

TENDER DOCUMENT

FOR
THE REDEVELOPMENT OF

Jalnidhi Co-Operative Housing Society Limited.

(REGD. NO. BOM / HSG / 2610/ 1970)

Plot No.-05, CTS No.1014, Bangur Nagar, Near Police Chowk, Link Road,
Goregaon (west), Mumbai - 400104.

PLOT ABUTTING 120 FT LINK ROAD, WITH DP ROADS OF 90 FT, 60 FT, AND 30 FT ON THE OTHER SIDES; ADJACENT TO
D- Mart, NEAR TO INORBIT & HYPERCITY AND BANGUR NAGAR METRO STATION.

Serial No:

Issued on: / /2022.

To:

For SUPREME ENGICONS (INDIA) PVT. LTD.

Authorized signatory

PROJECT MANAGEMENT CONSULTANT:

SUPREME ENGICONS (INDIA) PVT. LTD.

808, Sri Krishna Tower, Link Road, Opp. Laxmi Industrial Estate, Andheri (W), Mumbai: 400 053.

Tel: 022-2677 4100/26774200

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1. Notice inviting bids

Sealed lump sum BIDS are invited from the Developers of repute and having adequate expertise, skill, financial resources and experience in the execution of similar projects of comparable size and nature for the **REDEVELOPMENT OF JALNIDHI CO-OPERATIVE HOUSING SOCIETY LTD, BUILDINGS AND PROPERTY** situated at **Plot No. 05, bearing CTS No. 1014, Survey No. 161 (Part), Bangur Nagar, Link Road, Goregaon West, Mumbai 400104, PLOT admeasuring 8715.40 Sq. Mtr. as per property card.**

- a) Nature of work: Redevelopment of Jal Nidhi CHS Ltd, buildings with demolition of the existing buildings by obtaining Intimation of Disapproval [IOD], NOC from MOEF & CC and Commencement Certificate for construction of new building/buildings, by utilizing maximum permissible plot potential by loading of FSI/TDR & fungible FSI in the name of the Society, under DCPR 2034 and obtaining of, building Completion Certificate and Full Occupation Certificate along with all amenities, installations and approvals for the Entire Project.
- b) Time for completion of entire project: 48 (Forty eight) months from the date of Letter of Entry (L O E) by the Society to the Developer. The entire project shall mean and include the construction of existing members new area, the free sale area, the car parking spaces, the land scaping, amenities and boundaries walls and all other mutually agreed and mandatory structures, installations and facilities with full Occupation Certificate with permanent water, electricity and gas connection.
- c) Validity of offer: 180 days from date of bid opening. However the validity may be extended by mutual consent.

- d) Earnest Money Deposit: Rs. 7,50,000/-
(Seven lakhs and Fifty Thousand only)
- without any Interest, by demand draft/ pay order in favor of JALNIDHI CO-OPERATIVE HOUSING SOCIETY LIMITED, payable at Mumbai to be accompanied along with the bid document and not with the financial bid.
- e) Cost of bid documents: Rs.20,000/- (Twenty thousand only) plus GST/ levies as applicable, per set payable in the name of SUPREME ENGICONS INDIA) PVT. LTD. by pay order / demand draft (non-refundable)
- f) Bid period & availability: Bid documents will be available from:
the PMC office at M/S. SUPREMEENGICONS (INDIA) PVT.LTD., 808, Sri Krishna Tower, Link Road, Opp. Laxmi Industrial Estate, Andheri(W), Mumbai - 400053 between 10.00 am to 7.00 pm on all working days from 21/01/2022 to 19/02/2022 .
- g) Place & date for submission: Sealed bid document shall be submitted at: Society office 'JALNIDHI CO-OPERATIVE HOUSING SOCIETY LIMITED, Plot No.-05, Bangur Nagar, Near Police Chowk, Link Road, Goregaon (west), Mumbai:-400 104; up to 11.00 am: on or before 06/03/2022.
- h) Security Deposit: Rs. 1 crore (One crore only), without any interest, by way of demand draft/ pay order in favor of JALNIDHI CO-OPERATIVE HOUSING SOCIETY LIMITED, payable at Mumbai, upon selection and appointment of developer and simultaneously on issue of Letter of Intent (L O I).

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|----|-----------------------------|--|
| i) | Performance Bank Guarantee: | The developer shall submit Performance Bank Guarantee from a Nationalized Bank of amount 36 Crores (Thirty six Crores) to the Society. |
| j) | Opening of bids: | All the bids received shall be duly opened, at 11.30 a.m, on 06/03/2022 at the society office. |

The Developers may be (i) an individual, (ii) registered Partnership firm, or (iii) Company incorporated under Companies Act 1956. The developer shall also carry out field survey, detailed study of layout under reference, soil investigation, detailed engineering and market study for real estate etc. as may be necessary for the formulation of the redevelopment proposal as per the terms & conditions of this bid document for this entire project.

The Developers shall ascertain exact physical area of the plot, area under road setback, amenity open space requirement or any other statutory reservations & net plot area for ascertaining maximum permissible FSI, TDR & fungible FSI that can be loaded on the plot for redevelopment of the Society buildings and property.

PROJECT PARTICULARS:

The plot abuts to both the Link Road and Ayappa Mandir Road of more than 27 meters width and is eligible for Road FSI under Regulation 30 (A) of DCPR 2034. Earlier, The Society plot was under Coastal Regulation Zone—II (Approximately 49.56%) within 500 mtrs of the Bangur Nagar creek, but is beyond 50 mtrs from the creek and was declared out of CRZ influence by Government Notification. Kindly note, the developer shall ascertain their self about the CRZ influence before submitting the tender to society.

The property card area of the plot is 8715 sq.mtr, while Physical Plot Area admeasures 8736 sq. mtrs approximately. The developer shall ascertain the area under Road Setback prior to submitting the tender to society.

The Developer whose bid is accepted, selected and appointed by the General Body of the Society will be allowed to utilize ‘ the Maximum Permissible FSI assuming No CRZ influence on the plot’. Therefore the bidders offer shall be based on the assumption of “NO CRZ” influence on the Society plot. The developer should visit the plot / consult the Project Management Consultant and verify the plot potential before submission of his offer.

The Developer shall arrange his own funds and financial resources for this redevelopment project of the Society. The Society and the existing members shall not transfer to the Developer the ownership or possession of the Society property or any rights therein save and except the right to redevelop the property in the manner mutually agreed to between the Society and the Developer. The Developer should not create any mortgage, lien, charge, encumbrances or create any third party interest on the Society’s land and its property at any stage of redevelopment.

The right to revise or amend this notice and or the bid document fully or partly, prior to the last date notified for submission of offers or on any subsequent date is reserved by the Society.

The Society reserves the right to reject any or all the bids/offers and /or accept the lowest, highest or any other bids/offers without assigning any reason whatsoever. The decision of the Society will be final & binding on all.

Sd/-

(Hon Secretary)

Jal Nidhi Co-operative Housing Society Limited

Sign & Stamp of Developer.

2. Declarations by the bidder

2. (A) On letter head by bidder

Date:/...../2022.

To,
The Hon Secretary,
Jal Nidhi Co-operative Housing Society Limited,
Bangur Nagar, Goregaon West,
Mumbai - 400104

Sub: Redevelopment of Jal Nidhi Co-operative Housing Society Limited. Situated at Plot No. 5, bearing CTS No. 1014, Bangur Nagar, Link Road, Goregaon West, Mumbai 400104.

Sir,

Having visited and studied the site/layout/plot under reference and examined the maximum permissible FSI/TDR under DCPR 2034 and fungible FSI of the plot, CRZ clearance, project particulars, bid documents, general conditions of contract, special conditions of contract and technical specifications & other documents forming part of the bid document by virtue of their specific and implied mention in these documents for the redevelopment named above, I / we, the undersigned hereby offer to construct, execute, complete & hand over the entire project work of Redevelopment of the Society property, in conformity with the bid documents and the Redevelopment agreement to be executed between the Society & the Developer.

We hereby, agree to all your terms & conditions of this bid document.

I/we further undertake / confirm /agree that:-

1. The plot potential shall be utilized by loading the maximum permissible FSI/TDR & fungible FSI under DCPR 2034 & as per prevailing rules & regulations. I/We are submitting the offer based on prevailing Rules & Regulations 'assuming NO CRZ influence on the plot for utilization of maximum permissible FSI/TDR/Fungible FSI as per DCPR 2034.
2. We will abide by this bid for the period specified in the bid notice. It shall remain binding on us that the bid period may be extended by mutual consent before the expiry of the bid period. In case of any default by us in our obligations to renew the bid period by mutual consent, we acknowledge hereby that you are at liberty to forfeit the earnest money deposited, herewith.
3. Until a formal redevelopment agreement is prepared & executed, acceptance of this bid shall be binding on both the parties subject to modifications as may be mutually agreed to & between us.
4. The Society can appoint as per tender document, Architect/PMC/Structural Engineer/Elevation Designer/Site Supervisor/Solicitor/Legal Advisor/Tax Consultant and all other necessary consultants and to pay their professional fees through the Society.
5. On failure to complete the entire project work within the specified time period as mentioned or as may be mutually agreed, I/we will be liable to pay liquidated

damages/penalty for the period of default without prejudice to the Society's other rights to recover damages.

6. In the event of my/our, failure to commence the work within the prescribed period after issue of Letter of Intent (L O I), the society shall be entitled to forfeit the full amount of earnest money and other securities, performance bank guarantee and enforce the conditions of redevelopment agreement as shall be entered into between the Society & the developer.
7. The stamp duty, registration charges, taxes or any other levies and out of pocket charges as applicable towards registration of redevelopment agreement , permanent accommodation agreement or any other deeds or indenture and the purchase of FSI including premium FSI, permissible TDR, fungible FSI etc shall be borne by me/us alone. The cost of all FSI/TDR/fungible FSI to be loaded on the said land will be borne by me / us. I / we alone shall be liable to pay the premium that may be required to be paid to the concerned authorities for loading such FSI/TDR/Fungible FSI, the development charges, out of pocket expenses etc. to obtain permissions and NOCs and to construct & redevelop the Society buildings.
8. That you are not bound to accept, the lowest / highest or any of the bid/s the Society has received.
9. I/we shall undertake the necessary demarcation of all the four road line remark, DP remark, junction curves for consideration of area under road setback, demarcation of POS (Public Open Space / Amenity Open Space) etc and the same shall be carried out by me / us, at my / our own cost.
10. I/we, shall pay security deposit of Rs. 1,00,00,000 (One crore only) by demand draft/ pay order in favor of JALNIDHI CO-OPERATIVE HOUSING SOCIETY LIMITED, payable at Mumbai at the time of issue of Letter of Intent (LOI) by the Society.
11. I/we shall undertake the task of planning, designing and execution of redevelopment as may be conceived by the Society & the Developer and as mutually agreed between us.
12. I/we are aware that the DCPR 2034 is in force and the CRZ influence is still to be lifted from Society plot. However our offer is based on maximum permissible FSI / TDR / Fungible FSI, assuming NO CRZ INFLUENCE on the Society plot to utilize PPL FSI in case of delay in CRZ clearance.
13. In the event of inordinate delay in lifting of CRZ influence from the plot, I/We are open to discussion with the Society for utilization of FSI under DCPR 2034 for the execution of the project.

Yours Truly

Name & Designation of Signatory

Date:

Place:

Sign & Stamp of Developer.....

2. (B) On letter head by bidder

To,
The Hon Secretary,
Jal Nidhi Co-operative Housing Society Limited,
Bangur Nagar, Goregaon West,
Mumbai – 400104

Ref: Your advertisement in _____ dated.....

It has come to my/our knowledge through sources (newspaper advertisement of notice/otherwise) of the proposed redevelopment of your plot.

I/ We are the Director/Owners/Proprietor/Partners of the firm and I/we are authorized to bid for the proposed redevelopment of your plot.

I/We hereby would reassure you of the following aspects of the project;

I/ We have verified ourselves with the details/information as provided here along with the offer document as regards the plot layout, the ownership status the existing layout of the buildings, the condition of the buildings and the ground realities as regards the various structures/amenities on the plot and have ascertained the same from the relevant depts.

I/ We have visited the site and have ascertained the plot layout and the exact location and the condition of the buildings.

I/ We have verified ourselves and are conversant with the DCPR 2034 and various municipal policies/ procedures as also with other relevant depts. before submitting this offer.

I/ We have made my/our own evaluations and assessment of the project and are satisfied by the same. I/We also stand by our offer irrespective of any add/alt in the various Govt. /MCGM amendments. I /We have visited the site and are fully aware of the site conditions.

I/ We have paid a sum of Rs.20,000 + GST & applicable levies, towards the Bid Cost and am/are fully aware of the non-refundability of the same. As also I/we understand the right and the requirements of the society to reject my/our offer without assigning any reasons to whatever.

I /We also assure the society that we shall work in joint co-operation of the committee members and the Society, PMC/ Architect /Consultants of the society for the successful completion of the entire project.

I/We are submitting herewith pay-order/demand draft of Rs.7,50,000/- (Seven Lakhs and fifty thousand only) (Interest Free) in favor of JALNIDHI CO-OP HOUSING SOCIETY LIMITED as the Earnest Money Deposit.

Finally, I/we assure you to abide by the all the bid terms and conditions along with the technical specification as mentioned herein and would always comply with them to achieve better results.

Yours Truly

Name & Designation of Signatory

Date:

Place:

Sign & Stamp of Developer.....

NOTE:

- (1) Power of Attorney of the person signing the bid document to be notarized on Rs.500/- stamp paper and be submitted.
- (2) Partnership Deed or Memorandums of Company to Be Submitted.

3. INSTRUCTIONS TO BIDDER

1. SITE

- A. Before submitting the bid, bidder must visit the site of work at his own expenses and familiarize himself with all the site conditions and surrounding of the property, approach roads and means of access, availability of materials, camping facilities, magnitude of work etc, including proper assessment of all technical, factual, legal, regulatory and potential constraints or restraints which may affect the work.
- B. All necessary access road/s will have to be made and maintained by the Developer at his cost till the redevelopment process is completed in all respect. The other agencies employed by the Developer may use the access road/s and the Developer shall not claim any money or compensation or object to such use of access road/s.

2. BID

- A. Bid shall be submitted in the prescribed format and manner completed in all respect without keeping any column/information blank.
- B. Each page of the bid document is required to be signed by the authorized person of the bidder supported by necessary Power of Attorney/Board Resolution or any other comparable document of authorization. Any bid with any of the document not so signed and/or not supported by necessary document of authorization shall be liable to be rejected or not be considered at all. No alterations, additions or erasures in the bid document are permitted and will cause such bids liable for rejection.
- C. Bid form must be filled in English. Erasures and alterations made, if any, while filling the bid must be initialed by the authorized person of the bidder.
- D. In case the bid is submitted by any proprietary concern, it shall be signed by the proprietor only. The proprietor should submit bank signature verification card from respective banker. In case of registered Company, Partnership Firm, the seal of the Company/Firm shall be affixed over the signature of one or more directors/Partners as may be provided in the Articles of Association or Deed of Partnership.
- E. If it is found that two or more persons who are or have been connected with one another either financially or as Principal and Agent or Master and Servant (or connected in any manner or is/are directly or indirectly controlling, controlled by, or under direct or indirect common control with any party/person by way of composition of a majority of the board of directors of the Party or partners or by virtue of voting rights/shares or having beneficial interest therein) (hereinafter referred to as "Related Parties") have submitted the bids under different names for redevelopment, without disclosing their interest/ connections, then such bids will be rejected, even if found to be qualified on other parameters and earnest money Deposit will be forfeited. The bidders are required to give complete list/details of all such related entities sister companies / sister concerns that is/are connected in any manner as stated hereinabove.

3. SUBMISSION/PRE-QUALIFICATION & OPENING OF BID

- A. Bid shall be submitted in accordance with the instructions and any bid not confirming thereto is liable to be rejected /cancelled. The bid shall be submitted in two parts viz, pre-qualification bid and financial bid.
- B. The pre-qualification bid shall include the description of the Builder's/Developer's firm/company in the formats A to E in the " Pre-Qualification of Developer" printed in a separate sheet and kept in sealed envelope super scribed "Pre-Qualification of Developer".
- C. The "Financial Bid" shall comprise of all documents in this bid [duly filled in] except the Pre-Qualification bid and kept in sealed envelope super scribed "Financial Bid" for proposed redevelopment of existing building of Jal Nidhi Co-operative Housing Society Ltd.
- D. Both these sealed envelopes should be kept in a third main envelop along with Demand Draft for Earnest Money Deposit and super-scribed "**Bid/offer for Proposed Redevelopment of the Existing Buildings known as Jal Nidhi Co-operative Housing Society Ltd.**" and same should be submitted **to the Secretary/Chairman of the Society during the office hours.**
- E. The pre-qualification bid will be opened first and the Builders/Developers who are found competent enough by the Society in consultation with the PMC will be considered for evaluation of their financial bid and subsequent selection, appoint and award of work.
- F. The financial bid of the Builders/Developers who do not satisfy the pre-requisites mentioned in pre-qualification bid will not be considered. The bid which do not fulfill any or all of the above conditions or are incomplete in any respect are liable to be summarily rejected.
- G. Corrections, if made, shall be made neatly and clearly and duly attested by one of the authorized person, of the Company or the Firm.
- H. Bids shall be opened at the time and place as mentioned in the notice aforementioned or as intimated to the bidders by the Society.

4. ACCEPTANCE / REJECTION OF OFFER

- A. Conditional Bid is liable to be rejected. Bidders are advised to avoid putting conditions that are at variance with the terms and conditions already stipulated in the bid document/ tender document.

A.(1) Exclusions / Deviations

Any deviations from or exceptions to the tender specifications, terms, conditions, data must be listed under a specific heading of deviations in a separate sheet and must be included in the offer. Deviations mentioned at any other place(s) may be ignored by the Society.

The deviations/exclusions, both technical as well as commercial, specified by the bidders will be examined by the Society. If necessary, the Society may request the bidder by a written notice for, withdrawal of the said deviation/exclusion. In case the bidder refuses to withdraw the deviation/exclusion, the Society reserves the right to reject the bid.

Society expects minimal or no deviation in the bidder's offer. The minimum number of deviations will be one of criteria of bid evaluation.

Bidders' standard terms and conditions shall not be considered. If the bidder submits its terms and conditions, it is liable for rejection, unless accepted in writing by the Society.

If no deviations are mentioned in such a separate heading of deviations, the entire tender shall be deemed to be fully acceptable to the bidder. If some deviations are mentioned under the heading of deviations, then other than the mentioned deviations, the rest of the Tender Document shall be deemed to be fully acceptable to the bidder.

B. The Bidder may in the forwarding letter mention any points which he/ they may wish to make clear, but Society reserves the right to reject the same if the whole/part of bid becomes conditional.

B (1). The Bid will be liable to be rejected outright if while submitting it:

- ❖ Any of the pages of the Tender Document are removed /replaced.
- ❖ All corrections and additions or pasted slips are not initialed by the bidder.
- ❖ The bid is not complete in all respects.
- ❖ Earnest money Deposit is not submitted with the bid at time of Submission.
- ❖ All pages of the BID are not sealed & signed by the bidder

5. TIME OF COMPLETION

The time shall be considered to be the essence of the contract. The Developer shall strictly adhere to the Project duration as specified in the Tender Document. The entire project of redevelopment of the Society buildings shall be completed within 48 months from the date of issue of LOE by the Society to the selected developer, with a grace period of 06 months.

