

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD

(A REGIONAL UNIT OF MHADA)

INVITATION OF APPLICATIONS THROUGH FCFS FOR LEASE OF AMENITY PLOT

As per provision of Maharashtra Housing and Area Development Act, 1976 along with Maharashtra Housing and Area Development (Estate Management, Sale, Transfer And Exchange of Tenements) Regulation, 1981 and Maharashtra Housing and Area Development (Disposal of Land) Rule, 1981, The Mumbai Housing & Area Development Board Invite Applications for allotment of amenity plot on Lease.

The Chief Officer, Mumbai Housing And Area Development Board (MHADB) Mumbai invites Applications through FCFS for lease of amenity plot.

1. INTRODUCTION

The Mumbai Housing and Area Development Board (A Regional Board of Maharashtra Housing and Area Development Authority) has developed residential colonies at various location in Mumbai. The Chief Officer, Mumbai Housing and Area Development Board (MHADB), Mumbai invites Application through FCFS for allotment of plots to be developed as per the provision of D.C.P.R. 2034 and sanctioned layout of MHADA and as per standard terms and conditions to be mentioned in lease deed for Commercial, Amenity Schools/Colleges, Hospitals etc., within MHADB's colonies from any individual, companies, Public Charitable trust, co-operative Housing Societies registered under Maharashtra co-operative Societies Act 1960, Educational Institutions and others etc. The allotment of these plots shall be made according to the provision of Maharashtra Housing and Area Development (Disposal of Land) Rules and Regulation as in force and amended from time to time.

❖ TERMS & CONDITIONS

2) ELIGIBILITY

- 1 Any person, Company, Public Charitable Trust or a society registered under Maharashtra Co-operative Societies Act 1960, Education Institutions, Health Institutions etc. Competent to contract under the Indian Contract Act are eligible to submit the application under the scheme.
- 2 When a Company desired to apply, it shall do so under the signature of the Managing Director authorised by its Board of Directors. He/She has to submit attested copy of authorisation by the Company along with

attested copy of registration certificate issued by Registrar of companies

- 3 When a Partnership firm desires to apply, the application shall be signed by all the partners and accompanied by a certified true copy of registration certificate issued by Registrar of firm to be submitted.
- 4 When a Trust desires to apply, the application shall be signed by one of the Trustees under the authority of the Trustees (Attested copy to be Submitted)
- 5 When a Co-operative Housing Society desires to apply, the application shall be signed by the Chairman and the Secretary of the society or Chief Promoter and two other promoters along with the resolution of the society (Attested copy to be submitted)
- 6 Those applying for School/College plots are required to submit valid certificate issued by Education Department and those applying for Hospital plot are required to submit a certificate issued by Health Department.

The additional qualification of applicant for School Plots & Hospital Plots are as below-

For School Plots-

Mandatory Eligibility Criteria for Allotment Of School /College Plots

Criteria	Documents and Evaluation process
1.Trust should be registered under Bombay public Trust Act,1950/ and or Society Registration Act,1860 or under any other Statutory Charitable Act, in India	Certified Copies of Registration Certificate, Trust Deed, Constitution By laws, Articles & MOA etc, with all amendments, if any.
2. Trust / or Society Should have minimum 7 years of experience of running recognised School with a good track record after the date of registration	Document of recognition / affiliation order issued by Competent Authority in Education Dept.
3.Minimum Students strength should be 500 in 1 or Maximum 5 recognised schools.(Excluding students of pre primary section)	Student strength documents of recognised schools duly certified by Competent Authority in Education Dept. (Student strength from 1 st std to 10 th std)

