



## SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg Bandra (East)  
Mumbai-400051, Maharashtra, India

Ph. 022-26592747

Email: [secretary.sra.gov.in](mailto:secretary.sra.gov.in)

### REQUEST FOR QUALIFICATION CUM REQUEST FOR PROPOSAL (2<sup>nd</sup> Call)

**Tender Ref No. : SRA/Dy. CE.I /1/2023**

#### **Bid Notice :-**

The Slum rehabilitation Authority had invited bids for slum rehabilitation scheme on the land bearing CTS Nos. 7627, 7627/1 to 852 of village Kolkalyan, Taluka Andheri, Mumbai – 400 055 admeasuring 21882.15 sq.meters and belonging to Society of Slum dwellers namely Om Namo Sujalam Sufalam Co-op Hsg. Society Ltd. during the period, 31/03/2023 to 25/05/2023. The time period for the bids is now extended upto 26/06/2023 till 15:00 hrs. The bids shall be in single-stage, two e-envelopes through e-tendering process. The first e-envelope shall be evaluated to ensure Technical and Financial qualification of the bidder.

The bidders/developers shall indicate the benefit they will give to the members of society in cash in lieu of ownership of land vested with society by way of financial offer in the bid. The bidder/developer will get free sale area permissible to them under regulation 33(10) of DCPR 2034 for Greater Mumbai within the scheme.

The bid documents can be downloaded from the website <https://mahatenders.gov.in> between 25/05/2023 to 26/06/2023. The pre-bid meeting is scheduled on 07/06/2023. The last date for submission of Bid is 26/06/2023 till 15.00 hrs. IST. The Bid will be awarded to the qualified bidder, quoting the highest offered value. Details of scheme are available on <https://mahatenders.gov.in> & <http://sra.gov.in>

The orders issued by Hon'ble Supreme Court in appeal No. (S) 18121 of 2017 on 04/01/2018 and 10/04/2018 along with subsequent orders if any in future will be applicable for instant tender (copy of these judgments are available on web site of SRA [www.sra.gov.in](http://www.sra.gov.in)).

-Sd-

Satish Lokhande- IAS

Chief Executive Officer  
Slum Rehabilitation Authority  
Mumbai



Details of Scheme & Bid Notice :				
Sr. No.	Items	Description		
1	Name of the Project	RFQ cum RFP for the S.R. scheme on land bearing CTS Nos. 7627, 7627/1 to 8 of village Kolekalyan, Taluka Andheri belongs to Society of Slum dwellers viz. Namo Sujalam Sufalam Co-op Hsg Society Ltd.		
2	Ownership of Land	Om Namo Sujalam Sufalam Co-op Hsg. Society Ltd		
3	Area of Plot	Slum Plot area (Sq.mtr.)	Non-slum Plot (Sq.mtr.)	Total (Sq.mtr.)
		16072.07	5810.08	21882.15
4	Number of slum Structures	1. Residential-697 2. Commercial-27 3. Industrial - 15 Total - 739 Residential tenements already Rehabilitated -128 <b>Total - 867</b> Amenity Tenements Balwadi- 4 Welfare Center- 4 Society Office – 9 Other Social Amenities – 8 Community Hall of 200.0 sq.mtr. – 01 <b>Grand Total - 893</b> <b>The total number of eligible structures may change as per the eligibility certificate issued by the competent authority and /or as per the amendment in law as may be made by the GOM from time to time.</b>		
5	Carpet Area to be offered for rehabilitation tenements	As per regulation 33(10) of Development Control and Promotion Regulations 2021 Residential 27.88 sq.mt. Commercial/ Shop/Non-residential- existing area or 20.90 sq.mt whichever is lesser as per clause VIII (5.3) of regulation 33(10) of DCPR 2034 for area in access of 20.90 sq.mt to the extent of existing area may, if required, be sold on preferential basis at the rate for commercial area in the free sale component along with admissible fungible FSI as per Regulation 31 (3) of DCPR 2034 for rehab and sale		
6	RFQ cum RFP Document Download Start / Expiry Date & Time	Start Date : 31/03/2023 at 11.00 hrs. IST Further extended upto Date : 26/06/2023 at 15.00 hrs. IST Please visit the below mentioned e-Tendering website <a href="https://mahatenders.gov.in">https://mahatenders.gov.in</a> => By selecting "Tenders by Organization" Search "Slum Rehabilitation Authority"		
7	Last date to send Queries	All the queries should be submitted on or before 06/06/2023 at 17.00 hrs. IST, through email only with subject line as follows: "Pre-Bid queries - <Agency's Name>". The queries should be submitted as per the format prescribed in Appendix VIII. Pre-Bid queries to be emailed to secretary.sra.gov.in		
8	Date, Time and place of pre-bid meeting	On 07/06/2023 at 15.00 hrs. IST Slum Rehabilitation Authority Conference Hall, 1 <sup>st</sup> floor, Administrative building, Anant Kanekar Marg, Bandra (East), Mumbai-400051.		



9	Bid Processing Charges (Non-refundable)	Rs. 2,00,000/- (Rs. Two Lakhs Only) through e-tendering online payment gateway mode.
10	Bid security (EMD)	Rs. 2,00,00,000/- (Rs. Two Crores only) Through e- tendering online payment gateway mode, or in the form of Demand Draft / Pay Order of Nationalized / Scheduled Commercial Bank in India upto 26/06/2023 12.00 hrs IST.
11	Last date & time for e-submission of bids ( <b>Bid Due Date</b> )	Upto 26/06/2023 till 15.00 hrs. IST
12	Date and Time of opening of E-Envelope1	On 27/06/2023 at 16.00 hrs. IST at the office of CEO (SRA) Slum Rehabilitation Authority, Conference hall, 1 <sup>st</sup> Floor, Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai-400051.
13	Date Time and Place of opening of E-Envelope 2	Date and time will be intimated to the Eligible Bidders
14	Contact Persons	<p>1) <b>Mr. A. M. Parshette, Sub. Engineer (H/E Ward)</b> Phone :26565800 Ext. 220</p> <p>2) <b>Mr. A. G. Choudhary, Assistant Engineer (H/E Ward)</b> Phone : 26565800 Ext. 235</p> <p>3) <b>Mr. U. C. Bodkhe, Executive Engineer (H/E Ward)</b> Phone : 26565800 Ext. 101</p> <p>4) <b>Mr. R. B. Mitkar, Deputy Chief Engineer</b> Phone : 26565800 Ext. 201 Email: dyce1@sra.gov.in</p> <p>5) <b>Mr. S. Deshmukh, Secretary</b> Phone : 26565800 Ext. 304 Fax :022-26590457 Email : secretary@sra.gov.in</p>

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Chief Executive Officer  
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