



उल्हासनगर महानगरपालिका

नगररचना विभाग, पहिला मजला, महापालिका मुख्यालय, चोपडा कोर्ट रोड,
उल्हासनगर - ४२१००३, जिल्हा ठाणे.

दुरध्वनी क्र. (०२५१) २७२०१०५, २७२०११६-१२५, फॅक्स नं. (०२५१)- २७२०१०४



स्वारस्य संबंधी देकार

महाराष्ट्र सरकारने विधी मंडळाच्या हिवाळी अधिवेशनात उल्हासनगर शहरातील अनधिकृत बांधकाम नियमितीकरण करणे सुधारणा अधिनियम-२०२२ पारीत केला आहे. सदर अधिनियमातील तरतुदीनुसार नियमितीकरण कक्षाला नियामितीकरणाचे काम करणे शक्य व्हावे यासाठी शहरातील नागरिकांकडून मोठ्या प्रमाणावर अर्ज प्राप्त होण्याची शक्यता आहे.

प्राप्त अर्जाची छाननी करणे हे काम मोठ्या प्रमाणावर असून त्याकरिता ऑनलाईन अर्ज स्वीकारणे व प्राप्त झालेल्या अर्जाची ऑनलाईन छाननी करणे याकरिता छाननी फी ची रक्कम ऑनलाईन पद्धतीने भरून घेऊन त्याचे अकाउंट विशिष्ट बँकेत ठेवण्याच्या पूर्व अटीवर ऑनलाईन पोर्टल तयार करणे व त्याचे सदर बँक सॉफ्टवेअर तयार करण्यास प्रोसेसिंग फी च्या रकमेतून टप्प्याटप्प्याने देईल. तसेच सॉफ्टवेअर तयार करण्याचे काम खाजगी सॉफ्टवेअर डेव्हलपरला देईल. नियामितीकरणाचे अर्ज ऑनलाईन पोर्टलद्वारे स्वीकारून त्याची टप्प्याटप्प्यावर छाननी करून डी फॉर्म तयार होईपर्यंत कार्यवाही करून प्रोसेसिंग फीची रक्कम ५०० चौ.मी. क्षेत्रापर्यंत प्रती अर्ज रु. १,०००/- व ५०० चौ.मी. क्षेत्रापेक्षा जास्त क्षेत्रास प्रती अर्ज रु. २,०००/- घेण्यात येईल. सदर फी जमा करून ती बँकेच्या अकाउंटमध्ये ठेऊन सदर अर्जावर आवश्यक ती कार्यवाही करणेसाठी खुल्या बाजारातील बँकेकडून स्वारस्य देकार मागविण्यात येत आहे. सदर कामाचे स्वरूप व इतर पात्रतेसाठी अटी महानगरपालिकेच्या www.umc.gov.in या वेबसाईटवर उपलब्ध आहेत.

सदर प्रकटन जाहीर झाल्यापासून आपले देकार दि. ...८/५/२३..... रोजी संध्याकाळी ५:०० वाजेपर्यंत नगररचना विभाग, उल्हासनगर महानगरपालिका येथे सीलबंद लिफाफ्यात सादर करावेत.

(अजय शेख)

आयुक्त

उल्हासनगर महानगरपालिका

जा. क्र. उमपा/नरवि/ /

दिनांक :- / /२०२३

E.O.I.

Ulhasnagar Municipal Corporation wants to start Property Regularization Scheme with online payment gateway facility.

In concurrence and directions of the commissioner, expression of Interest is invited from Nationalized and Scheduled Commercial Banks

The banks are requested to share the detailed proposal for the same on or before 10/05/2023.

