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BOARD NOTE

C.S. DEPT. CIDCO CIRCULATED AGENDA ITEM

Item No.	19
Board meeting No.	570
Date of meeting	02-12-2014
Sponsoring HOD	CSSO

A) **Subject**: Standardization of process and Action Plan for allocation of Vacant plots for Women Welfare, Old Age Home, Day Care Centre, etc. approved by Board vide BR No. 11063 dated 26-5-2014 ... approval received from Govt. vide letter No. CID-1614/PK-63/UD-10 dated 9/9/14

B) **Issue for consideration**: Appraisal note to Board regarding approval received from Govt. with directives / modifications to the standardized process and action plan for allocation of vacant plots for women welfare, old age home, day care centre etc. approved by Board vide B.R. No. 11063 dated 26-5-14.

C) **Nature of approval** : Administrative

D) **Details about the proposal:**

1. The Board vide resolution No. 11063 dated 26-5-2014 has approved the standardization process and qualifying and ranking criteria for allocation of vacant plots for women welfare, old age home, day care centre etc. under the category of B-3, B-5, B-6, B-7, B-8. The Board had further approved to cancel the scheme No. CSSO/06/SW&C/2011-12 dated 7-3-2012 with the directives to re-advertise the plots as per action plan. The Board has authorized VC&MD / Jt. M.D. to implement the resolution. This policy was submitted to Principal Secretary (UD),UDD vide letter dated 16-6-2014 under the signature of VC&MD for perusal and directives.

2. The Govt. vide letter No. CID-1614/PK-63/UD-10 dated 9-9-2014 has approved the policy with following amendments.

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(i) Under the Category of IV & V after ranking and further site verification if more than one institution score same marks, then the final decision be taken through the method of lottery.

(ii) In the Category No. I to V if certain modifications / revision are required in the eligibility of financial soundness and in the category of IV & V if certain modifications or change are required in the ranking criteria, CIDCO Board is authorized to make such changes and the information regarding such changes be informed to Government.

Copy of the letter received from Government is annexed at **Annexure-A.**

E) **Financial implication(Amount in Rs.):** —

F) **Legal Requirements/implications/provisions:** —

G) **Date of approval of the agenda note by VC&MD/Jt. MD** : 4/10/2014

H) **Whether continuation of deferred item/or Fresh item:** Fresh item

I) **Whether to provide the Board Note and Board Resolution under the Right to Information Act, 2005** : **Yes**

DRAFT RESOLUTION:

"RESOLVED THAT the Board do and hereby approve the amendment made by Government in the Standardization of process and Action Plan for allocation of Vacant plots for Women Welfare, Old Age Home, Day Care Centre, etc. approved by Board vide BR No. 11063 dated 26-5-2014".

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

Initiated by:	Signature :	[signature]
	Name :	**Mrs. R.R. Dikshit**
	Designation:	Chief Social Services Officer

C.S. DEPT.-CIDCO CIRCULATED AGENDA ITEM

P.T.O.

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Item No. 19/570 BM : Standardization of process and Action Plan for allocation of vacant plots for Women Welfare, Old Age Home, Day Care Centre etc. approved by Board vide BR No. 11063 dated 26-5-2014 .... Approval received from Govt. vide letter No. CID-1614/PK-63/UD-10 dated 9/9/2014.

After discussions, the Board unanimously passed the following Resolution:

RESOLUTION NO: 11230

"**RESOLVED THAT** the Board do hereby take note of the following changes received from Govt. vide letter No. CID-1614/P.K.63/UD-10 dated 9th September, 2014 to the revised policy for standardization of process and action plan for allocation of vacant plots for women welfare, old age home, day care centre, etc. as approved by Board vide Board Resolution No. 11063 dated 26-5-2014:-

1. Under the Category-IV [i.e. Day Care Centre], and Category-V [i.e. Orphanage, Working Women's Hostel,, Old Age Home, Recreational / Social Welfare / Day Care Centre for Sr. Citizens, Welfare of Disabled, Welfare of Youth & Rehabilitation of drug addicts]: –

   a) After ranking and further site verifications, if more than one institute score same marks and rank first, selection shall be made through method of lottery.

   b) For revision in ranking criteria, CIDCO Board is authorized to make such changes and the information regarding such changes be informed to Government.

P. T. O.

2. Under the Category-I to V:

a) In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such modification/revision and be informed to Government."

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

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

COMPANY SECRETARY * P. Rath *

Passed by the Board vide Resolution No. 11230 of Board meeting held on 02-12-2014.

Company Secretary
Emp. No. 34023

ANNEXURE 'A'

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महाराष्ट्र शासन

CIDCO NIRMAL
Inw. No. G/NT/O/UO
No. 625-G10A
Date 12-9-14
Marked To

Email-cidcoud१०@gmail.com
क्रमांक: सिआयडी-१६१४/प्र.क्र.६३/नवि-१०
नगर विकास विभाग,
मंत्रालय, मुंबई ४०० ०३२
दिनांक : ०९ सप्टेंबर, २०१४.

JMD OFFICE
In No: 3735
Date: 17/09/14

प्रति,

व्यवस्थापकीय संचालक,
शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित (सिडको),
निर्मल, नरिमन पॉईन्ट, मुंबई - ४०० ०२१.

विषय :- महिला कल्याण, वृध्दाश्रम, डे-केअर सेंटर इत्यादी प्रयोजनांकरीता सिडकोच्या भूखंडांच्या वाटपाकरीता कार्यप्रणालीचे प्रमाणिकरण व कृती आराखडा करण्याबाबत....

संदर्भ :- उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांचे पत्र क्र. CIDCO/MD/२०१४/५९२, दि. १६.६.२०१४

JT-MD
CSSO

महोदय,

उपरोक्त विषयाबाबतच्या संदर्भीय पत्राच्या अनुषंगाने निदेशानुरुप पुढीलप्रमाणे कळविण्यात येत आहे :-

A-S.S.O
9/10/2014

"उपरोक्त विषयाबाबत सिडको संचालक मंडळाने त्यांच्या ठराव क्र. ११०६३, दि. २६.५.२०१४ अन्वये मंजूर केलेल्या धोरणास खालील सुधारणांसह शासन मान्यता देण्यात येत आहे :-

अ) सिडकोच्या सदर ठरावान्वये वाटपधारीच्या करण्यात आलेल्या वर्गीकरणातील Category-IV व Category-V करीता अर्जदारांच्या जागेच्या पहाणी नंतरही एकापेक्षा अधिक अर्जदारांचे गुण पहिल्या क्रमांकाचे आल्यास अंतीम निवड लॉटरी पध्दतीने करण्यात यावी.

ब) वर उल्लेखित वर्गीकरणातील Category-I to Category-V साठीच्या पात्रता निकषांमधील Financial Soundness याबाबतच्या निकषांसंबंधी तसेच, Category-IV व Category-V साठीच्या Ranking Criteria मध्ये आवश्यकतेनुसार सिडको संचालक मंडळाच्या मान्यतेने सुधारणा करण्यास सिडकोस मुभा राहील. मात्र, त्याबाबत शासनास अवगत करणे आवश्यक राहील."

आपला,

(एस. के. सालीमठ)
शासनाचे उप सचिव

CSSO/I/W.No. 39
Date 7/10/14

प्रत,

निवडनस्ती, नवि-१०.

570/19

Annexure- A.

Category-I- (B-3):- Cultural Complexes / Plots for Regional, Social Welfare Organizations etc.

(As per BR. No.9696 Dtd.26/09/2007 and Govt.approval letter Dtd.05/09/2007)

Sr. No	Land Use	Types of Allottee	Minimum Rate Suggested (#) as % to Reserve Price (FSI-1)		Maximum Area (Sq.Mtrs)	Eligibility Norms	Method of Disposal	Remarks /Processing Authority
			Developed Nodes	Developing Nodes				
01	Cultural Complex / Plots for Regional, Social Welfare Organisation ,etc.	Public Charitable Trust formed by Residents of Navi Mumbai	a)At 100% of RP (Upto 1000 sq.mtrs) b)At 150% of RP (1001 to 2000 sq.mtrs)	a)At 50% of RP (Upto 1000 sq.mtrs) b)At 100% of RP (1001 to 2000 sq.mtrs)	2000 Sq.mtrs.	a) Regn.under BPT & SR Act in Maharashtra b) 4 yrs.Experience from Regn. c) 3 Yrs.Audited Accounts d)Financially Sound e) Trust/Society formed by the residents of Navi Mumbai.	By Public Advt. & Fixed Rate & By Drawal of Lottery. On request from Govt.Bodies.Trust to whom already plot allotted in N.M. area not eligible to apply.	Processing by SSO

Note – (#) In addition to minimum rate suggested above the effect of BR.No. 8979,Dtd.25/03/04 as per locational advantage will be added.

This category is further divided in to two sub categories –

Above categories further divided in two sub categories –

Sr. No.	Sub Category	Expected Activities on the plot
A	Cultural Complex / Plots for Regional Organizations	Cultural Activities i.e. dance, music, singing, plays classes, drama festival, cultural festival, exhibition hall, multipurpose hall, reading room, library
B	Social Welfare Organizations	i) Any NGO of Cultural/ Regional organization Library, Reading Room, Multipurpose Hall, Counseling Centre, Vocational Training, Yoga Centre, Gymnasium, Hobby Classes, etc. ii) By Mahila Mandal Cultural & Welfare activities for Women, Training on Health Education, Welfare of Children, Women Empowerment, Training of Women for income generating activities, Women recreation, Women's gym., Women's Capacity Building etc.

Method of drawal of lottery was amended on approval of Board vide BR.No.9947 Dtd.03.10.2008, changed to selection by giving weight- age over & above the eligibility criteria by a committee appointed by VC & MD.

