

BRIHANMUMBAI MUNICIPAL CORPORATION

Expression of Interest (E.O.I) Notice

The Brihanmumbai Municipal Corporation (BMC) invites Expressions of Interest (EOI) from experienced developers/bidders for the execution and redevelopment of Slum Rehabilitation Schemes under Regulation 33(10) of DCPR-2034 on plots of land owned by BMC. A list of Slum Rehabilitation (S.R.) schemes is attached herewith.

Scope of Work for Developers:

1. Redevelopment of land in slum societies as per rules, regulations, and prevailing policies, comprising slum and non-slum areas/buildings/chawls, in accordance with Regulation 33(10) and other relevant provisions of the Development Control & Promotion Regulations, 2034, and the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971.
2. Conducting Information, Education and Communication (IEC) activities with slum and non-slum occupants to brief them on the project objectives and ensure their cooperation. Developers must study and understand the Slum Rehabilitation scheme under DCPR 2034 and the Maharashtra Slum Act in detail before such engagement.
3. Consent of the slum dwellers as per regulation 33(10) VI- 1.15 of DCPR 2034 is not required.
4. Conducting actual GIS and biometric surveys on site.
5. Reviewing all relevant policies, circulars, and government regulations related to slum redevelopment under Regulation 33(10) of DCPR-2034.
6. Performing plane table or total station surveys and arranging for plot boundary demarcation from the Superintendent of Land Records at their own cost.
7. Studying existing slum plans and any previously issued Annexure-II documents.

8. Preparing Draft Annexure-II with lists of all slum dwellers and submitting it for verification and certification to the competent authority. Assisting in certifying eligibility of non-eligible slum dwellers.
9. Assisting non-eligible slum dwellers in filing appeals with the competent authority to establish eligibility.
10. Preparing layout and building plans (Rehab and Amenity buildings) as per DCPR 2034 provisions and applying for the Letter of Intent (LOI) from BMC.
11. Ensuring rehab tenement sizes comply with Regulation 33(10) of DCPR 2034.
12. Calculating tenement density as per Regulation 33(10) and GR No. Petition-2023/Pra No. 220(Part-1)/Jhopani-2 dated 19-Aug-2024, along with other relevant clarifications.
13. Utilizing fungible FSI under Regulation 31(3) and purchasing/using TDR on non-slum plots if permissible.
14. Fulfilling financial bid obligations by offering additional land premium than the regulation 33(10) of DCPR 2034 provision as per Request for Qualification (RFQ) cum-Request for proposal (RFP) provisions. (As per packet “C”)
15. Obtaining Environmental Clearance under applicable provisions of the Environment Protection Act.
16. Securing necessary NOCs from the Airport Authority of India, CFO, and other relevant departments.
17. Obtaining road setback/alignment demarcations from relevant authorities.
18. Applying for layout approval and IOA promptly upon receiving LOI.
19. Making all necessary payments (deposits, fees, cess, premiums, taxes, etc.) as per applicable rules and circulars.

20. Planning and designing Rehab, Amenity, and Sale buildings per DCPR 2034, including all services and utility requirements.
21. Upon receiving the LOI, relocating eligible slum dwellers and paying rent as per SRA Circular No. 210 until Occupation Certificate is obtained. Removing non-eligible dwellers as required.
22. Obtaining approvals (IOA and Commencement Certificates) for Rehab and Sale buildings before beginning construction.
23. Constructing buildings and developing amenities as per DCPR 2034.
24. Ensuring construction quality using standard materials as per technical specifications.
25. Designing and constructing on-site and off-site infrastructure as per BMC's specifications.
26. Obtaining Occupation Certificates for all buildings upon completion.
27. Handing over PAP tenements to BMC and rehab tenements to slum dwellers via lottery as per prevailing procedures.
28. Assisting in forming co-operative societies/federations and executing lease agreements, paying applicable stamp duty and registration charges.
29. Registering sale building projects with RERA.
30. Paying utility and local body charges until handover to beneficiaries/public authorities.
31. Maintaining all rehab buildings (e.g., lifts, fire systems, STP) for 10 years post-OC as per SRA policy.
32. Performing all necessary acts to complete rehab and amenity works (including infrastructure) within stipulated time period and maintaining them through the O&M period as per applicable policies.

32(a). Extension of Time for Completion: Extensions may be granted in case of Force Majeure events (natural disasters, acts of government, labour strikes,

etc.) or other delays beyond the developer's control, at the discretion of the Engineer.

33. Developers shall construct and sell sale-component buildings to recover rehabilitation costs and make payments to affected parties. Societies for these sale components shall be formed, and conveyance executed.
34. Only standard quality building materials shall be used. BMC may impose additional quality requirements. Developers must adopt updates to IS codes or improved methodologies.
35. Of the 64 schemes on BMC land already notified under Section 13(2) by SRA, two of the S. R. Schemes are not available for bidding since those are separately being developed.
36. More than one slum rehabilitation scheme may be amalgamated or clubbed together and developed as a composite project, subject to planning feasibility, contiguity of plots, and approval from the Competent Authority. This enables better land use efficiency, infrastructure integration, and viability for developers.