6. LETTER OF INTENT

The Bidder whose bid is accepted shall be required to present himself in person at the office of the Society for the issue of Letter of Intent. He shall pay security deposit of Rs. 1,00,00,000 (One crore only) by demand draft/ pay order in favor of JALNIDHI CO-OPERATIVE HOUSING SOCIETY LIMITED, payable at Mumbai at the time of issue of Letter of Intent (LOI) by the Society.

Failure to furnish the security deposit at the time of issue of Letter of Intent (LOI) shall constitute a breach of tender conditions in which case the Earnest Money Deposit accompanying the bid shall be forfeited by the Society as liquidated damages for such default without prejudice to the Developer being liable to make good for any further loss or damages incurred in consequence thereof by the Society.

7. RETURN OF BID DOCUMENT

- A. The Bid document together with notice inviting the bid shall eventually form part of the contract agreement to be entered into between the parties.
- B. The Notice Inviting Bid [tender document] complete with all enclosures shall be returned to the Society by every bidder to whom it is issued, irrespective of whether he wishes to submit the offer or not.

8. CONSTRUCTION MATERIALS

- A. All construction materials and manpower required for the contract shall be provided by the Developer. All transportation, unloading at site, handling, storage after delivery shall be the sole responsibility of the Developer.
- B. The Developer shall maintain a proper account of all the materials received and consumed and shall submit records and documents as directed by the Society /PMC in regard to their procurement and consumption on regular intervals/ completion of the work.
- C. The materials procured by the Developer at all times shall be open for inspection by the Society & PMC. The responsibility for loss, damage or theft of these materials, shall rest entirely with Developer. These materials shall not be removed from the site by the Developer due to any reason whatsoever without the written permission of the PMC.

9. SAFETY CODE & PROVISIONS

Safety precautions shall be followed as per the "Safety Codes & Various Safety Provisions" incorporated or not in the bid.

10. SECURITY DEPOSIT & EMD

The Security Deposit and Earnest Money Deposit will not bear any interest to the bidder. All interest earned on the EMD & Security Deposit shall belong to the Society alone. The Society shall not pay to the bidder, any interest on the EMD or security deposit submitted to the Society.

11. Presentation

The shortlisted bidders will be required to make presentation of the proposal before the Society with details of project lay out proposed, benefits to the members, Cash Flow for the project and cost evaluation data etc.

12. SITE VISIT:

The shortlisted bidders shall make arrangement for the site visit of their completed / ongoing projects of same/ similar nature & size.

13. Evaluation of the bidders

The offer of developer most beneficial to the Society in terms of additional carpet area, corpus fund, displacement compensation etc. to be given by the developer and the outcome of the negotiations by the Society will be considered for acceptance of the bid irrespective of fulfillment of all the conditions by other developers. Acceptance of bid shall be subject to satisfaction of the Society. It is further clarified that Society shall have the unquestionable right to shortlist the developers and to negotiate with such short listed developers before appointing the successful bidder.

14. Withdrawal of bid

The bidder cannot withdraw the Bid once submitted till the validity of bid; this may result in forfeiture of the EMD.

15. Process to be confidential

After opening of Bids, information relating to presentation, evaluation and comparative statement etc, shall not be disclosed to other bidders or other persons not officially concerned with the process. Canvassing in any form shall lead to disqualification of the bidder. The bid documents are to be treated as private & confidential.

16. REDEVELOPMENT AGREEMENT:

The Society shall enter into a Redevelopment Agreement with the developer selected and appointed by the General Body of the Society. It shall be executed to utilize the maximum permissible FSI after taking into consideration, the Physical Plot Area approximately admeasuring 8736.34 sq. mtrs/ property card area of 8715 sq.mtrs/ and Area for Amenity Open Space as required by MCGM, or other statutory reservations thereabouts, subject to demarcation by competent authorities, subject to the Rules and Regulations of the Central Govt/ State Govt/ MCGM from time to time; for the existing members "new area" and the developers "sale area".

17. Permanent Alternate Accommodation Agreement:

The successful bidder who is selected and appointed by the Society as the developer will have to enter into with the Society and each existing member, a tri-party PAAA, after IOD and allotment of new flat & parking and prior to the issue of Letter of Entry.

18. Transfer of Bid documents

Transfer of bid document by one bidder to another is prohibited.

19. Signing Authority

In case of Partnership firm, each partner shall sign the bid. In case of Limited Company, the bid document shall be signed by duly authorized person and it shall be supported by notarized power of attorney.

20. Addendum / Corrigendum by the Society

Prior to the date of opening of Bid, the society may issue addendum / corrigendum to clarify documents or to reflect modifications in the terms & conditions of the bid documents. This addendums/corrigendum shall be part of the original bid documents.

21. Proposal

The developer shall construct, redeveloped building/s, by utilizing plot potential, loading of FSI/TDR, fungible FSI as per DCPR 2034 and the development rules & regulations, putting all infrastructure in place and handing over possession of the new area to the society with full occupation certificate to its existing members free of cost.

All cost of the project for the entire society property redevelopment are to be borne by the developer including cost of approvals, obtaining of IOD /permissible FSI/TDR/Fungible FSI, permission from MOEF&CC and all other agencies / authorities, development costs, cost of construction, displacement compensation, hardship compensation, stamp duty, registration fees, shifting charges, brokerage, expenses and stamp duty & registration charges on execution of permanent alternate accommodation with the members etc. along with all other amenities, specifications mentioned in this bid document shall be borne by the developer.

The developer is to be remunerated for the above in kind, in terms of his saleable area in the building/s to be sold by him directly as part of Society property. The developer shall not be entitled to earn any revenue except by way of sale of the built up area of saleable units of the project being developers free sale area. All open spaces, common terrace, stilt areas, parking areas, society office, fitness center, servant toilets, staircase and other common areas etc, shall belong the society alone.

22. Appointment of Solicitor/ Legal Advisor

The Society proposes to engage its own solicitor/ legal advisor, to facilitate redevelopment. The fees payable to these experts will be borne by the developer & paid through the Society.

23. Obtaining of Approvals

The developer shall obtain at his cost necessary approvals from MCGM, MMRDA, Metro Rail Corporation (DMRC), Adani power, Tata Power Ltd, Mahanagar Gas, MTNL and other utility providers & statutory bodies. All permission, approvals & no objection, expenses and other charges shall be borne by the developer.

24. Rain protection for existing buildings

It is the responsibility of the Developer to do water proofing of reputed brand on the terrace & parapet walls of existing buildings after the execution of redevelopment agreement. He shall erect on-site over the existing building terrace roof, bamboo temporary shed covered with tarpaulin or equivalent material for protection from rain water during monsoon or do water proofing of DR. FIX IT. The cost towards to the same including MCGM approval shall be borne by the developer alone.

25. Hoardings

The society may erect hoardings for private advertisement and shall earn revenue from it. The developer shall not claim any share from such revenue.

26. Members new area & saleable area

The members new area and the developers free sale area shall be provided in the same building/s. The developer shall ensure that internal/ external outlook, elevations, appearance, finishes of members new area and developers free sale area in all building/s, should be the same and there shall be no exceptions to the conditions.

27. Parking:

The developer shall be bound to construct and provide, free of cost parking to all the existing members and visitors parking to the Society, at such number as entitled and as provided in the DCPR and as approved by the MCGM. However each existing member shall be provided with at least one covered parking if he/she is entitled to more than one parking.

28. QUERIES ON TENDER

Queries, if any, on Tender documents shall be addressed in writing (through letter / e-mail) to the following:

SUPREME ENGICONS (INDIA) PVT. LTD.
808, Sri Krishna Tower,
Link Road, Opp. Laxmi Industrial Estate,
Andheri- (w), Mumbai-400053.
Tel. No. - 022- 2677 4100/2677 4200,
E-Mail: info@supremeengicons.com

Only written queries through letter / e-mail will be replied.

All queries will have to be communicated within 7 days from the last date of collection of tenders. Responses shall not constitute amendments to the Tender Document.

4. DETAILS OF THE BIDDER

4.1. Personal informations

Full information about the BIDDER supported by self-attested documents shall be given as follows:-	If an individual	<p>His full name, office and residential address and telephone / mobile numbers, <i>email details, webpage</i></p> <ol style="list-style-type: none"> i. His financial status. ii. His previous experience. iii. Size of completed projects iv. Size of on-going projects v. Source of finance in terms of percentage for this project: <ol style="list-style-type: none"> A) Own..... B) Borrowed..... C) Others
b	In case of partnership firms	<ol style="list-style-type: none"> i. The names of all the partners and their office, residential addresses and telephone/mobile numbers <i>email details, webpage</i> ii. The financial status of the firm and its partners. vi. Previous experience of the firm and its partners. vii. Size of completed projects viii. Size of on-going projects ix. Source of finance in terms of percentage for this project: <ol style="list-style-type: none"> A) Own..... B) Borrowed..... C) Others
c	In case of companies	<ol style="list-style-type: none"> i. Date and place of registration including date of commencement certificate. In case of Public Companies Certified copies of <i>Memorandum of Association</i> and <i>Articles of Association</i> are also to be furnished ii. Nature of business carried on by the Company and the provisions of its <i>Memorandum of Association</i> relating thereto. iii. Name and particulars including office/residential addresses and telephone/mobile numbers of all the Directors iv. <i>Email ID of concerned official & webpage</i> v. Previous experience of the companies and its Directors vi. It's authorized, subscribed and paid up Capital vii. Size of completed projects viii. Size of on-going projects ix. Source of finance in terms of percentage for this project: <ol style="list-style-type: none"> (A) Own..... (B) Borrowed..... (C) Others

4.2. PROCESS TO BE ADOPTED

The 'Technical Bid' of the BIDDERS will be opened first to verify the contents. If any short fall, vis-a-vis minimum requirement for this work in respect of financial standing, qualifications, possession of plant and equipment, past experience of executing similar redevelopment works and their organizational capability will not be considered for evaluation and scrutiny.

The 'Financial Bid' will be opened only of those bidders who have fulfilled all the requirements in 'Technical Bid'. Financial BIDS of other bidders who have been disqualified due to some shortfalls/deficiencies noticed in the documents provided in 'Technical Bid' during verification shall not be considered. Subsequently, various documents submitted by the bidders will be subjected to scrutiny by the Society and its PMC and further acceptability of the same will be decided after getting clarifications, if any, from the BIDDERS. The Society reserves the right to revise, modify or amend the Bid Document in part or full, prior to the last date notified for submission of bids or on any subsequent date.

The Society reserves right to reject any or all the BIDS/without assigning any reason whatsoever and the decision of the Society will be final and binding on all the Bidders.

5. PROJECT DETAILS

5.1. About the Society

The salient details of the plot to be developed and the existing buildings etc. are as given below:

- | | |
|--------------------------------------|---|
| i. Name of the Society: | Jal Nidhi Co-operative Housing Society Limited |
| ii. Registration no: | BOM / HSG / 2610/ 1970 |
| iii. Location: | Plot No.-5, Bangur Nagar, Link Road,
Goregaon (w), Mumbai:-400 104 |
| iv. Plot area as per conveyance deed | 8695.74 sq meters |
| v. Plot area as per Property Card | 8715.4 sq meters |
| vi. Plot of ADANI ltd power station | 19.66 sq. mtr (approx.) |
- vii. The plot is abutting to
- 120ft link road on the east
 - 90ft Ayyappa Mandir road on the North
 - 60ft DP road on the West
 - 30 ft DP road on the South
- viii) Plot landmarks
- Bangur Nagar Metro station 100 meters
 - Inorbit/Hypercity Mall & Metro Station 200-300 meters
 - Goregaon D-Mart 10 Meters away on adjacent plot.

5.2. plot description:

The Jal Nidhi Co-operative Housing Society Limited is situated at Plot No. 5, Nr. Police Chowk Bangur Nagar, Link Road, Goregaon (West), Mumbai-400104; plot has been conveyed in the name of the Society. The existing Building in RCC structure G+ 3 upper stories with 08 wings comprising of 128 residential units. The plot area is as per PROPERTY CARD & CONVEYANCE- deed are 8715.4 sq meters and 8695.74 sq. mtrs respectively. An electric substation operated by Adani Power is situated on the Society plot and is conveyed in the conveyance deed in favor of BSES Ltd for electric power station.

As regards any discrepancy in the original plot area as per the property card and the conveyance documents, the plot area mentioned in the property card or the physical plot area of 8715 sq.mtrs shall be considered for approval purposes.

Access to the Plot: Directly from Link Road, Ayappa Mandir Road and two DP roads

Exhibit "A" comprises of

1. MCGM Drawings
2. Property Card
3. City Survey Plan.
4. Latest D.P. Remark
5. Plot Survey Plan
6. Conveyance Deed

5.3. EXISTING STRUCTURE:

The Society has EIGHT buildings of ground + 3 upper floors, of which 4 buildings are 2 BHK 'D' type and other 4 buildings are 1 BHK 'E' type.

5.4. DETAILS OF THE PROPOSAL/ THE SCHEME:

The Society proposes to redevelop the entire property with demolishing its existing building and constructing new buildings by utilizing maximum permissible Plot potential by loading FSI, TDR & fungible FSI under DCPR 2034 as per the existing rules and regulations of the M.C.G.M./ Statutory authorities.

In consideration of the Society granting development right in respect of the said property to the developer, the developer shall provide to each existing member free of cost and on ownership basis the members new flats by way of permanent alternate accommodation to the existing members herein referred to as members new area of the new buildings on terms & conditions agreed to in the bid document, along with earmarked car parking spaces as approved by the MCGM. The developer shall be entitled to sell his free sale area arising out from the project, hence referred to as the developers free sale area.

The Developer has to construct new building for the use of existing members of the Society and for the prospective purchasers of the sale area and, therefore, there should not be any quality difference in the construction between the area for existing members of the Society and for the sale area, which should be as per same specifications and amenities given in technical specifications.

5.5. FINANCING THE SCHEME

The Developer shall make his own arrangements for financing the scheme from his own resources and/or from open markets etc. No advance or Loans or subsidy or equity will be provided for the project by the Society.

5.6. ZONAL BASIC FSI/PREMIUM FSI/TDR/FUNGIBLE FSI:

The Developer has to purchase the additional F.S.I from the Government/market/ slum TDR/road TDR etc. as per the rates prevailing at the time of the development of the property and it is the responsibility of the Developer to obtain the FSI/ TDR/ Fungible FSI from the Government/market and load it in the name of Society before the issue of LOI by the Society. The expenditure for purchasing the FSI/ TDR/ Fungible FSI and all the charges, fees, premium etc., as may be applicable shall be paid by the Developer alone. The financial bid submitted by the bidder & later on negotiated by the Society shall be binding on the Developer and no reduction in the offer shall be allowed at any time due to increase in the rates of FSI / T.D.R./Fungible FSI/Premiums etc and construction cost (which includes cost of labor and material etc) in future and on any other grounds or reasons whatsoever.

5.7. THE EXISTING MEMBERS CARPET AREA :

64 Nos. -523 Sq. ft. (E - Type)	Carpet area	= 33,472.00 Sq. ft.
64 Nos. -652 Sq. ft.(D – Type)	“	= 41,728.00 “
TOTAL CARPET AREA		= 75,200.00 Sq.ft.
		= 6,986.25 Sq.mt.

6. SUBMISSION OF BID

6.1. Bid requirements:

The Bid Document is to be submitted as two separate documents viz.

(Envelope 1) - The bidder shall submit the following document in Envelope -1 such as:

1. Bid document duly signed & sealed on each page along with the covering letter on their letterhead.
2. Prequalification documents along with supporting documents. (True copies duly attested and notarized).
3. Earnest money DD/Pay Order in favor of JALNIDHI CO-OPERATIVE HOUSING SOCIETY LTD. Shall be submitted in a separate cover and to be enclosed in envelope 1.

(Envelope 2) - This shall contain the financial bid duly filled in the prescribed format as provided herewith.

Both these envelopes shall be enclosed in one separate sealed cover and submitted.

Any deviation in the above prescribed format shall lead to rejection.

The envelope shall be opened on the date as decided by the Society and all the responsive bidders shall be allowed to remain present at the opening if they desire.

The bids will be opened on the date and time and place as mentioned above.

6.2.CHECK LIST:

List of Documents forming part of the bid submitted by the Developer:

1. Original Bid Document
 2. EMD in form of DD/Pay Order
 3. Financial Bid
 4. Prequalification Document
- ❖ Submit a written notarized/registered power of attorney authorizing the signatory of the Developer to submit the Bid.
 - ❖ Provide evidence of access to lines of credit and availability of other financial resources;
 - ❖ Submit audited financial results for preceding 3 years and predictions for the current year and the two following years, including the effect of known commitments;
 - ❖ Give details of any current litigation;
 - ❖ Provide information in regard to the availability of major plant and equipment and infrastructure to develop projects of the given size;
 - ❖ Provide attested copies of the latest income tax, GST certificate and sales tax clearance certificates.
 - ❖ Provide details of redevelopment work(s) currently under execution.
 - ❖ Provide a certificate from the existing Bankers and the Company auditors that none of the accounts of the Company have been declared an NPA (Non-Performing Assets).
 - ❖ Account, as per the Reserve Bank of India guidelines.
 - ❖ A declaration by the Developer that all the data submitted by the bidder with reference to its financial track record and financial position.
5. List of similar projects executed
 6. List of on going projects.
 7. List of sister concerns/sister Companies.

8. A letter as a response to confirming all the conditions in the bid and addressing all the specific requirements.

7. PRE QUALIFICATION/ ELIGIBILITY CRITERIA .

The Society reserves the right to accept/reject any or the entire bidder's bid without assigning any reasons thereof. However, the following criteria shall be considered as basic minimum requirements on the part of the bidder for the prequalification of the project.

7.1. The Bidder may be:

- i. An individual/Proprietor, or
- ii. A Registered Partnership firm, or
- iii. A Company incorporated under the Companies Act 2013

7.2. The Bidder must also have the following registration certificates:

- a) GST Registration
- b) Employees Provident Fund
- c) RERA
- d) Employees State Insurance
- e) Profession Tax
- f) All other Registrations as required under applicable law.

7.3. Bank Solvency Certificate and authority to seek references from Company's / Firm's bankers and evidence of adequacy of working capital for this project.

7.4. Should possess major construction equipment like weigh batching plant, tower crane, tower mobile crane etc.

7.5. Should possess and be in a position to deploy properly qualified and experienced technical personnel competent for planning, supervision and execution of the contract.

7.6. Should possess valid license for executing water supply, sanitary, drainage works and electrification works.

7.7. The Firm / Company / of the Bidder shall have minimum 10 years of experience in the field of construction, having valid Registration with MCGM & possesses other required licenses.

7.8. At least completed three single projects of 150 flats or completed three projects of 3,00,000 sq.ft. (built up area) with Occupation Certificate in the past 10 years.

Note: SRA/RH/SDZ/CDS/DNA/MHADA/AH/R&RS Project and projects undertaken under Mass Housing also shall not be considered as qualification projects.

7.9. As a Developer, yearly average turnover for last three financial years should not be less than Rs.300 crores per year. Certificates duly attested by Chartered Accountant confirming this should be enclosed.

* Slum Rehabilitation / Rental Housing / Special Development Zone / Cluster Development Schemes / Dharan Notified Area / Maharashtra Housing & Area Development Authority/Affordable Housing/Rehabilitation Resettlement Scheme.

8. SPECIAL CONDITIONS

8.1. General

The Special Conditions of Contract are to be read in conjunction with General Conditions of contract. If there are any variations or discrepancies or conflicting provisions, the provisions in Special Conditions shall take precedence over the provisions in the General Conditions of Contract.

