

**BOARD NOTE**



Item No.	18	5
Board meeting No.	611	612
Date of meeting	12.04.2018	<del>02-05-2018</del> <del>05-18</del>
Sponsoring HOD	SSO	SSO

**Subject:** Revised Policy for allotment of plots for various Social Welfare (Women Welfare, Children Welfare, Sr. Citizen Welfare, Welfare of Youths & Rehabilitation, Person with Disabilities Welfare, etc.), Cultural, Institutional, Sports, etc. in various nodes of Navi Mumbai.

**A) Issue for consideration:** Review of Policy approved by Board vide B.R.No.11230, dtd.02/12/2014 for allotment of plots for Women Welfare, Old age Home, Day Care Centre, etc. in various-nodes of Navi Mumbai.

**B) Nature of approval :** Administrative approval.

**C) Details about the proposal:**

(i) The Board vide Resolution No.11230, dtd.02/12/2014 approved the standardization process, qualifying & ranking criteria for allotment of various Social facility plots under Social Welfare activities to registered Public Charitable Trust & Govt. Bodies. The Policy was further approved by Govt. in UDD vide letter no.CID-1614/PK-63/UD-10 dated 09/09/2014.

(ii) On approval of the Policy vide B.R.No.11230, dtd.02/12/2014 Social facility plots under various Social Welfare categories were advertised for disposal. During the implementation of the above said approved policy, it was observed & experienced that as per the existing approved qualifying eligibility & marking ranking criteria, number of reputed/ experienced Trust/ Institutions were lagging behind in marking/ranking or were unable to meet the qualifying criteria or submit the required documents. Therefore such Trust/ Institutions were deprived of getting the plots & were unable to get opportunity to set up their Social Welfare Centers or other Social welfare facilities in Navi Mumbai.

(iii) As a result of which plot started remaining unallotted for non-availability of qualified Trust & various Trust started representing about the criteria for allotment of Social Facility plots. In brief the summary of the number of plots advertised under the present policy approved by Board vide B.R.No.11230, dtd.02/12/2014 and policy approved by Board vide B.R.No. 9696 dtd.26/09/2007 for various Social facility categories & number of plots allotted to the qualified Trust & details of number of plots could not be allotted due to the reasons mentioned above is indicated in the below given table:-

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Sr. no.	Name of the Scheme & date of advertisement & No. of Scheme.	Date of Advertisement	No. of plots advertised	No. of plots allotted to qualified Trust	No. of plots remained unallotted due to nonfulfillment of various qualifying criteria
01	Lease of plots for Social Welfare & Regional/ Cultural activities in various nodes of Navi Mumbai CSSO/SW&C/03/2009-10	11/08/2009	10	5	5
02	Lease of Plots for Working Women Hostel in various nodes of Navi Mumbai CSSO/SW&C/01/2010-11	01/07/2010	4	0	4
03	Lease of Plots for Working Women Hostel in various nodes of Navi Mumbai CSSO/SW&C/01/2011-12	18/04/2011	2	2	0
04	Lease of plots for professional college/ITI & Vocational/ Job Oriented Short Term courses in various nodes of Navi Mumbai CSSO/02/HE/2011-12	20/06/2011	4	1	3
05	Lease of plots for Social Welfare, Regional/ Cultural & Day Care Centre activities in various nodes of Navi Mumbai CSSO/03/SW&C/2011-12	09/08/2011	7	0	7
06	Lease of Plots for Day Care Centre in various nodes of Navi Mumbai CSSO/06/DCC/2016-17	05/01/2017	9	0	9
07	Lease of Plots for Regional Cultural in various nodes of Navi Mumbai Complex CSSO/07/RCC/2016-17	06/01/2017	6	2	4
08	Lease of Plots for Working Women Hostel in various nodes of Navi Mumbai CSSO/08/WWH/2016-17	12/01/2017	4	0	4
09	Lease of Plots for Indoor Sports /Indian Games in various nodes of Navi Mumbai SSO/10/ISIG/2016-17	18/03/2017	10	5	5
		Total	56	15	41

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It can be seen from the above table that out of total 56 plots advertised only 15 plots could be allotted to the Trusts on meeting required qualifying criteria as per existing approved policy and 41 plots remained unallotted. Hence, in order to attract reputed & experienced qualified Charitable Trust of various Social Welfare background from all over, there is a need to amend/revise the existing approved qualifying & ranking criteria.

Presently various Social Facility plots are allotted through public advertisement through Social Service Dept. As indicated above in para no.(iii) to speed up the allotment process, it is proposed to amend the present eligibility & marking/ranking criteria approved by Board vide B.R.No.11230, dtd.02/12/2014 by adding new nomenclatures in the field of Social Welfare activities. Plots under various nomenclatures will be allotted subject to availability of land and as per the rates worked out by Economics Dept. & in consultation with the Planning Dept. Details about existing & proposed eligibility & marking/ ranking criteria, nomenclatures is indicated at Annexure-A.

