TENDER DOCUMENT FOR BUILDING REDEVELOPMENT

OF

'JIMMY PARK- 1 CO-OP. HSG. SOC. LTD.'

Plot No. 182 D, Sector -17,Nerul, Navi Mumbai – 400 706.

TECHNICAL BID

Acmeastute®
Consultants
Managerial
Elites Pvt. Ltd.
Consulting Growth...

Project Management Consultants

Office No. 518, 5th Floor, Ecstasy Business Park, Near City of Joy,
J.S.D. Road, Mulund (West), Mumbai – 400 080.
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SECTION 1: NOTICE OF INVITATION TO TENDER

To,

M/s.: _____

Address: _____

_____

Sealed lumpsum Tenders for the Redevelopment work are invited on behalf of the Jimmy Park-1 Co-operative Housing Society Ltd. **(hereinafter referred to as "Society") situated at** Plot No. 182 D, Sector -17, Nerul, Navi Mumbai – 400 706.Taluka- Thane, Dist.- Thane. from experienced and resourceful Builders/Developers/Re-Developers by Acmeastute Consultants & Managerial Elites Pvt Ltd.

Tender documents may be purchased from **25/11/2022 to 15/12/2022** on any working day between 11.00 a.m. to 05.00p.m. from Project management consultant's office at Office No. 518, 5th Floor, Ecstasy Business Park, Near City of Joy, J.S.D. Road, Mulund (West), Mumbai – 400 080.

Duly filled sealed Tender forms shall be submitted at society office at Jimmy Park-1 Co-operative Housing Society Ltd. on 17**/12/2022** between **11.00 a.m. and 05.00 p.m.** Tender shall be accompanied by earnest money of the amount specified for the work as given below in favour of Jimmy Park-1 Co-operative Housing Society Ltd.The tender documents shall be submitted to Society office.

Name of work	Redevelopment of property of Jimmy Park-1 Co-operative Housing Society Ltd.
Project synopsis	1. Jimmy Park Co-operative Housing Society Ltd. is situated at, Plot No. 182 D, Sector -17, Nerul, Navi Mumbai – 400 706.Taluka- Thane, Dist.- Thane. The premises consist of building and Row houses and Residential Duplex flats= 28 nos , Row houses = 10 nos Penthouses = 04 nos which are constructed on a plot having 2659.00 Sqm. 2. Developers to check their compensatory fungible FSI, feasibility and working before quoting their offer. 3. The bidder who shall propose a scheme of redevelopment which would result in maximum benefits for the society, presently the building is completely residential. **The proposed utilization shall also be residential/Commercial** and in accordance with the applicable rules of CIDCO , regulations and bye – laws.
Experience	Experience as a developer in Mumbai – Last **05 years** in execution of

	projects, exceeding 2,00,000 Sft of construction in a single high-rise building.
Earnest Money Deposit	`5,00,000.00 [`Five Lakh] Nationalised bank by Demand Draft / Pay order in favour of **'JIMMY PARK-1 CO OP HSG SOC LTD.'** The EMD shall be release after defect liability period.
Cost of Tender Document	`10,000/- [Ten Thousand Only] by Demand Draft/ Pay Order in favour of **'JIMMY PARK-1 CO OP HSG SOC LTD.'**
Validity of offer	180 Days
Time for completion	30 months after vacating the premises plus 6 months grace period after review of progress after18 months.
Penalty for Delayed Completion	0.50% per week subject to maximum of 3% of construction cost.
Defects Liability period	60 months after handing over of Lock and Key

IMPORTANT NOTE:

1. The Tender will be treated as invalid / rejected if the Tender is submitted incomplete. Neither the consultant nor the office bearers of the society are bound to accept the highest bidder or any other Tender. They reserve the right to reject any or all Tenders without assigning any reason for doing so.
2. All or any dispute relating to the Tender will be referred to arbitration of a Sole Arbitrator to be appointed by the Society.
3. The selected developer shall not refund EMD amount it will be converted into Bank guarantee or security deposit, this will not carry any interest and it will be refunded if the Developer after obtaining occupation certificate as per scheduled time or else the same will forfeited.
4. The builder / developer must have their registered office in Mumbai.

Sd/- **sd/-**

Hon. Secretary **Hon Chairman**

JIMMY PARK-1 CO OP HSG SOC LTD.

SR	DESCRIPTION	DETAILS
1	Name of the Society	Jimmy Park-1 Co-operative Housing Society Ltd.
2-a	Address of the society	Jimmy Park-1 Co-operative Housing Society Ltd. is situated at, Plot No. 182 D, Sector -17, Nerul, Navi Mumbai – 400 706.Taluka- Thane, Dist.- Thane.
B	Location of the property	The above property is situated at Nerul of Harbour line of the Mumbai Suburban Railway, it is situated at 10 minutes walking distance from Nerul Railway Station on East side,
3	Registration of the society	NBOM/CIDCO/HSG(OH)/717/GTR/1998-99
4	Year of Construction	1985
5	Plot area	2659.00 Sqm. (approximately)
5-a	Tit - bit area	-
5-b	Total plot area as per physical survey	2038.73 Sqm
6	No of buildings & wings	One building, Row houses.
7	Total No of Residential members	42 nos carpet area of each For Duplex 28 units - 819 sft each, For Penthouse 4 units- 1260 sft each, For Row Houses 10 units – 780 sft each.
8	Total No of Commercial Members	Nil
9	Existing Carpet area of members	As per point 7
10	Total Existing BUA Area	3830.66 Sqm.
11	Road width	18 m , D.P. Remarks is attached for reference. Please confirm at your end as per new D.P. Plan.
12	Land Mark	
13	History of Project	Redevelopment history of "Jimmy Park 1 **Co.op hsg. Sc.ltd**." The overall redevelopment process of "Jimmy Park **Co.op.hsg.soc**."

		We have to write History of the projects here.

SECTION 2: INSTRUCTIONS TO TENDERER

1. **General direction to the Tenderer**

The tenderer is hereby made aware that the Society has appointed M/s. Acmeastute Consultants& Managerial Elites Pvt. Ltd; as Project Management Consultants, having its office at Office No. 518 , 5th Floor, Ecstasy Business Park, Near City Of Joy, J.S.D. Road, Mulund (West), Mumbai – 400 080.[hereinafter referred to as "PROJECT MANAGEMENT CONSULTANTS "]

a. The Tenderer shall be deemed to have satisfied himself by actual inspection, of the site and locality regarding the site conditions, topography of the land, local conditions etc., that are likely to be encountered during the execution of the works and they shall be deemed to have taken all these factors into account while giving the quote. **They will carry out the work strictly as per Project Management Consultant's Instructions, methodology, specifications and conditions**

b. The information given in this Tender Document is given in good faith and meant only as guidance. However, it is the responsibility of the Tenderer to check and verify the same prior to submission of Tender.

2. The Tenderer shall check the Tender documents and if any page is/ pages are/ missing or duplicate or indistinct, the same shall be brought to the notice of PROJECT MANAGEMENT CONSULTANTS /Society and shall get the error rectified before submission of the Tender.

3. Language
The Tender to be filled in English and all correspondence including agreement between the Society and the Developer shall also be in English language.

4. Manner of submission of Tender
The Tender shall be submitted in a sealed envelope. The name of the work shall be superscripted on envelope along with the bid. The name and address of the Tenderer shall be written on the bottom left hand corner of the envelope. The Tenderer should read all the documents and papers thoroughly and ALL THE PAGES OF THE TENDER HAVE TO BE STAMPED and INITIALISED WITH PERMANENT INK.The Tenderer should sign each and every page of Tender .

ENVELOPE NO 1- Technical bid:- Company profile along with documents and E.M.D shall be DD/ Pay order

ENVELOPE NO- 2 – Price Bid:- Both the envelopes shall properly sealed and submit separately.

5. The words 'Tender' and ' Tenderer' wherever they appear in these documents will be considered synonymous to the 'Bid' and 'Bidder' respectively, unless such an interpretation is

out of context, Similarly 'Tender papers' will mean 'bid documents' and Tenderer or bidder will also mean developer.