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Category-I- (B-3):- Cultural Complexes / Plots for Regional, Social Welfare Organizations etc.

A) Cultural Complexes:-

Activities expected on the plot- i.e. Dance, Music. Singing, Plays, Drama , Cultural Festival, Exhibition hall, Multipurpose hall, Reading room Library

QUALIFYING CRITERIA :-

Sr. No.	**Existing Qualifying Criteria** (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	**Proposed additional Qualifying Criteria**	**Document & Evaluation process for existing and additional Qualifying criteria**	**Rationale**
1	(a)Registration under Bombay Public Trust Act, 1950 & / or Society's Registration Act, 1860 in Maharashtra.	-----	Examine Registration Certificate and Trust Deed, Constitution & By-laws, Articles & MOA with all amendments, if any certified by Competent Authority.	• To confirm that the Trust is registered under Bombay Public Trust Act, 1950 & / or Society's Registration Act, 1860. • KYC documents of all office bearers.
2	(b)4 Years Experience from registration.	4 years experience of conducting cultural activities from the date of registration	Examine the documents containing the experience of conducting Cultural activities Examine the 4 years self attested annual activities reports.	In order to confirm the Trust has experience of running Cultural activities.(as defined above)
3	(c) 3 years Audited Statements of Accounts.	--------------	i)Whether audited statement of accounts for the past 3 years are in existence. ii)There should not be any major irregularities pointed in the Audit reports .	i) In order to confirm that three years audited statement of accounts are done. ii) In order to confirm that the Trust has spent amount towards achieving objectives of the Trust.

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			iii) The trust should spend amounts towards the objective of Trust.	
4	(d)Financial Soundness	As per the latest Audit report the Trust should have net worth 20% 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.	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.	Whether they have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI
5	(e) Trust / Society formed by the residents of Navi Mumbai.	The Trust should be formed by the residents of Navi Mumbai (at least 75% of the trustees should be from Navi Mumbai)	KYC documents of all Trustees.	To confirm that Trust is formed by the residents of Navi Mumbai.

Methodology of Selection – *If more than one qualified application is received then methodology of selection shall be **drawal of lottery** from the qualified applicant Trust.*
for maximum area of 4000 sq.mtr.

Project Feasibility Cost (P.F.C.) *= Total cost of plot (A) + Construction cost as per FSI permissible for occupancy certificate (B) + 10% of (A+B) as Administrative cost.*

E.g.(i) Kharghar (Developed Node) = Rs. 1.55 Cr. + Rs.2.50 Cr.+ Rs.0.40 Cr.
P.F.C. = Rs.4.45 Cr.

(ii) Kamothe (Developing Node) = Rs.0.60 Cr.+ Rs.2.50 Cr.+ Rs.0.31 Cr.
P.F.C. = Rs.3.41 Cr.

COMPANY SECRETARY * P. Rath *

Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such modification/revision and be informed to Government.*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category-I -(B-3):- Cultural Complexes / Plots for Regional, Social Welfare Organizations etc.

B) Social Welfare Organization
(i) Any NGO of Cultural/Regional Organization

Activities expected on the plot- Welfare Activities like, Library, Reading Room, Gymnasium, Vocational Training Activities, Yoga Centre, Multipurpose Hall, Free Health Check-up Camps, Counseling centers, Hobby Classes etc.

QUALIFYING CRITERIA

Sr. No.	Existing Qualifying Criteria (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	Proposed additional Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
1	(a)Registration under Bombay Public Trust Act, 1950 & / or Society's Registration Act, 1860 in Maharashtra.	----	Examine Registration Certificate and Trust Deed, Constitution & By-laws, Articles & MOA with all amendments, if any certified by Competent Authority.	• To confirm that the Trust is registered under Bombay Public Trust Act, 1950 & / or Society's Registration Act, 1860. • KYC documents of all office bearers.
2	(b)4 Years Experience from registration.	4 years experience of conducting social welfare activities from the date of registration	Examine the documents containing the experience of conducting social welfare activities Examine the 4 years self attested annual activities reports.	In order to confirm the Trust has experience of running social welfare activities.(as defined above) COMPANY SECRETARY * P. Rath *

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3	(c) 3 years Audited Statements of Accounts.	--------------	i)Whether audited statement of accounts for the past 3 years are in existence. ii)There should not be any major irregularities pointed in the Audit reports. iii) The Trust should spend amount towards the objective of Trust.	i) In order to confirm that three years audited statement of accounts are done. ii)In order to confirm that the Trust has spent amount towards achieving the objectives of the Trust.
4	(d)Financial Soundness	As per the latest Audit report the Trust should have net worth 20% 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.	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.	Whether they have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI
5	(e) Trust / Society formed by the residents of Navi Mumbai.	The Trust should be formed by the residents of Navi Mumbai (at least 75% of the trustees should be from Navi Mumbai)	KYC documents of all Trustees.	To confirm that Trust is formed by the residents of Navi Mumbai.

<u>Methodology of Selection</u> – *If more than one qualified application is received then methodology of selection shall be* ***drawal of lottery***
from the qualified applicant Trust.
for maximum area of 4000 sq.mtr.

Project Feasibility Cost (P.F.C.) *= Total cost of plot (A) + Construction cost as per FSI permissible for occupancy certificate (B) + 10% of (A+B) as Administrative cost.*

E.g.(i) Kharghar (Developed Node) = Rs. 1.55 Cr. + Rs.2.50 Cr.+ Rs.0.40 Cr.
P.F.C. = Rs.4.45 Cr.
(ii) Kamothe (Developing Node) = Rs.0.60 Cr.+ Rs.2.50 Cr.+ Rs.0.31 Cr.
P.F.C. = Rs.3.41 Cr.

Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such modification/revision and be informed to Government.*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

COMPANY SECRETARY * P. Rath *

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Category-I -(B-3):- Cultural Complexes / Plots for Regional, Social Welfare Organizations etc.

B) Social Welfare Organization : -

ii) Mahila Mandal :- Activities expected on the plot - Cultural & Welfare Activities for women, Training on Health Education. Welfare of Children, Women Empowerment, Training of Women for income Generating activities, Women Recreation ,Women's gym., Women's capacity Building etc.

QUALIFYING CRITERIA

Sr. No.	Existing Qualifying Criteria (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	Proposed additional Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
1	(a)Registration under Bombay Public Trust Act, 1950 & / or Society's Registration Act, 1860 in Maharashtra.	----	Examine Registration Certificate and Trust Deed, Constitution & By-laws, Articles & MOA with all amendments, if any certified by Competent Authority.	• To confirm that the Trust is registered under Bombay Public Trust Act, 1950 & / or Society's Registration Act, 1860. • KYC documents of all office bearers.
2	(b) 4 Years Experience from registration.	4 years experience of conducting social welfare activities from the date of registration and registered as a Mahila Mandal.	Examine the documents containing the experience of conducting social welfare activities Examine the 4 years self attested annual activities reports.	In order to confirm the Trust has experience of running social welfare activities for women and is registered as Mahila Mandal. COMPANY SECRETARY * P. Rath *

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3	(c) 3 years Audited Statements of Accounts.	--------------	i)Whether audited statement of accounts for the past 3 years are in existence. ii)There should not be any major irregularities pointed in the Audit Report. iii) The trust should spend amounts towards the objective of the Trust.	i) In order to confirm that three years audited statement of accounts are done. ii) In order to confirm that the Trust has spent amount towards achieving the objectives of the Trust
4	(d)Financial Soundness	As per the latest Audit report the Trust should have net worth 20% 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.	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.	Whether they have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI
5	(e) Trust / Society formed by the residents of Navi Mumbai.	The Trust should be formed by the residents of Navi Mumbai (at least 75% of the trustees should be from Navi Mumbai)	KYC documents of all Trustees.	To confirm that Trust is formed by the residents of Navi Mumbai.

<u>Methodology of Selection –</u> *If more than one qualified application is received then methodology of selection shall be **drawal of lottery** from the qualified applicant Trust.*
for maximum area of 4000 sq.mtr.

Project Feasibility Cost (P.F.C.) *= Total cost of plot (A) + Construction cost as per FSI permissible for occupancy certificate (B) + 10% of (A+B) as Administrative cost.*

E.g.(i) Kharghar (Developed Node) = Rs. 1.55 Cr. + Rs.2.50 Cr.+ Rs.0.40 Cr.
P.F.C. = Rs.4.45 Cr.

(ii) Kamothe (Developing Node) = Rs.0.60 Cr.+ Rs.2.50 Cr.+ Rs.0.31 Cr.
P.F.C. = Rs.3.41 Cr.

COMPANY SECRETARY * P. Rath *

Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such modification/revision and be informed to Government.*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category-II- (B-5):- Cultural Complex / Samaj Mandir (As per BR. No.9696 Dtd.26/09/2007 and Govt. approval letterDtd.05/09/2007)

Sr. No	Land Use	Types of Allottee	Minimum Rate Suggested (#) as % to Reserve Price (FSI-1)		Maximum Area (Sq.Mtrs)	Eligibility Norms	Method of Disposal	Remarks/ Processing Authority	Proposed change
			Developed Nodes	Developing Nodes					
01	Cultural Complex/ Samaj Mandir	Public Charitable Trust formed by PAP 's.	At 75% of RP	At 40% of RP.	4000 Sq.mtrs.	a) Regn.under BPT & SR Act in Maharashtra b) 4 yrs.Experience from Regn. c) 3 Yrs.Audited Accounts d)Financially Sound e) All Trust Members shall be PAP.	By Public Advt. & Fixed Rate & By Drawal of Lottery.	Only 1 plot in each Tehsil earmarked in 12.5% scheme Processing- M (Rehb.).	**One plot in each node earmarked in 12.5% scheme processing by M(Rehb.)**

Note – (#) In addition to minimum rate suggested above the effect of BR.No. 8979,Dtd.25/03/04 as per locational advantage will be added.