- (iv) Further, to accelerate the speed of allotment process, it is proposed that henceforth, the matters related to allotment of plots which are earmarked for various Social facility purpose (except Religious /Spiritual facility) i.e. Social Welfare, Composite Schools, Higher Education & allotment of plots to various Govt./Govt. Depts./Local Govt. Bodies/Local self Govt. Bodies, etc., proposals which are meeting all the approved qualifying eligibility criteria as approved by Board be decided at VC & MD's level, who be authorized to do so, instead of regularly being brought such subject proposals before the Board from time to time & the deviational proposals, if any, with reference to approved policy shall be placed before the Board for suitable decision. (Approved by Board vide B.R.No.11850 dtd.27/04/2017).
- (v) Therefore taking into consideration all the above facts, it is proposed to amend the existing approved policy of qualifying & ranking / marking criteria approved by Board vide BR No. 11230, dtd.02/12/2014 so as to allot the balance Social Facility plots under newly revised policy as per the eligibility & ranking, marking criteria as indicated at enclosed Annexure- 'A' & as narrated in detail in the forgoing paragraphs of the Agenda Board note.
- (vi) The Social Welfare Activities for which plots are allotted may get redundant over a period of time in future. Due to this sometime lessee Trusts may be interested in starting some new additional social welfare activities from the allotted plot, under such circumstances it would be appropriate to permit such allottee Trusts to introduce and start additional social welfare activities in the interest of the people at large and to maximize the use of the plot. At present as per NMDLR (Amendment), 2008 chapter III (5) (ii) provision to change use or extension of use for Social Facility plots under various social welfare categories is not permitted. Hence, it is proposed to allow change of use from one social welfare activity to another social welfare activity and extension of use of the plot under social welfare activities on completion of 15 years of running original Social Welfare Activity for which the plot is allotted on obtaining Occupation Certificate from the concerned Competent Authority. Further such change/extension of use shall be allowed only in categories mentioned at Annexure- 'A' from B to G category i.e. Women Welfare, Children Welfare, Sr. Citizen Welfare, Welfare and Rehabilitation of Youths, Person with Disabilities Welfare, Social Welfare Activities, etc.

If approved, process will be initiated through concerned Dept. of Corporation for amendments in NMDLR (Amendment), 2008.

(vii) As per NMDLR (Amendment), 2008 Chapter III, clause no.5 (i), land allotted for charitable and public purposes is not transferable. The Corporation allots plots on lease for 60 years. Hence, over a period of time there is a possibility that the Trust may not remain in position to run activity for which the social facility plots are allotted. In such cases, the activity for which plot is allotted will not be available for residents and plot will remain unused. Therefore, it is proposed to allow transfer of social facility plots under various social facility categories from one Trust to another Trust for the same social facility use subject to completion of 15 years period of running social facility activity by the lessee Trust for which originally the plot is allotted and on obtaining Occupation Certificate from concerned Competent Authority. Further use of plot will remain same for which plot was originally allotted i.e. social facility use.

If approved, process will be initiated through concerned Dept. of Corporation for amendments in NMDLR (Amendment), 2008.

(viii) Corporation allot plots for various uses to various Govt. Depts.. As per NMDLR (Amendment), 2008 Chapter III clause 6 (i), intending lessee has to pay the first installment within 45 days and second installment within 75 days from the date of receipt of allotment letter and as per clause 6 (ii) Managing Director may, in a deserving case, extend either of the foregoing period on the condition that the Intending Lessee shall pay the delayed payment charges (D.P.C.) for such extension at the rates as may be prescribed by the Corporation from time to time :



Provided that the period of extension for the payment of the first installment of the lease premium shall not exceed Three months:

Provided further that the period of extension for the payment of the second installment shall not exceed Ten months:

It is experienced that the Govt. Depts. to whom Corporation allots plots are unable to pay the Lease Premium within the time frame mentioned in the allotment letter due to their lengthy process of getting financial approval for making the payment. In this behalf, it is observed that Govt. Dept. fails to compile the requirement of making the payment on due date resulting in inadvertent delay in making the payment even after granting the additional time as mentioned above as per NMDLR (Amendment), 2008.

Hence, it is proposed to grant total period of one year from the date of issue of allotment letter to all Govt. Depts. for making full payment of Lease Premium. The Managing Director may extend the period of one year on the condition that the intending lessee shall pay the delayed payment charges for such extension.

If approved, process will be initiated through concerned Dept. of Corporation for amendments in NMDLR (Amendment), 2008.

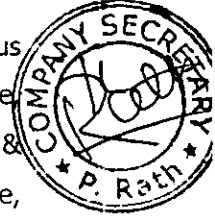
 

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**Item No. 5/612 BM :**

Revised Policy for allotment of plots for various Social Welfare (Women Welfare, Children Welfare, Sr. Citizen Welfare, Welfare of Youths & Rehabilitation, Person with Disabilities Welfare, etc.), Cultural, Institutional, Sports, etc. in various nodes of Navi Mumbai.



After discussions, the Board unanimously passed the following Resolution:

**RESOLUTION NO: 12035**

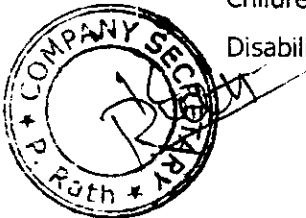
**"RESOLVED THAT** the Board do hereby take note of the proposal and amendments suggested in the body of the Board Agenda note to the Policy approved by Board vide B.R.No.11230, dtd.02/12/2014 and do hereby approve revised qualifying eligibility criteria & marking/ranking criteria, nomenclatures as narrated in the enclosed **Annexure- 'A'** of the Board Agenda Note."

**"RESOLVED FURTHER THAT** all the proposals under Social Facility category for various Social Welfare activities as indicated in the enclosed **Annexure- 'A'** meeting the approved qualifying eligibility & marking / ranking criteria by Board and such allotment be decided at VC & MD level instead of such individual proposals are regularly being brought before the Board for approval."

**"RESOLVED FURTHER THAT** appraisal as regards allotment of Social facility plots for various Social Welfare activities made under the revised approved policy may be submitted to Board for information from time to time."

