



SGS SUPREME

Redevelopment Experts

Structural Auditors

Project Management Consultants

📍 130-A, Ostwal Ornate, Opp. Jain Temple, Jesal Park, Bhayandar (E), Thane-401 105

✉ sgspmcoffice@gmail.com | ☎ +91 98334 54715

WE WORK WITH



About the COMPANY

-  Redevelopment & Self-Redevelopment
-  Corporate & Commercial Projects
-  Structural Audit
-  Project Management Consultancy
-  Valuation & Surveying

OUR PROJECTS

300+ Structural Audit

60+ Building Repairs

12+ Redevelopment



Our **Mission** and **Vision**

From negotiation to handover — we make redevelopment faster, fairer, and more rewarding



Mission

To deliver high-quality, innovative, and sustainable engineering solutions through efficient project management, transparent processes, and timely execution — ensuring lasting value and client satisfaction.



Vision

To be a trusted leader in architecture, engineering, and project management building a sustainable future through excellence, integrity, and innovation

Our Goals

To be the most trusted and result-oriented consultancy in redevelopment and structural engineering — delivering value, transparency, and timely execution in every project



Goal # 1 - Maximize Value for Societies

Ensure every project achieves the best possible deal, design, and long-term benefits..



Goal # 2 - Ensure Speed, Quality & Compliance

Deliver projects on time with uncompromised quality and adherence to all statutory norms.



Goal # 3 - Build Trust through Transparency

Maintain honest communication, fair practices, and end-to-end professional support throughout the redevelopment process.

Our Management Team

A multidisciplinary team of architects, engineers, and legal experts committed to delivering superior redevelopment solutions

SHIJOY MATHEW – B.E CIVIL AND LLB

PROPRIETOR

MBMC Panel Licensed Structural Engineer

Maharashtra State Licensed Structural Engineer

SHYAM P BIRJE - M.COM, LL.M AND GDC & A.S

SENIOR ADVOCATE

Specializing in Co-operative Society matters

**GANESH P LOHAKARE - B.A., B.COM. GDC & A.,
LL.B**

LEGAL EXPERT

Specializing in Co-operative Society matters, Criminal cases, and Consumer disputes

AR. ARIF M LUKADE - B.ARCH

LIASONING ARCHITECTS

Principal Architect with over 15 years of comprehensive experience in the fields of architecture, interior design, and building liasoning

AR. NITESH SINGH - B.ARCH

LIASONING ARCHITECTS

3D modelling, proposal drawings, working drawings, and BIM modelling

MBMC PANEL ENGINEER LICENSED

Our License

	मिरा-भाईंदर महानगरपालिका MIRA-BHAINDAR MUNICIPAL CORPORATION कार्यालय : स्व. हंदिरा गांधी भवन छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.), ता. जि. ठाणे-४०११०१. दूरध्वनी : 022-28192828 / 28193028 / 28181183 / 28181353 / 28145985 ईमेल : headoffice@mbmc.gov.in वेबसाईट : www.mbmc.gov.in मुख्य कार्यालय	
जा.क्र./मिभा/मनपा स्थावा/७०६३/२०२४-२५		दिनांक ०६/०३/२०२५
महाराष्ट्र शासन राजपत्र असाधारण भाग एक - अ मध्य उप-विभाग, जुलै ८, २०११/आपाठ १७, शके १९३३ नमुना "च" नियम ५ (२) पहा		
नोंदणी क्रमांक ३		
महानगरपालिका कार्यालय दिनांक	: ०६/०३/२०२५	
बांधकाम अभियंत्याचे नाव /	: श्री. शिजॉय मॅथ्यु एलियम्मा	
पत्ता	: ७१५/२बी ओस्तवाल ऑरनेट बिल्डींग नं.०२ जैन मंदिर जैसलपार्क भाईंदर (प.)	
ई-मेल	: Shijoy7770@gmail.com	
दूरध्वनी	: ९८३३४५४७१५	
		
बांधकाम अभियंत्याची नमुना स्वाक्षरी		
असे प्रमाणित करण्यात येते की, वरील बांधकाम अभियंता यांना मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ यांच्या कलम २६५ अ च्या प्रयोजनाकरीता दि.०६/०३/२०२५ ते दि.०५/०३/२०२८ पर्यंतच्या कालावाधीकरीता मुदतवाढ देण्यात येत आहे.		
		
(दिपक खांबित) शहर अभियंता मिरा भाईंदर महानगरपालिका		

PC-4/UA/2024-25/ SE-L-Mudatwad-5

“आपली जबाबदारी व अधिकार, मजबूत लोकशाहीचा आधार”
“जागरूक मतदार लोकशाहीचा आधार”



OUR ENGINEER DEGREE AND CERTIFICATION

MUMBAI UNIVERSITY CIVIL ENGINEER DEGREE



University of Mumbai मुंबई विद्यापीठ

We,

the Chancellor, the Vice Chancellor
and
Members of the Management Council
confer the Degree of
BACHELOR OF ENGINEERING
(Civil Engineering Branch)

on

SHAIKH MOHD FAISAL MOHD HABIB RUKHSANA

of Theem College of Engineering

with a Cumulative Grade Performance Index of 5.77 out of 10.00

for the examination held in MAY 2019

at the Convocation

held on 26th November, 2019.

आम्ही,

कुलपती, कुलगुरु
आणि

व्यवस्थापन परिषदेचे सदस्य
अभियांत्रिकी स्नातक
(स्थापत्य अभियांत्रिकी शाखा)

ही पदवी

शेख मोहम्मद फैसल मोहम्मद हबीब रुखसाना
थीम कॉलेज ऑफ इंजिनिअरिंग

यांना

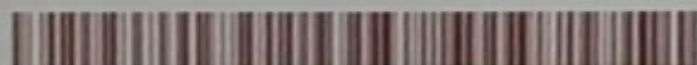
संचयी श्रेणी संपादित निर्देशांक १०.०० पैकी ५.७७

मे २०१९ मधील परीक्षेत

उत्तीर्ण झाल्याबद्दल

२६ नोव्हेंबर, २०१९ च्या

दीक्षान्त समारंभात प्रदान करित आहोत.



19-BENG-19M-0802-06182719

Suhas Pednekar

Prof. Suhas Pednekar | प्रा. सुहास पेडणेकर
Vice Chancellor | कुलगुरु



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MUMBAI UNIVERSITY CIVIL ENGINEER DEGREE



University of Mumbai मुंबई विद्यापीठ

We,

the Chancellor, the Vice Chancellor
and
Members of the Management Council
confer the Degree of
BACHELOR OF ENGINEERING
(Civil Engineering Branch)

on
SHAIKH IRFAN MOHD ALAM SHAHIDA
of Rizvi Education Society's College of Engineering
with a Cumulative Grade Performance Index of 7.42 out of 10.00
for the examination held in MAY 2018
at the Convocation
held on 11th January 2019.

आम्ही,

कुलपती, कुलगुरु
आणि

व्यवस्थापन परिषदेचे सदस्य
अभियांत्रिकी स्नातक
(स्थापत्य अभियांत्रिकी शाखा)

ही पदवी

शेख ईरफान मोहम्मद आलम शहीदा

रिझवी एज्युकेशन सोसायटीचे कॉलेज ऑफ इंजिनिअरिंग

यांना

संचयी श्रेणी संपादित निर्देशांक १०.०० पैकी ७.४२

मे २०१८ मधील परीक्षेत

उत्तीर्ण झाल्याबद्दल

११ जानेवारी २०१९ च्या

दीक्षान्त समारंभात प्रदान करित आहोत.



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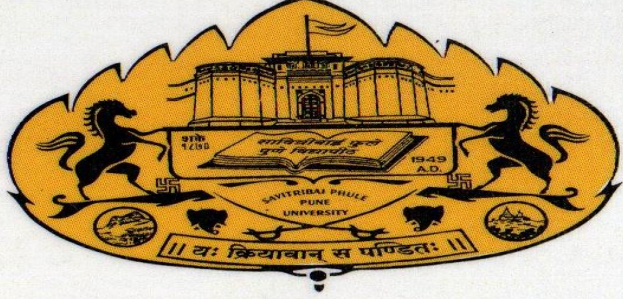
Suhas Pednekar

Prof. Suhas Pednekar | प्रा. सुहास पेडणेकर
Vice Chancellor | कुलगुरु

0908524



PUNE UNIVERSITY CIVIL ENGINEER DEGREE



Savitribai Phule Pune University

(formerly University of Pune)

We, the Chancellor, the Vice Chancellor and the Members of the Management Council and the Academic Council of the Savitribai Phule Pune University certify that
Shaikh Rehanali Kasamali, Mother's Name: Raisa
of Shree Ramchandra College of Engineering, Lonikand having been examined and found duly
qualified for the degree of
Bachelor of Engineering (Civil)
and placed in the First Class in May 2018. The said degree has been conferred on him. In testimony
whereof is set the seal of the said University.

सावित्रीबाई फुले पुणे विद्यापीठ

(पूर्वीचे पुणे विद्यापीठ)

आम्ही, सावित्रीबाई फुले पुणे विद्यापीठाचे कुलपति, कुलगुरु आणि व्यवस्थापन परिषद व विद्या परिषद सदस्य, प्रमाणित करितो की,

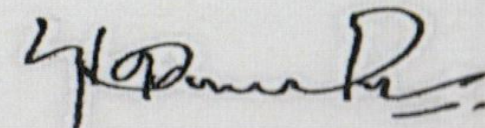
शेख रहन अली कसम अली, आईचे नाव: रायसा

हे श्री रामचंद्र कॉलेज ऑफ इंजिनिअरींग, लोणिकंद. येथून प्रथम श्रेणीत मे २०१८ मध्ये

अभियांत्रिकी स्नातक (स्थापत्य)

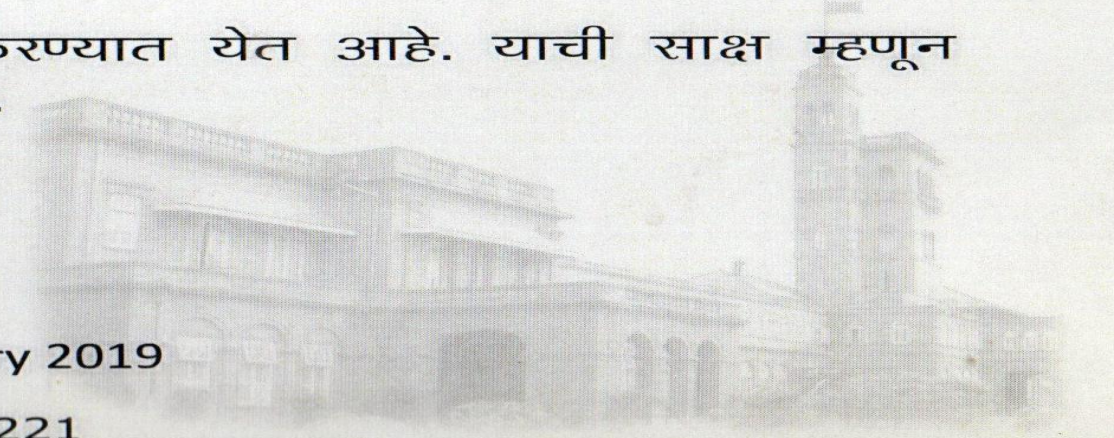
पदवी परीक्षा उत्तीर्ण झाल्याबद्दल त्यांना ही पदवी प्रदान करण्यात येत आहे. याची साक्ष म्हणून विद्यापीठाची अधिकृत मुद्रा येथे अंकित करण्यात येत आहे.