6. Offer

The final negotiated offer given by the tenderer and accepted by the society that would form a contract between the society and the tenderer shall be final throughout the period of construction and thereafter as may be applicable and necessary. No variation from the side of the tenderer shall be entertained and accepted. The final offer as negotiated and accepted shall be on "as is where is basis "

7. Earnest Money Deposit (E.M.D.]

Earnest Money Deposit [E.M.D.] shall be as mentioned in the Appendix to Tender. The Earnest Money Deposit of unsuccessful Tenderer shall be returned within 90 days of finalization of the Tenderer. The Earnest Money Deposit will not carry any interest.

8. Document comprising the Tender

'TECHNICAL AND PRICE BID' SHOULD INCLUDE

a. Covering letter for submission of offer on company's letter head, the format to be as per given in the Tender document.

b. A list of all documents enclosed in the envelope on developer's letter head.

c. Submission of Offer to be typed and signed on letter head, Details as per the Proforma.

d. The copies of certificates Wherever asked by the society or the Project management consultants' representative, the tenderer shall produce the original of these copies for verification by the society or the consultant or its representatives

- Income Tax Returns, Balance sheet and profit and loss statement of last three financial years.
- Solvency Certificates from Nationalized / Scheduled Bank.
- Permanent Account Number of the company.
- G.S.T. certificate.
- Registration with Registrar of Companies / Registrar of Firms.
- Affidavit of Developer (as per format given in Section 4)
- Memorandum of Association and Articles of Association [M.O.A and A.O.A.] for Limited company.
- Partnership deed for LLP or Partnership Company. Certificate of Registration, List of partners duly certified by the Registrars of Firms.
- Incorporation Certificate.
- Board Resolution copy establishing the signatory's authority to file Tender application and bind the company.
- Organization chart showing the structure of the company including name and position of Proprietor/ Partners/ Directors and key personnel.
- Banker's cheque/ Pay order/ D.D. payable at Mumbai of any Nationalized Bank payable to **Jimmy Park 1 Co op Hsg Soc Ltd.** towards Earnest Money Deposit [E.M.D.].of Rs. 5,00,000/- (Rupees Five lac only)
- Names of partners or Directors and their liabilities, Credit report of developers by bank

9. Acceptance Of Tender

Tenders shall not be accepted after the hour and date fixed for closing the Tenders. The Tenderers cannot take any kind of action against the society and / or claim against the society for rejection of their Tenders.

10. Validity of Offer

The offer shall remain valid by the society for the period of 180 days from the date of opening of the Tender. The tenderer will not be allowed to modify or withdraw their Tender for 180 days from the date of opening the same.

11. Cost of Tendering

The Managing committee and the consultant of the society will not be liable to pay the expenses incurred by the Tenderer in connection with the submission of the Tender like the cost of Tender and other accompanying documents, expenditure of copying company profile, the conveyance charges for purchase and submission of Tender, the expenditure for attending meetings etc.

12. Rejection of Tender

The Society and the Consultant do not bind themselves to accept the highest Tender or any other Tender and reserve the right to reject any or all Tenders without assigning any reasons therefore.

The Tender will be treated as invalid / rejected if only one part of Tender is submitted. **The Tenders not accompanied by Earnest Money Deposits will be rejected.** Conditional Tenders are liable to be rejected and therefore Tenderers are advised to avoid putting conditions that are in variance with the terms and conditions stipulated in the Tender or quote conditional offer. Tenders containing erasures and alternations of the Tender document are liable to be rejected. The Tenderer must sign at least, if any correction made in the entries against correction.

If it is found that two or more persons, who are related with one another either financial or management or supervisory or ownership or any such aspect or have master and servant/agent or have inter relations of control, management or supervision relation, have tendered under different names for the same contract without disclosing their true nature of connection or interrelation, then such tenderer/s shall be rejected and money deposit shall be forfeited Any contract entered into conditional offer is also liable to be rejected. Failure to provide information which is essential to evaluate the Tenderers qualification or to provide timely clarification to substantiate the information supplied may result in disqualification of the Tender.

The tenders are liable to be rejected if the Tenderer:

a. Does not submit Earnest Money Deposit.
b. Does not disclose the full names and address of all his partners in case of a Partnership Concern.
c. Fails to initial corrections
d. Fail to fill completely all the Proforma provided in the Tender.

e. Tries to contact the Society Representative (s) / Consultant Representative (s) on any matter relating to its bid, or tries to influence the Society Representative (s) / Consultant Representative (s) in its decision on bid evaluation, bid comparison or Contract award from the time of the bid opening to the time of contract is awarded or for any such matter during the said time span tries to contact for the purposes to any of the member of the society.
f. Stipulates any condition in the Tender.
g. Stipulates the validity period less than what is stated in the form of Tender
h. Does not sign every page of Tender with seal of company / firm.
i. The society member, office bearer or any committee member of the society is prohibited to be appointed as developer or shall not be relative of the appointed developer
j. For any other reason that the society may specify in the best interests of the society may or may not specify the reason/s.

13. Withdrawal of Tender

Tenderer cannot withdraw the Tender once submitted till the validity of Tender. This may result in forfeiture of the E.M.D.

14. Omission and Discrepancies

Should the Tenderer find any discrepancies in, or omission in the Tender documents or should be in doubt as to their meaning, he should at once notify Acmeastute Consultants & Managerial elites Pvt. Ltd. who may send a written instruction to all Tenderers and will notify the society the same. It shall be understood that every endeavor has been made to avoid any error which can materially affect the basis of the Tender and successful Tenderer shall take upon himself and provide for the risk of any error which may subsequently be discovered and shall make no subsequent claim on account thereof.

15. Transfer of Tender Documents

Transfer or assignment of Tender documents issued to one Tenderer to another is not permissible.

16. Signing Authority

The Tender documents to be signed as follows:-

i. In case of Proprietorship concern, Tender documents will be signed by the proprietor himself.
ii. In case of Partnership firm, each partner shall sign the Tender. Power of attorney of person signing the Tender shall be enclosed with the Tender documents in original.
iii. In case of Limited Company / Consortium / JV, Tender documents shall be signed by a duly authorised person for signing the Tender in which case, a certified copy of the power of Attorney shall accompany the Tender. Such Limited company or Tenderer may be required to furnish satisfactory evidence of its existence before the Tender is submitted. The power of Attorney shall be supported by Board Resolutions and appropriate and adequate evidence in support of the authorisation shall be submitted.

17. Changes in constitution

When Developer is a partnership firm, the prior approval in writing of the Society / Consultant shall be obtained before any change is made in the constitution of the firm. Where the Developer is any individual or Hindu Undivided Family business concern such approval as aforesaid shall likewise be obtained before the Developer enters into any partnership firm which would have the right to carry out the work hereby undertaken by the Developer. If prior approval as aforesaid is not obtained the contract shall be deemed to have been assigned in infringement of the contract hereof and same action may be taken and the same consequences shall ensure as provided for in the said condition. In case of private limited or public limited companies any change in the shareholding of the company which effectively changes the management control of the company / promoters or change in Board of directors, prior written approval of the society should be obtained.

18. Tender Opening

The Managing Committee members will open the Tenders, including submissions, envelops, parcels or packages etc. that may have been submitted by the tenderer, in special general meeting in presence of all the meeting attending society members and it will be examined whether the tenders are complete, whether the documents of bidders have been properly signed and whether the tenders are generally in order. First Technical bid shall be open and if society is satisfied about documents of bidders then only price bid will be open. The society reserved the rights about tender opening and its manner.

19. Process to be Confidential

After the public opening of Tenders, information relating to the examination and comparison of Tenders and recommendation concerning the award of contract shall not be disclosed to the Tenderers or other persons not officially concerned with such process until the award of the contract to the successful Tenderer has been announced.

Any efforts by a Tenderer to influence the Consultants personnel's, Society members or representatives on matters related to Tenders under study in the process of examination, clarification, evaluations and comparison of Tenders, and in decisions concerning award of contract, may result in rejection of Tenderers Tender and forfeiture of his E.M.D.

