

# THANE CLUSTER DEVELOPMENT AND AREA IMPROVEMENT COMPANY LIMITED (TCDAICL)

(An SPV of MAHAPREIT and TMC)

501,502-B Pinnacle Corporate, Next to Trade Center Bandra Kurla Complex (BKC), Bandra (E)-400051

**Name of Work:** REQUEST FOR QUALIFICATION CUM PROPOSAL For Appointment of a Developer for the Implementation of the Urban Renewal Scheme at Kopri, Thane (E) through a Construction and Development Agency (C&DA)

## Corrigendum cum Reply to Pre-Bid Queries

TCDAICL invited bids from eligible Bidders through e-Tendering portal. Pre-Bid meeting was conducted on 22/07/2025 at 15.00 hrs. Based on the pre-bid queries submitted please find below the corrigendum cum reply to pre-bid queries by the TCDAICL.

Sl. No.	RFQ Pg. No.	RFQ Clause No.	Clause Title	Clause	Queries/Clarification	Response
<b>M/s. Shoden Developers Private Limited</b>						
1	46, 47	5.1	Opening and Evaluation of Bids	The bidder shall submit the cashflow along with the bid and Techno-Economic Viability (TEV) of the project and the bidder shall present Techno-Economic Viability (TEV) of the project before TCDAICL, including proposed phasing options and projected cash flows. Based on this presentation, TCDAICL shall evaluate the commercial offer submitted by the bidder, applying a standard Internal Rate of Return (IRR) benchmark of 18% to 20% for assessment and valuation.	Following details are required for the preparation of the conceptual/phasing plan and cashflow:  i. Detailed plan showing the Boundaries of the Urban Renewal Project (URP), Vacant Land, any retained and/project along with the area  ii. Entitlement: <ul style="list-style-type: none"><li>Towards Authorized tenants</li><li>Towards Unauthorized tenants, Data required - the number of tenements, total existing carpet and Entitled Area.</li></ul> iii. The proposed usage of land as per DP/master plan;  iv. Proposed corridors within and surrounding to the URPs;  v. the Norms to be followed for the Amenity open space, parking Areas and any other relaxation;	The details pertaining to Points (i) to (iv) are enclosed in Annexure of the Corrigendum  The norms related to Amenity Space and Recreational Ground (RG) are clearly specified under Regulation No. 14.8 of the UDCPR 2020, while other norms pertaining to parking and permissible relaxations shall be governed by the relevant provisions of the UDCPR 2020  The applicability of all exemptions granted under the Slum Rehabilitation Authority (SRA) Scheme is proposed to be extended to the Rehabilitation Component of the Urban Renewal Scheme, subject to clarification by the Government.  The Development Charges, Ancillary Premiums, and other applicable charges pertaining to the Sale Component shall be levied in accordance with the provisions of UDCPR 2020 and MRTP Act ,1966

					vi. Clarity on the Development Charges for Rehabilitation/ Sale/ancillary premium, Stamp duty against Rehabilitation, GST; vii. Any other relevant data etc.	<b>Note:</b> The bidder shall submit the detailed TEV report along with the cash flow projections under Envelope 1, and the offered Topline Revenue Share under Envelope 2
2	21	2.4(9)	Scope of work of the SPV Company	The SPV shall commence construction with the rehabilitation component as the first priority. Commencement Certificate (CC) for the sale component shall be granted on a prorated basis, in line with the incentive factor prescribed under Regulation No. 14.8 of UDCPR 2020. Occupancy Certificate (OC) for the sale component shall be issued only after the OC for the rehabilitation component is obtained.	While the Developer will bear the cost associated with the rehabilitation of the tenants, we would clarity on the assistance/support that shall be provided by the TCDAICL to the Developers for the rehabilitation of the authorised/unauthorized tenants;	The RFQ cum proposal clause no. 2.5 is to be referred for the same.
3	17	2.2	Scope of work of the SPV Company	TCDAICL may opt to claim its revenue share in the form of Built-Up Area (BUA) instead of monetary payment, with the quantum of BUA calculated based on the prevailing Ready Reckoner (RR) rate for constructed premises applicable to the project location. This approach ensures that TCDAICL's entitlement is protected in terms of real estate value, aligning its share proportionately with the market valuation of the project assets.	We request you to kindly amend criteria of Built-Up Area to be calculated at the recent actual sale rate of residential or commercial free-sale building being developed instead of the prevailing Ready Reckoner (RR) rate.	The RFQ cum proposal clause no. 2.2 prevails
4	35	3.2 (B)	Financial Capacity	The Bidder shall have a minimum consolidated Net Worth of not less than INR 5000 Crore /- (Rupees Ten Thousand Crore only) on 31st March 2025. ("Financial Capacity").	Please clarify minimum consolidated net worth should be INR 5000 Crore or Rupees Ten Thousand Crore.	<b>The Clause is Changed:</b> The Bidder shall have a minimum consolidated Net Worth of not less than INR 5000 Crore /- (Rupees Five Thousand Crore only) on 31st March 2025. ("Financial Capacity").
<b>M/s. Lakepoint Builders Private Limited</b>						
5	31	2.16	Summary of various Activities (Bidding)	Last date for Online submission of Bid (Bid Due Date): 07/08/2025 15:00 hrs.	We request TCDAICL to extend the timeline by 15 days for the submission of the Bid.	The RFQ cum proposal clause no.2.16 prevails.
6	54	-	Annexure B	Applicable FSI of the Project as per UDCPR – 2020	Clarity on the Project area and Timeline	The Detailed Area Statement is attached with Annexure -7