**"RESOLVED FURTHER THAT** revised approved Policy may be forwarded to Govt. in UDD, GoM for information."

**"RESOLVED FURTHER THAT** change/extension of use shall be allowed only in categories mentioned at Annexure- 'A' from 'B' to 'G' category i.e. Women Welfare, Children Welfare, Sr. Citizen Welfare, Welfare and Rehabilitation of Youths, Person with Disabilities Welfare, Social Welfare Activities on completion of 15 years of running original

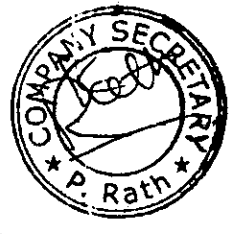


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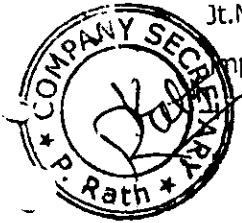


Social Welfare Activity for which the plot is allotted on obtaining Occupation Certificate from the concerned Competent Authority. Proposal to be initiated through concerned Dept. of Corporation for amendments in NMDLR (Amendment), 2008."

"RESOLVED FURTHER THAT transfer of social facility plots under various categories from one Trust to another Trust shall be allowed for the same use subject to completion of 15 years period of running social welfare activity by the lessee Trust for which the plot is allotted and on obtaining Occupation Certificate from concerned Competent Authority. Proposal to be initiated through concerned Dept. of Corporation for amendments in NMDLR (Amendment), 2008."

"RESOLVED FURTHER THAT the Govt. Dept. shall be given total time period of one year from the date of issue of allotment letter for making full payment of Lease Premium. The Managing Director may extend the period of one year on the condition that the intending lessee shall pay the delayed payment charges for such extension. Proposal to be initiated through concerned Dept. of Corporation for amendments in NMDLR (Amendment), 2008."

"RESOLVED FURTHER THAT the Board do and hereby authorize the VC & MD / Jt.MD/SSO/ M(TS-I,II,III)/CP/CAO/MM-I/MM-II/Sr. Economist/Sr. Law Officer to implement the above resolutions further."



Passed by the Board vide Resolution No. 12035 of Board meeting held on 05.05.2018.  
Company Secretary  
Emp. No. 34023

**QUALIFYING & ELIGIBILITY CRITERIA FOR ALLOCATION OF SOCIAL FACILITY PLOTS FOR VARIOUS PURPOSES IN NAVI MUMBAI THROUGH SOCIAL SERVICE DEPT.**

Sr. No.	Category	Sub Category with (Expected Activities on the plot)
A.	Cultural	Community Centre/ Samaj Mandir, Auditorium, Centre for Art & Literature, Art Gallery, Performing Art Centre (dance, music, drama), Regional Cultural Complex (Cultural Activities i.e. singing, plays classes, festival, cultural festival, Exhibition Hall, Multipurpose hall, Reading Room, Library, etc.) etc.
B.	Women Welfare	Mahila Mandal, Self Defense training Centre for women, Shelter Home, Working Women Hostel, Sports Complex for Women, Entrepreneurship Training Centre for Women, Welfare Centre for Women in Distress, Women Welfare Centre (Cultural & Welfare activities for Women, Training on Health Education, Women Empowerment, Training of Women for income generating activities, Women recreation, Women's gym., Women's Capacity Building, Counseling, etc.) etc.
C.	Children Welfare	Day Care Centre/Creche, Orphanage, Adoption Centre of Children, Remand homes for children, Counseling Centre for Children, Hobby Centre for children, Welfare Centre for children in distress/need/street children, Adoption Centre, etc.
D.	Sr. Citizen Welfare	Day Care Centre for Sr. Citizen, Welfare Centre for Sr. Citizen, Sr. Citizens Virangula Kendra, Old Age Home, etc.
E.	Welfare and Rehabilitation of Youths	Centre for Youth welfare and rehabilitation (Leadership Training, Awareness programme, Counseling to drugs / Alcoholic addicted, smoking, Entrepreneurship, Guidance & Training, Counseling, etc.), Working Men Hostel, Deaddiction Centre, etc.
F.	Person with Disabilities Welfare (Hearing impaired, Visually impaired/Mentally challenged /Leprosy patient / Locomotors disability / Mental illness/ Physically challenged/ Rehabilitation of paraplegics / Autism, multiple disabilities, etc.)	Special School, Combined home for Paraplegic Blind, Welfare/Rehabilitation Centre for Persons with Disabilities (Rehabilitation, Training, Education, Protection of rights, Equal opportunity training / Research, etc.), Sports Complex for Persons with Disabilities, etc.
G.	Social Welfare Activities	Gymnasium, Study Centre, Counseling Centre, Yoga Centre, Hobby Centre, Temporary Shelter Home for patients Relatives, Utility Centre for Truck Drivers, Home for Destitute/ Orphans/Dying & Sick/ Terminal ill, Welfare & Rehabilitation Centre for Transgender, Ecology & Environment conservation Center, Vocational Training & Guidance Centre, Deaddiction Centre, Animal Welfare Center, Night shelter, Book Bank, Reading Room, Temporary Shelter Home (Dharmashala), Sanitariums, Last Rite / Rituals Welfare Centre, Disaster Mgt. Training Centre, Labour/ Worker Welfare Centre, Trekking / Rock climbing Center, Self Defense Training Centre, Research Training and Development Centre for Cultural/Women/Children/Sr.Citizen/Youth/PwD/Sports etc., Skill Development Centre, Personality Development Centre, Warkari Sant Sahitya Bhavan, Welfare Centre for Govt. employees/officers (for Trusts formed by Govt. Employees/officers, etc.), etc.
H.	Sports	Indoor Sports Complex, Indoor Recreation, Indian Games, Sports Complex, State Sports Association, Sports Complex for Govt. employees/officers (for Trusts formed by Govt. Employees/officers, etc.), etc.
I.	Institutional	Other Hostel, Museum, Professional Association, Research Institute, Training Institute, etc.