Vice Chancellor

11th January 2019

EN18-34221



MUMBAI UNIVERSITY CIVIL ENGINEER DEGREE

University of Mumbai



University of Mumbai मुंबई विद्यापीठ

We,

the Chancellor, the Vice Chancellor
and
Members of the Management Council
confer the Degree of
BACHELOR OF ENGINEERING
(Civil Engineering Branch)

on

SHAIKH ABDULL ALIM AZIM ZAIBUNNISA
of Rizvi Education Society's College of Engineering
with a Cumulative Grade Performance Index of **7.34** out of 10.00
for the examination held in **OCTOBER 2020**
at the Convocation
held on 1st February, 2021.

आम्ही,

कुलपती, कुलगुरु
आणि

व्यवस्थापन परिषदेचे सदस्य
अभियांत्रिकी स्नातक
(स्थापत्य अभियांत्रिकी शाखा)

ही पदवी

शेख अब्दुल अलीम अझीम झैबुन्निसा

रिझवी एज्युकेशन सोसायटीचे कॉलेज ऑफ इंजिनिअरिंग

यांना

संचयी श्रेणी संपादित निर्देशांक १०.०० पैकी ७.३४

ऑक्टोबर २०२० मधील परीक्षेत

उत्तीर्ण झाल्याबद्दल

१ फेब्रुवारी, २०२१ च्या

दीक्षान्त समारंभात प्रदान करित आहोत.



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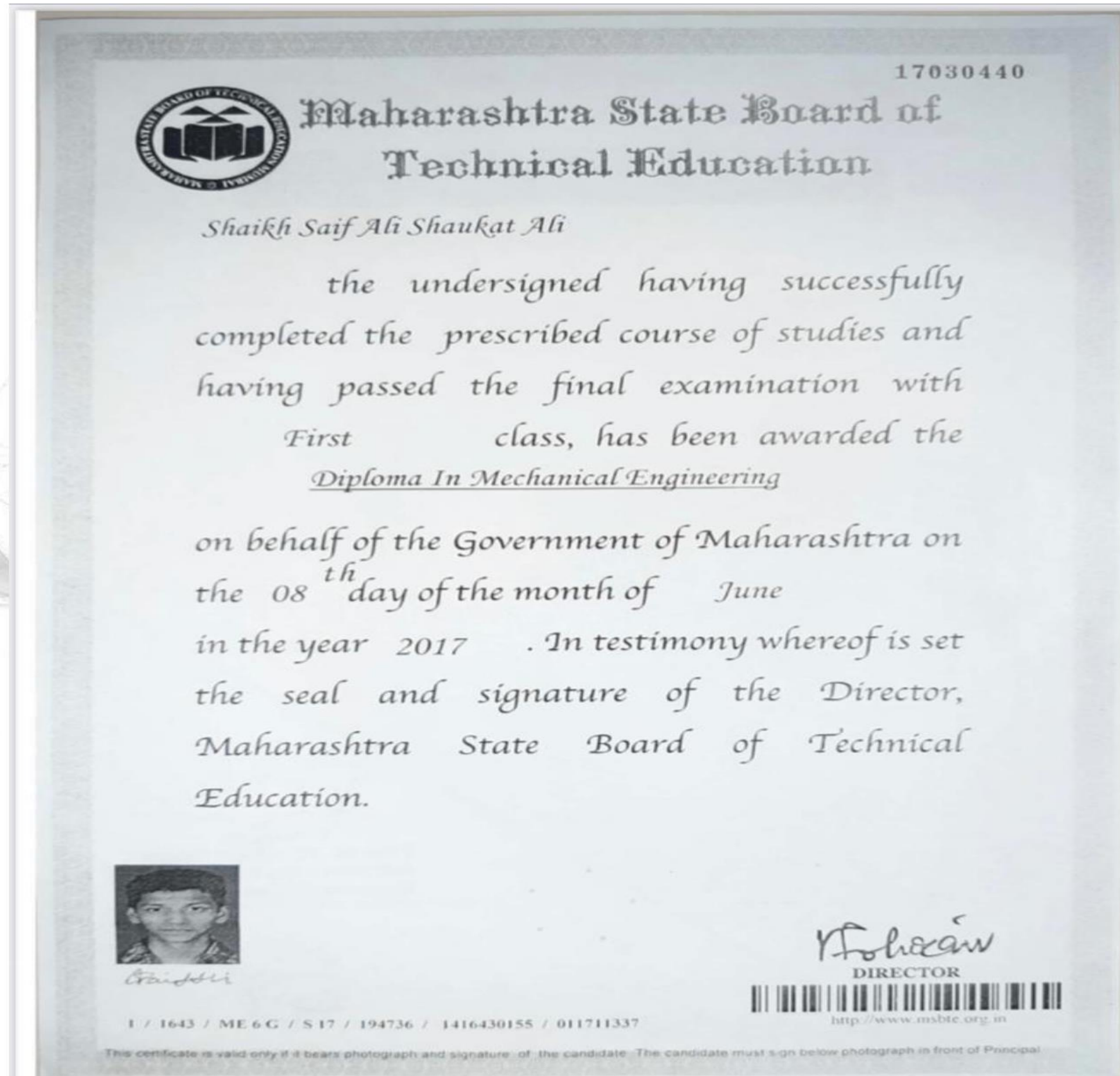
Prof. Suhas Pednekar

Prof. Suhas Pednekar | प्रा. सुहास पेडणेकर
Vice Chancellor | कुलगुरु



1770334

MSBTE MECHANICAL ENGINEER



2D SOFTWARE CERTIFICATE



Certificate of Completion

is awarded to

SHAIKH REHAN

upon completing

AutoCAD 2021 Comprehensive and advance Training

course of 12:49 Hrs. on 05-Jul-2024

Managing Director

Mohtashim M.



Instructor(s)

Sanjeev

Verify this certificate at <https://verify.tutorialspoint.com>, using number: TP-MIQTWO10

3D SOFTWARE CERTIFICATE



Certificate of Completion

is awarded to

SHAIKH REHAN

upon completing

Learn Revit Architecture from basic to advance Level

course of 11:09 Hrs. on 05-Jul-2024

Managing Director

Mohtashim M.



Instructor(s)

Sanjeev

Verify this certificate at <https://verify.tutorialspoint.com>, using number: TP-FPHLSPJ3

LIST OF REDEVELOPMENT PROJECTS		
Sr. No.	Name of Society / Project	Contact Details
1	Joshi Niketan Co-operative Housing Society Ltd., Bhayandar West, Tal. and Dist. Thane	Shri. Shashi Sharma – Mob. No. 98699 45541
2	Sunny Mahal Co-operative Housing Society Ltd., Bhayandar East, Tal. and Dist. Thane	Shri. Ramakant Dixit – Mob. No. 90045 54460
3	Ravi Naman Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. Adity Maharana – Mob. No. 91670 37303
4	Jai Arihant Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. B. D. Hatkar – Mob. No. 98703 93350
5	New Timruti Co-operative Housing Society Ltd., Bhayandar West, Tal. and Dist. Thane	Shri. Santosh Singh – Mob. No. 83693 11011
6	Saraogi Avenue Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. Sahib Hudda – Mob. No. 87799 69007
7	Daffodil’s Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. William – Mob. No. 99203 89599
8	Shree Sai Plaza Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. Vinod – Mob. No. 98208 46488
9	Shraddha Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. Ajay Tripathi – Mob. No. 98201 94232
10	Shree Ganesh Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. Subhash Shinde – Mob. No. 97694 14902

Commercial Benchmarking: Local Projects (Mira Bhayandar)

Parameter	Society 1 (Tender Requirement)	Society 2 (Executed Agreement)	Society 3 (Member Consent)
Additional Area (Free of Cost)**	Developer to Quote Percentage (%)**	14% additional mofa carpet area on existing area.	24% additional carpet area on existing area.
Transit Rent	Developer to **Quote Rent/Sq. Ft.** (10% Annual Increase)	₹40/- per sq. ft. per month (10% Annual Increase)	₹16,000 to ₹21,000 per month (Flat Rate, No Increase Mentioned)
Hardship Compensation / Premium	Corpus Fund (Developer to Quote Amount)	₹201/- per sq. ft. on existing area (Paid in 3 installments)	Developer to Quote Corpus Fund
Maximum Timeline	36 Months (Plus Grace Period)	18 Months (Plus 6 Months Grace Period)	36 Months (Plus 6 Months Grace Period)

***Insight: The market rate for free additional area is currently trending between 14% and 24%. Society 2 has a much shorter project timeline (18+6 months) than the standard 36+6 months.**

REDEVELOPMENT PROCESS

REDEVELOPMENT

- Redevelopment means demolishing the Old Structure and replacing the same with New Structure with new Dimensions and Space



When should redevelopment be considered?

- **As per Bye-law no. 77, Structural Audit of the Building is to be conducted when the Building is more than 15 years old.**
- **The Report of such Structural Audit would reveal the condition of the Building and indicate whether the Society needs Redevelopment.**

The Report of such Structural Audit would reveal the condition of the Building



Who is the authorised person to conduct Structural Audit?

- The **Structural Audit** is to be conducted only by a “**Licensed Engineer**”.



List Of Important Documents Required For Starting Redevelopment

- 1. Society Registration Certificate.
- 2. 7/12 Extract.
- 3. Form no. 6 from Revenue Office.
- 4. Conveyance Deed / Lease Deed / Sale Deed.
- 5. Search Report and Title Certificate.
- 6. Index II
- 7. N. A. Order.
- 8. Development Agreement.
- 9. City Survey Plan.
- 10. Approved Building Plan.
- 11. Copy of I.O.D.
- 12. Commencement Certificate.
- 13. Occupation Certificate.
- 14. Completion Certificate.
- 15. Agreement for Sale.
- 16. Stamp Duty paid proof.
- 17. Registration Charges paid proof.
- 18. Appointment Letter of PMC, Architect, Builder



What are the Documents needed to be prepared for Redevelopment?

1. Feasibility report.
2. Suggestions from members.
3. Public Notice for inviting the Tender.
4. Minutes of various Meetings.
5. Correspondence with different Authorities.
6. Obtaining required permission from Deputy Registrar, AMC, ULC Department, Na Department etc.
7. Tender Form.
8. Summary of Tenders received.
9. Approval of Tenders in the General Body meetings and preparation of Draft and Final Minutes.
10. Appointment letters to Advocate, Structural Engineers, Architect, Project Management Consultant etc

What are the various Documents and Agreements to be prepared in the process of Redevelopment?

