

# मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD

(A MHADA UNIT)



कार्यकारी अभियंता, बोरीवली विभाग यांचे कार्यालय, कक्ष क्र. ४७५, ३ रा मजला, गृहनिर्माण भवन, कलानगर, वांद्रे [पूर्व], मुंबई - ४०००५१  
दुरध्वनी क्र: ०२२-६६४०५३३५ इ मेल: eeborivali@mhada.gov.in

## ई-निविदा सूचना

Main Portal :- <http://mahatenders.gov.in>  
MHADA portal : <http://mhada.maharashtra.gov.in>

कार्यकारी अभियंता, बोरीवली विभाग, मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडाचा विभागीय घटक, गृहनिर्माण भवन, खोली क्र. ४७५, ३ रा मजला, कलानगर, वांद्रे [पूर्व], मुंबई - ४०० ०५१. यांच्या कडून खालील कामांसाठी "सी" नमुन्यात पोस्ट पात्रता निकषानुसार (Post Qualification Criteria) व निविदेतील विहित अटी व शर्तीस अधिन राहून अर्हता व अनुभव असणा-या पात्र संभाव्य बोलीदात्यांकडून खुली ई-निविदा मागविण्यात येत आहे.

अ.क्र.	कामाचे नांव
१.	मौजे मरोळ, मरोशी, तालुका अंधेरी, मुंबई उपनगरीय जिल्हा येथील न.भू.क्र. १६८९ (पै.), १६९७ (पै.) या भूखंडावर बांधकाम हस्तांतरणीय विकास हक्क (टीडीआर) च्या बदल्यात संजय गांधी राष्ट्रीय उद्यानातील आदिवासींसाठी व पात्र झोपडपट्टी वासीयांसाठी २६९५९ गाळे अत्यल्प उत्पन्नगटासाठी बांधणे करिता त्यांचे नियोजन, रचना, सदर बांधकामाकरिता लागणाऱ्या बृहन्मुंबई महानगरपालिकेच्या मानकानुसार पायाभूत सुविधा जसे की, पाणी पुरवठा, मल:निसारण वाहिनी, पर्जन्य जलवाहिनी, जमिनीचे भरणीकाम करणे, रस्ते बांधकाम, मल:निसारण प्रक्रिया संयंत्र, अंतर्गत व बाह्य पायाभूत सुविधा, विद्युत पुरवठा कंपनीच्या मानकानुसार विद्युतिकरण, बांधकाम करण्याकरिता आवश्यक त्या सर्व मंजूरी प्राप्त करणे इत्यादी (टर्न की पध्दतीने) व सदर गाळ्यांचे भोगवटा प्रमाणपत्र प्राप्त करून हस्तांतरण करणे.

ई-निविदा प्रक्रिया कामा संदर्भात सर्व माहिती वरील संकेत स्थळावर दि. २०.१२.२०१८ [दुपारी ३:०० वाजेपासून] ते दि. ०४.०२.२०१९ [दुपारी ३:०० वाजेपर्यंत] पर्यंत उपलब्ध आहे. जे संभाव्य बोलीदाते पहिल्यांदा ई-निविदा प्रक्रियेत भाग घेत आहेत त्यांना संकेतस्थळावर दिलेल्या मार्गदर्शक तत्वानुसार प्रथम डिजिटल युजर आय.डी. व पासवर्ड प्राप्त करून घेणे आवश्यक आहे.

ई-निविदा संबंधी काही सहाय्यता आवश्यक असल्यास डाऊनलोड / अपलोड इत्यादी साठी टोल फ्री दुरध्वनी क्र. १८००३०७०२२३२ अथवा E-mail Id [eproc.support@mahatenders.gov.in](mailto:eproc.support@mahatenders.gov.in) यांच्याशी संपर्क साधावा.

कार्यकारी अभियंता  
बोरीवली विभाग,  
मुंबई गृ. नि. व क्षे. वि. मंडळ.

# **MUMBAI HOUSING AND AREA DEVELOPMENT BOARD**

A REGIONAL UNIT OF  
(MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY,)

## **TENDER NOTICE**

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**e-Tender Notice no. MB/EE/BORIVALI DIVN/01 of 2018-19**

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**Main Portal :** <http://mahatenders.gov.in>

**MHADA Portal :** <http://mhada.maharashtra.gov.in>

**1.1** Executive Engineer, Borivali Divn, Mumbai Housing and Area Development Board (A unit of MHADA), Room No. 475, 3<sup>rd</sup> floor, Griha Nirman Bhavan, Bandra (E), Mumbai- 400 051, Ph.No. (022) 66405335 through the process of e-tendering invites digitally signed & unconditional online tenders in form "C" open e-Tender from prospective bidders eligible as per the "**Post Qualification Criteria**" and **terms and conditions mentioned in the tender** by using any of the following modern technology (as per GR of Housing Department, Government of Maharashtra dt. 01.08.2018) in addition to conventional technology and experience in executing the work for construction of Houses.

