



**SLUM REHABILITATION AUTHORITY, BRIHANMUMBAI**

**REQUEST FOR QUALIFICATION CUM  
REQUEST FOR PROPOSAL FOR  
SELECTION OF CONSTRUCTION CUM DEVELOPMENT AGENCY  
FOR IMPLEMENTATION OF SLUM CLUSTER REDEVELOPMENT  
SCHEME (SCRS) AT ANDHERI (WEST) ABUTTING C.D. BARFIWALA  
MARG FOR AREA ADMEASURING 101.36 ACRES  
(SLUM +NON-SLUM)**

**Tender Ref. No. : CEO/SRA/681 Dt. 07/04/2026**

**Background:**

Housing Department of Government of Maharashtra vide Government Resolution dated 13th November 2025 has taken decision for implementation of the Slum Cluster Redevelopment Scheme (SCRS) under the Slum Rehabilitation Authority, Brihanmumbai, for large private / government / semi-government land parcels.

Slum Rehabilitation Authority, Brihanmumbai has identified an area of 101.36 acres, abutting C.D. Barfiwala Marg at Andheri (West), Mumbai, which is partly encumbered with slums, partly has other building structures and open land. Slum Rehabilitation Authority, Brihanmumbai has decided to redevelop the area as a cluster as per the Government Resolution dated 13th November 2025.

SRA wishes to undertake an integrated redevelopment of above mentioned plot under DCPR 2034 through a Construction cum Development Agency (C&DA). C&DA will be responsible to undertake all the works as mentioned in the Scope of Work and such appointment of C&DA will be made by SRA through a competitive bidding process as mentioned in this tender document.

The Bidder shall submit a Bid Security in the form of a Demand Draft of INR 1,75,00,00,000/- and submit the same to SRA on Bid Due Date.

**Selection Process:**

The Authority invites bidders to submit their Bids in a single-stage, two e-envelopes e-tendering process.

In the Financial Bid, the Bidders shall quote the percentage of the prevailing Ready Reckoner Rate (of land) as the Premium that the Bidder is willing to offer to the SRA per square meter of developable land area (approximately 101.36 acres, including both slum-encumbered land and non-slum land) (the "Bid Criteria Share") and shall be payable on land available for development to the Successful Bidder and shall be paid phase-wise as per milestones of project implementation finalized by HPC.

The minimum Bid Criteria Share shall be 10% of the prevailing Ready Reckoner Rate. The Project shall be awarded to the Bidder (Single Entity, Consortium) quoting the highest Bid Criteria Share ("Highest Bidder"), after approval of the Government.

The Authority invites offers from experienced and qualified bidders through Competitive Bidding. The bid documents can be downloaded from the website <https://mahatenders.gov.in> by selecting **Tenders by Organisation => search "Slum Rehabilitation Authority** between 08.04.2026 to 07.05.2026. Pre-bid meeting is on 17.04.2026. The last date for submission of the Bid is 07.05.2026.

(Dr. Mahendra Kalyankar)  
Chief Executive Officer

Slum Rehabilitation Authority,  
Brihanmumbai