



Lease of Plots for HOSPITAL AT VARIOUS NODES OF NAVI MUMBAI



Scheme No. 55/HOSP/06/2021-2022

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA LTD.

REGD. OFFICE: NIRMAL, 2ND FLOOR, NARIMAN POINT, MUMBAI- 400 021 PHONE: +91.22.6650.090 FAX: +91.22.2202.2509.

SOCIAL SERVICE DEPARTMENT

TOWER NO.7, CBD BELAPUR RAILWAY STATION COMMERCIAL COMPLEX BLDG., 7TH FLOOR, CBD BELAPUR, NAVI MUMBAI- 400 614.

APRIL, 2022 • PRICE - RS. 1180/- ONLY (INCLUDING GST)

Lease of Plot for
**HOSPITALS AT
VARIOUS NODES
(in Navi Mumbai)**

शनिवार,
दि. २ एप्रिल २०२२ **सामना**



गुढीपाडव्याच्या शुभ मुहूर्तावर

विदर्भको मान्य करित जाते

नवी मुंबईतील विविध नोडमध्ये १६ भूखंड रुग्णालयाकरिता भाडेपट्ट्यावर उपलब्ध

SCHEME NO.: SSI/HOSP/06/2021-22

नवी मुंबई हे वैद्यकीय पट्टापत्र सुविधांचे मुख्य असलेले शहर आहे. नवी मुंबईची वाढती लोकसंख्या आणि यशस्वी वाढत्या नवी मुंबईमध्ये वाढत्या होत असलेले महत्त्वाकांक्षी प्रकल्प, यांचा विचार करता नवी मुंबईतील वैद्यकीय सुविधा आणि समृद्ध करणारे विदर्भकोचे उद्दिष्ट आहे. यदर्थाने विदर्भकोचे नवी मुंबईच्या विविध नोडमध्ये मुक्त रणनीतिकरित भाडेपट्ट्यावर उपलब्ध करून देण्यासाठी ई-विदर्भ कार्यरतच होत आहे.

उपरी कोला कायदालय १

आम्ही, हिंदू अधिकाय कुटुंब, कंपनी कायदा, १९५६ अंतर्गत नोंदणी केलेले कंपनी, मुंबई सार्वजनिक विधान सभेचा अधिकाय, १९६० अंतर्गत नोंदणीकृत संस्था, संपन्न मंडळी कायदा, १९८० अंतर्गत नोंदणी केलेली कोलॉगीटी संस्था, भारतीय भारतीय कायदा, १९३२ अंतर्गत नोंदणीकृत भारतीयी कर्त, भारतीय अधिनियम भारतीयी (LLP) अधिनियम भारतीयी कायदा, १९०९ अंतर्गत कायदा कायदा सभेच्या अंतर्गत कोलॉगीटी कंपनी

यांत्रणेची प्रमुख वैशिष्ट्ये

- वेगळे, पक्केपणे, नोंदणीकृत, आवाज, वायरो, वायरो, उभे आणि उभारणीत या सुविधांचे वेगळेपणे सुद्धे उपलब्ध
- विदर्भ १/१२.३८ मी.ची. व कायदा १/८०.१४ मी.ची. उभारणारा क्षेत्रफळाने सुद्धे

वेगळेपणे

- नॉद विदर्भकोच्या इन्फोर्मायझेशन युनिट फॉर पॉलीसि डिव्हिजन वि. १४.१२.२०२१ पेढी ११.०० वायरोसुद्धे ने वि. १२.०५.२०२२ पेढी २१.५९ वायरोसुद्धे
- उर्त कायदा व नॉद विदर्भकोच्या इन्फोर्मायझेशन युनिट फॉर पॉलीसि डिव्हिजन वि. १४.१२.२०२१ पेढी ११.०० ने १२.०५.२०२२ पेढी २१.५९ वायरोसुद्धे
- नॉद विदर्भकोच्या इन्फोर्मायझेशन युनिट फॉर पॉलीसि डिव्हिजन वि. १४.१२.२०२१ पेढी ११.०० वायरोसुद्धे ने वि. १२.०५.२०२२ पेढी २१.५९ वायरोसुद्धे
- उर्त कायदा व नॉद विदर्भकोच्या इन्फोर्मायझेशन युनिट फॉर पॉलीसि डिव्हिजन वि. १४.१२.२०२१ पेढी ११.०० वायरोसुद्धे ने वि. १२.०५.२०२२ पेढी २१.५९ वायरोसुद्धे
- अधिकाय भारतीयी युनिट वि. १२.०५.२०२२ ने २६.०६.२०२२
- अधिकाय विदर्भकोच्या इन्फोर्मायझेशन युनिट फॉर पॉलीसि डिव्हिजन वि. १४.१२.२०२१ पेढी ११.०० वायदा आणि अधिकाय ई-विदर्भ वि. १६.०६.२०२२ पेढी ११.०० वायरोसुद्धे ने वि. १६.०६.२०२२ पेढी १६.०० वायरोसुद्धे
- विदर्भ वि. १६.०६.२०२२ पेढी १६.०० वायदा अधिकाय कायदा वेगळे


मानवतेच्या सेवेसाठी

पुढीलप्रमाणे माहिती, कायदा विदर्भको, उर्त व नोंदणीकृत अधिकाय इन्फोर्मायझेशन युनिट फॉर पॉलीसि डिव्हिजन विदर्भकोचे कायदावेगळेपणे. अधिकाय कायदा.

आजतास भारतीयीकायदे आणि जगतास कायदा - [@cidco_Ltd](https://twitter.com/cidco_Ltd) [/cidco](https://facebook.com/cidco) [CIDCO Ltd.](https://youtube.com/cidco) [@cidco](https://instagram.com/cidco) [cidco](https://linkedin.com/company/cidco)

CIN-U99999 MH 1870 SGC-014574 www.cidco.maharashtra.gov.in विदर्भको/कायदावेगळेपणे/१०५/१०११-१३ महत्त्वपूर्णकायदावेगळेपणे (सायनायिकाय सेवकाय)

THE TIMES OF INDIA, MUMBAI
SATURDAY, APRIL 2, 2022



ON THE AUSPICIOUS OCCASION OF GUDHI PADWA

CIDCO PRESENTS

LEASE OF 16 HOSPITAL PLOTS AT VARIOUS NODES OF NAVI MUMBAI

SCHEME NO.: SSI/HOSP/06/2021-22

The city of Navi Mumbai has adequate medical infrastructure. Considering the ever-growing population of Navi Mumbai and the ambitious projects Navi Mumbai will house in the near future, CIDCO aims to strengthen the healthcare infrastructure in the city even further. With this aim, CIDCO invites E-tenders for the lease of plots for the development of Hospitals in various nodes of Navi Mumbai.

Who can apply?

An Individual, A Hindu undivided family, A Company formed under the Companies Act, 1956, Any trust registered under Bombay Public Trust Act 1950, Any Society registered under Societies Registration Act 1860, Partnership Firm registered under Indian Partnership Act, 1932, Limited liability partnership (LLP), Any person competent to contract under the Indian Partnership Act 1872

Salient features of the scheme

- Plots available in the well-developed nodes of Airoli, Ghansoli, Viharikhurna, Kharghar, Kamothe, Tansa, Ulee and Dronagiri
- Area of plots ranging from minimum 504.08 sq.m. to maximum 1887.33 sq.m.

Time Schedule

- Payment for online registration will start on 13.04.2022 at 11.00 hrs. and will continue till 12.05.2022 at 23.59 hrs.
- Submission of Application & processing fee will start on 13.04.2022 at 11.00 hrs. and will continue till 12.05.2022 at 23.59 hrs.
- Payment of EMD fee for closed bid will start on 13.04.2022 at 11.00 hrs. and will continue till on 12.05.2022 at 23.59 hrs.
- Submission of Application & closed bids will start on 13.04.2022 at 11.00 hrs. and will end on 12.05.2022 at 23.59 hrs.
- Technical Bid Scrutiny will start 12.05.2022 to 06.06.2022
- Opening of Financial Bid on 15.06.2022 at 15 hrs. & Online e-auction will start on 16.06.2022 11.00 hrs. and will continue till 18.06.2022 at 18.00 hrs.
- Result will be announced on 17.06.2022 at 13.00 hrs.

For The Service Of Humanity

*For details of the plots, eligibility criteria, terms and conditions applicants are requested to read the Scheme Tender Booklet carefully.

For updated information, follow us on - [@cidco_Ltd](https://twitter.com/cidco_Ltd) [/cidco](https://facebook.com/cidco) [CIDCO Ltd.](https://youtube.com/cidco) [@cidco](https://instagram.com/cidco) [cidco](https://linkedin.com/company/cidco)

CIN-U99999 MH 1870 SGC-014574 www.cidco.maharashtra.gov.in CIDCO/PR/001/2022-23 General Manager (Social Service)

DISCLAIMER

The information contained in this E-Tender Scheme Booklet or subsequently provided to the Bidder(s)/ Applicant(s), whether verbally or in documentary or any other form by or on behalf of City and Industrial Development Corporation of Maharashtra Limited (the "Authority") or any of its employees or advisors, is provided to the Bidder(s) / Applicant(s) on the terms and conditions set out in this Scheme Booklet and such other terms and conditions subject to which such information is provided.

This E-Tender Scheme Booklet is not an agreement and is neither an offer nor an invitation by the Authority to the prospective Bidders / applicants or any other person. The purpose of this Scheme Booklet is to provide interested parties with information that may be useful to them in making their Bids pursuant to this E-Tender Scheme Booklet. This E-Tender Scheme Booklet includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Projects. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder/applicant may require. This E-Tender Scheme Booklet may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses the Bidding Documents. The assumptions, assessments, statements and information contained in this E-Tender Scheme Booklet may not be complete, accurate, adequate or correct. Each Bidder/applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this E-Tender Scheme Booklet and obtain independent advice from the appropriate sources.

Information provided in this E-Tender Scheme Booklet to the Bidder(s) /Applicant(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The Authority, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder/ Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this E-Tender Scheme Booklet or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the E-Tender Scheme Booklet and any assessment, assumption, statement or information contained therein or deemed to form part of this E-Tender Scheme Booklet or arising in any way for participation in this Bid / Application Stage.

The Authority also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder / Applicant upon the statements contained in this E-Tender Scheme Booklet.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this E-Tender Scheme Booklet.

The issue of this E-Tender Scheme Booklet does not imply that the Authority is bound to appoint the Selected Bidder(s) or Operator(s), Applicant(s) as the case may be, for the Project(s) and the Authority reserves the right to reject all or any of the Bidders or Bids or Applications without assigning any reason whatsoever.

The Bidder / Applicant shall bear all its costs associated with or relating to the preparation and submission of its Bid / Application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Bid / application. All such costs and expenses will remain with the Bidder / Applicant and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder / applicant in preparation or submission of the Bid / application, regardless of the conduct or outcome of the Bidding Process.

General Manager (SS)

Lease of plot for **HOSPITALS AT VARIOUS NODES (in Navi Mumbai)** through E-Tender

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

CIDCO invites applications /bids for the lease of Hospital plots at various nodes of Navi Mumbai from An Individual, A Hindu undivided family, A Company formed under the Companies Act, 1956, Any trust registered under Bombay Public Trust Act 1950, Any Society registered under Societies Registration Act 1860, Partnership Firm registered under Indian Partnership Act, 1932, Limited liability partnership (LLP), Any person competent to contract under the Indian Partnership Act 1872.

A bidder shall be eligible for consideration subject to the conditions set out in the Bid scheme Document.

Invitation of Applications

City and Industrial Development Corporation of Maharashtra Limited is happy to invite applications to acquire plot of land described in the Annexure-I, annexed hereto for Private Dispensaries / Nursing Home including polyclinic, Diagnostic Centre, pathology lab, X-Ray clinic, Physio Occuthery Clinic, (Maximum 75 m²for Doctors Residence) & Private Super Speciality Hospital.

1. Term of offer

Under the general terms and conditions prescribed for disposal of plots by invitation of application/bids/offers.

1a.Navi Mumbai: The City of the future

The brand new city of Navi Mumbai (formerly New Bombay) is situated on the mainland across Mumbai harbour. It is

four fifth as big as Greater Bombay in size and has three large industrial estates and the most modern Sea Port of India. It was conceived as a counter magnet to the congested Mumbai city. Planned for a population of 30 lac people, Navi Mumbai now has 17 lac population. There are 14 townships in Navi Mumbai, referred to as nodes, such as Vashi, Nerul, Belapur, New Panvel, etc. Each node is self-sufficient in educational, health, social, religious, cultural, sports and recreational facilities. Each node is self contained, strung along mass transport corridors, with their own residential business and commercial areas. The lush green gardens, arterial roads lined with rows of trees, aforesaid hills, well laid out railway system are some of the salient features of the new city. The city is connected to Greater Mumbai by bridges across Thane Creek, via rail route to Chhatrapati Shivaji Terminus Station and Hovercraft water transport to Gateway of India. Navi Mumbai has excellent facilities and amenities such as educational research institutions, health and sports facilities.

2. Navi Mumbai: Salient features

- India's largest, well planned and balanced, beautifully landscaped, modern city.
- Series of 14 self-contained nodal settlements, strung along mass transport corridors, with their own residential, business and commercial areas.

- Each node is self-sufficient with educational, health, social, religious, cultural, sports and recreational facilities.
- Emphasis on a green and clean environment: 58% land reserved for open areas including roads, no development zones, afforestation.
- Quick access to CBD, located in the heart of the city around the picturesque Mansarovar Lake.
- Network of roads, bridges, flyovers, rail corridors and high speed waterway system for efficient transportation.
- State of the Art telecommunications network.
- Adequate, regular water and power supply.
- Reasonably priced commercial premises, and housing for people from low income to high income groups.
- Healthy appreciation in value of real estate.
- Proximity to India's most modern seaport, Jawaharlal Nehru Port.
- Central Park - The largest park in Asia & 3rd Largest Park in the World.
- Kharghar Valley Golf Course & Country Club.

3. Navi Mumbai: Future projects

1. Navi Mumbai International Airport
2. International Exhibition Centre
3. Sagar Sangam Water Transport Terminal
4. International Convention Centre
5. Technology Park, Dronagiri
6. Amusement Park, Dapoli
7. Navi Mumbai Metro
8. Corporate Park, Kharghar

Note: These are the proposed projects of the Corporation, which shall be taken up as and when approved by the competent authority.

Health Infrastructure in Navi Mumbai

Right from its inception CIDCO has given special importance for providing Health infrastructure facilities in Navi Mumbai. A special Public Health Department was created in order to channelise all Health related activities. Plots for Health facility is earmarked to provide preventive and curative Health facilities for Citizens in Navi Mumbai & surrounding areas.

The Scheme

CIDCO invites applications /bids for the lease of Hospital plots at various nodes of Navi Mumbai from a bidder eligible for consideration subject to the conditions set out in the Bid scheme Document.

