supported by maximum no. of families from the node where the plot is advertised.
- Applicant Trust should have maximum years of experience
  - a) if more than 75 % of the trustees are from the same sector.
  - b) if more than 75 % of the trustees are from same node.

**(B) Spiritual Trusts -**

- Applicant trust having no. of centres at State/ National / International level.
- Supported by maximum number of families from Navi Mumbai.

3. **Methodology /required documents for process:-**

A. **Methodology:** For Local Religious Trust / Branches of Spiritual Trust and State / National level Religious / Spiritual Trust and Minor Religious Trust

- a) Invitation of application through announcement of vacant religious / spiritual plots for major and minor religion / Local Religious and Spiritual Trust / National / International Religious and Spiritual Trust separately.
- b) Announcement will be valid for three months

- c) Acceptance of application in specific time limit
- d) Processing of application within stipulated time limit
- e) Preparing standard formats for receiving application document, rejecting ineligible incomplete application with set of norms.
- f) Standardizing scrutiny process transparently.

**B. Documents to be submitted by Local Religious / Major and Minor Trust and Branches of Spiritual Trust:**

- 1 Copy of Registration certificate under Bombay Public Trusts Act, 1950 duly attested by Notary
- 2 Copy of Constitution and bye-laws/Trust Deed whichever is applicable with amendments if any
- 3 Latest Bank balance certificate confirming availability of funds towards 10% of land cost .
- 4 Bio-data of Trustees with KYC documents
- 5 List of families residing in the Node for which the application is made with clear addresses & contact number (KYC documents).
- 6 Project Report containing information such as; activities proposed, built-up area requirement for each activity and financial resources available and proposed to be raised for completion of project, etc.

**C. Documents to be submitted by Religious / Spiritual Trust of State / National / International spiritual institutes:**

- 1 Copy of Registration certificate under any charitable Trust Act in India duly attested by Notary.
- 2 Certificate in the prescribed format from the Charity Commissioner in whose jurisdiction the institution is situated
- 3 Copy of Constitution and bye-laws/Trust Deed whichever is applicable with amendments if any.
- 4 Copies of Audited Statement of Accounts for the past 3 years
- 5 Certificate in the prescribed format from Chartered Accountant that the accounts of the institution are maintained properly
- 6 Latest Bank balance certificate confirming availability of funds towards land cost and part of construction cost.
- 7 Bio-data of Trustees with KYC documents
- 8 List of families residing in the Node for which the application is made with clear addresses & contact number. (with KYC documents)
- 9 Annual Activity Reports for the past 3 years

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- 10 List of other centers /facilities available in Mumbai Metropolitan Region /Maharashtra with all details such as; approx. built-up area, number of beneficiaries/members, etc.
- 11 Appointment of 50% Trustees on the Management Committee from the residents of Navi Mumbai (certified by Charity Commissioner), in case the Trust is formed by members from outside Navi Mumbai.
- 12 Project Report containing information such as; activities proposed, built-up area requirement for each activity and financial resources available and proposed to be raised for completion of project, etc.

**4. Processing of application & Ranking (if more than one eligible application received proposal shall be processed on following priority sequence)**

**A. Religious**

I) Local Religious Trust (Hindus)	I) State / National / International religious Institute
1) Proposed facilities if not available in Navi Mumbai.	1) Proposed facilities if not available in Navi Mumbai.
2) If formed by the residents of same sector from where the plot is advertised ( 75% of trustees are from the same sector)	2) Applicant Trust having no. of centres at State / National / International level.
3) 75% of the trustees are from the node where the plot is advertised	3) Supported by maximum number of families from Navi Mumbai.
4) Supported by maximum no. of families from the node where the plot is advertised.	4) Applicant Trust if have maximum years of experience.
5) Applicant Trust should have maximum years of experience a) If more than 75% of the trustees are from the same sector. b) If more than 75% of the trustees are from same node.	* For all ( The Trust whom the plot is already allotted in Navi Mumbai for Religious / Spiritual activities are not eligible to apply.)
II) Local religious Trusts for minority religion ( Muslim,Christain,Sikh,Jain,etc.)	
1) Proposed facilities which is not provided in that node.	
2) Supported by maximum number of families from the node from where the plot is advertised	
3) Trust having maximum years of experience	

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**B) Spiritual Trusts**

<b>Local Branches of Spiritual Trusts</b>	<b>State /National /International Spiritual Institutes</b>
Proposed facility should not be available in Navi Mumbai.	Proposed facility should not be available in Navi Mumbai.
Supported by maximum number of families from Navi Mumbai.	Trust having more centres at National and International level.
Trust having more years of experience	Supported by maximum number of families residing in Navi Mumbai / KYC documents and undertaking from the Trust.
	To whom Corporation has allotted plot having area less than 1000 sq.mtr.

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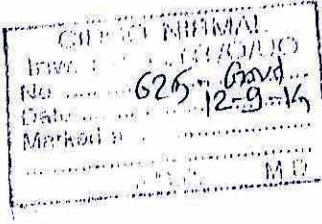
Email-cldcloud90@gmail.com

क्रमांक : सिआयडी-१८१४/प्र.क्र.२४/नवि-१०

नगर विकास विभाग,

मंत्रालय, मुंबई-४०० ०३२.

दिनांक : ०९ सप्टेंबर, २०१४.



प्रति,

व्यवस्थापकीय संचालक,

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित (सिडको),

निर्मल, नरिमन पॉइन्ट,

मुंबई - ४०० ०२१.

विषय :- नवी मुंबईमध्ये धार्मिक तथा आध्यात्मिक प्रयोजनांसाठी  
भाडेपट्ट्याने सिडकोच्या भूखंडाचे वाटप करण्याचे सुधारीत धोरण.