4. Average 10 th class result during past preceeding 3 years should be more than 60% for English&/ Marathi &/Hindi Medium	1.School wise/year wise 10 th class results issued by competent Authority 2.Minimum number of students appearing for 10 th class exam should be 20 annually during last preceeding 3 academic years of the one school.
5. Financially sound to take up the plot and construct the building in stipulated time limit along with the required furniture & fixture.	Applicant Trust/society should have 25% of cost of the plot advertised prior to the submission of application as per the applicant Trust's/society's latest Bank Balance Certificate, copies of FDR/TD/Investment if any,etc.(Financial soundness documents only in the name of applicant Trust shall be taken into consideration for validity. Financial availability documents in the name of school/college/Trustee/any other Trust shall not be taken into consideration for validity of financial soundness.)
6. Should be capable to appoint qualified teaching staff on permanent scale as approved by state govt/Municipal corporation	Past record of teaching and non teaching staff appointed in the existing recognised schools duly certified by Competent Authority in Education Dept.
7. The trustees and office bearers should have good educational background and credentials	50% of the total present trustees should be at least graduate in any discipline.

**Evaluation Sheet for Allotment Of School / College Plots
Ranking/Grading Criteria**

Criteria	Documents and Evaluation process	Marks
1. Trusts who are already running recognized schools in MMR Region	Recognition order of existing schools in MMR Region.	15
2. Trust/society Having experience of running recognised school/s with a good track record a. 7 -10 years b. Above 10 years	Record of recognised schools run by the trust/society	5 10
3. Average pass% of 3 years of 10 th	Copies of year wise	

class result for schools run by the Trusts English&/Marathi&/Hindi Medium with minimum 60% pass percentage. 3a. 60%-85% 3b.85.01%-95% 3c. Above 95%	10 th class result, classified for English/Marathi/Hindi Medium School run by the Trust.	5 10 15
4. Trust should have previous experience of running recognised schools having student strength as below 4a. 501-1000 4b. 1001-5000 4c. Above 5000	Record of maximum 5 recognised School run by the Trust / Society.	15 20 25
5. Society / Trusts having facility for Girls Education. (Whether Education for Girls is available?)	Certified record of such students	10
6. Students of schools who have won awards at (Last 3 Academic Years) a. District level Sports activities b. State level sports activities c. National International level sports activities	Certified record of such students	5 10 15
7. Trusts having school in Rural/Tribal Area	Certified record of such students	5
8. With academics School/trusts must also have Playgrounds for physical activities and should be using it.	Approved plan by Competent Authority	5
Total		100

Record of schools certified by competent authorities (Education Officer for SSC Board/Secretary CBSE/council secretary of ICSE/Commissioner KVS/ Deputy Commissioner of concerned Regional Office for NVS/Director General School Education DPI schools)

By the above marking criteria, Schools/Societies/Trusts obtaining marks of 75% and above will be eligible.

Schools/Trusts should Provide information regarding Standard wise fees charged by them for Primary, Secondary and Higher education (Last 3 Academic years).

For Hospital Plots-

Mandatory Eligibility Criteria for Hospital Plots

Criteria	Documents and Evaluation process
A firm, Society, Trust, or limited Company which has owned and managed at least 100 hospital beds in the last 3 years including a Super-speciality or Multi-speciality Hospital of minimum 50 beds.	Sanction Certificate of Health Department, Government of Maharashtra/ Competent Authority.
Total annual revenue from hospital business should be more than 50 crores for the last two financial years ending 31 st March.	Balance sheet for the mentioned period or certificate certified by a Chartered Accountant or Financial Auditor.

- 7 The bidder should submit valid documents issued by institution / organisation/ department of Government or Government authority as per the eligibility criteria.

8 How To Apply For FCFS

STEPS TO FOLLOWED BY APPLICANTS

Step 1: Applicant Registration

1. The applicant shall register on the MHADA FCFS Plot Portal by providing the required personal details.
2. Upon successful registration, the applicant will receive login credentials/confirmation to access the portal.

Step 2: Document Upload

1. After logging in, the applicant shall upload all mandatory documents as per the applicable registration category.

Step 3: Save Terms & Conditions PDF

1. The applicant shall review the Terms & Conditions of the scheme.
2. The applicant must save/download the Terms & Conditions PDF.