

# **CIDCO's Revised Land Pricing & Land Disposal Policy for Navi Mumbai - 2015**

**Approved by the Board of CIDCO  
Vide BR No. 11375 dated 23-06-2015**

**Sub: CIDCO's revised Land Pricing & Land Disposal Policy for Navi Mumbai -2015**

Please find enclosed herewith CIDCO's revised Land Pricing and Land Disposal Policy for Navi Mumbai -2015 approved by the Board on 23-6-2015 vide BR no. 11375 for your information and reference please.

  
Sr. Economist (I/C)

To

MM-I, MM-II  
M (TS-I)  
M (TS-II)  
M (TS-III)  
CGM (T & A)  
CSSO  
CHO  
M (RHB)  
GM (IT & SP)  
FA  
CAO  
CP  
CL & SO  
CE (NM)  
CE (NMIA)  
CE (SP)  
VC & MD  
JMD  
CVO  
CA (NT)  
Sr. PRO

Copy for information to

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**DRAFT RESOLUTION:**

**"RESOLVED THAT** the Board do and hereby approve the proposed Land Pricing and Land Disposal Policy for Navi Mumbai – 2015 as indicated in column no. 4, 5 & 6 of Annexure 1 and agenda note subject to approval of State Government."

**"RESOLVED FURTHER THAT** VC & MD / Jt. M D and Chief Economist be and are hereby authorized to implement the above Resolutions".

Initiated By



*Abhi*  
Sr. Statistician and  
Add (I/C) Sr. Economist  
R. D. Abbi  
E. N. 30715



**Item No. 12/578 BM :** CIDCO's Revised Land Pricing & Land Disposal Policy for Navi Mumbai – 2015.



A Power Point Presentation was shown to the Board depicting the proposed Land Pricing and Land Disposal Policy, 2015 for Navi Mumbai, more particularly indicated in column No. 4, 5 & 6 of Annexure-1 of the Board Note.

After discussions, the Board unanimously passed the following Resolution:

**RESOLUTION NO: 11375**

**"RESOLVED THAT** the policy kept at Annexure-I attached with this Resolution be and is hereby approved indicating the rates in column No. 4 for Developed Nodes and column 5 for Developing Nodes along with the method of disposal in column 6."



(P. J. O. J.)



"RESOLVED FURTHER THAT regarding type of allottee, norms of eligibility and area limits, method of sale etc. and any category of land use if missed out in Annexure-1 may be treated as per existing guidelines as approved by the Board / Government letters / Orders or such guidelines as may be suggested by concerned Marketing Sections."



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"RESOLVED FURTHER THAT the Board do and hereby authorize VC &MD / Jt.MD / Chief Economist/Sr. Economist to implement the above Resolutions."



Passed by the Board vide Resolution No. 11375 of Board meeting held on 23-6-2015.	 Company Secretary Emp. No. 34023
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# ANNEXURE I



**The Annexure I is divided in to three sections viz.**

- **Section I - deals with CIDCO constructed premises, open plots for residential, CIDCO constructed commercial premises and open land for commercial use including service industries, consumer co-operative societies, petrol pumps, printing press, area under HT power line etc.**
- **Section II - exhibits open plots for social uses such as for educational, religious, social welfare institutions, health facilities, public utilities etc.**
- **Section III - is exclusively for trusts set up by PAPs for allotment of open plot for education, religious, social welfare institutions and health facilities (as per government letters No. CID-3313/CR-07/ UD-10, dtd.09.09.2014 & No. CID/3309/34/CR-139, dated 09.09.2014).**



# SECTION I

CIDCO constructed premises, open plots for residential, commercial, service industries, consumer co-operative societies, petrol pumps, printing press, area under HT power line etc.

('No change proposed' as per columns 4,5 & 6 indicates no change from existing Land Pricing & Disposal Policy)



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# ANNEXURE I

Section I

## Revised Land Pricing & Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
A.	CIDCO constructed Tenements	Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
i.	EWS Housing / Site & Services for EWS	At 25% of RP	At 25% of RP	By Public Advertisement at Fixed Rate	No change proposed	No change proposed	No change proposed
ii.	LIG Housing & SS Type for LIG Group (Upto 25 M <sup>2</sup> BUA/Unit)	At 50% of RP	At 50% of RP	By Public Advertisement at Fixed Rate	No change proposed	No change proposed	No change proposed
iii.	MIG Type of Houses (26-40 M <sup>2</sup> BUA/Unit)	At 100% of RP	At 100% of RP	By Public Advertisement at Fixed Rate	At 125% of RP	At 100% of RP	No change proposed
iv.	HIG-I Type of Houses (41-75 M <sup>2</sup> BUA/Unit)	At 125% of RP	At 125% of RP	By Public Advertisement at Fixed Rate	At 150% of RP	At 125% of RP	No change proposed
v.	HIG-II Type of Houses (76-100 M <sup>2</sup> BUA/Unit)	At 150% of RP	At 150% of RP	By Public Advertisement at Fixed Rate	At 200% of RP	At 150% of RP	No change proposed
vi.	Apartments (Above 100 M <sup>2</sup> BUA/Unit)	250% of RP	200% of RP	By Public Advertisement at Fixed Rate	250% of RP	200% of RP	No change proposed

Note: 1 Developed Nodes: Airoli, Ghansoli, Koparkhairane, Vashi, Sanpada, Nerul, CBD Belapur, Kharghar, New Panvel, Kalamboli and Jui-Kamothe  
Developing Nodes: Ulwe, Dronagiri, Pushpak, Non-Nodal Areas including RPZ (B.R. 11244 dated 02.12.2014).