Facilitation by BMC Authority:

- BMC will coordinate for Annexure II certification and necessary declarations under Section 3C of the Slum Act from Slum Rehabilitation Authority in time bound manner.
- BMC will expedite layout and building plan permissions per Supreme Court judgment in Civil Appeal No. 18121/2017 for Rehab and amenity and sale area as per MR & TP Act 1966.
- Developers may construct temporary transit camps with prior approval.
- BMC will assist in evictions (as necessary) under Sections 33, 33(A), and 38 of the Slum Act through competent authority.
- BMC will support the developer in obtaining required departmental clearances.
- BMC will facilitate lottery allotments and society formation for beneficiaries.

Packet “A”

Eligibility

To be eligible for bidding hereunder, a Bidder shall fulfill the following conditions of eligibility (the “Eligibility Criteria”):

(A) Technical Capacity:

For demonstrating technical capacity and experience (the “Technical Capacity”), the Bidder shall meet the requirements under at least one of the following categories:

I. Real Estate / Township Projects Category:

Under this category, the Bidder should have experience in the development of Real Estate* or Township Projects**, having incurred a cost or received payments over the last 7 (seven) years, as follows:

- i) One such project with a rehab building of minimum Project Cost of not less than INR 40 crore (Rupees Forty Crore only);
OR
- ii) Two such projects each with a rehab building minimum Project Cost of not less than INR 20 crore (Rupees Twenty Crore only).

Note:

Real Estate Project: A project involving the construction/development of residential or commercial buildings, including necessary amenities and infrastructure, in India or abroad.

- Township Project: A development constructed on a minimum of 20 acres of land, inclusive of all essential physical and social infrastructure, in India or abroad.

And

II. (a) Slum Rehabilitation Projects Category:

Under this category, the Bidder should have successfully completed* Slum Rehabilitation Projects within the last 7 (seven) years, as follows:

- i) One completed project with a minimum of 300 Rehab tenements;
OR
- ii) Two completed projects each with a minimum of 150 Rehab tenements.

Note:

Slum Rehabilitation Project: A project involving the rehabilitation and resettlement of slum dwellers, with tenement sizes of at least 20.90/25.00/27.88 sq. m. of carpet area.

- Completed Project: A project with tenements constructed in multi-storeyed or permanent (pucca) structures, and for which an Occupation Certificate or Building Completion Certificate has been issued by the Competent Authority within the last 7 (seven) years from the Bid Due Date.

II. (b) Rehabilitation Projects Category:

Under this category, the Bidder should have successfully completed* the rehabilitation of project-affected households in public purpose projects such as dams, power projects, airports, railways, industrial projects, roads, ports, etc., in India or abroad, within the last 7 (seven) years:

i) One completed project involving at least 300 households successfully rehabilitated elsewhere;
OR

- ii) Two completed projects each involving at least 150 households successfully rehabilitated elsewhere.

II. (c) Real Estate Project (Rehabilitation Housing):

Under this category, the Bidder should have successfully completed* housing construction projects with carpet areas exceeding 27.88 sq. m., in India or abroad, under regulations such as DCR 1991 (Reg. 30, 33(5), 33(7), 33(9), 33(10)A), DCPR 2034, or other applicable building regulations, during the last 7 (seven) years:

i) One completed project of a minimum of 300 households successfully rehabilitated elsewhere;

OR

- ii) Two completed projects each of a minimum of 150 households successfully rehabilitated elsewhere;

OR

- iii) Three completed projects each of a minimum of 100 households successfully rehabilitated elsewhere.

Note:

- Completed Project: A project involving the construction of permanent (pucca) structures with an Occupation Certificate or Building Completion Certificate issued by the Competent Authority or Project Implementing Authority, within the last 7 (seven) years.

Packet “B”

(B) Financial Capacity:

The Bidder shall fulfill the following financial criteria:

I. A minimum Net Worth of INR 20 crore (Rupees Twenty Crore only) as at the close of the preceding Financial Year#;

- II. An average annual turnover of at least INR 40 crore (Rupees Forty Crore only) during the last 3 (three) financial years#.

Note:

- To be reckoned from the financial year in which the bid is submitted.
- Upon completion of the evaluation of Packet “A” and “B”, of all the bidders, the responsive bidder's Packet C will be opened.

PACKET-C

- **Land Premium to be paid to BMC over & above the minimum 25% Land Premium payable to the Land Owning Authority as per clause 1.11 of Reg. 33(10) of DCPR-2034 in %**
- **(Land Premium = Plot Area x ASR of Developed Land Rate x Zonal Basic FSI x % of the bidder)**

In figures	In Words