



12 MAR 2010

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 23 MAR 2010



Agreement to Lease  
 Between  
 CIDCO of Maharashtra Ltd.  
 AND  
 AERMID HEALTH CARE (INDIA) PVT. LTD.

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3180	

Asstt. Marketing Officer  
 CIDCO LTD.  
 Navi Mumbai.



25/3/10

PERMISSION / LICENCE TO ENTER UPON THE LAND

I/WE, SHRI/MESSRS AERMID HEALTHCARE (INDIA) PVT. LTD.  
HAVE THIS 25<sup>th</sup> DAY OF MARCH 2010 RECEIVED  
POSSESSION OF PLOT NO. 01 ROAD NO. ✓ ADMEASURING  
AREA OF 15999.91 SQ. METRES IN SECTOR NO. 20  
PERTAINING TO REVENUE VILLAGE KALAMBOLI TALUKA PANVEL  
DISTRICT RAIGAD EAR MARKED FOR Super Specialty Hospital plot  
(PURPOSE)  
AS PER DEMARCAATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED  
COLOUR & AS PER THE PERMISSION/LICENSE GRANTED.

*MAH*  
HANDED OVER  
Asst. Marketing Officer  
CIDCO LTD  
Navi Mumbai.



TAKEN OVER

*25/3/10*  
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**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**FOR SUPER SPECIALITY HOSPITAL PURPOSE  
AGREEMENT TO LEASE.**



AN AGREEMENT made at CBD-Belapur the 23<sup>rd</sup> day of MARCH Two Thousand <sup>Ten</sup> ~~Nine~~ BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2<sup>nd</sup> floor, Nariman Point, Mumbai- 400 021 (hereinafter referred to as "the Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns) of the One Part AND The Director, AERMID HEALTH CARE (INDIA) PVT.LTD., Shree Ganesh Centre, Flat No.2C, 2<sup>nd</sup> floor, 216, AJC Bose Road, Kolkata-700017 (hereinafter referred to as "the Licensee" which expression shall, where context so admits, be deemed to include its successor or successors) of the Other Part.

**WHEREAS :**

(a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town New Bombay by the Government of Maharashtra in exercise its powers under Sub-sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1962

For HDFC BANK LTD.

Authorised Signatory

HDFC Bank Ltd  
Head Office, Plot No. 82/93,  
Sector 1/F, New Parnall (E),  
Navi Mumbai - 410206.  
D-5/ST/VIJC R-101014/MT/  
433-456/2007

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Marketing Officer  
CIDCO LTD.  
Navi Mumbai.



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the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as the said Act\*.)



(b) The State Government is, pursuant to Section 13(3A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal

(c) The Licensee has by his application dated 16.6.09 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation of the State Government and described hereinafter.

(d) The Corporation has consented to grant to the Licensee a lease of all the piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 15999.91 sq.mtrs. or thereabout (hereinafter referred to as "the said land"), for the purpose of erecting a building for SUPER SPECIALITY HOSPITAL and has permitted the Licensee to occupy the said land from the date hereof on the terms and conditions hereinafter contained.

For HDFC BANK LTD.  
 Authorized Signatory

HDFC Bank Ltd.  
 Head Office, Plot No.5793,  
 Sector 17, New Panvel (E),  
 Navi Mumbai - 410206.  
 D-5/STP/UDC R.1010/1407/  
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The Licensee has before the execution of this agreement paid on 3.2.2010 to the Managing Director of the Corporation hereinafter referred as the Managing Director, which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general

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*[Signature]*  
 Asst. Marketing Officer  
 CIDCO LTD.  
 Navi Mumbai.





special order, a sum of Rs.20,03,34,873.11 (Rupees Twenty Crores, Three Lacs Thirty Four Thousand Eight Hundred Seventy Three and Eleven Paise only) being the premium agreed to be paid by the Licensee to the Corporation.



THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

**GRANT OF LICENSE :**

1. During the period of Five years from the date hereof, the Licensee shall have license and authority only to enter upon the said land for the purpose of erecting a building or buildings for Super Speciality Hospital and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of a service charges to the Corporation as if the lease has been actually executed.

For HDFC BANK LTD.  
Authorized Signatory

**NOT TO DEMISE :**

2. Nothing in these presents contained shall be construed as a demise in law of the said land hereby agreed to be demised or any part thereof so as to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a license to enter upon the said land for the purpose of performing this agreement.