2 The sale prices of unsold SS type EWS, LIG, MIG and HIG tenements & apartments are fixed on annual price escalation of 12% p.a. and depreciation @1% and M & R cost @0.5% should be considered to work out the sale price for tenements up to 10 years old till further order. In case of tenements which are more than 10 years old price escalation of 12% p.a. and depreciation @2.5% and M & R cost @1.25% should be considered to work out the sale price regarding unsold tenements

3 Area of constructed tenements for different income groups will be as per norms of Planning / Architecture Sections.



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# Revised Land Pricing & Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Section I

Sr. No.	Suggested Land Price rate as percentage of Reserve Price (RP)						
	Type of Land use	Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
B	Sale of Residential Plots (FSI-I)	Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
i.	For Co-op. Housing Societies	1	2	3	4	5	6
a.	Members connected with Wholesale Markets (APMC / Steel Market)	At 250% of RP	At 200% of RP	By Public Advertisement / Group applications from APM traders, Steel Merchants at Fixed Price	At 300% of RP*	At 250% of RP*	Not applicable*
b.	All other type of Residential Co-op. Housing Societies	At 250% of RP	At 200% of RP	By Public Advertisement / Group Applications from proposed Housing Societies	At 300% of RP	At 250% of RP	By Public Advertisement At Fixed Rate by Lottery
c.	Co-operative Housing Societ/ formed by Economically Weaker Section / Low Income Group (Max B.U. area per member: 25 M <sup>2</sup> )	---	At 100% of RP	On specific request from proposed societies formed by EWS/LIG Groups at Fixed Rate	---	No change proposed	By Public Advertisement At Fixed Rate by Lottery
ii.	Large size plots for registered employees of Welfare Association	At 250% of RP	At 200% of RP	On request at fixed price	At 300% of RP	At 250% of RP	By Public Advertisement At Fixed Rate by Lottery

Note: 1. In addition to base price rates suggested above the effect of B.R. No.8979 dated 25.03.2004 as per locational advantage of plot will be added.

2 The base rates for Coop. Hsg. Society Plots shall further be enhanced in all Nodes except Kalamboli as per B.R. No.8848 dated 23.10.2003. Since Kalamboli now recategorised as developed node the exception clause shall not be applicable as per B.R. No.11244, dtd. 02.12.2014.

3 Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

\* In future no more allotment will be made under this category. The rate will be applicable to old cases only.



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# Revised Land Pricing & Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Section I

Sr. No.		Suggested Land Price rate as percentage of Reserve Price (RP)					
Type of Land use	Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015			
	Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal	
Sale of Residential Plots	1	2	3	4	5	6	
iii. Large size plots for Companies / Corporate bodies etc. who have already constructed their offices or proposed for shifting their offices in Navi Mumbai (FSI-I)	At 250% of RP	At 200% of RP	By Public Advertisement / On Request at Fixed Rate	At 300% of RP or RR rate whichever is higher (Base Price)	At 250% of RP or RR rate whichever is higher (Base Price)	By Competitive Tenders	
iv. Bulk plot for establishing mini Township in developing / outside nodes (FSI-I)	---	At 100% of RP on "As is where is" basis (Upto 25 Ha. and more)	By Competetitive Tenders	---	At 100% of RP* or RR Rate whichever is higher (Base Price)	By Competitive Tenders	
v. Bungalow / Row House Plots (FSI-I) upto 100 M <sup>2</sup> & above	At 250% of RP	At 200% of RP	By Competetitive Tenders	At 300% of RP or RR rate whichever is higher (Base Price)	At 250% of RP or RR rate whichever is higher (Base Price)	By Competitive Tenders	
vi. Residential Plots for Builders and Developers to be sold by tender (FSI-I)	At 250% of RP (Base Price)	At 200% of RP (Base Price)	By Competetitive Tenders	At 300% of RP or prevailing RR rate whichever is higher. (Base Price)	At 250% of RP or prevailing RR rate whichever is higher. (Base Price)	By Competitive Tenders	
vii. 12.5% Scheme / Gaothan Expansion Scheme.	2 times of land acquisition cost + Rs.5/- per sq. mtr. For Development Cost or Actual Development Cost (IDC levied @ Rs.1000/M <sup>2</sup> )			As per existing policy.			

Note: In addition to base price rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per locational advantage of plot will be added. This will not be applicable in case of RR Rate. Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

\* Area as may be decided by planning department.



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# Revised Land Pricing & Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Section I

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
2	Commerical Premises	1	2	3	4	5	6
<b>A. Constructed by CIDCO (FSI-I)</b>							
i.	Daily Bazar / Municipal Market	At 25% of RP	At 25% of RP	To be allotted at fixed price / competitive bidding	No change proposed	No change proposed	Fixed Price / L&L basis
ii.	Hawker's Zone	Nil	Nil	---	Nil*	Nil*	As per street vendor's policy
iii.	Stalls, Otlas, Janata Bazaar, Fruits, Vegetables, Fish, Meat Shops	At 50% of RP	At 50% of RP	By Public Advertisement at fixed price / competitive bidding	At 50% of RP	At 50% of RP	By Public Advertisement at fixed price / competitive bidding / L & L Basis
iv.	Middle Order Shops (Upto 25 M <sup>2</sup> B.U. Area)	At RP	At RP	By advertisement at fixed price / competitive bidding	At 150% of RP (Base Price)	At 100% of RP (Base Price)	By Competitive Bidding
v.	Higher Order Shops (Above 25 M <sup>2</sup> B.U. Area)	At 150% of RP	At 150% of RP	By advertisement at fixed price / competitive bidding	At 200% of RP** (Base Price)	At 150% of RP** (Base Price)	By Competitive Bidding
vi.	Offices Constructed by CIDCO (FSI-I)	At 100% of RP (on B.U. Area)	At 100% of RP (on B.U. Area)	By advertisement at fixed price / competitive bidding	At 150% of RP** (Base Price)	At 100% of RP** (Base Price)	By Competitive Bidding

Note: Area of constructed premises as per norms of Planning / Architecture Section.

\* The cost of M & R should be recovered as per street vendor's policy of CIDCO.

\*\* At fixed rate to Govt. bodies, Govt. undertakings and local bodies. Rental to public bodies may also be considered.



