INFORMATION

ABOUT

THE

SOCIETY

TENDER ISSUED BY

SOCIETY ARCHITECT CUM PROJECT MANAGEMENT CONSULTANT (APMC)

TOUGHCONS NIRMAN PVT. LTD.

1st Floor, Bhagwant Niwas, Naik Wadi, Opp. Vishwa Kripa Hospital, Goregaon (East), Mumbai – 400 063

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DETAILS OF GOKUL RESIDENCY CHSL FOR JOINT REDEVELOPMENT	
Name of the Society:	Gokul Residency A-G CHSL (Society 1), Gokul Residency H Building CHSL (Society 2), Gokul Gagan CHSL (Society 3)
Address	Thakur Village, Kandivali East, Mumbai 400101
Society Regn. No.	
Gokul Residency A-G CHSL	BOM/WR/HSG/1170/2000-2001
Gokul Residency H Building CHSL	BOM/WR/HSG/TC/11169/2000-2001
Gokul Gagan CHSL	BOM/WR/HSG/TC/9785/97-98 of 1997
Address / Location:	https://maps.app.goo.gl/JXmWFZ1yc7pxwNRD9
Plot area to be taken as per concerned approval authority	The Bidder shall consider the plot area as permitted by the concerned approval authority for proposed development.
CTS No & Village:	792/1, 792/2, 809-A/1/1/1, 809-A/1/1/(5) Pt of Village POISAR, Taluka – Borivali,

Plot Area as per Conveyance	
Society 1	6576.80 sq. mtrs.
Society 2	1499.00 sq. mtrs.
Society 3	6296.80 sq. mtrs.
Total plot area	14372.60 sq. mtrs.
Less: Deduction of Road Set Back Handed Over	2107.70 sq. mtrs.
Net Plot area for FSI Purpose	**12264.8** sq. mtrs.
Built Up Area as per BMC Approved Plan	
Society 1	9600.11 sq. mtrs
Society 2	2378.41 sq. mtrs.
Society 3	10536.59 sq. mtrs
Total plot area	**22515.11** sq. mtrs
Plot Area as per Total Station Survey	17018 sq. mtr.
Existing Road Width:	18.3 mtrs. road (on South, West & East side)
Existing Carpet Area as per finalized by the Society (TO BE CONSIDERED FOR ADDITIONAL AREA, HARDSHIP ALLOWANCE, RENT ETC.)	Ref. Annexure "A"
Non-Residential (Total)	7092.45 sq. ft.
Society 1	5795.28 Sq. Ft.
Society 2	1297.17 Sq. Ft.
Society 3	NA
Residential (Total)	215897.30 Sq. Ft.
Society 1	91100 Sq. Ft.
Society 2	21969.32 Sq. Ft.
Society 3	102828 Sq. Ft.
Land RRR Rate - 2025-26	Rs. 96,900/- per sq. Mtr.
Residential RRR Rate - 2025-26	Rs. 2,00,650 per sq. Mtr.
Total No. of Members	450 Members
Non-Residential (Total)	33 Members
Society 1	27 Units
Society 2	06 Units
Society 3	NIL
Residential (Total)	417 Members
Society 1	207 Units
Society 2	46 Units
Society 3	164 Units
Conveyance Status:	

Society 1	Deemed Conveyance Agreement Registered
Society 2	Deemed Conveyance Agreement Registered
Society 3	Deemed Conveyance Agreement Registered
Occupation Certificate:	
Society 1	Bldg. no. 2: CHE/8039/BP(WS)/AR dated 3rd JUL 1996 Bldg. no. 3: CHE/8734/BP(WS)/AR dated 3rd JUL 1996
Society 2	Bldg. no.1: CHE/8040/BP(WS)/AR dated 3rd JUL 1996
Society 3	Bldg. no.4: CHE/8833/BP(WS)/AR dated 23rd DEC 1996
1st Assessment Date:	
Society 1	01.04.1992
Society 2	01.04.1992
Society 3	01.04.1992
Time for Completion of the Project:	**48 (Forty-Eight)** 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)
Accessibility	• Heart of Thakur Village • Western Express Highway NH8 is 650 m from the plot • Magathane Metro Station (Line 7) 1.0 Km from the plot • Nearest Railway Station: Kandivali Railway Station 2.3 Km from the plot. Borivali Railway Station 3.7 KM • Vishnu Shivam Mall 0.350 mtr from Plot • Oberoi Sky City Mall 1.5 Km from Plot • Seven Star multispecialty Hospital 1.1 Km from the Plot. • Reputed schools and collages within 1 Km radius • National park is within vicinity of 1.5 Km • Proposed multispecialty hospital 1000 beds
Zoning & Reservation as per DCPR 2034	As per available information and MCGM DCPR 2034, BMC Ward sheet, this plot is falling under Residential zone. (Ref. DP Remarks attached in Annexure "K")
Survey of land	The Bidder 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. 1) It is recommended that Bidder shall undertake superimpose of all available plot boundaries as per survey, CTS plans, DP plan etc. 2) If the Bidder finds any variation in physical possession of the land, then he has to state the variation in this offer /bid along with supporting documents. 3) Any claim or variation in the offer shall not be accepted by the Society after the submission of his bid.
Road setback	The developer shall ascertain from their end about the road setback, if any.
User Permitted	Residential cum Commercial
Special Disclosure	Bidders shall take following disclosures into consideration with respect to undertaking the following activities on behalf of the society cost of which is to be borne by the bidder only. • Mutation of Society name on PR card is to be done at developers cost. Society has initiated the process for getting the mutation done on the PR Card. • Society is on a part of larger layout comprising of 7 Societies and/or entities. Hence Plot sub division and/or amalgamation to be done at bidder's cost. • Bidders are not permitted to addition of other neighboring