HDFC Bank Ltd.  
Neeel Empress, Plot No. 82/93,  
Sector 1/F, New Parel (E),  
Mumbai - 400206.  
D-SSTP/VVC/R.10/10/14/07/  
453 - 456/2007

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CIDCO LTD.  
Navi Mumbai.



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3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say.

**SUBMISSION OF PLANS FOR APPROVAL :**

(a) That he/they/it will within six months of the date hereof submit to the Town Planning Officer of the Corporation/NMMC for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Licensee to be erected on the said land and the Licensee shall at his own cost and as often as he/they/it may be called upon to do so, amend, all or any such plans and elevations, add if so required will produce the same before the Town Planning Officer and will supply him such details as may be called for the specifications and when such plans, elevations, details, and specifications shall, be finally approved by the Town Planning Officer and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions and stipulations which may be agreed upon between the Licensee and Town Planning Officer. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible F.S.I. under the provisions of the General Development Control Regulations for New Bombay, 1975.



For HDFC BANK LTD.  
Authorized Signatory

HDFC BANK LTD.  
Need Empress, Plot No. 92/93,  
Sector 10F, New Parel (E),  
Navi Mumbai - 410206.  
D-5/ST/PV/MC/R.101/0/14/07/  
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CIDCO LTD.  
Navi Mumbai.





**PLANS TO COMPLY WITH THE FOLLOWING RULES :**

- (aa)
- i) The maximum permissible floor space index as defined by CIDCO General Development Regulations for New Bombay 1975 shall be as per GDCR 1975.
  - ii) The maximum height upto which the building shall be constructed as per GDCR 1975.
  - iii) The maximum height of a room in the building shall be less than 4.27 metres. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.



**FENCING DURING CONSTRUCTION :**

- (b) That the said land shall be fenced properly by the Licensee at his/ their/ its expenses within a period of 3 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement. Without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool implement, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.

For HDFC BANK LTD.  
 Authorized Signatory

HDFC BANK LTD.  
 Head Office, Plot No. 92/93,  
 Sector 1/F, New Panvel (E),  
 Navi Mumbai - 402005.  
 D-55TTPVVC.R.101014/07/  
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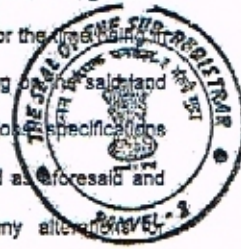
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 Navi Mumbai.

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**NO WORK TO BEGIN UNTIL PLANS ARE APPROVED**

(c) That no work shall be commenced or carried on which infringes CIDCO General Development Control Regulations for Navi Mumbai, 1976 or any other law for the time being in force as regards construction of a building on the said land and until the said plans elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter he/they/it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner, approved previously.



**TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK.**

(d) That he/they/it shall within a period of 12 months from the date hereof commence and within a period of four years from the date hereof complete at his/their/its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specifications and details to the satisfaction of the Town Planning Officer and comfortably to the satisfaction of the Town Planning Officer and comfortably to the building lines marked on the plan and completely finish fit for occupation a building to be used as a Hospital building with all requisite drains and other proper

Per HDFC BANK LTD.  
Associated Signatory

HDFC Bank Ltd.  
Head Office, Plot No. 92/93,  
Sector 17F, New Panvel (E),  
Navi Mumbai - 410206.  
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CIDCO LTD.  
Navi Mumbai.

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convince thereto. Provided that the building or buildings hereby agreed by the Licensee to be constructed shall not be less than 50% of the permitted floor space under the provisions of the General Development Control Regulations for Navi Mumbai, 1975.



**RATES AND TAXES :**

- (e) That he/they/it will pay all rates, taxes, charges, claims and outgoings chargeable against an owner or occupier in respect of the said land and any building erected thereon.

**PAYMENT OF SERVICE CHARGES :**

- (f) That he/they/it will, on the efflux of four years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment for maintaining civic amenities such as roads, water drainage, conservancy for the Corporation as his/their/its contribution to the cost of establishing and maintaining civic amenities such as roads, water drainage, conservancy for the said land regardless of the extent of benefit derived by him/them/it from such amenities. Provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force. The payment hereunder shall be paid on the first day of April in each year or within 30 days therefrom. Without prejudice to the other rights of the

For HDFC BANK LTD.  
Authorized Signatory

HDFC BANK LTD.  
Head Office, Plot No. 82/83,  
Sector 'JF', New Panvel (E),  
Navi Mumbai - 410206.  
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Marketing Officer  
PRICO LTD.