4. Location of plot

The location of plots for which applications are invited are shown in plans enclosed hereto.

5. Who is eligible to apply to acquire plot:

Applications of only those applicants who satisfy the conditions of eligibility will be considered for evaluation.

A. Eligibility Criteria:

Eligible parties shall be anyone of the following:

1. An individual
2. A Hindu undivided family
3. A Company formed under the Companies Act, 1956
4. Any trust registered under Bombay Public Trust Act, 1950
5. Any Society registered under Societies Registration Act, 1860
6. Partnership Firm registered under Indian Partnership Act, 1932
7. Limited liability partnership (LLP)
8. Any person competent to contract under the Indian Partnership Act, 1872

6. Time Schedule

Sr. No.	CIDCO Stage	Bidder Stage	Start Date & Time		Expiry Date & Time	
			(dd.mm.yy)	(hh:mm)	(dd.mm.yy)	(hh:mm)
1	Publish advertisement		02.04.2022			
2		Payment for Online Registration	13.04.2022	11.00	12.05.2022	23.59
3		Submission application, and Processing fee etc. on e-Tender	13.04.2022	11.00	12.05.2022	23.59
4		Payment of EMD fee	13.04.2022	11.00	12.05.2022	23.59
5		Submission of application & CLOSED BID(e-TENDER)	13.04.2022	11.00	12.05.2022	23.59
6		Technical Bid scrutiny	12.05.2022		06.06.2022	
7		Opening of financial Bid	15.06.2022	15 hrs		
		Online e-auction	16.06.2022	11.00	16.06.2022	18.00
8		Result will be announced	17.06.2022	15.00		

7. Use of Plots:

The plot is to be used for establishing Private Dispensaries / Nursing Home including polyclinic, Diagnostic Centre, pathology lab, X-Ray clinic, Physio Occutheapy Clinic, (Maximum 75 m² for Doctors Residence) & Private Super Speciality Hospital.

8. How to apply for E-tender.

Step 1: Register on home page menu by clicking "Bidder Registration".

- A) Full Name (In Capital)
- B) Address with Pin Code.
- C) Mobile Number
- D) PAN Card No.
- E) AADHAR No.
- F) E-Mail ID.
- G) Bank account Number & IFSC Number.
- E) GST No.

Step 2: Login with user credentials and verification OTP sent to registered email id and mobile number for secure Login.

Step 3: Select Live Tender from Dashboard

Step 4: Pay e-Tender cum e-auction

Processing fee of Rs. 1180/- (fee 1000/- + Applicable GST @ 18% Rs. 180/-) Non-Refundable and pay EMD amount though online mode. Print receipt option is available.

Step 5: Pay e-Tender cum e- auction EMD Amount.

Step 6: upload the required documents.

Document to be enclosed

Which is issued by Competant Authority showing the status of Applicant. (Refer at 5:A)

Step 7: Submission of CLOSED BID (e-Tender) by bidder.

(Note: "CLOSED BID (e-Tender)" means the best price OR offer amount offered by the bidder in advance, which none of the bidder know how much the other participants have bid. The bidder shall participate in e-auction during the prescribed time schedule. If bidder does not wish to participate in the closed bid (e-Tender) shall be considered as final offer.)

Please note that it is a non-mandatory to submit a CLOSED BID.

Bidders can withdraw or withdraw and resubmit their revised "CLOSED BID". This functionality is available to the bidders on

the Final Submission Page.

Note: Bidders are allowed to use the withdrawal or withdrawal and resubmission of Closed Bid functionality only once. Once used, the same functionality won't be allowed again under any circumstances.

Step 8: Conduct of e-auction/online auction:

As per time schedule, bidder shall participate in e-auction by logging in the website. During e auction every bidder can bid in multiple of 1000/- only.

Step 9: e-auction Final Result:

After completion of e-Tender process, for the particular plots, the highest e-auction bid amount will be compared with highest closed bid (e-Tender) amount submitted and the highest of the two, will be declared as the successful bidder.

Step 10 : Refund of EMD:

After completion of e-auction and approval of Competent Authority, the EMD amount received from Bidders other than the highest Bidder will be returned without interest, online into the Bank Account provided by the bidder at the time of Registration. In case the number of bidders during the process are less than 3 then, the decision of the Corporation may take some time. Hence, the EMD refund may take extra time in such situation.

10. Amount of Earnest Money Deposit (EMD) and Booklet Cost

The Bidder can bid for one or more "Hospital plot advertised by submitting separate bid with the amount of requisite Earnest Money Deposit (EMD) in the form of Online Payment.

The payment for e-Tender cum e-Auction processing fee is Rs. 1000 + Applicable GST Non-Refundable (One Thousand Plus Applicable GST) & Earnest Money Deposit (EMD) shall be paid online separately for

every bid.

11. Validity of Offer/Bid

The applicant/ bidder shall keep application/ bid valid for acceptance by the Corporation for a period of till 15/06/2022 from the date of receipt of application/bid by the Corporation. The applicant/bidder shall not withdraw application/bid till 15/06/2022. If applicant/bidder withdraws application/ bid before 15/06/2022, EMD paid by the applicant/ bidder will be forfeited. If required on the administrative ground, the validity period of applications/bids received may be extended for further period of time for which no separate intimation shall be sent.

12. Opening of applications

Applications/Bids will be opened on the scheduled date and time as indicated in the tender scheme booklet through E-Tender cum E -Auction. The venue is also indicated herein before in the invitation of application/offer. The bidder or his authorized representative will be permitted to remain present when the applications/bids are opened.

13. The E.M.D. of the successful applicant shall be forfeited if :

1. Applicant withdraws / revokes his / her application or modifies / changes the same during the validity or if after the acceptance of his / her application, the applicant fails or neglects to furnish the balance amount of plot as mentioned in the document.
2. Applicant fails to execute Agreement to Lease within the prescribed time limit.

Refund of EMD :

The Bid once made shall remain valid for acceptance by CIDCO till 15/06/2022 from the last date of receipt of the Bid and it cannot be revoked or varied by the bidder. No charge back cases shall be

entertained/considered for any reason. The EMD will be refunded to un-successful bidders without any interest only after completion of e-Auction activity & final approval of the Managing Director. No EMD refund request made before completion of eAuction will be accepted/considered/entertained. The EMD will not be adjusted against any other scheme.

14. Special development conditions

In addition to the general terms and conditions for disposal of plots of land, the offer is subject to the following development conditions.

1. Commercial use up-to 15% would be permissible as per the provisions of UDC & PRs for Maharashtra.
2. In the commercial use, shop/permit rooms for liquor/ wine/ beer, pan, cigarette, tobacco, lottery, ticket and such other uses which do not serve public purpose, similarly storage of domestic gas cylinders, kerosene etc., along with as defined time to time by the authority/UDC & PRs which are dangerous to public health, shall not be permitted.
3. Principle land use should be segregated by separate entrance.
4. Occupancy certificate for commercial premises as to be obtained / granted along with or after the occupancy certificate for principle land use.

General Terms & Conditions:

- 1) The offer is subject to the following development conditions :
 - i) The plot is offered on "as is where is basis". There may be minor variation in the plot area FSI on the plot is maximum 1.1. Permissible BUA is equal to plot area.
 - ii) Sub-division of the plot shall not

be permitted.

- iii) The plot shall be used for constructing and running a Hospital for the purpose mentioned in this Scheme Bid Document.
- iv) The use of the plot should be strictly for running a Hospital mentioned in this Scheme Bid Document.
- v) No change of user on the plot shall be permitted.
- vi) Parking lay-bye as indicated shall be followed strictly.
- vii) Bio-Medical waste and Hazardous waste generated from the Hospital will be disposed separately as per law and rules of Bio-Medical disposal Rules, 2000 as amended from time to time.
- viii) MSW generated shall be properly segregated before disposal as per the Solid Waste collection and Disposal Rule - 2016 as amended from time to time.
- viii) 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.
- ix) Electric sub - station if required as per the rule shall be provided subject to meeting the requirement of the Competent Authority in Govt.
- x) The building plans shall also require aesthetic approval from CIDCO.
- xi) All necessary approval and building permissions should be obtained from Local Town Planning authorities like Planning Department of CIDCO / Panvel Municipal Corporation /NMMC . UDCPR shall be applicable in

- addition to the above conditions as applicable.
- xii) While preparing a final building drawing X-ray protection/shielding should be provided as per BARC norms as amended from time to time.
 - xiii) The hospital should be commissioned in 4 years from the date of agreement to lease.
 - xiv) Under any circumstances, allottee shall not be permitted to transfer the said Hospital plot to other company / Trust / Societies / firm or individual.
 - xv) The intending lessee should actively participate in various Preventive Health Programmes for various medical diseases in Navi Mumbai from time to time.
 - xvi) The intending Lessee shall maintain the Hospital and various hospital facilities in well maintained and clean conditions all the time.
 - xvii) The hospital shall be open to all without discrimination on the ground of religion, caste, creed, race, domicile, language or income or otherwise.
 - xviii) CIDCO will not give any recurring / non- recurring grants towards development and running of the hospital.
 - xix) The plot is offered to lease subject to the provision of Navi Mumbai Disposal of Land Regulation, (Amendment) 2008 as amended from time to time.
 - xx) Car / Two wheeler parking shall be provided as stipulated in the General Development Control Regulations for Navi Mumbai 1975 as may be amended from time to time.
 - xxi) For any change in the composition of Trust, appointment of new Trustees, Transfer of trusteeship for Trusts registered A Company formed under the Companies Act, 1956 Any trust registered under Bombay Public Trust Act, 1950 Any Society registered under Societies Registration Act, 1860 Partnership Firm registered under Indian Partnership Act, 1932 Limited liability partnership (LLP) Any person competent to contract under the Indian Partnership Act, 1872 deed, prior permission from Manager (Town Services), CIDCO is to be obtained and that the change will not affect the purpose, use, objective of the allotment and that the said change is approved by authorities under any applicable Public Trust/ Soc. Act or BPT Act, 1950 and SR Act, 1860, any other applicable Act as the case may be.
 - xxii) Lay-bye:It is mandatory to provide a lay-bye within the plot on road front, in accordance with the provisions laid down under UDCPR sanctioned by the Government of Maharashtra on 02nd December, 2020 (wherever applicable) as amended from time to time.
 - xxiii) Concession to CIDCO staff : The Hospital should provide the medical facilities , services to CIDCO employees and their family member at thirty percentage concession rate of prevalent expenditure of Bill raised. This concessional rate will be decided by CIDCO management and will be binding on the Hospital.
 - xxvii) The allottee bidder should charge fees from the prospective customers/ patients

towards services offered as per the rules and regulations of the relevant competent authority in the Govt.

- xxiv) All the services provided & equipment's erected, staff appointed in the Hospital should be as per the standard norms & regulations of the relevant competent authority in Govt.
- xxv) The allottee should provide their health- care services at nominal cost during the time of national disaster / natural calamities / Pandemic

15. Solid Waste Management:

The intending lessee shall observe scrupulously the following conditions in order to ensure the directives and recommendations of the Hon'ble Supreme Court regarding solid waste management.

- a) The intending lessee shall keep two streams of waste, one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, glass, tags etc.
- b) The intending lessee shall identify locations for composting and disposal to waste within their complex.

16. Provisions for installation of Solar Energy Assisted System

a) Definitions:

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

- i) "Solar Assisted A device to heat water Water Heating using solar energy as heat System" (SAWHS) source
- ii) "Auxiliary Back Electrically operated or up" 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

a. Solar Assisted Water Heating Systems (SAWHS)

The intending lessee shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System (SAWHS)

b. Installation of Solar Assisted Water Heating System (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.

- i) Adequate provisions 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 have a provision for continuous water supply to the solar water heating system.
- ii) In case of 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 with electric elements or oil of adequate capacity can be provided.
- iii) The load bearing capacity of the roof should be at least 50 kg. per sqm. All new buildings of above said categories must complete the installation of solar water heating systems before obtaining necessary permissions to commence their

activities.

- iv) The capacity of solar water heating system to be installed on the building for 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.
- v) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.
- vi) Building permissions for all the new construction / buildings of the aforesaid categories shall be granted only if they have been compiled with these provisions.
- vii) In case of the 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 a system or installation for supplying hot water

c. Solar Assisted Electric Equipment (Photo voltaic equipment)

In addition to the above provisions, for hospital, the building 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.

d. The construction space required for

providing any or all the equipment / storage space required for batteries of the solar assisted systems shall not be counted towards computation of FSI.

17. The following provisions shall be applicable for installation of Rain Water Harvesting Structures (RWHS)

- a) All the layout open spaces/amenity spaces should have Rainwater Harvesting structures having a minimum total capacity as detailed in sub regulation 2 of Reg. 33, given here below. Provided that the Authority may approve the Rainwater Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of Rainwater Harvesting being ensured in each case.
- b) The hospital shall ensure that the Rain water harvesting structure is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater, at all times.
- 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 Rainwater Harvesting structures as required under these byelaws.
- d) 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.
- e) 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 6 mt. Depth into which rain water may be channeled 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 as washing, flushing and for watering the garden etc.
- ii) Rainwater harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth 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 may 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. to 2.50 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 of the following materials.
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
 - c) Coarse sand as upper middle layer upto 20% of the depth;
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that the rooftop water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below the ground shall be such that the wall prevents loose soil from entering into pits/trenches. The projection of the wall above the ground shall be at least 15 cms.
 - g) Perforated concrete slabs shall be provided on the pits/ trenches.
 - v) The open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into the ground.
 - vi) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.
 - f) The terrace shall be connected to the open well / borewell / storage tank / recharge pit / by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mtr. for a roof area of 100 sq.mtr.
 - g) Rainwater 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.

- h) The water so collected /discharged 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 bypassing the first rain-water has been provided.

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

18. Acceptance of Offer

The acceptance of a bid is at the sole discretion of Corporation. If highest bidder H1 submits a letter declaring his mistake for submitting wrong bid after results declaration and before issue of letter of intent from corporation, then his EMD forfeiture would be as per CIDCO management decision. Hospital plot with bidders less than three would be considered as successful bidders on subject to CIDCO management decision.

19. Risk Factors

- The applicant shall keep his/her application/bid valid for acceptance till 15/06/2022 from the date of receipt of his/her application by the Corporation.
- The applicant shall not withdraw his/her offer till 15/06/2022 and if he/she withdraws the application before 15/06/2022, the Earnest Money Deposit paid by him/her will be forfeited.
- The Corporation reserves the right to amend, revoke, modify the condition

of the Scheme Bid Document in its discretion or reject any or all offers without assigning any reasons thereof. In case of cancellation of the scheme, the Bidder will not have to any say.

