

DETAILS OF UTTARAYAN CHSL FOR REDEVELOPMENT	
<p><i>Proposals are invited for redevelopment project, on behalf of <b>UTTARAYAN CHS LTD.</b> situated at Opp. Gyan Ashram, Mahakali Caves Road, Andheri (East), Mumbai – 400 093 from financially strong Builders / Developers of repute having adequate resources and experience in the execution of similar works of comparable magnitude for the following works.</i></p>	
<b>NAME AND NATURE OF THE WORKS IN BRIEF</b>	<p>Proposed Redevelopment of the property of concerned approval authority as per following;</p> <p>i. Reg 33(7)(B) or</p> <p>ii. Reg 33(20B)</p> <p>plus 35% Fungible compensatory FSI entitled for Rehab component and Rest of FSI by paying premium and constructing and providing in the proposed new building new and larger premises for the existing members of the Society with agreed amenities and with payment of amounts to the Society/ members to be agreed upon along with other terms, in return for the right to sell the balance residential premises (other than the members' new flats).</p>
<b>Name of the Society:</b>	<b>UTTARAYAN CHSL</b>
<b>Address</b>	Opp. Gyan Ashram, Mahakali Caves Road, Andheri (East), Mumbai – 400 093
<b>Society Regn. No.</b>	BOM/(W-K-E)/HSG (TC)/ 674/84-85
<b>Address / Location:</b>	<a href="https://maps.app.goo.gl/FyD9Uv32ovcxmesr7">https://maps.app.goo.gl/FyD9Uv32ovcxmesr7</a>
<b>Plot area to be taken as per concerned approval authority</b>	The Tenderer shall consider the plot area as permitted by the concerned approval authority for proposed development.
<b>CS No:</b>	37/A (PT)
<b>Village:</b>	Mulgaon
<b>Plot Area as per Lease Deed</b>	6714.10 sq. mtrs. (72,269.97 sq. ft.)
<b>Existing Road Width:</b>	18.30 mtrs DP Road
<b>Existing Carpet Area as per finalized by the Society</b>	5618.73 sq. mtrs. (60,480sq. ft.)
<b>Height as per NOCAS AMSL</b>	The bidder is advised to verify the maximum height available for the project independently for FSI consumption.
<b>Current Year RR Rate per Sq. Meter for the Land:</b>	Rs. 82,670/- per sq. Mtr.
<b>Current Year RR Rate per Sq. meter for the Residential</b>	Rs. 1,93,690/- per sq. Mtr.
<b>Total No. of Members</b>	168 Members
<b>Existing Flats/Units Configurations:</b>	168 Units
<b>Approved Residential Tenements as per OC dated 14<sup>th</sup> Dec 1993 CE/970/WS/AK</b>	120 Units
<b>Conveyance Status:</b>	Lease Hold
<b>Time for Completion of the Project:</b>	<b>36 (Thirty six)</b> months plus grace period of 6 (six) months on merit from the date of the said Property being vacated by the members and handed over to Developer for the purpose of redevelopment. (Inclusive of holidays, Sundays and Monsoon Period)

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<b>Accessibility</b>	<ol style="list-style-type: none"> <li>1. Western Express Highway – Approximately 1 km from the site, providing seamless north-south connectivity across Mumbai.</li> <li>2. Mahakali Caves Road – Just about 700 meters away, offering convenient access to local neighborhoods and amenities.</li> <li>3. SEEPZ Metro Station (Line 7) – Located approximately 1.3 km from the plot, enabling fast and efficient public transit to various parts of the city.</li> <li>4. Gundavali Metro Station (Interchange for Metro Line 1 &amp; 7) – Around 2.5 km away, serving as a key junction for east-west and north-south travel.</li> <li>5. Andheri Railway Station (Western Line) – At a distance of about 2.4 km, ensuring connectivity to the Mumbai Suburban Railway network.</li> </ol> <p><b>Proximity to Landmarks:</b></p> <ul style="list-style-type: none"> <li>• Tolani College – Approximately 650 meters from the site, catering to educational needs in the vicinity.</li> <li>• Sher-e-Punjab Circle – Located just 16 meters from the plot, making it a prominent and easily identifiable location.</li> </ul> <p>This site is ideal for development due to its excellent access to public transport, educational institutions, and arterial roads, making it highly suitable for residential, commercial, or mixed-use purposes.</p>
<b>Zoning &amp; Reservation as per MHADA DCPR 2034</b>	As per available information and MCGM DCPR 2034, BMC Ward sheet, this plot is falling under Residential zone.
<b>Survey of land</b>	<p>The Tenderer is requested to carry out his own survey of the property to ascertain the physical area of the land before they quote for this proposal Form. The proposal from the Developer shall be firm based on the area as permitted by the concerned approval authority for proposed development.</p> <ol style="list-style-type: none"> <li>1) If the Proposer finds any variation in physical possession of the land, then he has to state the variation in this offer /bid.</li> <li>2) Any claim or variation in the offer shall not be accepted by the Society after the submission of his bid.</li> </ol>
<b>Road setback</b>	The developer shall ascertain from their end about the road setback, if any.
<b>User Permitted</b>	Residential
<b>Special Disclosure</b>	<ol style="list-style-type: none"> <li>1. The selected developer has to convert the lease hold land into free hold land by taking the conveyance of free hold land from the owner of the land. The society has identified the land owner for the same. The Bidder should take into consideration a <b>cost provision of Rs. 40 crores</b> towards the getting the lease hold land converted into free hold land. The said provision accounts for consideration for free hold conveyance, cost for stamp duty, cost for Sub-division/ Amalgamation, cost for Mutation on PR Card and other ancillary expenses.</li> </ol>

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	2. If, after successful negotiation with the land owner, there are savings in the cost and consideration as mentioned above, then such savings shall be fully shared with the members of the society only.
<b>Date of purchase of Tender Documents</b>	2 <sup>nd</sup> July 2025 to 23 <sup>rd</sup> July 2025 from PMC's office between 11.00 a.m. to 6.00 p.m.
<b>Cost of Tender Documents</b>	Rs. 17,700/- (Rupees Seventeen Thousand Seven Only) including GST, in Cash/DD/Pay order in the name of <b>Toughcons Nirman Pvt. Ltd.</b> (non-refundable).
<b>Earnest Money Deposit</b>	Rs. 10,00,000/- (Rupees Ten Lacs only) by cheque in favour of UTTARAYAN CHSL.
<b>Pre-bid meeting</b>	5 <sup>th</sup> August 2025 which will be online. Meeting link will be provided.
<b>Last date of submission of the tender documents</b>	16 <sup>th</sup> August 2025 at society office between 4.00 p.m. to 6.00 p.m.
<b>SGM to open the tender documents</b>	17 <sup>th</sup> August 2025 in the society premises at 11.00 a.m.
<b>PMC's name and address</b>	<p>Toughcons Nirman Pvt. Ltd.  1<sup>st</sup> Floor, Bhagwant Niwas, Naik Wadi,  Opp. Vishwa Kripa Hospital,  Goregaon (East), Mumbai – 400063</p> <p>Contact No. - 93210 52225 / 93721 95663  Email: <a href="mailto:tender.tnpl@gmail.com">tender.tnpl@gmail.com</a></p>