

SPPL



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EXPRESSION OF INTEREST (EoI) FOR

Appointment of Architect consultant for construction sale building no. S-34 in SR. Scheme at Turbhe Mandale, Mankhurd, on land bearing CTS No. 6/1B/1,6/1B/2,6/1B/3& 6/1B/4 of Village Mandale, Mankhurd, M/E ward under clause 3.11 read with clause 3.19 and 3.5 of Appendix-IV DCR 33(10).

**SHIVSHAHI PUNARVASAN PRAKALP LTD.
(SPPL)**

**(COMPANY FULLY OWNED BY GOVT. OF MAHARASHTRA)
5TH FLOOR, GRIHA NIRMAN BHAVAN , KALANAGAR ,
BANDRA (EAST), MUMBAI- 400 051.**

EE/SPPL

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2. Schedule of Events

Sr. No.	Event	Date of Event	Venue
1	Start date for downloading expression of interest (EoI) document	10.04.2026 (15.00 p.m.)	Office of the Executive Engineer Shivshahi Punarvasan Prakalp Ltd 5 th Floor, Grihnirman Bhavan, Bandra (E), Mumbai-400051
2	Last date for receiving queries and comments	13.04.2026	
3	Pre-EoI Meeting	15.04.2.026 (15.30 p.m.)	
4	Last Date of Submission of EoI (hard Copy)	17.04.2026 (16.30 p.m)	
5	Date of opening of EoI	20.04.2026 (15.00 p.m.)	

Note:- The Schedule indicated above is tentative and SPPL may change any or the entire schedule under intimation to Agencies.

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1. NOTICE INVITING EXPRESSION OF INTEREST

Appointment of Architect consultant for construction sale building no. S-34 in SR. Scheme at Turbhe Mandale, Mankhurd, on land bearing CTS No. 6/1B/ 1,5/1B/2,6/ 1B/3& 6/1B/4 of Village Mandale, Mankhurd, M/E ward under clause 3.11 read with clause 3.19 and 3.5 of Appendix-IV DCR 33(10).

The EOI is to be submitted in closed covers at the following address on any working day during office hours on or before 16:30 hrs. On 17.04.2026

Office of the Executive Engineer
Shivshahi Punarvasan Prakalp Ltd.
5th Floor, Grih Nirman Bhavan, Kalangar ,
Bandra (East), Mumbai - 400051.

EOI document can be downloaded from SPPL website www.spplmmr.org under "Tender" section from 10.04.2026, 15:00 hrs. onwards. Other details can be seen in the EOI document.

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4. Eligibility Criteria

a) To be eligible the applicant should be have:

- Registered Architect with Council of Architecture (COA)/License surveyor registered with MCGM.
- Minimum 10 years of professional experience
- Experience in at least 3 Slum Rehabilitation / Affordable Housing / Large Housing Projects
- Experience in project having built-up area of minimum 10,000 sq.m.
- Positive net worth and sound financial capacity
- Adequate team strength (Architects, Planners, Engineers)

b. Should submit the following documents.

- i. List of similar projects undertaken in the past (including completed and ongoing projects, in Mumbai) with details as per form given in Appendix I. Further information may be sought by SPPL in case deemed required.
- ii. Company Registration certificate and in case of partnership company, partnership deed with power of attorney.
- iii. PAN Card of the firm.
- iv. Latest clearance of IT, GST, PROF TAX Trade license, if applicable.
- v. Audited statement of Accounts for the last three Financial years.
- vi. List of clients presently being served/served in past for similar work, with Contact name, address and mobile no. accompanied by relevant work orders/ pay orders/ client certificates

“Even though the bidders meet the above qualifying criteria, they are subject to be disqualified if they

- a. have made misleading or false representation in the forms, statements and attachments submitted in proof of the qualification requirements; and/or
- b. have record for poor performance such as abandoning the works, not properly completing the contract, inordinate delays in completion, or financial failures etc.
- c. did not disclose litigation history during last five years.