- Earnest Money Deposit of unsuccessful applicants will be returned without any interest.
- **The applicants are advised to visit the site and inspect the status of the infrastructure of the plot before making any application. The plots are offered on "As is where is" basis.**
- Existing Trees if any, shall be preserved within the side margin. It is the responsibility of the allottee to obtain necessary permission/approval from the appropriate Competent Authority for removal/ replanting of trees, at his/her own cost.
- All other terms and conditions mentioned in the allotment letter are also the part of the agreement to lease.
- The Corporation reserves the right to add any other terms and conditions on post allotment by executing the amended Agreement to Lease.
- The Applicant/Bidder will have to purchase separate booklets for submitting offers more than one plots.
- Xerox copy of the booklet shall not be validated for submitting the offers.

20. General Instruction

CIDCO reserves the right to amend, revoke or modify the above conditions at its discretion as well as to reject any or all offers without assigning any reasons thereof.

General Terms and Conditions prescribed for disposal of plot by invitation of application.

1. Application of law

The land shall be allocated on lease. The lease shall be governed by the provision of Section 118 of the Maharashtra Regional Town Planning Act, 1966 and the Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 made thereunder as amended from time to time. The development of the land shall be governed by the provisions of the General Development Control Regulation for Navi Mumbai, 1975 as amended from time to time.

2. Site inspection

The intending lessee is advised to visit the site and inspect the status of the plot before making the application.

3. Terms of lease

All lands shall be on lease. The validity of the lease shall be for a period of 60 years from the date of execution of an Agreement to Lease.

4. The letters communicating the acceptance of application of the intending lessee by the Corporation shall be sent to the intending lessee under Registered Post A.D. on the address given in the application. The letter shall be deemed to have been received by the intending lessee at the expiry of 7 days of such dispatch of the acceptance by RPAD.

5. Schedule of payment of agreed lease premium

Agreed Lease Premium, after adjusting the Earnest Money Deposit (EMD), shall be payable in two equal instalments in the following manner:

a. First Instalment: Within 45 days from the receipt of allotment letter issued by the Corporation.

b. Second Instalment: Within 75 days from the receipt of allotment letter issued by the Corporation.

6. Grant of extension of time for making payment of first instalment & second instalment

The Managing Director may, in a deserving case, extend either of the foregoing period on the condition that the Intending Lessee shall pay the Delayed payment charges for such extension at the rates as may be prescribed by the Corporation from time to time.

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

Provided further that the period of extension for the payment of the second instalment shall not exceed ten months.

7. Grant of “No Objection Certificate” to enable the intending lessee to mortgage the plot of land for borrowing loan.

The Corporation may grant “No Objection Certificate” to enable the intending lessee to mortgage the land to obtain loan after making 1st installment of lease premium as per request application for the same from successful bidder.

1. The intending lessee shall apply to the Corporation along with a letter from the Financial Institution promising the intending lessee to grant him loan.
2. Any empanelled bank/Financial institutions approved by RBI

3. The No Objection Certificate shall enable the intending lessee to mortgage the land to said financial institutions only after the payment of entire lease premium and other charges and after execution of Agreement or as per the prevalent policies amended from time to time.

8. Consequences of non-payment of any of the instalment of lease premium on due date

- If the intending lessee fails to pay the amount of first instalment within 45 days from the receipt of allotment letter issued by the Corporation of his application or the extended period as per condition 6 above, the agreement shall stand determined and the Earnest Money Deposit paid by the intending lessee shall stand forfeited to the Corporation.
- On payment of first instalment or part thereof, if the intending lessee fails to pay the Balance amount of First instalment and amount of second instalment within the prescribed period or within permissible extendable time as the case may be, the agreement between the Corporation and the intending lessee shall stand determined and the Earnest Money Deposit as well as 25% of the agreed total lease premium shall stand forfeited to the Corporation and the balance amount will be refunded without any interest. The Corporation also reserves the right to recover compensation for loss or damage, if any, suffered in consequences of such default.

9. Payment of Water Distribution Betterment Charges

In addition to the lease premium as

indicated above, Water Distribution Betterment Charges @ Rs. 50/- per square meter of area of plot of land shall be payable along with the payment of second installment. Rate Water Distribution Betterment Charges are subject to change. (Rate is subject to change)

10. Payment of lease rent

The intending lessee shall pay to the Corporation annual Lease Rent @ Rs.100.00 per plot for each financial year or part thereof irrespective of the size of the plot for the period of the lease. Liability to pay such annual Lease Rent will commence from the date of execution of the agreement to Lease. Lease Rent shall be payable along with the payment of first instalment. The amount of lease rent is subject to change. (Rate is subject to change)

11. Payment of documentation charges

Documentation Charges of Rs. 500/- shall be payable along with the payment of second instalment. In addition to the payment of Documentation Charges to the Corporation, the amount on account of stamp duty and registration charges is also payable in accordance with the Bombay Stamp Act, 1958. Documentation charges are subject to change. (Rate is subject to change)

12. Payment of Power Supply Infrastructure Development Charges

The payment of Power Supply Infrastructure Development Charges (PSIDC) as applicable for Kharghar & Ulwe Plot.

13. Mode of payment

The payment of instalment of the lease premium, water distribution betterment charges, documentation charges and lease rent etc shall be paid through online process.

14. Demarcation plan

On the payment of the full amount of lease premium and other charges, the land will be demarcated and such demarcation plan will be enclosed with the agreement to lease. During the course of final demarcation, the possibility of some variation in the area of the plot cannot always be denied. In case such variation is to the extent of 10% from that indicated with offer documentation or 250 square meter, whichever is more, the same shall have to be accepted by the intending lessee. If the area has increased, the intending lessee shall be required to pay for the difference in area at the original rate (tender rate) appreciated by 18% compound interest for the intervening period. However, in case the area has decreased, the difference in lease premium shall be refunded without any interest. If the area is in excess by more than 10% or by more than 250 square meter, whichever is more, the Corporation reserves the right to redemarcate and carve out an additional plot which shall be separately disposed off by the Corporation at its sole discretion. In case the possession of the plot is delayed by the Corporation for any reason, no compensation in form of interest or otherwise shall be payable by the Corporation to the intending lessee.

15. Type of use and FSI

The land shall be used only for the

purpose specified for the plot as indicated in the invitation of applications and for no other purpose. The maximum permissible FSI for the plot is 1.1. The expression, FSI shall have the meaning assigned to it under prevailing Unified Development Control & Promotion Regulations for State of Maharashtra as approved by the GoM dated 02/12/2020. All relevant clearances as mentioned in the UDCPRs 2020, or added or amended from time to time will have to be procured towards construction on the plot, as also other relevant fire protection or environment protection regulations.

1. Commercial use up – to 15% would be permissible as per the provisions of UDC & PRs for Maharashtra.
2. In the commercial use shop/ permit rooms for liquor/wine/beer, pan, cigarette, tobacco, lottery, ticket and such other uses which do not serve public purpose, similarly storage of domestic gas cylinders, kerosene etc., along with as defined time to time by the authority/ UDC & PRs which are dangerous to public health, shall not be permitted.
3. Principle land use should be segregated by separate entrance.
4. Occupancy certificate for commercial premises as to be obtained / granted along with or after the occupancy certificate for principle land use.

16. Application of UDCPR, 2020

The development of land will be governed by the prevailing provision contained in the UDCPR. Any amendment to the said Regulation and in particular to the Floor Space Index and change of use of the land

shall not be made automatically applicable but the intending lessee, if he/she so desires, may apply for the application of the modified regulation of the UDCPR,2020. The Corporation may at its sole discretion, apply the modification of such regulation on payment of (1) Development charges (2) Additional premium and (3) other charges if any as may be decided by the Corporation from time to time.

17.Payment of taxes/GST charges

1. The intending lessee shall pay all taxes, GST as applicable, are payable to the Corporation/ Government
2. The intending lessee shall pay Property Taxes and Other Taxes as levied by the Municipal Corporation/ Council, shall become payable to the said Municipal Corporation/Council.

18.Transfer of assignment of rights

The plot or any part thereof or any interest therein shall not be transferred.

- a) .The plot with all fixtures and structures thereon shall be liable to be resumed in the Estate Department by the Corporation if, not used or unable to use for the specific purpose or purposes for which it is granted by such date as the Corporation may fix in this behalf, or if used for any other than the specific purpose or other purposes for which it is granted or if required by the Government for its own purpose or any public purpose, and that a declaration by the Managing Director that the land is so required shall, as between the

grantee and the Government, be conclusive.

- b) If the land is at any time resumed under condition (a) the compensation payable therefore shall not exceed the amount if any, paid to the Corporation for the grant together with the cost or value at the time of resumption (whichever is less) of any building or other work authorizedly erected or executed on the land by the grantee without any interest thereon. If a question arises as to the adequacy of the amount of compensation to be paid under this condition, such question shall be referred to the Government for decision.

19. Fencing during construction

The intending lessee shall fence within a period of two months from the date of execution of Agreement to lease the plot agreed to be leased by the Corporation. The intending lessee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be

20.Submission of plans & construction

- I. The intending lessee shall submit plan of the intending building to be erected on the above plot of land to CIDCO/NMMC/PMC, for its approval within a period of six months from the date of execution of the Agreement to lease.
- II. No work is to be taken until the plans are approved. The intending lessee shall not

commence or carry on any work on the said land until the plan, elevation, section, specification and details of the intended building have been so approved and thereafter the intending lessee shall not make any alterations or additions thereto unless such alterations and additions shall have been in the like manner approved. The construction of the intended building is required to be commenced within a period of twelve months from the date of execution of the Agreement to Lease the intending lessee with the Corporation. ssee with the Corporation.

- 21.** The Corporation may levy such charges as may be prescribed, before commencement of construction of the building in case the intending lessee fails to submit the building plan for approval within the prescribed period of 6 months. The present charges (which are liable to **be revised without any notice) are as follows:**

Upto three months	:Rs. 1000
Beyond 3months and upto 6months	:Rs. 2000
Beyond 6months and upto 9months	:Rs. 3000
Beyond 9months and upto 12months:	Rs. 4000
Beyond 12months	:Rs. 5000

The Intending lessee will be required to apply to the Estate Dept. for the purpose of the Node where the plot of land is situated for condonation of delay and such delay will be condoned by the Assistant Estate Officer or any other officer appointed for the purpose on payment of the

above charges.

- 22.** The construction of work should be in accordance with the plans so approved and the intending lessee shall complete erection of the intending building within a period of 4 years from the date of execution of Agreement to Lease.

23. Extension of time

If the intending Lessee obtains development permission and commences construction in accordance with the conditions of agreement to lease made between him and the Corporation but has been unable to complete the construction within the time stipulated in the agreement to lease for reasons beyond his/her control, the Managing Director may permit extension of time for completion of buildings, on payment of additional premium at the rate as may be determined by the Corporation from time to time.

Explanation: Extension of time would be given for 1 year at a time or as per the applicable prevalent policies/regulations.

The intending lessee is advised to apply to the Estate Dept. of the Node where the land is situated for grant of extension of time and time will be extended on payment of additional premium provided that intending lessee shall have abided by all the terms and conditions contained in the Agreement to Lease or Lease Deed as the case may be.

24. Time being essence of the contract

The time prescribed for making payment of the instalment of agreed premium, submission of plans, commencement of erection of the

intended building and completion of erection of such building shall be intended to be the essence of the contract.

25. Power connection

Power connection, consumption deposits and other charges will be paid directly by the intending lessee to the Maharashtra State Electricity Distribution Co. Ltd. (MSEDCL) from time to time. The intending lessee will obtain directly from the MSEDCL power connection by completing the formalities of the MSEDCL in this behalf. However, for getting temporary power connection during the construction, No Objection Certificate will be issued, on application, by the Estate Officer of the Node where the plot of land is situated. For permanent power connection, the NOC will be given after the intending lessee has executed the lease deed with the Corporation and all the dues of the Corporation have been paid.

26. Water supply

Water supply will be made available on payment of the necessary water connection and water consumption charges to PMC/ NMMC/ CIDCO Ltd., as the case may be from time to time by completing formalities of PMC/ NMMC/ CIDCO Ltd. in this behalf. All the expenditure in this regard shall be bourn by the applicant.

27. Sanitation

The intending lessee shall observe and conform to the General Development Control Regulation for Navi Mumbai, 1975 as amended from time to time. Upon erection of the intended building in accordance with the plans approved, the intending lessee will be permitted to connect the sewer line of the building

erected to the main sewer line subject to the following conditions:

- i. The intending lessee shall obtain from the Health Department of PMC/NMMC/ CIDCO Ltd., CBD Belapur (as the case may be) No Objection certificate. Such NOC will be given provided the site has been cleared of all debris and that the fencing has been erected.
- ii. The intending lessee shall apply alongwith the above No Objection Certificate to the Executive Engineer of the CIDCO Ltd./PMC/NMMC (as the case may be) for getting the sewer line of building/s connected to the main sewer line.

28. Excavation

The intending lessee will not make any excavation upon any part of the land agreed to be allotted or remove any stone, earth or other material except so far as may be in the opinion of the Managing Director be necessary for the purpose of forming the foundation of the building and compound walls and executing the work duly authorised. The intending lessee shall take necessary permission of the Govt., if any, for such excavation.

29. Payment of rates and taxes

The intending lessee shall pay all rates, taxes in respect of the land agreed to be leased to him/her to the relevant competent authorities.

30. Payment of land revenue

The intending lessee shall pay land revenue & cesses, assessed or which may be assessed on the land agreed to be leased to him/her to the relevant competent authorities.

31. Indemnity

The intending lessee shall 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 work and also against all the payment 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 work or anything done under the authority.

32.Nuisance

The intending lessee shall not at any time do, cause or permit any nuisance in or upon the said land agreed to be leased.

33.Insurance

The intending lessee shall as soon as any building to be erected on the land agreed to be leased shall be erected, insure and keep insured the same in his/her name against damage by fire, tempest, hurricane or otherwise and on request produce to the Managing Director a policy or policies of insurance and receipts of the payment of the last premium and shall forthwith apply all money received by virtue of such insurance in rebuilding or reinstating the building in case of any such damage.

34.Recovery of any sum due to the Corporation

Where any sum payable to the Corporation by the intending lessee under the Agreement to lease is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue.

35.Execution of agreement

Immediately after full and final payment of agreed amount of lease

premium and other charges, the Corporation shall call the Intending Lessee for execution of Agreement to Lease. The Intending Lessee shall, within a period of Thirty days from the date of issue of letter thereto, execute with the Corporation the Agreement to Lease and shall obtain the license and authority to enter upon the plot for the purpose of erecting a building or buildings thereon.

The Managing Director may, on request of the Intending Lessee, extend the foregoing period by Three months, on the condition that the Intending Lessee shall pay to the Corporation the Watch and Ward Charges at the rate of Rs.5/- per sq.mtr. or at the rates as may be finalised from time to time per calendar month or part thereof.

Provided that if the Agreement to Lease is not executed and the possession of the plot is not taken within the specified period, the agreement concluded between the Corporation and Intending Lessee shall stand terminated. In the event of termination of the concluded agreement, the Earnest Money Deposited alongwith the 25% of the instalments of lease premium paid, shall be forfeited without prejudice to the rights of the Corporation to recover compensation for loss or damage, if any, suffered in consequence of such default.