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## Revised Land Pricing &amp; Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Minimum suggested Land Price rate as percentage of Reserve Price (RP)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
B	Commercial Plots	1	2	3	4	5	6
i.	Plots for Offices, Shop + Residential and Pure Commercial, Show Rooms, Show Windows, Financial Institutes, Banks etc. (FSI=1.5)	At 450% of RP (Base Price)	At 400% of RP (Base Price)	To be allotted by Tender / At fixed price	At 450% of RP or RR Rate whichever is higher (Base price)	At 400% of RP or prevailing RR Rate whichever is higher (Base price)	By Competitive Bidding
ii.	Corporate offices shifting to Navi Mumbai (FSI=1.5)	At 450% of RP	At 400% of RP	By Public Advertisement / on request from eligible corporate bodies at fixed price	At 450% of RP or RR Rate whichever is higher (Base price)	At 400% of RP or prevailing RR Rate whichever is higher (Base price)	By Competitive Bidding
iii.	Plots for R&D for Private Public/ Multinational and large Corporate Bodies (FSI=1.0)	At 300% of RP	At 300% of RP	By Public Advertisement / on request from eligible Institutes, Companies & Corporate bodies at fixed price	At 300% of RP	At 267% of RP	No change proposed
iv.	Plots in Infotech Park at Vashi / other nodes	Rs.12210/M <sup>2</sup> fixed by Board on 18.11.2000 (BR 8263 in Vashi) (FSI=3.0)	---	By Public Advertisement / on request from eligible Institutes, Companies & Corporate bodies at fixed price	At 450% of RP or RR Rate whichever is higher (Base price)	At 400% of RP or RR Rate whichever is higher (Base price)	By Competitive Bidding

Note: 1 In addition to base price rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per locational advantage of plot will be added. This will not be applicable in case of RR Rate.

2 Shopping Malls and any other commercial plot will be at par with 2.B(i) above.

3 Plot stipend and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)



## Revised Land Pricing &amp; Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
	Commercial Use (Continued)	Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
3	Offices of Government Dept. / Undertakings including staff quarters (FSI-I)						
	a. State Govt. Department	At 125% of RP	At 125% of RP	On request at fixed price	No change proposed	No change proposed	No change proposed
	b. State Govt. Undertaking including NMMC & other local bodies	At 150% of RP	At 150% of RP	On request at fixed price	No change proposed	No change proposed	No change proposed
		At 100 % of RP for Staff Qtrs. To NMMC as per Govt. letter dt. 06.01.94	At 100% of RP	On request at fixed price	No change proposed	No change proposed	No change proposed
	c. Central Government Departments	At 150% of RP	At 150% of RP	On request at fixed price	No change proposed	No change proposed	No change proposed
	d. Central Govt. Undertakings	At 175% of RP	At 175% of RP	On request at fixed price	No change proposed	No change proposed	No change proposed
		for Staff Qtrs. at par with C.H.Society rate	for Staff Qtrs. at par with C.H.Society rate	On request at fixed price	for Staff Qtrs. at par with C.H.Society rate proposed now	for Staff Qtrs. at par with C.H.Society rate proposed now	No change proposed
4	a. Foreign Missions / Diplomatic Enclave (B.R.9946 dated 03.10.2008)	At 150% of RP	At 100% of RP	By considering individual applications at fixed rate	At 200% of RP*	At 175% of RP*	No change proposed**

Note: In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

\* For Staff Quarters plot, the Land Price rate should be at par with proposed Co-op. Housing Society rate 1.8.I.(b).

\*\* On request at fixed price subject to clearance from MOEA & MOHA, Govt. Of India.

Orid shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)



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**Revised Land Pricing & Land Disposal Policy of CIDCO - Navi Mumbai, 2015**

Section I

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
5	Service Industries / Timber mkt. Warehousing, Cold Storage (FSI-0.5/as per GDCR)	At 125% of RP	At 125% of RP	By competitive bidding / fixed price	At 150% of RP or RR rate whichever is higher (Base Price)	At 125% of RP or RR rate whichever is higher (Base Price)	By Competitive Bidding
6	Regular Industrial Plots (FSI-1.0 / as per GDCR)	At 125% of RP	At 125% of RP	Public Advertisement At fixed price	At 150% of RP or RR rate whichever is higher (Base Price)	At 125% of RP or RR rate whichever is higher (Base Price)	By Competitive Bidding
			At RP for Industrial Park at Kalamboli	Public Advertisement At fixed price	---	---	---
7	Statutory shifting of Wholesale markets from Mumbai (Markets under purview of duly set up market committees)	At 100% of RP	At 100% of RP	Public Advt. / on request from Market Associations / Market Committees At Fixed Price	At 250% of RP*	At 200% of RP*	Not applicable*
8	Non-statutory markets willing to set up activities in Navi Mumbai (Voluntarily)	At 200% of RP	At 200% of RP	Public Advt./ on request from Trade Associations	At 450% of RP or RR rate whichever is higher	At 400% of RP or RR rate whichever is higher	No change proposed
9	Consumer Co-op. Society / Co-op. Credit Society (FSI-I)	At 150% of RP	At 150% of RP	On request from registered societies At Fixed Price	At 250% of RP (or RR rate whichever is higher)	At 200% of RP (or RR rate whichever is higher)	No change proposed
10	LPG Distribution Centre including show room & godown	At 100% of RP	At 100% of RP	On request from oil companies producing LPG by Competitive Bidding or at fixed price	At 150% of RP	At 100% of RP	On request from oil companies producing LPG at fixed price
11	Petrol Pump-cum-Service Station	At 400% of RP	At 300% of RP	At fixed price to oil companies / authorised agencies / public advertisement	At 450% of RP or prevailing RR Rate whichever is higher (Base Price)	At 400% of RP or prevailing RR Rate whichever is higher (Base Price)	By Competitive Bidding Only**

Note: In addition to base price rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per locational advantage of plot will be added. This will not be applicable in case of RR Rate.

\* In future no more allotment will be made under this category. The rate will be applicable to old cases only.