**Note:** 1) Sub categories mentioned in above table and expected activities listed in bracket are indicative in nature. VC & MD is authorized to add/delete/amend/modify any of the category/sub category/expected activity from time to time before the advertisement of the scheme.

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**A) ALLOCATION OF SOCIAL FACILITY PLOTS FOR VARIOUS SOCIAL WELFARE USES IN NAVI MUMBAI**

**QUALIFYING CRITERIA :-**

Sr. No.	Existing Qualifying Criteria (as per B.R.no.11063, Dtd. 26.05.2014 & approved by Govt. letter Dt.CID-1614/PK-63,UD-10,Dt.9.9.2014). (as per B.R.no.11230, Dtd. 02.12.2014).	Proposed Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
1	<p><b>Registration :-</b></p> <p>(a) Registration under Bombay Public Trust Act, 1950 &amp;/or Society's Registration Act, 1860/ in Maharashtra. ((i) for allocation of plot under the category of Cultural Complex, (ii) Plots for Social Welfare organizations, etc.).</p> <p>(b)Registration under Bombay Public Trust Act, 1950 &amp; / or Society's Registration Act, 1860. (For allocation of plots under the category of Day Care Centre for children, Sr.Citizens Welfare Activities, Welfare of Disabled, Welfare of youths &amp; Rehabilitation of drug addicts.)</p>	<p><b>Proposed :-</b></p> <p>(A) Registration under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act in India or Trust registered under Section 8 of Companies Act, 2013 (Section 25 of Companies Act, 1956)</p> <p><b>(B) For various Professional Association</b> In addition to "A" above Associations registered under regulations of Central/State Govt. or constituted under Act of Parliament.</p>	<p><b>Existing &amp; Proposed</b> Registration Certificate and Trust Deed, Constitution &amp; Bye-laws copy, Articles &amp; Memorandum of Association with all amendments, if any duly certified by Competent Authority.</p>	<p><b>(I) Existing :- Cultural Complexes / Social Welfare Organizations, Mahila Mandal</b></p> <p>(i) To confirm that the Trust is registered under Bombay Public Trust Act, 1950 &amp; / or Society's Registration Act, 1860.</p> <p>(ii)KYC documents of all office bearers.</p> <p><b>(II) Existing :- For Day Care Centre for Children.</b></p> <p>(i)To verify Registration of Trust &amp; the provisions in their by-laws which mentions running Day Care Centers in the MOA.</p> <p><b>(III) Existing :- For Women &amp; Child Welfare/Welfare Children-Orphanage/ Women Welfare-Working Women Hostel/Sr. Citizens Welfare Activities-Old age Homes / Welfare,</b></p>

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Sr. No.	Existing Qualifying Criteria (as per B.R.no.11063, Dtd. 26.05.2014 & approved by Govt. letter Dt.CID-1614/PK-63,UD-10,Dt.9.9.2014). (as per B.R.no.11230, Dtd. 02.12.2014).	Proposed Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
				<p><b>Recreational, Day Care Centre Facility for Sr. Citizens/Welfare Centre for Persons with Disabilities / Welfare of Youths.</b></p> <p>(i) To verify authentication of trust and the provisions in their by-laws.</p> <p><b>Proposed :-</b></p> <p>(i) To confirm that the Trust is registered under Bombay Public Trust Act, 1950 &amp; /or Society's Registration Act, 1860 &amp;/ or under any statutory Charitable Act &amp;/ or Trust registered under Section 8 of Companies Act, 2013 (Section 25 of Companies Act, 1956)</p> <p>(ii) To verify authentication of Trust/Society, registered body and the provisions in their by-laws.</p>
2.	<p><b>Experience :-</b></p> <p>a) 4 years experience of conducting Cultural activities</p> <p>(i) Regional Cultural, Social Welfare Organization i.e. any NGO's of Cultural / Regional organizations, Mahila Mandal ,Cultural &amp; Welfare activities for women, (ii) Day care Centre for children, Women &amp;</p>	<p><b>Proposed :-</b></p> <p>Trust / Society/ Trust under Company Act, etc. should have minimum experience of past preceding 3 years (preceding the date of advertisement) of conducting similar activities for which the plot is advertised, after the date of registration.</p>	<p><b>(I) Existing :- Cultural Complexes / Social Welfare Organizations, Mahila Mandal</b></p> <p>(i)Examine the documents containing the experience of conducting Cultural activities.</p> <p>(ii)Examine the 4 years self attested annual activities reports.</p>	<p><b>(I) Existing :- Cultural Complexes / Social Welfare Organisations, Mahila Mandal.</b></p> <p>In order to confirm the Trust has experience of running Cultural / Social Welfare / Mahila Mandal activities.</p>

