

## MITA CO-OPERATIVE HOUSING SOCIETY LTD.

(Reg.No.NBOM/CIDCO/HHG(OH)/1237/JTR/2001-02)

Plot No.32, Sector-20, Kharghar, Navi Mumbai – 410210

Website : <https://mitachs.org.in> -- Email : [mita.chs@hotmail.com](mailto:mita.chs@hotmail.com)

### TENDER NOTICE FOR PMC

Tender No.MITACHSL/01/25-26

1) Sealed tender are invited from qualified bidders for appointment of Project Management Consultant (PMC) for the proposed reconstruction/redevelopment of Mita Co-operative Housing Society Ltd., Behind Bharat Gas Sector 20, Plot No. 32, Kharghar, Navi Mumbai – 410210

2) The society is situated at prime location adjacent to Jalvayu Vihar having a plot area 1499.544 sq. mtrs. (Approximate), CTS No KH 20- 45 as per CIDCO demarcation of plot No. 32, Sector 20, Kharghar, Navi Mumbai 410210 and intends to appoint a PMC.

The Important terms are as follows:

a)	<u>Sale of Tender Documents:</u> Tender document will be available at Society's office From: 07/10/2025 to 24/10/2025 from 06.00 pm to 08.00 pm .
b)	Submission of Tender Document along with attachment upto 08.00 pm of 25/10/2025.
c)	Price of the Tender Document Rs. 5000/- (Rupees Five Thousand Only) (non refundable) DD to be drawn in favour "Mita Co-operative Housing Society Ltd.," issued by a nationalised/ Commercial Bank payable at Kharghar Navi Mumbai-410210.

3) Mita Co-operative Housing Society Ltd., reserves all rights to accept or reject any or all bids without assigning reason whatsoever.

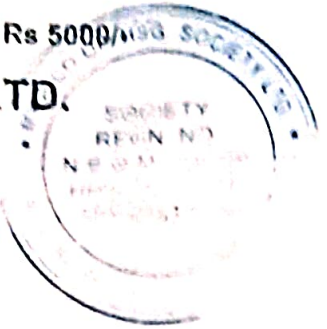
Sd/-  
Chairman/Secretary  
Mita CHS Ltd, Kharghar, Navi Mumbai



Tender Fees: Rs 5000/MSS SOCIETY LTD.

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### TERMS AND CONDITIONS WITH PREAMBLE

1. INVITATION FOR BIDS/QUOTATION FOR APPOINTMENT OF PROJECT MANAGEMENT CONSULTANT (PMC) FOR RECONSTRUCTION / REDEVELOPMENT OF MITA CO-OP HSG SOC LTD, ON PLOT NO 32, SECTOR 20 KHARGHAR 410210.

#### Preamble:

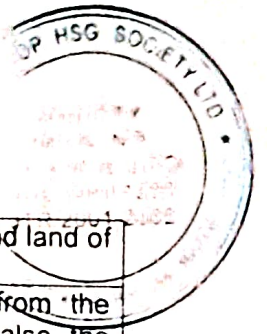
2. MITA CO-OP HSG SOC LTD, ON PLOT NO 32, SECTOR 20 KHARGHAR 410210. (CTS No. KH 20 - 45)  
Area : 1499.544 Sq. Mtrs. (Approximate) Residential and Non-residential structures included in the mentioned area.

•	Suitable Project Management Consultants (PMC) are required to be appointed to give Comprehensive Project Feasibility Report and actual Status Report.
•	To suggest model of development and criteria for selection of development.
•	To invite Tender for reconstruction / redevelopment of the specified property.
•	To oversee and manage the process of development / construction and handover the property to the society.
•	To coordinate with various government department such as CIDCO/ Panvel Municipal Corporation / Co.op Society registrar office etc.
•	The project feasibility report should consider all aspects of the reconstruction/ redevelopment work, detailed area calculation considering existing plot area and flats area, used FSI, additional area due to extra FSI sanctioned, fungible FSI and TDR calculations. Based on the same PMC should make financial viability calculations with maximum additional area for the existing owners.