Above categories further devided in two sub categories –

Sr. No.	Sub Categorie	Expected Activities on the plot
A	Cultural Complex	Cultural Activities i.e. dance, music, singing, plays , drama festival, cultural festival, exhibition hall, multipurpose hall, reading room, library
B	Samaj Mandir	Library, Reading Room, Multipurpose Hall, Women's Capacity Building activities, Women's Empowerment, Vocational Training & Skill development activities, Gymnasium, Hobby Classes, etc.

Method of drawal of lottery was amended on approval of Board vide BR.No.9947 Dtd.03.10.2008, changed to selection by giving weight- age over & above the eligibility criteria by a committee appointed by VC & MD.

COMPANY SECRETARY * P. Rath *

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Category-II- (B-5):- Cultural Complex / Samaj Mandir

A) **Cultural Complex-** **Activities expected on the plot-** Cultural Activities i.e. dance, music, singing, play classes, Drama festival, cultural festival, exhibition hall, Multipurpose hall, reading room, library.

QUALIFYING CRITERIA

Sr. No.	Existing Qualifying Criteria (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	Proposed additional Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
1	Registration under Bombay Public Trust Act, 1950 & / or Society's Registration Act, 1860 in Maharashtra	----------	Examine Registration Certificate and Trust Deed, Constitution & By-laws, Articles & MOA with all amendments, if any certified by Competent Authority	To confirm that the Trust is registered under Bombay Public Trust Act, 1950 & / or Society's Registration Act, 1860
2	----------	Trust formed by PAP's residing in same node (minimum 75% PAP's should be from the node from where the plot is advertised.).	KYC documents of all office bearers to confirm that Trust is formed by the PAP's of the node from where the plot is advertised.	i) Proof of Residents ii) Proof of PAP
3	4 Years Experience from the date of registration	4 years experience of conducting cultural activities from the date of registration	i) Whether Trust has completed 4 years from the date of registration – yes / no.	In order to confirm the Trust has experience of running Cultural activities. Such as dance and music, exhibition hall, regional singing activities, etc.

COMPANY SECRETARY * P. Rath *

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			ii)To verify the 4 years experience from – (a) Annual Activity report, Audit reports, press cutting containing the experience of conducting or handling Cultural / Social Welfare activities. (b) Examine the self attested annual activities reports of 4 years.	
4	Audited Statements of Accounts of 3 years		i)Whether audited statement of accounts for the past 3 years are in existence. ii) There should not be any major irregularities pointed in the Audit reports. iii)The Trust should spend amounts towards the objective of the Trust.	i)In order to confirm that the Trust has spent amount on the objective of the Trust. ii) In order to confirm that the Trust has spent amount towards achieving the objectives of the Trust.
5	Financial Soundness	As per the latest Audit report the Trust should have net worth of at least 20% 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.	Examine +ve Net Worth of Preceding 3 years Audited Statement Accounts. Financially sound based on +ve Net Worth i.e. as per the 20 : 80 as equity debt ratio.	Whether they have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI COMPANY SECRETARY * P. Rath *

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6	All Trust Members shall be PAP;s	All the Trust members shall be PAP's residing in node from where the plot is advertised. (Minimum 75% PAP's should be from the node from where the plot is advertised.).	Award copies issued by the competent Authority of all trustees / office bearers to be examined	In order to confirm whether all the Trustees / office bearers of the Trust are PAPs residing in the node from where the plot is advertised & to confirm that the Trust is meeting additional proposed eligibility criteria.

<u>Methodology of Selection</u> – *If more than one qualified application is received then methodology of selection shall be* ***drawal of lottery*** *from the qualified applicant Trust.*

Project Feasibility Cost (P.F.C.) *= Total cost of plot (A) + Construction cost as per FSI permissible for occupancy certificate (B) + 10% of (A+B) as Administrative cost.*

E.g.(i) Kharghar (Developed Node) = Rs. 1.86 Cr. + Rs.5.00 Cr.+ Rs.0.68 Cr.
P.F.C. = Rs.7.54 Cr.

(ii) Kamothe (Developing Node) = Rs.0.64 Cr.+ Rs.5.00 Cr.+ Rs.0.56 Cr.
P.F.C. = Rs.6.2 Cr.

Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such modification/revision and be informed to Government.*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category-II- (B-5): -Cultural Complex / Samaj Mandir

B) Samaj Mandir:- Activities expected on the plot- Library, Reading Room, Multipurpose Hall, Women's Capacity Building Activities, Vocational Training & skill development activities, Womens's Empowerment, Gymnasium, Hobby Classes etc.

QUALIFYING CRITERIA

Sr. No.	Existing Qualifying Criteria (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	Proposed additional Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
1	Registration under Bombay Public Trust Act, 1950 & / or Society's Registration Act, 1860 in Maharashtra	----------	Examine Registration Certificate and Trust Deed, Constitution & By-laws, Articles & MOA with all amendments, if any certified by Competent Authority	To confirm that the Trust is registered under Bombay Public Trust Act, 1950 & / or Society's Registration Act, 1860
2	----------	Trust formed by PAP's residing in same node (minimum 75% PAP's should be from the node from where the plot is advertised.).	KYC documents of all office bearers to confirm that Trust is formed by the PAP's of the node from where the plot is advertised.	i) Proof of Residents ii) Proof of PAP
3	4 Years Experience from the date of registration	4 years experience of conducting social welfare activities from the date of registration	i) Whether Trust has completed 4 years from the date of registration – yes /no. ii)To verify the 4 years experience from – (a) Annual Activity report, Audit reports, press cutting containing the experience of	In order to confirm the Trust has experience of running Cultural activities. Such as Library, Reading Room, Women's Capacity Building activities, Vocational Training activities, Gymnasium, Hobby Classes, etc.

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			conducting or handling Cultural / Social Welfare activities. (b) Examine the self attested annual activities reports of 4 years.	
4	Audited Statements of Accounts of 3 years		i)Whether audited statement of accounts for the past 3 years are in existence. ii)There should not be any major irregularities pointed in the Audit reports. iii) The Trust should spend amounts towards objective of the Trust.	i) In order to confirm that three years audited statement of accounts are done. ii) In order to confirm that the Trust has spent amount towards achieving the objectives of the Trust.
5	Financial Soundness	As per the latest Audit report the Trust should have net worth of at least 20% 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.	Examine +ve Net Worth of Preceding 3 years Audited Statement Accounts. Financially sound based on +ve Net Worth i.e. 20 : 80 as equity debt ratio.	Whether they have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI
6	All Trust Members shall be PAP;s	All the Trust members shall be PAP's residing in node from where the plot is advertised. (Minimum 75% PAP's should be from the node from where the plot is advertised.).	Award copies issued by the competent Authority of all trustees / office bearers to be examined	In order to confirm whether all the Trustees / office bearers of the Trust are PAPs residing in the node from where the plot is advertised & to confirm that the Trust is meeting additional propose eligibility criteria.

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Methodology of Selection – *If more than one qualified application is received then methodology of selection shall be* ***drawal of lottery*** *from the qualified applicant Trust.*

Project Feasibility Cost (P.F.C.) *= Total cost of plot (A) + Construction cost as per FSI permissible for occupancy certificate (B) + 10% of (A+B) as Administrative cost.*

E.g.(i) Kharghar (Developed Node) = Rs. 1.86 Cr. + Rs.5.00 Cr.+ Rs.0.68 Cr.
P.F.C. = Rs.7.54 Cr.

(ii) Kamothe (Developing Node) = Rs.0.64 Cr.+ Rs.5.00 Cr.+ Rs.0.56 Cr.
P.F.C. = Rs.6.2 Cr.

** Once the Trust pays the full lease premium amount & execute the Agreement to lease the plot, this activity can be tied up with the grant –in – aid scheme of CIDCO only for Samaj Mandir Activity.*

** The construction of the Samaj Mandir shall be as per the type plan prepared by CIDCO.*

Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such modification/revision and be informed to Government.*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category III- (B-6)- Social & Cultural Activities for Women / Mahila Mandal / Gymnasium ,Study Centre

(As per BR. No.9696 Dtd.26/09/2007 and Govt.approval letter Dtd.05/09/2007)

Sr. No	Land Use	Types of Allottee	Minimum Rate Suggested (#) as % to Reserve Price (FSI-1)		Maximum Area (Sq.Mtrs)	Eligibility Norms	Method of Disposal	Remarks /Processing Authority
			Developed Nodes	**Developing Nodes**				
01.	Social & Cultural Activities for Women / Mahila Mandal / Gymnasium ,Study Centre.	Public Charitable Trust formed by PAP Women / Youth	25% RP	15% RP	100 to 300 sq.mtrs..	a) Regd. under BPT Act 1950. b)All Trust Members shall be PAP's	By Public Advt. & Fixed Rate & By Drawal of Lottery.	As per plot earmarked in 12.5% School Area. Manager (Rehb.)/ CLSO.

Note – (#) In addition to minimum rate suggested above the effect of BR.No. 8979,Dtd.25/03/04 as per locational advantage will be added Method of drawal of lottery was amended on approval of Board vide BR.No.9947 Dtd.03.10.2008, changed to selection by giving weight- age over & above the eligibility criteria by a committee appointed by VC & MD.

The Land use is sub-divided under the following sub-categories & the details of activities that can be established under this use are as under.