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Sr. No.	Existing Qualifying Criteria (as per B.R.no.11063, Dtd. 26.05.2014 & approved by Govt. letter Dt.CID-1614/PK-63,UD-10,Dt.9.9.2014). (as per B.R.no.11230, Dtd. 02.12.2014).	Proposed Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
	<p>Child Welfare -Welfare of children (Orphanage), (iii) Women Welfare-Working Women Hostel, Sr.Citizens Welfare Activities-Old Age Home/Welfare / Recreational/Day Care Centre facility for Sr.citizens , Welfare Centre for persons with Disabilities, -Welfare of Youths.</p> <p>b)The Trust should have established at least one centre in Maharashtra with 3 years experience for the orphanage/WWH/Old age home / Sr.Citizens/Welfare of Disabled /Welfare of Youths</p>		<p><b>(II) Existing :- For Day Care Centre for Children.</b></p> <p>i) Certification from concerned authority confirming four years' of experience in case receiving grant.</p> <p>ii) Approval from concerned Government Department / Bodies if receiving grants from Government.</p> <p>iii) In case, the Trust is not receiving any grant from State / Central Govt. for its activity self-declaration by the institute that the Trust has 4 years experience with proper evidences such as annual reports, Audited Statement of A/c reflecting expenditure incurred on activity of day care center.</p> <p>iv) Proof of ownership or registered rent deed of premises where they are running the crèche.</p> <p>v) Physical verification will be done of the same activity center of which record is provided, in case trust is fulfills the eligibility criteria.</p> <p><b>III) Existing for (a) Women &amp; Child Welfare activities, Welfare of Children-Orphanage. (b)Welfare Women -Working Womens Hostel.</b></p> <p>(i)License from Commissioner Women and Child Welfare Dept. /Government Department/Bodies to run the orphanage for children / Working Women's Hostel</p>	<p><b>(II) Existing :- For Day Care Centre for Children.</b></p> <p>To confirm that trust has 4 years' experience of running Day care Center.</p> <p><b>(III) (a) Existing-For Women &amp; Child Welfare/Welfare Children-Orphanage/Women Welfare-Working Women Hostel.</b></p> <ul style="list-style-type: none"> <li>To confirm that trust has 4 years' experience of running orphanage. Supported by Audit Statements as proof of expenditure for activities.</li> <li>To confirm that trust has 4 years' experience of running a Working Women Hostel including whether the Trust has spent amounts on object of Trust.</li> </ul> <p><b>(b) Existing for Old age Home/ Welfare Centre for Persons with Disabilities.</b></p>

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Sr. No.	Existing Qualifying Criteria (as per B.R.no.11063, Dtd. 26.05.2014 & approved by Govt. letter Dt.CID-1614/PK-63,UD-10,Dt.9.9.2014). (as per B.R.no.11230, Dtd. 02.12.2014).	Proposed Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
			<p>ii) Certification from concerned authority in government confirming four years' of experience with good track record. (Commissioner Women &amp; Child Welfare).</p> <p>III) Existing for Old age home</p> <ol style="list-style-type: none"> <li>1. Certification from concerned authority confirming four years of experience of running Old Age Home.</li> <li>2. Approval from concerned Government Department/Bodies to run the activity wherever it is mandatory. eg- Homes for aged (Commissioner Social Welfare Dept.)</li> <li>3. In case, the activity run by the institution does not require any Government's approval, self-declaration by the institute with proper evidences such as annual reports, expenditure on running of Old Age Home.</li> </ol> <p>iv) Welfare/Recreational/ Day Care Centre facility for Sr. Citizens.</p> <ol style="list-style-type: none"> <li>1. Certification from concerned authority confirming four years of experience of Welfare activities for Sr. Citizens.</li> <li>2. In case, the activity run by the institution does not require any Government's approval, self-declaration by the institute with proper evidences such as annual reports, expenditure on Welfare Activities for Sr. Citizens.</li> </ol> <p>v) Welfare Centre for Persons with Disabilities/ Welfare of Youths.</p> <ol style="list-style-type: none"> <li>1. Valid Certificate of Registration as per PWD Act 1995 from Commissioner Disability Govt. of</li> </ol>	<p>To confirm that trust has 4 years' experience in same category for which they have applied including whether the Trust / Society has spent amounts on the object of Trust/ Society.</p> <p>(c) Existing: for Welfare / Recreational/ Day Care Centre facility for Sr. Citizens./ Welfare of Youths.</p> <p>To confirm that trust has 4 years' experience in same category for which they have applied for including whether the Trust has spent amounts on object of Trust.</p> <p><b>Proposed:-</b> In order to confirm that the Trust/Society or registered body has experience of running relevant activities for which the plot is advertised.</p>

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Sr. No.	Existing Qualifying Criteria (as per B.R.no.11063, Dtd. 26.05.2014 & approved by Govt. letter Dt.CID-1614/PK-63,UD-10,Dt.9.9.2014). (as per B.R.no.11230, Dtd. 02.12.2014).	Proposed Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
			<p>Maharashtra.</p> <ol style="list-style-type: none"> <li>2. Certification from concerned authority confirming four years of experience.</li> <li>3. Annual activities reports for 4 years.</li> <li>4. Physical verification will be done of the same activity center of which record is provided, in case trust is qualified.</li> </ol> <p><b>vi)Welfare of Youths</b></p> <ol style="list-style-type: none"> <li>i) Certification from concerned authority confirming four years of experience of running Welfare of Youths.</li> <li>ii) In case, the activity run by the institution does not require any Government's approval, self-declaration by the institute with proper evidences such as annual reports, expenditure on such activity.</li> <li>iii) Experience of 4 years shall be based on expenditure incurred on the objects of the Trust as per the Audit Reports of past 4 years.</li> <li>iv) If required, physical verification will be done of the same activity center of which record is provided</li> </ol> <p><b>Proposed :-</b></p> <ol style="list-style-type: none"> <li>i) Approval from concerned Govt. Dept./body to run the activity wherever it is mandatory.</li> <li>ii) In case, the activity run by the institution does not require any Govt.'s approval or is run on its own then self declaration/affidavit by the institution with proper evidences such as             <ol style="list-style-type: none"> <li>a) Annual Activity Report for past preceding 3 years indicating experience of conducting relevant activities (preceding the date of advertisement).</li> </ol> </li> </ol>	