36.Execution of lease deed

As soon as Navi Mumbai Municipal Corporation, PMC or the CIDCO Ltd. as the case may be, has certified that the building and works have been erected in accordance with the conditions contained in the Agreement to lease and if the

intending lessee shall have observed all the stipulations and conditions contained in the Agreement to Lease to be executed, the Corporation will grant and the intending lessee will accept a lease (which shall be executed by the Corporation and the intending lessee in duplicate) of the land and the building erected thereon for a term of 60 years from the date of execution of agreement to lease at the yearly rent of Rs. 100/- only or at the rent as amended from time to time.

37. Payment of stamp duty & registration charges

The intending lessee will bear and pay wholly and exclusively the stamp duty and the registration charges payable in accordance with Bombay Stamp Act, 1958 on the agreement to lease / lease deed to be executed between the Corporation of one part and the Intending Lessee / Leases of the other part.

The intending lessee will bear and pay wholly and exclusively the stamp duty and the registration charges payable in accordance with Bombay Stamp Act, 1958 on the agreement to lease/lease deed to be executed between the Corporation of one part and the Intending Lessee/Leases of the other part.

38. Power of Corporation to resume the land

1. The Corporation shall resume the land in the following circumstances:
 - a. In case the intending lessee fails to submit the plans, elevations, sections, specifications and details of the building agreed to be erected on the land to be leased, to commence erection of the

intended building and to complete such building within the time prescribed.

- b. If the intending lessee does not proceed with the work with due diligence.
- c. If the intending lessee fails to observe any of the conditions of the agreement of lease/lease deed.
- d. If the lessee/intending lessee surrenders or terminates the lease before the expiry of the full lease period.

In case of failure of any / all of the above, the Corporation shall revoke license granted to the intending lessee and to restrain the intending lessee, its agents, servants to enter upon the said land and there upon the Agreement to Lease/ Lease Deed to be executed shall cease and terminate, and all erections and materials, plants and things upon this land agreed to be allotted shall belong to the Corporation without making any payment to him for refund or repayment of any premium paid by him.

39. Interpretation of general terms & conditions for disposal of plots of land

In case of dispute with regards to interpretation of the General terms and conditions of disposal of plots of land and of the invitation of applications or anything therefrom, the final decision rests with the Managing Director of CIDCO and will be binding on all parties as the award of Arbitrator.

ANNEXURE- I**Details of Plots**

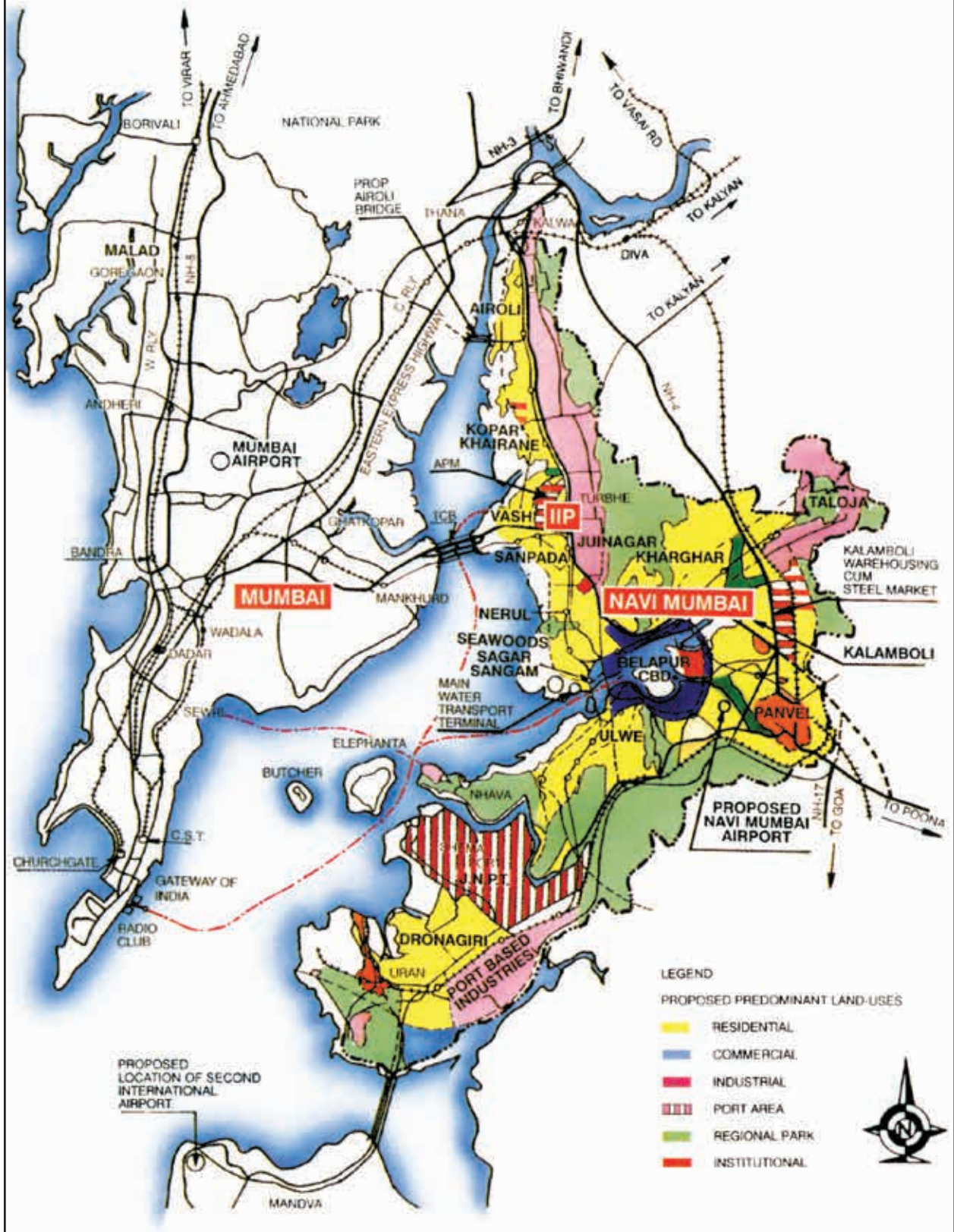
S.R. NO.	NODE	SECTOR NO.	PLOT NO.	AREA (Approx) Sq.m	BASE RATE (in Rs.)	TOTAL LEASE PREMIUM	EARNEST MONEY DEPOSIT
1	Airoli	12	2	504.08	39,985.00	2,01,55,639.00	20,15,564.00
2	Ghansoli	7	7	505.96	31,515.00	1,59,45,330.00	15,94,533.00
3	Ghansoli	7	6	796.74	39,393.00	3,13,85,979.00	31,38,598.00
4	Kharghar	10	109	569.51	50,275.00	2,86,32,116.00	28,63,212.00
5	Ulwe	20	7	487.97	32,455.00	1,58,37,067.00	15,83,707.00
6	Kamothe	9	10	999.99	28,823.00	2,88,22,712.00	28,82,272.00
7	Taloja	23	68	448.26	27,636.00	1,23,88,114.00	12,38,812.00
8	Taloja	21	3	554.07	30,400.00	1,68,43,728.00	16,84,373.00
9	Dronagiri	59	118	509.85	30,154.00	1,53,74,017.00	15,37,402.00
10	Dronagiri	12	25	546.60	24,123.00	1,31,85,632.00	13,18,564.00
11	Dronagiri	51	27	595.35	24,123.00	1,43,61,629.00	14,36,163.00
12	Airoli	8A	94	1003.05	49,072.00	4,92,21,670.00	49,22,167.00
13	Airoli	19	63	1040.83	36,350.00	3,78,34,171.00	37,83,418.00
14	Airoli	19	62	1887.33	36,350.00	6,86,04,446.00	68,60,445.00
15	Airoli	13	3	4051.1	36,350.00	14,72,57,485.00	1,47,25,749.00
16	Koparkharirne	11	19C	1884.8	42,323.00	7,97,70,391.00	79,77,040.00



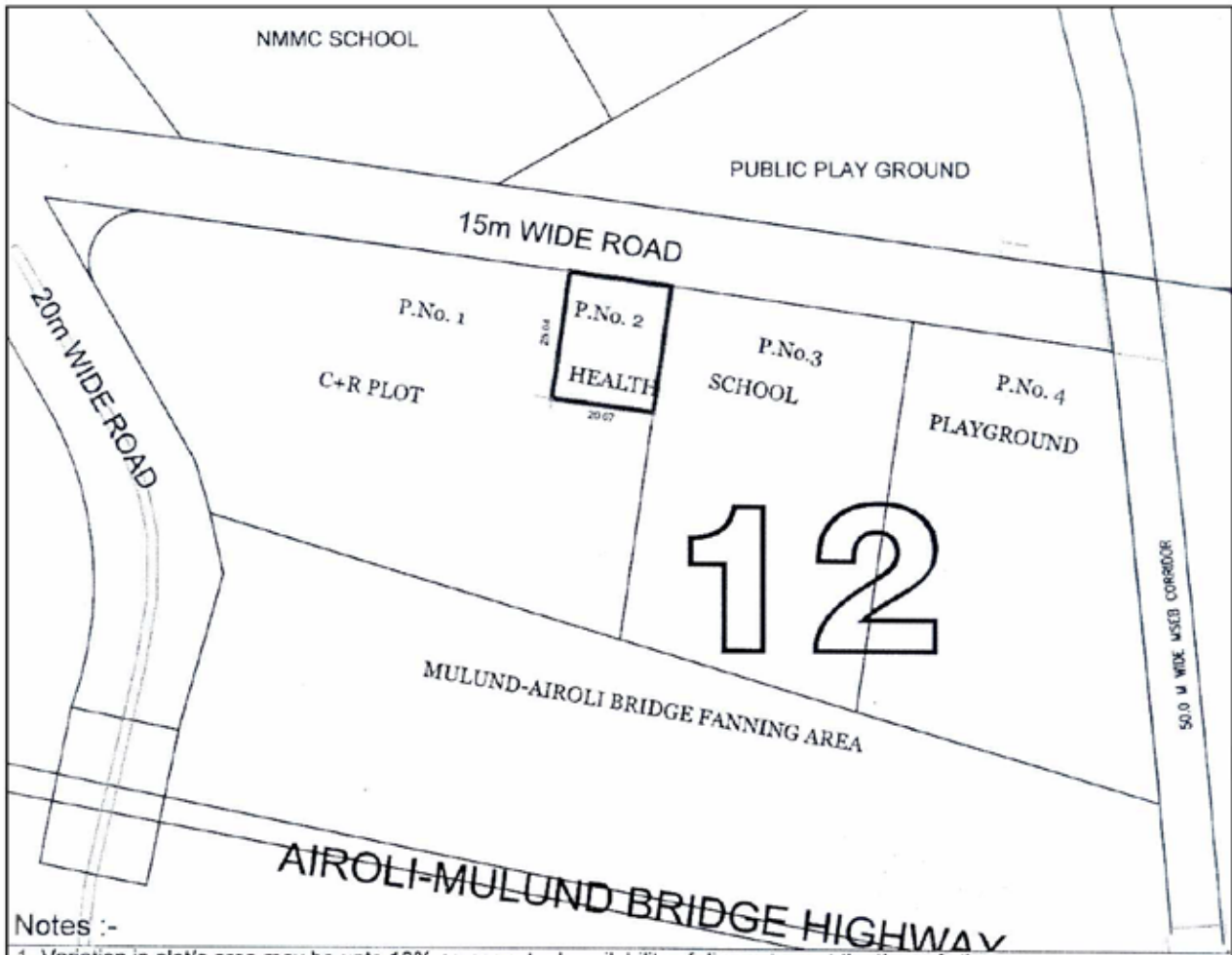
Link for plot location:

<https://www.google.com/maps/d/u/0/edit?mid=1OmQ8HZ8jNOvB9-bRB4SSe4eV0A7zqfj9&usp=sharing>

Mumbai - Navi Mumbai



PLOT NO. 2, SECTOR-12, AIROLI, NAVI MUMBAI PURPOSE-HOSPITAL



Notes :-

1. Variation in plot/s area may be upto 10% as per actual availability of dimensions at the time of allotment.
2. The area of plot is subject to dimensions available on site.
3. This drawing is valid upto six months from the issue of this drawing.
4. This plot is subject to clearance of CRZ from competent Authority / MCZMA and shall be sought by project proponent.
5. The subject plot falls in NMMC reservations and thus necessary approval shall be sought from NMMC.
6. Existing trees within site may be transplanted/removed with due permission from Tree Authority.
7. Plot/s to be marketed - 'AS IS WHERE IS BASIS'
8. No measurement should be checked on the drawing. Only written dimensions (in Meter)

Plot Area Statement in Sq.mt.					
Sr.No.	Sector No	Plot No.	Net Plot Area	Use	FSI
1	12	2	504.08	SF-Health	The basic FSI shall be 1.10



SOCIAL FACILITY HEALTH PLOT SECTOR 12, AT AIROLI NODE

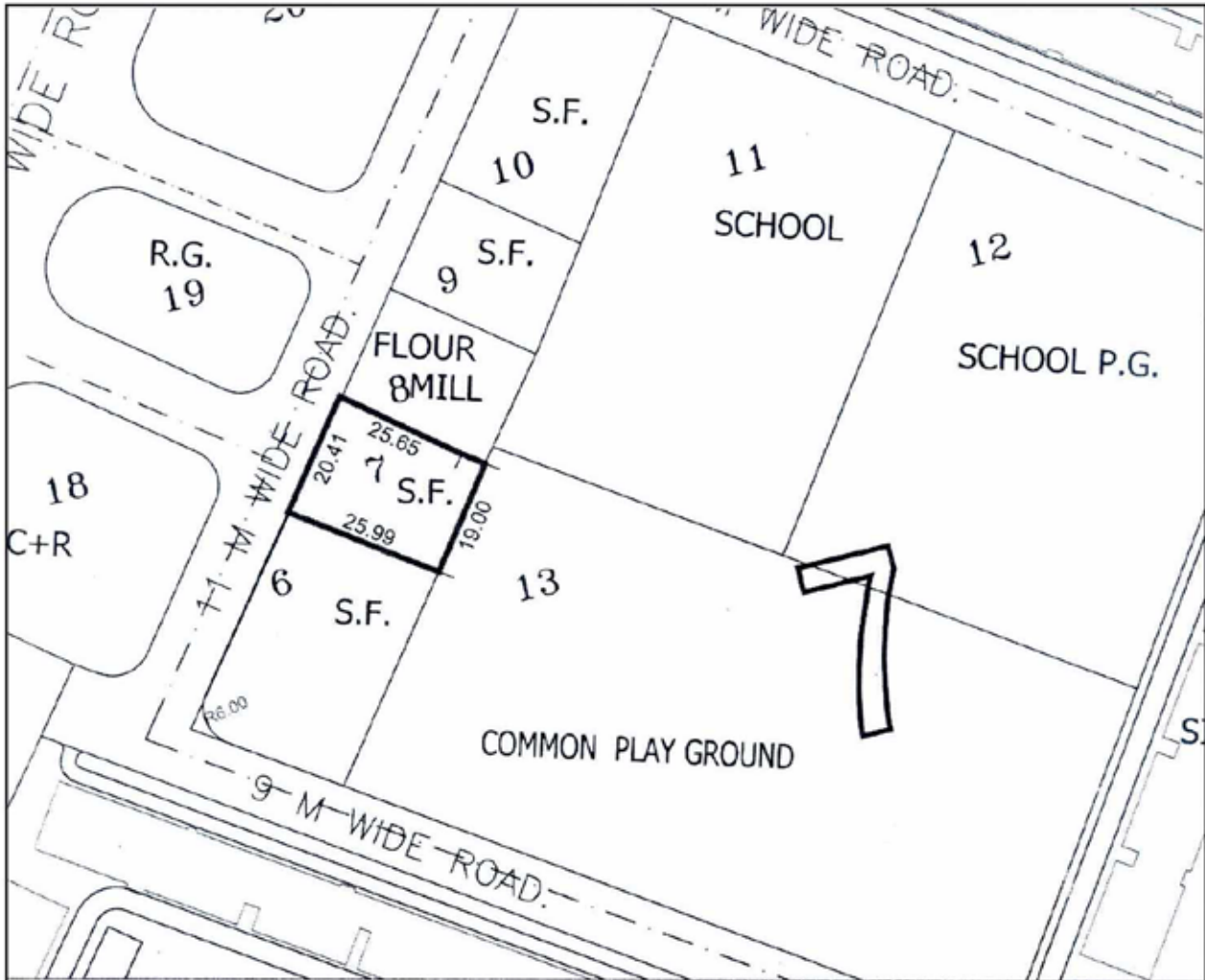
DATE :-29.03.2022



SCALE : N.T.S.