7	17	2.2	Unearned/ Windfall Income	In addition, 50% of unearned/ windfall income shall be shared with TCDAICL by SPV over the entire Project duration	It is more applicable to the infrastructure projects; hence this point should be deleted.	<p>The said clause, wherever appearing in the Bid Document, is hereby deleted and shall be considered inapplicable</p> <p>Definition of <b>Minimum Guaranteed Return</b> is changed to:</p> <p><b>Minimum Guaranteed Return</b> shall mean the assured minimum revenue share payable by the Construction &amp; Development Agency (C&amp;DA) to TCDAICL, amounting to not less than INR 3500 Crores or topline revenue share whichever is more.</p> <p><b>Definition of Topline revenue added as under- Topline Revenue-</b> Topline Revenue when used in the context of sales/selling rights of C&amp;DA and TCDAICL revenue Share shall mean revenue generated from the sale of build-up area/FSI/ TDR or any such instrument including consideration received from purchasers towards the sale units, other amount collected from preferential location charges, floor rise, amounts from sale of parking (if permissible), any amount towards common amenities, development infrastructure charges collected from buyer or revenue collected/accrued from any other sources.</p>
8	28	2.10	Transaction Advisory Fees	It shall be the responsibility of the successful developer to bear and pay the aforesaid Transaction Advisory Fees directly to the designated advisor, in accordance with the terms and schedule prescribed by TCDAICL. This fee shall be considered part of the overall project cost and is non- negotiable.	Transaction advisory Fees will be an additional financial burden on the Developer. Further, since the Developer has the required expertise in the Real Estate market, the requirement of Transaction Advisor can be done away with	The RFQ cum proposal clause No.2.10 prevails

9	35	3.2(B)	Financial Capacity	The Bidder shall have a minimum consolidated Net Worth of not less than INR 5000 Crore /- (Rupees Ten Thousand Crore only) on 31st March 2025. (“Financial Capacity”).	We request the TCDAICL to reduce the minimum consolidated net worth criteria from INR 5,000 Crore to INR 2,000 Crore	The RFQ cum proposal clause no. 3.2 (B) prevails as per response at Si.No.4 above.
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The RFQ cum proposal and Corrigendum shall be available for free download on registration at <https://www.mahatenders.gov.in> as per the dates mentioned on the portal. The submission of the response is through e-Tender portal only. For participating in this RFQ and avoiding last minute technical challenges if any, the guidelines mentioned in the RFQ document on e-Tender Portal shall be followed by all the bidders.