- 1. Redevelopment Agreement.
- 2. Indemnity Bond by the Developer.
- 3. Format of Bank Guarantee from the Builder.
- 4. Power of Authority from the Society to the Developer.
- 5. Agreement for alternate accommodation.
- 6. Consent Letters from the members to the Society.
- 7. Consent Letters from the members of the Society to Builder / Developer / BMC.
- 8. Memorandum of Understanding (MOU) between the Society and Builder / Developer.

Bank Guarantee for the total cost of the Redevelopment Project should be obtained from the Developer

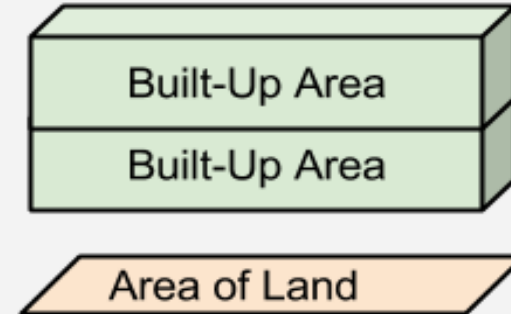


Penalty Clause should be inserted in the Redevelopment Agreement



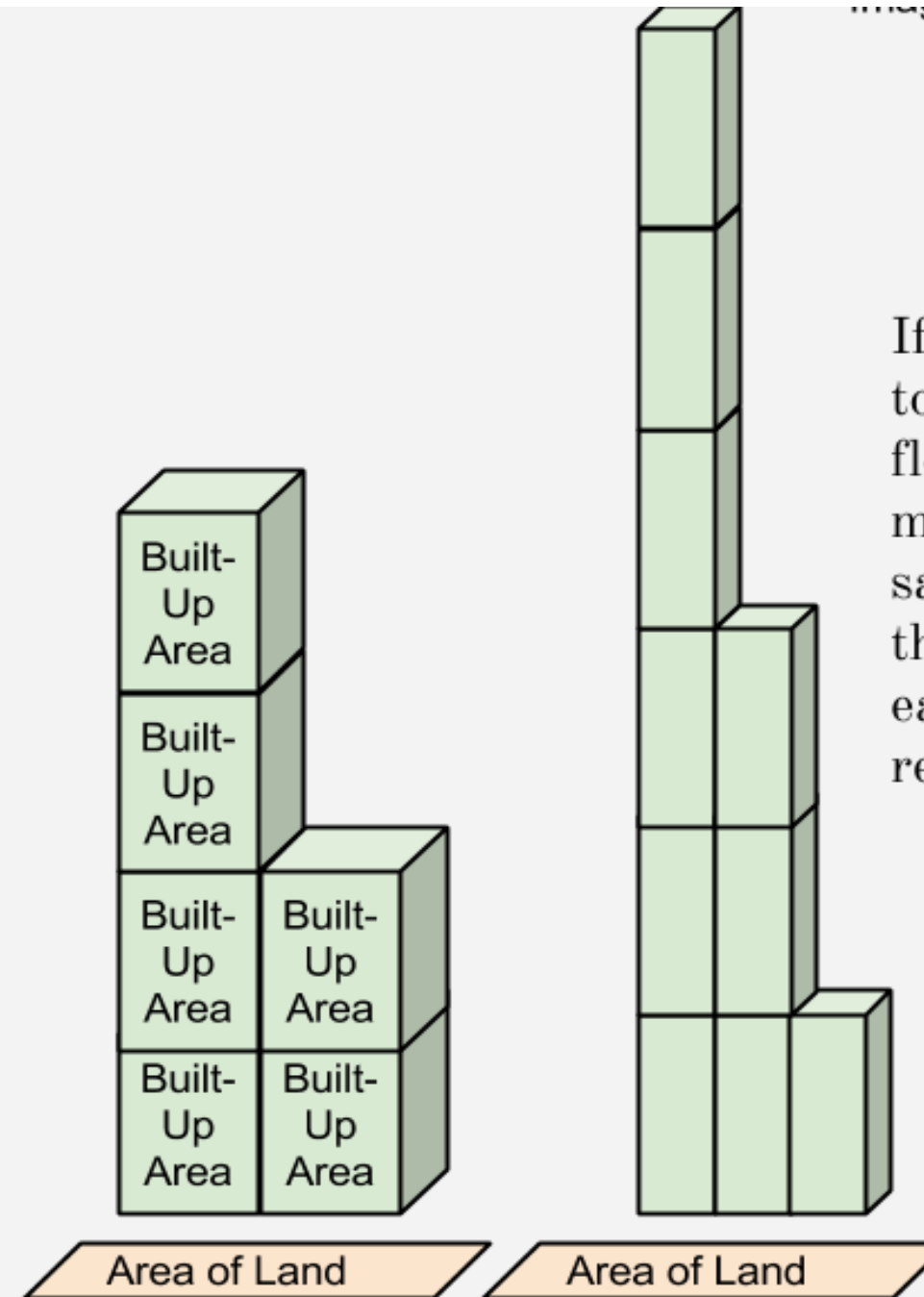
Before you finalise a developer, get your facts right with regards to the incentive limit against FSI (Floor Space Index)

$$\text{FSI} = 2$$



In all these examples, the Floor Space Index (FSI) = 2

This means that if the plot of land was 1 unit then the built-up area (sum of all the floors) is double the plot of land i.e. 2 units



If you want to build more floors and maintain the same FSI, the size of each floor reduces.

Sections of DCPR 2034 which covers Redevelopments

1. **Section 33 (7):**

Redevelopment of Cessed buildings in the Island City by Co-operative Housing Societies or of old buildings.

2. **Section 33 (7)A:**

Redevelopment of dilapidated/unsafe existing authorized tenant occupied building in Suburbs and Extended Suburbs and existing authorized non-cessed tenant occupied buildings in Mumbai City.

3. **Section 33 (7)B:**

Additional FSI for Redevelopment of existing residential housing societies excluding buildings covered under regulation 33(7) and 33(7)(A)

DCPR Section	Applicable Building Type	Key Incentive Provided (Why it's 'Best' for its category)
33 (7)	Cessed Buildings in the Island City (Oldest, most dilapidated, tenant-occupied, often protected by law).	High Incentive FSI (50% to 70%) or Total FSI up to 3.0 , which is very high for the densely built Island City. This high incentive is necessary to make the project viable, given the small plot sizes and the challenges of dealing with old tenancies.
33 (7)A	Dilapidated/Tenant-Occupied buildings in the Suburbs/Extended Suburbs and certain non-cessed tenant buildings.	FSI required for rehabilitation + 50% Incentive FSI. This is the necessary incentive structure to motivate developers to take on the responsibility of rehousing tenants in the suburbs and extended areas, where the need for safe housing is critical.
33 (7)B	Existing Residential Housing Societies (owner-occupied, non-cessed) generally 30 years or older .	Incentive Additional Built-Up Area (BUA) up to 15% of existing BUA or 10 sq. meters per tenement , whichever is more, without premium . This is "best" for owner-occupied societies as it ensures all existing members get a guaranteed area increase without the cost of a premium, making the project attractive to members.

BASIC KNOWLEDGE

CARPET AREA



RERA CARPET AREA



BUILT UP AREA



SUPER BUILT UP AREA



STEP 1

FEASIBILITY REPORT

This report will include statement of, existing built up area, proposed built up area using TDR, Fungible FSI area, construction area, Mira Bhayandar Municipal Corporation (MBMC) or UDCPR (Unified Development Control and Promotion Regulations) rules, Height restrictions, open space, and parking requirements (From the papers available with society)

Five Areas of Project Feasibility

PART 1: Technical feasibility

Examines whether the **technical resources, design, and construction methods** required for the project are available and suitable.

Includes:

- Availability of materials and equipment
- Construction technology
- Site conditions and accessibility
- Engineering and architectural requirements

Five Areas of Project Feasibility

PART 2: Economic (or Financial) Feasibility

Evaluates whether the project is financially viable — can it be completed within budget and generate enough returns or value?

Includes:

- Estimated construction and operating costs
- Funding sources
- Cost-benefit analysis
- Expected profitability or savings

Five Areas of Project Feasibility

PART 3: Legal Feasibility

Assesses whether the project complies with laws, regulations, and permits.

INCLUDES:

- Land ownership and title
- Zoning and building codes
- Environmental regulations
- Contractual and safety requirements

Five Areas of Project Feasibility

PART 4: Operational Feasibility

Determines whether the project can be successfully operated and maintained after completion.

Includes:

- Availability of skilled personnel
- Management and maintenance plans
- Efficiency of building operation
- Suitability for intended users or occupants

Five Areas of Project Feasibility

PART 5: Schedule (or Time) Feasibility

Evaluates whether the project can be completed within the proposed time frame.

Includes:

- Construction timeline and milestones
- Availability of resources on schedule
- Impact of delays or seasonal factors

SUMMARY OF FEASIBILITY REPORT

If the project is feasible (YES) — the report shows exactly:



What Area Each Existing Member/Owner Will Get

- Each flat owner will get a new flat of 20% more carpet area than their existing flat.
- This is calculated based on the total plot area, F.S.I. (Floor Space Index), and developer's offer.

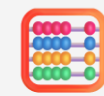


What Extra Benefits You'll Get

- Additional 10 sq.m. balcony
- New amenities like lift, parking, CCTV, garden, etc.
- Temporary rent during construction (e.g., ₹15,000/month for 18 months)
- Corpus fund of ₹5 lakhs per member

SUMMARY OF FEASIBILITY REPORT

If the project is feasible (YES) — the report shows exactly:



Developer's Share and Sale Component

- How much area the developer will sell to recover cost and make profit.
- The report balances both — members' area + developer's sale area = total permissible area (as per F.S.I./T.D.R. rules).



Project Cost and Profitability

- Construction cost estimate
- Expected sale price of new flats
- Developer's profit margin



Timeline


- How long redevelopment will take — typically 2 to 3 years.

STEP 2

TENDERING



NEWSPAPER ADVERTISEMENT

TENDER NOTICE
Sealed Item rate tenders are invited from qualified & reputed Builders for Redevelopment of the existing society.

PROJECT DETAILS
SOCIETY NAME CHS LTD. Situated at Vijay park, opp. Vinay Tower, Mira Road (E), Thane - 401107
TENDER COLLECTION DETAILS
From 04/03/2025 to 13/03/2025 , between 11:00 AM and 5:00 PM, at 130-A, Ostwal Ornate, Opp. Jain Temple, Jesal Park, Bhayandar (E), Thane-401 105
SUBMISSION DETAILS
On 14/03/2025 , between 10:00 AM and 5:00 PM, at the society office
TENDER COST
₹5,000 (Non-Refundable)
CONTACT NO.
+91 98334 54715



TENDER PREPARATION

TENDER FOR REDEVELOPMENT

SOCIETY NAME	SOCIETY NAME CHS LTD.
SOCIETY ADDRESS	Vijay park, opp. Vinay Tower, Mira Road (E), Thane - 401107

Society Stage	Start Date & Time	Expiry Date & Time	Location
Tender Collection Date	04-03-2025 10:00 am	13-03-2025 05:00 pm	Consultant Office
Tender Submission Date	14-03-2025 10:00 am	14-03-2025 05:00 pm	Society Office

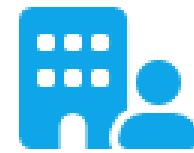
Project at a Glance



Plot Area

1398.12 sq. mt.