PLOT NO. 7, SECTOR-7, GHANSOLI, NAVI MUMBAI PURPOSE-HOSPITAL

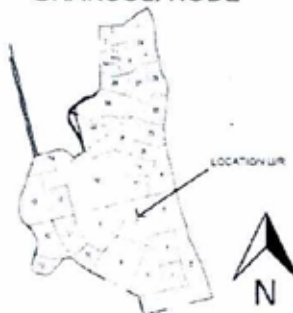


Notes :-

1. Variation in plot/s area may be upto 10% as per actual availability of dimensions at the time of allotment.
2. The area of plot is subject to dimensions available on site.
3. This drawing is valid upto six months from the issue of this drawing.
4. The subject plot falls in NMMC reservations and thus necessary approval shall be sought from NMMC.
5. Existing trees within site may be transplanted/removed with due permission from Tree Authority.
6. Plot/s to be marketed - 'AS IS WHERE IS BASIS'
7. No measurement should be checked on the drawing. Only written dimensions (in Meter)

Plot Area Statement in Sq.mt.					
Sr.No.	Sector No.	Plot No.	Gross Area	Use	FSI
1	7	7	505.96	SF-Health	The basic FSI shall be 1.10

KEY PLAN:
GHANSOLI NODE



SOCIAL FACILITY HEALTH PLOTS SECTOR 7, AT GHANSOLI NODE

DATE :- 30.03.2022

SCALE : N.T.S.



PLOT NO. 6, SECTOR-7, GHANSOLI, NAVI MUMBAI PURPOSE-HOSPITAL



Notes :-

1. Variation in plot/s area may be upto 10% as per actual availability of dimensions at the time of allotment.
2. The area of plot is subject to dimensions available on site.
3. This drawing is valid upto six months from the issue of this drawing.
4. The subject plot falls in NMMC reservations and thus necessary approval shall be sought from NMMC.
5. Existing trees within site may be transplanted/removed with due permission from Tree Authority.
6. Plot/s to be marketed - 'AS IS WHERE IS BASIS'

Plot Area Statement in Sq.mt.					
Sr.No.	Sector No.	Plot No.	Approx Area	USE	FSI
1	7	6	796.74	SF-Health	The basic FSI shall be 1.10
2	7	7	689.12	SF-Health	

**KEY PLAN:
GHANSOLI NODE**



SOCIAL FACILITY HEALTH PLOTS SECTOR 7, AT GHANSOLI NODE

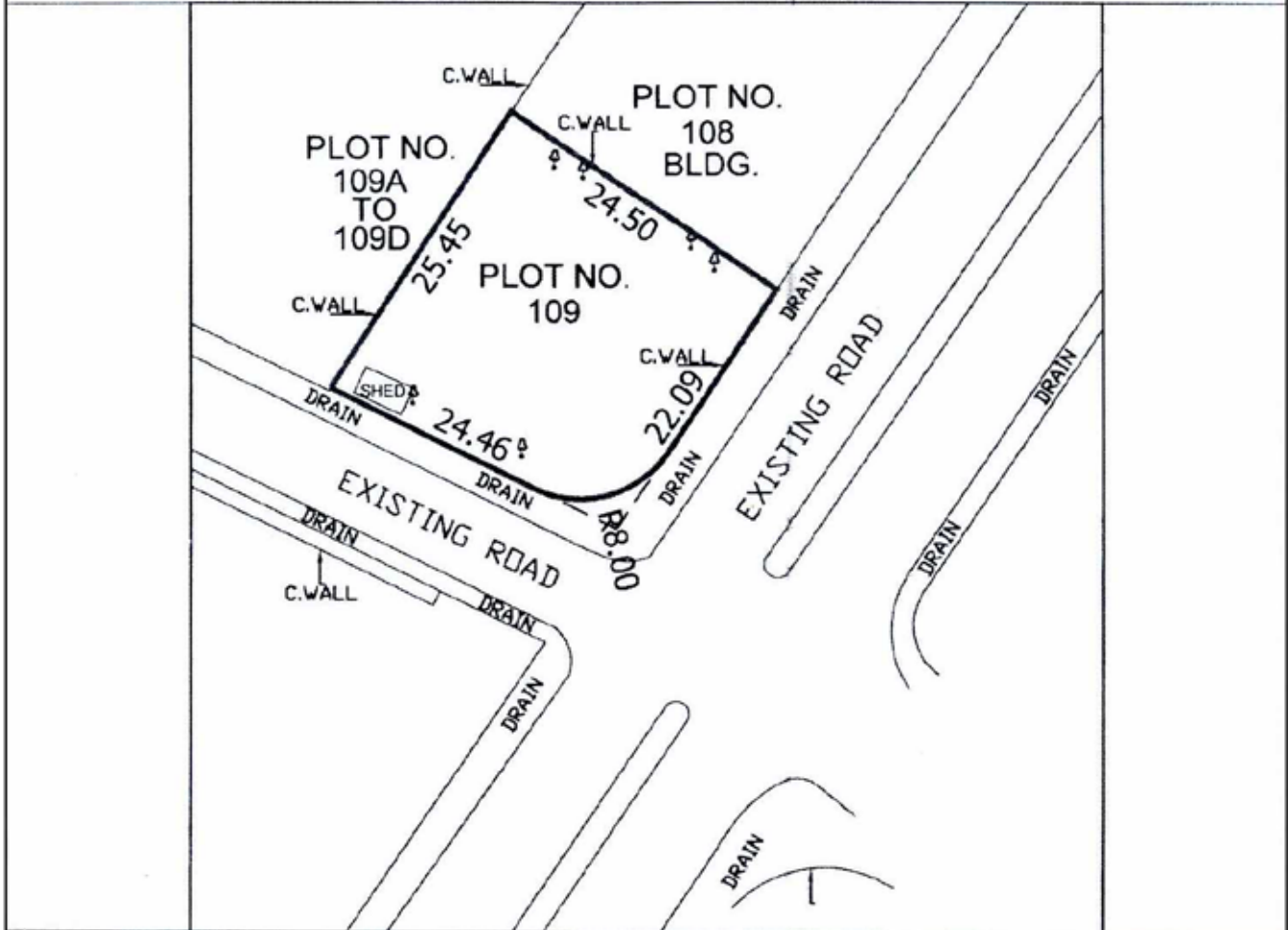
DATE :- 30.06.2021

SCALE : N.T.S.



**PLOT NO. 109, SECTOR-10, KHARGHAR, NAVI MUMBAI
PURPOSE-HOSPITAL**

MARKETING DRG

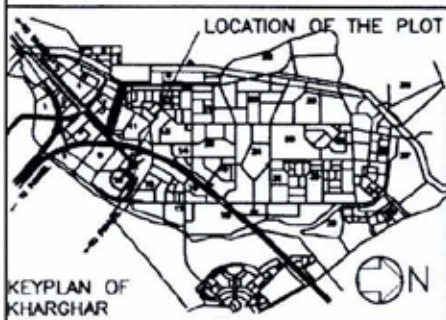


AREA STATEMENT

SECTOR NO.	PLOT NO.	AREA IN SQ. MTRS.	USE
10	109	569.51	S.F.

NOTE :

1. The area of the Plot is subject to dimensions available on site. .
2. This drawing is valid upto 6 months from the issue date of the drawing.
3. Development of Plots subject to provisions of UDCPRs and other applicable rules and regulations.



**PUBLIC HEALTH CENTRE
IN SECTOR - 10 ,
KHARGHAR NODE**

CIDCO LTD.
CBD. BELAPUR, NAVI MUMBAI

PLANNING (A+R)

DATE : 07/04/22

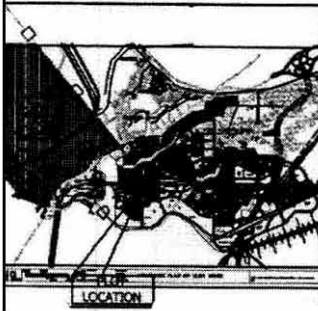


**PLOT NO. 7, SECTOR-20, ULWE, NAVI MUMBAI
PURPOSE-HOSPITAL**



NOTES:

1. The area of the plot is subject to dimensions available on site.
2. This drawing is valid upto 6 months from the issue date of the drawing.
3. Development of plot is subject to provisions of UDCPRs and other applicable rules and regulations.



AREA STATEMENT

SECTOR NO.	PLOT NO.	AREA IN SQ. MTRS.	USE
20	7	487.97	HEALTH

CIDCO LTD.

CBD, BELAPUR, NAVI MUMBAI

PLANNING (A+R)

**SECTOR - 20
ULWE NODE**

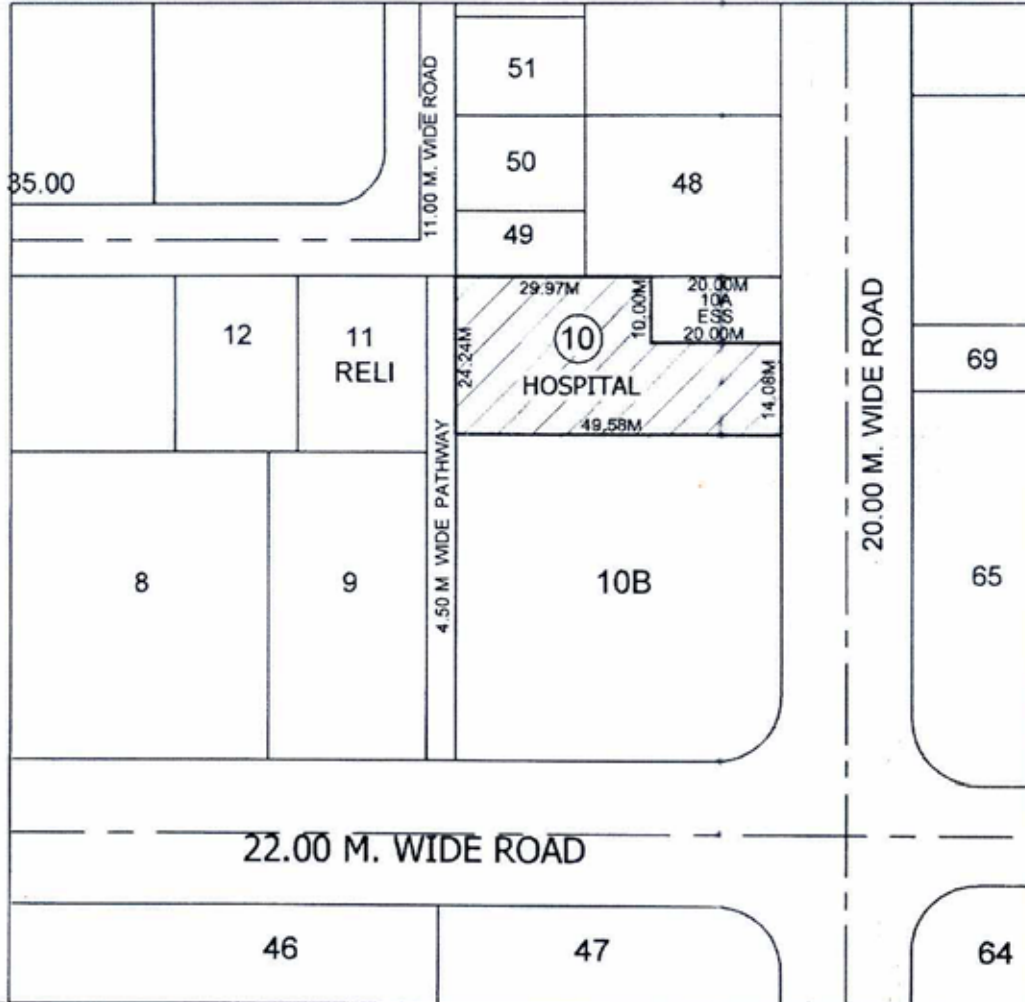
07/04/2022



**NORTH
NOT TO SCALE**

PLOT NO. 10, SECTOR-9, KAMOTHE, NAVI MUMBAI PURPOSE-HOSPITAL

MARKETING DRAWING



NOTES:

1. The area of plot subject to dimensions available on site .
2. This drawing is valid upto six months from the issue date of the drawing.
3. Development of plot is subject to provisions of UDCPRs and other applicable rules and regulations.