संदर्भ :- १) मुख्य सामाजिक सेवा अधिकारी यांचे पत्र  
क्र. सिडको/सासेवि/नवि/२०१४/५१३, दि. १७.४.२०१४  
२) उपाध्यक्ष तथा व्यवस्थापकीय संचालक, सिडको यांचे  
पत्र क्र. CIDCO/MD/२०१४/५९२, दि. १६.६.२०१४

महोदय,

विषयांकीत धोरणाबाबतच्या उपरोक्त संदर्भाधिन पत्रान्वये प्राप्त झालेल्या सिडको संचालक मंडळ  
ठराव क्र. १०९८०, दि. ४.२.२०१४ च्या अनुषंगाने निदेशानुरूप पुढीलप्रमाणे कळविण्यात येत आहे :-

अ) सिडकोने त्यांच्या सदर ठरावामध्ये धार्मिक व आध्यात्मिक संस्थांची वर्गवारी करताना  
(a) Neighborhood Trust व (b) State/National/International Trust अशी वर्गवारी केली आहे.  
सदर वर्गवारीमधील Neighborhood Trust म्हणजे, नवी मुंबई मधील रहिवाश्यांनी किंवा नवी मुंबई  
प्रकल्पग्रस्तांनी स्थापन केलेला व धार्मिक प्रयोजनासाठी भूखंड घेण्यास इच्छुक असलेला ट्रस्ट असे  
सिडकोने नमुद केले आहे. ही बाब विचारात घेता "Neighborhood Trust" या शब्दाऐवजी "Local  
Trust" अशी सुधारणा करणे संयुक्तीक ठरेल असे शासनाचे मत आहे.

ब) सिडकोच्या सदर ठरावामध्ये राज्यस्तरीय / राष्ट्रीय / आंतरराष्ट्रीय संस्थांनी सादर  
करावयाच्या कागदपत्रांमध्ये Bombay Public Trusts Act, १९५० अंतर्गत नोंदणीप्रमाणपत्राची प्रत  
सादर करण्याबाबत उल्लेख आहे. राष्ट्रीय / आंतरराष्ट्रीय संस्थांच्या बाबतीत Bombay Public Trusts  
Act १९५० या कायद्यांतर्गत नोंदणी प्रमाणपत्राची मागणी करणे संयुक्तीक नाही. कारण अशा संस्था  
संबंधित राज्यांच्या / राष्ट्राच्या धर्मादाय कायद्यांतर्गत नोंदणीकृत असण्याची शक्यता आहे. ही बाब  
विचारात घेऊन सिडकोने नोंदणी प्रमाणपत्राच्या अटी संबंधी नियमानुरूप योग्य ती सुधारणा करावी.

क) सिडकोच्या सदर ठरावामध्ये राज्यस्तरीय / राष्ट्रीय / आंतरराष्ट्रीय संस्थांकरीता धार्मिक  
प्रयोजनांसाठी नोंदणीपासून ४ वर्ष व आध्यात्मिक प्रयोजनांकरीता नोंदणीपासून १० वर्ष अशा स्वरूपांच्या

अटीचा समावेश आहे. सदर दोन्ही प्रयोजनांमधील साधर्म्य पहाता तत्संबंधी दोन्ही संस्थांच्या नोंदणी कालावधीबाबत ४ वर्ष व १० वर्ष अशी वेगवेगळी अट नमुद करण्याचे औचित्य समजून येत नाही. धार्मिक प्रयोजनांसाठीही १० वर्षांचा नोंदणी कालावधी असण्याची अट संयुक्तीक वाटते. या मुद्याबाबत सिडकोने फेरविचार करुन सिडको संचालक मंडळाच्या स्तरावर अंतीम निर्णय घ्यावा.

ड) आध्यात्मिक प्रयोजनासाठी राज्यस्तरीय / राष्ट्रीय / आंतरराष्ट्रीय संस्थांकरीता नवी मुंबईमध्ये जास्तीत जास्त २,००० चौ.मी. क्षेत्राची अट सिडकोच्या ठरावामध्ये समाविष्ट आहे. काही आध्यात्मिक प्रयोजनांकरीता (उदा. विपश्यना) कदाचित सदर क्षेत्र पुरेसे असणार नाही. सबब, एखाद्या आध्यात्मिक प्रयोजनांकरीता २,००० चौ.मी. पेक्षा अधिक क्षेत्र वाटप करणे संयुक्तीक वाटत असल्यास अशा प्रकरणी शासनाच्या मान्यतेने अशा भूखंडांचे वाटप करण्यासंबंधी प्रस्तुत धोरणामध्ये तरतुद करण्याबाबत सिडकोने विचार करावा.

इ) धार्मिक / आध्यात्मिक प्रयोजनांसाठी भूखंड वाटप करण्यासंबंधीच्या जाहिरातीस पुरेशी प्रसिध्दी देण्याची दक्षता सिडकोने घ्यावी. स्थानिक संस्थांकरीता या प्रयोजनांसाठी भूखंड वाटप करण्यासंबंधीची जाहिरात स्थानिक वर्तमानपत्रांमध्येही प्रसिध्द करण्याबाबत व राज्यस्तरीय / राष्ट्रीय / आंतरराष्ट्रीय संस्थांकरीता या प्रयोजनांसाठी भूखंड वाटप करण्यासंबंधीची जाहिरात राज्य स्तरीय तसेच, राष्ट्रीय वर्तमानपत्रांमध्येही प्रसिध्द करण्याची दक्षता सिडकोने घ्यावी.

वरील निरीक्षणांसापेक्ष विषयांकीत धोरणास शासनाची सहमती आहे.

आपला,

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प्रत :

निवडनस्ती नवि-१०

R.