8.2. Sequence of Events

a. Selection and appointment of Developer

The Developer will be selected and appointed as per the applicable rules and guidelines by the Government Regulations dated 3rd January 2009 & 4th July 2019, by the General Body of the society.

b. Letter of Intent (LOI)

The same will be further to the appointment of the Developer and subject to payment of security deposit to the Society.

c. Building Layout Plan

In the due course of process for redevelopment, Developer shall submit all the plans and other documents for approval of Society and every approval shall be done by Society in its General Body meeting or as directed by the General Body.

d. Development Agreement between the Society & the Developer

The BIDDER whose BID is accepted, shall enter into a redevelopment agreement between the Society & the Developer society within a period of 03 months or by such mutually extended period from the date of LOI containing mutually agreed terms and conditions including those, mentioned in the entire BID documents in the form and substance approved by the Society. The BIDDER, his legal representative, executors, administrators etc. shall be bound for full and complete execution of the redevelopment agreement. In case of failure to furnish the redevelopment agreement or to execute the redevelopment agreement within the time specified or mutually extended shall constitute a breach of contract, in which case, the Earnest Money deposit accompanying the BID shall be forfeited by the Society as liquidated damages for such default without prejudice to Developer being liable for any further loss or damage incurred in consequence by the Society.

e. Redevelopment Agreement shall consist of:

- ❖ Agreement document (Legal and Technical)
- ❖ Original BID document
- ❖ Relevant correspondence i.e. all letters/correspondence forming part of the offer/ selection/appointment/acceptance/revised offers etc.
- ❖ LOI
- ❖ Acceptance letter
- ❖ Insurance papers
- ❖ Agreements for purchase of TDR/ FSI in the name of the Society
- ❖ Specified/Limited power of attorney
- ❖ Deed of Indemnity
- ❖ Performance Bank Guarantee

- ❖ Existing members entitlement table
- ❖ Existing members “New area floor plan”
- ❖ Layout plans with Sections & Elevations
- ❖ Any other documents as may be necessary to protect the interest of the Society and its members

f. TDR/ FSI and Approval of Layout Plans by the Society

The Developer shall purchase the TDR/ FSI before the members vacating of existing flats, in the name of the Society and shall utilize / load the same on the plan approved by the Society General Body.

g. Bank Guarantee & Indemnity Bond

The developer shall provide Bank Guarantee from a nationalized Bank of Rs. 36 Crores prior to demolition of existing buildings.

h. Approval of plans from MCGM

The proposed plans for the new buildings will have to be approved by the Society General Body. The plans approved by the Society will be submitted by the Developer for approval of the MCGM under DCPR 2034.

The Developer shall obtain IOD from MCGM, load the full permissible FSI / TDR in the name of the Society and make payment of full premium towards obtaining fungible compensatory FSI/TDR before vacation notice asking existing members to vacate their respective .

i. Permanat Alternate Accomodation Agreement with all the Members :

A Permanent Alternate Accommodation agreement with all the existing members shall be entered into for their new entitlement, stating the new carpet area to be provided, the hardship compensation, new parking spaces etc. The stamp duty and registration charges of PAAA, shall be borne and paid by the developer as per Rules.

The members shall be paid displacement compensation, brokerage, Registration & stamp duty charges of Leave & License agreement and to and fro shifting charges etc as per the approved offer for shifting to temporary accommodation.

j. Obtaining the Commencement Certificate

Upon completion of demolition of the vacated existing building, the developer shall make necessary applications and obtain the commencement certificate.

k. Full Occupation Certificate:

The Developer shall complete the construction of the new building as per approved plans and make application for obtaining occupation certificate along with permanent water connections, permanent electricity connections, and permanent gas connection. Upon receipt of all approvals along with occupation certificate, the developer shall send a notice to the Society, for existing members handing over possession of the newly constructed flats.

- 8.3. The entire building layout Plans required to be submitted to the MCGM or any other authorities for the Redevelopment in respect of Redevelopment of Entire property of the Society shall be approved by the General Body of the Society. Any amendments/additions/alterations to the said plans as per the requirements of Development Control Regulations or any other statutory body shall also be approved by the General Body of the Society.

8.4. Indemnity Bond

An Indemnity Bond shall be executed by the Developer in favour of the Society stating that, all the works will be done by the Developer as per the Development Agreement. He will complete all the formalities within the framework of laws applicable. The Developer shall not exceed the power vested in him and will fully indemnify the Society and its Members of any wrong doing on his part. The Indemnity bond shall remain in force till the end of the Defect Liability Period.

8.5. Time Schedule for Compliance

The Developer shall note the following time schedule for various compliances and follow the same:

- a. The Development Agreement shall be signed by the Developer within period of 03 months or by such mutually extended period from the date of LOI served by the Society to do so. The developer should provide a Bar Chart from the date of LOI.
- b. The Developer shall construct the site office & Society office within one month from the date of receipt of Commencement Certificate. The Site office & Society office will be as per relevant clauses in the BID document.
- c. A comprehensive "The Contractors All Risk Policy (CAR)" and labour license shall be obtained by the Developer 15 days before the date of commencement of work.
- d. Obtaining full IOD with full TDR and Full Fungible FSI loaded in the name of the Society: within 180 day(s) or mutually extended period from execution of Redevelopment Agreement.
- e. Executing Individual PAAA (Permanent Alternate Accommodation Agreement) with Members of Society including registration of the same within 60 days from receipt of full IOD as above.
- f. Payments of Displacement compensation, Brokerage, deposits, shifting charges, hardship compensation allowance as per agreed terms before vacating the existing flats.
- g. Submission of Bank Guarantee to the Society-- immediately before vacating.
- h. Vacation of flats by the Society members'—within 60 days after vacation notice for shifting by Developer after receipt of full IOD
- i. Receipt of Commencement Certificate after vacating by members -within 60 days after Vacating
- j. "Occupation Certificate" OC: - 48 months from the date of issuance of—Letter of Intent (LOI).

8.6. Future Benefits and Changes in Rules/Regulations

Prior to the obtaining of Occupation Certificate, If there is any change in the policy of the MCGM, changes in the current DCPR, MMRDA, Government of Maharashtra or any public or statutory bodies and authorities governing development of properties in the city and suburbs of Mumbai, whereby the Current Development Potential i.e. FSI and/or TDI and/or fungible compensatory FSI or any other FSI/area pertaining to the land is increased, then in that event the benefit of such additional FSI and/or TDR and/or fungible compensatory FSI and/or any other FSI/area by whatever name called

shall belong to the society alone.

- 8.7. The design of the new building structure shall be earthquake resistant & wind load as per MCGM norms. The structure will be designed as per IS codes of Practice Is: 456 & IS: 1893.for Dead Load, Live Load, Earthquake Load, Wind Load etc

8.8. Development Conditions of the Project:

The bidders have to give to the Society a Bank Guarantee from the Nationalized Bank of Rupees 36 Crores. The Bank Guarantee shall be on a reducing basis and shall be irrevocable and continuing and kept valid until completion of the project. A 95% of the Bank Guarantee will be reduced on prorata basis as per mutual understanding with the Developer and 05% of the Bank Guarantee shall remain with the Society till the completion of defect Liability period of five years.

8.9 SECURITY DEPOSIT

On issuance of LOI, the Developer shall provide Rs. 1, 00, 00,000 (One crore only) as Security Deposit to the Society. The security deposit shall be refundable without interest. All interest earned on security deposit shall be utilized by the Society and its existing members.

8.10.Possession of New Area

The Developer is not allowed to handover the sale premises to the respective buyers till the Developer has first handed over possession of the new flats and car parking spaces to the existing members of the Society upon receipt of the Occupation Certificate. The Developer shall be entitled to hand over the sale premises to the respective buyers only after 07 days from the date fixed and actual handing over the member's new flats to the existing members.

8.11. Admission of New Members, on the

The Society shall not enroll the new members until the Developer complies with all the terms & conditions of Development Agreement and the Developer hands over possession of the new flats and car parking spaces to the existing members of the Society upon receipt of the Occupation Certificate as stated above.

The purchasers of Sale Units of the Developer will be admitted and inducted as members of the Society without any demur & protest, in accordance with the bye-laws of the Society, in the new buildings on the Developer complying with all his obligations agreed to in the Redevelopment agreement and completing the Redevelopment project in all respect subject to handing over of the members new Premises along with new car parking spaces. The Developer shall not be called upon to be admitted as a member of the society in respect of unsold free sale area till a period of six months from the date of Occupation Certificate (OC).

No person deriving any interest in respect of free sale area by way of sale, lease, carry on any activity relating to Dance bars, hospitals, nursing homes, gambling, betting stations, casinos, pubs, night clubs & service apartments. Further the roof top terrace of new buildings shall belong to the Society alone.

8.12. Defects Liability Period

The Developer shall be responsible for rectification for defects noticed during the period of 5 (five) years from the date of handing over possession of the new flats and car parking space to the members. This period shall be known as Defects Liability Period. Subsequent to the taking over of the works and after it has been in use, its

maintenance would be the responsibility of the Developer. The Security deposit shall be retained by the Society for securing the Society during the "Defect liability period". During the defect liability period, the Developer shall be responsible to make good & remedy, at its own expenses any defect which may develop or may be noticed before the expiry of defect liability period. However for water proofing of the buildings the developer shall provide a warranty for a period of 120 months from the date of OC for the existing member's new area. If the Developer fails to rectify the defects as per the terms & conditions of the Redevelopment agreement, the Society shall be entitled to utilize the security deposit to the extent of an amount equivalent to the cost involved and incurred in rectifying the defects. The developer shall however reimburse the security deposit exhausted until the end of Defect Liability Period and also the developer shall be liable to deposit further amount with the Society incurred on rectification of defects during the said period.

8.13. Basic terms and conditions of the project

- a) The society shall grant to the developer and the developer shall acquire from the society, sole & exclusive development right on principal to principal basis and not as agent of the Society to carry out and complete the Re-development, by demolishing the existing buildings, at developer's own cost, risk, expense, account and responsibility.
- b) The developer shall be entitled to redevelop the said property by demolition of existing buildings and consuming the available FSI/TDR/Fungible FSI to the extent of maximum permissible FSI of 03.38 under DCPR 2034, after formal survey and demarcation of the property by EET & C / EEDP/ AE Survey and City Survey dept./MCGM after taking into account road set back, curves to road etc. and constructing new buildings comprising of basement, commercial shops, stilt and upper floors in accordance with maximum height permissible by Civil aviation authority and rules & regulations made thereunder from time to time.
- c) Any additional FSI/TDR/Fungible FSI, arising out of modification and re-enactment of DCPR or new policy by the Government shall belong to the SOCIETY alone.
- d) The developer shall prepare & submit tentative floor/building plans in respect of the new buildings to the Society for its approval before submission to the MCGM for approval for obtaining IOD/permission from MOEF.

e) Upon obtaining the necessary permissions from MCGM the Society shall hand over the building for demolition to the Developer subject to the terms and the conditions of the financial bid and the agreement made between the Society and the Developer, individual flat owner of building and Developer, etc. Necessary Bank Guarantees and deposits shall have to be paid and submitted by the Developer as per the Development Agreement terms and conditions.

f) The members new area and sale units completed shall be within the same building and no isolated/separate structures for members new area and sale units shall be allowed at all.

8.14. OFFER TO THE SOCIETY:

- a) Percentage of additional free carpet area over & above the existing carpet area to be offered to each member, on the basis of existing carpet area.
- b) Hardship compensation payable by the developer at a rate per sq feet of carpet area to the existing members on the basis of existing carpet area held by each member and the terms of payment.

- c) Displacement compensation to be paid to the members for a period of 48 months calculated at a rate per sq feet of carpet area held by each member., with percentage increase every year
- d) Brokerage & stamp duty payable to the members for a period of 48 months.
- e) To & Fro shifting charges payable to the members
- f) Stamp Duty & Registration charges and GST as applicable on existing & additional offered area to be borne by the Developer
- g) Bank guarantee of amount 36 Crores.
- h) Total number parking to be provided to the society and its existing members in the stilt/ covered/basement/open space/podium (minimum one covered parking for each member) shall be as permissible in DCPR 2034
- i) In case of any increase in FSI during the progress of work due to amendment of rules by the corporation/state government/central government shall belong to the society alone.
- j) Health club/Gym/fitness center as per BMC norms.
- k) Society office, servant toilet, watchman cabins etc. as per BMC norms
- l) Amenities to the members as mentioned in the Tender document and developers offer.
- m) The Developer shall register with Maharashtra Real Estate Regulation Authority and shall abide by the provisions contained thereunder.

8.15. Redevelopment options

The developer shall submit the offer based on full demolition of all buildings and thereafter completing the project within stipulated time period as mentioned else where.

8.16 SOCIETY'S DECISIONS TO BE FINAL

The decisions of the Society on all matters pertaining to this project including scrutiny of designs, supervision of works, quality control etc. during the project including with regard to any delay, defect or deficiency shall be binding on the Developer. The Society shall however notify the basis of arriving at such decision to enable the Developer to remedy the same. The Society will also seek the opinion of its financial, project and/or legal consultants depending upon the situation. The Developer shall ensure that there should not be any inconvenience, nuisance to the occupants/neighborhood in and around this complex till the newly constructed building is handed over by him to the Society.

8.17. SOCIETY's obligations

- a) The Society shall issue power of attorney in favor of Developer for the specific purpose & period to enable obtaining of necessary permissions for Redevelopment on behalf of the Society.
- b) The Society shall issue necessary certificate, letters, authority etc. as needed by developer for carrying out his obligations
- c) The Society shall supply available documents of Title, Title certificates, Plan copies, Conveyance deed etc to the developer.
- d) The Society shall permit or give NOC for sale of saleable components of the developer.

9. GENERAL CONDITIONS

9.1. DEFINITION OF VARIOUS TERMS

The "REDEVELOPMENT AGREEMENT" means the documents forming the bid and acceptance thereof and the formal agreement to be executed between the Society and the Developer together with the documents referred to therein including these conditions, the specifications, schedule of quantities, designs, drawings and instructions issued from time to time by the Society/PMC or any officer authorised by the Society, and all these documents taken together shall be deemed to form one agreement and shall be complementary to one another.

In the agreement the following words and expressions shall, unless the context otherwise requires, have the meanings hereby respectively assigned to them.

Note: The following terms in this Bid Document shall be synonymous:

- (i) Developer / Bidder / Contractor
- (ii) Bid/Bid Document/Contract/Agreement

9.1.1. Language /Law

All correspondence including agreement between the Society and the Bidder/Developer shall be in ENGLISH language.

This contract in all respects shall be governed and shall be in accordance with the laws of India.

9.1.2. Singular and Plural

Where the context so requires, words imparting the singular shall also include the plural and vice versa.

9.1.3. Gender

Any reference to masculine gender shall whenever required, include the feminine gender and vice versa.

9.1.4. Headings and Marginal Notes

Headings and marginal notes to the various conditions of Contract shall not be deemed to form part thereof or be taken in to consideration in the interpretation or construction thereof the contract.

9.1.5. Day

A "DAY" shall mean a day of 24 hours from midnight to midnight irrespective of the numbers of hours worked in that day.

9.1.6. Developer:

The "Developer" shall mean the individual or firm or Company whether incorporated or not, undertaking the works and shall include, its successors in title, of such individual Firm or Company.

9.1.7. Society:

The "Society" shall mean JALNIDHI Co-operative Housing Society Ltd, having its address at Bangur Nagar, Link Road, Goregaon (West). Mumbai - 400104 and registered under the Maharashtra Cooperative Societies Act, 1960 & Rules 1961.

9.1.8. Managing Committee:

The "Managing Committee" (MC) shall mean the Managing Committee of the Society constituted in accordance with the MCS Act, 1960, MCS Rules, 1961 and Bye-laws of the Society from time to time to which the management of the affairs of the society is entrusted and vested and to carry out on its behalf all the functions related to the project as maybe assigned to it by the Society.

9.1.9. Project Management Consultant/PMC:

The "Project Management Consultant/PMC" shall mean the firm engaged by the Society namely SUPREME ENGICONS (INDIA) PVT. LTD. to advise it on all matters of the project and to plan, execute, and supervise the project and ensure compliance from start to finish of the project.

9.1.10. Structural Engineer:

The "Structural Engineer" shall mean the Structural Engineer engaged by the Society to advise it on structural design and related matters of the project and so informed to the Developer by the Managing Committee.

9.1.11. Legal Advisor:

The "Legal Advisor" shall mean the Solicitor/legal expert/firm engaged by the Society to advise it on legal matters of the project and so informed to the Developer by the Managing Committee.

9.1.12. Works:

Works shall mean and include all works to be executed in accordance with the Redevelopment Agreement, or part/(s) thereof, as the case may be, and shall include all supplemental or additional, altered or substituted works as required for satisfactory performance of the Redevelopment.

9.1.13. Site:

Site shall mean the land/ plot, on which the Society is standing, in or through which the work is to be executed under the redevelopment agreement including any other lands or places which may be allotted by the Society or used for the purposes of carrying out the contract work.

9.1.14. Project:

The "Project" shall mean the Entire project of Redevelopment to be executed in accordance with this bidding document/agreement and shall include extra or additional, altered or substituted, ancillary works as required for the performance of the agreement. The same shall include development of site, buildings, parking's, infrastructure, amenities, open space, landscape, etc. on the Society's land both for the Society's component as well as saleable component.

9.1.15. Project Cost:

Project cost shall mean the cost incurred by the Developer in survey, investigation, studies, planning, designing, construction and commissioning of the project as well as internal water supply and sanitary arrangement, internal roads, storm water drainage, street lighting, concrete paving around building wherever required, transformer if required, landscaping, maintaining environmental conditions, arboriculture, including cost towards dismantling existing structures if any, shifting and relocation of existing utility services, such as water supply, sewage, drainage, telephones, electric lines, Mahanagar Gas, TV / Internet cables, water harvesting, solar system (common area), etc. as may be required for the satisfactory completion of the project to be in conformity with the scope of the project, cost of relocating members temporarily if required, including development charges & license fees to be remitted to Competent Authorities for approvals, sanction of plans & estimates, electrification, provision of lift, fire fighting arrangements, external water supply and sanitary arrangements, Completion Certificate from respective authorities etc., and consulting charges of Consultants appointed by Society. The Developer will maintain the existing buildings by doing water proofing after execution of redevelopment agreement at his own cost. Cost of purchasing TDR, premium payable for FSI, fungible FSI, development of open grounds, internal pathways/roads etc. shall be borne by the Developer. Cost of professional fees for Society PMC, legal consultant, tax consultant' structural consultant, etc. to be reimbursed to the Society as per the agreed terms between Society . The project cost also shall include cost for all above-mentioned activities and the same would be deemed to be inclusive of Developer's profit, interest on investment, escalation due to variation in price indices, cost of insurance cover and all taxes and levies, if any, during construction and till completion of the project.

9.1.16. Final Completion Certificate

As soon as the work is completed, the Developer shall give a notice of such completion to the Society's PMC with a Copy to the Society and within 30 days of receipt of such notice the PMC and Society shall inspect the work and then the Society shall furnish the Developer with certificate of completion if fully satisfied, indicating the date of completion. In case, there are defects yet to be rectified, the Society shall communicate the same to the Developer. Final Certificate of Completion shall be issued when the completion of work shall be up to the satisfaction of the Society. Further, no certificate of completion shall be issued, nor the work can be considered to be completed till the developer rectifies all the defects and also removes from the premises on which the work has been executed, all scaffolding, sheds and surplus materials, rubbish and all huts and sanitary arrangements required for his workers on the site in connection with the execution of work, as shall have been erected by the developer or the workmen and cleaned all dirt from all parts of the building upon or about which the work has been executed thereof and cleaned floors, gutters and drains, eased doors and sashes, oiled lock and fastening, labeled the keys clearly and handed them over to the Society and made the whole premises fit for immediate occupation or use to the satisfaction of the Society and its Consultant. The work shall not be considered complete until the Society has certified in writing that they have finally completed the work to their satisfaction. The 'Defects Liability Period' as mentioned below, shall commence from the date of such certificate /full Occupation Certificate. The Developer shall submit all original plans, designs approvals from different authorities and documents/invoices relating to the utilities purchased /installed in the project such as elevators, etc. while handing over the possession.