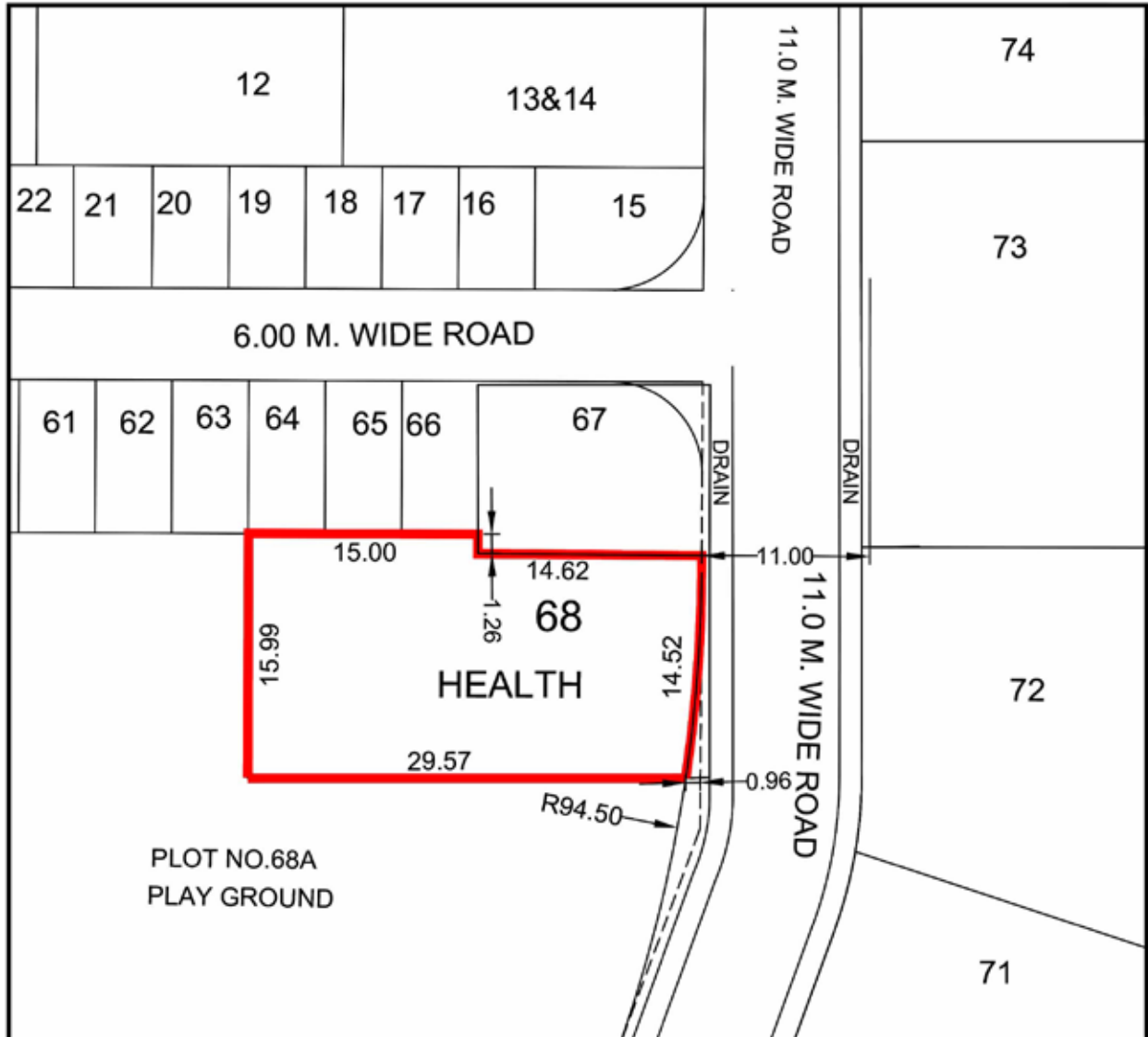
KEY MOP OF KAMOTHE NODE
(12.5% SCHEME)

SECTOR	PLOT NO.	AREA IN SQ.M	USE
9	10	999.99	HOSPITAL
PLOT FOR HOSPITAL			
SECTOR-9 KAMOTHE NODE		DATE : 07/04/2022	
		SCALE : N.T.S.	
		CIDCO LTD PLANNING (A+R)	

PLOT NO. 68, SECTOR-23, TALOJA, NAVI MUMBAI

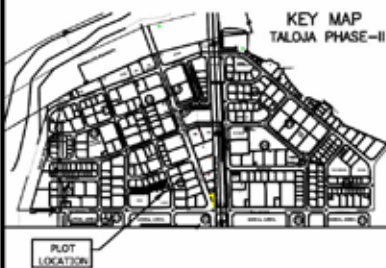
PURPOSE-HOSPITAL

MARKETING DRAWING



NOTES:

1. The area of the plot is subject to dimensions available on site.
2. This drawing is valid upto 6 months from the issue date of the drawing
3. Development of plot is subject to provisions of UDCPRs and other applicable rules and regulations.



AREA STATEMENT

SECTOR NO.	PLOT NO.	AREA IN SQ. MTRS.	USE
23	68	448.26	HEALTH

CIDCO LTD.

CBD, BELAPUR, NAVI MUMBAI

PLANNING (A+R)

**SECTOR-23
TALOJA NODE(PHASE-II)**

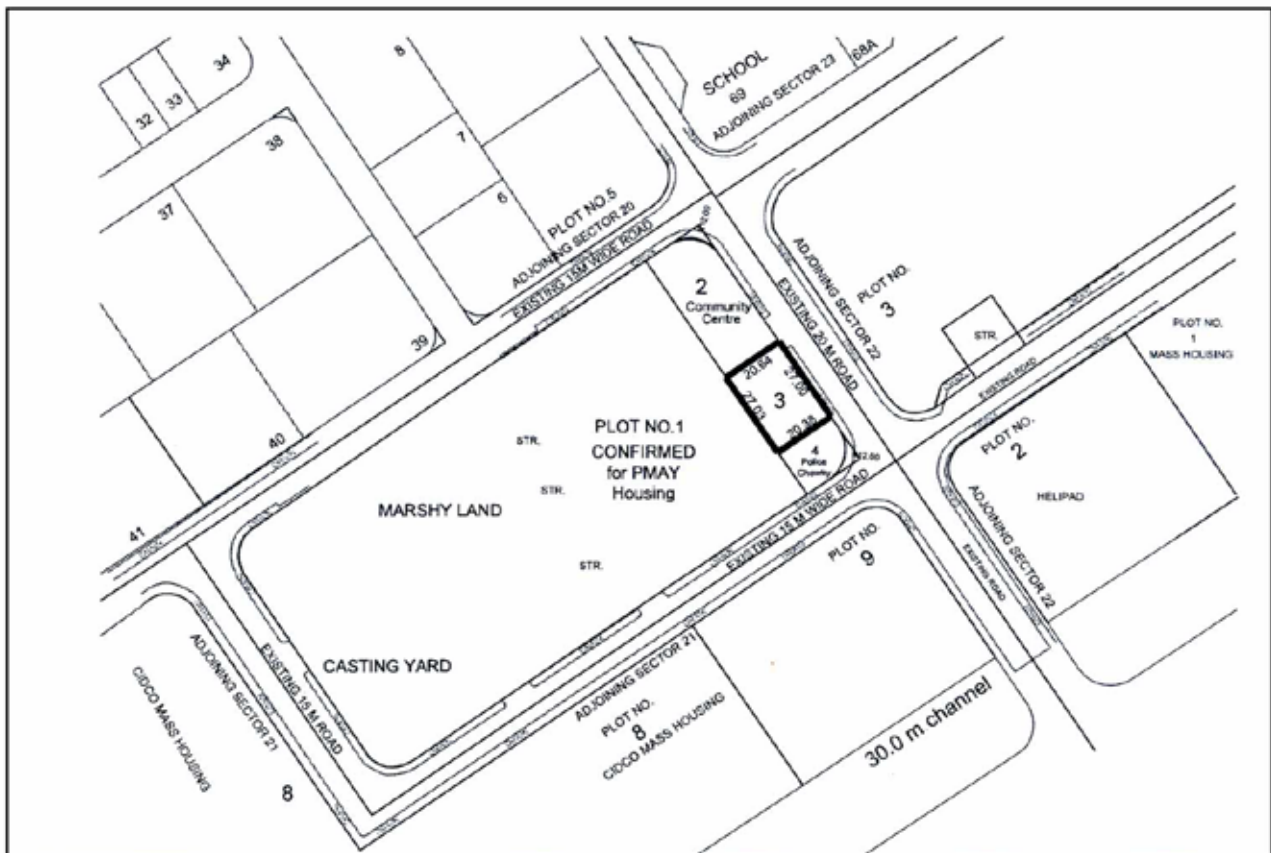
07/04/2022



NORTH
NOT TO SCALE

PLOT NO. 3, SECTOR-21, TALOJA, NAVI MUMBAI

PURPOSE-HOSPITAL



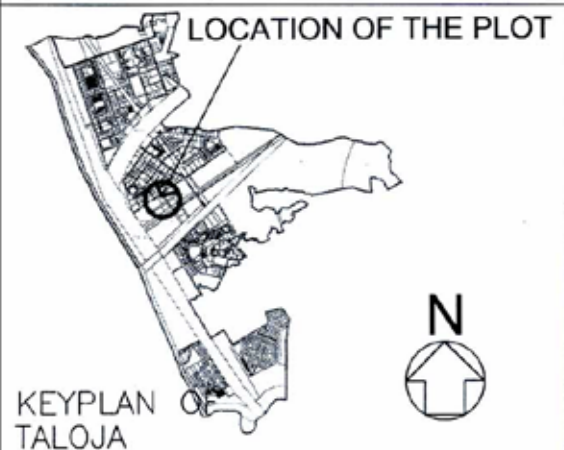
AREA STATEMENT

SR. NO.	SECTOR NO.	PLOT NO.	AREA IN SQ.M.	USE
1	21	3	554.07	SF (PHC)

NOTE :

- 1) The Area of plot subject to dimensions available on site.
- 2) This drawing is valid up to six months from issue of this drawing.
- 3) Variation in area may be upto 10% as per actual availability of dimensions at the time of allotment.
- 4) Plots to marketed on "AS IS WHERE IS" basis.

The Base FSI of the said plot is 1.1 and the maximum permissible FSI shall be as per the Unified Development Control & Promotion Regulations for Maharashtra State as approved by the GoM dated 02.12.2020.



SF PLOT IN SECTOR 21 IN TALOJA NODE

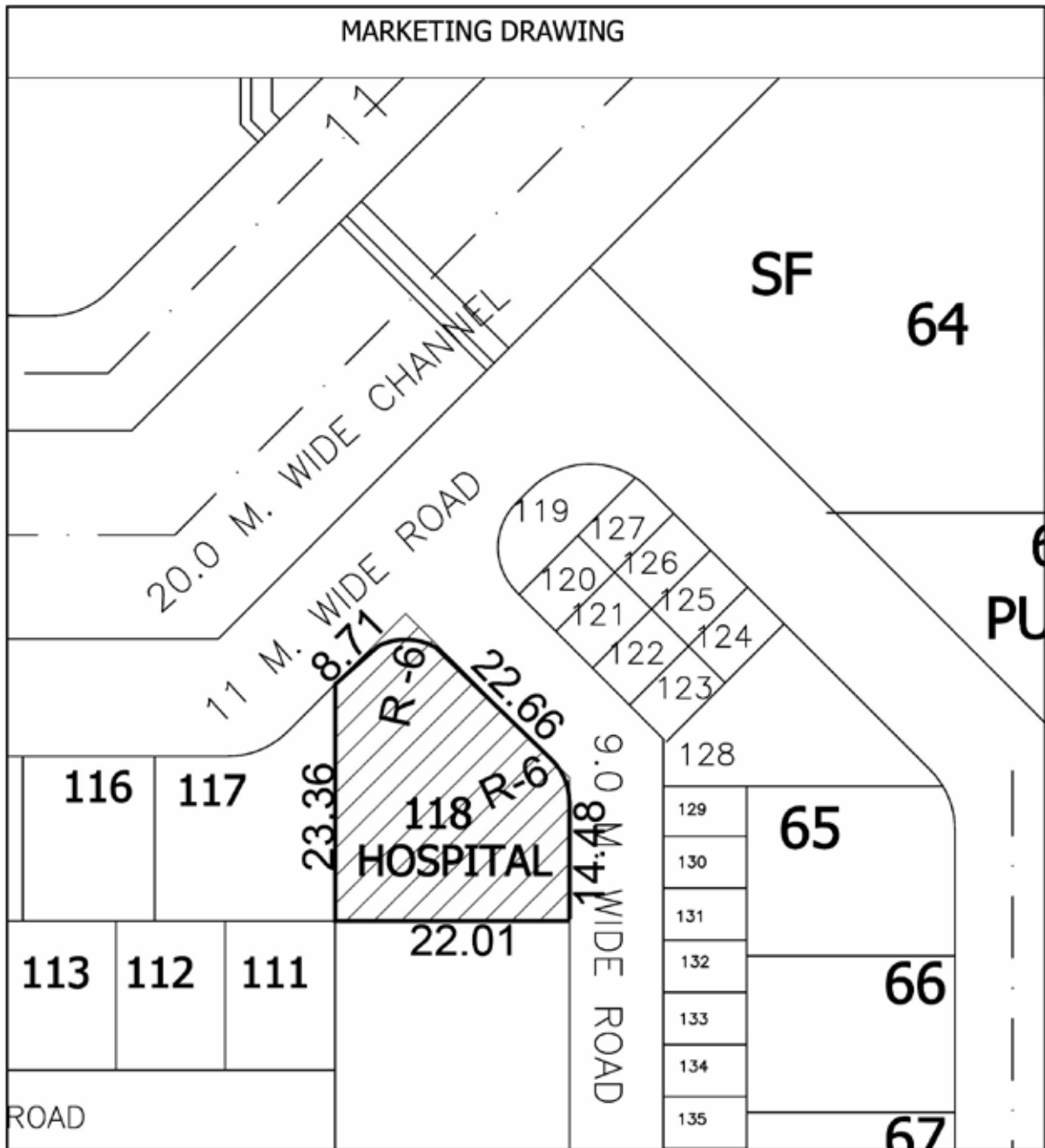
DATE : 11.04.2022

PLANNING (S)

SCALE N.T.S.



**PLOT NO. 118, SECTOR-59, DRONAGIRI, NAVI MUMBAI
PURPOSE-HOSPITAL**



NOTES:

1. The area of the plot is subject to dimensions available on site.
2. This drawing is valid upto 6 months from the issue date of the drawing.
3. Development of plot is subject to provisions of UDCPRs and other applicable rules and regulations.



AREA STATEMENT

SECTOR NO.	PLOT NO.	AREA IN SQ. MTRS.	USE
59	118	509.85	HOSPITAL

CIDCO LTD.

