

Notice Inviting Tender (NIT)



NOTICE INVITING BID

Development of Integrated Residential Township at Airoli, Navi Mumbai

City and Industrial Development Corporation of Maharashtra Limited (the "Authority" or "CIDCO") has decided to undertake first of a kind project of **Development of Integrated Residential Township at Airoli, Navi Mumbai** (the "Project") based on state government approved policy of 'Theme -Based and Iconic City Development' to facilitate the development of bulk land parcels in a holistic manner through Construction & Development Operator (CDO) Agreement and achieving an iconic, unified and integrated development and has decided to carry out the bidding process for selection of a private entity (the "Developer").

1. Name of Project: Development of Integrated Residential Township, Plot no. 20, Sector -10A, Airoli, Navi Mumbai **2. Plot Area : 68.8 acres (approx.)**
3. C. A. No. : 02/CIDCO/Airoli/2025-26 **4. Construction & Development Period :** 20 years **5. Method of Selection :** H1 Selection. Bidder who is offering the Highest Revenue Share Percentage (in present value terms) shall be the Selector Bidder. **6. Tender Cost Fee :** INR 200,000/- (Rupees Two Lakhs only) excluding 18% GST.

Bid Document, Bidding Programme, Theme-Based & Iconic City Development Policy along-with other bid documents will be available on the website: <https://mahatenders.gov.in> starting from **01/04/2026**.

**Marketing Manager
(Commercial)**

CIN - U99999 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in

CIDCO/PR/568/2025-26



बोली आमंत्रण सूचना

ऐरोली, नवी मुंबई में एकीकृत आवासीय टाउनशिप का विकास महाराष्ट्र राज्य औद्योगिक विकास निगम (जिसे "प्राधिकरण" या "सिडको" कहा जाता है) ने राज्य सरकार की 'थीम-आधारित और प्रतिष्ठित शहर विकास' नीति के आधार पर ऐरोली, नवी मुंबई में एकीकृत आवासीय टाउनशिप के विकास (जिसे "परियोजना" कहा जाता है) की अपनी तरह की पहली परियोजना को शुरू करने का निर्णय लिया है, ताकि कंस्ट्रक्शन एंड डेवलपमेंट ऑपरेटर (सीडीओ) समझौते के माध्यम से बड़े भूमि पार्सल का समग्र रूप से विकास किया जा सके और एक प्रतिष्ठित, एकीकृत और समन्वित विकास प्राप्त किया जा सके। इसके लिए एक निजी संस्था ("डेवलपर") के चयन के लिए बोली प्रक्रिया चलाने का निर्णय लिया गया है।

1. परियोजना का नाम: एकीकृत आवासीय टाउनशिप का विकास, प्लॉट नं. 20, सेक्टर -10ए, ऐरोली, नवी मुंबई 2. भूखंड क्षेत्र: 68.8 एकड़ (लगभग) 3. सी. ए. नं.: 02/CIDCO/Airoli/2025-26 4. निर्माण एवं विकास अवधि : 20 वर्ष, 5. चयन विधि : H1 चयन सबसे अधिक राजस्व हिस्सेदारी प्रतिशत (वर्तमान मूल्य शर्तों में) की पेशकश करने वाला बोलीदाता ही चयनकर्ता बोलीदाता होगा। 6. निविदा लागत शुल्क : INR 200,000/- (दो लाख रुपये मात्र) जिसमें 18% GST शामिल नहीं है। बोली दस्तावेज, बोली कार्यक्रम, थीम-आधारित और प्रतिष्ठित शहर विकास नीति के साथ-साथ अन्य बोली दस्तावेज वेबसाइट: <https://mahatenders.gov.in> पर 01/04/2026 से उपलब्ध होंगे।

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विपणन प्रबंधक (वाणिज्यिक)

सिडको/जनसंपर्क/५६८/२०२५-२६

Notice Inviting Tender (NIT)

Subject: Request for Proposal for “**Development of Integrated Residential Township at Airoli, Navi Mumbai**”.

Vice Chairman and Managing Director (VC&MD) of CIDCO invites online applications for Development of Integrated Residential Township at Airoli, Navi Mumbai.

The application can be downloaded from the link <http://mahatenders.gov.in>.

Particular	Application fee
Name of Work	Development of Integrated Residential Township at Airoli, Navi Mumbai
C.A. No.	02/CIDCO/Airoli/2025-26
RFP Document Fee	INR 2,00,000/- (excluding 18% GST) (Indian Rupees Two Lakh Only)

GENERAL NOTES:

- 1) CIDCO reserves right to reject any or all Bids without assigning any reason and the same shall be at the entire discretion of CIDCO. CIDCO's decision in this respect shall be final and binding.
- 2) In case of damaged documents / non accessible documents / relevant balance documents of already uploaded documents not found after opening of documents then the hard copies of that documents shall be accepted subject to such documents shall be in possession of the Applicants/Bidders before the later date specified in the e-handover of the prepared documents.
- 3) The offer shall remain valid for a period of 210 (two hundred and ten) days from BDD, or any later date specified in the Bid Document.
- 4) Bid Security to be paid in accordance with the provisions stipulated in the RFP Document. The information of E-Payment Gateway available on e-procurement portal <https://mahatenders.gov.in>
- 5) Cost of Blank Bid Document (RFP Document Fee) of INR 2,00,000/- (excluding 18% GST) (Indian Rupees Two Lakhs Only) (Non-Refundable) to be paid via online Payment Gateway mode only. The information of E-Payment Gateway available on E-Tendering Website <https://mahatenders.gov.in>
- 6) For further details regarding the above, contact Marketing Manager (Commercial) , CIDCO of Maharashtra Limited, 3rd Floor, Raigad Bhavan, CBD Belapur, Navi Mumbai – 400614, Maharashtra, India.

- 7) For any details regarding e-Tendering system in CIDCO, please call at 24 x 7 Help Desk No.0120 – 4001 002, 0120 – 4200 462, 0120 – 4001 005, 0120 – 6277 787.
- 8) International Bidders are requested to prefix 91 as country code. Email Support – For any Issues or clarifications relating to the Bid Documents, Bidders are requested to contact the respective Tender Inviting Authority. Technical support – eproc@nic.in
- 9) All future communication like extension notices / Corrigendum / addendum with regards to above advertisement shall be published in our Website <https://mahatenders.gov.in> only and no press notification will be published.

Office of Marketing Manager Commercial

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO)

CIDCO Bhavan,

Opposite Kokan Bhavan,

Sion Panvel Road, Sakaram Patil Marg,

CBD Belapur, Navi Mumbai-400614

Landline No.: +91 022 67918100

Email ID: mm.commercial@cidcoindia.com

The last date for uploading and submitting the Bid is 22.06.2026 at 17:00 hours Indian Standard Time.

Marketing Manager (Commercial),

Date: