

BRIHANMUMBAI MAHANAGARPALIKA
No - DY.CH.E.(Imp)/ 751 dt.07.1.2020

Sub: Expression of Interest (EOI) for PAP tenements.

Ref: Pre-bid meeting dtd.20.12.2019.

A pre bid meeting was held under the chairmanship of A.C.(Estates) on behalf of DMC(I) on 20.12.2019 at 11.30 a.m, to discuss the issues related with the Expression of Interest (EOI) for PAP tenements to be generated under clause 3.11 of reg. 33(10) and 33(20)B of DCPR-2034. Following officers & representatives of bidders were present in the meeting:

- i) Shri. K.V. Ubale, A.C. (Estates)
- ii) Shri. A.M.Patil , Dy.Ch.E.(IMP)
- iii) Shri. M.S.Revdekar, E.E.(IMP)i/c
- iv) Shri. S.S.Tandale, A.E.(I)II
- v) Shri. Sunil Jadhav, Dy.C.A.
- vi) Smt. S.A.Desai, S.E.(IMP)
- vii) Shri. Ankit Agarwal , representative of M/s. B.M.Infra.
- viii) Shri Bhavesh Kavadia, AVP, D.B.Group.

At the outset, Asstt. Comm. (Estate) briefed about the EOI tender stating the requirement of constructed PAP tenements to MCGM for shifting of PAPs under various MCGM ongoing projects. The EOI is invited on 29.11.2019 with 30 days time period and under clause 3.11 of reg. 33(10) & 33(20)B of DCPR-2034. The tender copy is made available on MCGM portal in Estate departments folder. As per tender Pre Bid meeting was fixed on 17.12.2019 which has been postponed on 20.12.2019 due to unavailability of DMC (I).

A) Queries Raised in Prebid Meeting

The queries raised by the representatives of prospective bidders & MCGMs response are as under :-

Sr No	Queries	MCGM's Remarks
I)	M/s B.M. Infra	
1.	Construction of PAP tenements on I.2. zone plot shall be considered without insisting 10% Amenity space.	The request cannot be considered being DCPR 2034 provision.
2	The premium for change of user i.e. I.2. to R shall not be insisted.	As per Regln. 14(B) of DCPR- 2034, 20% premium is to be recovered & shared in between MCGM (50%) & GoM (50%). The request cannot be considered being DCPR 2034 provision.
Sr No	Queries	MCGM's Remarks
3	Relaxation shall be given in Stamp Duty for the Tripartite Agreement to be executed.	Stamp duty is levied by Register of Mumbai & it is beyond MCGM purview. As such the request can not considered.
4	Credit Note is transferable or not	Credit note is transferable as per draft tender document.
5	The land TDR shall be released with special norms to be decided by MCGM & not as per SRA.	The permissible Land TDR in case of development under 3.11 of 33(10) of DCPR 2034 will be dealt separately with the approval of Competent Authority. However, the same will be subjected to the progress of the project construction work

Sr No	Queries	MCGM's Remarks
II)	M/s D.B. Group	
1	Whether the proposal is for construction of PAP tenements to MCGM under regulation 33(20) B and 3.11 of 33(10) of DCPR 2034 and on private plots.	The proposal is expected on private plots, however, the plot owner can submit the EOI under other applicable provisions of DCPR 2034 suitably
2	Whether the MCGM will be the PIA (Project implementing authority) for such projects under 3.11 of DCR 33(10), of DCPR 2034.	MCGM has invited the EOI for generation of PAP tenements for shifting of PAPs under various MCGM projects as such MCGM will be PIA (Project implementing authority) for such projects subject to acceptance of Location of the project by the MCGM.
3.	How, the developer will compensated for handing over the PAP tenements and in what way?	The necessary provision for release of TDR and premium amount if any is already included in the tender document.
4.	Whether the balance FSI that is available for the sale component can be offered to the MCGM in the form of PAP tenements against applicable.	Yes, However it is subject to applicability of DCPR 2034.
5.	Whether MCGM is looking to procure BUA in the form of PAP tenements from the Developers by compensating them in the form of Credit Note.	The Compensation is in the form of TDR & FSI applicable as per DCPR 2034. As per the tender document the premium quoted if any by the developer is expected as a financial viability gap
6.	why only two schemes namely 3.11 of DCR 33(10) and DCR 33(20)B is included in the EOI document?	The proposal is expected on private plots as per provisions of DCPR 2034.
7.	If a Developer is ready to hand over the PAP Tenements under any other scheme of the DCPR-2034 on a private plot of land, will such proposal be accepted by the MCGM?	Yes, such proposal may be submitted separately subject to merits of the proposal and MCGM deserve rights to rejects the proposal, if desired.
8.	Whether the statutory charges like premium towards the Fungible FSI, Lift and staircase, Open Space Deficiency, Development charges etc which otherwise is required to be paid by the Developers will be waived by the MCGM.	The request cannot be considered. The required charges as per Policy / Regulation will be required to be paid by the developer as applicable.
9.	We hereby request the MCGM to kindly issue an addendum/Corrigendum to this effect by accepting the above suggestions which will enable the MCGM to reach its target in procuring 1000 PAP tenements from each administrative zone.	Such proposal may be submitted Separately for study but out of preview of this tender.

10.	We further request the MCGM to grant us a personal meeting with the Hon'ble MC, MCGM and Dy.Ch. Engineer (Improvement) I/c EOI so as to explain our stand in the said matter which will prove to be beneficial for the MCGM.	This is out of preview of this tender.
11.	Zone wise base premium for Credit Notes shall be given by MCGM.	The provision about the premium to be quoted if any is self explanatory in the tender document.
12.	EOI submission date & time shall be published.	The last date of submission of EOI is 29.12.2019 during the office hours.

The meeting is then concluded with vote of Thanks to the chair. These minutes of meeting are approved by Hon. M.C. under no. MGC/F/150 dated 30.12.2019 and shall be considered to the addendum to the EOI.

Sd/-
07.01.2020
(Atul Patil)
Dy. Ch. E.(Imp)

sd/-
07.01.2020
(Keshav Ubale)
A.C.(Estates)