CBD. BELAPUR, NAVI MUMBAI

PLANNING (A+R)

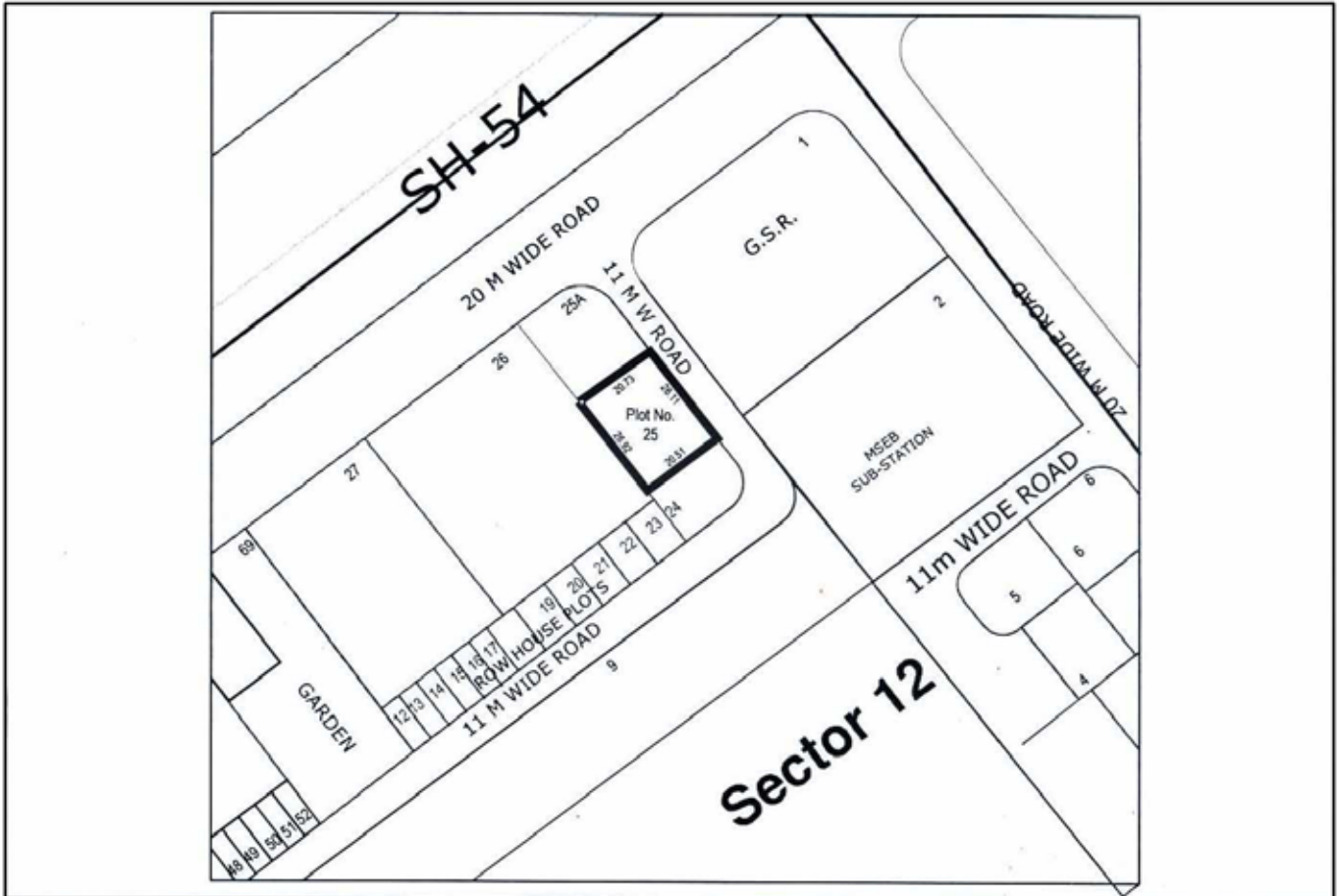
**SECTOR - 59
DRONAGIRI NODE**

07.04.2022



NORTH
NOT TO SCALE

PLOT NO. 25, SECTOR-12, DRONAGIRI, NAVI MUMBAI PURPOSE-HOSPITAL



AREA STATEMENT

SECTOR	PLOT NO.	AREA IN SQ.M.	LAND USE
12	25	546.60	HEALTH



north

- NOTE :**
- 1) The Area of plot subject to dimensions available on site.
 - 2) This drawing is valid up to six months from issue of this drawing.
 - 3) Variation in area may be upto 10% as per actual availability of dimensions at the time of allotment.
 - 4) Plots to marketed on "AS IS WHERE IS" basis.
 - 5) The base FSI of the said plots is 1.1 and the maximum permissible FSI shall be as per the Unified Development Control & Promotion Regulations for Maharashtra State as approved by the GoM dated 02.12.2020

LOCATION OF THE PLOT



KEYPLAN OF DRONAGIRI

SOCIAL FACILITIES PLOT AT SECTOR -12 IN DRONAGIRI NODE

DATE :08.04.2022

PLANNING (S)

SCALE N.T.S.



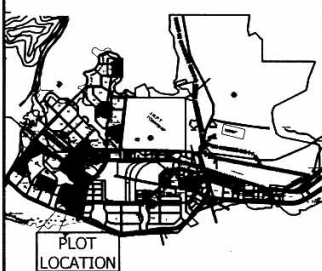
PLOT NO. 27, SECTOR-51, DRONAGIRI, NAVI MUMBAI

PURPOSE-HOSPITAL



NOTES:

1. The area of the plot is subject to dimensions available on site.
2. This drawing is valid upto 6 months from the issue date of the drawing.
3. Development of plot is subject to provisions of UDCPRs and other applicable rules and regulations.
4. Based on approved CZMP,2011 the said plot falls under CRZ-II.
5. The plot falls within 11m distance from CIDCO constructed artificial channel which is under tidal action. The environment cell has reported presence of mangrove like vegetation inside the said channel. It is being confirmed by environment cell from Horticulture Dept. whether these are actually mangroves. If the same is confirmed, this plot cannot be constructed upon, as per clause no 85(III,IV) of High court order of PIL No 87 of 2006.



AREA STATEMENT

SECTOR NO.	PLOT NO.	AREA IN SQ. MTRS.	USE
51	27	595.35	SF (HOSPITAL)

CIDCO LTD.

CBD. BELAPUR, NAVI MUMBAI

PLANNING (A+R)

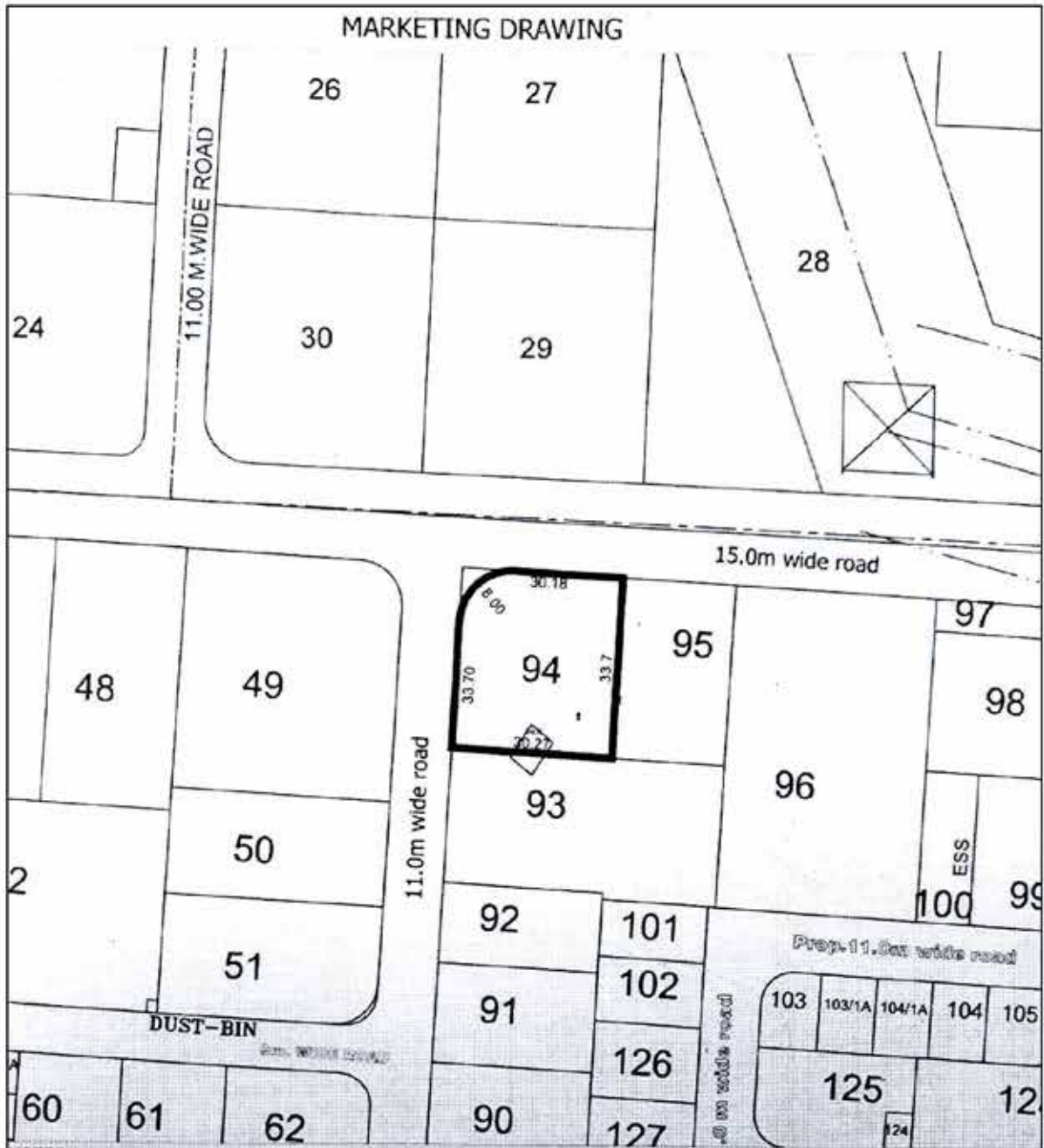
**SECTOR - 51
DRONAGIRI NODE**

11.04.2022



NORTH
NOT TO SCALE

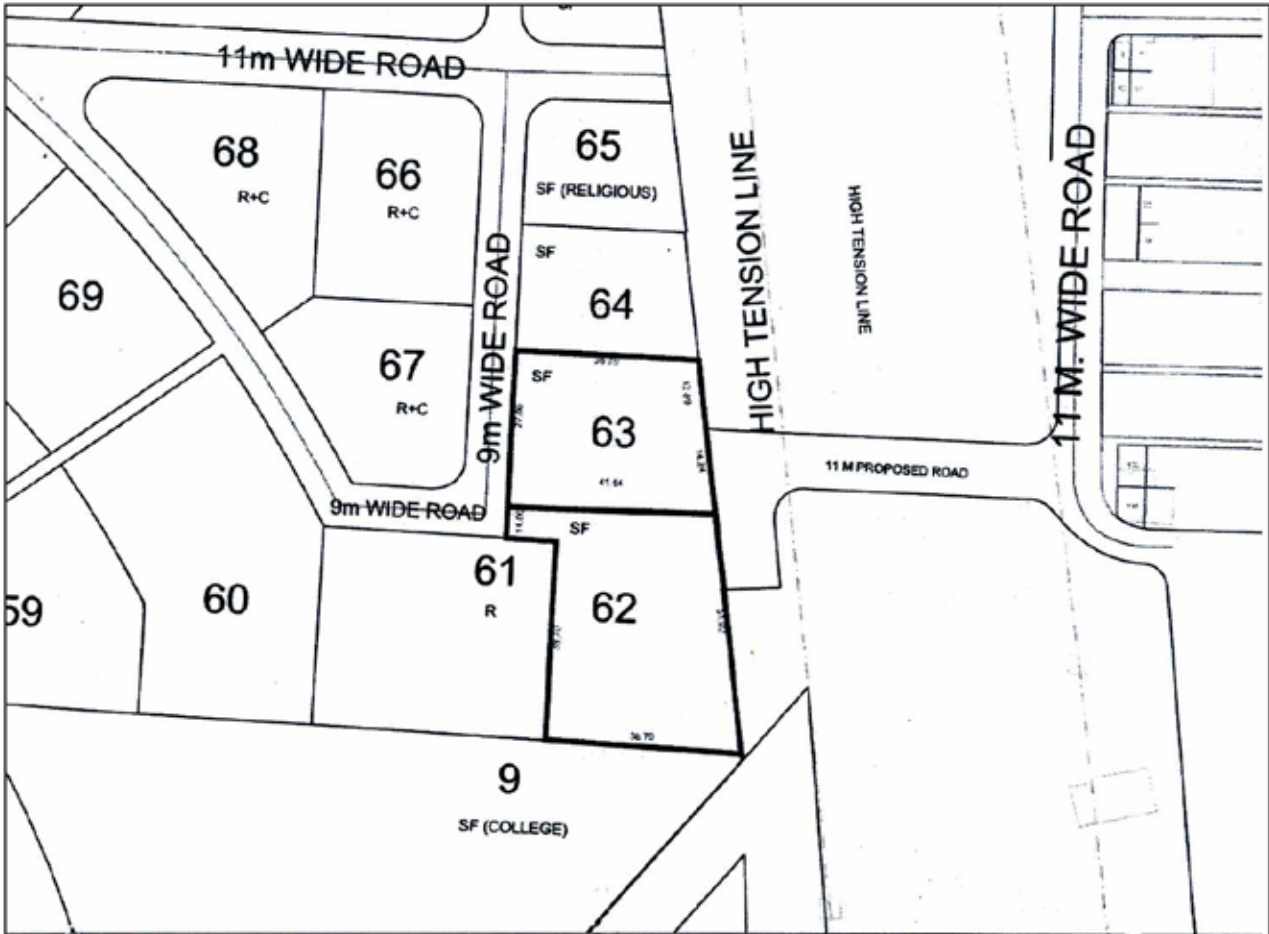
PLOT NO. 94, SECTOR-8A, AIROLI, NAVI MUMBAI PURPOSE-HOSPITAL



- NOTES:**
1. The area of the plot is subject to dimensions available on site.
 2. The marketing drawing is valid upto 6 months from the issue date of the drawing.
 3. There are existing trees in the plots, which are to be planted/transplanted/maintained as per provisions of UDCPRs 2020 and "Maharashtra (Urban area) Protection and Preservation of Trees Act, 1975."
 4. An unauthorized structure is observed on plot.
 5. Plot to be marketed on "AS IS WHERE IS" basis.
 6. Development of plot is subject to provisions of UDCPRs and other applicable rules and regulations.