The Power of attorney will come to an end and should be return to the society after the receipt of Full Occupation Certificate and Building completion Certificate from the MCGM.

9.1.17. Local Municipal Authority:

Local Municipal Authority/MCGM shall mean Municipal Corporation of Greater Mumbai or any other authority designated by the government under M.R.T.P. Act in whose jurisdiction the work/project is taken up.

9.1.18. D.C Rules:

D.C. Rules shall mean Development Control Promotion and Regulations 2034 of Municipal Corporation of Grater Mumbai or any other Authority designated by the Government under Maharashtra Regional Town Planning Act, as amended from time to time.

9.1.19. Competent Authority:

Competent Authority shall mean all the sanctioning authorities in respect of the project work such as Local Municipal Authority, BEST, MSEB Reliance Energy/Tata Power/Adani Power or any other Electrical Power Company, Electrical Inspector, Lift Inspector, Revenue Authorities, Tree Authority, Civil Aviation Department, Ministry of Environment and Forests, Defence Authorities, Regional Development Authority, MMRDA/MRTS or Govt. Of Maharashtra/Govt. of India, MOEF&CC, CFO, E&ETC, AE Survey, MCZMA and so on, or any other Authority.

9.1.20. Government:

Government shall mean the Government of Maharashtra / Government of India.

9.1.21. Defect Liability Period:

Defect Liability Period shall mean period of 05 years or any greater period as amended by RERA, for all components of the Project & 10 years for water proofing work from date Society issues the work completion certificate/ full Occupation Certificate, during which the rectification of the defects pointed out to the developer by the Managing Committee shall be carried out by the Developer.

9.1.22. Carpet Area:

The carpet area of the typical flats shall be as defined under Section 2 (k) of RERA Act 2016 & DCPR 2034, which reads as; “ the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by internal partition walls of the apartment”.

9.1.23. Letter of Intent:

It shall mean intimation by a letter to the BIDDER that the BID has been accepted and the Developer is selected and appointed by the General Body of the Society, as provided in LOI.

9.1.24. Scope of Work:

Shall mean the totality of work by expression or implication envisaged in BID document, discussions, negotiations, if any, all communications, exchanged between the Society and Developer till issue of Letter of Intent and shall include all materials and labour for all relative or incidental or in connection with the commencement or performance or completion of any work and/or for incorporation to the work.

9.1.25. Works to be carried out

The work to be carried out under the Redevelopment agreement shall, except as otherwise provided in these conditions, include all labour, materials, tools, plants, equipment and transport which may be required in preparation of and for and in the full and entire execution and completion of the work of redevelopment of Society property. The descriptions given in the Schedule of Quantities shall, unless otherwise stated, be held to include wastage on materials, carriage and cartage, carrying and return of empties, hoisting, setting, fitting and fixing in position and all other labours necessary in and for the full and entire execution and completion of the work as aforesaid in accordance with good practice and recognized principles.

9.1.26. Approved/Approval:

Shall mean approved in writing including subsequent written confirmation of previous verbal approval and “approval” means Approval in writing including as aforesaid.

9.1.27. Approval of the Society/PMC:

Shall mean the written Approval by the Society/PMC of a document or other Particulars or matters in relation to redevelopment. Wherever the approval of PMC shall be required, the same shall not be binding on the society unless counter signed by the Society.

9.1.28. Final Completion

Shall mean that the ‘Scope of Work’ in the opinion of the Society and PMC has

been completed in all respects and has satisfactorily passed all final acceptance test that may be prescribed in the Contract and the completion certificate is issued by PMC.

9.1.29. Mobilization:

Shall mean establishment of sufficiently adequate infrastructure by the Developer at 'Site' comprising of construction equipment, aids, tools and tackles including setting up site offices, with facilities such as power, water, communication, etc. establishing manpower organization comprising of Engineers, supervisory personnel and an adequate strength of skilled, semi-skilled and unskilled workers, who with the established infrastructure shall be in a position to commence execution of work, in accordance with the agreed time schedule for completion of work.

9.1.30. Specifications

Shall mean, collectively, all the terms and stipulations contained in those portions of the Bid documents/contract known as General Conditions, Special Conditions, Technical Specifications and any modifications as may be made or to be made, pertaining to the quantities and qualities of the materials to be used and the method and manner of performing the work under this contract. The same shall also include the latest editions including all addenda, corrigenda for relevant Indian Standard Specifications or other relevant codes.

9.1.31. Test

Shall include all tests made without releasing the Developer of his liability, as may be considered necessary by the Society or its representative in order to ascertain the quality and efficiency of the Contract Work or part thereof and material tests in particular.

9.1.32. Completion Certificate

Shall mean the certificate to be issued by Society upon satisfactory compliance of the various provisions of the Contract.

9.1.33. Excepted Risks

These are risks due to riots (otherwise than among Developer's employees) and Civil commotion (in so far as both these are uninsurable), war (whether declared or not), invasion, act of foreign enemies, hostilities, civil war, rebellion, revolution, insurrection, military or usurped power, any act of Government, damage from aircraft, acts of God such as earthquake, lightning and unprecedented floods, and other causes over which the Developer has no control and accepted as such by the society.

9.1.34. Urgent Works

Shall mean the urgent measures which in the opinion of the Society/PMC become necessary during the progress of the work to obviate any risk of accident or failure or which become necessary for security.

9.2. Developers General Obligations

The Developer shall be deemed to have carefully studied the work and site conditions, specifications, schedules and drawing and various other data and shall be deemed to have visited the site of the work, carried out his own inquires and measurements and to have fully acquainted himself regarding the local conditions and the surroundings

including market conditions of real estate and all potential technical, operational and business risk involved therein etc. He shall be deemed to have carried out his own surveys, investigations, and assessment of site conditions and market condition and technical and financial feasibility. He is deemed to be fully aware of all statutory requirements including those concerning labour and the local conditions/status or availability and employment of labourers. He shall be deemed to have his own assessment of present and future market. The data given by the Society is made available in good faith only for general information without any commitment or responsibility on the part of the Society about its accuracy. The Developer shall accordingly work out his proposal.

9.2.1. The Developer shall submit within the time stipulated to the Society in writing the detailed methodology that would be adopted for the execution of any item of work and obtain its approval to the same in advance before starting the work.

9.2.2. The Developer shall also submit the programme of work indicating the date of actual start with monthly planning to the Managing Committee. The Developer shall complete the entire project within the time limit and as per agreed timetable for salient milestones, failing which he shall render himself liable to pay liquidated damages to the Society. In the event of non-completion of the project within the stipulated/extended time, the Society and its members shall be at liberty to encash the bank Guarantee without prejudice to any other rights or remedies available with the Society. In the event of any delay, the Developer shall submit an action plan for covering back log of progress of actual work with respect to planned work in the subsequent month of activity.

9.2.3. Payment of professional fees:

Professional fees of the PMC and other consultants shall be borne and paid by the Developer through the Society.

- a) The Developer shall provide a temporary office of a minimum size of 3m x 5m with suitable partitions etc. at suitable location for the use of Society's field staff and a separate office for consultants, free of cost on the site of work. The office shall be provided with all amenities, furniture, fixtures and fittings etc. required for a good office.
- b) The Developer after completion of the work and obtaining Occupation Certificate from MCGM including full water connection, electricity connection and cooking gas connection, or on termination shall clear the site of all debris and remove all unused materials, plants, machinery, equipment, tools etc. The Developer shall also clear the site of all temporary structures, site office, labour camps, utility lines etc, constructed/erected for execution of the project and obtain a letter to this effect from the Managing Committee. The work shall be treated as complete only after relevant completion Certificate is issued by the Managing Committee on satisfactory completion of all works in all respects and clearance of site.

- c) The Developer shall bear all the market risks and financial burden due to any future changes in legislation and rules and regulations involving extra cost in fulfilling his obligations under this contract. Provided that any extra benefits of FSI etc. accruing to the Society due to future legislative changes or changes in rules and regulations shall belong to the Society alone without any sharing with the Developer.
- d) The Developer shall incur/ bear all costs of legal matters of the Society that might arise during the course of this project.

9.2.4. The Developer shall indemnify and save harmless the Society against all actions, suits, claims, penalties and demands including non-observance of prevailing laws, rules and regulations, infringement of patent rights brought or made against it in respect of anything done or omitted to be done by the Developer in connection with the work and against any loss or damage to the Society in consequences of any action or suit being brought against the Developer or Society for anything done or omitted to be done in the execution and maintenance work.

- 9.3. The ground floor Plinth level shall be minimum 3 feet above existing road level. The demolition of the existing building shall be carried out as per IS 4130-1991. Necessary care and safety measures during the demolition shall always be well planned beforehand and shall generally be done in reverse order of the one in which the structure was constructed. The operations shall be approved by the PMC before commencement of the work. Removal of the debris after demolition from the site will be done by the Developer at his own cost.
- 9.4. The Developer shall discard the existing water supply lines, drainage lines, power lines etc. and make arrangement for temporary water supply lines, drainage lines, power lines etc. if required and lay down new drainage lines as per the rules of the MCGM at his cost.
- 9.5. High speed lifts of either Schindler/Otis /Mitsubishi or any other equivalent make shall be provided for the use of residences of building by the Developer at his cost and as per M.C.G.M. rules and regulations including fire proof lifts etc
- 9.6. For all Defective works, the Developer shall be liable for demolish and rebuild. Defective material delivered at work site has to be removed from the site by the Developer at his own expenses, within a week, failing which the PMC shall get it removed from the site in the manner he deems fit and the expenditure towards the shifting shall be recovered from the Developer.
- 9.7. Anti-Termite treatment for the entire premises shall be carried out before, during& after completion of the foundation, plinth & building. The Developer shall make his own arrangements for obtaining construction water supply and electrical power.
- 9.8. The Developer shall note that the entire project is of nature of contracts and the same shall be time bound and restricted to the areas finalized at the agreement stage. The Developer shall not have any right / claims whatsoever over the title of the plot or otherwise. However the Developer shall be responsible for all the liabilities arising on plot /Society due to the proposed redevelopment and entire Municipal Taxes of the existing structure after vacating till handing over possession of the flats to individual members.
- 9.9. The entire proposal shall be submitted in the name of the Society and the Developer shall be given only limited rights for the entire project redevelopment and right to sale able area, while at the same time indemnifying the Society for any claims / disputes, delays occurring during the execution of the project.
- 9.10. The Society has appointed M/s Supreme Engicons (India) Pvt Ltd. as their PMC for the project. Accordingly the fees of the PMC of the Society shall be paid by the Developer through Society. The entire fees (@ ____ + GST@18%) of the PMC of the Society shall be paid by the Developer in advance (i.e. a part payment at the time of LOI & Balance as per agreed upon terms & conditions between Society, Developer & PMC) to the Society.
- 9.11. All other professionals required for the successful implementation of the project shall have to be appointed by Developer in consultation with Society & Supreme Engicons (India) Pvt. Ltd.
- 9.12. The Developer shall note and indemnify the Society and their office bearers, through their representatives that no third party interests are created on the title or for the

entire redevelopment of the project. The Developer shall not hand over possession of the premises sold by the Developer to any of the prospective purchasers unless and until the members of the Society who have been allotted 'the flats in 'the said new building, have been offered possession of the flats respectively allotted to them at least 07 days before the flats forming part of sale component are offered for possession to the purchasers of their flats.

- 9.13. All the necessary stamp duty, registration charges, all taxes, Government charges, levies, premiums and all other payments regarding the proposed redevelopment work & individual existing Society members' permanent alternate accommodation agreement, Power of Attorney etc. shall be borne and paid by the developer alone.
- 9.14. Prospective Purchasers of premises who have got registered agreements from the Developer would be admitted as the members of the Society provided the existing members of the Society have been offered possession of their respective flats as also the said Purchasers are acceptable to the Society and the Society has received all the required payment from them and the applicants have complied with necessary statutory requirements prior to admitting them as the members of the Society as per bye-laws of the society.
- 9.15. The Developer shall obtain all permissions required to start the redevelopment work within 3 months from the date of Development Agreement. In the event, the Developer may request the Society for the extension of time limit with mentioning valid reasons of delay, the Society shall then consider the reasons provided and sanction on merit further period within which the Developer should comply with the required formalities to start the construction. If within the extended period also the Developer fails to procure the required permissions (IOD, CC etc.) to start the construction then at the end of the extended period the Society may by giving notice in writing to terminate the Agreement with the Developer and the Society shall forfeit the SECURITY DEPOSIT. It is clarified that by virtue of this presents, the Developer will have a bare license to enter upon the land to complete the Project as contemplated herein and the said license shall be terminated if the Developer shall commit any willful breach of redevelopment agreement and fail to remedy the same within 15 days or within such time frame as stipulated by the Society.
- 9.16. The bidders are requested to go through the requirement of their eligibility for the work under this offer form given herein under. They are also required to furnish necessary documentary evidence in support of their competence under the above schedules. The data/documents furnished should be true or if the Developer has attempted to conceal any data unfavorable to him, his offer form will be rejected outright.
- 9.17. Specified reference in the specification to any material by trade name or Catalogue number shall be considered as establishing a standard of quality and performance and not as limiting competition in such cases. Developer may use any other product provided that it ensures the higher quality than the approved make of materials and meets the PMC's/Society's approval.
- 9.18. The Developers should complete the entire project within 48 calendar months from the date of Letter of Entry (LOE). The total time period allowed for the Project for all permissions/approvals, etc .is 06 months from LOI.

- 9.19. No assignment of right of redevelopment to third party shall be permitted under any circumstances. In any event the existing share-holding of the partners/Directors of the Developer/ Developer's firm under no circumstances shall be reduced to less than 51% by way of transfer till the entire redevelopment work of the Society is over. Any reduction in the existing shareholding of any partner/director beyond 49% shall be treated as an event of breach of terms of agreement.
- 9.20. Developer shall create 128 + 1 individual Boxes (Letter Boxes) inside the building compound during the period of construction and up to possession of flats. The members of the Society shall throughout the subsistence of the Redevelopment Agreement shall be entitled to sell his flat and the Developer shall have no objection to same. In case of sale, however new purchaser will be abide by all the bye-laws of the Society and terms & conditions of redevelopment as agreed between the Society and Developer.
- 9.21. Developer will ensure about equal distribution of water to all flats through proper designing of the distribution /loop lines/boring line in kitchen & one in every Toilet/Bathroom.
- 9.22. The developer shall handover postdated cheques for the members entitlement including displacement compensation, hardship allowance, shifting charges, brokerage charges etc. to all the existing members at the time of Letter of Entry (LOE). If, for any reason the completion period is extended, the Developer shall have to pay the displacement compensation, shifting charges, brokerage charges for extended period also at least 60 days before the expiry of 48 months.
- 9.24. **LIQUIDATED DAMAGES**
- 9.24.1. If the developer fails to complete the works/items of work in all respects and hand over the same to the Society within the time stipulated or approved extended time, the Developer shall pay to the Society Liquidated damages (LDs) for such default and not as penalty Rs. 5,00,000/= (Rupees Five Lakh only) per week.
- 9.24.2. Penalty will be levied at every stage of failure is obtaining permissions as well as completion of job at phases. Delay in obtaining necessary permissions viz. IOD, CC, FCC, Full OC, BCC etc. from MCGM/Concerned authorities within a specific time frame shall lead to imposition of penalty Rs. 2,00,000/- on every instance. If the Developer fails to obtain these permissions on time as decided, then before the next permission is obtained, the developer shall seek a new time length from Society and seek its approval.
- 9.24.3. The payment of such Liquidated Damages or penalty shall not relieve the Developer from his obligation to complete the works or from any other of his obligations and liabilities under the contract.

10. NON-TECHNICAL SPECIFICATIONS

- 10.1.1. The Developer shall depute a full time, qualified Engineer, approved by the Municipal Corporation or local authority as per statutory requirements at Site to Supervise the Project and to be maintained until completion of the Project.

- 10.1.2. The Developer will have to carry out all the testing works for the materials from the Govt. Approved laboratory (such as IIT-Mumbai / VJTI Labs), as required by the PMC/Society from time to time at his own cost. The Developer will submit a manual with Quality Control Norms for the entire construction. The norms should meet up with the relevant latest I.S. Codes & Standards.
- 10.1.3. The Developer shall be solely responsible for the payment of all benefits to his employees, such as provident fund, bonus, retrenchment compensation etc., applicable as per the various Statutory Regulations. Any increase due to changes in the Statutory Regulations during the project Period shall be borne by the Developer.
- 10.1.4. All the workmen should be insured at the cost of the Developer. All Labor Laws, RPFC Laws, Insurances etc. shall be followed by the Developer.
- 10.1.5. The Developer shall provide an equally qualified and competent replacement for any personnel rejected or leaving the Site without the written approval of the PMC, immediately and without interruption to the Project.
- 10.1.6. The Developer shall be responsible for the conduct of his personnel. He shall be particular & responsible for Maintaining order and discipline on Site.
- 10.1.7. The Developer shall ensure compliance with the Regulations applicable on Site, in particular Site Regulations, Safety and Accident Prevention Regulations, etc.
- 10.1.8. The Developer shall make use of all measures like safety belts, helmets, shoes, net, etc. available to the Developer for safety of his personnel. He shall ensure fulfillment of all contractual obligations by his personnel regarding their services and he exercising skill and care.
- 10.1.9. The Developer shall ensure observing and respecting special customs and practices prevailing at the location of the Site. This applies in particular to possible prohibitions and restrictions, e.g., prohibition of the sale and consumption of alcohol, the prohibition of religious or political activity, prohibition of assembly, etc.
- 10.1.10. The Developer shall obtain at his own cost all permits required for his services, e.g., shift work, Sunday/Holidays and overtime work permits.
- 10.1.11. The Developer shall inform the PMC of any circumstances that may have an impact on the Project performance without delay, irrespective of who is responsible for these circumstances.
- 10.1.12. Areas around the Site shall be maintained clean, free from debris and scrap materials by the Developer at his cost. Excavated earth must also be neatly stacked in locations indicated to the Developer by the P.M.C. of society.
- 10.1.13. The Developer shall provide and maintain an adequate number of portable fire extinguishers at his own cost, in his site offices, stores and areas where welding / gas cutting is to be carried out.

10.2. HEIGHT OF FLATS

All the new flats of the society shall have a clear height of 10 feet after flooring and plaster of the ceiling.

10.2.1. Protection of the Project

- a) Should the Project or any part thereof be suspended by reason of inclement weather strike, riots, lockouts or any other like causes, the Developer shall take all precautions necessary for the protection of the Project or part thereof and at his own expenses shall make good to the Society's satisfaction any loss and / or damage arising from any of these causes.
- b) The Developer shall continuously and adequately protect the Project from damage due to the actions of weather and injury or defacement by any of his staff or workers and shall cover finished parts for their thorough protection. Particular attention shall be paid to the protection of floors from stains by spitting pan, betel leaf or from oil leakages, breakages of sanitary fittings, theft of plumbing-fittings and hardware etc., and the Developer will be entirely responsible for the replacement thereof at no cost to the Society.
- c) The Developer shall take comprehensive insurance of the entire under construction project with a reputed insurance company, which shall cover the cost of development of the new building and other incidental cost, charges and expenses. A copy of such policy will be handed over to the Society and the Society will also be one of the beneficiaries to such insurance.