Corporation under this Agreement and/or in law, the Licensee shall be liable to pay to the Corporation interest at the rate to be approved by the Corporation to the specific order on all amounts due and payable by the Licensee under this clause if such amount remained unpaid for seven days fore after becoming due."



**PAYMENT OF LAND REVENUE :**

(g) That he/they/it shall pay the land revenue and cesses assessed or which may be assessed on the said land.

**INDEMNITY :**

(h) That he/they/it will keep the Corporation indemnified against any and all claims for damage, which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.

**SANITATION :**

(i) That he/they/it shall observe and confirm to the CIDCO General Development Control Regulations for Navi Mumbai, 1975 or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangements for the labourers and workmen employed during the

For HDFC BANK LTD.  
Authorized Signatory

HDFC BANK LTD.  
New Empress, Plot No. 92/93,  
Sector 1/1F, New Parvel (E),  
Navi Mumbai - 410206.  
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Asst. Marketing Officer  
CIDCO LTD.  
Navi Mumbai





construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.



**EXCAVATION :**

- (j) That he/they/it will not make any excavation upon any part of the said land or remove any stone, earth, or other material therefrom except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorised by this Agreement.

For HDFC BANK LTD.  
Authorised Signatory

**NOT TO AFFIX OR DISPLAY SIGNBOARDS, ADVERTISEMENTS ETC.**

- (k) That he/they/it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, skysigns, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

HDPC BANK LTD.  
Head Office, Plot No. 2993,  
Sector 1/F, New Parel (E),  
New Mumbai - 410206.  
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**NUISANCE :**

- (l) That he/they/it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not

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Asst. Marketing Officer  
CIDCO LTD.  
New Mumbai.



use or permit the said land to be used for what is not granted.

**INSURANCE :**

- (m) That he/they/it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in his/their/its name against damage by fire for amount equal to the cost of such building and shall on request produce to the Managing Director a Policy or Policies of Insurance and receipts for the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.



**RECOVERY OF ANY SUM DUE TO THE CORPORATION :**

- (n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee, shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon him/them/it.

**RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE :**

- (o) The Licensee shall not appoint any person as his/their/it agent, by a Power of Attorney or otherwise, for a purposes of this Agreement except his/her spouse, father, mother

For HDFC BANK LTD.  
Authorized Signatory

HDFC Bank Ltd.  
Nand Empress, Plot No. 92/93,  
Sector 11F, New Parel (E),  
Navi Mumbai - 410206.  
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CIDCO LTD.  
Navi Mumbai.

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brother, and sister or a major child and if the Licensee is to be a Company, Society or such a body Corporate or Servant.



**EXPLANATION :**

The Board vide its Resolution No.8083 dtd. 28.02.2010 relaxed condition in all agreement regarding restrictions on appointment of Agent/ Power of Attorney only in case of first transaction.

**POWER TO TERMINATE AGREEMENT :**

4. Should the Town Planning Officer not approve of the plans, elevations, sections, specifications and details whether originally submit within the time hereinbefore stipulated, the Managing Director may by notice in writing to the Licensee, revoke the license and re-enter upon the said land and thereupon the license shall come to an end.

For HDFC BANK LTD.  
 Authorized Signatory

**POWERS OF CORPORATION :**

5. Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, the Corporation shall have the following rights and powers.

HDFC Bank Ltd.  
 Heel Empress, Plot No.82/83,  
 Sector 1/F, New Parel (E),  
 Navi Mumbai - 410205.  
 D-5617P/VVC-R-101014/07/  
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**TO ENTER UPON LAND :**

(a) The right of the Managing Director and Officer and servant of the Corporation acting under his direction at all reasonable times to enter upon the said land to view the state and progress of the work and for all other reasonable purposes.