Sr.No.	Sub-Category	Activities Expected on the Plot
A	Women / Mahila Mandal	Cultural & Social Welfare ,Activities For Women, Training On Health, Education, Welfare of Children, Women Empowerment, Training of women for income generating activities, women Recreation, women Gym, women Capacity Building ,etc.
B	Youth /Gymnasium	Gymnasium, Yoga Centre, Capacity Building & Leadership Training, Health Check Up, Alcoholic Anonymous Centre, Indoor recreation/ sports etc. for the wellbeing of youths.
C	Study Centre	Library, Reading Room, Competitive Exam Guidance Centre, Capacity Building Centre for Children & Youths, etc (library should contain text books for 10 and 12, higher education and competitive exams)

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Category III- (B-6)- Social & Cultural Activities for Women / Mahila Mandal / Gymnasium ,Study Centre.

A) **WOMEN / MAHILA MANDAL (12.5% Area for PAP Trusts)-**

Activities expected on the plot - Cultural & Social Welfare ,Activities For Women, Training On Health, Education, Welfare of Children, Women Empowerrment,Training of women for income generating activities, women Recreation, women Gym, women Capacity Building ,etc.

QUALIFYING CRITERIA

Sr. No.	Existing Qualifying Criteria (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	Proposed additional Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
1	Registration under Bombay Public Trust Act, 1950 & /Society Registration Act,1860.	----------	i) Examine Registration Certificate and Trust Deed, Constitution & By-laws, Articles & MOA with all amendments, if any certified by Competent Authority.	i) To confirm that the Trust is registered under Bombay Public Trust Act, 1950.
2	---------	Trust formed by Navi Mumbai PAP's residing in same Sector, Village, nearby village from where the plot is advertised.(Minimum 75 % of women should be on the Trust)	KYC documents of all office bearers / Trustees of the Trust / Mahila Mandal.	To confirm that the Trust is formed by PAP's residing in same sector,.
3	---------	The Trust should have 2 years of experience from registration of conducting cultural / social welfare activities for women & children.	To examine the self attested Annual Activities Reports of past 2 years.	To confirm that the Trust has experience of conducting cultural and or Social Welfare activities for women & children.

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4	---------	As per the Audit report of previous year. The Trust should have net worth 5% of the land cost.	Previous Audit Report.	To examine whether Trust have 5% of land cost as Net Worth.
5	All Trust Members shall be PAP's	All the Trust members shall be PAP's residing in Sector/ Village/nearby Village from where the plot is advertised	Award copies issued by the Competent Authority of all trustees / office bearers to be examined.	In order to confirm whether all the Trustees / office bearers of the Trust are PAP's residing in sector.

Methodology of Selection – *If more than one qualified application is received, then methodology of selection shall be* ***drawal of lottery*** *from the qualified applicant Trust.*

- *While advertising the plots names of the nearby villages shall be indicated in the scheme booklet.*
- *Once the Mahila Mandal pays the land cost and execute the agreement the activity can be tie up with Grant-in-aid scheme of CIDCO.*
- *Sub-division of plots within the plot as per provision of GDCR applicable to Navi Mumbai*

Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such modification/revision and be informed to Government.*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category III -(B-6)- Social & Cultural Activities for Women / Mahila Mandal / Gymnasium ,Study Centre.

B) GYMNASIUM/YOUTH(12.5% Area for PAP Trusts)

Activities expected on the plot- Gymnasium, Yoga Centre, Capacity Building & Leadership Training, Health Check-up, Alcoholic Anonymous Centre, Indoor recreation/ sports etc. for the wellbeing of youths.

QUALIFYING CRITERIA

Sr. No.	**Existing Qualifying Criteria** (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	**Proposed additional Qualifying Criteria**	**Document & Evaluation process for existing and additional Qualifying criteria**	**Rationale**
1	Registration under Bombay Public Trust Act, 1950 /& Society Registration Act,1860.	------------	Examine Registration Certificate and Trust Deed, Constitution & By-laws, Articles & MOA with all amendments, if any certified by Competent Authority.	To confirm that the Trust is registered under Bombay Public Trust Act, 1950.
2	------------	Trust formed by PAP's residing in same Sector, nearby village from where the plot is advertised.	KYC documents of all office bearers / Trustees of the Trust.	i) To confirm that the Trust is formed by PAP's residing in same sector,same village, nearby village. ii) Proof of PAP
3	------------	The Trust should have 2 years of experience from registration of conducting Social Welfare Activities.	To examine the self attested Annual activities Reports of past 2 years	To confirm that the Trust has experience of conducting Youth Welfare & Gym. Activities.

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4	------------	As per the latest Audit report the Trust should have net worth 20% 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.	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	Whether they have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI
5	All Trust Members shall be PAP's	All the Trust members shall be PAP's residing in Sector/ Village/nearby Village from where the plot is advertised	Award copies issued by the Competent Authority of all trustees / office bearers to be examined.	In order to confirm whether all the Trustees / office bearers of the Trust are PAP's residing in Sector / Village / nearby Village from were the plot is advertised.

Methodology of Selection – *If more than one qualified application is received then methodology of selection shall be* ***drawal of lottery*** *from the qualified applicant Trust.*

Project Feasibility Cost (P.F.C.) *= Total cost of plot (A) + Construction cost as per FSI (B) + 10% of (A+B) as Administrative cost.*
E.g.(i) Kharghar (Developed Node) = Rs. 460000 + Rs.3700000 + Rs410000
P.F.C. = Rs.4500000

.(ii) Kamothe (Developing Node) = Rs. 180000+ Rs. 3700000+ Rs.388000
P.F.C. = Rs.4268000/-

** While advertising the plots names of the nearby villages shall be indicated in the Scheme booklet.*

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Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such Modification/revision and be informed to Government.*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category III -(B-6)- Social & Cultural Activities for Women / Mahila Mandal / Gymnasium ,Study Centre.

C) <u>STUDY CENTRE</u> **(12.5% Area for PAP Trusts)**

Activities expected on the plot- Library, Reading Room, Competitive Exam Guidance Centre, Capacity Building Centre for Children Youths, etc (library should contain text books for 10 and 12, higher education and competitive exams)

QUALIFYING CRITERIA

Sr. No.	Existing Qualifying Criteria (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	Proposed additional Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
1	Registration under Bombay Public Trust Act, 1950 /& Society Registration Act,1860.	-------------	Examine Registration Certificate and Trust Deed, Constitution & By-laws, Articles & MOA with all amendments, if any certified by Competent Authority.	To confirm that the Trust is registered under Bombay Public Trust Act, 1950.
2	------------	Trust formed by PAP's residing in same Sector, nearby village from where the plot is advertised.	KYC documents of all office bearers / Trustees of the Trust.	i) To confirm that the Trust is formed by PAP's ii) Proof of Residents
3	------------	The Trust should have 2 years of experience from registration of conducting Social Welfare Activities.	To examine the self attested Annual activities Reports of past 2 years	To confirm that the Trust has experience of conducting Library, reading room, study centre,etc.

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4	------------	As per the latest Audit report the Trust should have net worth 20% 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.	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	Whether they have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI
5	All Trust Members shall be PAP's	All the Trust members shall be PAP's residing in Sector/ Village/nearby Village from where the plot is advertised	Award copies issued by the Competent Authority of all trustees / office bearers to be examined.	In order to confirm whether all the Trustees / office bearers of the Trust are PAP's residing in Sector / Village / nearby Village from where the plot is advertised.

Methodology of Selection – *If more than one qualified application is received then methodology of selection shall be* ***drawal of lottery*** *from the qualified applicant Trust.*

Project Feasibility Cost (P.F.C.) *= Total cost of plot (A) + Construction cost as per FSI (B) + 10% of (A+B) as Administrative cost.*
E.g.(i) Kharghar (Developed Node) = Rs. 460000 + Rs.3700000 + Rs.410000
P.F.C. = Rs.4500000/-

.(ii) Kamothe (Developing Node) = Rs. 180000+ Rs. 3700000+ Rs.388000
P.F.C. = Rs.4268000/-

** While advertising the plots names of the nearby villages shall be indicated in the Scheme booklet.*

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Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such Modification/revision and be informed to Government.*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category-IV (B-7)- DAY CARE CENTRE- (As per BR. No.9696 Dtd.26/09/2007 and Govt. approval letter Dtd.05/09/2007)

Activities expected on the plot – Day Care facility for children.

Sr. No	Land Use	Types of Allottee	Minimum Rate Suggested (#) as % to Reserve Price (FSI-1)		Maximum Area (Sq.Mtrs)	Eligibility Norms	Method of Disposal	Remarks /Processing Authority
			Developed Nodes	**Developing Nodes**				
01	Day Care Centre	Public Charitable Trust	At 150% of RP	At 100% of RP	500 sq.mtrs..	a) Regn.under BPT /SR Act b)Experienced c)Financial Sound	By Public Advt. & Fixed Rate & By Drawal of Lottery.	Processing by SSO

Note – (#) In addition to minimum rate suggested above the effect of BR.No. 8979,Dtd.25/03/04 as per locational advantage will be added.

Method of drawal of lottery was amended on approval of Board vide BR.No.9947 Dtd.03.10.2008, changed to selection by giving weightage-over & above the eligibility criteria by a committee appointed by VC & MD.