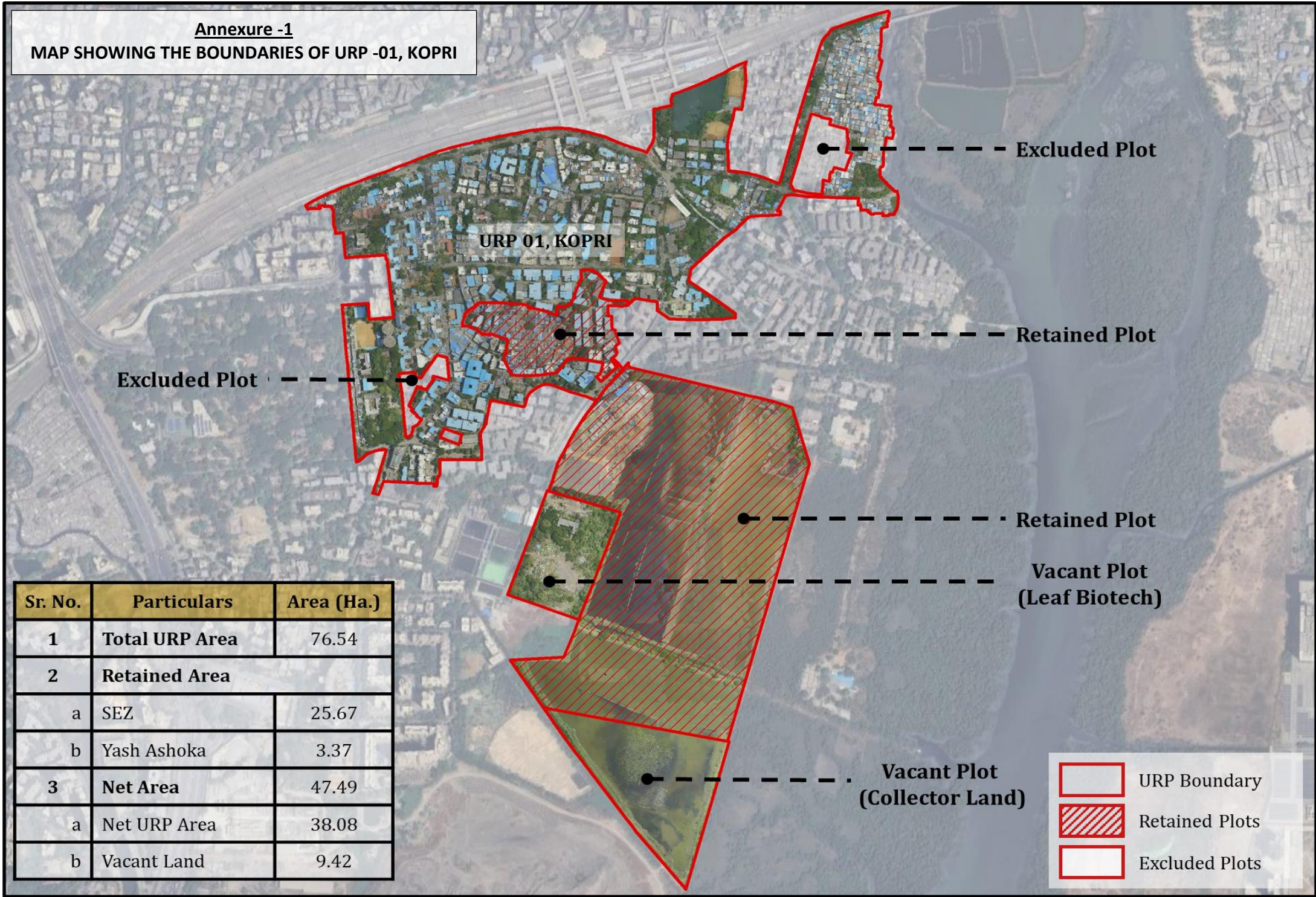
Date: 24/07/2025

Place: BKC Mumbai

Director  
TCDAICL



**Annexure -1**  
**MAP SHOWING THE BOUNDARIES OF URP -01, KOPRI**



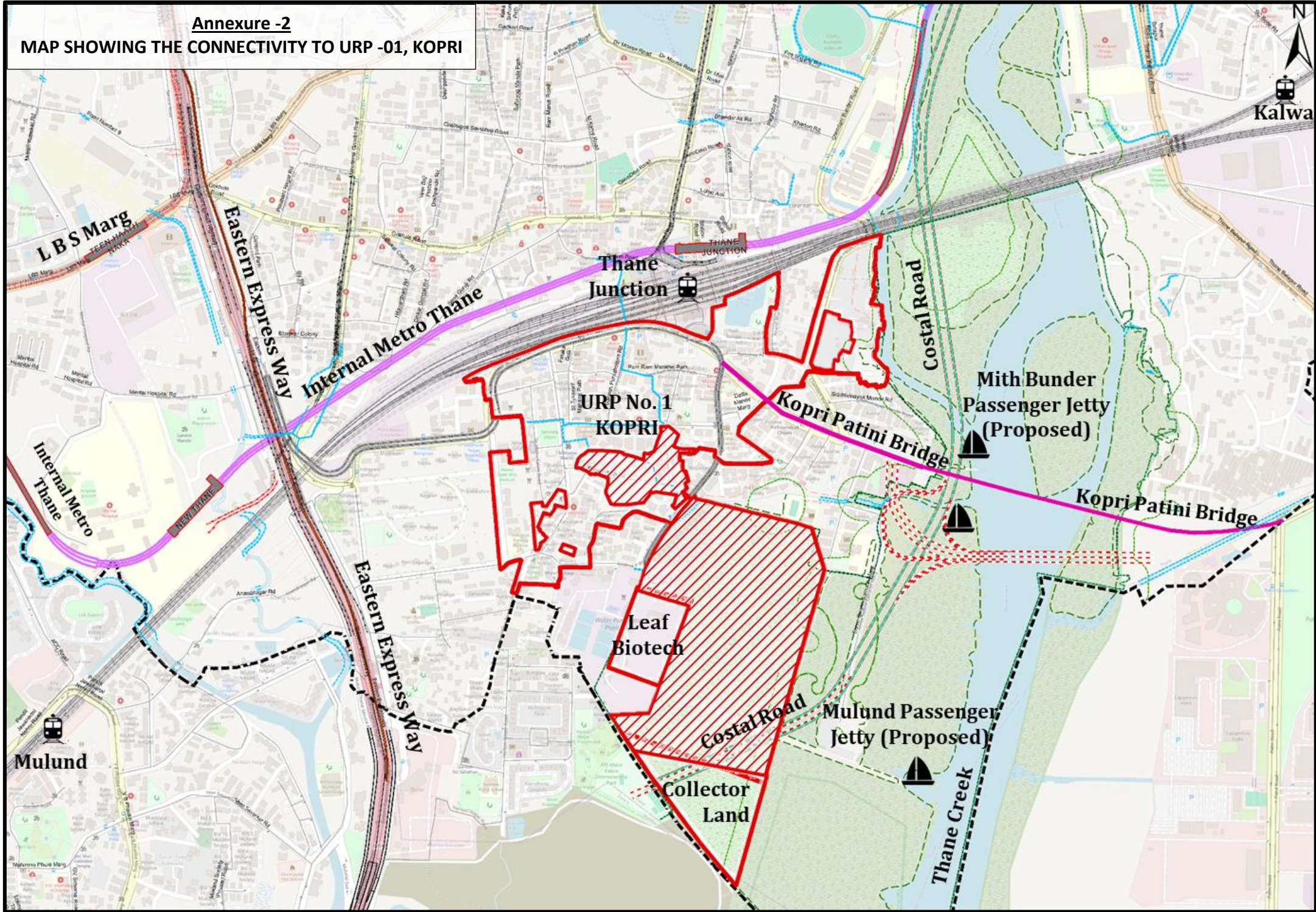
Sr. No.	Particulars	Area (Ha.)
1	Total URP Area	76.54
2	Retained Area	
a	SEZ	25.67
b	Yash Ashoka	3.37
3	Net Area	47.49
a	Net URP Area	38.08
b	Vacant Land	9.42

