



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

(An autonomous body of GOI under the aegis of M/o Housing & Urban Affairs)

9th Floor, 'B' Wing, Janpath Bhawan, Janpath, New Delhi – 110 001.

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REQUEST FOR PRE-QUALIFICATION CUM EXPRESSION OF INTEREST FOR TURNKEY HOUSING PROJECT AT NAVI MUMBAI

CGEWHO invites offers from construction agencies, for development of a composite housing project, on Turnkey model, complete with all infrastructure and amenities on 3-4 Acres of land at Navi Mumbai for approximately 250 Dwelling Units. The agency shall be responsible for transfer, registration of land in favour of CGEWHO, approval of plans and construction of the said housing project with all the essential services and amenities. The land should be within a radius of 15 km of Panvel Railway Station. The housing project proposed to be built, shall have preferably 2 BHK & 3 BHK types of Dwelling Units with lifts and other amenities that includes a Community Centre, swimming pool, badminton courts as per norms of the statutory authorities. While giving the proposal, it must be ensured by the agency that all the statutory requirements as per the local bye-laws and RERA guidelines of the State should strictly be followed. The construction agency may identify one or more places of suitable land.

2.The land details are to be given as per the “Land Proforma” uploaded alongwith this EOI document. CGEWHO shall assess the suitability of land with regard to its vicinity towards schools, colleges, markets, hospitals, Railway Station etc as per the pre-defined “Weightage Chart” on a scale of 200 points. Only those lands scoring 80% marks and above in the “Weightage Chart” shall be prequalified. CGEWHO, after assessing the suitability of land and the construction capability of agencies as per the prequalification criteria as mentioned in the document, shall forward the Design Parameters and draft Contract Agreement to the prequalified agencies, for the submission of price bid along with the Detailed Project Report. The price bid should be prepared on the basis of the pre- defined specifications, payment terms and other details provided in the draft contract agreement and design parameter. The cost quoted shall be lump sum price on the per square feet of the carpet area (as defined in RERA) inclusive of one covered car parking for each Dwelling Unit.

3.Application Form along with detailed minimum prequalification criteria, for this EOI can be downloaded from www.tenderwizard.com/CGEWHO or www.cgewho.in or CPP Portal (www.eprocure.gov.in) from 20/06/2025 onwards. Last date for submission of EOI is within the 30 days of release of advertisement. A non-refundable fee of Rs. 10000/- + GST @ 18% towards cost of EOI documents through Demand Draft in favour of CEO, CGEWHO payable at New Delhi, should be submitted physically at H.O. address as mentioned above. No off line submission of LOI will be accepted and summarily rejected.

4.Any proposal received not conforming to EOI guidelines will be considered as technically non-compliant and is liable to be rejected. The procedure for selection of Construction Agencies will be made available with the application Forms.

5.CGEWHO reserves its right to disqualify any or all applications, without assigning any reason thereof. No correspondence in this regard shall be entertained.

Chief Executive Officer
CGEWHO