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Category-IV(B-7) .A1: QUALIFYING CRITERIA - DAY CARE CENTRE

Document I- Qualifying Criteria

Sr. No.	Existing Qualifying Criteria (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	Proposed additional Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
1	Registration Under Bombay Public Trust Act, 1950 & / or Society Registration Act, 1860	———	Examine Registration Certificate and Trust Deed, By-laws, Constitution and Articles, Memorandum of Association, (with all amendments, if any) certified by competent Authority	i) To verify registration of trust and the provisions in their by-laws which mentions running day care centres in the MOA.
2	Experience	4 years experience from registration of running a Day Care Center after registration.	i)Certification from concerned authority confirming four years' of experience in case receiving grant. ii) Approval from concerned Government Department / Bodies if receiving grants from Government. 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.	To confirm that trust has 4 years' experience of running Day care Center. COMPANY SECRETARY * P. Rath *

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			iv) Proof of ownership or registered rent deed of premises where they are running the crèche. v) Physical verification will be done of the same activity center of which record is provided, in case trust is fulfills the eligibility criteria.	
3	Financial Sound	As per the latest Audit report the Trust should have net worth 20% 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.	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	Whether they have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI.
4	----------	3 Yrs.Audited Statements of Accounts.	i)Whether audited statement of accounts for the past 3 years are in existence. ii) There should not be any major irregularities pointed in the Audit Report. iii)The trust should spend amounts towards the objective of Trust.	i)In order to confirm that three years audited statement of accounts are done.& submitted to Charity Commissioner. ii) In order to confirm that the Trust has spent amount towards achieving the objective of the Trust.
5	---------	Trustees / members of governing body should have good track record.	Self certified affidavit about the good track record of Trustees members /Governing body members.	To confirm trust has good credentials

Project Feasibility Cost (P.F.C.) *= Total cost of plot (A) + Construction cost as per FSI (B) + 10% of (A+B) as Administrative cost*

E.g.(i) Kharghar (Developed Node) = Rs. 0.46 Cr. + Rs.0.62 Cr. + Rs.0.10 Cr.

P.F.C. = Rs.1.18 Cr.

(ii) Kamothe (Developing Node) = Rs. 0.20 Cr.+ Rs.0.62 Cr.+ Rs.0.082 Cr.

P.F.C. = Rs.0.90 Cr.

Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such modification/revision and be informed to Government.*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category-IV(B-7) .A1: - DAY CARE CENTRE

Document-II – Ranking Criteria

Sr. No	Criteria	Range of Marks	Maximum Marks	Documents to be attached for verification
1	Number of years experience from registration for running Day Care Centre. (A) Above 4 years -6 years.- (B) Above 6 years –	5 10	10	Year wise expenditures incurred on Day care Activity as reflected in Audited Statement of Accounts of past 4 to 6 yrs & above.
2	Number of Day Care Centers run by the Trust (A) More than 1 and upto 3 (B) More than 3 and above	5 10	10	Documentary proof such as if on rent,Leave & License agreement & if on Ownership property paper confirming that the Trust is running more than 1 Day Care Centre. Photographs of centre.
3.	Any award from Govt. Dept. for excellent performance of Day Care Centre activity being run by the Trust	10	10	The copy of award/Certificate received by the Trust from Govt.Dept.
4.	If the Day Care Centre is being run to take care of children of low income group as a charity. (rag pickers, construction workers, maid servant, etc.)	5	5	Documentary proof that the activity is being run as a Charity at concessional rate fees being changed / no. of children pay part fees and no.of children get facility free of charge.
5	If the Day Care Centre activity is being run on the approval of Govt. & is receiving grant.	5	5	Copy of approval & details about grant –in-aid received from Govt.
6.	If more than 75% trustee members are women .	5	5	Documentary proof of Trust deed/copies of Bye-laws & if any amendments are made, record of charity Commissioner.
7.	If the Day Care Activity is run from its own land /premises.	5	5	Land /premises ownership documents
8.	If the Trust is formed by PAPs of Navi Mumbai & meeting the qualifying criteria	10	10	Documentary proof such as certificate issued from competent Authority of each member of the Trust..
	Total		**50+10**	

Additional 10 marks shall be given if the Trust is accredited by Credibility Alliance.

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Category-IV(B-7) .A1: - DAY CARE CENTRE

Document-II – Marking for Physical Verification.

Physical verification of plot :- (Video shooting of visit)

Physical verification shall be done if more than one application ranked first.

i) General observation about cleanliness & hygiene	–	5
ii) Whether the centre has enough space for children	-	5
iii) Opinion & feedback of parents about the activities & services.	-	5
iv) Any other activities like health checkup, parent counseling, etc.	-	5
		20

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Note - a) After ranking and further site verifications, if more than one institute score same marks and rank first, selection shall be made through method of lottery. *.(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

b) For revision in ranking criteria, CIDCO Board is authorized to make such changes and the information regarding such changes be informed to Government. *.(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014))*

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Category-V(B-8)- SOCIAL WELFARE ORGANISATION(As per BR. No.9696 Dtd.26/09/2007 and Govt.approval letter Dtd.05/09/2007)

Sr. No	Land Use	Types of Allottee	Minimum Rate Suggested (#) as % to Reserve Price (FSI-1)		Maximum Area (Sq.Mtrs)	Eligibility Norms	Method of Disposal	Remarks /Processing Authority
			Developed Nodes	Developing Nodes				
01	**	Public Charitable Trust	a) At 100% of RP (Upto 2000 sq.mtrs) b)At 150% of RP (2001 to 4000 sq.mtrs)	a) At 50% of RP (Upto 2000 sq.mtrs) b)At 100% of RP (2001 to 4000 sq.mtrs)	4000 Sq.mtrs.	a) Regn.under BPT & SR Act in Maharashtra b) 4 yrs.Experience from Regn. of setting up Social Welfare Institute with good track record. c) 3 Yrs.Audited Accounts. d) Financially Sound e) At least 1 of its own Centre established in Maharashtra with 3 yrs.experience. f) Adequate proof to establish & manage the project consistently.	a)By Public Advt. & Fixed Rate & By Drawal of Lottery. b)On request from Govt.Body. at fixed Rate	Processing by SSO

****Working for Handicapped, Homes for aged Destitute, Orphanage ,Dying and sick, Hostel for Working Women & for Backward class.Homes for Welfare of 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**

Note – (#) In addition to minimum rate suggested above the effect of BR.No. 8979,Dtd.25/03/04 as per locational advantage will be added.

Method of drawal of lottery was amended on approval of Board vide BR.No.9947 Dtd.03.10.2008, changed to selection by giving weightage-over & above the eligibility criteria by a committee appointed by VC & MD.

The Land use is sub-divided under the following sub-categories & the details of activities that can be established under this use are as under.

Sr.No.	Sub-Category	Type of use
A	Women & Child Welfare activities	(i) Welfare of Children (a) Orphan age (ii) Welfare of Women. (a) Working Women Hostel.

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B	Sr.Citizens Welfare Activities	(i) Old Age Home (ii) Sr.citizens Welfare Activities i.e. Welfare/Recreational Activities for Sr.Citizens and Day Care Centre for Sr.Citizens.
C	Welfare of Disabled	Established centre for persons with disabilities, Rehabilitation, Training, Education, Protection of rights, Equal opportunity training / Research for hearing impaired, Visually impaired, Mentally challenged, Leprosy cured, Locomotors disability, Mental illness, Physically challenged, Rehabilitation of paraplegics, Autism, etc
D	Welfare of Youths and Rehabilitation of drug addicts.	Centre for Youths related welfare activities like Leadership Training,Awarness programmes,Counselling to drugs/Alcoholic addicted ,smoking etc.

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Project Feasibility Cost (P.F.C.) e.g. *= Total cost of plot (A) + Construction cost as per FSI permissible for occupancy certificate (B) + 10% of (A+B) as Administrative cost.*

Sr. Nr.	Node	Area in sq.mtrs.	Land Cost in (Cr) (A)	Construction Cost in (Cr) with .25 FSI (approx.) (B)	Administrative cost 10% of (A+B)	Project Feasibility Cost	20% of P.F.C. (approx.)
01	**Kharghar** (Developed Node)	4000	3.10	5.00	0.81	8.91	1.78
		2000	1.24	2.50	0.37	4.11	0.82
	Kamothe (Developing Node)	4000	1.20	5.00	0.62	6.82	1.36
		2000	0.40	2.50	0.29	3.19	0.63

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Category-V(B-8)- SOCIAL WELFARE ORGANISATION

WOMEN & CHILD WELFARE

i) Welfare of Children

a) Orphanage

Document 1 - QUALIFYING CRITERIA

Sr. No.	**Existing Qualifying Criteria** (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	**Proposed additional Qualifying Criteria**	**Document & Evaluation process for existing and additional Qualifying criteria**	**Rationale**
1	(a)Registration Under Bombay Public Trust Act, 1950 & / or Society Registration Act, 1860	--------	Examine Registration Certificate and Trust Deed, By-laws, Constitution and Articles, Memorandum of Association with all Amendments if any.	To verify authentication of trust and the provisions in their by-laws.
2	(b) 4 years experience from registration of setting up Social Welfare Institute with good track record.	It is mandatory to have experience in running orphanage with good track record.	i) License from Commissioner Women and Child Welfare Dept. /Government Department/Bodies to run the orphanage for children ii) Certification from concerned authority in government confirming four years' of experience with good track record. (Commissioner Women & Child Welfare)	To confirm that trust has 4 years' experience of running orphanage. Supported by Audit Statements as proof of expenditure for activities.
3	(c) 3 years Audited Statements of Accounts.	--------------	i) To Examine whether audited statement of accounts for the past 3 years are in existence. ii) There should not be any major irregularities pointed in the Audit report. iii) The Trust should spend amounts towards the objective of Trust	1. In order to confirm that three years audited statements are done. 2. In order to confirm that the Trust has spend amount on the object of Trust.