10.3. APPROVAL FROM CONCERNED AUTHORITIES:

It is the sole responsibility of the Developer to obtain all the necessary approvals / permissions for carrying out redevelopment. The necessary charges, deposits, fees, premiums, penalties, taxes, levies etc. if any, and all the charges required to be made to the various statutory authorities from time to time shall be borne and paid by the Developer alone.

10.4. INCREASE IN FSI:

The bidders are instructed to give their offer for the consumption of maximum permissible FSI as per Development Control Rule (DCR) 2034, assuming NO CRZ INFLUENCE ON THE SOCIETY PLOT.

In the event of any additional FSI over and above the maximum permissible FSI arising during the course of redevelopment, out of any change in Government policies or regulations, such additional FSI shall belong to the society alone and it shall be the right of the society alone to utilize such additional FSI over and above the existing maximum permissible FSI/TDR/Fungible FSI under DCPR 2034.

10.5. ASSIGNMENTS:

The Developer shall not create any charge or lien on the property. The Developer shall not assign, transfer, lease, sublease or mortgage the Society land & property or any part thereof to any person, institutions, financial agency etc.

10.6. SUBLETTING

If the Developer sublets the redevelopment work to any third party, the earnest money deposit and the initial security submitted by the developer will be forfeited and the Bank Guarantee will be invoked without prejudice to any other remedial measures available to the Society.

10.7. USE OF SPECIFICATIONS I.S.I.:

In case where no particular specification is given for any material to be used under the contract the relevant specification where one exists of the Indian Standard Institution shall apply.

10.8. INSPECTION & APPROVAL:

All work embracing more than one process shall be subject to the examination and approval at each stage. The PMC/Society shall be entitled to appraise the quality and extent thereof or order rework , without any liability to Society and or PMC.

10.9. SITE VISIT:

The Developer is advised to visit and examine the Site of Project and its surroundings and obtain for himself on his own responsibility all information that may be necessary for preparing the Bid and entering into a contract. The cost of visiting the Site, collecting all documentary details, necessary data over and above those submitted with the bid, if any, shall be at the Developer's own expense.

Developer shall not be entitled to enter in the society's premises unless accompanied by a specific letter from the Society. Unless permitted by the managing committee, the Developer shall not interact with anyone in the society's premises during any of the site visits.

10.10. COST OF BID:

The Bidder shall bear all costs associated with the preparation and submission of his Bid and the Society will in no case, be responsible or liable for those costs, regardless of the conduct or outcome of the Bid process. The bid document cost is non-refundable.

10.11. BID VALIDITY:

Bids shall remain valid for a period of 180 (one hundred and eighty) days from the date of submission. In exceptional circumstances, prior to expiry of the original Bid validity period, the Society may request that Developers to extend the period of validity for a specified additional period. The request and the responses thereto shall be made in writing.

10.12. EARNEST MONEY DEPOSIT:

The Developer shall furnish, as a part of his Bid, an Earnest Money Deposit of amount of Rs. 7,50,000/- (Seven Lakhs and Fifty Thousand only). The Earnest Money Deposit shall be in the form of a demand draft issued in favor of the Society from any nationalized bank located in the town or city in which the Developer has his registered office. Any Bid not accompanied by the Earnest Money Deposit shall be rejected by the Society as non-responsive. The Earnest Money Deposits of unsuccessful Bidders, upon which no interest will be paid, will be returned within 60 days from the award of contract. The Earnest Money Deposit of the Developer whose bid is accepted and LOI issued will be retained by the Society in addition to the Security deposit.

The Earnest Money Deposit may be forfeited:

- a) If the Developer withdraws his Bid within the period of validity;
- b) In case of a Developer, if he fails within the specified time limit
 - I. For Acceptance of offers OR
 - II. To Furnish the required security deposit

10.13. INITIAL SECURITY DEPOSIT:

Initial Security Deposit of Rs. 10000000/= (Rupees One crore only) shall be submitted by the Developer to the Society at the time of Letter of Intent (LOI) without interest payable.

10.14. TIME FOR COMPLETION AND LIQUIDATED DAMAGES FOR LATE COMPLETION:

The Project shall be completed within the period stipulated in the Development Agreement. The Developer shall mobilize adequate amounts of funds, plant, equipment and laborers to meet this schedule. The time for completion is inclusive of any monsoon period and no extension of time shall be granted on this account. The Developer shall make his own arrangements for obtaining of construction water supply and electrical power to meet his requirements. The entire cost for the same shall be borne by him including the charges for monthly consumption.

Upon issuance of vacation notice the developer shall provide to the society a Tentative Bar Chart (TBC) envisaging the stages of construction and the time period within which each stage shall be completed and thereafter the monthly MIS (Management Information System) shall be given by the developer. The whole of the Project shall proceed within such sections and at such times and in such order and manner as described in the Bid Documents, and/or as directed by the Society's / consultant. If the Developer fails to complete the Project within the Contract Period he/they shall be liable to pay liquidated damages to the Society.

Liquidated damages shall be Rs. 5,00,000/- (Rupees Five Lakh only) per week as described in 9.24.1.

10.15. WORK SCHEDULE AND PROGRESS REPORTS:

The Developer shall prepare a detailed Schedule Bar Chart and PERT (Program Evaluation & Review Technique) Chart for the Project to suit the time for completion and submit the same after receiving LOI. The Schedule bar chart should expressly state the dates of completion of intermediate phases, in a phased development and should be approved by the PMC/Society. This BAR Chart/PERT Chart shall be reviewed fortnightly with the Consultant to ensure that the time frames given are being respected or to initiate corrective steps to maintain the same. The Society reserves the right to revise the above Charts to overcome any shortfall. Any failure in observing the provision / time frames of Charts will entail charge of Liquidated damages on the pro rata mile stone delay.

The Developer shall submit Monthly progress reports indicating the progress achieved; anticipated problems and the methods propose to overcome such problems. However the time schedule shall be adhered to at any stage of the project.

10.16. WITHDRAWAL OF BIDS:

The Developer may withdraw its Bid before Bid opening provided that written notice of the withdrawal is received by the Society prior to the deadline for opening of Bids.

No Bid may be modified by the Developer after the deadline for submission of Bids. Withdrawal of the bid during the interval between the deadline for submission of bids & expiration of the period of Bid validity will result in the forfeiture of the Earnest Money Deposit.

10.17. SOCIETY'S RIGHT TO ACCEPT ANY BID AND TO REJECT ANY OR ALL BIDS WITHOUT ASSIGNING ANY REASON THEREOF:

The Society reserves the right to accept or reject any or all the Bids at any time prior to award of contract, without assigning reason thereof and without incurring any liability to the affected bidder and the decision of the Society will be final and binding on all the Bidders.

10.18. NOTIFICATION OF AWARD:

The society during the BID validity period or such mutually agreed extended period shall select and appoint a developer in the presence of authorized officer from the office of the deputy registrar and issue the Letter of Intent (LOI) to the selected developer for Redevelopment of Society buildings, from the shortlisted developers as required under government GR dated 3rd January 2009.

10.19. SIGNING OF AGREEMENT:

A redevelopment agreement shall be duly executed between the society and the selected developer on mutually agreed terms and conditions for the redevelopment of the society buildings.

10.20. INSURANCE:

The developer alone will be responsible for all liabilities in respect of workers employed/engaged in the redevelopment and deputed at site including the PMC its representatives and the supervisory staff who are deputed or visiting the site from the date of execution of L o I till the receipt of OC. The developer shall pay the wages, remuneration and salary of such labor , workman, contractors, professionals & personal and comply with all applicable laws in that behalf including requisite insurance policies, workmen compensation policy, third party insurance, accident policies, insurance against fire, earthquake etc. The Society shall in no way be responsible for any lapse in insurance. The developer shall obtain the policies & certificate for insurance after receipt of CC and the same shall be shared with the Society for inspection. The Policy will be renewed every year till the time, the developer receives the OCCUPATION CERTIFICATE and the originals shall be handed over to the SOCIETY. The developer shall indemnify the Society and its existing members from & against all CLAIMS in connection with the Redevelopment and all work carried out done by the Developer on the said property or falling under the scope of developer's work agreed under the Redeveloper Agreement.

10.21. COMPLIANCE WITH STATUTES AND REGULATIONS:

The Developer shall conform in all respects, including the giving of all notices, obtaining approvals, maintaining records and paying of all fees, in relation to any National or State Statute, Ordinance or other Law, or any Regulation or Bye-law of any local or other duly constituted authority in relation to the

execution and completion of the Project and remedying of any defects therein, and the Rules and Regulations of all public bodies and companies whose property or rights are affected or may be affected in any way by the Project, and the requirements of any Statutory Bodies for water connection, drainage connection, cable connection, telephone connection, electric power and other Companies or Authorities with whose systems the Project are proposed to be connected. The Developer shall deposit the receipts for payment for these with the Society.

The Developer shall indemnify and hold harmless the Society against all penalties and liabilities of each and every kind for the breach of any such provisions. The Developer shall bring to the notice of the Society all notices required by the said Acts, Regulations or Bye-laws to be given to any Authority by the Society and also obtain the necessary approvals/sanctions of the Authorities solely at his own cost.

Notwithstanding the insurance obligations the Developer shall not be relieved of the obligation to indemnify and hold harmless the Society in relation to the provisions here above.

Any deductibles or excesses not insured by the parties and any Amounts not recovered from the insurer notwithstanding compliance by the parties with their obligations in respect to such insurances shall be borne by the Developer in accordance with the respective liabilities under the Contract.

10.22. LABOUR RELATIONS:

The Developer shall also keep the Project Management Consultant informed of the details of the labor force and the labor problems that occur, as required by the relevant labor laws. The Developer shall ensure that all necessary safety precautions are taken at Site, such as the providing of safety helmets, belts, shoes, etc. as required for the Project and to satisfaction of Project Management Consultant.

10.23. COMPLIANCE WITH LABOUR LAWS:

The Developer shall comply with the provisions of law that include Union, State & Local, the Contract Labor (Regulation and Abolition) Act and the Minimum Wages Act, as applicable in the State where the project is located. The Developer shall submit a copy of his registration and license duly renewed as per the provisions laid down under the Contract Labor Act. The Developer shall at all times indemnify and hold harmless the Society from and against all claims, damages, or compensation under the provisions of the payment of the Wages Act 1938, Minimum Wages Act 1948, Employer's Liability Act 1938, Workmen's Compensation Act 1923, Fatal Accidents Act, Apprentice Act 1961, Industrial Disputes Act 1947, Contract Labor (Regulation and Abolition) Act 1970 or any modifications thereof or any other law relating thereto including Common Law and Rules made hereunder from time to time till completion of the Project.

10.24. OBJECTS OF ANTIQUITY:

All objects of value or antiquity found on the Site shall remain the property of the Society and any such find shall immediately be reported to the Society and/or Society's Project Management Consultant.

10.25. ORGANISATION TO BE PROVIDED BY SUCCESSFUL BIDDER:

The Developer will provide expert and competent personnel required for satisfactory Completion of the project.

10.26. SPECIAL REQUIREMENT:

The layout & building plans shall be presented by the Developer before the General Body of the Society and the Building Plan approved by the general body of the Society

shall be submitted by the Developer to the MCGM and other Authorities for necessary approvals/permission.

It will be Developer's responsibility to do the necessary submission, co-ordination/follow up with MCGM, MOEF, Municipal Authorities, CFO, and any other public department to obtain necessary/ required NOC for maintaining smooth and satisfactory progress and timely completion of the work.

10.27. RESOLUTION OF DISPUTES

The Courts in Mumbai will alone have exclusive Jurisdiction in the matter.

10.28. TERMINATION OF CONTRACT BY SOCIETY

If the Developer fails and or is unable to complete the construction and obtain OC for the entire project within the stipulated period of 48 months from the date of execution of L O E, then in that event, the Society shall at its sole discretion be entitled to either grant extension to complete the construction and obtain OC or terminate, revoke & cancel the Redevelopment agreement that shall be entered into.

In the event of the Developer committing any breach of the Terms & conditions of the Redevelopment Agreement or the Developer abandons the Project or Fails to commence the work without any lawful reason or fails to get necessary approvals or fails to load the maximum permissible FSI in the name of Society or neglects the performance of any conditions of the Contract or has concealed any vital information or has changed the constitution of the company or has assigned the contract of Redevelopment or has been adjudged as Bankrupt, in that event the Society shall give a written notice to the Developer setting out the breach and calling upon the Developer to remedy such breach within a maximum period of 30 days from the issuance of such letter. If the Developer fails to comply with the remedy of breach/breaches, the Society shall be at Liberty to terminate, revoke & cancel the Redevelopment agreement and enforce Bank guarantee for the completion of the project without any protest from the Developer, to complete the pending work related to existing member's new area.

10.29. AMENITIES:

10.29.1 EXTERNAL AMENITIES

- Entrance lobby with high ceiling
- Club House with AC Gymnasium for Ladies, Gents & Senior Citizens
- Wi-Fi/broad band connection
- Swimming Pool
- Toddler Pool
- Indoor Games (arena)
- Children Play area
- Party Lawn
- Rock Climbing Wall
- Theme Gardens
- Fully furnished Society office with AC
- Jogging track (at a convenient place, either on ground or terrace)
- Smoke detection system in common area
- Parking area for Truck (during shifting of goods), CAR, two wheeler, cycle as per MCGM rules & regulations
- Meditation deck
- Water bodies / cascading water fall

Senior citizen corner
 Power back for all common areas
 High speed Automated lift with power back up (Japan or German brand) 2 passenger lift + 1 service lift
 Servant/Driver toilet
 Watchman cabin (lighted & ventilated)
 Integrated security system (with main monitor at watchman cabin & Society office having back up)
 Staircase / Landings – Well-lit staircase with broad passage & decorative marble
 Elevation – Modern design elevation from a reputed architect to make a landmark structure with superior quality
 Water proofing – All exterior exposed to nature walls will be water proofed from professional water proofing agency with guarantee for a period of 10 years to the Society
 Waste Management & Garbage treatment system
 Sewage treatment plant
 Rain water harvesting
 DG Back up

10.29.2 INTERNAL AMENITIES – Jainidhi CHS Ltd

A) LIVING ROOM

High end vitrified flooring
 POP/Gypsum finish walls & ceiling
 Provision for telephone & Wi fi broadband connection
 Electrical provision for Air-conditioning system & ducting hole for split Ac
 TV /Cable provision

B) MASTER BEDROOM

Laminated wooden flooring or equivalent High-grade vitrified flooring
 Provision for telephone & Wi fi broadband connection
 Electrical provision for Air conditioner & ducting hole for split Ac
 TV Cable provision

C) BATHROOMS

Vitrified tiles (anti-skid finish)
 LINEN CLOSET in bath area
 Fittings of Jaguar or equivalent
 Water heater (to accommodate gas heater & regular water heater)
 Exhaust fan in all bathroom

D) SECOND BEDROOM

High end vitrified flooring / wooden or otherwise
 Provision for telephone, cable, Wi-Fi, broadband connection
 Electrical provision for Air-conditioner with ducting hole for split Ac
 Two-way modular switches

E) KITCHEN

Modular Kitchen
 Dry balcony, utility space for washing machine with pipe & water connection
 Stainless steel sink & drain board
 Gas leak detector
 Gas pipeline connection (provision)
 High powered Exhaust fan
 Water purifier (Provision)
 Granite countertop in Kitchen

F) OTHERS

Video door phone
 Bio metric security doors at entrance lobby
 Concealed copper wiring with superior quality two way modular switches
 Main door laminated flush door with frames & Stainless fittings with Godrej Lock
 Internal door molded with imported skins

High quality sound proof French windows with aluminum shutters
Internal paint (Plastic emulsion)
CCTV facility at drop off area & entrance area, near the lift, & all common areas
Intercom facility
TV / Telephone / Cable points in living room & bedroom
Sliding aluminum windows with mosquito net
Solar powered water supply in master bed
ENERGY STAR RATED Windows
Ceiling height of at least 9 feet or more

11. TECHNICAL SPECIFICATIONS

PREAMBLE:

This specification covers the items of work in structural and non-structural parts of the work coming under the preview of this document. All work shall be carried out in confirmation with this. In general provisions of the Indian Standards and other national standards shall be followed. These specifications are not intended to cover the minute details. The work shall be executed in accordance with the best modern practice. All codes and standards referred in these specifications shall be the latest revision thereof.

11.1. SITE RULES:

All necessary access to working areas shall have to be made and maintained by the Developer at his own cost. The Developer shall provide his own watch and ward security service for the security of the materials, plants and equipment.

All setting out work shall be carried out accurately by the Developer with his own instruments. The Developer shall have on site an adequate number of accurate survey instruments, such as levels, theodolite, measuring devices, survey umbrellas, etc., to ensure smooth progress of Project. The Developer shall give all facilities to the Society and the Project Management Consultant for checking the accuracy of the survey work. The Developer shall take all precautions to preserve the benchmark and other reference points provided by the Project Management Consultants in the vicinity of the Project.

The complete installation which the Developer is to undertake for his on Site power supply shall conform to the Indian Electricity Rules 1966 and Indian Electricity Act 1910 with latest amendments and specifications and standards laid down by the SOCIETY'S Project Management Consultants.

The Developer shall provide at his own cost portable generators to maintain regular power supply for his operations in case of disruption of power supply due to sudden failure or any other unforeseen circumstances. The Developer shall indemnify and hold harmless the Society from any liability, either legal or financial, for damages or delay caused to the Developer on account of the failure of power supply.

The Developer shall be permitted at his own cost to construct Site offices stores and other facilities, such as canteens, toilets, etc., all to comply with the Society's requirements. Any necessary Municipal permission, if required to be taken, the same shall be obtained by the Developer and any charges for these temporary structures shall be borne solely by the Developer.

The Developer shall provide at his own cost CCTV cameras with monitor at site during

the construction stage and IP code to society members for monitoring the site, which can also be helpful for the developer in tracking the project as well as materials at site.

The Developer shall also provide temporary office for the Society & Project Management Consultant admeasuring area of not less than 200 sq.ft. or as may be directed and approved by the Project Management Consultant and other facilities like toilets etc. Any necessary Municipal permission, if required to be taken, the same shall be obtained by the Developer and any charges for these temporary structures borne solely by the Developer.

11.2. SAFETY PROVISION:

The Developer shall take enough safety precautions for material handling, scaffolding and ladder works, mechanical devices, electrical devices, cranes, machinery's laborers for all heights and depth of works as per standard practice and applicable rules and regulations. Special care is to be ensured for handling and working with construction chemicals & admixtures. The Developer shall ensure that all the provisions for safety are followed in to as required by the manufacturer. The Developers shall indemnify the Society against defects, accident, and liability during working.

Ladder can be used as approach system instead of scaffolding where there is no Firm base / platform. When a ladder is used an extra labor resources shall be engaged for holding the ladder and if the ladder is used for carrying materials as well, suitable footholds and handholds shall be provided on the ladder and the ladder shall be given an inclination not steeper than 1/ 4 to 1 (1/4 horizontal and 1 vertical).

Scaffolding or staging more than 20 meters above the ground or floor, swung or suspended from an overhead support or erected with stationery support, shall have a guard rail properly attached, belted braced and otherwise secured at least 1 meter high above the floor or platform of such scaffolding or staging and extending along the entire length of the outside and ends thereof with only such openings as may be necessary for the delivery of materials. Such scaffolding or staging shall be so fastened as to prevent it from swaying from the building or structure. All workers working on scaffolding shall be issued safety belts and it shall be the responsibility of Developer to enforce the use of safety belts in dangerous situations.