3. SCOPE OF WORK FOR THE TENDER STAGE - ARCHITECH / PROJECT MANAGEMENT CONSULTANT (PMC):

•	To survey Society's building and land.
•	To obtain information about conveyance of the land to the society.
•	To take into consideration the prevailing policy of the government and the regulations applicable from time to time depending on the ownership of the land (CIDCO/Panvel Municipal Corporation) and to obtain information about





	the FSI and TDR, which would be available in relation to building and land of the society.
•	To take into consideration suggestions and recommendation from the members for reconstruction/redevelopment of the building as also the residential area to be made available to the members, commercial area, vacant area, garden building, parking, Other amenities, building specifications etc and to prepare the realistic project report.
•	Architect / Project Management Consultant should prepare the report within 2 months of date of his appointment and to submit the same to committee of the society.

4. **ELIGIBILITY CRITERIA FOR PROJECT MANAGEMENT CONSULTANT (PMC):**

•	PMC should be registered panel member with CIDCO/Panvel Municipal Corporation/MHADA/Other Government entities/Local Authority.
•	PMC should be conversant with the rules and regulation in Development Control Regulations.
•	PMC should have completed multiple CIDCO redevelopment schemes in Mumbai city/Navi Mumbai and Suburban.
•	PMC should have inhouse structural team.

5. **OTHER DETAILS TO BE SUBMITTED BY THE PROJECT MANAGEMENT CONSULTANT (PMC):**

•	Proprietors educational qualifications and bio-data.
•	PMC registered office address and total staff strength.
•	The academic qualifications and bio-data of the staff members working on the project in different stages of this work.
•	List of successfully completed re-development projects.
•	List of on-going redevelopment projects in different phases.
•	List of proposals of re-development projects for societies on Private/CIDCO/Government agencies.
•	List of on-going re-development projects for societies on private/CIDCO/Government agencies.

6. For any disputes the Jurisdiction will be Panvel Municipal Corporation area Raigad District.



## अर्जाचा प्रारूप नमुना

विषय : जाहिरात क्रमांक

वृत्तपत्र :

दिनांक :

महोदय,

संदर्भित जाहिराती नुसार सल्लागाराची - प्रोजेक्ट मॅनेजमेंट कन्सलटंटची नियुक्त होण्यासाठी मी / संस्था \_\_\_\_\_ इच्छुक असून मी सत्यप्रतिज्ञेवर माझी खरी माहिती खालील प्रमाणे देत आहे

- 1 वैयक्तिक / संस्थेचे संपूर्ण नाव :
- 2 पूर्ण पत्ता :
- 3 शासकीय / निमशासकीय यंत्रणेने मला माझे संस्थेला Black Listed केलेले नाही असे मी सत्यप्रतिज्ञेद्वारे घोषित करतो

मी जाहिरात व संपूर्ण अटी/शर्तीचे वाचन केले असून त्या सर्व अटी/शर्ती मला मान्य असून व शासन वेळोवेळी जे निर्देश / आदेश देईल त्याचे पालन करण्यास मी कटीबद्ध असून मी दिलेल्या माहितीमध्ये चुकीची बाब आढळल्यास कायदेशीर कारवाईस पात्र राहीन याची मला जाणीव आहे

अर्जदाराची सही :

अर्जदाराचे संपूर्ण नांव :

दूरध्वनी क्रमांक :



1. **MITA CHS Ltd, KHARGHAR 410210 (CTS No. KH 20 - 45)**  
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Subject	Compliance Yes/ No
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• To suggest model of development and criteria for selection of development.	
• To invite Tender for reconstruction / redevelopment of the specified property.	
• To oversee process of development / construction and handover the property to the society.	
• To coordinate with various government department such as CIDCO/ Panvel Municipal Corporation / Co.op Society registrar office etc.	
• The project feasibility report should consider all aspects of the reconstruction/ redevelopment work, detailed area calculation considering existing plot area and flats area, used FSI, additional area due to extra FSI sanctioned, fungible FSI and TDR calculations. Based on the same PMC should make financial viability calculations with maximum additional area for the existing owners.	

2. **WORK TO BE DONE IN THE INITIAL STAGE BY ARCHITECT / PROJECT MANAGEMENT CONSULTANT (PMC):**

Subject	Compliance Yes/ No
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