- a. Monolithic Concrete construction system using aluminum form work.
- b. Industrialized 3 "S" system using cellular light weight concrete slabs & precast columns(prefab/precast)
- c. Monolithic concrete construction system using plastic aluminum form work.
- d. Modular Tunnel form
- e. Sismo building Technology.
- f. Advanced Building System – EMMEDUE,
- g. Rapid Panels,
- h. Reinforced EPS Core Panel System,
- i. Quick Build 3D Panels,
- j. Concrete Wall Panel System,
- k. Glass Fibre Reinforced Gypsum (GFRG) Panel System,
- l. Light Gauge Steel Framed Structure (LGSFS),
- m. Light Gauge Steel Framed Structure with Infill Concrete Panels (LGSFS-ICP),
- n. Factory made Fast Track Building System,
- o. Speed Floor System,
- p. Waffle-Crete Building System,
- q. Precast Large Concrete Panel System,

for the work of Survey, Soil investigation construction, planning, layout, building designing , obtaining necessary approvals from concerned Authorities/ department , execution, maintenance including bringing all sort of permissions, NOC's and Completion Certificates as per requirement from all concerned dept., authorities, statutory bodies of GOM and GOI such as MCZMA, MoEF, CRZ, CFO, AAI, DRP, SRA, MCGM etc. and to do whatever is necessary to complete and hand over the Tenements under project of Construction of 26959 EWS Tenements for rehabilitation of eligible slum dwellers and tribals in Sanjay Gandhi National Park, Borivali (E.) on C.T.S. No. 1689 (Pt.), 1697 (Pt.), Mauje Maroshi, Taluka Andheri including planning, designing & construction of all site development works like providing water supply, drainage, storm water drains, site cleaning, cutting, filling, roads, STP, electrical installation, external & internal infrastructure as per MCGM, Electrical Supply Agency norms in lieu of "**Construction TDR**" as per details furnished in e-tender document. No Monetary reimbursement will be made to bidder. The work will be carried out on Turnkey Basis for 26959 EWS tenements within stipulated time in a satisfactory manner including 4 years comprehensive maintenance of lifts, pumps, generator and fire fighting system after receipt of Occupation Certificate as per MCGM norms and by fulfilling all the conditions mentioned in the Contract. Bidder has to construct 26959 EWS tenements of 300 sq.ft. carpet area in lieu of "**Construction TDR Quoted**" as per details furnished in e-tender document. No monetary reimbursement will be made to bidder.

## **1.2) Scope of work :-**

### **A) Rehabilitation of tribal unit :-**

1. Construction of 2000 tribal units on land admeasuring 43 Acre as against TDR availability under Clause No. 3.11 of Appendix IV of Regulation 33 (10) of DCR.
2. Each unit will be minimum G+1 with individual terrace planned around open to sky courtyard.
3. Carpet area will be 300 Sq.ft. and construction loading should not be more than 20% of carpet area.
4. Final Demarcation will be given at appropriate time.
5. As far as maximum existing trees are required to be retained.

### **B) Rehabilitation of slum dweller unit :-**

1. Construction of 24959 non-tribal units on land admeasuring 47 Acre as against TDR availability under Clause No. 3.11 of Appendix IV of Regulation 33 (10) of DCR.
2. Construction of Multi-storey building with maximum height as permissible by Airport Authority of India.
3. Carpet area will be 300 sq.ft. and construction loading should not be more than 50% of carpet area.
4. Final Demarcation will be given at appropriate time.
5. As far as maximum existing trees are required to be retained.

### **C) Providing all on site, off site infrastructure as per MCGM, Electrical Supply Agency norms & other norms & approval.**

### **D) Summary Information :-**

TYPE	Total Unit	Unit Carpet (m2)	Construction Loading %*	Total BUA (m2)	Total land (Acre)	Type of Structure
Tribal	2000	27.87	20	33.44	43.00	G+1 [Courtyard]
Slum dweller	24959	27.87	50	41.80	47.00	Multi-storey [as permissible by Airport Authority of India]

❖ Above figure may vary according to site condition.

\* Carpet to built up area ratio of typical floor.