Working platform, gangways, and stairways shall be so constructed that they do not sag unduly or unequally, and if height of a platform or gangway is more than 3.25 meters above ground level or floor level, it shall be closely boarded, have adequate width and be suitably fenced, as described above.

Every opening in floor of a building or in a working platform shall be provided with suitable means to prevent fall of persons or materials by providing suitable fencing or railing with a minimum height of 1 meter.

Safe means of access shall be provided to all working platform and other working places. Every ladder shall be securely fixed. No portable single ladder shall be over 6 meters in length. Width between side rails in rung ladder shall in no case be less than 60 cm. For ladder up to and including 3 meters in length. For longer ladders this width shall be increased by at least 6cm for each additional 30 cm. of length. Uniform step spacing shall not exceed 30 cm.

Adequate precaution shall be taken to prevent danger from electrical equipment. No materials on any of the sites shall be so stacked or placed as to cause danger or inconvenience to any person or the public. The Developer shall provide all necessary fencing and lights to protect members of public and works from accidents

and shall be bound to bear expenses of defense of every suit, action or other proceeding at law that may be brought by any person for injury sustained owing to neglect of the above precautions and to pay any damages and costs which may be awarded in any such suit, action or proceedings to any such person or which may with or without the consent of the Developer be paid to compromise any claim by any such person.

11.3. DEMOLITION:

Before any demolition work is commenced and also during the process of the work.

- a) All roads and open areas adjacent to the work site shall either be closed or suitably protected.
- b) No electric cable or apparatus which is liable to be a source of danger or a cable or apparatus used by operator shall remain electrically charged.
- c) All practical steps shall be taken to prevent danger to persons employed, from risk of fire or explosion, or flooding. No floor, roof, or other part of a building shall be so overloaded with debris or materials as to render it unsafe.
- d) The Developer shall not employ men below the age of 18 and women on the work of painting with products containing lead in any form. Whenever men above the age of 18 are employed on the work of lead painting the following precautions shall be taken:
 - I. No paint containing lead or lead products shall be used except in the form of paste or readymade paint.
 - II. Suitable face masks shall be supplied for use by workers when paint is applied in the form of spray or surface having lead paint dry and scrapped.
 - III. Overalls shall be supplied by the Developer to workmen and adequate facilities shall be provided to enable working painters to wash during and on cessation of work.
 - IV. Disposal of all the debris: The Developer shall be responsible for the safe disposal of all the debris and scrap materials generated during the Project in accordance with the applicable statutory rules & regulations. The cost incurred for all such disposals shall be borne by the Developer.

11.4. APPLICABLE CODES AND SPECIFICATIONS

The following specifications, standards and codes are made a part of this tender document. All standards, specifications, codes of practice referred to herein shall be the latest editions/revisions including all applicable official amendments, revisions and all relevant parts:

EXCAVATION AND EARTHWORK:

IS: CODES	DESCRIPTION
IS-3764	Safety code for excavation work.
IS-4081	Safety code for blasting and related drilling operations.
LS-10379	Code of practice for field control of moisture and compaction of soils for embankment and sub-grade.
IS: 783	Code of Practice for laying of concrete pipes.
IS: 3385	Code of practice for measurement of civil engineering works.
IS: 2720	Determination of Water Content/Dry Density

CONCRETE AND ALLIED WORKS:

IS-8112/ 12269	Ordinary Portland cement (M43 & M 53 grade).
IS-8042	White Portland cement
IS-1489	Portland-Pozzolana cement
IS-383	Coarse and fine aggregates from natural sources for concrete.
IS-2386	Methods of test for aggregates for concrete.
IS-2430	Methods of sampling of aggregates for concrete.
IS-4925	Concrete batching and mixing plant
IS-10262	Recommended guidelines for concrete mix design.
IS-456	Code of practice for plain and reinforced concrete.
IS-1199	Method of sampling and analysis of concrete.
IS-516	Methods of test for strength of concrete.
IS-3370	Code of practice for concrete structures for the storage of liquids.
IS-2571	Code of practice for laying in-situ cements concrete flooring.
IS-2645	Integral cement waterproofing compounds.
IS-4990	Plywood for concrete shuttering work.
IS-1786	High strength deformed steel bars and wires for concrete reinforcement.
IS-432	Mild steel and medium tensile steel bars and hard drawn steel wire for concrete reinforcement
IS-1521	Method for tensile testing of steel wire.
IS-1608	Method of tensile testing of steel products.
IS-2502	Code of practice for bending and fixing of bars for concrete reinforcement.
IS-2571	Code of practice for welding of mild steel plain and deformed bars for reinforced concrete construction.
IS-8989	Safety code for erection of concrete framed structures.
IS-3696	Safety code for scaffolds and ladders.
IS:3558	Use of Immersion Vibrators for Consolidating Concrete.
IS:3025	Methods of Sampling and Test (Physical and Chemical) for Water used in Industry.
IS:2722	Portable Swing weigh batchers for concrete (single and double bucket type).
IS: 2506	Screed Board Concrete Vibrators.
IS: 1791	Batch Type Concrete Mixers.
IS: 1489	Portland Pozzolana Cement (PPC).
IS:8112	Ordinary, Portland Cement (OPC) Grade 43 Cement
IS: 4634	Method of Testing Performance of Batch-type Concrete Mixers.
IS: 4326	Earthquake resistant design and construction of building.

MASONRY WORK:

IS-1077	Common burnt clay building bricks.
IS-3495	Methods of tests for burnt clay building bricks.
IS-5454	Methods of sampling of clay building bricks.
IS-2212	Code of practice for brick work.
IS-1597	Code of practice for construction of stone masonry.
IS-2572	Code of practice for construction of hollow concrete block masonry.
IS-2250	Code of practice for preparation and use of masonry mortars.
IS-1905	Code of practice for structural safety of buildings, masonry walls.
IS-2645	Integral cement water proofing compounds.
IS-2116	Sand for Masonry Mortars.
IS: 2394	Code of practice for application of lime plaster finish

PLASTERING AND POINTING:

IS-1542	Sand for plaster.
IS-1661	Code of practice for application for cement and cement lime plaster finishes.

PAVING, FLOOR FINISHING AND DADO:

IS-6509	Code of practice for installation of joints in concrete pavements.
IS-1237	Cement concrete flooring tiles.
IS-1443	Code of practice for laying and finishing of cement concrete flooring tiles.
IS-777	Glazed earthenware tiles.
IS: 2114	Laying in situ terrazzo floor finish.
IS:2571	Laying in situ concrete flooring.

DOORS, WINDOWS AND VENTILATORS:

IS-4021	Timber door, window and ventilator frames.
IS-1003	Timber paneled and glazed shutters.
IS-2191	Wooden flush door shutters (cellular and hollow core type).
IS-2202	Wooden flush door shutters (solid core type).
IS-2338	Code of practice for finishing of wood and wood based materials.
IS-1948	Aluminum doors, windows and ventilators.
IS-1949	Aluminum windows for industrial buildings.
IS: 3548	Glazing in building.
IS: 4020	Methods of tests for wooden flush doors: Type tests.
IS: 5807	Method of test for clear finishes for wooden furniture.

PAINTING:

IS-2395	Code of practice for painting, concrete, masonry and plaster surfaces.
IS-2933	Specification for enamel, synthetic, exterior, type - II
IS: 2932	Specification for enamel, synthetic, exterior, type – I

MISCELLANEOUS WORKS:

IS-6313	Code of practice for anti-termite measures in buildings.
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ROAD WORKS:

IRC-37	For bituminous roads.
IRC-58	For concrete roads.
E5:73	Paving Bitumen.
IS:215	Road Tar.
IS: 217	Cutback Bitumen.
IS: 383	Coarse and fine aggregates from natural sources for concrete.
IS: 458	Pre-cast Concrete pipes (with and without reinforcements).
IS: 460	Test Sieves.
IS: 2386	Methods of test for aggregates for concrete
IRC: 19	Standard specification & code of practice for Water Bound Macadam.

SANITARY, WATER SUPPLY AND DRAINAGE WORKS:

IS-2556	Vitreous Sanitary appliances (Vitreous china).
IS-5329	Code of practice for sanitary pipe works above ground for buildings Cast iron brackets and supports for wash basins and sinks.
IS-3486	Cast iron spigot and socket drain pipes.
IS-782	Caulking lead.
IS-651	Salt glazed stoneware pipes and fittings.
IS-5961	C.I. gratings for drainage purposes.
IS-1230	C.I rain water pipes and fittings.

IS-554	Dimensions for pipe threads where pressure tight joints are made on threads.
IS-781	Cast copper alloy screw-down bid taps and stop valves for water services.
IS-774	Flushing cisterns for water closets and urinals.
IS-2470	Code of practice for installation of septic tanks.
IS: 2065	Water supply in buildings.
IS: 1172	Basic requirements for water supply, drainage and sanitation.
IS: 771	Glazed earthen ware sanitary appliance.
IS: 1172	Basic requirements for water supply, drainage and sanitation.
IS: 1742	Building drainage.
IS: 52 19	T'&'S' traps. (Part I).
GENERAL	
IS-1200	Method of measurement of buildings and civil engineering works.
IS-4326	Code of practice for earthquake resistant design and construction of buildings.
IS-1893	Criteria for earthquake resistant design of structures.

Application of Codes, Standards & Specifications which are not included in the above but are required for completion of the Project activities shall always be complied with.

11.5. SITE DEVELOPMENT, EXTERNAL AMENITIES & SPECIFICATIONS

1. Providing & Erecting New Compound Wall

- a) To be constructed up to 3.0 mtr from the final ground level
- b) New columns to be constructed next to the Gate and raised to form a portal of sufficient height for Fire tender to pass through as per MCGM bye laws.
- c) The structure can be in M.S. and then cladded with Jet Black granite.
- d) Name of the Society in 1/4" thick S.S. letters of height 10" to be fixed on top of this portal.
- e) To be constructed all around the periphery in M 10 with rubble soling for the rubble wall & 9" thick brick wall.
- f) To provide 2'.00 "height barbed wire on top of compound wall as per approved design.

2. Providing & Fixing Entrance Gate

- a) Appropriate width and 7'-0" ht made in bright M.S or EWR M.S pipes of 16 gauge or wrought iron or combination of all with RCC columns in M 20 grade of concrete with footing etc. & and then cladded with Jet Black granite.
- b) With provision for locking including stoppers, Finished in sandblasting and Epoxy coating.
- c) The compound gate columns, 2 nos. of light points shall be provided with lamp sheds of approved design over the same.

3. Making Security Cabin

- a) Of Appropriate size in brick masonry
- b) With concrete floor, finished with ceramic tiles of appropriate size of approved make.

4. Providing & Fixing Flower Beds

- a) All around the compound walls including good quality soil and creepers, shrubs, plants & trees along with the existing plants & trees. As regards existing plants & trees in the premises the same shall be protected as far as possible and wherever removal is required it shall conform with the MCGM requirements.
- b) Supplying & laying water line for drip irrigation.

5. Constructing Trenches

- a) In RCC (M 25 grade),
- b) Plastering the trenches from inside with waterproof plaster 1:4 and applying a coat of Approved make W/P Chemical as per manufacturer's instructions.
- c) Providing & laying manhole junctions along with RCC Covers so as to facilitate repairs & maintenance, replacement or addition of new services.
- d) Separate trenches should be constructed for electrical, data cable, water supply & fire-fighting.

6. Constructing Storm Water Drain

- a) In RCC (minimum M 25 grade)
- b) Plastering the drains from inside with waterproof plaster 1:4 and applying a coat of Approved make W/P Chemical as per manufacturer's instructions.
- c) Coat of Approved make W/P Chemical as per manufacturer's instructions.

7. Constructing Rain Water Harvesting Plant

Suitable system after carrying out the necessary Hydro-Geological investigation. Developer shall make and provide Rain water Harvesting and/or modify existing borewell at suitable location at free of cost with sufficient capacity so as to comply with the water requirement of the existing as well as new members.[Including recharging of existing borewell]

8. Providing Sewage Treatment Plant

Supplying, constructing, erecting, testing and commissioning as per MCGM rules and regulations.

9. Constructing separate Underground & Overhead Water Tank for Domestic & Fire FightingPurposes

- a) Capacity as per MCGM rules.
- b) In RCC (minimum M 35 grade),
- c) Plastering the tanks from inside with waterproof plaster 1:3 and applying a coat of Approved make W/P Chemical applied as per manufacturer's detailed specifications (refer to List of Approved materials).
- d) The internal walls & floors of all U/G & O/H water tank should be finished with thick & tough ceramic glazed tiles in white/Light blue in color to provide clarity & cleanliness.

10. Providing & Installing Submersible Pumps

Of Approved make of adequate capacity as per required specifications, for all kind of tanks along with stand byes & sensor to control water supply.

11. Making Bore Wells

As per requirements of MCGM bye laws.

12. Providing & Laying Pavers

Approved make pavers on the ground level open spaces around the buildings.

13. Providing & Fixing Lights
- a) Outdoor lighting fixtures of Approved make, solar powered with timer and motion detector.
 - b) Illumination of minimum 150 LUX with uniform distribution.
14. Applying Paint
The entire outdoor surfaces of all the buildings, compound walls and structures on the ground level shall be painted with minimum 2 coats of Approved Brand of paint as mentioned in List of materials.
15. Supplying & Installing D.G. Set
The capacity shall not be less than 125KV of Approved make as provided in list of approved Brands for catering to the needs of common lightings, lifts, CC TV, alarm & Pumps.
16. COMMON AMENITIES
All and every area available free of FSI under any heading as per Bye Laws of MCGM, shall be made available to the Society free.
17. Entrance lobby:
Entry & exits to the building shall be designed as per guidelines of Indian Accessibility standards. There shall be adequate seating place, sofa set provided with both armless and with arms.
18. Entrance Door:
Portal frame with clear opening approved by MCGM, to be made of Jet black granite with molding for the full thickness of wall with all sides polished.
Frame less door shutters double leaf shall be provided of 12mm thick clear toughened glass of Saint approved make,
❖ Patch fittings of Approved make.
❖ Lock of Approved Brand as mentioned in List of materials.
❖ S.S. (304 grade) handles 600mm long of Approved make.
❖ Heavy Duty floor spring of reputed make.
19. Reception Desk:
- a) Location of the reception shall be such that it is easily identifiable from the entrance.
 - b) Shall have space for seating two people with provisions of telephone, intercom cable, CCTV monitor and data cable (as per technical specifications).
 - c) Shall be designed for easy maintenance and can be cladded with granite.
20. Letter Box:
- a) Developer should provide Letter Boxes for delivery of mails to the occupants.
 - b) One letter box shall be provided for each flat & also one box for society.
 - c) Letter boxes are to be numbered in numerical sequence.
 - d) Letter box shall be made of 16 gauges M.S. and finished in powder coating.
 - e) Letter box size shall be provided of adequate size.
 - f) The minimum size of aperture to enable A4 size to be inserted. The aperture shall be positioned at the top of the letter box so that any accumulated mail inside (for whatever reason) will not obstruct the delivery of more items.
 - g) Horizontal ledge of at least 25mm is recommended to prevent unauthorized retrieval of mail items. An aperture cover is required for all letter boxes.

- h) Each letter box must have a lockable door.
- i) The flat number/unit number must be displayed on the letter box and minimum height of the lettering should be at least 12mm, to be legible at standing position.
- j) The number must be inscribed or riveted to the door.
- k) The nest of letter boxes should be located in the entrance hall.

21. Name Plate & Flat Numbers:

- a) Name plates with flat numbers to be displayed at a prominent location.
- b) Letters to be made in (304 grade SS), 35mm in height.
- c) These to be fixed on a black powder coated (minimum 20 micron) M.S. plate 3mm thick.

22. Furniture for Visitors:

There shall be adequate seating place, sofa set provided with both armless and with arms.

23. Flooring:

- a) Full body Italian Marble/Granite shall be provided.
- b) Fixed in cement mortar in 1:4 proportion with joints filled with Epoxy grout of approved brand.

24. Wall:

- a) Full body vitrified, digitally printed, marble print tiles of approved make of required size shall be provided up to ceiling height.
- b) Fixed in cement mortar in 1:3 proportion with joints filled with Epoxy grout of approved make.
- c) Above 8'-0", wall shall be leveled in POP/Gypsum up to false ceiling.
- d) POP surface shall be painted in Luster Paint of Approved Brand of paint as mentioned in List of materials.

25. False Ceiling:

- a) False ceiling shall be made in G.I. frame work spaced with a Proper grid; Gypsum sheets 12mm thick shall be used.
- b) Surface shall be painted in Luster Paint of Approved Brand of paint as mentioned in List of materials.

26. Lights:

LED lights of approved make shall be provided in the ceiling and walls for overall illumination of minimum 150 LUX.

27. Fans:

Ceiling mounted fans 4'-0" diameter of Approved Make and color shall be provided over the reception desk and seating area.

28. Intercom Facility:

- a) Wiring for intercom facility shall be provided at the reception table and near the seating area, to have communications between Security Cabin, Society Office, Parking Security at each level, every flat's house phone of each wing and any other common areas.
- b) Intercom System of Approved makes shall be provided.
- c) Security Phone: with Audio & Video facility in each flat.

29. CCTV System for Security & Surveillance:

- a) Adequate numbers of wireless CCTV, dome type cameras of Samsung/LG make with Digital Video Recorders (DVR) shall be provided so as to capture all the movements in the entrance hall, in lifts lobbies, in lifts, in staircase, in parking areas, podium and in the open spaces on site.

- b) CCTV monitors at the reception counter.

30. Fire Extinguishers & Detectors:

- a) Portable Fire Extinguishers of approved makes of appropriate capacity shall be provided at locations accessible to everyone.
- b) Adequate numbers of Optical type smoke detectors along with electronic hooter shall be provided.
- c) Lightning Arrestor with adequate earthing System should be provided.
- d) All the above facilities strictly as per MCGM Norms.
- e) 13A D.G. Back-up for lifts, Fire pumps and emergency lighting should be provided as per MCGM norms.

31. METER ROOMS

- a) Meter rooms shall be provided on the ground level of each wing as per the rules and regulations of MCGM.
- b) The walls of these meter rooms shall be made in RCC with fire resistance rating of 2 hours.
- c) Lockable fire resistant doors with fire resistant rating of 2 hours shall be provided to this room.
- d) Portable CO₂ type Fire Extinguishers of appropriate capacity shall be provided at locations accessible to everyone.

32. LIFTS

- a) Approved make machine room , passenger lifts, for 12person capacity (816kg) shall be provided with proper internal dimension to be able to accommodate Stretcher.
- b) Number of lifts provided will be as per NBC (National Building Code) and MCGM rules.
- c) All the Lifts shall be provided with the following facilities:
 - ❖ Door with a clear opening for Stretcher movement.
 - ❖ S.S. Hairline finishes on walls with mirror on rear wall to aid people on wheel chair to see behind without turning around.
 - ❖ Black sea floor finish.
 - ❖ S.S. grab bar placed horizontally at proper height from floor level, on all the three sides of the lift.
 - ❖ Call button outside & inside the elevator with a clear (no objection) floor space for a person on wheel chair to access it.
 - ❖ Control panel inside the lift placed at a height approachable to a person on wheel chair.
 - ❖ LED lights, Ceiling fan, Emergency phone
 - ❖ Voice announcement system along with visual display to indicate floor levels.
 - ❖ CCTV dome type camera
 - ❖ Annual Maintenance Contract of Lifts for a minimum of one year excluding guarantee period.