Canvassing in any form of the bid by Developers Representative shall lead to disqualification of the Tenderer.

20. Private and Confidential

The Tenderer, whether he submits the Tender or not, shall be treating the details of Tender document as private and confidential

21. Priority of Contract Documents

In case of any ambiguities or discrepancies, the priority shall be as under;

- Agreement.
- Correspondence after submission of Tender.
- Technical Specifications.
- Special Conditions.
- General Conditions.
- Other Clauses.

22. Return of Unquoted Tender Documents

The Tenderers are requested to return the unquoted Tender documents along with the drawings on or before the submission date, the fees so paid for purchase of the Tender will not be refunded.

23. Addenda / Corrigenda

Prior to the date of opening of the Tender, the Consultant may issue Addenda / Corrigenda to clarify documents or to reflect modifications in the design or terms and conditions of the Tender documents. Each Addenda / Corrigenda will be issued in duplicate to each Tenderer and Tenderer shall submit the same as instructed herein. These Addenda / Corrigenda shall become part of the original Tender document.

24. Articles of Value Found

All gold, silver and other minerals of any description and all precious stones, coins, treasure relics, antiquities and other similar things which shall be found in under or upon the site, shall be the properly of the Society and the Developer shall duly preserve the same to the satisfaction of the consultant/ society and shall deliver the same immediately to such or persons as indicated by the society.

SECTION 3: PROFORMA FOR TENDER DETAILS
THE PROFORMA should be typed and attached with on the company's letterhead

PROFORMA 'A'
FIRM / COMPANY

Sr. No	**Description**	**Details**
1	Name of the Organisation / Company / Developer with date of incorporation	
2	Full Address of Business place with other offices, if any more specifically in Mumbai	
3	Whether the firm is Joint Venture, Consortium, Joint Stock Company, Limited Company, Partnership firm or Proprietorship firm (Attach copies of relevant documents to define the legal status)	
4	Name of Sole Proprietors / Partners / Directors etc. with brief bio-data incorporating educational qualifications and past experience along with the direct contact number.	
5	In case of companies other than proprietorship the percentage shares of the partners / directors.	
6	Name of the Sister Concern Company / Other Associate Company/ other group with the date of incorporation	
7	a. Telephone Numbers • Office • Mobile of Individuals • Residence b. Fax Number c. E-Mail Address • Office • Of Individuals • Web site details.	
8	a. Permanent Account Number of the company. (PAN). b. Registration with Registrar of Companies / Registrar of Firms. c. Incorporation Certificate and commencement certificate d. GST certificate & details of returns.	
9	Name of Bankers with full addresses and telephone numbers and details of Credit facilities, source of funding for this particularly project availed if any	
10	Name of Elevation Architects/ Laisoning Architects / Structural Project management consultants engineer s with full addresses and telephone numbers	

	of the employee or consultants	
11	Name of Legal advisors / Solicitors with full addresses and telephone numbers	
12	Name of Chartered Accountants / Tax Auditors with full addresses and telephone numbers	
13	Amount of Solvency Certificate which the applicant holds with Nationalized / schedule Banks	

Last three years Audited financial documents like profit and loss , balance sheets & Audit report certified by your charter account.GST certificate, PAN Card, Net worth certificates of partners and company from charter Account to be attached

Note: - in case the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken

Seal and Signature of Tenderer
Name and Designation of Signatory

PROFORMA 'B'

LIST OF TECHNICAL AND MANAGERIAL PERSONNEL PERMANENTLY EMPLOYED WITH THE COMPANY

Name of the Organisation / Company / Developer		
1	Name of the Person	
2	Qualification	
3	Department	
4	Designation	
5	Total work Experience	
6	Years with the Company	

Note: - In case the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken

Seal and Signature of Tenderer
Name and Designation of Signatory

PROFORMA 'C'

LIST OF TESTING EQUIPMENTS FOR QUALITYTESTING OF WORK

Name of the Organisation / Company / Developer		
1	Name of Testing Equipment	
2	Number of units	
3	Kind of Make	
4	Age of Equipment	
5	Present condition of equipment	
6	Present location with name & address of site where machinery is under use at present	
7	The testing equipment should be duly calibrated by a government recognized reputed inspection agency	
8	Remarks	

Note: - In case the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken.

Seal and Signature of Tenderer
Name and Designation of Signatory

PROFORMA 'D'

LIST OF COMPLETED PROJECTS OF ONLY REDEVELOPMENT / EXTENSION

Name of the Organisation / Company / Developer		
1	Name & address of the work project	
2	Nature of the work:	
3	Area of the plot	
4	Existing building details including area, number of floors and number of flats for society.	
5	Present condition of equipment& machinery attached in profile	
6	Present location with name & address of site where machinery is under use at present	
7	Total cost of the project [construction cost+ cost of TDR+ cost of MCGM+ corpus funds+ rent compensation + other charges]	
8	Dates of: - Letter of Intent IOD. Commencement Certificate (C.C.) Completion Certificate (O.C)	
9	Name of Laisoning Architect/Elevation Architect	
10	Name of Architect/R.C.C. Consultants	
11	Period of completion as per the contract	
12	Actual Period and date of completion	
13	Reasons for delay if any	
14	Penalty/litigation/arbitration if any (please give details)	

Note:-

- **a.** Copies of Certificate of performance issued by Societies/Work Authorities/ Architect/ Consultants for each work listed above must be attached for scrutiny of the same.
- **b.** Copies of Intimation of Disapproval [IOD.], Completion Certificate [C.C.] and Occupation Certificate [O.C.] to be attached.
- **c.** Project Brochures indicating the list of amenities and the layout to be attached.
- **d.** Indicate number of storeys i.e. G + Nos. for each work listed above.
- **e.** Type of building for each work listed above
- **f.** Telephone Number/s of client [at least one telephone number per project].
- **g.** Contact no of previous clients for feedback.
- **h.** Bank Guarantee provided to previous projects.
- **i.** MAHARERA no of all completed projects.

In case the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken

Seal and Signature of Tenderer

Name and Designation of Signatory

PROFORMA 'E'

WORKS IN HAND OF REDEVELOPMENT / EXTENSION AS ON THE DATE OF SUBMISSION OF THIS TENDER

Name of the Organisation / Company / Developer		
1	Name & address of the work project	
2	Nature of the work:- Society Redevelopment for MHADA layout	
3	Area of the plot	
4	Under construction building details including number of floors and number of flats for society	
5	Details of proposed building including number of storey and number of flats including existing flats for society	
6	Total cost of the project [construction cost + cost of TDR + cost of MCGM + corpus funds + rent compensation + other charges]	
7	Dates of:- Letter of Intent IOD. commencement Certificate (C.C.)	
8	Name of Laisoning Architect / Elevation Architect	
9	Name of Architect/ R.C.C. consultants	
10	Period of completion as per the contract	
11	Proposed date of completion	
12	Reasons for delay if any	
13	Penalty / litigation/ arbitration if any (please give details)	

Note:-

- **a.** Project Brochures Indicating the list of amenities and the layout to be attached
- **b.** Indicate number of story's i.e. G+ Nos. for each work listed above.
- **c.** Type of building for each work listed above.
- **d.** Telephone Number/s of client (at least one telephone number per project)
- **e.** MAHARERA no of all ongoing projects.

In case the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken.

Seal and Signature of Tenderer
Name and Designation of Signatory

PROFORMA 'F'

RECORD OF ARBITRATION AND LITIGATION

Name of the Organisation / Company / Developer		
1	Name and address of the work/ project	
2	Brief Description of Disputes	
3	Period of/ Arbitration/ Litigation	
4	Amount of Claim	
5	% of Claim to Final Contract Agreement	
6	Award in favour of/ against the firm	
7	Remarks	

Note:-Incase the firm hides the fact in this respect and if this is revealed at a later date, it will be viewed seriously and action as deemed fit will be taken

Seal and Signature of Tenderer
Name and Designation of Signatory

Date:
Place:

SECTION 4: SUBMISSION OF LETTER
[On Developer's Letterhead]

Date:

To,
The Hon. Sec. / Chairman,
Jimmy Park -1 co op hsg soc Ltd.
Sector No. 17, Nerul,
Navi Mumbai – 400 706.