3. Introduction

3.1 Background/Scope of Work

In order to bridge the vast difference in SRA approved schemes and their actual implementation and to implement maximum SRA schemes in one or two years, the Govt. took the decision of formation of Shivshahi Punarvasan Prakalp by conversion of Rajiv Gandhi Niwara Prakalp (a Unit of MHADA) into Shivshahi Punarvasan Prakalp as per the Govt. Resolution dtd- 28th May 1998. Accordingly, Shivshahi Punarvasan Prakalp was formed on 1/04/1998 which was eventually converted into Company incorporated under Companies Act, 1956 on 25.09.1998.

EOI requested from reputed and experienced local Architect/License surveyor /PMC Firms /Agencies or Companies to provide Architectural consultancy services for SPPL.

The Scope of work for Architect is designing, preparing estimates, preparing tender papers, monitoring of work, obtaining various approvals from statutory authorities, providing end to end architectural consultancy for construction sale building no. S-34 in SR. Scheme at Turbhe Mandale, Mankhurd, on land bearing CTS No. 6/1B/1,6/1B/2,6/1B/3& 6/1B/4 of Village Mandale, Mankhurd, M/E ward under clause 3.11 read with clause 3.19 and 3.5 of Appendix-IV DCR 33(10) (IOA) has been obtained on 30.12.2025 from SRA.

3.2. Request for Expression of Interest (EOI)

SPPL invites Expression of Interest for Appointment of Architect consultant for construction sale building no. S-34 in SR. Scheme at Turbhe Mandale, Mankhurd, on land bearing CTS No. 6/1B/1,6/1B/2,6/1B/3& 6/1B/4 of Village Mandale, Mankhurd, M/E ward under clause 3.11 read with clause 3.19 and 3.5 of Appendix-IV DCR 33(10).

3.3. Validity of EOI

The EOI shall be valid for a period of not less than 180 days from the EOI Due Date. SPPL reserves the right to reject any EOI which does not meet the requirement.

3.4. EOI Fee

EOIs should be accompanied by a DD of Rs. 10,000/- (plus 18% GST) in favor of SPPL payable at Mumbai.

- d. did not disclose the information regarding debarring by any Govt./Semi Govt./Local Body during last five years."

5.Scope of Work would include, but not to be limited to:

- a) (i) Carrying out Engineering, Architectural & Planning investigations/surveys & findings.
- (ii) Assist in carrying out Socio-Economic & Market Survey, Community Development works, Census as per 1.1.1995/1.1.2000 Voter's list, Photopass and house number and completing Annexure I & II for further processing the scheme. No extra fees will be payable to Architect-consultant for such assistance rendered.
- (iii) Preparation of preliminary scheme drawings (layout Bldg. Plans etc.) and project feasibility report.
- (iv) Formulation of plans & Black estimates & final project Report for obtaining Approvals e.g. Administrative approval, SRA's approval Competent Company's approval, etc.
- (v) Obtaining approvals to the project from local & such other Authorities concerned.
- (vi) Preparation of RCC Designs, Drawings and Schedules.
- (viii) Preparation for approvals, specifications, schedule of items, detailed cost estimates, Draft Tender papers and matters incidental thereto in the require format, for the approvals of owner / client / Authorities and also for the approval of other controlling authorities. All other incidental works related to these works in relation to the construction Residential / Multipurpose buildings on the said project land.
- (ix) Assessing the profitability of the project at various stages and ensuring the viability through out the project till its completion in totality.
- (x) Quality Assurances, Progress Assurance in the interest of project.

b) Undertaking periodical supervision of the construction, including infrastructure (hereinafter collectively referred to as The Project). The works falling under clauses (a) and (b) aforesaid should be carried out within a period of 2 years from the effective date of Agreement Executed between Architect-Consultant & SPPL.

6. Period of Appointment

The Period of engagement shall be for 2 years or until the successful completion of the bldg. under reference, whichever is earlier.