33. STAIRCASES:

Treads, Risers, skirting and landings shall be provided with light & bright color of granite up to 1st Floor & all upper floors with Baroda Green Marble/ granite with chamfered edges and non-slip grooves. Width and height will be such to facilitate easy climbing and width of staircase large enough for movement of large cupboard, stretcher etc. Ramps to be provided in ground floor in addition to steps for movement of Senior & handicapped persons.

- a) Dado shall be provided with ceramic tiles of approved size and design fixed in cement mortar in 1:4 proportion with joints filled with Epoxy grout of approved make.

- b) S.S. railing of 304 grades shall be provided.
- c) Staircase shall be well ventilated with good size openable windows.
- d) LED/CFL/T5 lights shall be provided to give illumination of 150 LUX.
- e) CCTV dome type cameras shall be provided for viewing of each flight and each landing.
- f) Portable Fire Extinguishers shall be provided at accessible locations.

34. SERVICE DUCTS:

Separate service ducts to be provided with fire resistant lockable shutters for following:

- ❖ Electrical cables as per MCGM rules
- ❖ Data cables.
- ❖ Plumbing & Drainage pipes. The size of these ducts shall be good enough for easy servicing.
- ❖ Fire-fighting pipes like wet riser or down comer as mentioned in Technical Specifications.

35. LIFT LOBBY:

a) Flooring:

- ❖ Full body Italian Marble/Granite /vitrified, plain tiles of size 2'-0" x 2'-0" shall be provided in light/bright color.
- ❖ Fixed in cement mortar in 1:4 proportion with joints filled with Epoxy grout of approved make.

b) Window:

- ❖ Reputed make open able windows, approved by PMC / Society shall be provided.

c) False Ceiling:

- ❖ False ceiling shall be made in G.I. frame work spaced with a grid of 16" x 24".
- ❖ Gypsum sheets 12mm thick shall be used.
- ❖ Surface shall be painted in Luster Paint of Asian Paints as per manufacturer's specifications.

d) Lighting:

- ❖ LED lights of Phillips make shall be provided in the ceiling and walls for over all illumination of minimum 150 LUX.

e) CCTV Camera:

- ❖ Dome type cameras shall be provided so as to capture all the movements in the area.

f) Flat numbers:

- ❖ Made in S.S. 304 grade of size 1 ½" x 1/8" firmly fixed firmly above each entrance doors.

g) Signage:

- ❖ Fluorescent signage indicating directions to various exists or entries shall be provided.

h) Fire alarm:

- ❖ Automatic/manually operated fire alarms shall be provided near fire ducts.

i) Flooring:

- ❖ Concrete flooring with Epoxy coating shall be provided to avoid oil stains etc.
- ❖ Proper slope shall be given towards the drain point for easy water flow.

j) Walls & Ceiling:

- ❖ Light colored paint external quality of approved brand make shall be applied on walls and ceiling.

k) Lights:

- ❖ Vandal resistant metal highlights shall be provided to give illumination of minimum 150 LUX.

36. FIRE FIGHTING:

- a) Hose Pipe
- b) Automatic sprinkler system as per Fire Safety Rules.
- c) Automatic/Manually operated fire alarm system.
- d) Portable fire extinguishers.

37. SPEED BUMPS:

- a) High quality rubberized speed bumps of minimum 50mm thickness shall be provided at adequate distances at each level of parking and at the entry points of lift lobbies and staircases.
- b) Kiosk shall be provided for security staff along with telephone & alarm bell.
- c) It shall have a position to have view of entry & exit and maximum other areas.

38. CCTV CAMERAS:

- a) Adequate numbers of vandal resistant CCTV, dome type cameras shall be installed to monitor & record all entry and exit points and the maximum areas.
- b) Static camera shall be provided to ensure that, upon entry the front of the vehicle is viewed. Registration plate is easily readable when the vehicle is stationary at the barrier and view of front seat occupant is visible.

39. PARKING

- a) Parking shall be on podium/ basement/ e- deck, designed to use full potential as per MCGM rules.
- b) Members shall be entitled to free parking space as provided under DCPR 2034. At least one covered parking space per flat for existing members shall be provided free of cost.
- c) Permanent marking shall be done in fluorescent paint indicating owner's flat number assigned to the individual parking.
- d) Wherever possible, incorporate the One Way Circulation movement of traffic around the parking area.
- e) Clear directional arrows or signage must be visible to avoid confusion and contra flow lanes. Parking bay shall be clearly demarcated with clear marking of the flat numbers to whom the parking is allotted.
- f) Use pictorial signage for the parking bay for physically disabled.
- g) Pedestrian routes shall be clearly defined.
- h) Vehicular entry & exit route shall be kept to minimum. Entry & exit route shall be in very close proximity, i.e. separate but adjacent lanes.
- i) Inward opening or sliding automatic gate or roller grills shall be provided at the entrance and ramp levels with biometric access control facilities.
- j) Water line with adequate number of lockable bib taps shall be provided for car washing.

40. SOCIETY OFFICE

- a) Society's office of area maximum permissible [free of FSI] with wash basin/ ANGLO INDIAN toilet facility shall be provided with following facilities:
- b) Ceramic tiles of Approved make and size in cement mortar 1:4 proportions with joints filled with Epoxy grout of Approved Make.
- c) Furniture of Approved make steel desk along with 12 chairs and fire proof cabinet.
- d) LED/CFL/T5 lights giving illumination up to minimum 250 LUX and 02 Nos. of ceiling fan 4'-0" diameter of approved make and color.
- e) Intercom facility.
- f) Lockable storage for DVR.
- g) A.C Units shall be provided.

41. FITNESS CENTRE CUM MULTI PURPOSE HALL

- a) Fitness center area as per MCGM rules shall be provided at podium level with the following facilities;
- b) Full body Granite tiles of plain color shall be provided in 1:4 cement mortar with joints filled with Epoxy grout.
- c) A dedicated area for weights shall be provided with sports vinyl flooring.
- d) Following equipment as per requirement shall be provided:
 - ❖ Tread Mill
 - ❖ Stepper
 - ❖ Cycles
 - ❖ Cross trainer
 - ❖ Dumbbells with rack
 - ❖ Walls shall be leveled in POP with Luster paint finish.
 - ❖ Reputed make sliding full height windows shall be provided on all sides.
 - ❖ This area shall be air conditioned with appropriate tonnage of AC units from reputed brands like LG/Blue Star/Voltas.
 - ❖ One unisex toilet shall be provided and the size as required for the use of physically challenged person along with other ladies & gents toilets.
 - ❖ LED/CFL/T5 lights shall be provided with illumination of minimum 200 LUX.
 - ❖ Ceramic tiles of Approved make and size on floor and walls.

42. REFUGE FLOOR

Area as per MCGM rules shall be provided.

43. Flooring:

- a) Vitrified tiles of required size of approved make shall be used.
- b) Fixed in cement mortar in 1:4 proportion with joints filled with Epoxy grout of Approved.

44. Toilets:

- a) Toilet facility [**ANGLO INDIAN**] same as per MCGM rules shall be provided at refuge floor.
- b) Ceramic tiles on floor shall be matt finish of Approved make and size, fixed in cement mortar in 1:4 proportion with joints filled with Epoxy grout of Approved Make.
- c) Ceramic tiles on walls shall be glossy finish of Approved make and size, fixed in cement mortar in 1:4 proportion with joints filled with Epoxy grout of Approved Make.
- d) WC of Approved make, with seat cover shall be provided.
- e) Wash basin of Approved make with waste coupling & bottle trap both of Continental model shall be provided.

45. TERRACE

- a) Door: Water resisting door shutter with locking facility shall be provided with granite frame.
- b) O/H water tank: Capacity of the tanks shall be as per MCGM rules. Construction of the same shall be as mentioned in the Annexure.
- c) Water proofing: As per Technical Specifications with 10 years guarantee.
- d) Roof slab: Slab shall have proper slope and finished in glazed China Mosaic tiles.
- e) Lights: Solar powered LED lights of reputed make to spread even illumination of minimum 100 LUX
- f) With motion sensor and timer.
- g) Ladder to water tank & lift machine room
- h) Lightening arrester: As per Technical Specifications.

i) WATER TANKS

Two overhead separate water tanks for MCGM water and Boring water [Wing wise] with separate connections. In addition to this one underground water tank for MCGM water along with two water pumps and one extra standby water pump in case of emergency [Wing wise].

Separate water tank for firefighting purpose with separate pipe fittings as per fire department's norms & standards.

j) VARIOUS CONNECTIONS

- ❖ Land line Telephone connections should be provided in main hall, kitchen and all bed rooms
- ❖ Cable connections in hall as well as in all bed rooms
- ❖ Internet /WIFI cable connections should be provided in all the flats and also in society's office.
- ❖ CCTV cable connection should be provided in Security cabin as well as any other area covered under CCTV.
- ❖ Mahanagar gas connection in kitchen as well as bathrooms should be provided.
- ❖ Separate meter cabin should be provided for each flat in ground floor for Mahanagar Gas.
- ❖ Solar system for hot water, for lifts and for common electricity.
- ❖ Rain harvesting system.
- ❖ Water connection for gardening and other common use.
- ❖ For the purpose of easy reading Mahanagar gas meter should be installed in free FSI area.

46. GARDEN AREA

Developer shall provide adequate number of benches in open spaces for sitting purpose. In addition, 2 nos. of slides & 2 nos. Swings shall be provided in garden area. The developer shall provide adequate number of electrical points for decorative lamps. Jogging track of 3 feet with pavement blocks around the garden shall also be provided by the Developer.

47. ELECTRIC LIGHTING ARRANGEMENT

All around the building premises including stilt and garden area shall have adequate number of electrical tube fittings with cable wiring for the same.

48. STILT AREA & PARKING AREA

Floor area of parking shall be of checkered tiles / interlocking pavers of 30 mm average thickness for the entire area with rubble soling of 9" thickness for the same and the work shall be carried out thru proper slopes to drain out the storm water in efficient way. The surface water drainage system shall be as per MCGM requirements.

49. PIPE FITTINGS & CONNECTIONS

The drainage waste water, rain water, vent pipes all such lines shall be in Ultra violet rays resistant as per IS Specifications.

All the GL Water pipelines shall be in C Class Pipe of approved make as per the telescopic line design given by the consultant and care shall be taken while re-routing the GL Line that uniform flow of water is achieved and on the terrace the lines are routed without disturbing the movements.

50. INTERNAL AMENITIES & SPECIFICATIONS

A. HALL & PASSAGE

1. Providing & Fixing Door Frame

Internal clear opening as per requirement OR Approved by MCGM in granite.

2. Providing & Fixing Door Shutter

- a) BTC wooden door of 35mm thick solid core & lipping on all sides.
- b) Approved make brass. butt hinges with brass pin, fixed with brass screws 4 nos.
- c) Reputed make solid brass Handles (304 grade) on both sides.
- d) Approved make eye hole with 200 degree angle.
- e) Approved make of door video phone.
- f) Approved make night latch, Twin Bolt, satin nickel finish.
- g) Brass all drop from outside.
- h) Reputed make S.S. (304 grade) tower bolt,
- i) Approved make S.S. (304 grade) safety chain.
- j) Reputed make Magnetic door stopper.
- k) Finished with Melamine Polish.
- l) Secret lock at the bottom of main door.

N.B.: Every fitting & hardware pertaining to doors & windows shall be in brass only. Main Door Frame to have provision for installing safety door also. Foot rest of 3'-0" X 1'-0" of granite to be provided at the center of the main door frame.

3. Providing & Fixing Flooring

- a) Full Body Vitrified tile, glossy, Green Certified Quality of Approved makes and size. Fixed in cement mortar in 1:4 proportion.
- b) Joints to be filled with epoxy grout of Approved make.

4. Providing & Fixing Skirting

- a) Same as above but in 4" height
- b) Flushed with POP on wall and with groove between POP & tiles.

5. Providing & Fixing Window Jambs

- a) In Jet Black granite wide on all 4 sides.
- b) With quarter round molding from inside and all edges polished.
- c) Water proof seal at the brick wall joints

6. Providing & Fixing Aluminium Windows

- a) Sliding window system of heavy duty range with insect Protection net of SS/ Aluminium, including all hardware & accessories.
- b) Float glass of Approved make.
- c) With anodizing.
- d) Complete system shall be warranted for min 10 years against design & workmanship details.
- e) The frame shall be molded granite framing in double patti.
- f) Minimum height shall be 4'.00"

7. Electrical Work

- a) All cables/wires should be as mentioned in Technical Specifications.
- b) Light points in the ceiling & walls.
- c) Fan points in ceiling with 4'-0" diameter Approved make approved color fans.
- d) Intercom point connected with Security Cabin main entrance area And telephone point
- e) TV point plus 2 additional 15 AMP points
- f) Bell push point near main door with bell located in the passage.
- g) 6A power points.
- h) 16A AC point.
- i) All switches, sockets, fan regulators and telephone sockets of approved make.
- j) Separate holder for fixing light above main door with on /off switch inside the hall.
- k) Providing foot lamps with separate electrical connection in passage area.
- l) Providing ELCB & MCB of approved make shall be provided as per standard requirements to avoid short circuit.
- m) Providing electric point on loft in passage area.

8. Painting Work

Wall & ceiling area will be finished with POP in proper line & level as per approved design approved make Luster/velvet paint shall be applied on the walls as per manufacturer's specifications. and as per approval from PMC/Society.

9. AC UNIT

Each hall shall have a provision to install a window / split AC unit by way of suitable low level opening in the masonry finished in granite patti.

10 PASSAGE AREA (OPPOSITE TO WC & BATH & WASH BASIN AREA)

Wall shall be with full glazed tiles of approved make & color

B. BED ROOMS

1. Providing & Fixing Door Frame

Internal clear opening as approved by MCGM in Jet Black granite.

2. Providing & Fixing Door Shutter

- a) Approved make 35mm thick solid core Green flush door, with both sides 4mm thick natural teak veneer factory finished & lapping on all sides.
- b) Reputed make S.S. butt hinges with S.S. pin, fixed with S.S. screws - 4nos.
- c) Reputed make S.S. handle CSSM 14, mortise lock CLB 10, brass cylinder CCY 22 from outside, bolt latch CBL 09 & round button CBL 13 from inside
- d) Reputed make 12" long S.S. (304 grade) tower bolt, e. Reputed make Magnetic door stopper.
- e) Finished with Melamine Polish.

3. Providing & Fixing Flooring

- a) Full Body Vitrified tile, glossy, Green Certified Quality of Approved make fixed in cement mortar in 1:4 proportion.
- b) Joints to be filled with epoxy grout of Approved make.

4. Providing & Fixing Skirting

- a) Same as above but in 4" height
- b) Flushed with pop on wall and with groove between pop & tiles.

5. Providing & Fixing Window Jambs

- a) In Jet Black granite on all 4 sides.
- b) With quarter round molding from inside and all edges polished.
- c) Water proof seal at the brick wall joints

6. Providing & Fixing Aluminium Windows

- a) Sliding window system of heavy duty range with insect protection net, including all hardware & accessories.
- b) Float glass of approved make.
- c) With powder coating/anodizing.
- d) Complete system shall be warranted for min 10 years against design & workmanship details.

7. Electrical Work

- a) All cables/wires should be as mentioned in Technical Specifications.
- b) Light points in the ceiling & walls.
- c) Fan points in ceiling with 4'-0" diameter Approved make and color fan.
- d) Telephone point & intercom connection.
- e) TV point
- f) 6A power points total.
- g) 16A AC point.
- h) All switches, sockets, fan regulators and telephone sockets of Approved make.
- i) Providing foot lamps with separate electrical connection in passage area

8. Painting Work

Approved make Luster/velvet paint shall be applied on the walls as per manufacturer's specifications.

C. TOILETS

1. Providing & Fixing Door Frame

Internal clear opening as approved by MCGM in Jet Black granite.

2. Providing & Fixing Door Shutter

- a) Pre-Molded waterproof door of approved make of 35mm thick.
- b) Reputed make S.S. butt hinges with S.S. pin, fixed with S.S. screws.
- c) Reputed make S.S. handle CSSM 14, mortise lock CLB 10, brass cylinder CCY 22 from both side bolt latch CBL 09 from inside
- d) Reputed make 12" long S.S. (304 grade) tower bolt,
- e) Reputed make Magnetic door stopper.
- f) Same design safety doors for all flats.

3. Water Proofing Treatment

- a) Applying 2 coats of Reputed make of W/P chemical on the clean raw RCC slab and on all walls up to 2'-6" ht as per manufacturer's specifications.
- b) Work shall be tested by ponding method for 72 hours.
- c) Providing & laying necessary water supply and drainage pipes as specified.
- d) Providing & laying brick bat coba in cement mortar 1:5 with water proofing compound of reputed make as per specifications.
- e) Applying 1coat of reputed make of W/P chemical in chased wall area before the pipes are laid.
- f) Applying final 1 coat of reputed make of W/P chemical floor and plastered wall surface up to 2'-6" height.
- g) Performance Guarantee for water proofing shall be for 10 years.

4. Providing & Fixing Flooring

- a) Ceramic tiles anti-skid, Green Certified Quality of reputed make.
- b) Fixed in cement mortar in 1:4 proportion.
- c) Joints to be filled with epoxy grout of reputed make.

5. Providing & Fixing Dado in full height

- a) Ceramic tiles glossy finish, Green Certified Quality of reputed make.
- b) Fixed in cement mortar in 1:3 proportion
- c) Joints to be filled with epoxy grout of reputed make of W/P chemical.

6. Providing & Fixing wall hung WC

- a) Approved makes
- b) Dual flush fittings.
- c) Soft Closing Seat Cover
- d) PVC WC connector with rubber lip ring including 110mm dia. PVC pipe of required length and proper connections.
- e) Fitted on wall with necessary SS/Wrought Iron brackets, SS Rack bolts, jointing the trap, water closet and PVC pipe by Epoxy grout.
- f) Painting all the metallic parts with 2 coats of flat oil paint of Asian Paints of approved shade over coat of primer, finishing the gaps with Epoxy grout.

7. Providing & Fixing Two Way Bib Tap

Approved make with wall flange.

8. Providing & Fixing Health Faucet

Approved make with 1mt long easy flex tube in chrome finish & wall hook, fixed with two way bib tap using white zinc, spun yarn, etc.

9. Providing & Fixing Toilet Paper Holder

Approved make & adequate size.

10. Providing & Fixing Wash Basin

- a) Approved make with half Pedestal model.
- b) With click clack waste coupling bottle trap.
- c) Fitted on counter in granite as detailed in specification drawing with molding
Painting all the metallic parts with 2 coats of flat oil paint of Asian Paints of approved shade over coat of primer, finishing the gaps with Epoxy grout.

11. Providing & Fixing Wash Basin Mixer

Approved, Fixed with inlet connections using white zinc and spun yarn.

12. Providing & Fixing Angle Cocks

Approved make, wherever required, Fixed with inlet connections using white zinc and spun yarn.

13. Providing & Fixing Stop Cocks

Approved make concealed type wherever required, fixed with inlet connections using white zinc and spun yarn.

14. Providing & Fixing Soap Dish

Approved make and design.

15. Providing & Fixing Swivel Towel Holder

Approved make and design.

16. Providing & Fixing Shower System

- a) Approved make and design, 3way single lever hot & cold mixing wall mounted valve.
- b) Approved makes easy flexible shower tube in chrome finish.
- c) Hand Shower of Approved makes with multi flow cascade affect.
- d) Approved make sliding rail with hand shower holder.