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4	(d)Financial Soundness	As per the latest Audit report the Trust should have net worth of 20% 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.	Examine +ve Net Worth. Preceding 3 years audited accounts to be produced by the applicant. Financially sound based on +ve Net Worth i.e. as per the equity principle. Documents to be produced – Latest Audited Accounts	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.
5	(e) At least 1 of its own centre established in Maharashtra with three years experience.	The Trust should have established at least one orphanage in Maharashtra with 3 years experience.	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)	To confirm that the Trust has established its own center in Maharashtra.
6	(f)Adequate proof to establish and manage project consistently	--------------	-To examine whether Audited reports are consistently submitted to the Charity Commissioner. -To verify regular Audits are being maintained. -To verify self attached Annual Activity Reports of the Trust.	To confirm that the Trust can manage the project consistently.
7	--------------	Trustees/ members of governing body should have good track record.	Self Certified affidavit about the good track record of Trustee members /Governing Body members.	To confirm trust has good credentials

Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such modification/revision and be informed to Government.*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category-V (B- 8) Orphanage A2: for (i) CHILD WELFARE Activities

Document 2- Ranking Criteria

Sr. No	Criteria	Range of Marks	Maximum Marks	Documents to be attached for verification
1	Number of years experience from registration for running Orphanage (A)Above 4 years -6 years.- (B) Above 6 years –	5 10	10	Year wise expenditures incurred on Orphanage activities as reflected in Audited Statement of Accounts of past 4 to 6 yrs & above.
2	Number of Orphanage established by the Trust (A) One Centre (B)More than one centre	5 10	10	Documentary proof such as if on rent, Leave & License agreement & if on Ownership property paper for the use for which Trust is applying.
3.	Any award from Govt. Dept. for excellent performance in running orphanage.	10	10	The copy of award/Certificate received by the Trust from Govt. Dept.
4.	If the Trust is receiving grant from Govt. for orphanage established by the Trust.	5	5	Copy of approval & details about grant –in-aid received from Govt.
5	Qualified human resources availability. (As per norms of Govt. to be certified by concerned Authority)	5	5	To certify by concern Authority that the Trust has qualified staff in their existing centre.
6.	If more than 50% of trustees are women (To verify the list of office bearers / Trustee)	5	5	Documentary proof of Trust deed/copies of Bye-laws & if any amendments are made, record of charity Commissioner.
7.	If the existing centre is being run on Trusts own Land	5	5	Documentary proof such as ownership property papers
8.	If the applying Trust is formed by PAPs of Navi Mumbai & meeting the qualifying criteria. (Award copy of all trustees to be submitted)	10	10	Documentary proof such as certificate issued from competent Authority of each member of the Trust..
	Total		**50+10**	

Additional 10 marks shall be given if the Trust is accredited by the Credibility Alliance.

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Document 3 –a) Orphange

Physical verification (video shooting of visit)

1) Campus hygiene and cleanliness(how clean is campus, What is the provision to keep hygiene and cleanliness	-	**5**
2) Health check-up (At what internal health check up is done, Whether reference services are provided, tie-up with Doctors, any infectious disease occurred) Residential Health Centre	-	**5**
3) Recreational facilities like Library, Entertainment, games, Toys, Playground, Garden, Open space	-	**5**
4) Counseling facility, vocational training, Rehabilitation Centre	-	**5**
		20

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Note - a) After ranking and further site verifications, if more than one institute score same marks and rank first, selection shall be made through method of lottery. *.(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

b) For revision in ranking criteria, CIDCO Board is authorized to make such changes and the information regarding such changes be informed to Government. *.(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014))*

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C/543

Category-V(B-8)- SOCIAL WELFARE ORGANISATION

A) WOMEN & CHILD WELFARE

ii) Women Welfare

a) WORKING WOMEN HOSTEL

Document 1 : QUALIFYING CRITERIA

Sr. No.	Existing Qualifying Criteria (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	Proposed additional Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
1	(a)Registration Under Bombay Public Trust Act, 1950 & / or Society Registration Act, 1860	--------	Examine Registration Certificate and Trust Deed, By-laws, Constitution and Articles, Memorandum of Association with all Amendments if any.	To verify authentication of trust and the provisions in their by-laws.
2	(b) 4 years experience from registration of setting up Social Welfare Institute with good track record.	It is mandatory to have experience in running Working Women Hostel with good track record.	1. License from Commissioner Women and Child Welfare Dept. /Government Department/Bodies to run the Working Women Hostel. 2. Certification from concerned authority in government confirming four years' of experience with good track record. (Commissioner Women & Child Welfare)	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
3	(c) 3 years Audited Statements of Accounts.	--------------	i) To Examine whether audited statement of accounts for the past 3 years are in existence. ii) There should not be any major irregularities pointed in the Audit report. iii) The Trust should spend amounts towards the objective of Trust.	1. In order to confirm that 3 years audited statements are done. 2. In order to confirm that the Trust has spend amount towards the achieving objectives of the Trust.

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4	(d)Financial Soundness	As per the latest Audit report the Trust should have net worth of 20% 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.	Examine +ve Net Worth. Preceding 3 years audited accounts to be produced by the applicant. Financially sound based on +ve Net Worth i.e. as per the equity principle. Documents to be produced – Latest Audited Accounts	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.
5	(e) At least 1 of its own centre established in Maharashtra with three years experience.	The Trust should have established at least one Working Women Hostel in Maharashtra with 3 years experience.	1. Examine the self declaration submitted by the Trust with the proof of annual activity reports, photographs, press cutting, etc. 2. Certification from concerned authority in government confirming four years' of experience with good track record. (Commissioner Women & Child Welfare)	To confirm that the Trust has established its own center in Maharashtra.
6	(f)Adequate proof to establish and manage project consistently	--------------	-To examine whether Audited reports are consistently submitted to the Charity Commissioner. -To verify regular Audits are being maintained. -To verify self attached Annual Activity Reports of the Trust.	To confirm that the Trust can manage the project consistently.
7	--------------	Trustees/ members of governing body should have good track record.	Self Certified affidavit about the good track record of Trustee members /Governing Body members.	To confirm trust has good credentials

Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such modification/revision and be informed to Government. *(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category-V(B-8) : Ranking Criteria ıor (ii) WOMEN WELFARE

Document 2- a) Working Women Hostel

Sr. No	Criteria	Range of Marks	Maximum Marks	Documents to be attached for verification
1	Number of years experience from registration for running Working Women Hostel. (A)Above 4 years -6 years.- (B) Above 6 years –	5 10	10	Year wise expenditures incurred on Working Women Hostel activities as reflected in Audited Statement of Accounts of past 4 to 6 yrs & above.
2	Number of Working Women Hostel established by the Trust (A) One Centre (B)More than one centre	5 10	10	Documentary proof such as if on rent, Leave & License agreement & if on Ownership property paper for the use for which Trust is applying.
3.	Any award from Govt. Dept. for excellent performance in running Working Women Hostel established by the Trust.	10	10	The copy of award/Certificate received by the Trust from Govt. Dept.
4.	If the Trust is receiving grant from Govt. for Working Women Hostel established by the Trust.	5	5	Copy of approval & details about grant –in-aid received from Govt.
5	Qualified human resources availability. (As per norms of Govt. to be certified by concerned Authority)	5	5	To certify by concern Authority that the Trust has qualified staff in their existing centre.
6.	If more than 80% of trustees are women (To verify the list of office bearers / Trustee)	5	5	Documentary proof of Trust deed/copies of Bye-laws & if any amendments are made, record of charity Commissioner.
7.	If the existing centre is being run on Trusts own Land	5	5	Documentary proof such as ownership property papers
8.	If the applying Trust is formed by PAPs of Navi Mumbai & meeting the qualifying criteria. (Award copy of all trustees to be submitted)	10	10	Documentary proof such as certificate issued from competent Authority of each member of the Trust..
	Total		**50+10**	

Additional 10 marks shall be given if the Trust is accredited by Credibility Alliance.

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Document 3 –a) Working Women Hostel

Physical verification (video shooting of visit)

1) Campus hygiene and cleanliness(how clean is campus, What is the provision to keep hygiene and cleanliness	-	**5**
2) Medical facilities (whether reference services are provided, tie up with doctor.	-	**5**
3) Whether any sessions on women right counseling legal aid to women in distress/sexual harassment at work place(various record)	-	**5**
4) Recreational facilities like Library, Entertainment, Indoor Sports,	-	**5**
5) Whether beneficiaries are given square meals, remarks about meals & snacks	-	**5**
		25

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Note - a) After ranking and further site verifications, if more than one institute score same marks and rank first, selection shall be made through method of lottery. *.(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

b) For revision in ranking criteria, CIDCO Board is authorized to make such changes and the information regarding such changes be informed to Government. *.(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014))*

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c/551

CATEGORY V-(B-8) : SOCIAL WELFARE

B) SR.CITIZENS WELFARE ACTIVITIES

i) Old Age Home

B-8 8. A1: QUALIFYING CRITERIA

Sr. No.	Existing Qualifying Criteria (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	Proposed additional Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
1	(a)Registration Under Bombay Public Trust Act, 1950 & / or Society Registration Act, 1860	--------	Examine Registration Certificate and Trust Deed, By-laws, Constitution and Articles, Memorandum of Association with all Amendments if any.	To verify authentication of trust and the provisions in their by-laws to run Sr.Citizens Welfare activities.
2	(b) 4 years experience from registration of setting up Social Welfare Institute with good track record.	It is mandatory to have experience in running Old Age Home.	1.Certification from concerned authority confirming four years of experience of running Old Age Home. **2.**Approval from concerned Government Department/Bodies to run the activity wherever it is mandatory. eg- Homes for aged (Commissioner Social Welfare Deptt.) **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.	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. COMPANY SECRETARY * P. Nath Natt
3	(c) 3 years Audited Statements of Accounts.	--------------	i) To Examine whether audited statement of accounts for the past 3 years are in existence. ii) There should not be any major irregularities pointed in the Audit reports.	i). In order to confirm that 3 years audited statements are done.