7. Pre-EOI Meeting

Any firm requiring any clarification may notify SPPL in writing. Firms should send in their written queries latest by the Last Date for Receiving Queries as given in the Schedule of Events. SPPL will respond to any request for clarification as per the calendar of the event prior to the deadline for submission of EoI. SPPL 's response will be discussed in the pre-EOI conference meeting

The interested parties are required to send in their queries, if any, by e-mail to sppl_mumbai@rediffmail.com. A pre-bid meeting will be held on 15.04.2026 at 15.30 PM in the Office of Shivshahi Punarvasan Prakalp Ltd, SPPL office, 5th Fl. Grih Nirman Bhavan, Bandra (East), Mumbai 51. Interested parties may attend the pre-bid meeting, if they so desire.

8. Technical Details

Sr No	Appointment of Architect-Consultant for construction sale building no. S-34 in SR. Scheme at Turbhe Mandale, Mankhurd, on land bearing CTS No. 6/1B/1,6/1B/2,6/1B/3 & 6/1B/4 of Village Mandale, Mankhurd, M/E ward under clause 3.11 read with clause 3.19 and 3.5 of Appendix-IV DCR 33(10).		
1	Technical Criteria	A) Firm Experience (30 Marks)	Experience in at least 3 Slum Rehabilitation / Affordable Housing / Large Housing Projects under various regulations of DCPR/unified DCPR in Central/State Government Department /Private organizations for minimum 3 (Three) assignments in the last 7 Financial Years. Consultant meeting the minimum requirement shall be assigned 30 marks. Consultant with more assignments shall be allocated 5 marks for each additional assignment subject to maximum of 10 marks.

	Availability of Resources: (30 Marks)	<p>i. Technical Expert: Consultant shall have BE/BTECH/MBA/MSc/B. Arch / Related professional qualification. Consultant should have worked on Slum Rehabilitation Projects/ Affordable Housing / Large Housing Projects under various regulations of DCPR/unified DCPR in Central/State Government Department /Private organizations with minimum of 5 years of experience and 3 assignments.</p> <p>ii. Contractual Expert: Consultant shall have BE/BTECH / MBA/MSc/B. Arch / Related professional qualification with minimum 5 years of experience in affordable Housing/Slum Rehabilitation Projects/Large Housing Projects.</p>
2	Presentation (20 Marks)	All the qualified Consultants will be requested to make a presentation to SPPL on their domain expertise, skill, knowledge, and experiences in relevant verticals for offered consultancy services. Based on the performances of qualified Consultants marks will be awarded. Maximum marks will be 20 (Twenty) .
3	Financial Criteria (20 Marks)	Average Annual Turnover of Rs 50 Lacs with positive Net worth during preceding any three years i.e., FY 2023-24, 2024-25, 2025-26 and shall submit Audited Financial Report / balance sheet /Turnover and Net-worth certificate duly certified by Chartered Account (CA).
	100 Marks	

9. Submission of Technical Details:

The Applicants are required to submit the proposal as per the details mentioned below. Each document is to be page-numbered.

(i) **Envelope 1** will contain the following:

- Covering letter on the Letter-head of Company/Firm submitting the Technical details by enlisting the documents attached, indicating the page number, profile of the organization with full particulars of the constitution, ownership and business activities, together with unabridged Annual Reports or audited financial accounts for the last three years.
- A letter of authorization in favour of any person authorizing him to sign the proposal and other documents on behalf of the bidder.
- A certificate, duly signed by the authorized signatory of the bidder, as per Paragraph 4 (c).
- A DD of Rs. 10,000/- (plus 18% GST) in favor of SPPL payable at Mumbai.

- (e) An Affidavit-cum-Undertaking regarding 'no conviction' and 'no conflict of interest'.
- (f) Details in signed format as per Appendix I and II.

Note: To facilitate evaluation of EoI, SPPL may, at its sole discretion, seek clarifications in writing from any Firm regarding its EoI. Notwithstanding anything contained in the EoI Document, SPPL reserves the right not to take into consideration any such clarifications sought by it for evaluation of the EoI and also reserves the right not to respond to any correspondence received from the Firm after the EoI Due Date

(ii) **Envelope-2** (sealed) will contain the following:

The Technical bid along with all schedules, certificates and Annexures, duly filled in, page-numbered and signed by the authorized signatory of the Bidder.