17. Providing & Fixing Geyser

LPG Water Heater of min. 2KW / 25ltrs. Shall be provided.

18. Providing & Fixing Nahani Trap

PVC trap with approved make cockroach proof jali should be fixed in floor with proper PVC outlet, sealed with chemical mixed in cement.

19. Providing & Fixing Internal Water Supply

Lines in LEAD free UPVC pipes of approved make of appropriate sizes complete with necessary elbows, tees, joints etc with joints sealed. For hot water supply line shall be copper tubes.

20. Providing & Fixing Internal Drainage

Lines in PVC pipes of approved make of appropriate sizes complete with necessary elbows, tees, joints etc with joints sealed.

21. Providing & Fixing Mirror

Over wash basin of approved make in aluminum frame with marine ply back & firmly hung on wall.

22. Providing & Fixing Window Jambs

- a) In Jet Black granite 6" wide on all 4 sides.
- b) With quarter round molding from inside all edges polished.
- c) Water proof seal at the brick wall joints

23. Providing & Fixing Window

- a) Approved make aluminum box frame, with opening for exhaust fan on top and adjustable louvers patti below
- b) Frosted glass panels 75/100 mm wide of approved make.

24. Testing

Hydrostatic Pressure testing for all the systems of piping, sanitary fittings & CP fittings should be done to the full satisfaction of Engineer appointed by the Society.

25. Electrical Work

- a) All cables/wires should be as mentioned in Technical Specifications.
- b) Light points in the ceiling & on walls.
- c) Exhaust fan points with Approved make Air fan.
- d) 6A power points.
- e) 16A point for geyser.
- f) Separate exhaust fan connection with approved exhaust fan to be provided in WC & Bath Room
- g) Separate pipeline with gas connection and approved gas geyser in bath rooms

26. Painting Work

Approved make Luster/Velvet paint shall be applied on the walls as per manufacturer's specifications.

27. Construction of WC & Bath Room

Bath Room & WC shall be independent of each other except in Bed rooms.

28. KITCHEN

1. Providing & Fixing Door Frame:

Internal Clear opening as approved by MCGM in Jet Black granite shall be provided.

2. Providing & Fixing Door Shutter

- a) Approved make 35mm thk solid core Green flush door, with both sides 4mm thick natural teak veneer factory finished & lapping on all sides.
- b) Approved make S.S. butt hinges with S.S. pin, fixed with S.S. screws
- c) Approved make S.S. handle CSSM 14, mortise lock CLB 10, brass cylinder CCY 22 from outside, bolt latch CBL 09 & round button CBL 13 from inside
- d) Reputed make 12" long S.S. (304 grade) tower bolt.
- e) Reputed make Magnetic door stopper.
- f) Finished with Melamine Polish.

3. Providing & Fixing Flooring

Vitrified tile Anti-skid finish, Green Certified Quality of approved make Fixed in cement mortar in 1:4 proportion Joints to be filled with epoxy grout of reputed make.

4. Providing & Fixing Skirting

Same as above but in 4" height Flushed with pop on wall and with a 6mm groove between pop & tiles

5. Providing & Fixing Dado upto full height

- a) Ceramic tiles glossy finish of approved make, Green Certified Quality.
- b) Fixed in cement mortar in 1:3 proportion
- c) Joints to be filled with epoxy grout of reputed make.

6. Providing & Fixing Kitchen Counter

- a) 02 Nos parallel platforms 600 mm width and 800mm in height made with Cuddappa under work & Jet Black granite on top with modular kitchen fittings of KITCHEN/HETTICH make.
- b) Exposed sides with full round molding polished.
- c) White glazed tiles on the wall under the counter.

7. Providing & Fixing Kitchen Sink

- a) Approved make in S.S. ELEGANCE model Bowl with drain board satin finish.
- b) Waste coupling of approved make, bottle trap of Jaguar make with extension piece and wall flanges including jointing with white zinc and spurn yarn.
- c) Instant water heater.

8. Providing & Fixing Sink Tap

Approved wall mounted, hot & cold water with regular swinging spout.

9. Providing & Fixing Water Purifier

Approved make and appropriate capacity.

10. Providing & Fixing Angle Cocks

Approved make wherever required.

11. Providing & Fixing Stop Cocks

Approved make concealed type wherever required

12. Providing & Fixing Nhani Trap

PVC trap with cockroach proof jali should be fixed in floor with proper PVC outlet, sealed with Approved chemical mixed in cement.

13. Providing & Fixing Internal Water Supply

Lines in **LEAD free** UPVC pipes schedule 40/80 of Approved make of appropriate sizes complete with necessary elbows, tees, joints etc with joints sealed. For hot water supply line shall be copper tubes.

14. Providing & Fixing Internal Drainage

Lines in PVC pipes of Approved make of appropriate sizes complete with necessary elbows, tees, joints etc with joints sealed.

15. Testing

Hydrostatic Pressure Testing for all the systems of piping, sanitary fittings & CP fittings should Be done to the full satisfaction of Engineer appointed by the Society.

16. Providing & Fixing Window Jambs

- a) In Jet Black granite on all 4 sides.
- b) With quarter round molding from inside and all edges polished.
- c) Water proof seal at the brick wall joints.

17. Providing & Fixing Aluminium Windows

- a) Sliding window system of Approved make heavy duty range with insect protection net, including all hardware & accessories.
- b) Float glass of Approved make.

- c) With powder coating/anodizing.
- d) Complete system shall be warranted for min 10 years against design & workmanship details.

18. Provision for Exhaust Fan/Chimney

- a) Opening should be made in the external wall with an electrical connection.
- b) Jet Black granite jamb lining of wall thickness shall be provided on all 4 sides.
- c) With quarter round molding from inside and all edges polished.
- d) Water proofed seal at the brick wall joints.
- e) Provision of Ducting for Chimney.

19. Provision of LPG Line

Mahanagar Piped gas line on the counter. LPG meters should be installed at a free FSI area for all the flats at a common location similar to electrical meter cabin. LPG gas connection pipe line should also be provided in kitchen as well as LPG Geyser location for each flat.

20. Electrical Work

- a. All cables/wires should be as mentioned in Technical Specifications.
- b. Light points in the ceiling & walls.
- c. 6A power points.
- d. 6/16 A power points for fridge, microwave, etc.
- e. Approved make exhaust fan in a wooden frame.
- f. All switches, sockets, fan regulators and telephone sockets of Approved make
- g. Separate exhaust fan connection with approved make exhaust fan to be provided in Kitchen

21. Painting Work

- a) Approved make Luster/Velvet paint shall be applied on the walls as per manufacturer's specifications.
- b) **RCC CHAJJA**
- c) Provision of RCC-CHAJJA below floor level to made in front of Kitchen, Bed Rooms, and Living Rooms. This is to be enclosed partly by RCC pardhi & M.S.Jali as per Architect's Design.
- d) **WATCHMAN / SERVANT WASH ROOM**
- e) Developer shall provide toilet facilities for watchman / servant having area approved by MCGM standard per wing. The toilet will be provided with approved Pan of white color with flush tank and provision of 1 tap and light point.

12. LIST OF APPROVED MATERIAL

a) Steel

<u>Sr. No.</u>	<u>MATERIAL</u>	<u>MAKE</u>
1.	Mild & TMT Steel	SAIL, TISCO
2.	Construction chemicals or Plasticizers	Globus, Dr. Fixit , Fosroc
3.	Waterproof Cement Paint	Super Snowcem., Nitcocem
4.	Hardware	Shalimar, Navbharat, Amarbhoy, Dossaj
5.	Glazing	Hindustan Pilkiriton, Triveni, Float Glass of Asahi
6.	Metal Primer	Shalimar, Asian, Garware Paints
7.	Paints	Berger, Asian, ICI, Nerolac (water based)
8.	Hardener	Ironite, Fosroc,
9.	Aluminum doors, windows, Partitions, etc.	Jindal, Indian Aluminium Sections of HINDAL Co
10.	Rolling Shutters & Grills	Standard, Swastik
11.	G.I. Pipe	Tata, Zenith with ISI mark
12.	Paver blocks	Conwood, Unifab, Nitco.
13.	Chequered Tiles	NITCO
14.	Block Masonry	Factory made
15.	Polycarbonate Sheet	G.E. Plastic or equivalent
16.	Fly Ash	Dirk make
17.	Non Shrinkage Grout	ACC, Fosroc, MC - Bauchemie
18.	Flush & Panel Doors - ISI mark	Kutty flush door, Green Ply, Wood crafts, Shree's Doors.
19.	F.R.P. Doors	Advance Marketing, Mosonite (DuPont)
20.	Ball Valve	RB, Zoloto
21.	Chamber cover	DI/ET- NECO

B. CIVIL WORK

<u>Sr. No.</u>	<u>MATERIAL</u>	<u>MAKE</u>
1.	RMC	RMC India, ACC, Ambuja,
2.	Cement (43/53 Grades)	Gujarat Ambuja, ACC, L & T., Birla Super
3.	Structural steel	SAIL, TISCO, JINDAL, Zenith,
4.	Waterproofing compound	MC - Bauchemi, Perma, Par Specialty, Supermix, Fosroc,
5.	Waterproofing polymer	MC - Bauchemi, Perma, Par Specialty, Supermix, Fosroc,
6.	PVC Pipes LEAD free UPVC Sch.40/80	Finolex , ASTRAL, Supreme with ISI mark ISI13592 mark or
7.	SW pipes	SUPREME ECO drain or PE 100 HDPE pipe
8.	Ceramic Tiles	First quality tile of Bell Ceramic, Johnson, kajaria, NITCO.
9.	White / Colored Vitrified tiles	First quality approved tiles of H & R Johnson, NITCO.
10.	LA Class pipes with rubber gasket (tylon joints)	IISCO, Electro Steel Casting, NECO.
11.	Sanitary Fittings	Jaguar
12.	Glass mosaic tiles	Bissazza, Palladio.
13.	Water meter	Captain or equivalent
14.	Sanitary wares	Jaguar
15.	GI Fittings	TATA, Zenith, R. Brand. C Class
16.	GM valve ball (float valves)	Leader, G G Hawa.
17.	Water, sewage & fire pump	Kirloskar, Grundfors, DP,ITT
18.	CINR Valves	Kirloskar, IVC,AUDCO
19.	Bricks	Ordinary clay bricks of any brand conforming to IS -1077
20.	White Cement	ACC, JK WHITE,BIRLA OR Equivalent
21.	Waterproof cement paint	Centex matt Acrylic or or Equivalent
22.	Sand	River sand [screened]
23.	Water	Potable water free from organic or any other deleterious
24.	Granite	MARBO Granite- Johnson & Johnson[1st Quality], Nitco or
25.	Sink [Stainless Steel]	Nirali, Diamond, Frankee or Equivalent

C. ELECTRICAL WORKS

Sr. No.	MATERIAL	MAKE
1.	Pump	BEST & Crompton, Kirloskar, KSB, Jyoti, , Wortington, Kishor
2.	Motor	KEC, Bharat Bijlee, Jyoti, NGEF, Crompton, BHEL, GEC,
3.	Ring main unit / HT switches & Fuse	MEI, Andrew Yule Southern, CG, Lucy.
4.	C.T. / P.T.	Pactil, Crompton.
5.	Auto transformer starter	MEI, Kilburn, JMP, Siemens, Andrew Yule, GEC, KEC.
6.	Trivector Meter	IMP, AE, Havell, Jaipur, ME.
7.	Measuring instrument	AMP, AE, UE. MECO, RISHLINE (L & T).
8.	Current Transformer	AE, Gibert & Maxwell, IMP, Siemens, SEGC (C.S.)
9.	PVC Conduits, PVC pipes	Garware, Shakti, Popular, Prince, Shaktiman,
10.	HDPE pipes	Finolex, Prince
11.	Ceiling/ Table fans / Air Circulators	Usha, Crompton, Orient, Polar
12.	G.O.D. Switches & Dropout Fuse	Kiran, Pactil, Atlas.
13.	Sluice valve	Kirloskar, IVC.
14.	Butterfly Valve	Forbes, Kirloskar, IVC.
15.	Lugs	Dowels, Lotus.
16.	Chlorinator	Penwalt, Shree Mitra Purification
17.	Motor Protection Relay	Universal, L & T, Siemens,
18.	11 KV Cable/ 22 KV Cable	ICL, Torrent, Polycab with nitrogen curing facility.
19.	Feeder Pillar/ Mini Pillar	Popular Brass Metal Works, Anil Elect. Ind.,
20.	Transformer	Kirloskar, Crompton, Bharat Bijlee,
21.	L.T. Cable	Gloster, Asian (S+M), NICCO, ICL, Polycab, INCAB.
22.	MCB & MCB DB	MDS, Schindler
23.	ELCB	MDS, Havells, Siemens, Schindlers.
24.	PVC Wires, Copper Aluminium Conductor,	Finolex / PR/ Havells, Pagoda.
25.	HRC Fuse	L & T, Siemens, Indo Asian, Havell, EE.
26.	Fuse Switches	L & T, Siemens, Crompton, Havell, KEW
27.	Switches / Sockets	Clipsal / MDS
28.	Cable Glands	HME,EEW
29.	HC Fuse Distribution board	CPL, EE, Essen, Stanly, KEW
30.	Air / Oil Circuit Breaker (HT /LT)	Jyoti, Siemens, L & T, GEC, BHEL, Telemecanique,
31.	Energy Meter	Havells, ME.
32.	Capacitor	Crompton, L & T, Siemens.
33.	Steel Tubular Poles	Indian Electric Poles, Bombay Tubes,
34.	Terminal Box, Bracket, Junction, Box, Control pillar.	ELM United, DVK, MEW.
35.	Street Light Luminaries'	Bajaj, Crompton, Phillips, Wipro, GE- Apar.
36.	Chokes / Igniters	Bajaj, Crompton, Phillips, Wipro Glolite.
37.	Power Contractor	L & t, Siemens, Hammer, Schindler.
38.	Lamps	Bajaj, Crompton, Phillips, Surya, Mysore.
39.	Rotary / Select or Switches	L & t, Siemens, Katcee, EE.
40.	Post top lantern	Bajaj, Crompton, Phillips, Wipro.
41.	Street light controller/ timer	L & T, ELM, Indo Asian.
42.	Alternators	Kirloskar, Crompton, Cummins, Cater Pillar.
43.	Diesel Engines	Kirloskar, Crompton, Cummins, Cater Pillar.
44.	Flow Meter	Signet, Monetec, Voryex.
45.	Cable Joint Kit	Raychem, Xicon, Benson, Mahindra (push on), M Seal.
46.	Lifts	Schindler/Otis /Mitsubishi
47.	Ceiling Fan	Crompton, Havells,, Bajaj, Orient
48.	Exhaust Fan	Crompton, Havells,, Bajaj, Orient

D. APPROVED LIST OF MATERIALS & EQUIPMENTS – FIRE FIGHTING WORKS.

All materials & equipments shall be of the best type available & shall be to the approval of Fire Brigade & shall be ISI certified / marked wherever applicable. The following makes of materials & equipments are approved:

Sr. No.	MATERIAL	MAKE
1.	G.I. Conduits	BEC, VIMCO.
2.	Booster pumps at terrace	Kirloskar, HBD, Voltas.
3.	PVC Conduits	Precision, Garware.
4.	Moulded cover circuit breaker	L & T (LT/LK), Crompton Greaves, Siemens/ ABB.
5.	Earth Leakage Circuit	Siemens, Group Schindlers, MDS, L & T, Hager.
6.	Flow switches	Porcicon.
7.	Steiner	Jaypee / Grandprix.
8.	Butterfly Valve	Audco/ C & R.
9.	Control Valve	Mather & Platt / HD/ De's Technico.
10.	Sprinkler head	HD/ Mather & Platt / New age.
11.	Sluice & non return valve	Kirloskar, L & T, Sarkar, Kartar.
12.	Pressure switch	Indfoss.
13.	Pressure gauge	H- Guru.
14.	Hydrant Valve	Minimax, New age.
15.	Cable trays	MEK / Profab / Sadhana.

E. LIST OF APPROVED MAKES FOR PLUMBING WORK:

To comply with the Bureau of Standard Act enacted by the Parliament the fixtures selected should have ISI Marking along with brand name of manufacturer. Fittings without ISI mark if selected as a functional / aesthetic requirement should be got tested in approved test house prior to installation.

The society will have the discretion to select the material from the following list, in consultation with PMC. Before accepting all chromium plated fixtures the developer will submit for all items the test result of the chrome plating to ensure the thickness of plating.

Sr. No.	MATERIAL	MAKE
1.	Cast Iron pipes & Fittings (soil pipes)	BIC, HEP, NECO, AJMERA
2.	R.C.NP2 pipes	Indian Hume Pipe
3.	Stoneware pipes & Fittings	Trimurti, Perfect.
4.	Cast Iron LA Class Pressure Pipes & Fittings	TISCO, Electrical Steel Casting, NECO.
5.	G.I. Pipes- Heavy Grade (C Class) as per IS	ITC, Tata.
6.	Gun metal valves & Fittings	Premier, Leader New.
7.	G.I. Fittings	Ring & Cross brand, Kirti, BM, Gujrat Steel.
8.	C.I. Sluice valves, Check valves etc.	IVC (Kolkata), Kirloskar,
9.	Butterfly valves	C & R, Audco.
10.	Chromium plated brass fittings with fancy knobs,	JAGUAR
11.	----do--- with Capston Head	L & K Techno, Malco GMT.
12.	Bottle traps & waste fittings	JAGUAR
13.	Vitreous China Pottery ware	Hindustan, EID Parry CERA, NEYCER.
14.	Fire clay sinks	SUNFIR, KCP, PARASURAM.
15.	W.C. seats & cover 'A'	Commander deluxe type.
16.	Stainless steel sinks	Nirali.
17.	Full stall Urinals	Khodiyar or Parasuram.
	Polysterine & FRP low level cistern	Challenger, Champion Commander Marvel.
19.	C.P. Spreader	(Full bore made to measurement).
20.	C.I. Flusing Cistern	AI, IF, NOMOS.
21.	Flush valves	Jaguar
22.	Water meter	Leeds, Capstan, Atlas Kaycee, Kent.
23.	Water storage heaters (electric)	Venus, Spherohot, Bajaj, Recold.

24.	Pressure reducing valve	HAWA, FAN.
25.	Electric pumps, cold water supply	Best & Crompton, Kirloskar, HBD, WASP.
26.	Sump pumps	Kirloskar, HBD, Darling.
27.	Motors	Crompton, Kirloskar
28.	Starters	Crompton, LT- LK, Siemens, Cilter Hammer.
29.	Fibre reinforced	Pratibha Industries
30.	RCC Manhole cover and frame and greetings.	Approved by BMC and CIDCO or local authorities.
31.	C.I. Manhole Covers and Grating	Ashok Foundry, IF, NECO.
32.	Stainless steel Fixtures	Steelmac or equivalent.
33.	Float /Equilibrium Valves.	L&K, Techno.
34.	Leads Pipes.	Standard Metal, HMS Metal.
35.	Ball Valves with Copper Floats.	L&K, Techno.
36.	Powder coated Bath Fittings.	Jaguar
37.	Pressure Guages.	Figi, H.Guru, Prico.
38.	Electronic Sensor urinals	Bell Ceramic, Perryware or equivalent.
39.	Lead pipes.	Std. Metal., H.M.S Metal.

GENERAL:

1 Prior approval for all the above materials shall be obtained from Society / PMC before procurement /installation.

11 Use of equivalent materials is subject to approval by Society / PMC. The bidder shall bear the additional cost if the same are rejected after the same are used without written approval from PMC.

EXHIBIT- A