Time schedule of various EOI related event

Issue of EOI call Notice	Date of Publication of EOI
EOI Closing date and time	10/05/2023
Address for submission of EOI	UDD UMC
Contact email	www.umc.gov.in

Terms & Conditions

- The Service Provider shall develop Property Regularization Software, maintain, customize and support the Online Property Regularization Project.
- Ulhasnagar Municipal Corporation will share all required information/inputs to develop the required customized application.
- Ulhasnagar Municipal Corporation, through its designated officials shall provide timely information, data and necessary administrative support as and when required for data digitization as may be required by the bank.
- Bank shall agree that it will monitor the deployment and satisfactory functioning of Property Regularization Software as agreed by both the parties i.e. the Bank and the corporation.
- The Bank shall follow all the standards which will adhere to the specifications provided by the RBI/ regulators or comply with the all guidelines applicable to bank.
- Bank shall provide service for the minimum period of 5 years and basis the satisfactory performance, the same may extended, if required.
- Banks with similar kind of services experience shall be preferred.
- Banks with own payment gateway shall be given preference.
- Ulhasnagar Municipal Corporation will be the owner of all data, transactions that pertains to the corporation in any form kept at the different locations in India where the solution has been installed, either in electronic form or physical form such as paper etc.
- The Bank shall provide all necessary documentation for the training related to collection, its use and operation of the system where ever required from time to time, this will include at least one set of original copies per installation of the user manuals, reference manuals, operations manuals.
- The Bank will be responsible to keep updating/Editing/changes in the software from time to time whenever required by the corporation.
- All guidelines issued from time to time from RBI upon internet banking and related security issues including transaction on VISA, Debit Cards etc. shall be mandatorily binding on the Bank and they are supposed to keep themselves updated about the guidelines.
- All settlement of monies by Bank will be as per applicable RBI guidelines in this regard.
- MIS should provide transaction-based report.
- The Bidder will be disqualified in case of following conditions:

- The Bidder should not be in litigation with any of service receiver.
- The Bidder should not have a record of poor performance such as abandoning of any allotted project, inability to complete any allotted project, delay in completion of any allotted project etc.
- The prospective service provider will submit their proposal in hard copy within the schedule date.
- The selection of banks will be based on the following evaluation criteria Evaluation Criteria.

Evaluation Criteria	Max. Marks	Criteria	Sub-Criteria	Mark
Financial Capability of the Bidder	20	Overall net worth of the bidder	Rs 10,000 cr.- Rs.60,000 cr.	10
			Rs.60,001 cr.- Rs 80,000 Cr	15
			More than Rs.1,00,001 cr.	20
Gross Non Performing Assets (NPA)%	10	Average gross NPA%	Less than 3% More than 3%	10 5
Capability of the Bidder to execute similar large projects	30	Implementation of at least three Beyond Banking/Customized Application + Payment Gateway Solution to Government/ULBs or any government department	Min. 3 projects	15
			Additional 5 marks for each project up to max. of 3 projects	15

Quality of Bidder's Proposal

Valuation Criteria	Weightage	Evaluation Criteria
Bidder's understanding of the scope of work	15	Understanding level depicted by bidder through the technical proposal, Extent of compliance proposed to the requirements specified in scope of Work
Project Management	10	Completeness of the proposed project plan with proper Timelines, Responsibility Matrix, Strategy to meet implementation timelines.
Innovative suggestions made	10	Valuable, pragmatic suggestions made by the bidder for the proposed Payment aggregation scope of work. Innovative solutions suggested putting fewer financial implications on Citizens.

- Municipal Commissioner reserves right to accept/ reject any one or all proposals or cancel the entire process altogether.
- Technically qualified bank will be called for presentation Timing of presentation will be conveyed after scrutiny.

Technical points of Property regularization application

- It is a web based online application for applicants and authority to manage the complete process of property regularization.
- It will have dedicated web server hosting.
- User has option to upload documents with their application.
- It will contain admin panel for authority to check document of applicants.
- It contains masters according to different designations as per verification process.
- It has notification option for users to know their application status.
- The application provides customizable reports as per requirement of authority.

Work Flow:

1. Registration and form filling.
 - Applicant will register with details and pay the form fees to download and fill form.
 - Applicant would require to upload all necessary documents and submit the form.
2. Documents verification
 - The applicants' documents are verified at different levels and are processed further.
3. Structural and Fire Department's NOC generation.
 - After document verification from commissioner sir the applicant is provided with two NOC from structural engineer and fire department.
4. Final NOC generation.
 - After final document verification the applicant need to pay the fees for the regularized property and received the final NOC for the property.