\*\* Commercial / retail may be permitted upto 50m<sup>2</sup> (as suggested by Planning Section)

Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)





## Revised Land Pricing &amp; Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
	Commercial Use (Contd.)	1	2	3	4	5	6
12	CNG Petrol Pump cum Service Station (Pollution free)*	At 300% of RP	At 250% of RP	At fixed price to oil / gas companies / authorised agencies by public advt.	No change proposed	No change proposed	No change proposed
13	Weigh Bridge	At 200% of RP	At 150% of RP	By competitive bidding	At 450% of RP or RR Rate whichever is higher (Base Price)	At 400% of RP or prevailing RR Rate whichever is higher (Base Price)	No change proposed
14	Plots for Printing / Publishing Houses of News Paper Groups. Area to be allotted 300 to 1000 M <sup>2</sup> (For details of condition refer Govt. letter dated 26.02.2014)	a) At 125% of RP or 25% of ASR whichever is more in case of Marathi Newspapers b) For other (Non-Marathi) newspapers 250% of RP or 50% of ASR whichever is more	a) At 125% of RP or 25% of ASR whichever is more in case of Marathi Newspapers b) For other (Non-Marathi) newspapers 250% of RP or 50% of ASR whichever is more	On request Eligibility criteria & other conditions as per approved policy of Govt. dated 26.02.2014	No change proposed	No change proposed	No change proposed
15	Plots for Political Parties (recognized by Election Commission, area upto 300 M <sup>2</sup> )	At 100% of RP (Upto 300 M <sup>2</sup> )	At 100% of RP (Upto 300 M <sup>2</sup> )	On specific request	At 300% of RP	At 250% of RP	No change proposed
16	Area under HT Power Line - use of FSI thereof by plots abutting the power corridor (For details of condition refer B.R. No.10196 dated 25.08.2009) a. Residential plots b. C+R plots c. 12.5% Scheme plot holders d. Social / Education / Religious	At 250% of RP  At 450% of RP  At 450% of RP Base rate applied under pricing policy for Social Facilities plots.	At 200% of RP  At 400% of RP  At 400% of RP Base rate applied under pricing policy for Social Facilities plots.	Allotment restricted only to the abutting plot holders   Allotment restricted only to the abutting plot holders	At 300% of RP or RR Rate whichever is higher At 450% of RP or RR Rate whichever is higher At 450% of RP or RR Rate whichever is higher No change proposed	At 250% of RP or RR Rate whichever is higher At 400% of RP or RR Rate whichever is higher At 400% of RP or RR Rate whichever is higher No change proposed	No change proposed No change proposed No change proposed No change proposed

Note: 1 In addition to base price rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per locational advantage of plot will be added. This will not be applicable in case of RR Rate.

2 Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(ii)

3 If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher.

\* Commercial / retail may be permitted upto 50m<sup>2</sup> (as suggested by Planning Section)



# SECTION II

Plots for educational, religious, social welfare institutions, health facilities, public utilities etc.

(‘No change proposed’ as per columns 4,5 & 6 indicates no change from existing Land Pricing & Disposal Policy)



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## Revised Land Pricing &amp; Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
1	Composite School, Pre-primary, Primary, Secondary, Jr. College (English & Marathi or any other Vernacular medium)						
i.	Public Charitable Trust Already running schools	At 40% of RP (Upto 4000 M <sup>2</sup> )	At 20% of RP (Upto 4000 M <sup>2</sup> )	As per B.R. No.9947, dtd.03.10.2008 & B.R. No.11231, dtd.02.12.2014	No change proposed	No change proposed	No change proposed
ii.	New Public Charitable Trust Registered with the Objective of running schools	At 40% of RP (Upto 4000 M <sup>2</sup> )	At 20% of RP (Upto 4000 M <sup>2</sup> )	As per B.R. No.9947, dtd.03.10.2008 & B.R. No.11231, dtd.02.12.2014	No change proposed	No change proposed	No change proposed
iii.	Govt., NMMC* or any Municipal Body	At 40% of RP (Upto 4000 M <sup>2</sup> )	At 20% of RP (Upto 4000 M <sup>2</sup> )	As per B.R. No.9947, dtd.03.10.2008 & B.R. No.11231, dtd.02.12.2014	No change proposed	No change proposed	No change proposed
2	Playground attached to above composite schools / Colleges (without FSI)	On L & L Basis renewed after 15 years (Upto 4000 M <sup>2</sup> )	On L & L Basis renewed after 15 years (Upto 4000 M <sup>2</sup> )	Advertisement alongwith school and college	On Leave & License basis for 11 years @Rs.10,000/- per year (renewable)	On Leave & License basis for 11 years @Rs.10,000/- per year (renewable)	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2 Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3 If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher.

\* The plots for primary and secondary schools will be handed over to NMMC free of cost subject to the condition that it is owned by NMMC





## Revised Land Pricing &amp; Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
3	<b>RESIDENTIAL SCHOOL</b> (With Students Hostel) Public Charitable Trust Regd. Under BPT/SRA or Companies Act / Industrial Group regd. Under Companies Act / International school etc.	At 150% of RP (Upto 15000 M <sup>2</sup> ) (Base price for inviting Tender)	At 100% of RP (Upto 15000 M <sup>2</sup> ) (Base price for inviting Tender)	By Competitive Bidding	No change proposed	No change proposed	No change proposed
4	<b>DEGREE COLLEGE</b> (Art, Science, Commerce) Set up by Public Charitable Trust	At 75% of RP (Upto 6000 M <sup>2</sup> )	At 40% of RP (Upto 6000 M <sup>2</sup> )	By Public Advertisement at fixed price (by drawal of lottery) B.R. No.9947 dtd.03.10.2008	No change proposed	No change proposed	No change proposed
5	<b>PROFESSIONAL COLLEGES</b>						
1.	Engineering / MBA / Law / Other. Professional Instn. / Colleges with courses recognised by Government / HRD Ministry / Indian University / AICTE (Public Charitable Trust)	a. At 100% of RP (Upto 1.00 Ha) b. At 150% of RP (1.01-2.0 Ha) (Base price for Tender)	a. At 75% of RP (Upto 1.00 Ha.) b. At 100% of RP (1.01 to 2.0 Ha) (Base price for Tender)	By Inviting Tender	No change proposed	No change proposed	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2. Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3. If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher.



