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Item No.	~~17~~	04
Board Meeting No.	~~611~~	612
Date of Meeting	~~12-04-2018~~	08/05/2018
Sponsoring HOD	~~Sr. Economist~~	Sr. Economist

A) Subject: Revision of Pricing for allotment of plots for select uses of Social Facilities in Navi Mumbai.

B) Issue:

CIDCO's Revised Land Pricing & Land Disposal Policy for Navi Mumbai was approved by the Board vide its B.R. No.11375 dated 23.06.2015, in which Section-II had prescribed the Base Rates for allotment of plots for various uses pertaining to Social Services & Public Utilities.

However, Social Service Section has proposed certain amendments in Base Rates for allotment of plots for the select uses pertaining to Social Service facilities & Public Utilities.

C) Nature of Approval:

Appraisal	Allotment	Administrative Approval	Financial Approval	Policy	Others
-	-	-	-	✓	-

D) Details about the Proposal:

I) Background :

CIDCO's Revised Land Pricing & Land Disposal Policy for Navi Mumbai was approved by the Board vide its B.R. No.11375 dated 23.06.2015, in which Section-II had prescribed the Base Rates for allotment of plots for various uses pertaining to Social Services & Public Utilities.

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Social Services Officer has opined that the Land Pricing & Land Disposal Policy approved vide B.R. No.11375 dated 23.6.2015 has fixed higher rates for some of the Social Facilities like Regional & Cultural activities, Working Women's Hostel, Institutions engaged in Professional Colleges/ITI and Vocational/Job Oriented Short Term Courses, Social Welfare, Day Care Centre and Indoor Sports / Indian Games etc. Further, it is claimed by SSO that as the Base Rates of aforesaid plots are on higher side, genuine social service organizations expertized in providing the above services cannot afford to buy these plots and as a result, they remain un-allotted, due to which the City remains deprived of the said social infrastructure.

On the other hand, SSO in order to rationalize the rates prescribed by LP & LD Policy approved vide B.R.No.11375 dated 23.6.2015 has suggested higher rates for some of the land uses pertaining to Social Services. The matter was further discussed with Jt.MD-I on 1.2.2018 and accordingly, the proposed rates for various Social Services were further refined. The new rates proposed are as per the annexure enclosed.

II) Present Issue :

The Base Rates for allotment of plots for various Social Services including Educational, Religious, Social Welfare Institutions, Health Facilities, Public Utilities were defined in Section-II of LP & LDP approved vide B.R. No.11375 dated 23.6.2015. As mentioned, SSO has claimed that due to higher base rates prescribed by the above policy, plots for certain Social Facilities remain un-allotted and as a result the City remains deprived of social infrastructure. In order to overcome this issue, SSO has proposed certain amendments to be done in the Base Rates approved in LP & LDP 2015.

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III) Proposal :

The proposal received from SSO for revision of Base Rates for allotment of plots for social facilities was analyzed by Economics Section and prima facie it was found that if the modifications proposed by SSO are adopted, there will not be any deficit in the expected revenue generation of the Corporation, but will generate surplus revenue of Rs.108.17 crores over the period of time. Hence, the amendments proposed by SSO in Section-II of LP & LDP 2015 are recommended to be accepted.

It is pertinent to mention here that for the purpose of above analysis; the Reserve Price for the Nodes in Navi Mumbai for the year 2017-18 was taken into consideration. It may also be noted that the Location Advantage Policy approved vide B.R. No.8979 dated 25.3.2004 has not been considered at this point of time for the purpose of analysis as the Road Width and Corner Status is not available for SF plots proposed by SSO. However, if this policy is adopted, to work out the final pricing of each plot, the revenue generation will certainly increase further on account of Location Advantage.

Considering the above aspects, the pricing policy for allotment of Social Services plots approved vide B.R. No.11375 dated 23.06.2015, SSO has proposed amendments as given in the Table annexed with the Board Note.

IV) Financial Implications: Taking into consideration the facts mentioned in the Agenda Note, the policy revision will not reduce the CIDCO revenue. On the contrary, this revision will enhance Corporations revenue, besides; this policy will further help to generate higher revenue for the Corporation by way of allotment of un-allotted SF plots due to rationalized rates.

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V) **Legal Requirements/Implications/Provisions** : Not Applicable

VI) **Date of approval of the Agenda Note by VC & MD / Jt. M.D. :**

The Vice Chairman & Managing Director vide his endorsement dated ___________ had accorded approval for submission of proposal to the Hon'ble Board.