	AREA STATEMENT			CIDCO LTD. CBD, BELAPUR, NAVI MUMBAI PLANNING (A+R) 07.04.2022 NORTH NOT TO SCALE	
	Plot Area Statement in sq.m				
	Sector No	Plot No	Area in Sq.Mt.		Remarks
	8A	94	1003.05		SF(Nursing Home)
SECTOR - 8A AIROLI NODE					

PLOT NO. 63, SECTOR-19, AIROLI, NAVI MUMBAI PURPOSE-HOSPITAL



Notes :-

1. Variation in plot/s area may be upto 10% as per actual availability of dimensions at the time of allotment.
2. The area of plot is subject to dimensions available on site.
3. This drawing is valid upto six months from the issue of this drawing.
4. This plot is subject to clearance of CRZ from competent Authority / MCZMA and shall be sought by project proponent.
5. The subject plot falls in NMMC reservations and thus necessary approval shall be sought from NMMC.
6. The use of subject plot is as per approval of 'CHANGE OF LAND USE'.
7. Existing trees within site may be transplanted/removed with due permission from Tree Authority.
8. Plot/s to be marketed - 'AS IS WHERE IS BASIS'

Area in Sq.m.(Approved)					
Sr.No.	Sector No.	Plot No.	Area	Use	FSI
1	19	62	1087.33	SF-Health	The basic FSI shall be 1.10
2	19	63	1040.83	SF-Health	



SOCIAL FACILITY (HEALTH) PLOT, SECTOR 19 ,AT AIROLI NODE

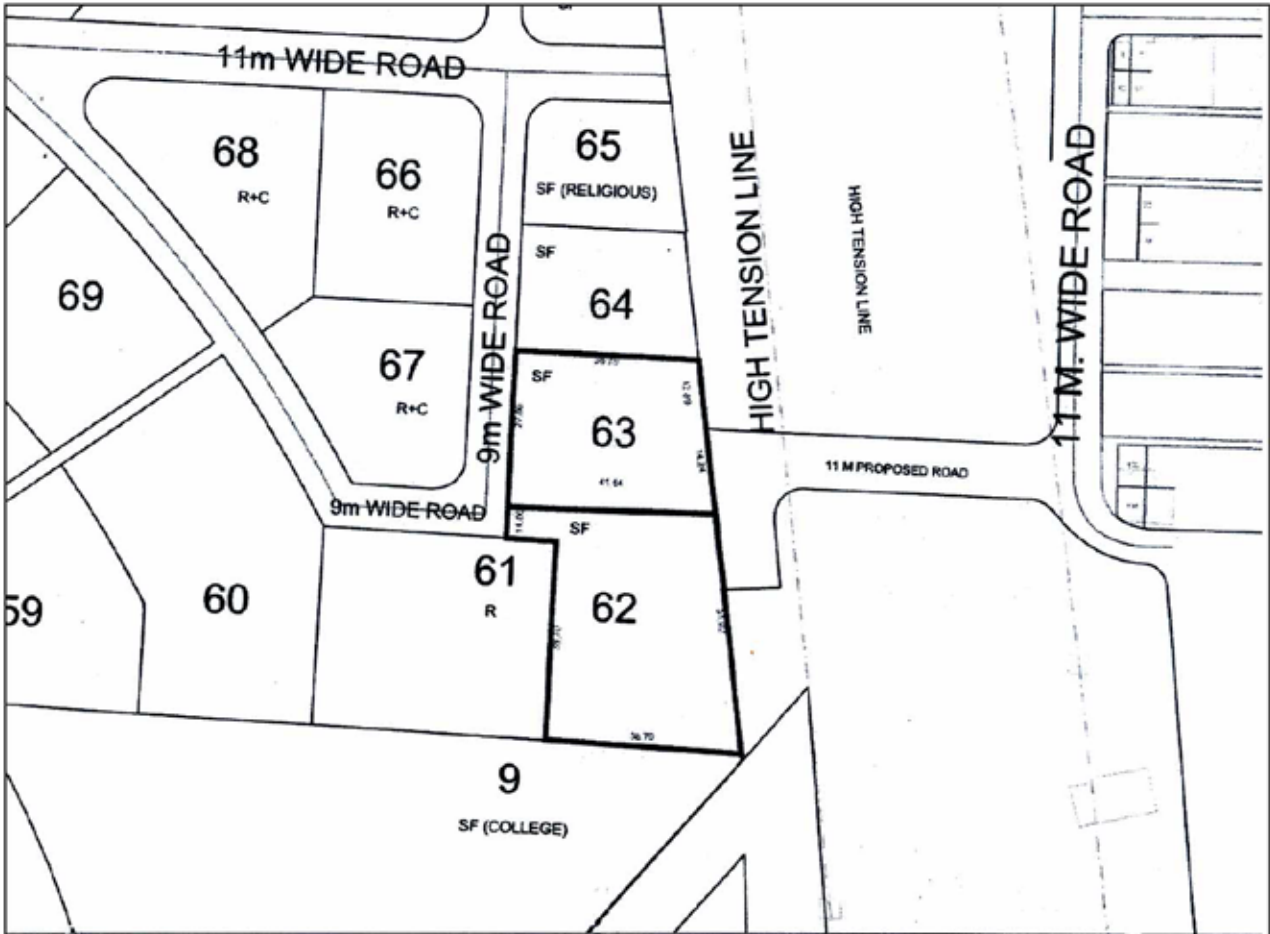
DATE :-29.03.2022



SCALE : N.T.S.



PLOT NO. 62, SECTOR-19, AIROLI, NAVI MUMBAI PURPOSE-HOSPITAL



Notes :-

1. Variation in plot/s area may be upto 10% as per actual availability of dimensions at the time of allotment.
2. The area of plot is subject to dimensions available on site.
3. This drawing is valid upto six months from the issue of this drawing.
4. This plot is subject to clearance of CRZ from competent Authority / MCZMA and shall be sought by project proponent.
5. The subject plot falls in NMMC reservations and thus necessary approval shall be sought from NMMC.
6. The use of subject plot is as per approval of 'CHANGE OF LAND USE'.
7. Existing trees within site may be transplanted/removed with due permission from Tree Authority.
8. Plot/s to be marketed - 'AS IS WHERE IS BASIS'

Area in Sq.M.(Approved)					
Sr.No.	Sector No.	Plot No.	Area	Use	FSI
1	19	62	1040.83	SF-Health	The basic FSI shall be 1.10
2	19	63	1040.83	SF-Health	



SOCIAL FACILITY (HEALTH) PLOT, SECTOR 19 ,AT AIROLI NODE

DATE :-29.03.2022

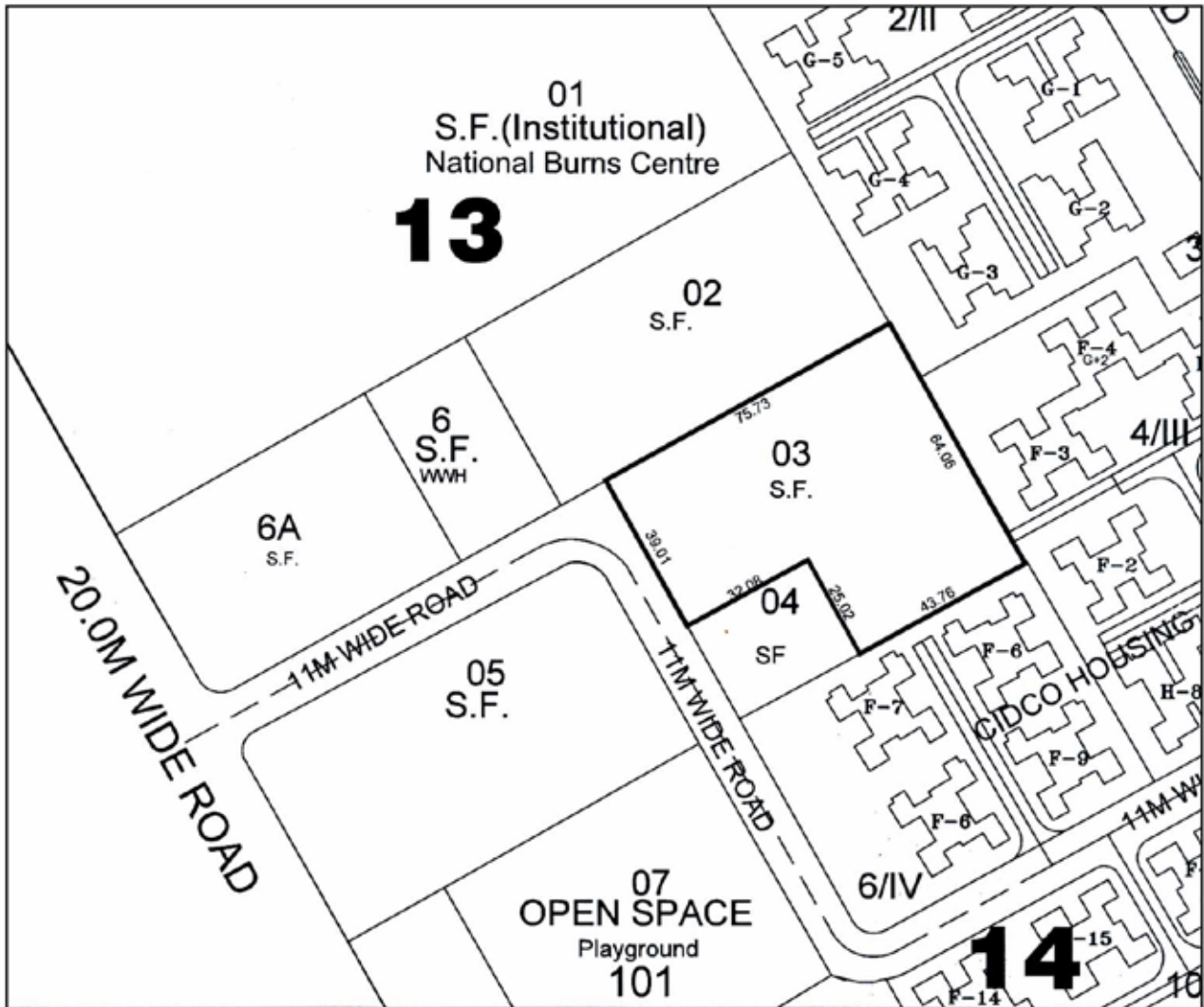


SCALE : N.T.S.



PLOT NO. 3, SECTOR-13, AIROLI, NAVI MUMBAI

PURPOSE-HOSPITAL



Note:

1. Variation in plot/s area may be upto 10% as per actual availability of dimensions at the time of allotment.
2. The area of plot is subject to dimensions available on site.
3. This drawing is valid upto six months from the issue of this drawing.
4. The subject plot falls in NMMC reservations and thus necessary approval shall be sought from NMMC.
5. Existing trees within site may be transplanted/removed with due permission from Tree Authority.
6. Plot/s to be marketed - 'AS IS WHERE IS BASIS'

Area in Sq.mt. (Approx)					
Sr.No.	Sector.No	Plot No.	Area	Use	FSI
1	13	3	4051.1	Social Facility	The basic FSI shall be 1.10



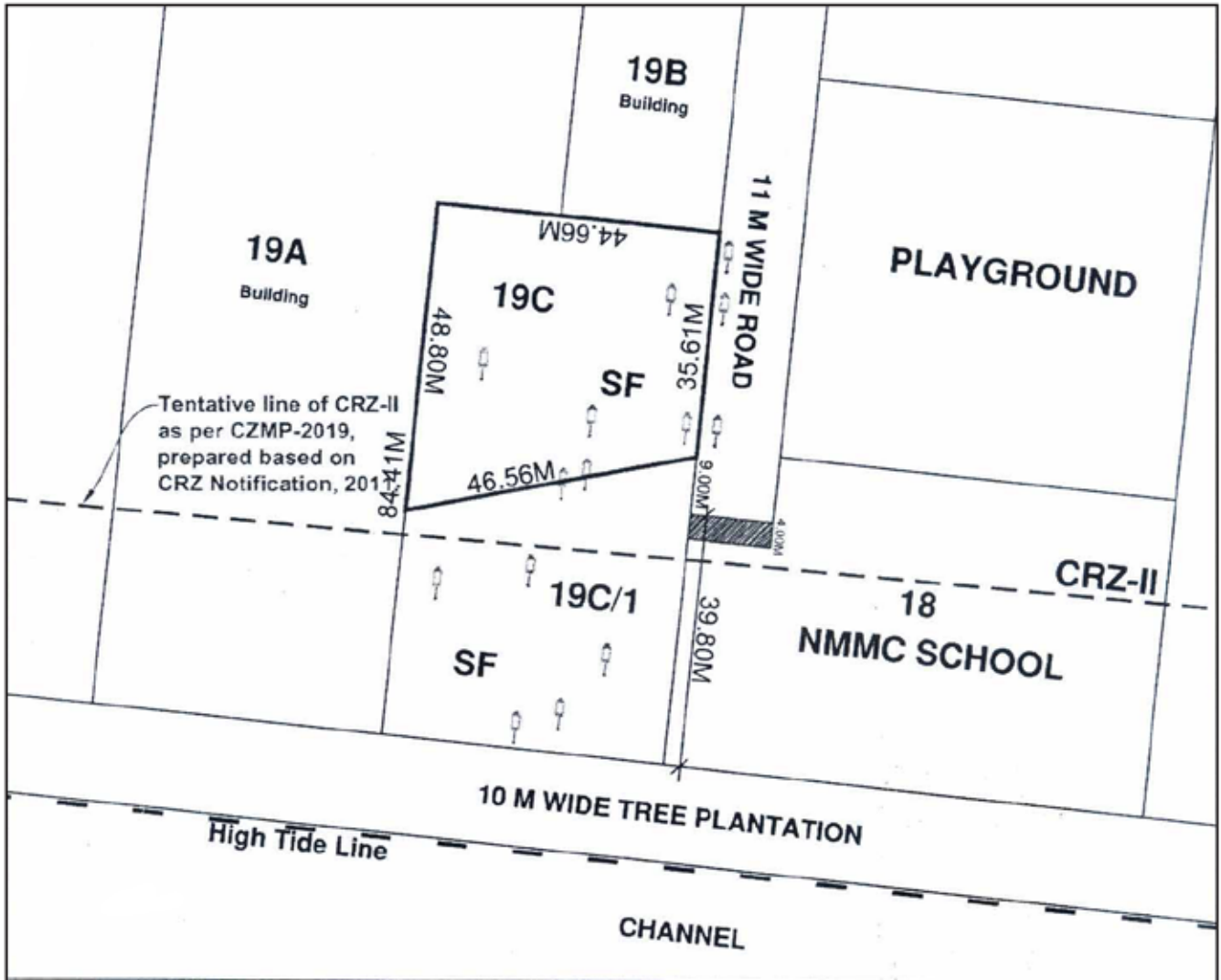
SOCIAL FACILITY HEALTH PLOT, SECTOR 13 ,AT AIROLI NODE

DATE :-31.03.2022



SCALE : N.T.S.

**PLOT NO. 19C, SECTOR-11, KOPARKHARIRNE,
NAVI MUMBAI, PURPOSE-HOSPITAL**



Notes:

1. Variation in plot/s area may be upto 10% as per actual availability of dimensions at the time of allotment.
2. The area of plot is subject to dimensions available on site.
3. This drawing is valid upto six months from the issue of this drawing.
4. Existing trees within site may be transplanted / removed with due permission from Tree Authority.
5. Plot/s to be marketed - 'AS IS WHERE IS BASIS'.

Plot Area Statement in Sq.mt.				
Sector No.	Plot No.	Net Area	Use	FSI
11	19C	1884.80	SF (Health)	The basic FSI shall be 1.10

KEY PLAN:
KOPARKHAIRANE NODE



**HEALTH (NURSING HOME) PLOT -
SECTOR 11, AT KOPARKHAIRANE NODE.**

DATE :-30.03.2022

SCALE : N.T.S.