## Revised Land Pricing &amp; Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
	<b>PROFESSIONAL COLLEGES</b>						
ii.	Medical / Dental / Pharmacy / Other Professional Institutions / Colleges with courses recognised by Govt. HRD Ministry, Indian University, CCIM, MCI and CCH (Public Charitable Trust)	a. At 150% of RP (Upto 1.00 Ha)  b. At 200% of RP (1.01-2.0 Ha.) (Base price for Tender)	a. At 100% (Upto 1.00 Ha.)  b. At 150% of RP (1.01 to 2.0 Ha.) (Base price for Tender)	By Inviting Tender	No change proposed	No change proposed	No change proposed
6	BUSINESS SCHOOL (National / International) (Public Charitable Trust regd. Under BPT, SRA or Companies Act/ Indl. Group regd. Under Indian Companies Act.)	At 200% of RP (Upto 1.0 Ha.) (Base price for Tender)	At 150% of RP (Upto 1.0 Ha.) (Base price for Tender)	By Inviting Tender	No change proposed	No change proposed	No change proposed
7	ITI & Vocational Job Oriented courses recognised by the Govt.						
i.	Public Charitable Trust run by Pvt. Bodies	At 75% of RP (Upto 2000 M <sup>2</sup> )	At 50% of RP (Upto 2000 M <sup>2</sup> )	By Inviting Tender	No change proposed	No change proposed	No change proposed
ii.	Govt. / Autonomous Govt. / Semi Govt. bodies	At 50% of RP (Upto 2000 M <sup>2</sup> )	At 25% of RP (Upto 2000 M <sup>2</sup> )	On Request At Fixed Price			
8	DEEMED UNIVERSITY (Bulk Area - as is where is basis) Public Charitable Trust / University const. by State / Central	---	At 150% of RP of nearby Nodes (10.0 Ha. In RPZ area) (Base Price)	By Inviting Tender	---	150% or RP applicable in RPZ / outside nodes.	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2. Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3. If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP whichever is higher.





**Revised Land Pricing & Land Disposal Policy of CIDCO - Navi Mumbai, 2015**

Section II

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
9	International Eminent University / IIT / IIM Collaboration intend to open a Branch in Navi Mumbai (without Affiliation / JV/Tie-up)	---	At 75% RP of nearby nodes (10.0 Ha in nodal / RPZ area)	On Request at Fixed Price (Special Board Approval)	No change proposed	75% of RP applicable in RPZ / outside nodes.	No change proposed
10	Higher Educational Institute / Research Centre Regulatory bodies like UPSC / MPSC / Defence / Merchant Navy etc. (Govt. / Autonomous Body / Semi Govt. bodies)	At 100% of RP (Upto 4000 M <sup>2</sup> )	At 50% of RP (Upto 4000 M <sup>2</sup> )	At Fixed Price on request from Govt. Bodies	No change proposed	No change proposed	No change proposed
11	<b>STUDENT'S HOSTEL</b>						
i.	Public Charitable Trust	At 150% of RP (Upto 2000 M <sup>2</sup> ) (Base price)	At 100% of RP (Upto 2000 M <sup>2</sup> ) (Base price)	By Competitive Bidding	No change proposed	No change proposed	No change proposed
ii.	Govt. Bodies / Deptts.	At 100% of RP (Upto 2000 M <sup>2</sup> )	At 50% of RP (Upto 2000 M <sup>2</sup> )	At Fixed Price on request from Govt. Bodies	No change proposed	No change proposed	No change proposed
12	<b>RESEARCH INSTITUTE / TRAINING INSTITUTE</b>						
i.	Govt. Institute Functioning under Govt. Ministry	At 100% of RP (Upto 4000 M <sup>2</sup> )	At 50% of RP (Upto 4000 M <sup>2</sup> )	At Fixed Price on request from Govt. Bodies	No change proposed	No change proposed	No change proposed
ii.	Private Companies / Groups (FSI-1.0)	At 300% of RP (Upto 4000 M <sup>2</sup> ) (Base price)	At 267% of RP (Upto 4000 M <sup>2</sup> ) (Base price)	By Competitive Bidding	No change proposed	No change proposed	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2. Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3. If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher.





## Revised Land Pricing &amp; Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
<b>13</b>	<b>SOCIAL WELFARE INSTITUTIONS Plot for Religious/ Spiritual activities</b>						
i.	Public Charitable Trust formed by Residents / Others ( B.R. No.10648, dated 14.07.2012 and Govt. Letter No.CID-3313/CR7/UD-10, dtd. 09.09.2014)	At 20% of RP (Upto 500 M <sup>2</sup> ) At 30% of RP (501 to 1000 M <sup>2</sup> ) At 50% of RP (1001 to 2000 M <sup>2</sup> )	At 20% of RP (Upto 500 M <sup>2</sup> ) At 30% of RP (501 to 1000 M <sup>2</sup> ) At 50% of RP (1001 to 2000 M <sup>2</sup> )	As per B.R. No.11229, dt.02.12.2014 & Govt. Letter No.CID-3313/CR7/UD-10, dtd. 09.09.2014 as per B.R. No.9947, dtd.03.10.2008	No change proposed	No change proposed	No change proposed
<b>14</b>	Cultural Complexes / Plots for Regional Social Welfare Organisation etc. (Public Charitable Trust formed by Residents of Navi Mumbai) (As per B.R. No.11230, dt.02.12.2014)	At 100% of RP (Upto 1000 M <sup>2</sup> )  At 150% of RP (1001 to 2000 M <sup>2</sup> )	At 50% of RP (Upto 1000 M <sup>2</sup> )  At 100% of RP (1001 to 2000 M <sup>2</sup> )	As per B.R. No.11230, dt.02.12.2014 & as per B.R. No.9947, dtd.03.10.2008	No change proposed	No change proposed	No change proposed
<b>15</b>	DAY CARE CENTRE / CRECHE (Public Charitable Trust)	At 150% of RP (Upto 500 M <sup>2</sup> )	At 100% of RP (Upto 500 M <sup>2</sup> )	As per B.R. No.11230, dt.02.12.2014 & as per B.R. No.9947, dtd.03.10.2008	No change proposed	No change proposed	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2. Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3. If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher.