VII) **Whether continuation of Deferred Item / or Fresh Item :**

Fresh Item

VIII) **Whether to provide the Board Note & Board Resolution under RTI Act, 2005** :

Yes, the information can be made available under RTI Act, 2005

If approved, the Hon'ble Board is requested to consider and pass the following Resolution with or without modifications, if any.

DRAFT RESOLUTION NO. :

RESOLVED THAT the Board do and hereby permit to amend the existing pricing policy approved vide B. R. No 11375 dated 23.06.2015 and revise the Base Rates for allotment of plots for select Social Facilities mentioned in the Annexure enclosed with this Board Note.

RESOLVED FURTHER THAT the Board do and hereby permit to revise the Base Rates for allotment of plots for Select Social Facilities listed in the Annexure. Further, it is also Resolved that the Land Uses which are not covered in the Annexure will continue to be priced as per B.R.No.11375 dated 23.6.2015.

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RESOLVED FURTHER THAT the Board do and hereby permit to use the Footnotes pertaining to Location Advantage, Odd Shaped & Excess Area will continue to be made applicable while calculating the final Base Rates for the items mentioned in the Annexure.

RESOLVED FURTHER THAT the revised rates as mentioned in the Annexure be made applicable for the plots which will be advertized / marketed henceforth.

RESOLVED FURTHER THAT the Board do and hereby authorize the VC & MD / Jt. M.D. / Chief Economist / Sr. Economist / Economist / S.S.O. to implement the above resolutions.

Initiated by : Signature :
Name : D.D. Sabale
Designation : Sr. Economist

C.S. DEPTT. CIDCO CIRCULATED AGENDA ITEM

COMPANY SECRETARY P. Rath

Item No. 4/612 BM : Revision of pricing for allotment of plots for select uses of social facilities in Navi Mumbai.

After discussions, the Board unanimously passed the following Resolution:

RESOLUTION NO:12034

"**RESOLVED THAT** the Board do and hereby permit to amend the existing pricing policy approved vide B.R. No.11375 dated 23.06.2015 and revised the Base Rates for allotment of plots for select Social Facilities mentioned in the Annexure enclosed with this Board Note."

COMPANY SECRETARY P. Rath

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COMPANY SECRETARY * P. Rath *

"**RESOLVED FURTHER THAT** the Board do and hereby permit to revise the Base Rates for allotment of plots for Select Social Facilities listed in the Annexure. Further, it is also Resolved that the Land Uses which are not covered in the Annexure will continue to be priced as per B.R. No.11375 dated 23.6.2015."

"**RESOLVED FURTHER THAT** the Board do and hereby permit to use the Footnotes pertaining to Locational Advantage, Odd Shaped & Excess Area will continue to be made applicable while calculating the final Base Rates for the items mentioned in the Annexure."

"**RESOLVED FURTHER THAT** the revised rates as mentioned in the Annexure be made applicable for the plots which will be advertized/marketed henceforth."

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

Passed by the Board vide Resolution No. 12034 of Board meeting held on 08-05-2018

Company Secretary
Emp. No. 34023

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CIDCO/Economics/2018/~~231~~ 427 Date : 09.03.2018

Sub: Revision of Pricing for allotment of plots for select uses of Social Facilities in Navi Mumbai.

As directed by Jt.MD-I at N/7, the Board Note titled "**Revision of Pricing for allotment of plots for select uses of Social Facilities in Navi Mumbai**" has been prepared at kept at C/149 to C/157 for kind perusal.

If approved, the same may please be forwarded to Hon'ble VC & MD for his approval. On receipt of approval to the proposal, the Board Note will be placed before the Board in its ensuing Board Meeting.

Submitted for approval please.

Sr.Economist
D.D. Sabale
Emp. No.34028

Jt. M.D-I

VC & MD

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pre timetable for disc. CSSO & Sr.Eco along with CSSO board note on changes in disposal policy

10/03

Discussed. Pricing Policy may be approved to be put up to Board.