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 CIDCO LTD  
 Navi Mumbai

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 HEALTHCARE INDIA PVT. LTD.  
 NAVI MUMBAI

**TO RESUME LAND :**

(b) Power (1) In case the Licensee (1) shall fail to submit the plans to the Town Planning Officer of the Corporation for his approval including elevations, sections, specifications and details of the building to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (2) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained the Corporation shall have the powers and liberty to revoke the license hereby granted to the licensee and to restrain the licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any payment to the Licensee for refund or repayment of any premium paid by him/them/it but without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.

(ii) To continue the said land in Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director.



**For HDFC BANK LTD.**  
Authorized Signatory

HDFC Bank Ltd.  
Head Office, Plot No 92/93,  
Sector 17F, New Parel (E),  
New Mumbai - 410206.  
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New Mumbai

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(iii) To direct removal or alteration of any building or structure erected or used contrary to the condition of the grant within the time prescribed in that behalf and on such removal or alteration being carried out within the time prescribed, cause the same to be carried out and recover the cost of carrying out the same from the Licensees.



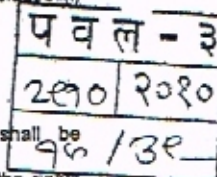
(iv) All building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

**EXPLANATION 1 :**

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation's such right and power under the said sub-clause (i) clause (b).

**EXPLANATION 2 :**

Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights



*Asst. Mgr.*  
Marketing Officer  
CIDCO LTD.  
Navi Mumbai.



and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. Licensee hereby agrees and declares that he will ~~not~~ <sup>not</sup> have any defense based on such inconsistency to impugn the exercise of any right or power by the Corporation.



**EXTENSION OF TIME :**

6. Without prejudice to the rights, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in clause 3(d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No.7 of Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

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**GRANT OF LEASE :**

7. As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms

*[Signature]*  
Marketing Officer  
CIDCO LTD.  
Navi Mumbai.





hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date fixed at the yearly rent of Rupees One hundred only.




**COMPLIANCE WITH THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 AND NAVI MUMBAI DISPOSAL OF LANDS (AMENDMENT) REGULATIONS, 2008.**

7A. It is hereby agreed and declared by and between parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions contained herein and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rule and regulations made thereunder including the Navi Mumbai Disposal of Lands (amendment) Regulations 2008 for the time being in force.

**FORM OF LEASE:**

8. The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to execution of this Agreement and its duplicate shall be borne and paid by the Licensee wholly and exclusively.

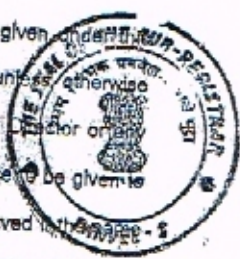
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CIDCO LTD.  
Navi Mumbai,



**NOTICE :**

9. All notices, consents and approvals to be given under the Lease Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorised by him and any notice so given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee at the usual or last known place or residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.



**IN CONTINUOUS OF THE ABOVE FOLLOWING ADDITIONAL CONDITIONS INCORPORATED IN THE LEASE AGREEMENT.**

**10. LAND USE:**

The plot of land will be used for Construction & running of Super Speciality Hospital and for no other purpose.

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**11. SPECIAL TERMS & CONDITIONS OF LEASE SUPER SPECIALITY HOSPITAL PLOT.**

In addition to the general terms and conditions for disposal of plots of land, the allotment is submitted to the following development condition and will form a part of agreement to lease.

- i) The plot is offered on "as is where is basis".
- ii) Sub-division of the plot shall not be permitted.
- iii) The plot shall be used for constructing and running a Super Speciality Hospital. It is expected that 100 beds shall be reserved for

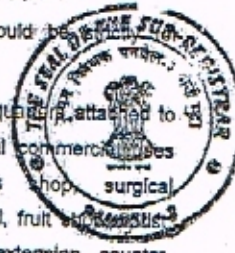
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General Hospital and remaining beds shall be used for Super Speciality Hospital,

- iv) The use of the plot should be for hospital purpose.
- v) Only essential residential quarters, attached to the hospital and incidental commercial uses like cafeteria, chemist's shop, surgical equipment shop, book stall, fruit stall, telephone booth, bank extension counter, ATM booth etc, shall be permitted.
- vi) The built up area for V above shall not exceed 15% of the total built up area.
- vii) No change of user or expansion of user on the plot shall be permitted.
- viii) Parking lay-bye shall be provided as per rules.
- ix) Garbage collection point/s, garbage disposal processing, incinerators/s will not be permitted within a distance of 10 m from plot boundary. The same should be located within the plot after leaving a buffer zone of 10 m.
- x) All types of garbage generated shall be properly treated before disposal as per the system/rules of CIDCO LTD. All the necessary approvals from CIDCO will have to be obtained by the applicant.
- xi) Abutting open lands near the plot shall not be used in any manner for the purpose of garbage disposal and the sanity of the same should be maintained.