URP Boundary

Retained Plots

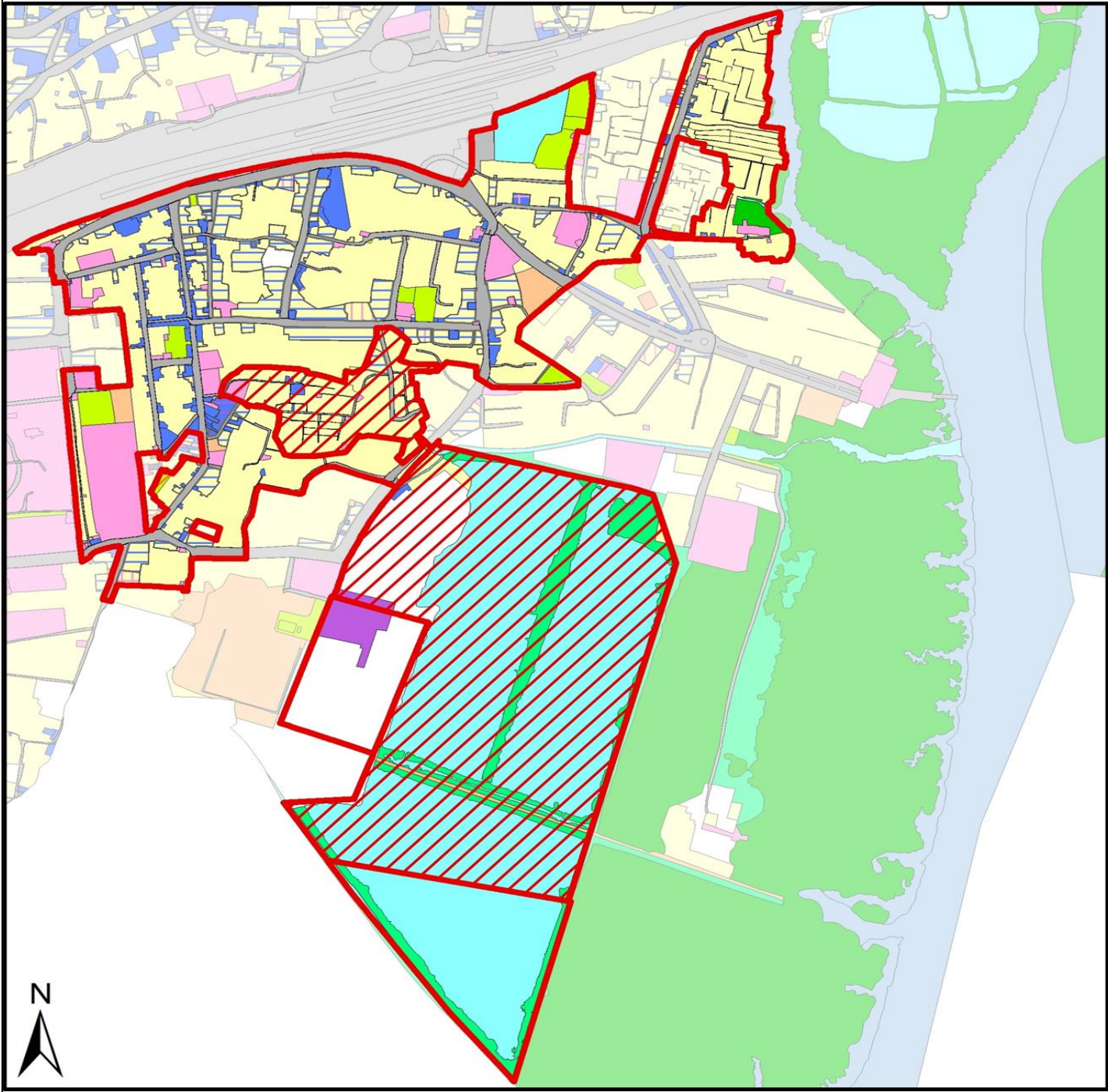
Excluded Plots







**Annexure -3**  
**EXISTING LAND USE MAP – URP NO. 01 KOPRI**



**Existing Land Use Plan**  
**Thane Municipal Corporation**

**Legend**

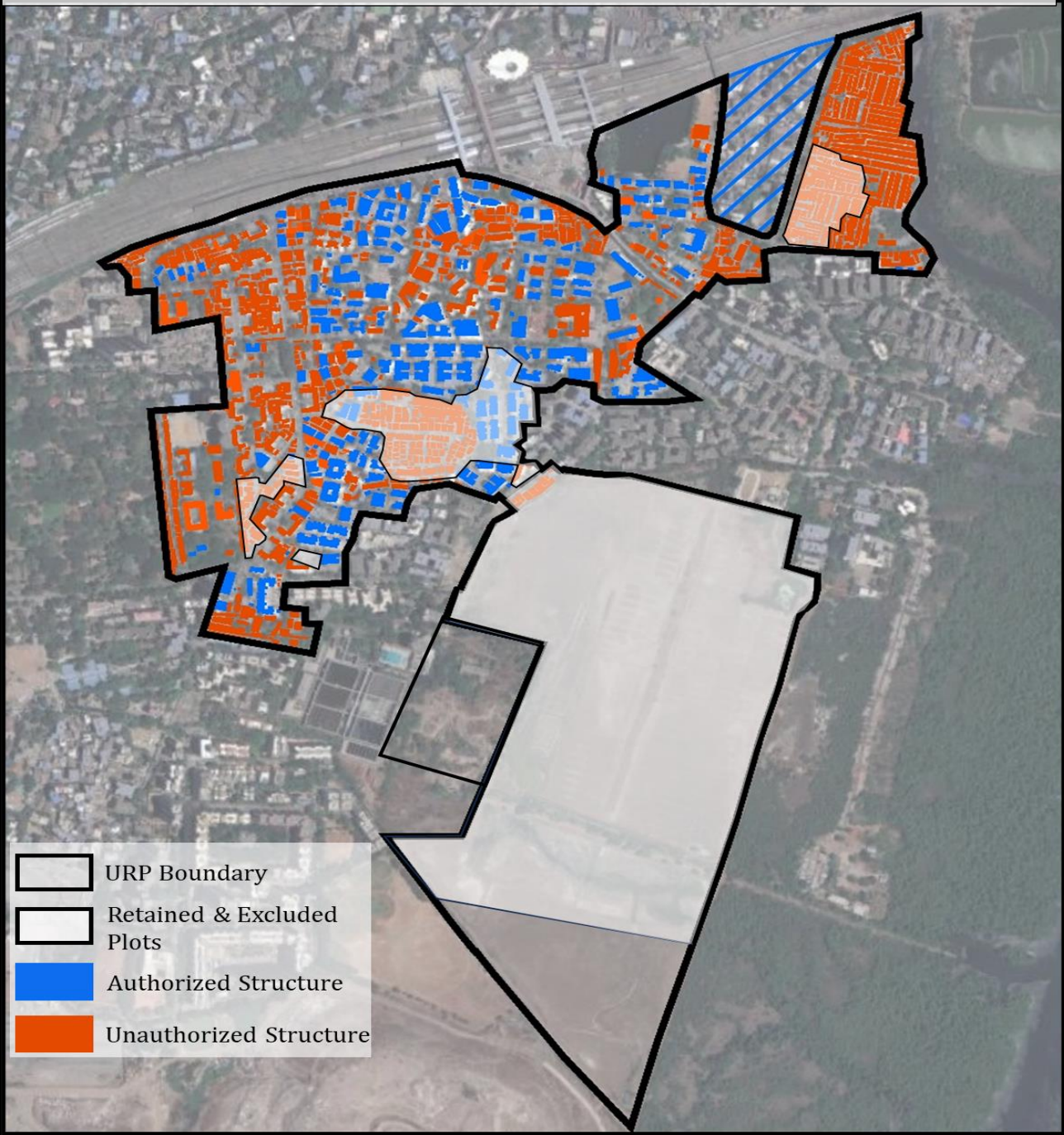
- URP Boundary
- Land use Zone**
- Residential
- Commercial
- Public Semi Public
- Public Utilities
- Industrial
- Eco-Sensitive Area
- Recreational
- Transportation
- Water Bodies/ Nallah
- Vacant Land
- Slum
- Heritage

**Area Statement**

Land Use	Area in Ha.
Residential Zone	18.10
Commercial Zone	1.61
Eco-Sensitive Areas	0.24
Mixed	5.24
Industrial	0.01
Public & Semi-Public	3.08
Public Utilities	0.48
Recreational	1.38
Transportation	0.21
Slum	0.10
Waterbodies	0.91
Road	6.49
Vacant Land	0.21
<b>Total</b>	<b>38.08</b>
Vacant Land	9.42
Retained Area	29.04
<b>Total URS Area</b>	<b>47.49</b>



**Annexure -4**  
**TOTAL TENEMENTS WITH EXISTING AND PROPOSED AREA**



**1. Built-up Area**

Structure Type	Area	%
Authorized Built-up Area	2,03,979	41%
Unauthorized Built-up Area	2,95,854	59%
<b>Total</b>	<b>4,99,833</b>	<b>100%</b>