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			iii) The Trust should spend amounts on object of the Trust.	ii). In order to confirm that the Trust / Society has spend amount towards objectives achieving the Trust ~~/Society~~
4	(d)Financial Soundness	As per the latest Audit report the Trust should have net worth of 20% 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.	Examine +ve Net Worth. Preceding 3 years audited accounts to be produced by the applicant. Financially sound based on +ve Net Worth i.e. as per the equity principle. Documents to be produced – Latest Audited Accounts	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.
5	(e) At least 1 of its own centre established in Maharashtra with three years experience.	The Trust should have established at least one centre in Maharashtra with 3 years experience in the category of 'Welfare of Sr.Citizen'.	Examine the self declaration submitted by the Trust with the proof of annual activity reports, photographs, press cutting, etc.	To confirm that the own centre established in Maharashtra.
6	(f) Adequate proof to establish and manage project consistently	--------------	i) To examine whether 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.	To confirm that the Trust can manage project consistently.
7	--------------	Trustees and members of Governing Council should have good track record.	Self certified affidavit about the good track record of Trustee /members /Governing Body members.	To confirm trust has good credentials.

Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such modification/revision and be informed to Government. *(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category V-(B-8)

B) SR.CITIZENS WELFARE ACTIVITIES

i) Old Age Home

Document 2- RANKING CRITERIA

Sr. No	Criteria	Range of Marks	Maximum Marks	Documents to be attached for verification
1	Number of years experience from registration for running Old Age Home. (A)Above 4 years -6 years.- (B) Above 6 years –	10 15	15	Year wise expenditures incurred on Old Age Home activities as reflected in Audited Statement of Accounts of past 4 to 6 yrs & above. Documentary proof such Annual Activity reports indicating no. of years experience, Photographs of infrastructure, etc.
2.	Number of Old Age Home established by the Trust. (A) One Centre (B) More than one centre	3 5	5	Documentary proof such as if on rent, Leave & License agreement & if on Ownership property paper for the use for which Trust is applying.
3.	Any Award from Govt. Dept. for excellence in running old age home.	10	10	The copy of award/Certificate received by the Trust from Govt.Dept.
4	If the activity is being run to take care of Sr. citizens who have no family support or cannot pay maintenance charges.	10	10	Self attested declaration about total number of inmates & fees charged in full.No of inmates accommodated by charging partial fees & 100% free.
5.	If the Old Age home is being run on approval of Govt.	5	5	Documents of approval issued by competent Authority in Govt.
6	If activity is being run its own land	5	5	Documentary proof such as property papers.
7	If the Trust is formed by PAPs of Navi Mumbai.	10	10	Documentary proof such as certificate issued from competent Authority of each member of the Trust..
	Total		**50+10**	

Additional 10 marks shall be given if the Trust is accredited by Credibility Alliance.

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Document 3 –i) Old Age Home

Physical verification (video shooting of visit)

2) Campus hygiene and cleanliness(how clean is campus, What is the provision to keep hygiene and cleanliness	-	**5**
2) Health check-up (At what interval health check up is done, Whether reference services are provided, tie-up with Doctors, any infectious disease occurred) provision of First-Aid Facility.	-	**5**
3) Recreational facilities like Library, Entertainment, games,	-	**5**
4) Barrier Free Access/Sr.Citizens friendly infrastructure (mobility, Corridors, staircases, wash-room, living room)	-	**5**
		20

COMPANY SECRETARY * P. Rath *
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Note - a) After ranking and further site verifications, if more than one institute score same marks and rank first, selection shall be made through method of lottery. *.(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

b) For revision in ranking criteria, CIDCO Board is authorized to make such changes and the information regarding such changes be informed to Government. *.(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014))*

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CATEGORY V-(B-8) SOCIAL WELFARE

B)- SR.CITIZENS WELFARE ACTIVITIES

ii) **Welfare/Recreational/Day Care Centre facility for Sr. Citizens.**

Document 1: QUALIFYING CRITERIA

Sr. No.	Existing Qualifying Criteria (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	Proposed additional Qualifying Criteria	Document & Evaluation process for existing and additional Qualifying criteria	Rationale
1	(a)Registration Under Bombay Public Trust Act, 1950 & / or Society Registration Act, 1860	--------	Examine Registration Certificate and Trust Deed, By-laws, Constitution and Articles, Memorandum of Association with all Amendments if any.	To verify authentication of trust and the provisions in their by-laws to run Sr. Citizens Welfare activities.
2	(b) 4 years experience from registration of setting up Social Welfare Institute with good track record.	It is mandatory to have experience in running welfare activities for Sr. Citizens.	i) Certification from concerned authority confirming four years of experience of running Welfare activities for Sr. Citizens. ii) In case the activity run by institute does not required any govt. .approval self-declaration by the institute with proper evidences such as annual reports, expenditure on running sr. citizen welfare activity.	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.
3	(c) 3 years Audited Statements of Accounts.		i) To Examine whether audited statement of accounts for the past 3 years are in existence. ii) There should not be any major irregularities pointed in the Audit report.	i) In order to confirm that 3 years audited statements are done.

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			iii) The trust should spend amount towards the objectives of Trust.	ii) In order to confirm that the Trust has spend amount towards achieving the objective of the Trust.
4	(d)Financial Soundness	As per the latest Audit report the Trust should have net worth of 20% 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.	Examine +ve Net Worth. Preceding 3 years audited accounts to be produced by the applicant. Financially sound based on +ve Net Worth i.e. as per the equity principle. Documents to be produced – Latest Audited Accounts	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.
5	(e) At least 1 of its own centre established in Maharashtra with three years experience.	The Trust should have established at least one centre in Maharashtra with 3 years experience for the 'Welfare of Sr. Citizen'.	Examine the self declaration submitted by the Trust with the proof of annual activity reports, photographs, press cutting, etc.	To confirm that the own centre established in Maharashtra for the welfare of sr. citizen.
6	(f) Adequate proof to establish and manage project consistently	--------------	i) To examine whether 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.	To confirm that the Trust can manage project consistently.
7	--------------	Trustees/members of Governing body should have good track record.	Self certified affidavit about the good track record of Trustee /members /Governing Body members.	To confirm trust has good credentials

Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such modification/revision and be informed to Government.*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category V (B-8) B) SR.CITIZENS WELFARE ACTIVITIES

ii) Recreational / social welfare / day care centre facility for sr. citizen

Document 2 Ranking Criteria

Sr. No	Criteria	Range of Marks	Maximum Marks	Documents to be attached for verification
1	Number of years experience from registration for running a sr. citizen welfare activity. (A)Above 4 years -6 years.- (B) Above 6 years –	10 15	15	Year wise expenditures incurred on sr. citizen welfare activities as reflected in Audited Statement of Accounts of past 4 to 6 yrs & above. Documentary proof such Annual Activity reports indicating no. of years experience, Photographs of infrastructure,etc.
2	Number of sr. citizen welfare centre established by the Trust. (A) One Centre (B) More than one centre	3 5	5	Documentary proof such as if on rent, Leave & License agreement & if on Ownership property paper for the use for which Trust is applying.
3	Any Award from Govt. Dept. for excellence in running sr. citizen welfare centre	10	10	The copy of award/Certificate received by the Trust from Govt. Dept.
4	If the activity is being run to take care of Sr. citizens who have no family support or cannot pay maintenance charges.	10	10	Self attested declaration about total number of inmates & fees charged in full. No of inmates accommodated by charging partial fees & 100% free.
5	If the sr. citizen welfare centre is being run on approval of Govt.	5	5	Documents of approval issued by competent Authority in Govt.
6	If activity is being run its own land	5	5	Documentary proof such as property papers.
7	If the Trust is formed by PAPs of Navi Mumbai.	10	10	Documentary proof such as certificate issued from competent Authority of each member of the Trust..
	Total		**50+10**	

Additional 10 marks shall be given if the Trust is accredited by Credibility Alliance.

SECRETARY * P. Patel * COMPANY

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Document–3 - ii) Recreational / social welfare / day care centre facility for sr. citizen
Physical verification (video shooting of visit)

1) Campus hygiene and cleanliness(how clean is campus, What is the provision to keep hygiene and cleanliness	-	**5**
2) Health check-up (At what interval health check up is done, Whether reference services are provided, tie-up with Doctors, any infectious disease occurred)	-	**5**
3) Recreational facilities like Library, Entertainment,	-	**5**
4) Counseling Facility	-	**5**
		20

COMPANY SECRETARY * P. Rath *

Note - a) After ranking and further site verifications, if more than one institute score same marks and rank first, selection shall be made through method of lottery. .*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

b) For revision in ranking criteria, CIDCO Board is authorized to make such changes and the information regarding such changes be informed to Government. .*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014))*

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CATEGORY V (B-8) (C) - WELFARE CENTRE FOR PERSONS WITH DISABILITIES

Activities Expected on the Plot -Welfare centre for persons with disabilities, Rehabilitation, Training, Education, Protection of rights, Equal opportunity, training / Research for hearing impaired, visually impaired. Mentally challenged, Leprosy cured, Locomotors disability ,mental illness, physically challenged, Rehabilitation of paraplegics, Autism, etc.

Document 1- QUALIFYING CRITERIA

Sr. No.	**Existing Qualifying Criteria** (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	**Proposed additional Qualifying Criteria**	**Document & Evaluation process for existing and additional Qualifying criteria**	**Rationale**
1	(a)Registration Under Bombay Public Trust Act, 1950 & / or Society Registration Act, 1860	--------	Examine Registration Certificate and Trust Deed, By-laws, Constitution and Articles, Memorandum of Association with all Amendments if any.	To verify authentication of trust and the provisions in their by-laws.
2	(b) 4 years experience from registration of setting up Social Welfare Institute with good track record.	It is mandatory to have experience in any of the activity as mentioned in the category of Welfare of Disable '.	**1.** Valid Certificate of Registration as per PWD Act 1995 from Commissioner Disability Govt. of Maharashtra. **2.** Certification from concerned authority confirming four years of experience. **3.** Annual activities reports for 4 years. **4.** Physical verification will be done of the same activity center of which record is provided, in case trust is qualified.	To confirm that trust has 4 years' experience in category for which they have applied for including whether the Trust has spent amounts on object of Trust.
3	(c) 3 years Audited Statements of Accounts.	--------	i) To Examine whether audited statement of accounts for the past 3 years are in existence. ii) Are there any major irregularities pointed in the Audit reports.	i) In order to confirm that three years audited statement of accounts are done.