### **1.2.1) Details of e-Tender :-**

Sr. No.	Location	Estimated cost of project	EMD 0.50 % of Estimated cost	S.D. 2% of Estimated cost	Time limit in Months	Eligible Category to purchase the tender	Date of issue of Blank tender document (On line)	Date of Pre-bid conference	Date of receipt of completed tender (On line)
1	Construction of 26959 EWS T/s for rehabilitation of eligible slum dwellers and tribals in Sanjay Gandhi National Park, Borivali (E.) on C.T.S. No. 1689 (Pt.), 1697 (Pt.), Mauje Maroshi, Taluka Andheri in	35,10,90,06,075/-	17,55,45,030/-	70,21,80,122/-	48 months (including monsoon)	As per "Post Qualification Criteria" and terms & conditions mentioned in the tender			

lieu of <b>"Construction TDR"</b> as per details furnished in e- tender document. No monetary reimbursement will be made to bidder									
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1.2.2 Cost of blank bid document (non refundable ) **Rs. 10,000/- + 1200/- (GST) = Rs. 11200/-**

1.2.3 Service Fee of e-Tendering system to be paid on online by Debit Card/ Internet Banking Account / Cash Cards ( non refundable) **To be paid by Applicant as per prevailing rules.**

### **1.3 PROPOSED ONLINE e-TENDER SCHEDULE**

Sr. No	Stage Description	Date	Time
1	Released Date	20/12/2018	After 3.00 pm
2	Document Sale Start	21/12/2018	After 10.00 am
3	Document Sale End	04/02/2019	Before 3.00 pm
4	Pre-bid Conference	10/01/2019	After 3.00 pm
5	Bid submission Start	21/12/2018	After 10.00 am
6	Bid Submission End	04/02/2019	Before 3.00 pm
7	Technical Bid Opening	06/02/2019	After 3.00 pm
8	Financial Bid Opening	Financial Bid opening date will be intimated online separately after Technical Bid scrutiny and appraisal.	

- 1.4) Blank tender document and other details can be downloaded by the Competitive Bidder from web site <http://mahatenders.gov.in> The tenders shall only be received online in two envelopes system. Technical bids will be opened by Deputy Chief Engineer (West)/ Mumbai Board on date **06/02/2019** or thereafter. All the notifications and detailed terms and conditions regarding this tender notice hereafter will be published online on website <http://mahatenders.gov.in> and MHADA website-<http://mhada.maharashtra.gov.in>.
- 1.5) Interested Bidder has to be enrolled on e-Tendering system. As the Bid Data on the System is required to be encrypted and digitally signed online, Bidders are required to obtain Class-2 Digitally signature certificate at the earliest.
- 1.6) MHADA will organize Pre-Bid Conference on **10/01/2019 at 3.00 pm** and will be conducted by the Chief Engineer -II/MHADA, in Griha Nirman Bhavan, Kalanagar, Bandra(E), Mumbai-51.
- 1.7) The bid price for blank tender documents and other details (Inclusive of GST) is **Rs. 11,200/-** (Rupees Eleven Thousand Two Hundred Only) (Non refundable). The bidder shall pay the bid price and EMD amount online. Bidder has to upload scanned copy of Pay-in receipt during bid preparation. The original receipts need to be produce for verification whenever called by the department.
- 1.8) Bidder has to construct 26959 numbers of tenements having minimum carpet area 300 sq.ft. with specification as mentioned in e-tender documents. Bidder is entitle to get **"Construction TDR Quoted"** in terms of built up area constructed for rehabilitation as per Clause No. 3.11 of Appendix IV of Regulation 33 (10) of DCR.

- 1.9) Bidder has to quote the minimum "**Construction TDR**" in lieu of entire construction of 26959 tenements of 300 sq.ft. carpet area.
- 1.10) Bidder are required to construct 26959 numbers of Tenements as mentioned above against "**Construction TDR**" as quoted by bidder. No monetary reimbursement will be made to bidder for construction of tenements.
- 1.11) Bidder shall quote their offer in terms of "**Least Construction TDR**" in square meter for construction of said project of 26959 tenements of 300 sq.ft. carpet area.
- 1.12) Successful bidder will be eligible to get "**Construction TDR**" as per their least quotation in stages as per progress of work as mentioned in e-tender document.
- 1.13) Bidder should go through the detail e-tender notice available on <http://mahatenders.gov.in>
- 1.14) In case of any queries, Bidders may contact to the service provider on any working day on contact nos. **180030702232 OR by email on [eproc.support@mahatender.gov.in](mailto:eproc.support@mahatender.gov.in)**