(approx. 15,050 sq. ft.)



Existing Units

94 Flats + 11

Shops

Total 105 members



Existing Carpet Area

16,280.23 sq.

ft.

(1513.03 sq. mt.)

TENDER OVERVIEW			
Tender Notice Invitation	SOCIETY NAME CHSL invites tenders through the Tendering system from builders with adequate experience in similar works.		
Name of Work	Redevelopment of Existing society		
Cost of Each Tender	₹5,000 (Three Thousand only)		
Earnest Money Deposit (EMD)	INR 4,00,000 in the form of a Demand Draft in favor of SOCIETY NAME CHS LTD. The EMD will be valid until the successful execution of the project.		
Completion Period	Contract as a Whole: 36 Months or as per approved bar chart from the date of work order		
Validity Period	The Builder's offer shall remain valid for 120 days from the date of tender opening and will be rate will be sealed in agreement.		
Carpet Area (Flat Detail)	Flat No. 101	Owner Name	Carpet Area = 262.11 Sq.ft
	Flat No. 101	Owner Name	Carpet Area = 250.50 Sq.ft
	Flat No. 101	Owner Name	Carpet Area = 242.10 Sq.ft

DEVELOPER TECHNICAL QUALIFICATIONS

Experience	Developer must have successfully completed at least 2–3 redevelopment or residential projects of similar size (e.g. 1000 sq.m. or more) in the last 5–7 years.
Type of Projects	Preference to developers who have completed co-operative housing society redevelopment, cluster, or SRA projects within MBMC / MMR region.
In-house Expertise	Developer must have their own qualified Architect, Structural Engineer, Project Manager, and Legal Consultant or a tie-up with recognized professionals.
Technical Staff Strength	Minimum team size of engineers, supervisors, and site managers proportionate to project scale.
Knowledge of Local Regulations	Developer must be conversant with UDCPR 2020, MBMC Development Control Rules, and local procedures for IOD, CC, OC, and TDR loading.
Quality & Safety Record	Proven record of using standard materials, certified Builders, and maintaining safety during demolition and construction.

Developer Financial Qualifications	
Minimum Turnover	Annual turnover of at least ₹3–5 Crores for the past 3 years (depending on project size).
Net Worth	Positive net worth and adequate liquidity to fund project (supported by balance sheets, CA certificate).
Bank Support / Funding Capacity	Must show proof of financial tie-ups, sanction letters, or own funds to carry project cost till sale component realization.
No Default Record	Developer must not be a defaulter with any bank, NBFC, or authority.
GST / Tax Compliance	Must have valid PAN, GST registration, and up-to-date tax filings.

DEVELOPER LEGAL AND STATUTORY QUALIFICATIONS	
Registration	Entity must be registered as a Company / LLP / Partnership Firm with appropriate licenses.
RERA Registration	Must be a RERA-registered developer and have a good compliance record (no major complaints or penalties).
No Litigation	Should not have any pending litigation or blacklisting from any government or cooperative authority.
Professional Certifications	Architect, Engineer, Structural Auditor) must be licensed professionals under MBMC / BMC

PERFORMANCE QUALIFICATIONS	
Timely Completion Record	Must have completed previous projects within committed timelines.
Client Feedback / References	Provide references or testimonials from earlier societies or clients.
Post-handover Support	Developer should offer after-sales or maintenance support for at least 12 months post-handover.

Tender Submission Process

Two-Envelope System

Envelope 1: Technical Bid

(Company Profile, Financials, Experience Details)

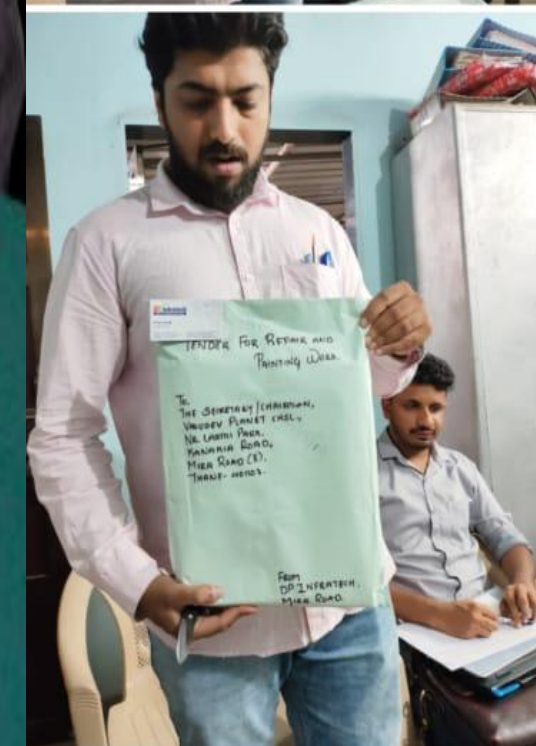
Envelope 2: Commercial Bid

(Offer as per Annexure B: % extra area, rent, corpus, etc.)

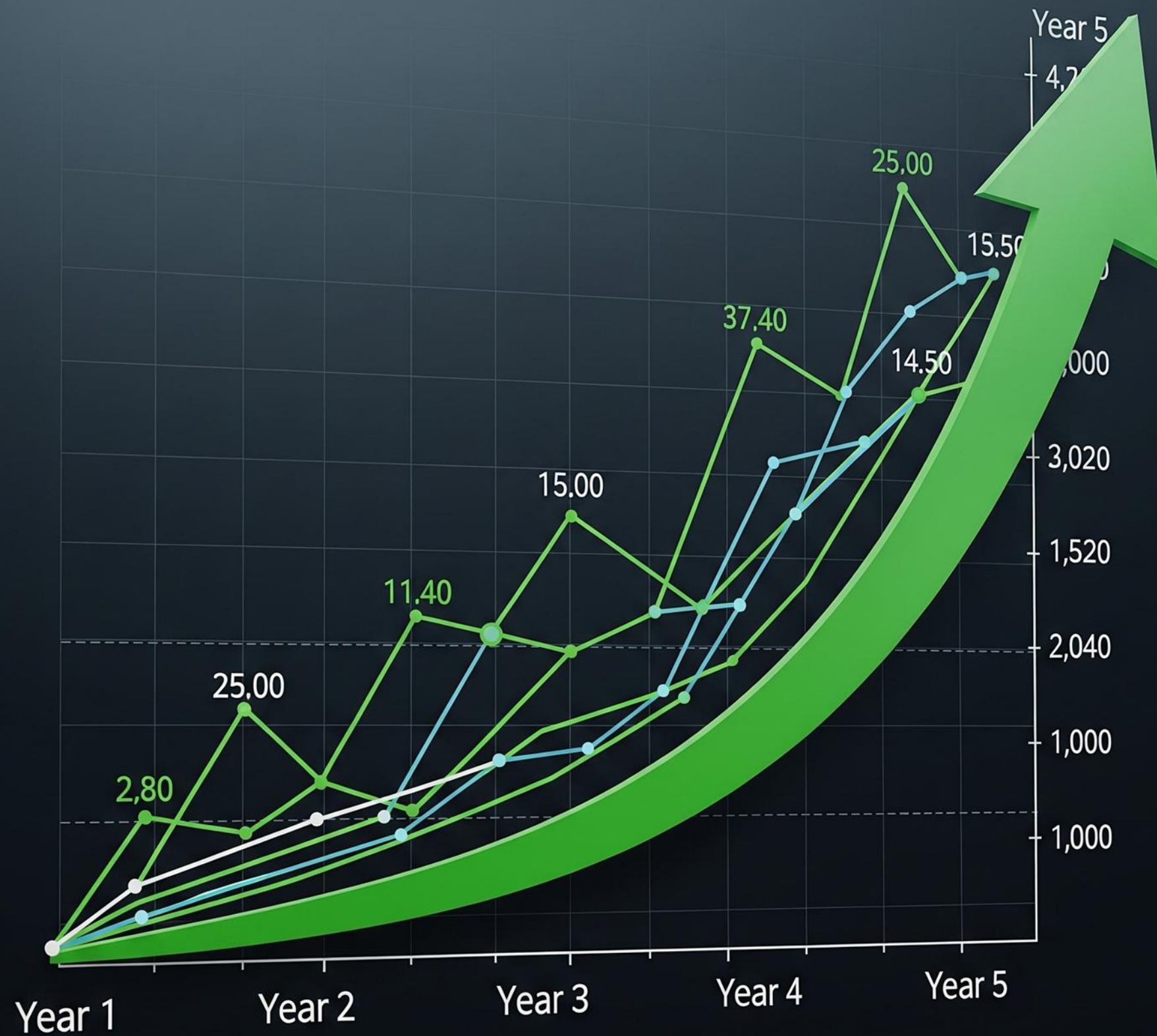
Tenders must be sealed and submitted as per the prescribed format to be eligible.



SEALED TENDER OPENING



Financial Stability



- Avg. annual turnover of Rs. 3 Crores or more
- Based on construction work, excluding land/plant costs
- Must demonstrate over the last 5 years

Commercial Offer: Key Aspects



- Additional area offered to society members
- Alternate accommodation rent amount
- Corpus fund and shifting charges
- Overall project timeline commitment

BUILDER PRE EVALUATION (Step 1)

SR. NO.	Builder/ FIRM NAMES	LOCATION	CONTACT #	PROFILE SUBMITTED	TENDER SUBMITTED	DD		Eligible for Next Process
						SUBMITTED/ NOT SUBMITTED	REMARKS	
1	Builder 1	Goregaon		YES	YES	Submitted	DD No. 011314	Eligible
2	Builder 1	Seawoods		NO	NO	Not Submitted	Not Submitted	Not Eligible
3	Builder 1	Thane		NO	NO	Not Submitted	Not Submitted	Not Eligible
4	Builder 1	Goregaon		YES	YES	Submitted	DD No. 000256	Eligible
5	Builder 1	Bandra		NO	NO	Not Submitted	Not Submitted	Not Eligible
6	Builder 1	Andheri		YES	YES	Submitted	CHEQUE	Not Eligible
7	Builder 1	Jogeshwari		YES	YES	Submitted	DD No. 500984	Eligible
8	Builder 1	Jogeshwari		NO	NO	Not Submitted	Not Submitted	Not Eligible
9	Builder 1	Dharavi		NO	YES	Submitted	DD No. 149183	Eligible