**Revised Land Pricing & Land Disposal Policy of CIDCO - Navi Mumbai, 2015**

Section II

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
16	Social Welfare Organisation working for handicapped, Homes for Aged, Destitute, Orphan, Dying and Sick. Hostel for Working Women & for Backward Class, Homes for Welfare of Women, Welfare of other under privileged & Down Trodden Groups & Other Public Charitable Purpose which are open without any discrimination based on Caste, Creed, Birth, Religion & such other charitable activities etc.	At 100% of RP (Upto 2000 M <sup>2</sup> )  At 150% of RP (2001 to 4000 M <sup>2</sup> )	At 50% of RP (Upto 2000 M <sup>2</sup> )  At 100% of RP (2001 to 4000 M <sup>2</sup> )	As per B.R. No.11230, dtd.02.12.2014	No change proposed	No change proposed	No change proposed
17	<b>HEALTH FACILITIES</b> Govt. Hospital / Municipal Hospitals / Health Centres, General Public Hospitals, Dispensaries / Blood Banks/ Urban/ Rural Health Centre, run by State Govt./ Local Body / State Blood Transfusion Council (Govt./ Semi-Govt.)	At 50% of RP (Upto 5000 M <sup>2</sup> )	At 25% of RP (Upto 5000 M <sup>2</sup> )	On Request At Fixed Price to Govt. Bodies	No change proposed	No change proposed	No change proposed
18	Other Hospitals like Burns Hospital, Mental Hospital, Drug-de-Addiction, Cancer, AIDS Treatment, Ayurvedic, Homeopathy, Naturopathy Hospitals, Vateriaary Hospital, run by Registered Societies / Charitable Trust	At 50% of RP (Upto 5000 M <sup>2</sup> )	At 10% of RP (Upto 5000 M <sup>2</sup> )	Public Advertisement At Fixed Rate (by drawal of lottery)	No change proposed	No change proposed	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2 Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3 If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher.





## Revised Land Pricing &amp; Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
19	Private Super Speciality Hospital	At 300% of RP (Upto 2.00 Ha) (Base price)	At 267% of RP (Upto 2.00 Ha) (Base price)	By Competitive Bidding	No change proposed	No change proposed	No change proposed
20	Pvt. Dispensaries / Nursing Homes including Polyclinic, Diagnostic Centre Pathology Lab. X-Ray Clinic, Physio Occutheapy Clinic, Vaterinary Clinic for Domestic Pets by individual Doctors (Maximum 75 M <sup>2</sup> for Doctor's Residence)	At 300% of RP (Upto 1000 M <sup>2</sup> ) (Base price)	At 267% of RP (Upto 1000 M <sup>2</sup> ) (Base price)	By Competitive Bidding	No change proposed	No change proposed	No change proposed
	<b>PUBLIC UTILITIES (FSI as per GDCR)</b>						
21	Museum / Acquarium / Planetorium / Science Centre	By Public - Pvt. Partnership inviting EOI. (Upto 2.0 Ha)		By Public Advertisement	At 50% of RP (Upto 1.0 Ha.)  At 100% of RP (from 1.0 to 2.0 Ha)	At 50% of RP (Upto 1.0 Ha)  At 100% of RP (from 1.0 to 2.0 Ha)	No change proposed At fixed rate
22	Public Library / Public Central Library, District Library, Municipal Library (Govt. Deptt./ Municipal Body)	At 50% of RP (Upto 2000 M <sup>2</sup> )	At 25% of RP (Upto 2000 M <sup>2</sup> )	On request from Govt. / Local Body only At Fixed Price	No change proposed	No change proposed	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2. Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3. If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher



## Revised Land Pricing &amp; Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
PUBLIC UTILITIES (FSI as per GDCR)		1	2	3	4	5	6
23	Library / Knowledge Bank (Public Charitable Trust running Library / Educational Institute)	At 150% of RP (Upto 2000 M <sup>2</sup> )	At 100% of RP (Upto 2000 M <sup>2</sup> )	Public Advt. At Fixed Price as per B.R. No.9947, dtd. 03.10.2008	No change proposed	No change proposed	No change proposed
24	Post & Telegraph Office (P & T Dept.)	At 25% of RP (Upto 500 M <sup>2</sup> )	At 10% of RP (Upto 500 M <sup>2</sup> )	On Request from P&T Dept.	No change proposed	No change proposed	No change proposed
25	MSEB Electric Sub-Station / Receiving Station (Benefit to Navi Mumbai Area) (MSEB)	At 150% of RP (2000 M <sup>2</sup> for 33/11 KV) (200 M <sup>2</sup> for 11/0.4 KV)	At 100% of RP (2000 M <sup>2</sup> for 33/11 KV) (200 M <sup>2</sup> for 11/0.4 KV)	On Request from MSEB At Fixed Price	No change proposed	No change proposed	No change proposed
26	Electric Sub-Station / Receiving Station (Not directly Benefitting Navi Mumbai Area/Project)	At 300% of RP (2000 M <sup>2</sup> for 33/11 KV) (200 M <sup>2</sup> for 11/0.4 KV)	At 267% of RP (2000 M <sup>2</sup> for 33/11 KV) (200 M <sup>2</sup> for 11/0.4 KV)	On Request from Other Electrical Agencies At Fixed Price	No change proposed	No change proposed	No change proposed
27	MSEB Major Receiving Station	At 300% of RP (Upto 5.0 Ha.)	At 267% of RP (Upto 5.0 Ha.)	At fixed rate B.R. 6958, dt.05.07.1996	No change proposed	No change proposed	No change proposed
28	Telephone Exchange (MTNL)	At 300% of RP (Upto 4000 M <sup>2</sup> )	At 267% of RP (Upto 4000 M <sup>2</sup> )	At fixed rate on request from MTNL (Special Board approval reqd.)	No change proposed	No change proposed	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2. Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3. If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher.