**2. Structure Count**

Structure Type	No. of DU	%
Authorized Structures	4,462	34%
Unauthorized Structures	8,884	66%
<b>Total</b>	<b>13,346</b>	<b>100%</b>

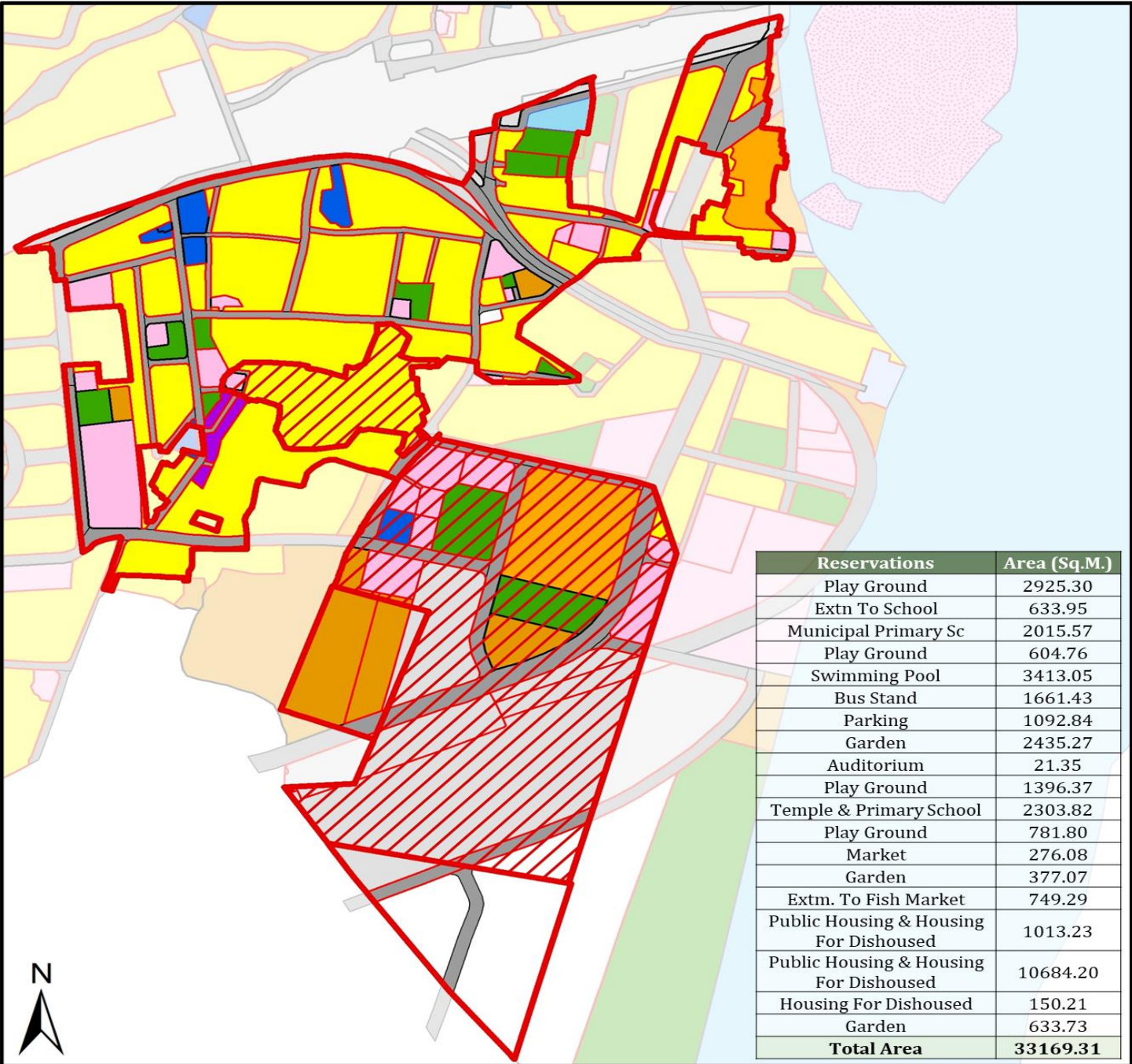
**3. Unauthorized Structure Count**

Structure Type	No. of DU	%
Residential Units	7,624	86%
Commercial Units	1,260	14%
<b>Total</b>	<b>8,884</b>	<b>100%</b>

**Note:** The above counts have been derived from the GIS data provided by the TMC and its updates. The counts, thus may be considered approximate.