Builder PRE EVALUATION (Step 2)				
PARAMETER FOR EVALUATION	RIDDHI	SHREE BALAJI	SHREE OSTWAL	ATMASHANTI
BIDDING PATTERN	Quotes Competitive to get the projects	Quotes Higher to get the projects	Quotes lower than potential of projects	Quotes lowest to get the projects
FINANCE	Good	Average	Average	Average
TOTAL PROJECTS	55 in total	41 in total	53 in total	20 in total
COMPLETED PROJECTS	45 completed	36 completed	36 completed	6 completed
ONGOING PROJECTS	7 ongoing	3 ongoing	12 ongoing	11 ongoing
UPCOMING PROJECTS	3 upcoming	2 upcoming	5 upcoming	3 upcoming
REDEVELOPMENT EXPERIENCE	3.25 Lacs Sq. Ft.	No	No	3 Lacs Sq. Ft.
PROJECT DELIVERIES	Good	Average	Delayed	Average
ELEVATION & DESIGN	Good	Good	Average	Average
CONSTRUCTION QUALITY	Good	Good	Average	Average
CUSTOMER FEEDBACK	Good	Poor	Poor	Average
CIVIL SUITS/LITIGATION	No	Yes	Yes	No

BUILDER INTRODUCTION MEETINGS

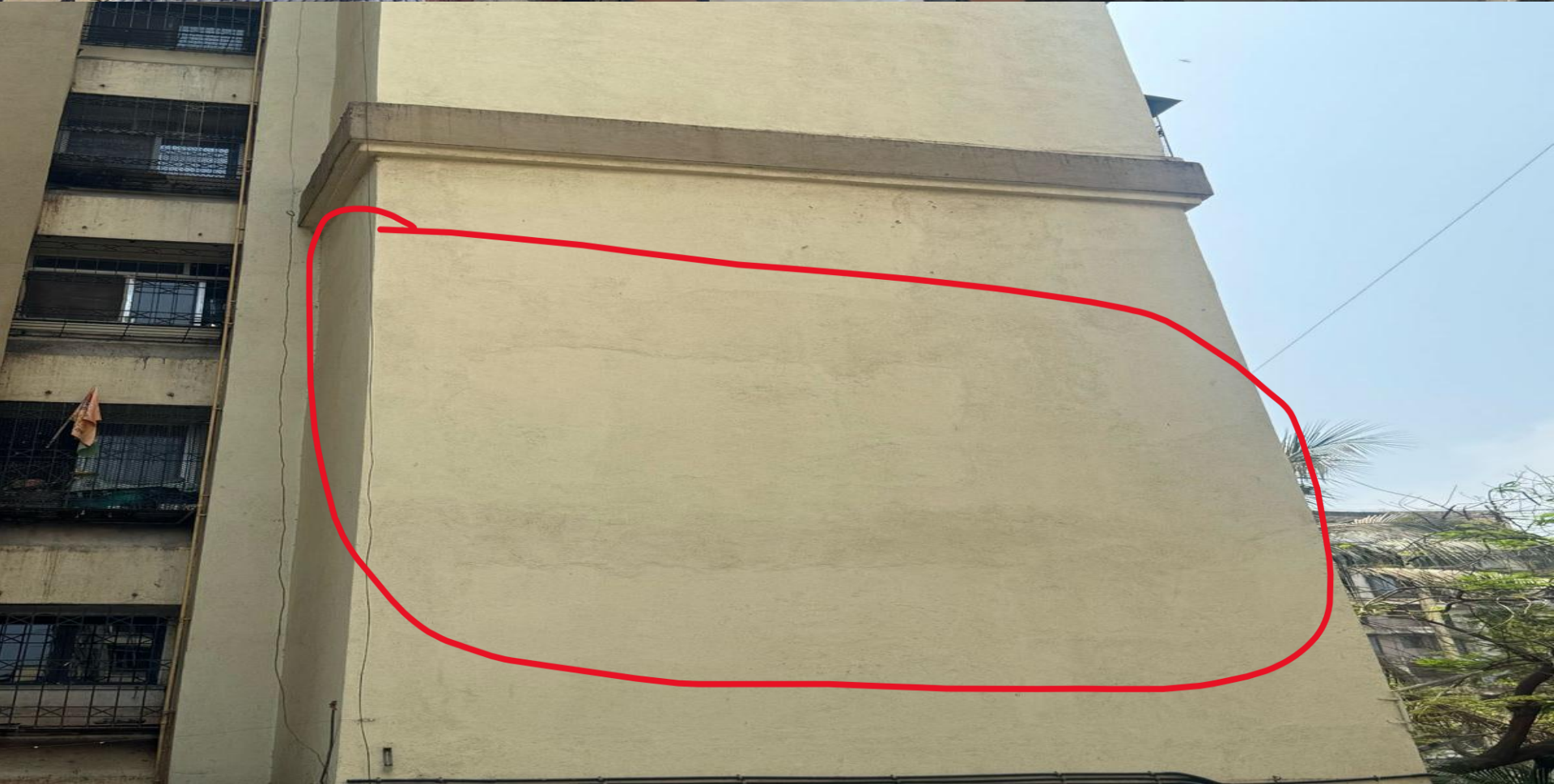
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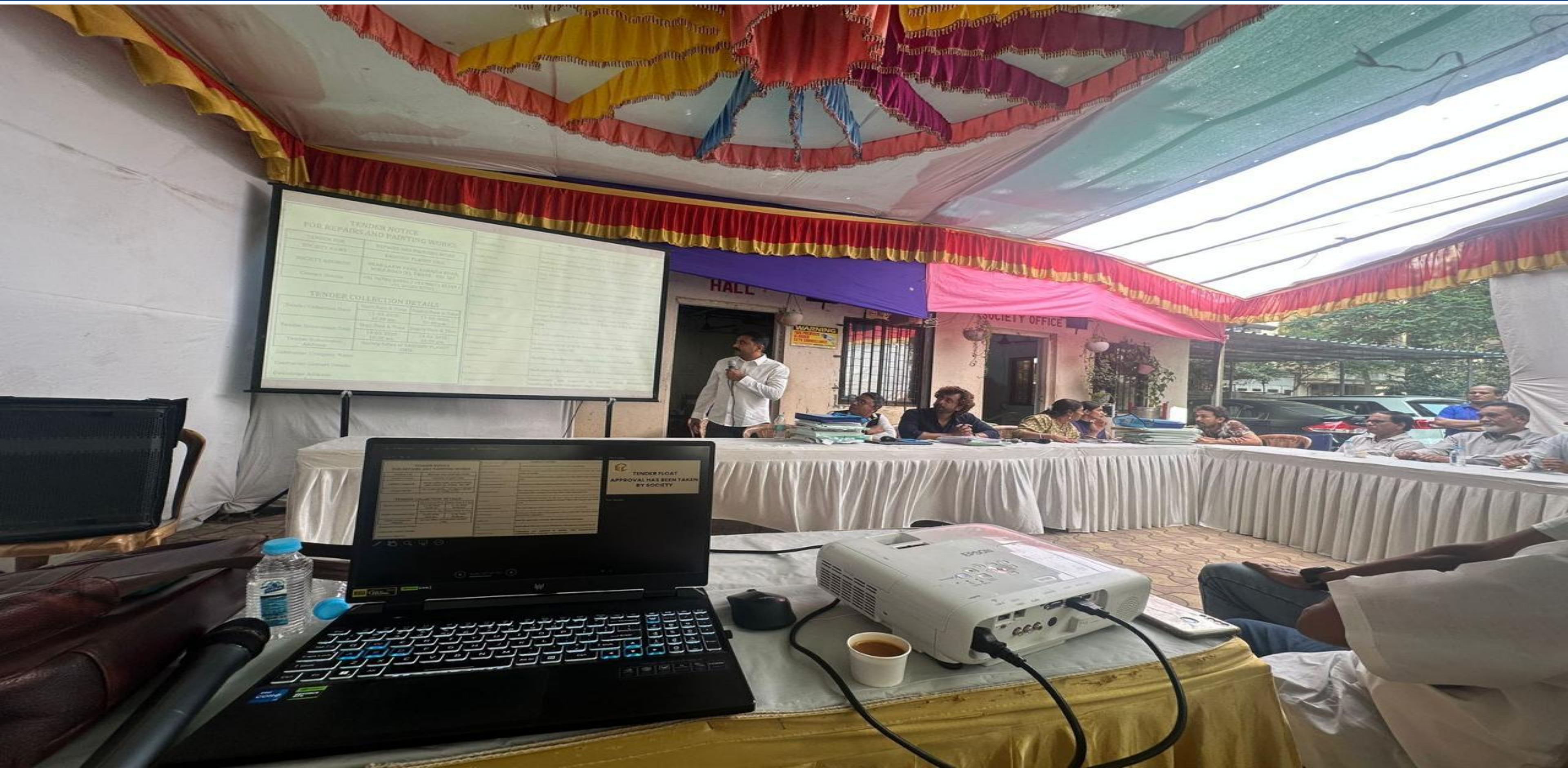
BUILDER NEGOTIATION MEETING



BUILDER SITE VISIT



SPECIAL GENERAL MEETING (SGM)



SPECIAL GENERAL MEETING (SGM)

TENDER NOTICE REPAIRS AND PAINTING WORKS		
REPAIRS AND PAINTING WORK		
VASUDEV PLANET CHSL		
NEAR LAXMI PARK, KANAKIA ROAD, MIRA ROAD (E), THANE - 401 107		
+91 76780 36996 / +91 98671 85249 / +91 97680 57703		
COLLECTION DETAILS		
Start Date & Time	Expiry Date & Time	
11-03-2025 10:00 am	17-03-2025 03:00 pm	
Start Date & Time	Expiry Date & Time	
19-03-2025 10:00 am	19-03-2025 05:00 pm	
Society Office of VASUDEV PLANET CHSL		
Name:		
Details:		

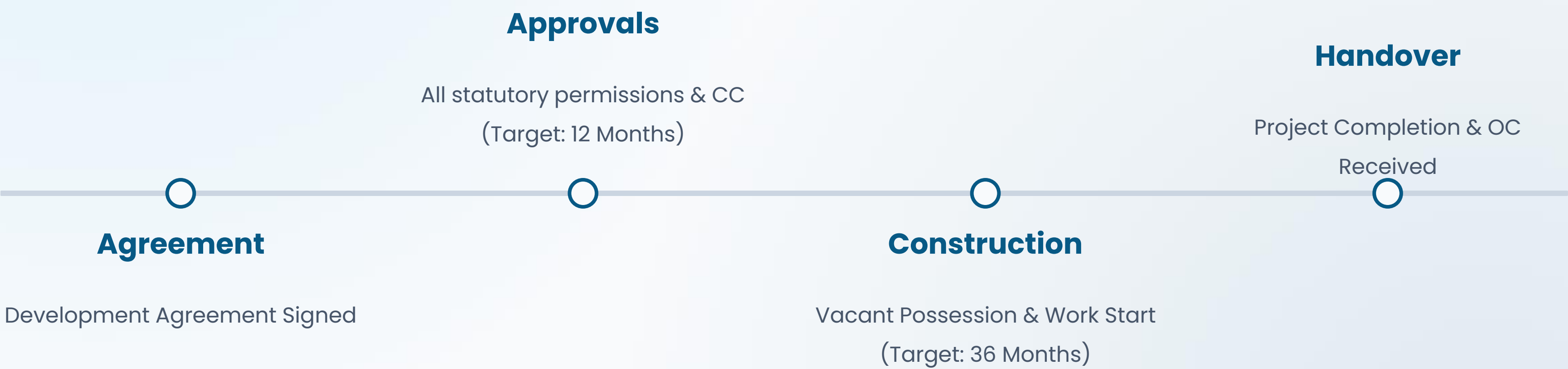
ELIGIBILITY CRITERIA	
Bank Solvency	A bank solvency certificate of ₹1.5 Crore to be submitted
Experience	Shall have Contracting Experience of 10 years and shall order as a proof
Completed Project	Two similar completed works costing no less than 60% cost.
Completion Certificate	Completion certificate shall be provided for completed
Running Project	One running work costing no less than 80% of the estimated running works costing no less than 60% of the estimated
Turnover	Annual financial turnover for the last 3 years (ending previous financial year) should be at least 75% of the work.
Qualified Personnel	One civil engineer with a minimum of Five
Certification	Preference will be given to companies with an ISO 9001 certification, (optional)
Applicator	Shall be applicator of Asian, Dulux Paint of current
ITR	Shall submit the last 3 years ITR Return Document
Company Proof	Contractors are required to submit valid documents establishing their company's legal existence



BUILDER FINALIZATION



Key Project Milestones & Timelines



Redevelopment Project Kickoff

Phase A: Governance & Legal Framework

Our Immediate Goal

To establish a strong governance, communication, and legal framework so our project can proceed smoothly and securely.