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Sr. No.	Existing Qualifying Criteria (as per B.R.no.11063, Dtd. 26.05.2014 & approved by Govt. letter Dt.CID-1614/PK-63,UD-10,Dt.9.9.2014). (as per B.R.no.11230, Dtd. 02.12.2014).	Proposed Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
			<p>b) Audited Statements of Account for past preceding 3 years indicating expenditure incurred on relevant activities (preceding the date of advertisement).</p> <p>c) Documentary proof such as if activities are run at place on rent, Leave &amp; License agreement &amp; if on Ownership relevant property documents from where the activities are conducted for the use for which Trust is applying.</p> <p>iii) If required, physical verification will be done of the same activity center of which records is/are provided.</p>	
3	<u>3 years Audited Statement of Accounts.</u>	Trust/Society/ Trust registered under Company Act etc. will have to submit past preceding 3 years Audited Statements of Accounts (preceding the date of advertisement) after the date of Registration.	<p>(1) Existing :- Cultural Complexes / Social Welfare Organizations, Mahila Mandal / For Day Care Centre for Children/(a)Women &amp; Child Welfare activities ,Welfare of Children-Orphanage.</p> <p>(b)Welfare Women –Working Womens Hostel./ Old age Home/ Welfare/Recreational/ Day Care Centre facility for Sr. Citizens./ Welfare Centre for Persons with Disabilities./ Welfare of Youths.</p> <p>i) Whether audited statement of accounts for the past 3 years are in existence.</p> <p>ii) There should not be any major irregularities pointed in the Audit reports.</p> <p>iii) The trust should spend amounts towards the objective of Trust.</p>	<p>(1) Existing :- Cultural Complexes / Social Welfare Organizations, Mahila Mandal / For Day Care Centre for Children/(a)Women &amp; Child Welfare activities ,Welfare of Children-Orphanage.</p> <p>(b)Welfare Women – Working Womens Hostel./ Old age Home/ Welfare/Recreational/ Day Care Centre facility for Sr. Citizens./ Welfare Centre for Persons with Disabilities./ Welfare of Youths.</p> <p>i) In order to confirm that three years audited statement of accounts are done.</p> <p>ii) In order to confirm that the</p>

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Sr. No.	Existing Qualifying Criteria (as per B.R.no.11063, Dtd. 26.05.2014 & approved by Govt. letter Dt.CID-1614/PK-63,UD-10,Dt.9.9.2014). (as per B.R.no.11230, Dtd. 02.12.2014).	Proposed Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
			<p><b>Proposed :-</b></p> <p>(i) Whether audited statement of accounts for the past preceding 3 years (preceding the date of advertisement) are in existence.</p> <p>ii) There should not be any major irregularities pointed in the Audit reports.</p> <p>iii) The Trust/Society should spent amount towards achieving the objectives of Trust/Society.</p>	<p>Trust has spent amount towards achieving objectives of the Trust.</p> <p><b>Proposed :-</b></p> <p>i) In order to confirm that three years audited statement of accounts are done (preceding the date of advertisement).</p> <p>ii) In order to confirm that the Trust has spent Income/Profits towards achieving objectives of the Trust/Society.</p>
4	<p><b>Financial Soundness :-</b> As per the latest Audit report the Trust should have net worth 5%-10% of the project Feasibility Amount. Project Feasibility Amount =Total cost of the plot (A) + Construction Cost as per FSI permissible for occupancy certificate (B) + 10% of (A+B) as administration cost.</p>	<p><b>Proposed :-</b> Trust/ Society/ Trust registered under Company Act, etc. should be financial sound to purchase the plot.</p> <p>Trust/ Society/ Company etc. should have complete plot cost in its Accounts by the way of F.D./T.D./Investments/ Bank Balance Certificate, etc. prior to the date of advertisement of the scheme.</p> <p>Plot cost = Area in sq.mtr. x rate per sq. mtr as worked out by Economics Dept.</p>	<p>(I) <b>Existing :-</b> Cultural Complexes / Social Welfare Organizations any NGO of Cultural / Regional Organization Mahila Mandal.</p> <p>Examine +ve Net Worth. Preceding 3 years audited accounts shall be called. Financially sound based on +ve Net Worth 20 : 80 as equity debt ratio.</p> <p>(I) <b>Existing :-</b> For Day Care Centre.</p> <p>Examine the Networth preceding 3 years Audited Accounts shall be called. Financially sound based on the +ve Net Worth i.e as per equity depth principle.</p> <p>(II) Existing for (a) Women &amp; Child Welfare activities, Welfare of Children-Orphanage. (b)Welfare Women –Working Womens Hostel. Old age Home/ Welfare/Recreational/ Day Care Centre facility for Sr. Citizens.</p>	<p>(I) Existing :- Cultural Complexes / Social Welfare Organizations, any NGO of Cultural / Regional Organization Mahila Mandal/Day Care Centre Whether they have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI.</p> <p>II) Existing for (a) Women &amp; Child Welfare activities, Welfare of Children-Orphanage.(b)Welfare Women –Working Womens Hostel / Sr.Citizens Welfare activities /Old age Home/ Welfare / Recreational/Day Care Centre facility for Sr. Citizens.</p>