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- xii) Electric sub-station as per the rule shall be provided.
- xiii) Since the said plot is within jurisdiction of CIDCO LTD. All necessary approvals will be to be obtained by the applicant from CIDCO.
- xiv) The building plans shall also require aesthetic approval from CIDCO.
- xv) No access shall be allowed to the plot from Link Road.
- xvi) The Employees of CIDCO & their family members shall be given preference for treatment at concessional rate.
- xvii) **Public Health Programme:** The intending lessee should actively participate in various preventive Health Programmes in Navi Mumbai from time to time. Some of the Medical/Health Care Programmes which can be implemented by the intending lessee every year are as follows:
1. Polio Eradication
  2. Control of Blindness
  3. Various Diagnostic Camps
  4. Cancer Detection camps
  5. AIDS testing
  6. Dental check up camps
  7. Blood Donation camps
  8. Drugs De-addiction camps
  9. Malaria Control
  10. Health Education camps



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11. Tuberculosis control
12. Hansen Disease (Leprosy) control
13. Maternal and Child Health Programme
14. Complete Health check up scheme
15. Occupational Health
16. Diabetes and Hypertension check up scheme



- xvii) The intending party shall maintain the hospital premises and various hospital facilities in well maintained conditions all the time. The intending party shall make specific provision of recurrent nature for such type of maintenance, including provision of incinerator.
- xix) The Hospital shall be open to all without any discrimination on the ground of religion, caste, creed, race, domicile, language or otherwise.
- xx) Cidco will not give any recurring/non-recurring grants towards construction or running of the Hospital.
- xxi) The plot is offered on lease subject to the provision of Navi Mumbai Disposal of Lands (Amendment Regulation, 2008 as may be amended from time to time.
- xxii) Car parking shall be provided as stipulated in the General Development Control Regulations for Navi Mumbai 1976 or as provided in the General Development Control Regulations of CIDCO as the case may be.

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Xdii) The General Development Control Regulation of CIDCO at the time of submission of development proposal and plan to Town Planning Officer CIDCO, shall be applicable in addition to the above conditions

xdiv) It will be mandatory to follow the pertaining to Biomedical Waste Management and also follow guidelines of MPCB in regard, after getting registered & authorized by the Board i.e. MPCB. Free medical treatment for CIDCO employees will be mandatory.



12. Rain Water Harvesting

A. All the layout open spaces/amenity spaces of housing societies and new constructions / reconstruction's / additions on plots having area not less than 300 sq.mtr. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

B. The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

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C. The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100. sq.mtr. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bylaws.



**SCHEDULE**

**Rain Water Harvesting**

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

A. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

- i) Open well of a minimum of 1.00 mt. dia and 8.0 mt. In depth in the which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such a washing, flushing and for watering the garden etc.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth

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of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rain water shall be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.

iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches.

Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width x 1.20 mt. length x 2.00 mt. depth. The trenches can be of 0.60 mt. width x 2.00 to 6.00 mt. length x 1.50 to 2.00 mt. depth.

Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.



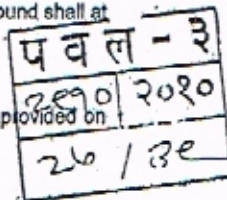
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- i) 40 mm stone aggregate as bottom layer upto 50% of the depth;
- ii) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
- iii) Coarse sand as upper middle layer upto 20% of the depth;
- iv) A thin layer of fine sand as top layer;
- v) Top 10% of the pits/trenches will be empty. a splash is to be provided in this portion in such a way that roof top water falls on the splash ped.
- vi) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.
- vii) Perforated concrete slabs shall be provided on the pits/trenches.
- viii) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with course



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sand to allow percolation of rain water into ground.

B. The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof catchment as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq.m



C. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

D. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain water has been provided.