## Revised Land Pricing &amp; Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
29	Private Telephone Exchange (Private telephone provider)	At 300% of RP (Upto 4000 M <sup>2</sup> ) (Base Price)	At 267% of RP (Upto 4000 M <sup>2</sup> ) (Base Price)	By Competitive Bidding	No change proposed	No change proposed	No change proposed
30	District Regulating Station & Supervisory Control And Data Acquisition (SCADA) valves above ground	Economic Rent Based on RR Rate to be appreciated @ 15% p.a. for 5 years (renewable)	Economic Rent Based on RR Rate to be appreciated @ 15% p.a. for 5 years (renewable)	On Request from authorised Gas / oil Distribution Agency At Fixed Price	Economic Rent Based on RR Rate to be appreciated @ 12% p.a. for 11 years (renewable)	Economic Rent Based on RR Rate to be appreciated @ 12% p.a. for 11 years (renewable)	No change proposed
31	Permission for ROW for laying of GAS & other petroleum pipeline underground (Processing: by CGM(T&A)) (Authorised Distribution Agencies)	At 8.33 % of RP/p.a. appreciated by 15% p.a. for 11 years (renewable) plus RI charges (On specific request from GAS / petroleum companies) B.R. No. 11164 dtd.19.08.2014	At 8.33 % of RP/p.a. appreciated by 15% p.a. for 11 years (renewable) plus RI charges (On specific request from GAS / petroleum companies) B.R. No. 11164 dtd.19.08.2014	On Request At Fixed Price	At 10% of RP / p.a. to be appreciated @ 12% p.a. for 11 years (renewable) + RI charges	At 10% of RP / p.a. to be appreciated @ 12% p.a. for 11 years (renewable) + RI charges	No change proposed
32	Installation of 4G & other Wireless Telecommunication towers / Base station (Processing: by CGM (T&A)) (Authorized Distribution Agencies)	Rs. 1897/- per M <sup>2</sup> per month on Leave and Licence basis for 5 years (B.R. No.11240, dated 02.12.2014)	Rs. 1897/- per M <sup>2</sup> per month on Leave and Licence basis for 5 years (B.R. No.11240, dated 02.12.2014)	On Request At Fixed Price	12% escalation per year on the rate suggested in the B.R. No.11240, dtd.02.12.2014	12% escalation per year on the rate suggested in the B.R. No.11240, dtd.02.12.2014	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2. Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3. If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based on whichever is higher.





# Revised Land Pricing & Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Section II

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
33	i. Bus Depot / Bus Terminal of NMMC Govt. Order dated 06.01.1994 (NMMC)	At 25% of RP (Upto 1.0 Ha.)	At 25% of RP (Upto 1.0 Ha.)	On Request from NMMC At Fixed Price	No change proposed	No change proposed	No change proposed
	ii. Bus Depot/ Bus Terminal of Public Authority (BEST, ST etc.)	At 25% of RP (Upto 1.0 Ha.)	At 25% of RP (Upto 1.0 Ha.)	On Request from BEST / ST At Fixed Price	No change proposed	No change proposed	No change proposed
34	Plot for Auditorium to be Constructed by NMMC	At 25% of RP (Govt. Order of 1994) (Upto 5000 M <sup>2</sup> )	At 25% of RP (As per Govt. Order of 1994) (Upto 5000 M <sup>2</sup> )	At Fixed Price to Govt. Body	No change proposed	No change proposed	No change proposed
35	*Stadium / Sports club Complex, Recreational Activities, Swimming Pool, etc. i. Open Area / Running Track ii. 10% of plot area used for construction (Govt. / NMMC Local Body)	(For Swimming Pool Plot at 50% of RP)	At 10% of RP  At 50% of RP (As identified by Planning Department)	At Fixed Price to Govt. Body (Approval by SFC) as per B.R. No.9947, dtd. 03.10.2008	No change proposed	No change proposed	No change proposed
36	Stadium/ Sports Club Complex, Recreational Activities, Swimming Pool, etc. (Maximum upto 5.0 Ha)						
	i. Open Area / Running Track ii. 10% of plot area used for construction (Registered NGOs/Public Charitable Trust formed by Navi Mumbai Residents)		At 20% of RP  At 100% of RP	By Public Advt. At Fixed Price to Govt. Body as per B.R. No.9947, dtd. 03.10.2008	No change proposed	No change proposed	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2. Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(ii)

3. If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher

\* The plots for stadia / sports complexes / swimming pool will be handed over to Government or NMMC free of cost provided such facilities are owned by NMMC and not handed over to third party (other agency / franchisees) to run the facilities in future.





## Revised Land Pricing &amp; Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
37	PRIVATE Sports Club Complex / PRIVATE Golf Course / Recreational (Any Public Charitable Trust / Individuals Companies/Pvt. Bodies) (Maximum 5.0 Ha.)	At 300% of RP (Commercial Base Rate for Tender)	At 267% of RP (Commercial Base Rate for Tender)	By Competitive Bidding	No change proposed	No change proposed	No change proposed
38	Amusement Park (Pvt. Bodies) (Any Public Charitable Trust/ Individuals / Companies/ Pvt. Bodies)	On BOT Basis (As per requirement)	-	By inviting EOI	50% of RP	50% of RP	By Inviting Tender
39	Indoor Sports / Recreation, Gym	---	---	---	50% of RP	50% of RP	By Advertisement / Application At Fixed Rate
40	Centre for Dance, Singing, Drama, Music and other activities	---	---	---	50% of RP	50% of RP	By Advertisement / Application At Fixed Rate
41	Centre for Art and Literature / Environment / Centre for Senior Citizen / Community Centre	---	---	---	50% of RP	50% of RP	By Advertisement / Application At Fixed Rate
42	Professional Association	---	---	---	150% of RP	150% of RP	By Advertisement / Application At Fixed Rate

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2. Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3. If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher.

4. For Sr. No. 38 to 42, area to be decided by Planning Section.

5. For Sr. No. 39 to 42, allotments can be made with previous approval of the govt., at specified rate to eligible bodies.



## Revised Land Pricing &amp; Land Disposal Policy of CIDCO - Navi Mumbai, 2015

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
43	Burial Ground / Crematorium (as is & where is basis) i. Public Charitable Trust	On L & L basis (for 5 years on Renewable basis) (Plot size determined by Planning Section on the basis of population served by the facility)	On L & L basis (for 5 years on Renewable basis) (Plot size determined by Planning Section on the basis of population served by the facility)	On Request (NMMC - as per B.R. No.4647 dated 08.03.1989 and B.R. No.9265 dated 18.08.2005)	No change proposed	No change proposed	No change proposed
44	Police Chowky (Police Department)	Free of Charge (Upto 250 M <sup>2</sup> )	Free of Charge (Upto 250 M <sup>2</sup> )	On Request from Govt.	No change proposed	No change proposed	No change proposed
45	Police Station (Police Department)	Free of Charge (Upto 2000 M <sup>2</sup> )	Free of Charge (Upto 2000 M <sup>2</sup> )	On Request from Govt.	No change proposed	No change proposed	No change proposed

Note: In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2 Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3 If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher.



