

SOCIETY REDEVELOPMENT GUIDE

PMC APPOINTMENT

Model PMC Tender / EOI - V5 Structure

MODEL TEMPLATE: Adapt with your Society, PMC, Architect and Legal Advisor before issue or signature.

1. Purpose

Invite qualified Project Management Consultants through one uniform document so every applicant responds to the same scope, evidence and commercial format.

2. Core Scope

- Document/title review and data room assessment
- Independent feasibility and development-potential study
- Applicable planning regulation / FSI / TDR / premium / incentive review
- Society or plot amalgamation / joint-development roadmap where relevant
- Member requirement capture and area schedule
- Developer tender preparation, bid comparison and negotiation assistance
- Post-appointment monitoring through appropriate technical professionals

3. Authority Safeguard

The PMC advises and evaluates. Final material approvals, developer appointment and binding commitments remain with the competent Society / General Body authority as applicable.

4. Independence

- Disclose conflicts, referrals, commissions and business relationships
- Do not accept undisclosed benefit from any project participant
- Maintain written evaluation, negotiation and communication records

5. Submission

Ask for one technical proposal and one commercial proposal, with the exact sealing / digital submission procedure declared before the deadline.

6. Evaluation

Use a pre-declared quality-and-cost matrix. Do not invent a new eligibility condition or weightage after bids are opened.

Illustrative Evaluation Matrix

Parameter	Marks
Relevant CHS redevelopment experience	18
Joint / amalgamation / cluster experience	17
Technical team	10
Local authority / regulation experience	10
Methodology / feasibility approach	20
Completed track record	10
Presentation / interaction	5
Financial proposal	10
Total	100