Sub: Redevelopment of Jimmy Park 1 co op hsg soc Ltd.

Sir / Madam,
Having visited the site and examined the Tender Documents, General Conditions of Contract, Special Conditions of Contract and Technical specification and other documents forming part of the Tender documents and by virtue of their specific and implied mention in these documents for the works named above, having acquired and verified Independently the requisite information relating thereto, as affecting the Tender invited by you and having worked out the actual cost of all the work: -

1. I / we the undersigned hereby offer to construct, execute, complete and maintain the whole work in conformity with the said Tender Documents, General Conditions of Contract, Special Conditions of Contract and Technical specifications and other documents as mentioned above for the offer as given herewith as may be ascertained in accordance with the said conditions of Contract.

2. I / we agree that until a formal agreement / contract document is prepared and executed this Tender together with your written acceptance thereof shall constitute a binding contract between us.

3. I / we understand that if our Tender is accepted, we will be jointly and severally responsible for the due performance of the Contract.

4. I/ We undertake to complete and deliver the whole of the tendered work as per and within a period as may be specified in our eventual contract that will be entered into.

5. I / we shall not assign the contract nor shall I / we subcontract any portion of the contract, except with your written consent.

6. I / we further agree that if there are any changes in future, in the rules concerning F.S.I., T.D.R. etc., then the benefit will be shared 50-50 between Society and developer after deducting the related direct and indirect expenses.

7. I / we hereby certify that the statements made herein and the information given as referred in the document are true in all respects and that in the event of any such statement or information being found to be false, it will entitle the society to treat the resultant contract as void.

8. I / we hereby declare that I / we are not related in any manner nor I / we have any business / employer / employee relationship with any Managing Committee / Redevelopment Committee / AC members or ordinary members (or their families) of the society nor will we enter into business/ employer/ employee relationship with such members till satisfactory completion of the contract if the Tender were to be awarded to us.
9. I / we hereby declare that all the terms and conditions of the Tender are acceptable to us

Yours Truly

Signature of the Tenderer in the capacity of _____ _____

For and behalf of _____

SECTION 5: GENERAL CONDITIONS OF CONTRACT

1. **Singular and Plural**
   Where the context so requires, words imparting the singular shall also mean the plural and vice versa, throughout the Tender.

2. **Headings and Marginal Notes.**
   Headings and marginal notes to the various conditions shall not be deemed to form part thereof or be taken into consideration in the interpretation or construction thereof in the contract

3. **Gender**
   Words implying the masculine gender shall also include the feminine gender.

4. **Definitions of various terms**
   The following words and expressions used in this Contract and invitation to Tender Specification shall have the meaning hereof assigned to them except where the context otherwise requires.

   'Society / Owner / Client' shall mean **Jimmy Park - 1 co op hsg soc Ltd.**
   for which the Tender is being filled or any of its representative (s) / successor (s) / assign (s) authorised on their behalf and will include all its Office bearers and ordinary members.

   'Developer / Builder' shall mean the individual / person or persons or firm or company, whether incorporated or not, whose Tender has been accepted by the Society and with whom the society has entered into contract and shall include legal representatives of such individual / person or persons comprising such firm or company or successors of such firm or company, as the case may be permitted assigns of firm or company.

   'Acme Consultants/ consultants/ Project Management Consultants / PROJECT MANAGEMENT CONSULTING ENGINEER /Project management consultants engineer / Project management consultants engineer -in-Charge / EIC' shall mean **Acmeastute Consultants & Managerial Elites Pvt. Ltd;** having their office at Office No. 518, 5th Floor, Ecstasy Business Park, Near City of Joy, J.S.D. Road, Mulund (West), Mumbai – 400 080 and their duly authorised representative (s).

   'Contract' shall mean the Agreement papers, Details of the company / firm, all the proforma, Tender document together with the Letter of Intent and any other documents specifically indicated herein and the formal agreement executed between the developer and Society. All these documents taken together shall be deemed to form one contract and to be part of each other.

   'Letter of Intent' shall mean intimation by a letter to Tenderer that the Tender has been accepted in accordance with the provisions contained in the letter.

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

'Approval of the Society / Consultant' shall mean the written approval by the Society / Project management consultants engineer In-charge of a document or other particulars or matters in relation to Contract.

'Specification' shall mean the schedules, technical specifications, detailed designs, statements of technical data, performance characteristics and all such 'particulars' mentioned as such in the Contract. The same shall also include the latest editions including all addenda, corrigenda for relevant Indian Standard Specifications or other relevant codes.

'Temporary Works' shall mean all temporary works of every kind required in or about the execution, completion or maintenance of the works.

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

'Defects Liability Period' in relation to a work means the specified period from date of issue of Completion Certificate up to the guarantee period.

5. Inspection of Site and Sufficiency of Tender

The Developer shall inspect and examine the site and its surrounding and shall satisfy himself before submitting his Tender as to the Correctness and sufficiency of his Tender for the Works.

6. Scope of Technical Services and Civil Work

Quality control and time schedule control of the work is the most important factor of the redevelopment. The Developer shall deploy required resources as required for the work in the interest of satisfactory progress and completion of the work according to the schedule.

7. Construction Schedule

Developer shall furnish a detailed Construction Schedule with Bar Chart / PERT network indicating. The developer shall discuss with the Consultant the Construction sequence and program to achieve completion of work as scheduled.

8. Time Being Essence of Contract

On this job the timely completion of work without compromising on the quality of work is of prime importance and the work shall be completed within the stipulated period. The Developer should adhere to his action plan and work schedule as mentioned in above point, as it is deemed to be essence of contract on the part of the developer. Developer shall submit to Consultant progress report every fortnight indicating time progress of work.

9. Role of Society / Project Management Consultants Representative

The duties of the representative of the Society / Consultant are to check, watch and supervise the work and to test and examine any material to be used on Work, workmanship employed in connection with the works. He shall have no authority to make any variation in the works unless otherwise directed by the Consultant. The decision in any matter taken by the society shall be final and binding.

If the developer is not satisfied with any decision of the representative of the Consultant, he shall be entitled to refer the matter to the Consultant who shall thereupon confirm, reverse or vary such decision.

10. Professional Charges

The developer / builder shall have to bear and pay the various Professionals (Engaged / employed by him and society) through the society, involved with this project such as:

- Project Management Consultant / Architect.
- Elevation Consultant.
- Structural (R.C.C.) Consultant.
- Fire Fighting Consultant.
- Sanitary / Plumbing Consultant.
- Geo Tech Consultant / Solar Consultant.
- Landscaping Consultant.
- Rain Harvesting Consultant.
- Electrical consultant.
- Legal Advisor.

All other professional charges not covered but may be required in due course which will be required for completion of the project will be borne by the developer. It may be clearly understood that in addition to the professional fees, goods service tax payable to the government as per the prevailing rules by various professionals shall be borne by the builder / developer. The professional fee of P.M.C. and Legal advisor appointed by society shall be paid by the developer to society.

11. Written Communication

The communication by either or all the three parties' viz. Builder, Consultant and Owner shall always be in writing. Any verbal communication will have no binding on any of the parties and will not be accepted for any reason whatsoever.

12. Penalty for Delayed Completion

If the developer fails to complete the works/ items of work (Completion means; Receipt of Occupancy Certificate) in all respect and hand over the same to the Society within the time stipulated or approved extended time, Developer shall pay to the Society Penalty for Delayed Completion for such default as penalty **0.50% per week subject to maximum of 3.00% of the construction Cost.** The Society may without prejudice to any other method of recovery deduct the amount of Penalty for Delayed Completion from the initial deposit and the Bank Guarantee and also from the bills/amounts payable by the society, if any to the developer.

The deductions of such Penalty for Delayed Completion shall not relieve the Developer from his obligation to complete the works or from any other of his obligations and liabilities under the contract.