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# SECTION III

Trusts set up by PAPs for allotment of open plot for education, religious, social welfare institutions and health facilities

('No change proposed' as per columns 4,5 & 6 indicates no change from existing Land Pricing & Disposal Policy)



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**Revised Land Pricing & Land Disposal Policy of CIDCO - Navi Mumbai, 2015**  
vide Govt. Letter No.CID/3309/34/CR-139/UD-10, dated 09.09.2014

Section III

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
I	EDUCATIONAL	Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
1	Composite School (English & Marathi or any other Vernacular medium)						
	Trusts set up by PAP to run composite school	At 20% of RP (Upto 4000 M <sup>2</sup> )	At 10% of RP (Upto 4000 M <sup>2</sup> )	As per B.R.11231, dtd.02.12.2014	No change proposed	No change proposed	No change proposed
	Play ground attached to above mentioned school	On L & L Basis for 11 years (Upto 4000 M <sup>2</sup> )	On L & L Basis for 11 years (Upto 4000 M <sup>2</sup> )	As per B.R.10699 dtd.30.08.2012	On Leave & License basis for 11 years @Rs.10,000/- per year	On Leave & License basis for 11 years @Rs.10,000/- per year	No change proposed
2	DEGREE College set up by PAP Trust	At 30% of RP (Upto 6000 M <sup>2</sup> )	At 15% of RP (Upto 6000 M <sup>2</sup> )	As per B.R.10699 dtd.30.08.2012	No change proposed	No change proposed	No change proposed
3	Engineering College set up by PAP Trusts (With recognition requirements already specified)	At 40% of RP (Upto 2.0 Ha.)	At 25% of RP (Upto 2.0 Ha.)	As per B.R.10699 dtd.30.08.2012	No change proposed	No change proposed	No change proposed
4	Plot for Vocational / ITI to be set up by Registered PAP Trust	30% of RP (Upto 1000 M <sup>2</sup> )	15% of RP (Upto 1000 M <sup>2</sup> )	As per B.R.10699 dtd.30.08.2012	No change proposed	No change proposed	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2. Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3. If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher.

4. Though as per BR No.10669, dtd.30.08.2012, the yearly rent for school play ground is 1% of RP per year for 11 years, the suggested rate for future is at par with general category.





**Revised Land Pricing & Land Disposal Policy of CIDCO - Navi Mumbai, 2015**  
**vide Govt. Letter No.CID/3309/34/CR-139/UD-10, dated 09.09.2014**

Section III

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
<b>II</b>	<b>SOCIAL WELFARE INSTITUTIONS</b>						
<b>5</b>	Plot for Religious /spiritual Activities: Public Charitable Trust formed by PAPs	At 10% of RP (Upto 500 M <sup>2</sup> ) At 15% of RP (501 to 1000 M <sup>2</sup> ) At 25% of RP (1001 to 2000 M <sup>2</sup> )	At 10% of RP (Upto 500 M <sup>2</sup> ) At 15% of RP (501 to 1000 M <sup>2</sup> ) At 25% of RP (1001 to 2000 M <sup>2</sup> )	As per B.R. 11229, dtd.02.12.2014	No change proposed	No change proposed	No change proposed
<b>6</b>	Cultural Complexes / Samaj Mandir (Public Charitable Trust formed by PAPs) Govt. Letter No.CID/3309/34/CR-139/UD-10, dated 09.09.2014 (linked to B.R. No.10699, dtd. 30.08.2012)	At 20% of RP (Upto 1500 M <sup>2</sup> ) Govt. Letter No.CID/3309/34/CR-139/UD-10, dtd.09.09.14	At 10% of RP (Upto 1500 M <sup>2</sup> ) Govt. Letter No.CID/3309/34/CR-139/UD-10, dtd.09.09.14	As per B.R. 11230, dtd.02.12.2014	No change proposed	No change proposed	No change proposed
<b>7</b>	Social & Cultural Activities for Women / Mahila Mandal / Gymnasium/ Study Centre (Public Charitable Trust formed by PAP Women / Youth) Govt. Letter No.CID/3309/34/CR-139/UD-10, dated 09.09.2014 (linked to B.R. No.10699, dtd. 30.08.2012)	At 15% of RP (Upto 500 M <sup>2</sup> ) Govt. Letter No.CID/3309/34/CR-139/UD-10, dtd.09.09.14	At 10% of RP (Upto 500 M <sup>2</sup> ) Govt. Letter No.CID/3309/34/CR-139/UD-10, dtd.09.09.14	As per B.R. 11230, dtd.02.12.2014	No change proposed	No change proposed	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2. Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3. If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / suggested rate whichever is higher.

4. For more than 2000 M<sup>2</sup> area B.R. No.9536, dtd. 21.12.2006 may be referred.



**Revised Land Pricing & Land Disposal Policy of CIDCO - Navi Mumbai, 2015**  
**vide Govt. Letter No.CID/3309/34/CR-139/UD-10, dated 09.09.2014**

Section III

Sr. No.	Type of Land use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)					
		Existing Land Pricing & Disposal Policy			Land Pricing & Disposal Policy as approved by Board on 23.06.2015		
		Developed Nodes	Developing Nodes	Method of Disposal	Developed Nodes	Developing Nodes	Method of Disposal
		1	2	3	4	5	6
8	Social Welfare Organization for Setting up of Hostel for Women, Handicapped & Homes for aged by trusts formed by PAPs.	At 20% of RP (Upto 1500 M <sup>2</sup> )	At 10% of RP (Upto 1500 M <sup>2</sup> )	As per B.R. 11230, dtd.02.12.2014	No change proposed	No change proposed	No change proposed
III	<b>HEALTH FACILITIES</b>						
9	Nursing Home to be set up by PAPs (Duly registered PAP Societies / Trusts)	At 30% of RP (Upto 300 M <sup>2</sup> )	At 15% of RP (Upto 300 M <sup>2</sup> )	As per B.R. 11230, dtd.02.12.2014	No change proposed	No change proposed	No change proposed

Note: 1. In addition to Minimum Rates suggested above, the effect of B.R. No.8979 dated 25.03.2004 as per Locational Advantage will be added.

2 Odd shaped and excess area will be governed by NBDLR 2008, as defined in Chapter III, Sr.No.4 (iv) and Sr.No.6(iii)

3 If the excess area more than 10% or 250 sqm such cases should brought to the Board and then it should be charged Market rate / RR rate / RP based rate whichever is higher.



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