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VC & MD 14/3

JMD-I

ADO(Rem) 10/3/18

CIDCO / General Inward No. 899 Date 16/3/18

CIDCO/IW.No. 1151 16/03/2018

6233 13/3/18

15/3/18

09/3/18

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Annexure

Amendment to Revised Land Pricing & Land Disposal Policy for Navi Mumbai – 2015

Sr. No.	Sr. No. as per Revised Land Pricing & Land Disposal Policy-2015	Type of Land Use	Suggested Land Price rate as percentage of Reserve Price (RP) (FSI-I)						
			Existing Land Pricing & Disposal Policy for Navi Mumbai 2015 as approved by Board on 23.06.2015			**Proposed type of Land use**	Amendment proposed in Land Pricing & Disposal Policy for Navi Mumbai 2015 as approved by Board on 23.06.2015		
			Developed Nodes	Developing Nodes	Method of Disposal		Developed Nodes	Developing Nodes	Method of Disposal
		Educational (General Category)	1	2	3		4	5	6
1	1	**Composite School, Pre-primary, Primary, Secondary, Jr.College (English & Marathi or any other Vernacular medium)**							
	i.	Public Charitable Trust Already running schools	At 40% of RP (Upto 4000 M^2)	At 20% of RP (Upto 4000 M^2)	As per B.R.No.9947 dtd.03.10.2008 & B.R.No.11231, dtd.02.12.2014	Public Charitable Trust Already running schools. Trust/Societies registered under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India.	At 100% of RP (Upto 4000 M^2)	At 80% of RP (Upto 4000 M^2)	Public Advertisement At fixed rate
	ii.	New Public Charitable Trust Registered with the Objective of running schools	At 40% of RP (Upto 4000 M^2)	At 20% of RP (Upto 4000 M^2)	As per B.R.No.9947 dtd.03.10.2008 & B.R.No.11231, dtd.02.12.20	To be deleted.	To be deleted.	To be deleted.	To be deleted.

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	iii.	Govt., NMMC or any Municipal Body	At 40% of RP (Upto 4000 M^2)	At 20% of RP (Upto 4000 M^2)	As per B.R.No.9947 dtd.03.10.2008 & B.R.No.11231, dtd.02.12.2014	No change proposed	No change proposed	No change proposed	No change proposed
2	2	Playground attached to above composite schools/ Colleges (without FSI)	On Leave& License Basis for 11 years @ Rs.10,000/- per year (renewable)	On Leave & License Basis for 11 years @ Rs.10,000/- per year (renewable)	Advertisement along with school and college	No change proposed	No change proposed	No change proposed	No change proposed
	3	**Residential School** (With Students Hostel) Public Charitable Trust Regd. Under BPT/SRA or Companies Act/Industrial Group regd. Under Companies Act/Internati	At 150% of RP (Upto 15000 M^2) (Base price for inviting Tender)	At 100% of RP (Upto 15000 M^2) (Base price for inviting Tender)	By Competitive Bidding	**Residential School** (With Students Hostel) Trust/Societies registered under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India.	No change proposed	No change proposed	No change proposed

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		onal school etc.						
4	4	**Degree College** (Art, Science, Commerce) set up by Public Charitable Trust a) Regn under BPT &/SRA b) Preference to exp. Institutions a Degree College c) Financially Sound d) 3 Years Audited Statement of Account	At 75% of RP (Upto 6000 M^2)	At 40% of RP (Upto 6000 M^2)	By Public Advertisement at fixed price (by drawal of lottery) B.R.No.9947 dtd.03.10.2008	**Degree College** (Art, Science, Commerce) set up by Public Charitable Trust **<u>Proposed Qualifying Criteria</u>** a)Trust/Society should be registered under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India **OR** Trust registered under (Section 8) of Companies Act 2013 (Section 25) of Companies Act 1956. b) Certificate of affiliation from concerned university/competent authority under the prevalent act. c) Minimum **06** years of experience of running Degree College in arts/commerce/science after the date of affiliation. d) **Preceding** 3 years Audited Statement of Accounts. e) Financially Sound- Trust/ Society/ Company etc. should have complete plot cost in its Accounts by the way of F.D./T.D./Investments/ Bank Balance Certificate, etc. prior to the date of advertisement of the scheme. (If more than one Trust qualifies, allotment shall be decided through drawal of lot.)	At 125% of RP (Upto 6000 M^2)	At 100% of RP (Upto 6000 M^2)	No change proposed
5	5	**Professional Colleges**						
	i.	Engineering/ MBA/Law/ Other Professional Instn./Colleges with courses	a. At 100% of RP (Upto 1.00 Ha) b. At 150% of RP (1.01-2.0 Ha) (Base price	a. At 75% of RP (Upto 1.00 Ha) b. At 100% of RP (1.01 to 2.0 Ha)	By Inviting Tender	Engineering/MBA/Law/ Other Professional Instn./Colleges with courses recognized by Government/HRD Ministry/ Indian University/ AICTE (Trust/Societies registered under Bombay	a. At 150% of RP (Upto 1.00 Ha) b. At 200% of	a. At 125% of RP (Upto 1.00 Ha) b. At 150% of	By Advertisement by inviting Tender