13. Defects Liability Period

The developer shall be responsible to make good and remedy at his own expenses within such period as may be stipulated by the Consultants, any defects which may develop or be noticed before the expiry of the period from certified date of completion.

The Defect Liability Period shall be **60 calendar months** from the date of completion certificates issued by the Consultants. The security deposit will be retained for the period of 60 calendar months. Society may in lieu of such amending and making good by the developer deduct from any money due to the developer or from his security deposit, a sum to be determined by the Project management consultants engineer equivalent to the cost of amending such work. The security deposit shall be released after obtaining occupation certification.

14. Liability of Insurance: -

From commencement to completion of the works, the developer shall take full responsibility for the care thereof and for taking precautions to prevent loss or damage and to minimize loss or

damage to the greatest extent possible and shall be liable for any damage or loss that may happen and shall at his own cost repair and make good the same so that at completion of the works the Society's Premises shall be in good order and condition and in conformity in every respect with the requirements of the contract and instructions of the Society / Consultant.

a. Minimum Third-Party Insurance
Applicable as per law and to be renewed as required. Before commencing the execution of the works, the developer shall insure against his liability of any material or physical damage, loss or injury which may occur to any property including any member of the Society, Resident / Occupant of Society/ Visitor to the society and consultant and their representative arising out of the execution of works or in the carrying out of the contract. Such insurance shall be effective with an insurer and in terms approved by the owner or society or Project management consultant's representative. The copies of policy or policies of insurance and the receipts for the payments of the current premiums shall be given to the consultant or society

b. Workman's Compensation Policy Or ESIC coverage.
The society shall not be liable for any accident or injury to any workmen or the other persons in the employment of or working for the developer. The developer shall insure against such liability with an insurer approved by the consultants and the Society.

c. Contractor's All Risks (C.A.R.) Policy
The developer shall insure at his own cost and in the joint name of the Society and the developer for the following

- The work at the contract price together with the materials for incorporation in the works at their replacement value.
- All plant and equipment and other things brought to the site by the developer at their replacement value.

The insurance shall be against all losses or damages from whatever causes, including expected risk, for which the developer is responsible under the contract. The insurance cover shall be for entire period of contract and for any loss or damage occasioned by the developer in course of any operations carried out for the purpose of complying with his obligations under mentioned clause. Such insurance shall be affected with an insurance company and in terms approved by the Consultant and the Society, and the developer shall, whenever required, produce the copies of policy or policies and the receipt of payment of the current premium.

Period of Policies
All the insurance covers mentioned above shall be kept alive during the complete period of contract and defects liability period.
SOCIETY IS IN NOT AT ALL RESPONSIBLE FOR ANY LAPSE IN INSURANCE

15. Compliance with Statutes, Regulations, Etc.
Developer shall conform to provisions of any Act of Legislature regulations of all statutory authorities and municipal corporation relating to the works. Developer shall arrange to give all notices required by the said Acts, Regulations, and Bye-Laws to any authority or any public officer, pay all fees that may be payable in respect of the works and lodge the receipt with the Project management consultants engineer.

16. Taxes
The Developer shall pay the necessary Income tax, Sales tax, Works Contract Tax, state, central govt, local bodies, cess, Value Added Tax, Goods Services tax wherever applicable, E.S.I.C. and all other governments dues and stamps duty if any and the certificates for the same shall be submitted to the society or the consultants along with documentary proof. The developer shall indemnify the society for any lapses on the part of developer to pay any of the

taxes for period of 36 months after completion of work. All charges on account of Octroi Charges or sales tax and other duties on material obtained for the work from any source including the tax applicable as per Maharashtra Sales Tax Act on the transfer of property in the goods involved in the execution of works contract (re-enacted) Act. 1991 etc. shall be borne by the Developer. All the taxes and payments referred in this clause refer to the current applicable as well as that may be newly imposed, added or changed or amended.

17. Employment of Labour and Labour Act

The developer shall employ the labour in sufficient numbers to maintain the required rate of progress and of quality to ensure workmanship of the degree specified in the tender and contract and to the satisfaction of the Consultant. He shall also not employ an adolescent who has not completed 18 years of age.

The developer shall pay the laboure engaged by him on the work not less than minimum wage (which expression shall mean whether for some time or piece work the respective rates of wages as fixed under the law for the time being in force).

The developer shall comply with the provisions and subsequent amendments (if any) of

- Workmen's Compensation Act, 1923
- Trades Union Act, 1926
- Payment of Wages Act, 1936
- Industrial Employment (standing order) Act, 1946
- Industrial Disputes Act, 1947
- Indian Factories Act, 1948
- Payment of Bonus Act, 1965
- Maternity Benefit Act, 1967
- Society's Liability Act,
- Apprentices Act, 1967
- Minimum Wages Act, 1970
- Contract Labour (Regulation and Abolition) Act, 1970 and Central Rules, 1971
- Payments of Gratuity Act, 1972
- Equal Remuneration Act, 1979
- Child Labour (Prohibition and Regulation) Act, 1986
- Inter-State Migrant Workmen's Regulation of Employment and Conditions of Service Act.
- The Building and Construction Worker's (Regulations of Employment and condition of Service) Act, 1966
- Personal Injuries (Compensation Insurance) Act, 1963 and any modifications thereof and rule made thereunder from time to time
- Employees Provident Fund and Miscellaneous Provisions Act, 1952 and amendment thereof.
- Any other Act or enactment relating thereto and rules framed thereunder from time to time

Or any modification thereof or any other law relating thereto and rules made thereunder from time to time, he will observe and give effect to the provisions of any law for the time being in force and regulating the rights and privileges of the labourers employed by him directly or indirectly.

It is developer's responsibility to ensure full compliance with safety, security, regulations and all statutory/ ESIC / PF requirements in respect of labour employed by him and his sub developers (if any)

18. Temporary Office on Site and Facilities

The developer shall at his own cost provide suitable, proper and water-proof temporary office with doors, the developer shall have a clerk or some other authorised person always present at

such office, upon whom such notices may be served and service of any notices left with such clerk or other authorised person or at such office shall be deemed good service upon the developer. The developer will have to take necessary permissions from the NMMC/CIDCO Building Proposal Department for setting up the temporary site office. The society members and PROJECT MANAGEMENT CONSULTANTS ENGINEER representatives will utilize the same for the regular meetings with the PROJECT MANAGEMENT CONSULTANTS ENGINEER and the Developer. The developer shall provide adequate toilet facility for the temporary office.

19. Right of entry

Society / Consultant / NMMC/CIDCO staff or their representatives shall at all times have free access to the works and / or other place where materials are being prepared for construction for the contract and also at any place where the materials are lying or from which they are being obtained. Developer shall give necessary facility to the Society/ Consultant/ NMMC/CIDCO staff and his representative for inspection, examination and test of the materials and workmanship even to the extent of dismantling portions of the work temporarily, or taking down portions of finished work. Except the representative of Society, no person shall be allowed on the works at any time without the written permission of the Society / Project management consultants engineer

20. Materials to Conform to Specifications

All materials and workmanship shall so far as procurable conform strictly as described in the specifications and in accordance with the Society / Consultants instructions, and the developer shall upon the request of the Consultant furnish proof to his satisfaction that they so conform and if required shall also furnish all invoices, accounts, receipts and other vouchers for the purpose.

The costs of the tests and of the materials and labour and equipment, if any, involved in the testing operations shall be borne by the developer in all cases except as otherwise provided for in the contract.

21. Access for Inspection

The Society has a right to ascertain the happening of any contingency, but not limited to, taking possession of the work, so far as it has been performed, and to completing the work either by himself or by employing some other Agency, retaining property of the Developer, such as materials, plant, machinery or money already due to the Developer.

22. Arbitration

All disputes or differences which may arise out of or in connection with or are incidental to the Agreement(s) including any dispute or difference regarding the interpretation of the terms and conditions of any clause thereof which cannot be amicably resolved between the parties may be referred to Arbitration of a Sole Arbitrator to be appointed by the SOCIETY. The Arbitration proceedings shall be governed by and conducted IN THE COURTS FALLING WITHIN THE NMMC/CIDCO JURISDICTION and subject to the provisions of the Indian Arbitration and Conciliation Act, 1996 or its Statutory Modifications or Re-enactments thereof. The language of Arbitration shall be English. The place of the Arbitration shall be at Mumbai.