Our Legal Foundation is Set

We have officially executed the most critical contracts:

- The Development Agreement (DA)
- Confidentiality & Authority Letters

Deliverable: All foundational contracts are legally signed and in effect.



Your Project Leadership



Society Committees

The Managing Committee & new Redevelopment Committee will represent all member interests.



The Developer

Responsible for construction, approvals, and timelines as per the Development Agreement.



The PMC

Our expert consultant, ensuring quality, compliance, and verification on our behalf.

How We'll Stay Connected

- **Single Point of Contact (SPOC):** Nominated SPOCs for both the PMC and Developer to streamline communication.
- **Official WhatsApp Group:** This is now active for quick updates and announcements.
- **Official Mailing List:** Created for circulating formal documents, notices, and legal templates.

Deliverable: All communication channels are now live.



Action: Member Document Collection

What We Are Collecting

The society is compiling a master file from every member, including:

- Certified Share Certificates
- Original Agreements / Allotment Letters
- NOCs from banks (if any mortgage)

Why It's Critical

The PMC must cross-check every member's title and legal standing. This prevents future delays and ensures all bank consents are received **before** the next phase.

The Verification Process

- The PMC will cross-check all titles and documents for legal verification.
- This step is vital to ensure every member has a clear legal title.
- It identifies any pending bank consents early.

Deliverable: A final list of all encumbrances and pending bank consents, ensuring a smooth PAAA process for everyone.



Preparing for our Next SGM



Permanent Alternate Accommodation (PAA) Agreement: The PMC is drafting the template for your individual flat agreement.



Irrevocable Consent Letter: The standard template for member consent is being prepared.



SGM Notices: All formal notices for the upcoming SGM will be drafted.

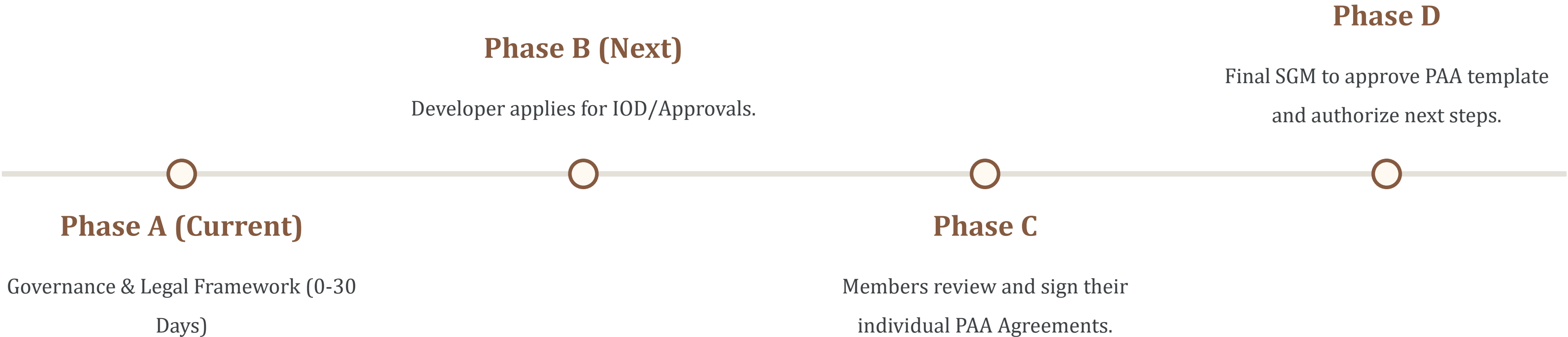


PMC Attendance: The PMC will attend the SGM to discuss these documents and answer all your questions.

Phase A: Summary of Deliverables

Category	Deliverable
Legal	Signed DA & PMC Contracts
Governance	Redevelopment Committee List & SPOCs
Comms	Live WhatsApp Group & Mailing List
Member Docs	Master File of Member Documents
Verification	List of All Encumbrances (Pending NOCs)
Next Steps	SGM & PAA Notice Templates Ready

What Happens Next?



Questions?

We are here to answer your queries.

PHASE B: PRE-CONSTRUCTION

Legal / Planning / Approvals

Our Core Objective

To finalize all technical & legal documents, secure regulatory approvals (IOD/CC), and prepare for the demolition phase.

1. Finalize Legal Documents

Key Actions

PMC reviews DA, Permanent Alternate Accommodation Agreement (PAA), & Power of Attorney (POA). Drafts are presented to the society for approval. Stamp duty & registration responsibilities are clarified. The member execution plan (PAA within 45 days of IOD/CC) is communicated.

Responsibility & Deliverables

Roles: PMC (Review), Society (Approve), Developer (Finalize).

Deliverables: Final PAA draft, POA template, and a clear execution schedule.

2. Technical Drawing Scrutiny

- **Actions:** PMC iteratively reviews all plans: site layout, floor plans, elevations, service ducts, fire escapes, & parking.
- **Compliance:** Ensure full compliance with UDCPR/MBMC rules and verify all member area calculations.
- **Roles:** PMC (Lead), Developer (Revise), Society (Approve).
- **Deliverable:** Approved set of architectural drawings ready for submission.

3. Structural Review & Materials Specification



Structural Drawings

PMC reviews structural drawings, concrete mix design, and all reinforcement details.



Soil & Foundations

Analysis of soil test reports to ensure foundation integrity and design compliance.



Materials Specification

Prepare detailed technical spec schedule (materials, waterproofing, seismic provisions, finishes).

4. Regulatory Submissions & NOCs



Primary Goal: Submit plans to MBMC and apply for IOD/Commencement Certificate (CC).



Collect NOCs: Fire, Environment, Stormwater/Sewerage, Traffic, Garden/ULC, Electricity, Water, Road.



Roles: Developer submits & pays all fees, while the PMC tracks, monitors, and verifies the status.



Deliverable: Received IOD, CC, and a complete checklist of all required No-Objection Certificates.

5. TDR & RERA Verification

TDR / FSI Procurement

Developer acquires TDR/DRC in the Society's name as required by the plans. PMC verifies the title and ensures it is correctly loaded.

Deliverable: TDR documents in Society's name.

RERA Registration

Developer registers the project with RERA. PMC cross-checks all RERA disclosures against the Development Agreement (DA) and physical plans for accuracy.

Deliverable: RERA registration number.

6. Member Allotment & Area Verification

100%
Verified

6. Member Allotment & Verification

PMC verifies all member area calculations. The Society decides on the allotment method (e.g., lottery, agreement). The final, agreed-upon allotment list and area schedule are documented in each member's

Deliverables: Member allotment list, PAA schedule of areas.

7. Approvals Sign-Off Meeting

”

Hold final sign-off SGM/committee meeting where PMC presents final drawings, all received NOCs, the final PAA, and clear timelines for member approval.

— Responsibility: PMC (Present), Society (Approve)

”

Key Responsibilities in Phase B



PMC (Lead)

Reviews, verifies, tracks, and presents all technical, legal, and structural documents.



Society (Approve)







Approves final drafts (PAA, POA), allotment methods, and gives the final sign-off to proceed.



Developer (Execute)

Finalizes drafts, submits plans, pays fees, procures TDR, and registers with RERA.

Phase B: Key Deliverables Checklist

-  **Final PAA & POA:** Legally finalized and ready for execution.
-  **Approved Drawings:** Full set of architectural & structural plans.
-  **IOD / CC:** Commencement Certificate from MBMC.
-  **All NOCs:** Complete checklist of all required No-Objection Certificates.
-  **RERA Number:** Project officially registered.
-  **Member Allotment List:** Finalized and documented.

Questions?

Thank You

WORK START



PHASE C: DEMOLITION

Goal: Handover vacant possession, ensure safe demolition and secure site for construction.

Vacating & Compensation



Actions: Developer disburses agreed monthly hardship compensation, one-time shifting amounts, and brokerage.



Possession: Society distributes cheques to members upon handover of vacant possession.



Responsibility: Developer (Pay), Society (Distribute), PMC (Certify preconditions).



Deliverables: Compensation payment records, list of vacated units.