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Sr. No.	Existing Qualifying Criteria (as per B.R.no.11063, Dtd. 26.05.2014 & approved by Govt. letter Dt.CID-1614/PK-63,UD-10,Dt.9.9.2014). (as per B.R.no.11230, Dtd. 02.12.2014).	Proposed Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
			<p>Examine the Networth preceding 3 years Audited Accounts shall be called. Financially sound based on the +ve Net Worth i.e as per equity depth principle.</p> <p>Documents to be produced –Latest Audited Accounts.</p> <p><b>III) Welfare Centre for Persons with Disabilities./ Welfare of Youths.</b></p> <p>Examine +ve Net Worth. Preceding 3 years audited accounts shall be called. Financially sound based on +ve Net Worth i.e.as per the equity depth principle</p> <p><u>Proposed :-</u></p> <p>Latest Bank Balance Certificate / T.D./ Fixed Deposit / Investment of the applicant Trust/ Society/ Company, etc. prior to the date of advertisement of the scheme, certified by Chartered Accountant.</p>	<p>Whether they have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI for Occupancy Certificate. Net worth in the audited accounts should be more than 20% of the project feasibility amount.</p> <p><b>III) Welfare Centre for Persons with Disabilities./ Welfare of Youths.</b></p> <p>Whether they have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI.</p> <p><u>Proposed :-</u></p> <p>Whether Trust / Society/ Company etc. have financial soundness to pay the Plot cost &amp; construct the building as per permissible FSI.</p>
5	(a) The Trust should be formed by the residents of Navi Mumbai (at least 75% of the trustees should be from Navi Mumbai). (In case plots allotted for Cultural Complexes /plots for Regional, Social Welfare Organizations, Mahila Mandal, etc.	To be deleted.	<p><b>(I) Existing :- Cultural Complexes / Social Welfare Organizations, Mahila Mandal</b></p> <p>i) KYC documents of all Trustees.</p> <p><b>(II) Existing &amp; Proposed:- For Day Care Centre for Children. Women &amp; Child Welfare activities, Welfare of Children-Orphanage.</b></p> <p><b>(b) Welfare Women –Working Womens Hostel. Old age Home/ Welfare/Recreational/ Day Care Centre facility for Sr. Citizens.</b></p>	<p><b>Existing :- Cultural Complexes / Social Welfare Organizations, Mahila Mandal</b></p> <p>To confirm that Trust is formed by the residents of Navi Mumbai.</p> <p><b>II) Existing :- For Day Care Centre for Children. Women</b></p>


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Sr. No.	Existing Qualifying Criteria (as per B.R.no.11063, Dtd. 26.05.2014 & approved by Govt. letter Dt.CID-1614/PK-63,UD-10,Dt.9.9.2014). (as per B.R.no.11230, Dtd. 02.12.2014).	Proposed Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
	(b) Trustee / Members of Governing body should have good track record.(In case plot is allotted for Women & Child Welfare activities, Orphanage, Working Women Hostel, Sr.Citizens Welfare activities – Old age Home ,Welfare Recreational activities for Sr.Citizens & Day Care Centre for Sr.Citizens, Welfare of Disabled, Welfare of Youths & Rehabilities of Drug addicts.)		i) Self certified affidavit about the good track record of Trustees members /Governing body members.  ii) Graduation Certificates of Trustees Members.  <b>Proposed:-</b>  To be deleted.	<b>&amp; Child Welfare activities, Welfare of Children-Orphanage.</b> <b>(b)Welfare Women – Working Womens Hostel.</b> i) To confirm that Trust has credentials.  <b>Proposed:-</b>  To be deleted.
6.	Trust should have established at least 1 of its centre Maharashtra with 3 years experience in (Social Welfare Activities Orphanage, Women Welfare, Working Women's Hostel, Sr.citizens welfare activities i.e. Old Age Home ,Welfare/ Recreational /Day Care Facility for Sr.Citizens, Welfare Centre for persons with Disabilities, Welfare of Youths.	To be deleted	<b>(I) Existing for (a) Women &amp; Child Welfare activities, Welfare of Children-Orphanage.</b> <b>(b)Welfare Women –Working Womens Hostel.</b> i) Examine the self declaration submitted by the Trust with the proof of annual activity reports, photographs, press cutting, etc. rent agreement/ ownership agreement of premises.  ii) Certification from concerned authority in government confirming four years' of experience with good track record. (Commissioner Women & Child Welfare ) <b>ii) Old age Home/ Welfare/Recreational/ Day Care Centre facility for Sr. Citizens./ Welfare Centre for Persons with Disabilities, Welfare of Youths.</b>  Examine the self declaration submitted by the Trust with the proof of annual activity reports, photographs, press cutting, etc. rent agreement/	<b>I) Existing for (a) Women &amp; Child Welfare activities, Welfare of Children-Orphanage.</b> <b>(b)Welfare Women – Working Womens Hostel. Old age Home/ Welfare/ Recreational/ Day Care Centre facility for Sr. Citizens./ Welfare Centre for Persons with Disabilities. Welfare Centre for Persons with Disabilities.</b>  To confirm that the Trust has established own Centre in Maharashtra.  <b>II) Welfare of Youths.</b> To confirm that the own