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Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

### 13. Provision for Installation of Solar Energy

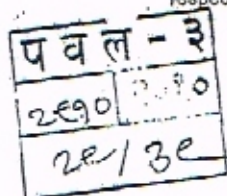
#### Definitions:

Unless the context otherwise requires, the following shall be application for the purpose of this Regulation.

- |  |  |
|--|--|
| i. "Solar assisted Water Heating System (SAWHA)" | A devise to heat water using solar energy as heat source.  |
| ii. "Auxillary Back Up"                          | Electricity operated or fuel fired boilers/ systems to heat water coming out from solar water heating system to meet continuous requirement of hot water |
| iii. "New Building"                              | Such buildings of categories specified in Regulation No. 32.2 for which construction plans have been submitted to competent authority for approval       |
| iv. "Existing Building"                          | Such buildings which are licensed to perform their respective business.  |



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**Solar Assisted Water Heating System (SAWHS)**

"Building of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System (SAWHS).

- a) Hospitals and Nursing Homes
- b) Hotels, Lodges and Guesthouses.
- c) Hostels of Schools, Colleges, Training Centres.
- d) Barracks of armed forces, paramilitary forces and police.
- e) Individual residential buildings having more than 100 sq.mtr. plinth area.
- f) Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
- g) Community Centers, Banquet Halls, Barat Ghars, Kalyan Mandaps (Marriage Halls) and Buildings for similar use."



**Installation of Solar Assisted Water Heating Systems (SAWHS)**

The following provisions shall be applicable for all the new buildings of categories mentioned in 32.2 for installation of Solar Energy Assisted Systems.

- a) Adequate provision shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution points, within the aforesaid occupancies. The building must

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have a provision for continuous water supply to the solar water heating system.

- b) In case for hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either within electric elements or oil of adequate capacity should be provided.
- c) The load bearing capacity of the roof should be at least 50 kg. per sq.mt. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permission to commence their activities.
- d) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning / Local Authority concerned. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- e) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar



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connectors used in the system shall have the BIS certification mark.

- f) Building permissions for all the new constructions / buildings of the aforesaid categories shall be granted only if they have been complied with these provisions.

28(4) In case of existing building, the above provisions shall be mandatory at the time of change of use / expansion of use to any of the categories specified in 32.2 above provided there is already system or installation for supplying hot water.



Solar Assisted Electric Equipment (Photo Voltaic equipment)

In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in this field or the norms stipulated by the Govt. of Maharashtra or any other authority designated for this purpose such as BIS, ISI etc., from time to time.

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**14. Arrangement of the feeder pillar for power distribution**

A. The Corporation/Municipal authority reserve the right to place feeder pillar and mini pillars within the plot permanently.

B. The Corporation/Municipal authority also reserves the right to decide the locations of the same along the compound wall. However, the location of these would be along the footpath and will not protrude inside the plot by more than 0.6 mtrs.

C. The plot holders should permit free access for its maintenance as and when required to the Corporation/Municipal authority.

**15. Solid Waste Management**

The Licensee/Lessee shall observe scrupulously the following conditions regarding Solid Waste Management.

- a. The licensee/lessee shall keep two streams of waste, one for food waste and bio-degradable waste and another for recyclable waste such as paper, plastic, metal, glass, bags etc.
- b. The licensee/lessee shall identify locations for composting and disposal to waste within their complex.
- c. The licensee/lessee shall ensure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- d. The licensee/lessee shall make separate arrangement for disposal of toxic chemicals and pesticides, discarded medicines and other toxic or hazardous household waste.
- e. The licensee shall ensure bins containers for storage of food waste, biodegradable waste and recyclable waste.



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**SCHEDULE**  
 Description of Land

All the piece or parcel of land known as Plot No. 01 in Sector No. 20 of Kalemboi, Navi Mumbai containing by admeasurement 15999.91 or thereabouts and bounded as follows that is to say :

On or towards the North by : 30.00 MTS WIDE LINK ROAD

On or towards the South by : 15.00 MTS WIDE ROAD

On or towards the East by : 20.00 MTS WIDE ROAD

On or towards the West by : PLOT NO. 5

and delineated on the plan annexed hereto and shown thereon by a red colour boundary line.



IN WITNESS WHEREOF the parties hereto have hereunto hands and seal the day and year first above written :

SIGNED AND DELIVERED for and on behalf of the City & Industrial Development Corporation of Maharashtra Ltd.

by the hand of Shri G.S. Agrawal

Asst. Marketing Officer  
 CIDCO LTD.  
 Navi Mumbai.