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			iii) The trust should spend amounts towards the objective of Trust.	ii) In order to confirm that the Trust has spend amount towards achieving the objective of the Trust.
4	(d)Financial Sound	As per the latest Audit report the Trust should have net worth 20% 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.	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	Whether they have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI
5	(e) At least 1 of its own centre established in Maharashtra with three years experience.	The Trust should have established at least one centre in Maharashtra with 3 years experience in the category of 'Welfare of Disable'.	Examine the self declaration submitted by the Trust with the proof of annual activity report photographs, press cutting attested by the Trust.	To confirm that the own centre established in Maharashtra.
6	(f) Adequate proof to establish and manage project consistently	--------------	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 verify RCI Certificate of all professional working in centre.	To confirm that the Trust can manage project consistently.
7	-------------	Trustees and governing body should have good track record.	Self certified affidavit about the good track record of Trustee /members /Governing Body members.	To confirm trust has good credentials.

Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such Modification/revision and be informed to Government. *(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category-V(B-8) C) WELFARE CENTRE FOR PERSONS WITH DISABILITIES.
Document 2 - RANKING CRITERIA

Sr. No	Criteria	Range of Marks	Maximum Marks	Documents to be attached for verification
1	Number of years of experience from registration in the category of welfare of Disabled (A)Above 4 years to 6 years- (B) Above 6 years –	5 10	10	Year wise expenditures incurred on disabilities Welfare activities as reflected in Audited Statement of Accounts of past 4 to 6 yrs & above.
2	Number of Centers being run for welfare / rehabilitation / Education of persons with Autism, cerebral palsy, mental retardation, Multiple disability etc (A) More than 1 and upto 2 centre (B) More than 2 centers	5 10	10	Documentary proof such Annual Activity reports indicating no. of years experience, Photographs of infrastructure of no. of centre self attested.
3.	Barrier free Access in the existing center of the applicant trust (Photographs of infrastructures Attested by the Trust)	5	5	Self attested photographs.
4.	Facilities like Library , Recreational, Computer,etc	5	5	Self attested photographs
5	Human resources Qualified staff appointed by Trust (Letter from competent Authority)	10	10	RCI Certificate of all professional working in the Trust.
6.	Any award from Govt. Dept. for excellent performance in the field of disability.	5	5	The copy of award/Certificate received by the Trust from Govt.Dept.
7	Any third party evaluation by National / International certification agency for assessment / accreditation	5	5	Documentary proof such as reports /letter.
8	If the facilities is being run on Govt. grant and at affordable fees.	5	5	List of fees charged ,no of students paying full fee. Partial fee & 100% fee.
9	If having parents Association	5	5	Registration Certificate under BPT Act,1950 /SR Act,1860
10	Social Advocacy ,awarness programmes,genetic counselling,early intervention & prevention	5	5	Documentary proof such as reports, photographs self attested by the Trust.
11	If the trust formed by PAPs from Navi Mumbai	10	10	Documentary proof such as certificate issued from competent Authority of each member of the Trust..
	Total		**65 + 10**	

Additional 10 marks shall be given if the Trust accredited by Credibility Alliance.

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Category V (B-8) (C) Welfare Centre for Persons with disability
Video shooting shall be done-
Marking for the Physical verification of the existing centre

1) Campus hygiene and cleanliness (How clean is campus, What is the provision to keep hygiene and cleanliness	-	5
2) Health facilities, Therapy Facility, Specialist Services, First-Aid Facility	-	5
3) Recreational facilities like Children library. Entertainment, Games, toys .	-	5
4) Community outreach programmes, Awareness programme for Children In schools/colleges for sensitization on differently abled are Conducted (record of the same to be verified)	-	5
		20

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Note - a) After ranking and further site verifications, if more than one institute score same marks and rank first, selection shall be made through method of lottery. .*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

b) For revision in ranking criteria, CIDCO Board is authorized to make such changes and the information regarding such changes be informed to Government. .*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014))*

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Category V (B-8) (D) WELFARE OF YOUTHS

Acvities expected on the plot - i.e.skill development,capacity building personality development,vocational & carrier guidance, reading room, study centre.counselling & rehabilitation of drug addicts, gymnasium,Indoor recreation/sports etc. & other welfare activities for youths.

Docoment 1: QUALIFYING CRITERIA

Sr. No.	**Existing Qualifying Criteria** (as per B.R.no.9696, Dtd. 26.09.2007 & approved by Govt. letter Dt.CID-3307,805,PK80,07,NV-10,Dt.5.9.2007)	**Proposed additional Qualifying Criteria**	**Document & Evaluation process for existing and additional Qualifying criteria**	**Rationale**
1	(a)Registration Under Bombay Public Trust Act, 1950 & / or Society Registration Act, 1860	--------	Examine Registration Certificate and Trust Deed, By-laws, Constitution and Articles, Memorandum of Association with all Amendments if any.	To verify authentication of trust and the provisions to carry out activities for youths in their by-laws.
2	(b) 4 years experience from registration of setting up Social Welfare Institute with good track record.	It is mandatory to have experience in any of the activity of mentioned in the category of Welfare of Youths.	**i)** Certification from concerned authority confirming four years of experience of running Welfare of Youths. **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. **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. **iv)**If required, physical verification will be done of the same activity center of which record is provided.	To confirm that trust has 4 years' experience in category of Welfare of Youths including whether the Trust has spent amount on object of Trust COMPANY SECRETARY * P. Rath *

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3	(c) 3 years Audited Statements of Accounts.	--------------	i)Whether audited statement of accounts for the past 3 years are in existence. ii) There should not be any major irregularities pointed in the Audit Report. iii) The Trust should spend amount towards the objective of Trust.	i) In order to confirm that three years audited statement of accounts are done. ii) In order to confirm that the Trust has spend amount towards achieving the objectives of the Trust.
4	(d)Financially sound	As per the latest Audit report the Trust should have net worth 20% 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.	Examine +ve Net Worth from preceding 3 years audited accounts . Financially sound based on +ve Net Worth i.e.as per the equity depth principle	Whether Trust have +ve Net Worth in order to pay for plot and construct the building as per permissible FSI
5	(e) At least 1 of its own centre established in Maharashtra with three years experience.	The Trust should have established at least one centre in Maharashtra with 3 years experience in the category of 'Welfare of Youths.	Examine the self declaration submitted by the Trust with the proof of Annual Activity Reports photographs, press cuttings etc. attested by the Trust.	To confirm that the own centre established in Maharashtra either from rental premises or own premises.
6	(f) Adequate proof to establish and manage project consistently	--------------	i) The record of Audited reports consistently submitted to the Charity Commissioner for the past four years. ii) To verify regular Audits are being maintained. iii) To verify self attested Annual Activity Reports of the Trust.	To confirm that the Trust can manage project consistently.

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7	--------------	All the Trustees /Members/ Governing Body Members should have good track record.	Self certified affidavit about the good track record of Trustee /Members /Governing Body Members.	To confirm trust has good credentials

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Note – In case there is need to modify/revise the eligibility of financial soundness, CIDCO Board is authorized to make such Modification/revision and be informed to Government.*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

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Category V (B-8) (D) WELFARE OF YOUTHS.

Document 2: RANKING CRITERIA

Sr. No	Criteria	Range of Marks	Maximum Marks	Documents to be attached for verification
1	Number of years experience from registration for running welfare Activities for Youths. (A)Above 4 years -6 years.- (B) Above 6 years –	 5 10	10	Year wise expenditures incurred on Youth Welfare activities as reflected in Audited Statement of Accounts of past 4 to 6 yrs & above.
2.	Number of Centers established by the Trust for welfare of youth. (A) One Centre (B) More than one centre	 3 5	5	Documentary proof such as if on rent, Leave & License agreement & if on Ownership property paper for the use for which Trust is applying.
3.	Any Award from Govt. Dept. for excellence in Youth Welfare Activities.	10	10	The copy of award/Certificate received by the Trust from Govt .Dept.
4.	Activity is being run to take care of underprivileged section of youths from urban slums/rural areas, who have no family support or cannot pay maintenance charges.	10	10	Self attested declaration about total number of beneficiaries & fees charged in full. number of beneficiaries accommodated by charging partial fees & 100% free.
5.	If the Youth Welfare activities are being run on approval of Govt.	5	5	Documents of approval issued by competent Authority in Govt.
6.	If the Trust is formed by PAPs of Navi Mumbai.	10	10	Documentary proof such as certificate issued from competent Authority of each member of the Trust..
	Total		**40+10**	

Additional 10 marks shall be given if the Trust is accredited by Credibility Alliance.

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Category V (B-8) (D) welfare of youth
Video shooting shall be done-
Marking for the Physical verification of the existing centre

1) Campus hygiene and cleanliness (How clean is campus, What is the provision to keep hygiene and cleanliness	-	5
2) Health facilities, Therapy Facility, Specialist Services, First-Aid Facility Health check-up, Counseling services to youth, Parents	-	5
3) Recreational facilities like library, Indoor Sports, Cultural Programme Youth exchange programme, Outing,	-	5
4) Community outreach programme, Awareness programme for Children In schools/colleges for sensitization on drug addiction are conducted (record of the same to be verified)	-	5
		20

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Note - a) After ranking and further site verifications, if more than one institute score same marks and rank first, selection shall be made through method of lottery. .*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014)*

b) For revision in ranking criteria, CIDCO Board is authorized to make such changes and the information regarding such changes be informed to Government. .*(Inserted as per GOM's letter No.CID-1614/pk-63/ud-10 Dated 9/9/2014 & B.R.No.11230 dated 2/12/2014))*

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