Final Compliance & Demolition

Final Compliance Check

- PMC scrutinizes all tender/DA conditions (IOD, CC, TDR, NOCs).
- Ensures insurance, safety plans, waste management, and traffic management are in place.
- *Deliverables: Pre-demolition compliance certificate.*

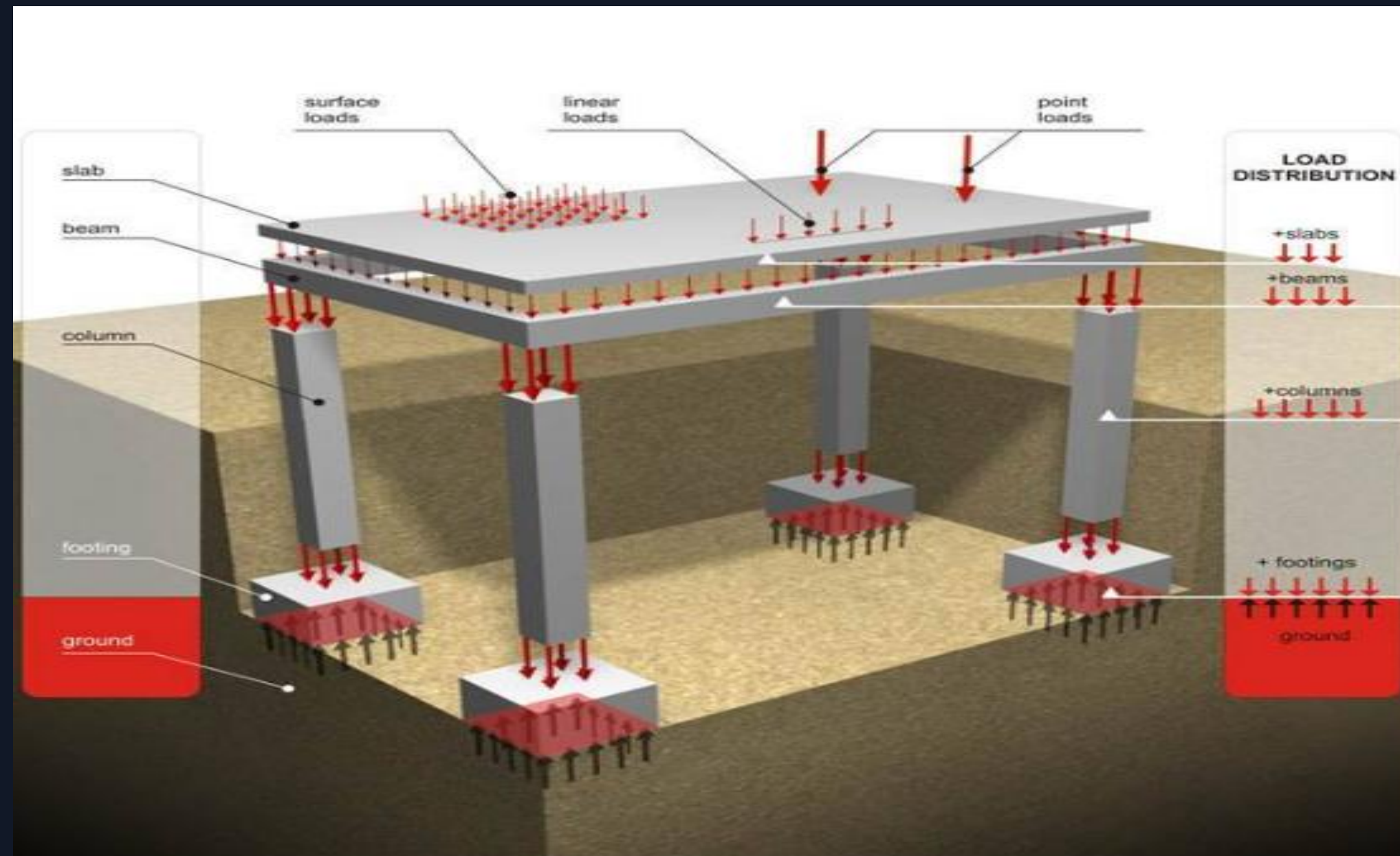
Demolition Works

- Controlled demolition under strict safety protocols.
- Monitoring for hazardous materials and salvaging re-usable materials.
- *Deliverables: Demolition completion certificate, site clearance report.*

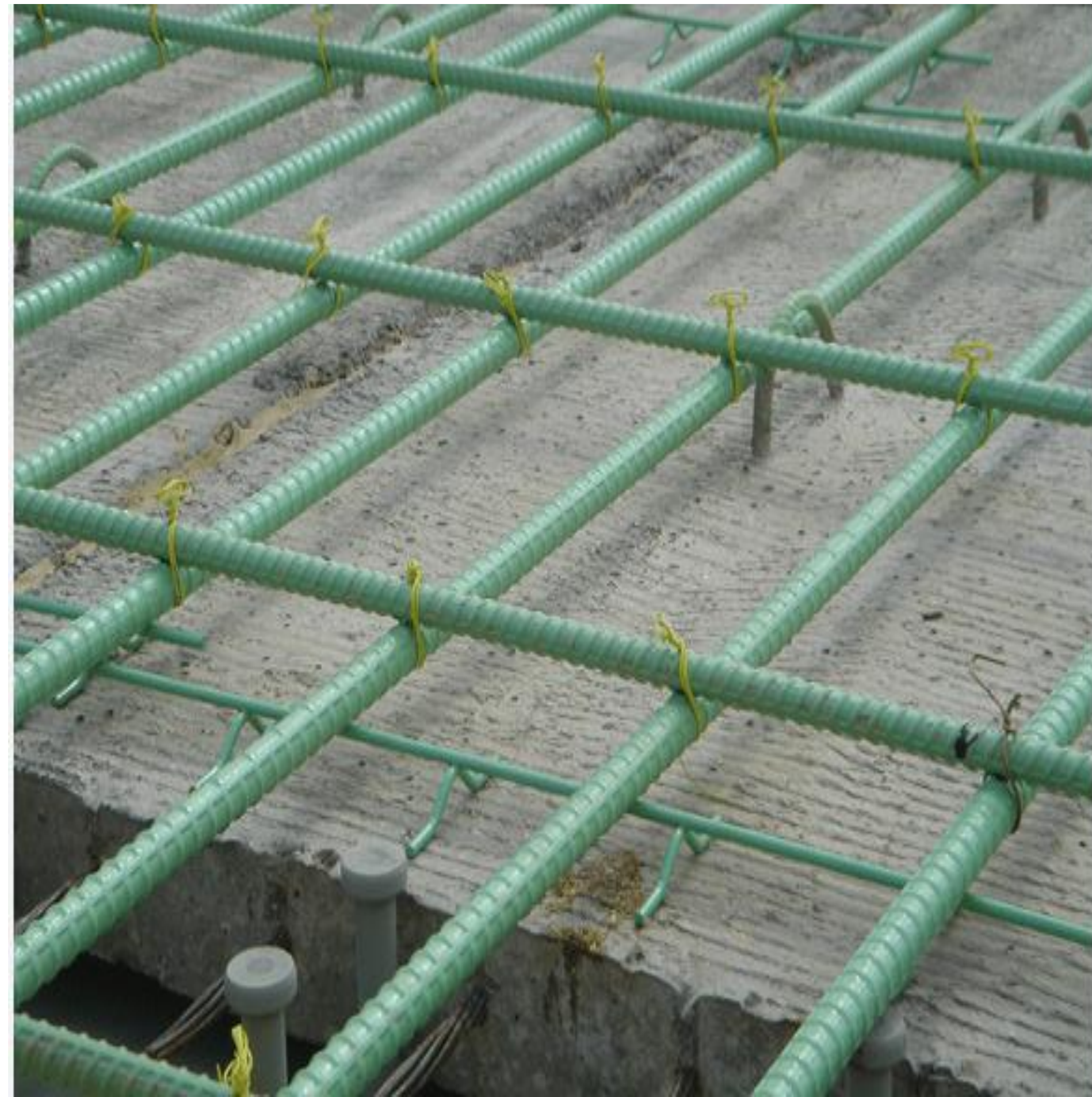


PHASE D: CONSTRUCTION

Goal: Build per approved plans, maintain quality, schedule, statutory compliance, and transparent reporting.



Reinforcement which we suggest



Site Set-up & Quality Control

Site Set-up & Baselines

Mobilize site office, lab, and testing arrangements. Conduct baseline soil/structural verifications and set out grid & bench marks. PMC verifies deployment of BE Civil supervisor.





Deliverables: Baseline survey records, deployed site staff list.

Quality Control & Testing

Insist on mandatory material testing (cement, aggregates, steel, concrete cubes, etc.) and maintain test registers. PMC to verify and sign off. Developer pays testing costs.

Deliverables: Material test reports, QC register.

Daily/Weekly Supervision

-  **Actions:** PMC to inspect workmanship, highlight defects, and instruct developer supervisors to rectify.
-  **On-site:** PMC representative must be onsite during working hours and maintain day-to-day activity logs.
-  **Responsibility:** PMC (Inspection & Instructions), Developer (Implement).
-  **Deliverables:** Daily site reports, non-conformance registers, rectification records.

Progress & Compliance

Progress Monitoring

Prepare and update PERT/CPM schedule monthly. PMC issues a Monthly Project Report (MPR) covering progress, compliance, cashflow, and any delays.

Deliverables: CPM schedule, monthly progress report.

Statutory Compliance

PMC checks CC adherence. Developer maintains all required insurance (third-party, construction, workers comp), statutory registers (labour, safety), and regular RERA filings.

Deliverables: Insurance copies, statutory registers, RERA filings.

Safety, Fire & Environment



Fire Safety

PMC ensures installation of all fire-fighting provisions as per the approved plan.



Worker Safety

Verify that emergency evacuation plans are in place and all worker safety measures are implemented.



Environment

Ensure active pollution control measures are maintained during the construction process.

Meetings & RERA Verification

Monthly Meetings

PMC coordinates monthly review meetings with the society committee and the developer. PMC is responsible for drafting minutes and tracking all action items.

Deliverables: Meeting minutes, action tracker.

RERA vs Physical Verification

PMC actively verifies the developer's periodic RERA submissions against the actual physical progress on-site and flags any discrepancies directly to the society.

Deliverables: RERA verification notes.

Handling Change Notices



Action: PMC prepares detailed change notices for any scope or variation that affects the project's cost or schedule.



Approval: All notices are routed for formal society approval *before* any implementation begins.



Responsibility: PMC (Prepare), Society (Approve), Developer (Implement).



Deliverables: Change notice records, approved cost/schedule adjustments.

Questions?

Thank you for your attention.

PHASE E: Pre-Occupation

Goal: Obtain statutory completion certificates, handover member flats, conveyance documentation, and enable sale allotments.

Utilities & Amenities



Action: Ensure water, electricity, sewer, stormwater, internal roads, lifts, landscaping, and common amenities are functional and tested.



Inspection: PMC conducts joint inspections with the Society.



Responsibility: Developer (Complete), PMC (Inspect), Society (Inspect).



Deliverables: Utility commissioning certificates and test reports.

Obtain OC / CC

Action

Developer to obtain final Occupation Certificate (OC) from MBMC and provide all compliance documents to PMC and society.

Responsibility

Developer (Obtain), PMC (Verify).

Key Deliverables

OC, copies of all NOCs, sanctioned plans, tax receipts.

Inspection & Handover

Step 27: Joint Inspection & Snagging

PMC coordinates joint flat inspections with members to prepare snag lists (common area + individual flats). PMC compiles the list and issues it to the developer for rectification.

Deliverables: Snag list, rectification timeline.

Step 28: Final Payments & Docs

Developer hands over originals: conveyance docs, TDR paperwork, original sanctioned plans, OC, NOC receipts. Society verifies and releases final dues per DA.

Deliverables: Document handover register, payment receipts.

Final Allotments

Step 29: Allot Saleable Units

After society allotments, the developer may allot sale units to new purchasers as permitted. PMC ensures these allotments match the sanctioned OC.

Responsibility: Developer (Allot), PMC (Verify).