23. Protection of Trees

Trees designated by the Consultant shall be protected from damage during the course of the work and earth level within one meter of each such tree shall not be changed. Where necessary, such trees shall be protected with temporary fencing. All such cost shall be borne by the Developer. The trees to be numbered and N.O.C. from Tree Authority will have to be obtained.

24. Conditions of Force Majeure Clause

The terms 'Force Majeure' as employed herein shall mean Act of God, war, revolt, riot, fire, flood and Acts and Regulations of respective Governments.

Note: "Typhoon' is covered under Act of God".
In the event of either party being rendered unable by force majeure to perform any of obligations required to be performed by them under the Contract, the relative obligation of the party affected by such Force Majeure shall upon notification to the other party be suspended for the period of delay which is directly caused by such Force Majeure event. Upon the occurrence of such cause and upon its termination, the party alleging that it has been rendered unable as aforesaid thereby, shall notify the other party in writing within 72 hours of the alleged beginning and ending thereof giving full particulars and satisfactory evidence in support of its claim.

Time for performance of the relative obligation suspended by the Force Majeure shall then stand extended by the period of delay which is directly caused by Force Majeure event. The party who has given such notice shall be excused from timely performance of its obligations under the Contract, for so long as the relevant event of Force Majeure continues and to the extent that such parties performance is prevented, hindered or delayed, provided the party or parties affected by the event of Force Majeure shall use reasonable efforts to mitigate the effect thereof upon its performance of the Contract and so to fulfill its obligations under the Contract.

Delay or non-performance by a party hereto caused by the occurrence of any of Force Majeure shall not constitute a default or breach of the Contract; give rise to any claim for damages or additional cost or expense occasioned thereby, if such delay or non-performance is caused by the occurrence of any event of Force Majeure. Force Majeure conditions shall not be changeable under any circumstances.

25. Developer's Personnel

- Developer's Senior Representative for Execution and Coordination of Works
  The Developer shall have on site at all times during working hours throughout the course of the work at least one competent senior representative who shall be empowered to make decisions binding on the Developer in respect of all matters likely to arise in connection with the execution and coordination of the Works at site and shall keep the Project management consultants Project management consultants engineer informed and the Society informed at all times about the name and designation of such representative. Any directions, explanations, instructions or notices given by the Project management consultants Project management consultants engineer to such representative shall be held to be given to the Developer.

- Developer's Employees
  The Developer shall provide and employ after approval from the Project management consultants Project management consultants engineer on the site in connection with the execution, completion and maintenance of the Works all Project management consultants engineering staff / technical assistants as are qualified, skilled and experienced in their respective trades, foremen and leading hands as are competent to give proper supervision, ensuring quality and output to the work they are required to supervise, and also such skilled, semi-skilled and unskilled labour as are necessary for the proper and timely execution, completion and maintenance of the works.

- Removal of Developer's Employees
  The Developer shall on the direction of the Society / Project management consultants engineer immediately dismiss from the works any person employed thereon by him, who may, in the opinion of the Society / Project management consultant's engineer, be incompetent or

misconducts himself and such person shall not be again employed on the works without the permission of the Society / Project management consultant's engineer .

- Unauthorized Persons
  No, unauthorized persons are to be allowed on the site. The Developer shall instruct all such persons to keep away and shall take steps to prevent trespassing.

26.Change of share holding pattern.
Under no circumstances the share-holding of the partners / directors of the Developer shall be reduced to less than 90% by way of transfer till entire redevelopment work of the Society is over.

27. Transfer of Development Rights
Under no circumstances the Developer has any authority to transfer the Development Rights, without the permission of the society and the knowledge of the consultant.

28. Joint meeting for review of work.
Joint meeting will be conducted by the PROJECT MANAGEMENT CONSULTANTS ENGINEER, every month with the Developer and the society, to take the review of the ongoing work of the Redevelopment building.

29. Correspondence to the concern authority.
Any correspondence by the Developer to any concern authority or any concern authority to Developer one copy of the same to be submitted to the society and the consultant.

30. As soon as the Commencement certificate is issued, the Developer has to get the project registered under RERA within 30 days.

Tenderer shall be solely responsible for compliance of formalities prescribed in RERA.

SECTION 6: SPECIAL CONDITIONS OF CONTRACT

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 in Special Conditions shall take precedence over the provisions in the General Conditions of Contract.

2. Scope of Redevelopment Process

Study the plans and details attached.

- Study the eligibility criteria fixed for the pre-qualification of the Developer.
- The Tender should be submitted as prescribed earlier with all relevant details and documents with the OFFER.
- Study the requirement of quantum for T.D.R. and then decide about Purchase of T.D.R. from Market/ NMMC/CIDCO.
- Demolishing the existing structure after getting the I.O.D and relevant permissions as per requirement and mutual agreement.
- Undertake site development work as per the plans and complete the said work as per the phases of construction of building. Plinth level of the building should 2'-0" to 3'-0" above the existing 18.30m wide road level.(as per site requirement)
- Complete the contract formalities and handover the project to the society after completion.
- BAR CHART of the project execution will have to be prepared by the Developer and submitted along with other details.
- The Developer will have to bear the cost of water and electricity charges for the construction project, and any bills pertaining to the period of construction, which are generated subsequently, and received by the society, will have to be paid by the developer, immediately on being intimated by the society.
- The Developer will have to arrange for and bear the cost of the security arrangements for the entire project.
- The Developer will have to obtain the necessary N.O.C. from the Government authorities including / NMMC/CIDCO, Road Authorities and such other authorities and the incidental and out of pocket expenses recourse and all the expenses for the same will be borne by developer.
- Activities which are included in the above scope are minimum but not limited. Bid shall indicate and include any other item &activities which is required for the smooth and trouble-free completion of entire redevelopment project.
- The developer will not club the Society's plot with any of the neighboring / adjacent Plot/s for the purpose of joint Redevelopment without written approval from society.

3. Scope of Construction

The work is split as demolition of existing structure, construction substructure, superstructure and External Site Development works.

a. Substructure

- Earthwork including dewatering wherever required.
- Earthwork in dressing and rubble soling.
- **Anti-termite treatment for foundation and super structure.**
- P.C.C. / R.C.C. work in lift including dewatering, PCC in grade slab.
- Waterproofing of lift pits / basement etc. with R.C.C. box type waterproofing.
- Masonry for plinth where required.

- **Damp Proofing Course at plinth level.**

b. Superstructure

- Civil work
  - P.C.C. work / R.C.C.(M35 grade or above as per design)work like Framework, underground tank with box type waterproofing and overhead water tank.
  - Brick/Block masonry work (Internal and External).
  - Plastering work (Internal) and External plaster shall be sponge finished.
  - Flooring and Dado work.
  - Timber and Metal Joinery (Doors, Windows and Sundry metal works).
  - Painting (Internal and External).
  - Water proofing of Terrace, Toilet, Over Head tanks.(10 years WP warranty from Developer by indemnity bond(period of warranty shall commence from the date of issue of OC/BCC).
  - Civil work concerned with lift well, lift machine room, lift shaft and substation, etc.
- Plumbing work
  - Rain water pipe from terrace.
  - Water supply lines from O.H. water tank to each flat.
  - Water supply rising main from U.G. to O.H. tank with C.P.V.C. / U.P.V.C.
  - C.I. / PVC. drainage in plumbing and sanitary work up to first conical manhole of peripheral network outside the building.
  - All sanitary fittings and fixtures to be with concealed piping.
  - Installation of water pumps and control panels with required electrical work and safety service slabs at all floor levels (if possible) including Time changer, generator, emergency lights.
  - **Automation should be done for Pumping System.**
  - **AC water, electrical & Gas pipe outlet for Hall & Bed Rooms.**
- Electrical Work
  - All electrical cabling, conduiting wire, DB's, ELCB, MCB, fittings, lightings fixtures in common areas, panels boards, including metering panel and energy meters within the building up to meter room. Light and power lines to be provided separately. Additional wiring for back up battery for individual flat should be done.
  - Providing Earthing, including earth pits and earth conductors, lighting arrestors, etc.
  - Electrical work for lighting and cabling for lifts in lift shaft up to lift machine room, for pump rooms and pumps.
  - Telephone wiring from telephone tag blocks at stilt floor up to the telephone socket outlets in the flats.
  - All Internal copper wire cabling to be done for entire project.
  - Wiring for cable television network from splitter box at stilt floor up to the T.V. socket in the flat including necessary splitters tap-offs.
  - Ducts and conducts for cabling and internet, telephone, etc.
  - Providing lift car installation with lift machine room, substation electrical work including cabling for lifts up to lift machine room.
- Fire fighting