Annexure -5  
SANCTIONED DEVELOPMENT PLAN – URP 01 KOPRI



Sanctioned Development Plan  
Thane Municipal Corporation

Legend

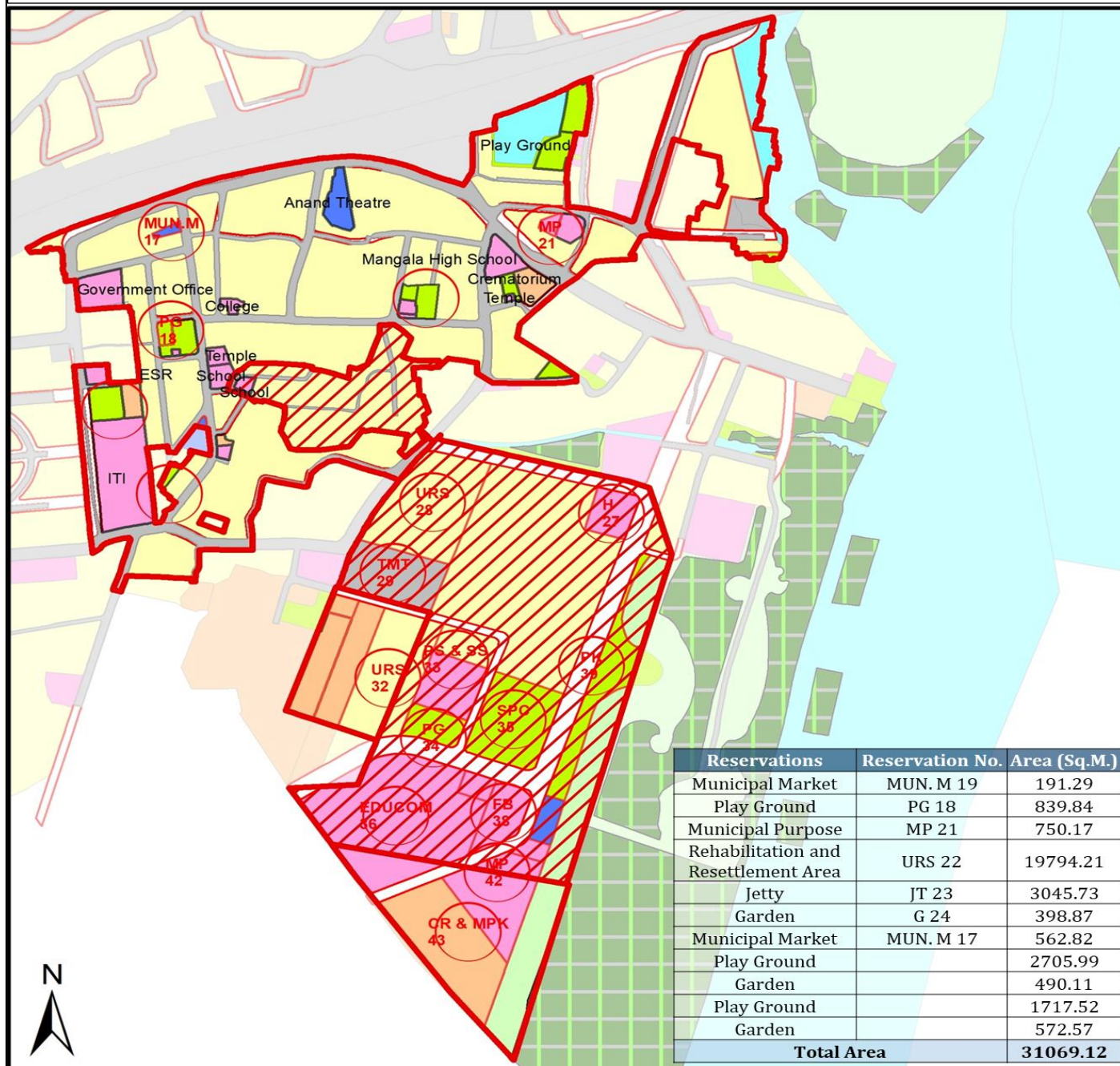
- URP Boundary
- Land use Zone
  - Residential
  - Commercial
  - Public Semi Public
  - Public Utilities
  - Recreational
  - Transportation
  - Water Bodies/ Nallah
  - Industrial
  - Roads

Area Statement

Land Use	Area in Ha.
Residential Zone	21.91
Commercial Zone	0.85
Industrial Zone	0.36
Public Semi-Public	2.44
Public Utilities	1.00
Recreational	1.90
Transportation	1.17
Road	8.07
Waterbodies	0.37
Total	38.08
Vacant Land	9.42
Retained Area	29.04
Total URS Area	47.49



**Annexure -6**  
**DRAFT DEVELOPMENT PLAN – URP 01 KOPRI**



**Proposed Land Use Plan**  
**Thane Municipal Corporation**

**Legend**

- URP Boundary
- Land use Zone**
- Residential
- Commercial
- Public Semi Public
- Public Utilities
- Recreational
- Transportation
- Water Bodies/ Nallah
- Proposed Roads
- Developed Roads

**Area Statement**

Land Use	Area in Ha.
Residential Zone	21.77
Commercial Zone	0.38
Public & Semi-Public	2.78
Public Utilities	0.52
Eco-Sensitive Zone	0.01
Recreational	1.72
Transportation	0.31
Developed & Proposed Road	8.96
Waterbodies	1.63
<b>Total</b>	<b>38.08</b>
Vacant Land	9.42
Retained Area	29.04
<b>Total URS Area</b>	<b>47.49</b>