Step 30: Form New Governing Body

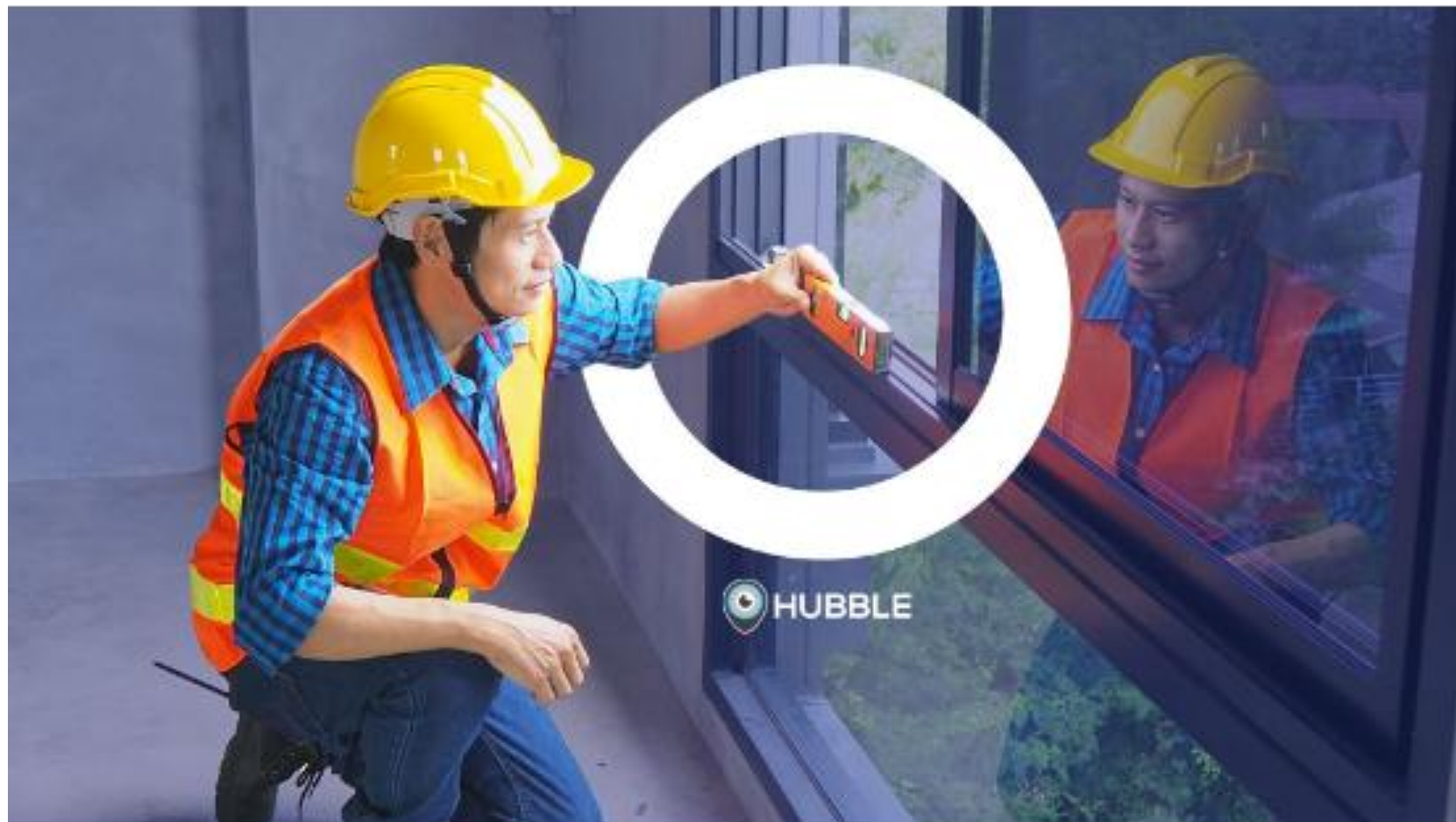
PMC coordinates with society to form a new registered society or apartment association for the redeveloped building.

Deliverables: Handover pack (manuals, warranties, as-built drawings, O&M docs).

PHASE F: Defect Liability

Goal: Ensure developer addresses defects and transfers long-term maintenance responsibility.

Defect Liability Period (DLP)



Action

PMC collects defects reported by members during DLP, categorizes structural vs non-structural, issues formal communications to developer, and tracks rectifications until closure.

Responsibility

PMC (Manage), Developer (Rectify).

Deliverables

DLP register, rectification completion certificates.

Final Close-Out

Step 32: Final Settlement & Lien Release

After all defects are closed and documents are in order, the society completes the final payment & releases any retained amounts as per the DA. Obtain indemnities/warranties from the developer.

Responsibility: Society (Release), PMC (Certify).

Step 33: Project Completion Report

PMC prepares a consolidated completion report: financial summary, approvals, as-built drawings, warranties, outstanding items, and lessons learned.

Deliverables: Final Project Completion Report.

PMC Verification Checklist (1/2)



Legal Docs: Member documents (share certs, bank NOCs), Signed DA, PAA, POA.



Approvals: Approved architectural & structural drawings (sanctioned set).



Statutory NOCs: IOD, CC, OC, Fire NOC, Water/NOC, Electricity, Stormwater/Sewer, Road/NOC.



Transfer Docs: TDR transfer docs in Society's name.

PMC Verification Checklist (2/2)



RERA: RERA registration and quarterly updates.



Insurance: Construction, third-party, and workers' insurance policies.



Quality Control: Material test reports & QC registers.



Site Docs: Demolition completion & site clearance.



Handover Pack: As-built drawings and maintenance manuals at handover.

Questions?

Thank you for your attention.

Project Management Consultant


SUMMARY



A. Pre-Construction Stage (Before Demolition)

Category	Key Documents	Purpose / Remarks
Legal & Contractual	1. Final Development Agreement (DA) between Society & Developer	Master contract defining rights, duties, timelines, and compensation.
	2. Permanent Alternate Accommodation Agreement (PAAA)	Legally binds the developer to provide new flats to members.
	3. Power of Attorney (POA) in favour of Developer	Authorizes developer to act for statutory approvals.
	4. Irrevocable Consents / Member NOCs	Confirms every member's consent for redevelopment.
	5. Society's SGM Resolution & Minutes	Legal record approving redevelopment, selection of developer, and DA terms.
Statutory & Title	6. Society Registration Certificate & Property Card / 7x12 extract / CTS plan	Land title verification.
	7. Old Building Approved Plans & Completion Certificate	Needed for area calculations and FSI utilization.
	8. Architect's Feasibility Report	Confirms redevelopment potential and FSI/TDR scope.

Approvals / NOCs	9. IOD (Intimation of Disapproval) from MBMC	First key approval for redevelopment.
	10. Commencement Certificate (CC)	Allows developer to start work after IOD compliance.
	11. Fire NOC, Environment NOC, Storm Water / Sewerage / Road / Traffic NOCs, Tree NOC, TDR Sanction Letter	Mandatory statutory clearances before starting work.
Financial & Member Compensation	12. Rent, Shifting & Brokerage Compensation Schedule	Signed schedule of payable amounts per flat/shop.
	13. Bank Guarantee / Performance Security (if applicable)	Financial safeguard for society.
Design & Technical	14. Approved Architectural Plans (layout, elevation, parking, fire, services)	To verify compliance with UDCPR/DC rules.
	15. Structural Drawings & Stability Certificate	Verification of foundation & RCC adequacy as per IS Codes.
	16. Soil Test Report & Concrete Mix Design	Ensures safe structural design.
PMC Communication	17. WhatsApp / Email Communication Logs & Reports	Continuous record of coordination & updates.
	18. Redevelopment Schedule (PERT/CPM Chart)	Time plan for approvals, demolition & construction.

<div>  <div>B. Demolition Stage</div> </div>		
Category	Key Documents	Purpose / Remarks
Approvals & Safety	19. Demolition Permission from MBMC / NOC from Fire Dept.	Legal authorization to demolish.
	20. Demolition Method Statement & Safety Plan	Ensures safe & controlled demolition.
	21. Insurance Policies – Workmen, Third-Party, Public Liability	Mandatory safety cover before demolition.
Execution & Handover	22. Member Vacating Certificates / Possession Handing Over Form	Proof that all members have vacated.
	23. Pre-Demolition Photographs & Condition Report	Baseline record for dispute prevention.
	24. Demolition Completion Certificate	Confirms site clearance.

<div>  <h2>C. Construction Stage (Execution Phase)</h2> </div>		
Category	Key Documents	Purpose / Remarks
Regulatory & Technical	25. Valid Commencement Certificate (CC) & subsequent CC extensions	To confirm legality of ongoing construction.
	26. Approved Structural & Architectural Drawings (revised)	Must reflect all sanctioned changes.
	27. RERA Registration Certificate & Quarterly Progress Reports	Transparency & regulatory compliance.
Quality & Safety	28. Material Test Reports (cement, steel, concrete, sand, water)	Quality control per IS standards.
	29. Site Inspection Reports / Daily Logs / Non-Conformance Reports (NCRs)	PMC's proof of continuous supervision.
	30. Monthly Progress Reports (MPRs)	To track work completion, delays, and compliance.
	31. Safety Audit Reports	Evidence of compliance with safety norms.
Coordination & Communication	32. Meeting Minutes & Action Lists (Society–Developer–PMC)	Accountability and tracking.
	33. Change Notices / Variation Approvals	Record of scope, cost, or time changes.
	34. Insurance Renewals	Maintain coverage for the full construction period.

🏠 D. Post-Construction & Occupation Stage		
Category	Key Documents	Purpose / Remarks
Statutory & Completion	35. Occupation Certificate (OC) & Completion Certificate (CC)	Legal occupation approval.
	36. Permanent Water Connection / Drainage / Fire Clearance Certificates	Required before handover.
	37. Tax Receipts (Property Tax, Water Tax, etc.)	Proof of updated payments.
Handover & Documentation	38. As-Built Drawings (Architectural + Structural + Services)	Essential for future maintenance.
	39. All NOCs, IOD, CC, OC originals handed over to Society	Legal custody of society.
	40. Warranty & Guarantee Certificates (Lifts, Pumps, Fire Systems, Waterproofing)	Post-handover assurance.
	41. Maintenance Manual & Service Contracts	Guides society for operation and upkeep.
	42. Snag List & Rectification Report	Proof of inspection and correction.

🧰 E. Defect Liability & Final Handover Stage		
Category	Key Documents	Purpose / Remarks
Defect Management	43. Defect Liability Register (DLP Log)	List of defects reported & rectified.
	44. Rectification Completion Certificates	Confirms all issues resolved.
Legal Closure	45. Final Project Completion Report by PMC	Technical and procedural summary.
	46. Final Payment Receipt & Indemnity Bond	Proof of project closure & release of retention.
	47. Conveyance / Deed of Transfer of Property	Final legal handover of land/building title.

Connect with us.



Email

sgspmcoffice@gmail.com



Call us

+91 98334 54715





SGS SUPREME

Redevelopment Experts
Structural Auditors
Project Management Consultants

📍 130-A, Ostwal Ornate, Opp. Jain Temple, Jesal Park, Bhayandar (E), Thane-401 105

✉️ sgspmcoffice@gmail.com | 📞 +91 98334 54715

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