- a. The Proposal should be sent by 16.30 hours (IST) on 17.04.2026 to Shivhsahi Punarvasan Prakalp Ltd, 5th Floor, Grih Nirman Bhavan, Bandra (East), Mumbai-51. The Proposal must be sent in hard copies only. The Proposals received after the appointed day and time will be summarily rejected. The SPPL will not be responsible for any postal/courier delay. For any clarifications or details, the parties are advised to contact the above mentioned officer on Tel.022-69206920, E-Mail:- sppl_mumbai@rediffmail.com.
- b. The EoI will be opened by the SPPL in the presence of the bidders at 16:00 Hrs. (IST) on 20.04.2026 at the Shivhsahi Punarvasan Prakalp Ltd, 5th Floor, Grih Nirman Bhavan, Bandra (East), Mumbai-51. Bidders or their representatives may remain present at the time of opening of bids, if they so desire.
- c. The SPPL reserves the sole right to accept or reject any or all proposals thus received, without assigning any reasons thereof.

10. Selection Process

- a. SPPL has adopted a two-stage process for the selection of firms. The first stage process involves pre-qualification and short listing of successful Applicants on the basis of technical bids and in accordance with the provisions of this EoI.
- b. The eligible bidders would be required to demonstrate their credentials through a presentation, covering the areas/criteria listed above, and to bring along 5 hard copies of the presentation, at the time of presentation. The date, time and venue for the presentation will be intimated in due course.
- c. SPPL would evaluate the Bidders on the criteria mentioned above based on their presentation and the proposals received and shortlist them for appointment.
- d. The bidder scoring the points/marks above the benchmark set by SPPL would be appointed.
- e. Any EoI with inadequate information/documents or those received after the closing date will not be considered. The short listing will be done on the basis of the above information/ documents. In this regard, the decision of SPPL will be final.
- f. Selected agencies shall be declared and duly notified by SPPL and may be invited to execute an agreement with SPPL on mutually agreed terms and conditions.

11. Basis of fee: SPPL agrees to pay consultancy fees as per the norms of SPPL / MHADA, based on whether the project is single building type project (periodic supervision) or repetitive bldg. design type project (periodic supervision), whichever is applicable.

12. Termination

The SPPL can terminate the contract at any time without prior notice and without providing any reason for it. However, in the normal course it will

provide one month's notice to the appointed firm. The appointed firm can also seek for termination of the contract upon giving one month's notice to the SPPL. However, there shall be no suspension of service during the notice period.

13. Disclaimer

- a. SPPL reserves the sole right to accept or reject any or all proposals thus received without assigning any reason thereof.
- b. SPPL will not be responsible for any delay on account of late submission of Bid.

14. Dispute

In case of dispute, the decision of the Hon'ble Managing Director, SPPL will be final.

15. Jurisdiction

The jurisdiction of Court will be at Mumbai only.

APPENDIX I**APPLICATION FOR SHORTLISTING**

1. Name of the Firm/company (or of each partner in consortium, if applicable):
2. Address for communication (or of each partner in consortium, if applicable):
3. Contact person (or of each partner in consortium, if applicable):
4. E-Mail (or of each partner in consortium, if applicable):
5. Phone Number (or of each partner in consortium, if applicable):
6. Nature of the business (or of each partner in consortium, if applicable)
7. Profile of the Firm/Company (or of each partner in consortium, if applicable):
8. Name of Lead Partner (in case of consortium):
9. Any other information:
 1. List documents attached (refer list elsewhere in this EoI, a set of documents may be submitted for each partner in case of consortium);

I do hereby declare that the above information true to knowledge and my expression of interest will be treated as cancelled if any information is found incorrect.

Date

**Designation & Signature of
Authorized Representative.**

APPENDIX II

Sr. No.	Name of the Project	Name of the Employer	Stipulated Date of Completion	Actual date of Completion	Area of Work in Hectares	Actual Cost of Work Done
A	B	C	D	E	F	G

Note: -

Scanned Attested copies of completion/performance certificates along with detailed scope of work from the Engineer-in-Charge for each work should be annexed in the support of information furnished in the above Appendix.