  Designing, getting approval from Chief Fire Officer, installing of fire-fighting, wet riser system inclusive of G.I. Piping, loop around at Ground Level / Stilt, fire hydrant, Fire alarm etc. including installation of electrical work.

c. Site Development

- Underground water tank, pump room, including pump, panels automatic cut-off/ on etc. including installation and electrical work for the same.
- **Developer shall provide Solar system and for the newly constructed buildings** of adequate capacity so as to provide electric supply to staircase, compound wall, common lights, water pumps and one lift of each wing.
- Roads, paving, plinth protection and footpaths, benches with back-rest.
- Storm water drains up to Municipal Corporation's peripheral network from 1st manhole outside building.
- Civil work for substations.
- External drainage from 1st conical manhole up to Municipal Corporation's peripheral network.
- External water supply from Municipal Corporation's peripheral network tapping point up to underground tank.
- Landscaping.
- **Common Area lighting to be done with L.E.D. lamps, solar emergency switches over.**
- Compound wall with attractive gates.
- Security cabin at gate.
- Garbage disposal area as per capacity.

d. External Electrical Development including area lighting, street lights, work in substation, lifts, etc. with Timer switches control in watchman's cabin or electric room.

4. Total Security Deposit

The developer shall pay a security deposit to the society; the mode of making this deposit is as under;

a) Earnest Money Deposit

A sum amounting to 5,00,000 (`Five Lakh only) to be given with the Tender.

The Earnest money deposit will automatically convert in to Security Deposit and will be refunded after Occupation certificate.

5. Sequence of Activities

The developer has to follow the sequence of works as given under;

- Letter of Intent (L.O.I)
  The letter of intent to be given to developer subject to approval of Dy Registrar's NOC.

- MOU will be prepared before D.A. with basic offer conditions decided mutually. (if required)

- Development Agreement with the society
  The Tenderer whose Tender is accepted, shall enter into a regular contract agreement with the society containing the conditions mentioned in the entire Tender document as well as specifications. The Tenderer, his legal representative, executors, administrators etc. shall be bound for full and complete execution of the contract

Contract agreement document shall consist of:

- Agreement papers (Legal and Technical)
- Original Tender document.

- Relevant correspondence i.e. all letters / correspondence forming part of the contract and referred to in acceptance letter
- Work order
- Acceptance letter.
- Insurance papers
- Bar chart

a. Development Agreement with all the members
An individual agreement with all the existing members stating the **actual carpet area (MOFA Carpet area) to be provided, the sharing of corpus fund,** with all terms and conditions as per contract agreement. Existing Carpet area of flats should be jointly ascertained by PROJECT MANAGEMENT CONSULTANTS ENGINEER and Developer before executing Development agreement

b. T.D.R. and Approval of NMMC/CIDCO Building Plans by the Society / Consultant.
Purchasing the T.D.R. or Utilisation of the T.D.R. available with the developer and endorsing/ loading the same in the name of the society on the plan approved by the Society/ Consultant. **The proposed building plan will be submitted for approval with the society/ consultant.** The proposed building plan will be checked for the authentication of the area of each and every flat with reference to the offer agreed by the Developer. The Society/ consultant may recommend changes / alteration / entire renewal of the plans, the same have to be done by the developer to the entire satisfaction of the Consultant / Society.

c. I.O.D. and Bank Guarantee (To compliance of RERA Act, mandatory)
The developer will obtain Intimation of Disapproval (I.O.D) from NMMC/CIDCO. for the redevelopment works. Further, the developer will provide Bank Guarantee as specified in clause 11 (2) of Directive under Section 79-A of the M.C.S. Act 1960 of Government of Maharashtra dated 4h July 2019.

d. Approval of Plans from Concerned Agencies / Departments
The plans approved by the society will be submitted by the Developer with the fully loaded T.D.R. for the approval of the same from various departments / agencies as is required for this nature of works. A copy of any correspondence between, the architect or the developer, with NMMC/CIDCO and other authorities is to be forwarded to the society on day today basis till B.C.C. is obtained.

e. Shifting to Temporary Accommodation
The members shall be paid Rent, Brokerage, Shifting and Re-shifting charges as per the approved offer for shifting to temporary accommodation. Members shall vacate only after getting I.O.D, all NOCS, relevant permissions, 20% bank guarantee and after receipt of Corpus Fund as per approved offer. One month notice period for shifting of members after obtaining the IOD and all concern permissions

f. Demolition of Existing Structure
The proposal of demolition of the existing structure will have to be approved. The demolition of the structure can only be commenced after the shifting of all the members from the premises.

g. Construction of Building
The new structure will have to be constructed as per the agreement and after relocating of all the existing members. The construction work should commence within 30 days of obtaining the Commencement Certificate (C.C.)

6. The plans of full usage of FSI. by utilizing loading permissible T.D.R. (in the name of the society) on plot will have to be got approved from all concerned bodies such as NMMC/CIDCO., Civil Aviation as applicable etc. before demolition of existing buildings.

7. Stamp Duty and Registration
The stamp duty and the registration for the existing flat / room owners on the existing and additional area to be borne by the developer. The stamp duty and registration charges for M.O.U., Development Agreement and Power of Attorney also to be borne by the developer.

8. Development Agreement
The legal advisor of the developer selected by way of this Tender will have to approve Draft of Development Agreement prepared by the Legal Advisor of the Society before the same is executed. Charges for the Registration and Stamp Duty for the said Legal Documents will have to be borne by the Developer.

9. Power of Attorney
The developer selected by way of this Tender will have to prepare a Draft for Specific Power of Attorney and the same will be approved by the Legal Advisor of the Society before the same is executed. This Power of Attorney will be specific for the purpose of carrying out all the incidental works required for the redevelopment, like making application to / representing before/ signing all documents/ receipts, etc. before all statutory authorities. Charges for the Registration and Stamp Duty for the said Legal Documents will have to be borne by the Developer. The said Power of Attorney will cease on obtaining the B.C.C.

10. Equivalent Carpet Area
The building should be constructed in such a way that existing members of all the buildings shall get additional cost-free carpet area as per the final accepted offer. **The developer must give additional carpet area (As per MOFA) to the members intending to buy over and above the free carpet area at a discounted rate, which could be decided before finalizing this offer.**

11. Bank Guarantee
The Developer shall submit Bank Guarantee under Section 79-A of the M.C.S. Act 1960 of Government of Maharashtra dated 4h July 2019 from Nationalised / Scheduled bank.
The bank guarantee 20% of construction cost to be submitted by the developer. The Bank Guarantee will be valid till obtaining occupation certificate and completion of the project. The Release of the Bank guarantee will be as follows:

a)	After completion of plinth	15%
b)	After completion of 5th slab	20%
c)	After completion of entire RCC	20%
d)	After completion of external and internal plaster	20%
e)	After receiving the Occupancy Certificate	15%
f)	After the defect liability period	10%

12. Future Benefits
Any future benefits occurring due to amendments in some laws or due to any changes the benefits will be passed 50-50 to both the society as well as the developer proportionately as

per the mutual agreement between the two parties after deduction of premium paid for the same and construction cost.

