

BRIHANMUMBAI MAHANAGARPALIKA

Expression of Interest (EOI) Notice

Municipal Corporation of Greater Mumbai (MCGM) intends to invite expression of interest from reputed developer / land owner for construction of Project Affected Persons (PAP) tenements for MCGM under clause 3.11 of regulation 33(10) and regulation 33 (20) B of DCPR 2034 on the plot of land owned by the respective developer / land owner.

Scope of Work	<p>1- To construct PAP tenements for MCGM on private plots under 3.11 of Regulation 33(10) of DCPR-2034 along with the premium amount per tenement, if any, to be paid by the MCGM.</p> <p>2- To construct PAP tenements for MCGM on private plots under 33(20) B of DCPR-2034 along with the premium amount per tenement, if any, to be paid by the MCGM.</p> <p>3- To construct PAP tenements for MCGM on private plots in combination with Clause 3.11 of Regulation 33(10) & Regulation 33 (20) B of DCPR-2034 along with the premium amount per tenement, if any, to be paid by the MCGM.</p> <p>4- To construct PAP tenements for MCGM on private plots partly under Clause 3.11 of Regulation 33(10) and to procure the tenements at rate quoted per PAP tenement by Developer / Owner.</p>
Eligibility criteria	Owner/developer shall possess developable land for construction of PAP tenements.
Contract Period	24 months for plot area up to 2000 sq.mt. and 36 months for the plot area more than 2000 sq.mt. from 180 days from date of acceptance of EOI or receipt of 1 st Commencement Certificate (CC) whichever is earlier and will be inclusive of required building plans approvals and NOCs etc.
Last date of submission	30 days from date of publication.

Notes :

- 1) Minimum 50 PAP tenements shall be handed over to MCGM from each project. About 1000 PAPs are expected in each administrative zone.
- 2) The Carpet area of the PAP tenement to be handed over to MCGM shall be minimum 27.88 sq.mt.
- 3) To developer will be entitled to get TDR / FSI as applicable and available as per DCPR-2034.
- 4) Developer may quote the premium over and above the TDR/ FSI available as per DCPR-2034.
- 5) MCGM will select the Expression of Interest which will be overall beneficial to MCGM in terms of net cost to MCGM per tenement in that administrative zone.
- 6) MCGM shall not pay premium, if any, in terms of money. But shall give credit note in the form of IOU of the amount of premium to be paid by the MCGM. The IOU will be transferable from one person or legal entity to other and can be used for paying municipal dues, taxes and making all municipal payments only for payee.
- 7) The TDR for Scheme under 3.11. of regulation 33(10) of DCPR 2034 and FSI for scheme under regulation 33(20)B for construction of PAP tenements for MCGM as well as the premium amount quoted if any for the project, will be released in stages as mentioned in Tender documents.
- 8) MCGM will accept/ reject the Expression of Interest in each zone which will be beneficial in terms of net cost per tenement to MCGM which will be calculated by dividing total premium quoted by total number of PAPs surrendered to MCGM in lieu of TDR plus Premium Amount quoted by the developer
- 9) MCGM reserves rights to accept or reject the other EOI received in the same Zone.
- 10) MCGM reserves the rights to reject any or all the Expression of Interest without assigning any reasons thereof.
- 11) The specification for construction of PAP tenements / buildings to be handed over to MCGM shall be as per the Tender document.
- 12) The validity period for acceptance of the EOI will be 180 days, which may be extended for further period of 180 days with consent of the developer.
- 13) The specification for construction of PAP tenements / building to be handed over to MCGM will be available in the office of Assistant Commissioner (Estates) department 4th floor, annex bldg, MCGM Head office, Fort Mumbai- 400001.
- 14) Expression of Interest (EOI) shall be submitted in the office of Asstt. Commissioner (Estates) department at above address.
- 15) For any query, interested persons may contact Executive Engineer (Estates) on his mobile No. 9920701112, during office hours.

Date : 29.11.2019

Sd/01.11.2019
(Keshav V. Ubale)
Assistant Commissioner (Estates)