	society to this cluster. • High Voltage Line is passing over the plot. Bidder may deal with it as they deem fit for the betterment of the project at bidder's cost
Specific Expectations of Retail / Commercial Unit Owner (*Note for the retail owners: The above points represent expectations expressed by existing retail/commercial unit owners and are being incorporated in the tender document to facilitate comparison of developer proposals. The inclusion of these points shall not be construed as creating or confirming any entitlement. Final entitlements, compensation, benefits and commercial terms shall be subject to negotiations, approvals of the General Body and incorporation in the final approved redevelopment documents, Development Agreement and other applicable agreements.)*	Bidders shall take following expectations into consideration with respect to commercial offer to society. Considering that the requirements of commercial premises differ from those of residential premises, developers participating in the tender process are requested to specifically address the following aspects in their proposals. **1. Height of Commercial Units** Developers shall specify the proposed floor-to-floor and clear internal height of commercial units. Commercial unit owners have specifically requested a **minimum clear internal height of approximately 14 feet**, subject to statutory and technical feasibility. **2. Location, Visibility and Frontage** Commercial unit owners have requested that rehabilitated shops be located in the same or substantially equivalent ground-floor commercial position, with adequate visibility, accessibility and frontage. Developers are requested to indicate their approach towards maintaining commercial visibility and frontage and ensuring commercially viable locations for retail establishments. **3. Shop Configuration and Usability** Developers shall indicate the proposed dimensions, frontage and layout of commercial units. Commercial unit owners have expressed that additional area should not be achieved by creating disproportionately narrow and deep shops and have suggested maintaining a commercially viable frontage-to-depth ratio, wherever feasible. Structural obstructions such as columns, shafts and ducts should not materially affect the commercial usability of the premises. **4. Loading and Unloading Access** Developers shall specify the arrangements proposed for loading and unloading activities, including convenient access from the main road and operational suitability for commercial establishments. **5. Independent Access and Toilet Facilities** Commercial unit owners have requested that each rehabilitated commercial unit should have independent access and an individual toilet facility with necessary water supply, plumbing and drainage arrangements, subject to applicable regulations.

	6. Parking Provisions Commercial unit owners have requested that each existing commercial unit be considered for at least one dedicated or earmarked parking space, subject to applicable regulations. Developers are requested to specify the parking provisions proposed for commercial establishments. **7. Existing Nature of Commercial Use** Developers shall indicate their approach towards preserving the existing sanctioned and lawful commercial use of premises, including specialised users such as banks and other established commercial establishments, wherever permissible under applicable regulations. Relevant change of user document and any other relevant document shall be shared. Currently, there is a wine shop operating within the society premises, which cannot be shifted. Accordingly, the Developer shall be required to accommodate the continued operation of the said wine shop during the redevelopment process and shall provide proper compensation to the said occupant/business for any disturbance, temporary relocation, loss, or inconvenience caused during the redevelopment period. A copy of the relevant license shall be provided upon demand. **8. Commercial Infrastructure** Developers shall indicate the commercial infrastructure proposed to be provided, including signage provisions, electrical load, metering arrangements, water supply, drainage, ventilation, air-conditioning provisions and other facilities necessary for the effective operation of commercial premises. **9. Transit Rent and Commercial Compensation** Commercial unit owners have expressed that the tender should seek commercial transit rent in the range of approximately **₹650 to ₹700 per sq. ft. per month**, together with annual escalation. Developers are requested to indicate the transit rent, escalation, brokerage, shifting expenses and other compensation proposed for commercial unit owners during the redevelopment period. **10. Corpus and Other Commercial Benefits** Developers shall specify the corpus compensation and any other financial or non-financial benefits proposed for retail/commercial unit owners as part of the redevelopment package. **11. Delay Compensation and Possession Commitments** Developers shall indicate the proposed construction timeline, possession commitments and compensation mechanism applicable in the event of delays beyond the committed possession

	period. Continuation of compensation until actual lawful handover and operational readiness of the premises shall be mandatory. **12. Other Commercial Safeguards** Developers may additionally indicate their approach towards: • Protection of commercial visibility and signage rights. • Maintenance methodology applicable to commercial premises. • Any other commercial-specific safeguards proposed as part of the redevelopment package.
Date of Tender Purchase	28th October 2026 to 30th November 2026 on any working day, 11 am to 6 pm, from the PMC Office
Date of Submission	Tuesday 2nd February 2027 & Wednesday 3rd February 2027 from 1 PM to 7 PM at Society office.
Tender Document Fee	Total Rs. 1,00,000/- (Rupees One Lakh Only), non-refundable by separate Three DDs / Pay Orders as follows: Rs. 45,000 in the name of "Gokul Residency A to G CHSL" Rs. 11,000 in the name of "Gokul Residency 'H' Building CHSL" Rs. 44,000 in the name of "Gokul Gagan CHSL"
PMC Office	**Tender Documents & Further Details available from the PMC Office: TOUGHCONS NIRMAN PVT. LTD., 1st Floor, Bhagwant Niwas, Naik Wadi, Opp. Vishwa Kripa Hospital, Goregaon East, Mumbai - 400 063 | +91 93210 52225 / 29270401 / 02 | Email: tender.tnpl@gmail.com, www.toughconsnirman.com**