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		recognized by Government/ HRD Ministry/ Indian University/ AICTE (Public Charitable Trust)	for Tender)	(Base price for Tender)		Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India **OR** Trust registered under (Section 8) of Companies Act 2013 (Section 25) of Companies Act 1956).	RP (1.01-2.0 Ha) (Base price for Tender)	RP (1.01 to 2.0 Ha) (Base price for Tender)	
	ii.	Medical/Dental/Pharmacy/ Other Professional Institution/ Colleges with Courses recognized by Govt. HRD Ministry, Indian University, CCIM, MCI and CCH (Public Charitable Trust)	a. At 150% of RP (Upto 1.00 Ha) b. At 200% of RP (1.01-2.0 Ha) (Base price for Tender)	a. At 100% of RP (Upto 1.00 Ha) b. At 150% of RP (1.01 to 2.0 Ha) (Base price for Tender)	By Inviting Tender	Medical/Dental/Pharmacy/Other Professional Institution/ Colleges with Courses recognized by Govt. HRD Ministry, Indian University, CCIM, MCI and CCH (Trust/Societies registered under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India **OR** Trust registered under (Section 8) of Companies Act 2013 (Section 25) of Companies Act 1956).	No Change proposed	a. At 125% of RP (Upto 1.00 Ha) b. At 150% of RP (1.01-2.0 Ha) (Base price for Tender)	By Advertisement by inviting Tender
6	6	Business School (National/ International) Public Charitable	At 200% of RP (Upto 1.00 Ha) (Base price for Tender)	At 150% of RP (Upto 1.00 Ha) (Base price for Tender)	By Inviting Tender	Business School (National/ International) Public Charitable Trust Regd. Under BPT, SRA or under any Statutory Charitable Act, in India,	a. At 200% of RP (Upto 1.00 Ha) (Base	a. At 150% of RP (Upto 1.00 Ha) (Base	By Advertisement by inviting Tender

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		Trust Regd. Under BPT, SRA or Companies Act/Industrial Group regd. Under Indian Companies Act.)				Companies/Industrial Group regd. Under Indian Companies Act.)	price for Tender) b. At 250% of RP (1.01-2.0 Ha) (Base price for Tender)	price for Tender) b. At 200% of RP (1.01-2.0 Ha) (Base price for Tender)	
7	7	**ITI & Vocational job Oriented courses recognized by the Govt.**				**ITI/ Skill Development Center/ Vocational Training & Guidance Center, etc.**			
	i.	Public Charitable Trust run by Pvt. Bodies	At 75% of RP (Upto 2000 M^2)	At 50% of RP (Upto 2000 M^2)	By Inviting Tender	(Trust/Societies registered under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India **OR** Trust registered under (Section 8) of Companies Act 2013 (Section 25) of Companies Act 1956).	No change proposed	No change proposed	Public Advertiseme nt At fixed rate
	ii.	Govt./Autono mous Govt./Semi Govt. Bodies	At 50% of RP (Upto 2000 M^2)	At 25% of RP (Upto 2000 M^2)	On Request At Fixed Price	No change proposed	No change proposed	No change proposed	No change proposed
	iii.	---	---	---	---	Private Groups (Registered under Companies Act, 2013 (1956))	At 100% of RP (Upto 2000 M^2)	At 75% of RP (Upto 2000 M^2)	Public Advertiseme nt At fixed rate
8	8	**Deemed University** (Bulk Area-as is where is basis)	---	150% of RP applicable in RPZ/ outside	By Inviting Tender	No change proposed	No change proposed	No change proposed	No change proposed