**Annexure-7**  
**DETAILED AREA STATEMENT – URP 01 KOPRI**

SR. NO.	Area Statement		Area (Sq.mt.)	Area (Ha.)
<b>1</b>	<b>Notified URP Area</b>		<b>765364.74</b>	<b>76.54</b>
	a Retained Area (SEZ)		256727.01	25.67
	b Retained Area (Yash Ashoka)		33701.09	3.37
	c Vacant Land		94154.00	9.42
	d Deducting Railway Line Area		76.95	0.01
<b>2</b>	<b>Total URS Area</b>		<b>474859.69</b>	<b>47.49</b>
	a Area under CRZ I		13382.40	1.34
	b Area under CRZ II		8243.59	0.82
<b>3</b>	<b>Total URS Area after deducting CRZ I Area</b>		<b>461477.29</b>	<b>46.15</b>
4	Area under D.P. Road (Developed)		71844.05	7.18
5	Area under D.P. Road (Non Developed)		17751.36	1.78
6	Area under Nallah / Lake		16337.33	1.63
7	Area under Green Belt		915.54	0.09
8	Area under DP Reservation (Non - Developed - Diluted)		9567.14	0.96
<b>9</b>	<b>Total Plot Area for Deduction</b>		<b>116415.42</b>	<b>11.64</b>
10	<b>Total Area under A.O.S. (10% of Gross Plot Area)</b>		<b>46147.73</b>	<b>4.61</b>
a	Area under Amenity (Reservation)		35238.04	3.52
<b>11</b>	<b>Total area under Amenity to be proposed</b>		<b>10909.69</b>	<b>1.09</b>
<b>12</b>	<b>Total Area under R.O.S. (10% of Gross Plot Area)</b>		<b>47485.97</b>	<b>4.75</b>
a	Area under R.O.S. (Reservation + CRZ I + Green Belt+Amenity)		29342.97	2.93
<b>13</b>	<b>Total area under R.O.S. to be proposed</b>		<b>18143.00</b>	<b>1.81</b>
<b>14</b>	<b>Net Plot Area</b>		<b>316009.17</b>	<b>31.60</b>
Permissible FSI: Reg. No. 14.8.6: FSI Permissible in URS shall be the FSI required for rehabilitation of existing occupiers or tenants + Incentive FSI under this regulation, or 4.00 whichever is higher. (Maximum Permissible Carpet Area to be Considered of Sr. No. 12 A1 or 12 A2)				
15	Total Permissible B/U Area (FSI @ 4.0)		1812934.78	181.29
16	Total Permissible B/U Area on CRZ II Area (FSI @ 4.00)		32974.37	3.30
<b>17</b>	<b>Total Permissible BUA</b>		<b>1845909.14</b>	<b>184.59</b>
18	Incentive Factor		<b>2.75</b>	
19	BUA of Rehab		549816.60	54.98
a	Land Acquisition Cost BUA Equity		<b>89589.95</b>	<b>8.96</b>
<b>b</b>	<b>Total BUA Rehab Liability</b>		<b>639406.55</b>	<b>63.94</b>
20	BUA of Sale		1422405.70	142.24
<b>21</b>	<b>Total Permissible BUA</b>		<b>1972222.30</b>	<b>197.22</b>
22	FSI Consumed		<b>4.27</b>	
<b>23</b>	<b>Balance BUA - PAP (16 - 20)</b>		<b>0.00</b>	<b>0.00</b>
a	PAP Component BUA		0.00	0.00
b	Additional Sale Component BUA		0.00	0.00
<b>24</b>	<b>Built-up Area Distribution</b>			
a	Rehab Component BUA		639406.55	63.94
b	PAP Component BUA		0.00	0.00
c	Sale Component BUA		1422405.70	142.24
<b>25</b>	<b>Total Built-up Area</b>		<b>2061812.25</b>	<b>206.18</b>
26	Ancillary FSI @ 60% on Residential BUA (80%)		989669.88	98.97
27	Ancillary FSI @ 80% on Commercial BUA (20%)		329889.96	32.99
<b>28</b>	<b>Total Permissible BUA (including Ancillary)</b>		<b>3381372.08</b>	<b>338.14</b>
<b>B/U Area including Ancillary FSI</b>				
<b>29</b>	<b>Built Up Area For Rehab</b>		<b>764364.86</b>	<b>76.44</b>
<b>30</b>	<b>Built Up Area For PAP</b>		<b>0.00</b>	<b>0.00</b>
<b>31</b>	<b>Built Up Area For Sale</b>		<b>2617007.22</b>	<b>261.70</b>
32	Sale-Rehab Ratio		<b>3.4</b>	
<b>Carpet Area including Ancillary FSI</b>				
33	<b>Carpet Area For Rehab</b>		<b>566196.19</b>	<b>56.62</b>
34	<b>Carpet Area For PAP</b>		<b>0.00</b>	<b>0.00</b>
35	<b>Carpet Area For Sale</b>		<b>1938523.87</b>	<b>193.85</b>
<b>Construction Area Distribution</b>				
36	Rehab Component Construction Area		917237.84	91.72
37	Sale Component Construction Area		3140408.67	314.04
<b>38</b>	<b>Total Construction Area</b>		<b>4057646.50</b>	<b>405.76</b>