In the presence of :

1) Mr./Mrs. N. R. Thakur

2) Mr./Mrs. C. L. Patil

SIGNED AND DELIVERED by the withinnamed

AERMI.D. HEALTH CARE (INDIA) PVT.LTD.  
 Licensee in the presence of DR. D. K. TRIVEDI



1) Mr./Mrs. N. R. Thakur

2) Mr./Mrs. C. L. Patil

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 CIDCO LTD.  
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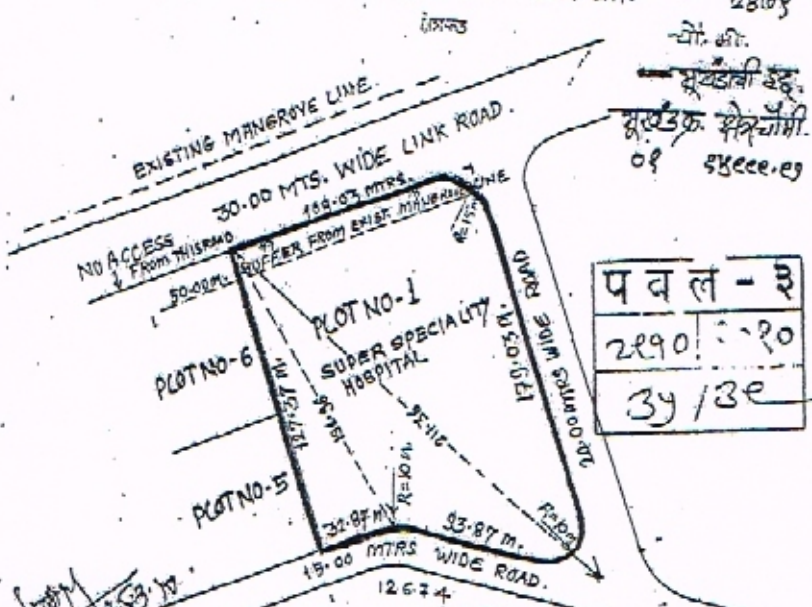
गवर्नर अथवा जिल्हाधिकारी यांच्या सहाय्यतेने (महाराष्ट्र) मजबूत.

भूमापन दि. ० मार्च, सिडको भवन.

गोयमासभेचे **काळेवोली** धारणक्षेत्र क्षेत्र क्रमांक **२०** एअर क्र. ०९

परिष्ठापना निकाशाचा नकाशा

परिष्ठापन नियोजन (ए) याचे अ. क्र. सिडको: **नियोजन/एस.पी.(ए)/(एस/एसई/२०९)**  
 दिनांक २२/९/२०१० च्या नुसार तयार केलेला नकाशा तयार केला. २८/१०/११



चौ. की.  
 मूल्यांकन इ. व.  
 मूल्यांकन श्रेणीची  
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Asstt. Marketing Officer  
 CIDCO LTD.

Navli Mumbai  
 सहाय्यक मार्केटिंग अधिकारी  
 सी. डी. सी. लिमिटेड (ए) यांचे  
 पर. क्र. सिडको/नियोजन/एस.पी.(ए)/(एस/एसई/२०९)  
 दिनांक २२/९/२०१० नुसार



व. न. म. म. (१)  
 सिडको भवन



नकाशा तयार करणारा: *(Signature)*  
 सिडको

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नकाशा तयार करणारा:

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VINOD BHASKAR PATEL  
BHASKAR RANGHOD PATEL

18/10/1984  
Payment Account Number  
BCRPP2263A

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पत्र क्र. नि.नवनेल-३

दस्ता गोपवारा भाग-1

दस्ता क्र 2910/2010

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क्र.सं.	पंजीकाराचे नाव व पत्ता	पंजीकाराचा प्रकार	छायाचित्र	अंगल्याचा ठराव
1	<p>नाम: अरविंद उदये कदम (पिंपरी) वी.जे. रोड वी.जे. टिपेरी</p> <p>पता: पट/प्लॉट नं. ३० गणेश रोड, कोलकाता</p> <p>गल्ली/रस्ता: -</p> <p>ईमार्गची नुमा -</p> <p>ईमार्ग नं. -</p> <p>पेट/पत्ताहक -</p> <p>कड/गाव -</p> <p>कडुका -</p> <p>पिन -</p>	<p>विद्युत देगार</p> <p>वय ००</p> <p>शही</p>		
2	<p>नाम: सिद्धली</p> <p>पता: पट/प्लॉट नं. ३० वी वी</p> <p>गल्ली/रस्ता: -</p> <p>ईमार्गची नुमा -</p> <p>ईमार्ग नं. -</p> <p>पेट/पत्ताहक -</p> <p>कड/गाव -</p> <p>कडुका -</p> <p>पिन -</p> <p>वैय नुमा -</p>	<p>विद्युत देगार</p> <p>वय .</p> <p>शही</p>	उपलब्ध नाही	उपलब्ध नाही

*Jacobs*  
कुम्भलग निबंधिका, पत्रनेल-३  
(पत्र-३)





दस्तावेज भाग - 2

पदल 3  
दस्ता क्रमांक (2910/2010)  
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दस्ता क्र. [पत्र-2010-2010] का सीमापत्र  
कायदा मुद्दा : 0 सीमापत्र 2009/878 संश्लेषे मुद्रांक शुल्क : 10018744

पत्रांकी क्र. 2000 दिनांक 25/03/2010  
पत्रांकीचे वर्णन  
प्रति: अरणीक देव्य देव्यर (प्रतिवा) या ति हाके श्री  
के प्रिदेदी . .

दस्ता हलक केत्याचा दिनांक : 25/03/2010 08:01 PM  
निष्पादनाचा दिनांक : 25/03/2010  
दस्ता हलक करण्याचाची सही :

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780 : पत्रांक (अ. 11(1)), पुढीलगांची पत्रांक  
(अ. 11(2)),  
पत्रांक (अ. 12) व छापाचित्रण (अ. 13) ->  
एकीकृत श्री

दस्ताचा प्रकार : 36) नाबिकपुत्र  
दस्ता क्र. 1 ची वेळ : (सांघीकरण) 25/03/2010 03:51 PM  
दस्ता क्र. 2 ची वेळ : (श्री) 25/03/2010 03:54 PM  
दस्ता क्र. 3 ची वेळ : (अनुवर्ती) 25/03/2010 03:55 PM  
दस्ता क्र. 4 ची वेळ : (श्रीकरण) 25/03/2010 03:55 PM

अतिरीक्त मुद्रांक शुल्क

30788: एकुल

दस्ता हीन केत्याचा दिनांक : 25/03/2010 03:55

3. निवेदनाची सही, सह दु.नि.पत्रवेल 3

ओळख :

खातील दस्तान आहे. निवेदीत करतान को. . . . .  
व त्यांनी ओळख घट्टीतील.

1) पत्रांक सिंग - - , पत्र/पत्रांक नं. :

गळती/रस्ता :-

ईमारतीचे नाव :-

ईमारत नं. :-

पेट/पत्रांक :-

शाहर/गाव :-

तालुका :-

जिल्हा :-

2) निवेद घट्टेस - - , पत्र/पत्रांक नं. :-

गळती/रस्ता :-

ईमारतीचे नाव :-

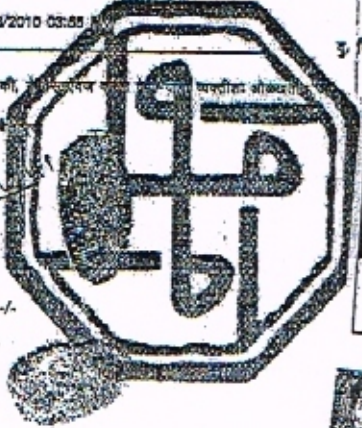
ईमारत नं. :-

पेट/पत्रांक :-

शाहर/गाव :-

तालुका :-

जिल्हा :-



3. निवेदनाची सही  
सह दु.नि.पत्रवेल 3



प्रमाणित करण्यास देते की सदर दस्तास शुल्क 39  
अवे आहेत.

दुय्यम निवेदनाची पत्रवेल-1 (वर्ग-1)

पत्रांक क्र. 1  
क्यांक 2590

दुय्यम निवेदनाची पत्रवेल-1 (वर्ग-2)  
दिनांक 25 मार्च 2010