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		Public Charitable Trust/ University const. by State/Central		nodes.					
9	9	International Eminent University/ IIT/IIM Collaboration intend to open a Branch in Navi Mumbai (without Affiliation/ JV/Tie-up)	---	75% of RP applicable in RPZ/ outside nodes.	On Request at Fixed Price (Special Board Approval)	No change proposed	No change proposed	No change proposed	No change proposed
10	10	Higher Educational Institute/Research Centre Regulatory bodies like UPSC/MPSC /Defence/Merchant Navy etc. (Govt./Autonomous Body/Semi Govt. bodies)	At 100% of RP (Upto 4000 M^2)	At 50% of RP (Upto 4000 M^2)	At Fixed Price on request from Govt. Bodies	No change proposed	No change proposed	No change proposed	No change proposed

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11	11	**Student's Hostel**							
	i.	Public Charitable Trust	At 150% of RP (Upto 2000 M^2) (Base Price)	At 100% of RP (Upto 2000 M^2) (Base Price)	By Competitive Bidding	(Trust/Societies registered under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India **OR** Trust registered under(Section 8) of Companies Act 2013, (Section 25) of Companies Act 1956).	No change proposed	No change proposed	No change proposed
	ii.	Govt. Bodies/Depts .	At 100% of RP (Upto 2000 M^2)	At 50% of RP (Upto 2000 M^2)	At Fixed Price on request from Govt. Bodies	No change proposed	At 50% of RP (Upto 2000 M^2)	At 25% of RP (Upto 2000 M^2)	No change proposed
12	12	**Research Institute/Training Institute**							
	i.	Govt. Institute Functioning under Govt. Ministry	At 100% of RP (Upto 4000 M^2)	At 50% of RP (Upto 4000 M^2)	At Fixed Price on request from Govt. Bodies	Govt. Institute Functioning under Govt. of Maharashtra/ Central Govt.	75% of RP (Upto 4000 M^2)	No change proposed	No change proposed
	ii.	Private Companies/ Groups (FSI-1.0)	At 300% of RP (Upto 4000 M^2) (Base Price)	At 267% of RP (Upto 4000 M^2) (Base Price)	By Competitive Bidding	No change proposed	No change proposed	No change proposed	No change proposed
	iii.	---	---	---	---	(Trust/Societies registered under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India **OR** Trust registered under(Section 8) of Companies Act 2013 (Section 25) of Companies Act 1956).	100% of RP (Upto 2000 M^2)	75% of RP (Upto 2000 M^2)	By Advertiseme nt At Fixed Rate

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13	13	**Social Welfare Institutions** **Plot for Religious/ Spiritual activities**							
	i.	Public Charitable Trust formed by Residents/ Others (B.R.No.10648, dated 14.07.2012 and Govt. Letter No.CID-3313/CR7/UD-10, dtd. 09.09.2014)	At 20% of RP (Upto 500 M^2) At 30% of RP (501 to 1000 M^2) At 50% of RP (1001 to 2000 M^2)	At 20% of RP (Upto 500 M^2) At 30% of RP (501 to 1000 M^2) At 50% of RP (1001 to 2000 M^2)	As per B.R.No.11229, dt.02.12.2014 &Govt. Letter No.CID-3313/CR7/UD-10, dtd. 09.09.2014 as per B.R.No.9947, dtd.03.10.2008	No change proposed	No change proposed	No change proposed	No change proposed
14	14	Cultural Complexes/ Plots for Regional Social Welfare Organization etc. (Public Charitable Trust formed by Residents of Navi Mumbai) (As per B.R.No.11230, dtd.02.12.2014)	At 100% of RP (Upto 1000 M^2) At 150% of RP (1001 to 2000 M^2)	At 50% of RP (Upto 1000 M^2) At 100% of RP (1001 to 2000 M^2)	As per B.R.No.11230, dt.02.12.2014 & as per B.R.No.9947, dtd.03.10.2008	**Cultural -** Community Centre/ Samaj Mandir, Auditorium, Centre for Art & Literature, Art Gallery, Performing Art Centre (dance, music, drama), Regional Cultural Complex (Cultural Activities i.e. singing, plays classes, festival, cultural festival, Exhibition Hall, Multipurpose hall, Reading Room, Library) etc. (Trust/Societies registered under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India **OR** Trust registered under (Section 8) of Companies Act 2013 (Section 25) of Companies Act 1956).	At 75% of RP (Upto 1000 M^2) At 100% of RP (1001 to 2000 M^2)	At 75% of RP (Upto 1000 M^2) At 100% of RP (1001 to 2000 M^2)	Public Advertisement At fixed rate