**1.15) QUALIFYING CRITERIA :**

**The Prospective bidder shall fulfill following eligibility Criteria**

- 1.15.1. The Bidder's shall have to fulfill the "Post Qualification Criteria" and terms & conditions mentioned in the tender to qualify for the participation in the bid competition.
- 1.15.2. Solvency Certificate:-
- All competitive Bidders shall submit Solvency certificate of amount of 20% of Estimated cost put to tender in Technical bid along with Bank confirmation letter.
  - Solvency certificate shall be issued by Nationalized Bank or Scheduled Banks with validity of one year shall be consider for tender process with its validity period.
  - The tender of Competitive Bidder shall not be opened, if Solvency certificate is not submitted.
- 1.15.3. Bidder shall have valid Sales Tax Registration Certificate, Permanent Account Number of Income Tax, and Work Contract Tax Registration Certificate, GST Registration Certificate.
- 1.15.4. Maximum turnover of the bidder during the last three financial years ending 31<sup>st</sup> March of the previous financial year, should be at least 75% of annual estimated cost.  
Annual cost = Estimated cost put to tender / work period = 3510.90 / 4 = 878 Cr.
- 1.15.5. The prospective bidder shall have obtained approvals to plans from Local body for project of BUA not less than 50% of 11,10,000 sq.mt. in last 3 years shall have successfully executed such work in all respect.
- 1.15.6. Net worth: More than Rs. 40% of 3510 Crores certified by the Chartered Accountant, as per Audited Balance Sheet.
- 1.15.7 The Agency shall have to give 'Undertaking' that, they have not been black listed by any organization any time previously.
- 1.15.8 Experience of having successfully completed equivalent works during last 3 years ending last day of month previous to the one in which applications are invited should be either of the following :
- One similar completed work costing not less than the amount equal to 60 % of the estimated cost **OR** 6 crores whichever is more.

- b) Bidder should have executed at least 50% of similar important items of the present work during one year of the last 3 years.

1.15.9 Bidder shall have at least 3 years experience in Housing work.

1.15.10 Age of organization shall not be less than 10 years.

1.15.11 **Bidder shall have at least 3 year experience in Housing work** using the technology proposed for this work.

1.15.12 Right to reject any or all bids / offers without assigning any reason thereof is reserved by Competent Authority / MHADA.

1.15.13 Conditional Tender shall not be considered & shall be summarily rejected.

**1.15.14** The bidders shall have to produce original documents for verification whenever called for.

1.15.15 The bidding capacity of the Bidder should be equal to or more than the cost of the work. The bidding capacity shall be worked out by the following formula:

Bidding Capacity =  $(A \times N \times 2) - B$

Where –

A= Maximum annual turnover in last 5 years (current rate)

N= Number of years prescribed for completion of work for which tenders have been invited.

B=Value of existing commitments and ongoing works to be completed during the period of completion of work for which tenders have been invited.

#### **1.15.16**

##### **Definition of similar nature of work :**

"Construction of RCC Residential building minimum of G + 1 for tribal units & multistory structures minimum G + 7 for slum dwellers with same technology as proposed by bidder for the execution of subject work with internal water supply, sanitary installations and internal electrical installation".

The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum calculated from date of completion to last date of receipt of tenders.

The performance report should be certified by an officer not below the rank of Executive Engineer for work executed for Government client. In case of similar works executed for private client cost of such work shall be multiplied by factor 0.50. Private work shall be supported by certificate from concern Architect, Occupation Certificate & TDS issued by statutory authority. Works executed on BOT or Joint Venture shall be considered.

Bidder will be allowed to construct houses by any option mentioned herewith at **1.1**. While bidding the bidder shall clearly mention the technology which he is going to adopt for this project. However for quoting the rates and for financial evaluation, all type of technologies will be treated at par. The technology with which bidder has become eligible shall be followed for the execution of work. Any alteration in technology with which bidder has succeeded in becoming eligible, will not be allowed.

1.15.17 The Agency will have to get approval of Structural analysis and design for proposed buildings **from IIT, Mumbai / VJTI, Mumbai.**

1.15.18 No corporate debt restricting in process and / or no unresolved debt, restructuring issues with the Banks / Institutions as of One month before the last date of submission of tender. Chartered Accountant's Certificate in this regard shall be uploaded with the tender documents.

1.15.19 The Agency shall possess 'No Default Certificate' from Bankers in respect of Loans availed. In this regard banks certificate not older than one month as on the date of bid submission along with an 'Undertaking' shall be submitted.

**1.16) NOTES:**

- 1.16.1 a. **Technical Envelop – I (T1) -** containing Bidders Eligibility Evaluation documents shall be opened initially on schedule date & time and eligibility shall be decided.
- 1.16.1 b. **Financial Envelop – II (C1) -** containing the financial bids of those eligible bidders shall only be opened on schedule date & time.
- 1.16.2. Right to reject any or all bids /offers without assigning any reason thereof is reserved by MHADA.
- 1.16.3. The digitally Signed online Tenders shall be Uploaded online.
- 1.16.4. Conditional tender shall not be considered and shall be summarily rejected.
- 1.16.5. The bidder shall have to produce original documents for verification, whenever called for.
- 1.16.6 The bidder shall have to give an 'Undertaking' for the 50 years durability of structure after the construction, on Rs. 100/- stamp paper of appreciate value duly notarized and as per prescribed format.

**Executive Engineer  
Borivali Dn.,  
Mumbai H. & A. D. Board**