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Sr. No.	Existing Qualifying Criteria (as per B.R.no.11063, Dtd. 26.05.2014 & approved by Govt. letter Dt.CID-1614/PK-63,UD-10,Dt.9.9.2014). (as per B.R.no.11230, Dtd. 02.12.2014).	Proposed Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
			ownership agreement of premises.  <u>Proposed:-</u>  To be deleted.	centre established in Maharashtra either from rental premises or own premises.  <u>Proposed:-</u>  To be deleted.
7.	Adequate proof to establish & manage project consistently.	To be deleted (As it is already covered under Sr. Point no.4)	<p>(I) Existing for (a) Women &amp; Child Welfare activities, Welfare of Children-Orphanage. (b)Welfare Women –Working Womens Hostel. Old age Home/ Welfare/Recreational/ Day Care Centre facility for Sr. Citizens.</p> <p>-To verify self attached Annual Activity Reports of the Trust.</p> <p>II) Welfare Centre for Persons with Disabilities./ Welfare of Youths.</p> <p>i) The record of Audited reports consistently submitted to the charity Commissioner. ii) To verify regular Audits are being maintained. iii) To verify self attested Annual Activity Reports of the Trust. iv) To examine whether Audited reports are consistently submitted to the Charity Commissioner. v) To verify regular Audits are being maintained. vi) To verify RCI Certificate of all professional working in centre.</p> <p><u>Proposed:-</u> To be deleted.</p>	<p>(I) Existing for (a) Women &amp; Child Welfare activities, Welfare of Children-Orphanage. (b)Welfare Women – Working Womens Hostel. Old age Home/ Welfare/Recreational/ Day Care Centre facility for Sr. Citizens/ Welfare Centre for Persons with Disabilities./ Welfare of Youths.</p> <p>To confirm that the Trust can manage the project consistently.</p> <p><u>Proposed:-</u> To be deleted.</p>

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Sr. No.	Existing Qualifying Criteria (as per B.R.no.11063, Dtd. 26.05.2014 & approved by Govt. letter Dt.CID-1614/PK-63,UD-10,Dt.9.9.2014). (as per B.R.no.11230, Dtd. 02.12.2014).	Proposed Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
8.	<p><b>Good Track Record and Good Credentials :-</b></p> <p>All the Trustees / Members /Governing body members should have good track record. (In case plots allotted to Day Care Centre, Social Welfare organization for women &amp; child welfare activities, Sr.citizens Welfare activities, Welfare of Disabled, Welfare of Youths &amp; Rehabilitation of drug addicts.)</p>	<p><b>Existing:</b> All the Trustee / Members /Governing Body members should have good track record.</p> <p><b>Proposed :</b> All the Trustees in case of Trust/Society, etc. and all the directors in case of Trust registered under Company Act should have good track record.</p>	<p>(I) Existing for (a) Women &amp; Child Welfare activities, Welfare of Children-Orphanage. (b)Welfare Women –Working Womens Hostel. Old age Home/ Welfare/Recreational/ Day Care Centre facility for Sr. Citizens./ Welfare Centre for Persons with Disabilities/Welfare Youths</p> <p>Self Certified affidavit about the good track record of Trustee members /Governing Body members.</p> <p><b>Proposed :</b></p> <p>1) Bio-data of all Trustees</p> <p>2) Self Certified affidavit about the good track record of Trustee members /Directors, etc. on appropriate value of stamp paper stating that in any criminal case the Trustee/Director is/was not convicted by any court of law which invokes moral turpitude or other criminal cases.</p> <p>In case of Trust/Society, etc. Latest Public Trust Register (P.T.R.) copy indicating names of present Trustees.</p> <p>In case of Company, names of present Directors certified by competent authority under Companies Act.</p> <p>KYC Documents of all Trustees/Directors, etc.</p>	<p><b>Existing &amp; Proposed :-</b></p> <p>To confirm trustees/Directors has good credentials.</p>

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**RANKING CRITERIA:-**

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Sr. No.	Criteria	Range of Marks	Maximum Marks	Documents to be attached for verification
1	Number of years experience from the date of registration of running activities for which the plot is advertised (A) Above 3 years -5 years. (B) Above 5 years -10 years. (C) Above 10 years.	5 10 15	15	(i) Year wise expenditures incurred on the activity for which the plot is advertised as reflected in Audited Statement of Accounts of 3 to 10 yrs & above duly acknowledged by the office of competent Trust/Society registration authority. (ii) Annual Activity Report of 3 to 10 yrs & above reflecting activities undertaken during the year.
2	Number of Centers established for which the plot is advertised. (A) 1 Center (B) More than 1 Center	5 10	10	Documentary proof such as if activities are run at place on rent, Leave & License agreement & if on owned premises, relevant Trust/Society property documents for the use for which Trust/Society is applying.
3.	Any Award/Certificate received from Central/State Govt. Dept. for excellent performance of any charitable /welfare activities carried out by the Trust / Society/ Trust under Company Act, etc. during the past preceding 10 years.	10	10	The copy of Award /Certificate received by the Trust / Society/Trust registered under Company Act, etc. from Central/State Govt. Dept.
4.	If existing Trustee of the Trust/Director of the Trust under Company Act is awarded any Awards/Certificate for the excellent contribution in any Social Welfare field by the Central/ State Govt.	5	5	The copy of Award /Certificate received by the Trustee /Director, etc. from Central/State Govt. Dept.
5.	If more than 30% of trustee members/ Directors are women in the Trust / Society/ Trust under Company Act, etc.	5	5	In case of Trust/Society, etc. Latest Public Trust Register (P.T.R.) copy indicating names of present Trustees certified by competent authority.  In case of Trust under Company Act, names of present Directors certified by competent authority.
6.	If the Trust is running its activities in the State of Maharashtra.	5	5	Land/premises ownership documents/ Leave & License Agreement, etc.
	<b>Total</b>		<b>50</b>	

Note :- Ranking Criteria shall not be applicable for plots advertised on inviting tenders.