15	15	Day Care Centre/ Creche (Public Charitable Trust)	At 150% of RP (Upto 500 M^2)	At 100% of RP (Upto 500 M^2)	As per B.R.No.11230, dt.02.12.2014 & as per B.R.No.9947, dtd.03.10.2008	Covered in Social Welfare at point no.16 (ii) below. Hence to be deleted.			
16	16	Social Welfare Organization working for handicapped, Homes for Aged, Destitute, Orphan, Dying & Sick. Hostel for Working Women & for Backward Class, Homes for Welfare of Women, Welfare of other under privileged & Down Trodden Groups & Other Public	At 100% of RP (Upto 2000 M^2) At 150% of RP (2001 to 4000 M^2)	At 50% of RP (Upto 2000 M^2) At 100% of RP (2001 to 4000 M^2)	As per B.R.No.11230, dt.02.12.2014	**<u>(i) Women Welfare -</u>** Mahila Mandal, Self Defense training Centre for women, Shelter Home, Working Women Hostel, Sports Complex for women, Entrepreneurship Training Centre for Women, Welfare Centre for Women in Distress, Women Welfare Centre (Cultural & Welfare activities for Women, Training on Health Education, Women Empowerment, Training of Women for income generating activities, Women recreation, Women's gym., Women's Capacity Building, Counseling) etc. **<u>(ii) Children Welfare-</u>** Day Care Centre/Crèche, Orphanage, Adoption Centre of Children, Remand homes for children, Counseling Centre for Children, Hobby Centre for children etc. **<u>(iii) Sr. Citizen Welfare-</u>**	At 75% of RP (Upto 2000 M^2) At 100% of RP (2001 to 4000 M^2)	At 50% of RP (Upto 2000 M^2) At 75% of RP (2001 to 4000 M^2)	Public Advertisement At fixed rate

		Charitable Trust Purpose which are open without any discrimination based on Caste, Creed, Birth, Religion & such other charitable activities etc.				Day Care Centre for Sr. Citizen, Welfare Centre for Sr. Citizen, Sr. Citizens Virangula Kendra, Old Age Home, etc. **(iv) Welfare and Rehabilitation of Youths -** Centre for Youth welfare and rehabilitation (Leadership Training, Awareness programme, Counseling to drugs / Alcoholic addicted, smoking, Entrepreneurship, Guidance & Training, Counseling), Working men Hostel, etc. **(v) Person with Disabilities Welfare-** Special School, Combined home for Paraplegic Blind, Welfare/Rehabilitation Centre for Persons with Disabilities (Rehabilitation, Training, Education, Protection of rights, Equal opportunity training / Research), Sports Complex for Persons with Disabilities, etc. **(vi) Social Welfare Activities –** Gymnasium,Study Centre, Counseling Centre, Yoga Centre,Hobby Centre,Temporary Shelter Home for patients Relatives,Utility Centre for Truck Drivers, Home for Destitute/ Orphans/Dying & Sick/ Terminal ill, Welfare & Rehabilitation Centre for Transgender, Ecology & Environment conservation Center,			

						Vocational Training & Guidance Centre, Deaddiction Centre, Animal Welfare Center, Night shelter, Book Bank, Reading Room, Temporary Shelter Home (Dharmashala), Sanitariums, Last Rite / Rituals Welfare Centre, Disaster Mgt. Training Centre, Labour/ Worker Welfare Centre, Trekking / Rock climbing Center, Self Defense Training Centre, Research Training and Development Centre for Cultural/Women/Children/Sr.Citizen/Youth/PwD/Sports etc., Skill Development Centre etc. (Trust/Societies registered under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India **OR** Trust registered under (Section 8) of Companies Act 2013 (Section 25) of Companies Act 1956).			
17	22	Public Library/ Public Central Library, District Library, Municipal Library (Govt. Dept./Municipal Body)	At 50% of RP (Upto 2000 M^2)	At 25% of RP (Upto 2000 M^2)	On request from Govt./Local Body only At Fixed Price	No change proposed	No change proposed	No change proposed	No change proposed

