

Triveni Co-operative Housing Society Ltd.

(Regd. No. TNA/KYN/HSG/1254/19-3-1982)

Rajaji Path, Ramnagar, Dombivili (East) Pin : 421 201. Dist. Thane.

REQUEST FOR PROPOSAL (RFP)

For Appointment of Project Management Consultant (PMC)

1. Introduction

Triveni Co-operative Housing Society Ltd. is a multi-winged residential society comprising 68 flats and 3 commercial shops, located in a prime area near Dombivli Railway Station (East). The Society holds freehold land, free from encumbrances or encroachments, with a registered conveyance deed, clear 7/12 extracts, property card, and N.A. order.

- Total Plot Area (as per Property Card): 3522.40 sq. m
- Area in Possession: 2747.36 sq. m
- Type of Redevelopment: Residential and Commercial (Mixed-use)

2. Notice Inviting Proposals

The Society invites sealed proposals from qualified and experienced Project Management Consultant (PMC) firms to provide comprehensive consultancy services for the proposed redevelopment project. The selected PMC shall offer end-to-end project management consultancy — from concept and feasibility to completion and handover.

3. Our Expectation from the PMC

The Society seeks a value-driven PMC who will bring:

- Independent and unbiased expertise.
- Protection of members' interests as original landowners.
- Assurance of quality and timely delivery.
- Effective communication between technical experts and non-technical members.

4. Prerequisites for PMC Engagement

The PMC engagement will be executed in two phases, with fees payable phase-wise.

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Phase 1: Documentation & Feasibility Report

The PMC shall:

- Collect all necessary documents required for redevelopment at cost of society.
- Prepare and submit a Detailed Feasibility Report (**DFR**) for the Society's redevelopment.

Objective:

Based on the Feasibility Report, the Managing Committee / General Body will decide:

- Whether to proceed with redevelopment (Go / No-Go decision).
- If proceeding, which model to adopt:
 - Developer-led Model (DM), or
 - Self-Redevelopment Model (SRDM).

The Report shall include:

1. Comparative Analysis of the two models (DM vs SRDM).
2. Detailed Coverage of:
 - Pros and Cons of each model.
 - Legal Feasibility (approvals, compliance, risks).
 - Financial Feasibility (project cost, funding options, member benefits, surplus).
 - Operational Feasibility (execution timelines, risk factors, accountability).
3. Recommendation:
 - The PMC shall recommend the most suitable model for the Society with a comparative justification.

Phase 2: Commercial Proposal

Upon selection of the preferred redevelopment model, the PMC shall submit a detailed commercial proposal including:

- Scope of work.
- Timelines and milestones.
- Deliverables.
- Professional fee structure and payment schedule.

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5. Broad Scope of Services

The PMC shall provide comprehensive project management services, including but not limited to:

- Project planning and scheduling.
- Coordination with architects, structural engineers, and other consultants.
- Preparation and vetting of Detailed Project Report (DPR).
- Budgeting, cost estimation, and financial management.
- Assistance in developer/contractor selection and tendering.
- Contract administration and monitoring.
- Quality control and assurance.
- Periodic site visits and progress reporting.
- Timely completion tracking.
- Support in obtaining statutory approvals (especially under Self-Redevelopment Model).
- Coordination among all stakeholders — developer, contractor, society, and authorities.

6. Eligibility Criteria & Proposal Submission

Details regarding eligibility criteria, evaluation parameters, and submission requirements are provided in the "Criteria Details" document attached. Interested PMC firms are requested to submit their proposals in **sealed envelopes** at the earliest to the address mentioned below.

Secretary, Triveni CHS. Rajaji Path, Ram Nagar, Dombivli-East. Pin code:421201.

Attn: [Kedar Mulye 9820314502, Sandeep Parulekar-9819284895,]

For and on behalf of the Managing Committee

Hon. Chairman

Hon. Secretary