18	23	Library/ Knowledge Bank (Public Charitable Trust running Library/Educational Institute)	At 150% of RP (Upto 2000 M^2)	At 100% of RP (Upto 2000 M^2)	Public Advt. At Fixed Price as per B.R.No.9947, dtd.03.10.2008	Library/ Knowledge Bank/ Book Bank etc. (Trust/Societies registered under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India **OR** Trust registered under (Section 8) of Companies Act 2013 (Section 25) of Companies Act 1956).	75% of RP (Upto 2000 M^2)	50% of RP (Upto 2000 M^2)	No change proposed
19	35	Stadium/Sports club Complex, Recreational Activities, Swimming Pool, etc. i. Open Area/ Running Track ii. 10% of plot area used for construction (Govt./NMMC Local Body)	(For Swimming Pool Plot at 50% of RP)	At 10% of RP At 50% of RP (As identified by Planning Department)	At Fixed Price to Govt. Body (Approval by SFC) as per B.R.No.9947, dtd.03.10.2008	No change proposed	No change proposed	No change proposed	No change proposed
20	36	**Stadium/Sports club Complex, Recreational Activities, Swimming Pool, etc. (Maximum upto 5.0 Ha)**							
		i. Open Area/ Running Track ii. 10% of		At 20% of RP At 100% of RP	By Public Advt. At Fixed Price to Govt.	No change proposed	No change proposed	No change proposed	No change proposed

		plot area used for construction (Registered NGOs/Public Charitable Trust formed by Navi Mumbai Residents)			Body as per B.R.No.9947, dtd.03.10.2008				
21	37	Private Sports Club Complex/Private Golf Course/ Recreational (Any Public Charitable Trust/ Individuals/ Companies/ Pvt. Bodies)	At 300% of RP (Commercial Base Rate for Tender)	At 267% of RP (Commercial Base Rate for Tender)	By Competitive Bidding	No change proposed	No change proposed	At 300% of RP (Commercial Base Rate for Tender)	No change proposed
22	39	Indoor Sports/ Recreation, Gym	50% of RP	50% of RP	By Advertisement/ Application At Fixed Rate	Indoor Sports Complex, Indoor Recreation, Indian Games, Sports Complex, State Sports Association etc. (Trust/Societies registered under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India **OR** Trust registered under (Section 8) of Companies Act 2013 (Section 25) of Companies Act 1956).	75% of RP base rate for tender	75% of RP base rate for tender	By Advertisement by inviting tender
	39a					i) Sports Complex exclusively for Women	75% of RP	50% of RP	By Advertiseme

						ii) Sports Complex exclusively for Persons with Disabilities (Trust/Societies registered under Bombay Public Trust Act, 1950 or Society's Registration Act, 1860 or under any Statutory Charitable Act, in India **OR** Trust registered under (Section 8) of Companies Act 2013 (Section 25) of Companies Act 1956).			nt/ Application At Fixed Rate
23	40	Centre for Dance, Singing, Drama, Music and other activities	50% of RP	50% of RP	By Advertisement/ Application At Fixed Rate	Covered in Cultural at point no.14 above. Hence to be deleted.			
24	41	Centre for Art and Literature/ Environment/ Centre for Senior Citizen/ Community Centre	50% of RP	50% of RP	By Advertisement/ Application At Fixed Rate	Covered in Cultural at point no.14 & point no.16 (iii) above. Hence to be deleted.			
25	42	Professional Association	150% of RP	150% of RP	By Advertisement/ Application At Fixed Rate	No change proposed	No change proposed	No change proposed	No change proposed
26	43	**Burial Ground/Crematorium (as is and**	On L & L basis (for 5 years on Renewable	On L & L basis (for 5 years on Renewable	On Request (NMMC- as per B.R.No.464	**Burial Ground/Crematorium (as is and where is basis)** i. Public Charitable Trust ii. Local bodies (on lease for 60	No change proposed	No change proposed	No change proposed

		where is basis) i. Public Charitable Trust	basis) (Plot size determined by Planning Section on the basis of population served by the facility)	basis) (Plot size determined by Planning Section on the basis of population served by the facility)	7 dated 08.03.1989 and B.R.No.926 5 dated 18.08.2005)	years)			
27	44	Police Chowky (Police Department)	Free of charge (Upto 250 M^2)	Free of charge (Upto 250 M^2)	On Request from Govt.	No change proposed	Free of charge (Upto 250 M^2 or as per the norms of Police Dept.)	Free of charge (Upto 250 M^2 or as per the norms of Police Dept.)	No change proposed
28	45	Police Station (Police Department)	Free of charge (Upto 2000 M^2)	Free of charge (Upto 2000 M^2)	On Request from Govt.	No change proposed	Free of charge (Upto 2000 M^2 or as per the norms of Police Dept.)	Free of charge (Upto 2000 M^2 or as per the norms of Police Dept.)	No change proposed