13. Alternate Accommodation

The developer shall offer compensation for the flats in his offer to provide temporary / alternate accommodation to all the occupants of the building till the completion and possession of the newly constructed flats. Till all such time the monthly rents and deposits shall be borne by the developer. The amount offered for accommodation will be as per the prevailing rates for rented premises at nearby area with equivalent of the present area of flat. The amount as decided during the negotiations per square feet or built-up area will be paid to the members and the members on their own will find alternate accommodation.

Developer has to bear actual Brokerage charges, Stamp Duty, Registration Charges, GST on flat. For alternate accommodation agreement and actual Transport charges anywhere in Mumbai for the to and fro of the members belongings also. Developer has to provide 11 months' increased rent in advance and thereafter on completion of 9 months the developer has to give the rent for succeeding 11 months in advance. The rent for alternate accommodation will have to be borne by the developer in case of delay of the project.

14. New Members

- Admission of the new members in the Society shall be at the sole discretion of the Society and in accordance with the M.C.S. Act.
- The right to sell the sale component of the building will accrue to the developer, whoever is selected, from the day that the agreement is assigned between the society and the developer and he can accept any payments whenever required from the new incoming members. It is the responsibility of the developer to collect and pay the desired welfare charges of society from the new members. It is mandatory to mention the same clause in agreement between developer and the new members. (As per RERA)

- The developer shall not be allowed to hand over the sale premises to respective buyers till the developer completes the balance infrastructure facilities of the project and the entire completion certificate of the plot is obtained from the PROJECT MANAGEMENT CONSULTANTS ENGINEER and subject to the Society's approval along with the Occupation Certificate/ Building Completion Certificate of the said building. Also, the premises will be handed over to the buyers only after all the existing members of the society have been given possession of their respective flats and unless **all admission procedures of the new members is complete society shall not enroll the new members until the developer complies with all the terms and conditions of contract and the incoming members will not be allowed to occupy the flats**.

15. T.D.R

The selected developer will have to purchase the entire T.D.R. or Utilisation of the T.D.R. available with the developer required for the project in the name of the society and should get the same transferred in the municipal records prior to starting the demolition of any of the old buildings on the premises of the society.

16. Increase in F.S.I.

The developers are advised to give their offer on the basis of maximum F.S.I. consumption over the plot area with necessary additions and deductions and if in future during the period of construction the F.S.I. increases beyond stipulated, area due to any change in Government Policies this benefit of this additional FSI. Should be passed 50 -50 on to the society and developer after deducting the actual expenses for the same.

17. Proposal in society's Name

The entire proposal shall be submitted in the name of the society and the developer shall have only contractual rights for the development while at the same time indemnifying the society of any claims/disputes, delays in the execution of the project.

18. Encroachment

The selected Developer shall follow with various departments of the corporation / any other appropriate Government Departments/ body/ court, etc. and shall necessarily remove the unauthorized encroachment/ settle disputes/ litigation/ claim, etc. on the plot by old tenant/ members etc. at the plot and all the cost/ expenses incurred in solving all problems of the said plot shall be borne by the Developer. However, the society and their consultant will assist the developer in providing them with all necessary applications/ documents/ presence etc. and / or any other correspondence, which may be required for solving the issues. The unauthorized encroachment/ disputes/ litigation/ claim on the plot/ access road shall be cleared before starting the work.

19. Demolition

The demolition of the existing building will be carried out only after obtaining the IOD and relevant permissions, All NOCS and after all the members have vacated. The demolition to be done as per IS 4130-1991

- All roads and open areas adjacent to the work site shall either be closed or suitably protected.
- No electric cable or apparatus used by operator which is liable to be a source of danger remain electrically charged.
- All possible 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
- Temporary provision for receiving inward post / post parcels/ couriers and correspondence from other authorities to the members and the Society is to be made by the developer.
- All existing electricity, gas, telephone, cable, internet and water connections to be surrendered and reinstated on completion of the project before handing over possession of the premises to the existing members of the society.

20. Corpus Fund

The developer has to offer hardship/ corpus funds of the **existing carpet area** to the society with the payment stages as stated in the commercial bid, by the developer. The distribution of the corpus funds will be as follows.

On signing of Redevelopment Agreement	25%
On handling over Vacant possession of the premises and plot	25%
On completion of R.C.C. frame structure	25%
On Possession of New Premises	25%

21. Plans, Amendments, Additions and Alterations in Plans

The plans required to be submitted to the NMMC/CIDCO or other authorities and any subsequent amendments in the approved plans shall be got approved by the society before submitting to the authorities, for the reconstruction/ redevelopment in respect of areas to be provided to the existing members shall be approved by the Society. (As per RERA).

Considering the existing floor space index developer has to maintain while planning proposed building.

22. Ban on Sale of Flats without obtaining Sanctioned Plans

The Developer shall not be entitling to sell or transfer any part of the Developers share available in the proposed Redevelopment Agreement without obtaining appropriate permissions from the appropriate authorities. (As per RERA)

23. Ban on putting any person in possession without putting the members of the Society in possession as per the proposed Redevelopment Agreement. (As per RERA)

The Developer shall not be entitled to put any person in possession of any part of the property of the Society without first putting the members of the Society in possession as per the proposed Redevelopment Agreement.

24. Parking

Parking will have to be provided for one parking to each flat as per the mandatory requirements from High court orders. The Developer shall not be entitled to sell transfer or allot any parking space except as provided in the proposed Redevelopment Agreement. Additional 25% of parking space free of FSI as provided in the new DC. Rules will also have to be made available. (As per provisions of UDCPR & High court judgment)

25. Period of Construction

The completion period for the project will be 30 months (Thirty months) plus 6 months grace period from the date of demolition of building for accommodating the existing members. Intimation of Disapproval (IOD) from NMMC/CIDCO shall be obtained within 6 (Six) months of execution of Redevelopment Agreement.

26. Liquidated Damages

There shall be penalty be 0.50% per week subject to maximum of 3% of the total construction value.

27. Society Office for New Building

A society office will be provided as per the NMMC/CIDCO norms with good amenities.

28. Supply of Water

The Developer shall construct required storage tanks; lay internal distribution lines network for facilitating construction and these shall be removed on completion of work. The developer shall pay all deposits to local authorities to receive water connection for construction activities. The developer shall obtain Permanent water connections required for the proposed flats as per the prevailing rules and bear expenses thereof. NMMC/CIDCO will be providing the water connection for the usage in Kitchen, toilet and Bath. Additional bore well supply line provision to be made for toilet and bath.

29. Electric supply

Electric power both for construction and lighting shall have to be borne by the developer. Developer shall arrange at his own cost power, with necessary switchboards, energy meter etc. and shall be responsible for their maintenance up to the handover / formation of Society. He shall provide required clearances for overhead lines to facilitate easy movement of heavy machinery such as cranes etc. On completion of the work the Developer shall remove all wiring installed by him and make good to the satisfaction of the Project management consultants engineer -in-Charge if any disturbance or damage is done. The Developer shall employ a certified Electrician for carrying out his work. Separate meter-room with locking arrangement to be provided.

The Developer has to keep contingency plan ready at his own cost for any failure / Interruption of electric power that takes place and under no circumstances this can be deemed to be reason for any consequential delay in the works.

30. Maintenance Liability

The Developer shall be responsible for rectification of defects noticed during the period of 60 months from the certified date of completion by the Consultant. This period shall be known as Defects liability period as defined in the General Conditions of Contract. Subsequent to be taking over of the works and after it has been in use, its maintenance would be the responsibility of the Developer. Any defects or failure during this period shall be rectified by the Developer within one week of intimation in writing. If the same is not carried out in the stipulated time, the Society shall have the right to get it repaired departmentally or through any other agency, entire at the risk and cost of the Developer.

31. Samples

a. Material

The Developer with reasonable promptness and within reasonable time shall furnish adequate numbers of samples of all the materials to be used in the work. Irrespective of whether the material / product is from approved list given in Tender for their consideration / approval of the same to the Consultant / Society. The choice of approval of materials rests with Consultant / Society unless otherwise specified.

b. All material samples shall be delivered to the Project management consultants engineer -in-charge at the Developer's cost. Each sample shall be in duplicate and properly labeled as under

- Name of Project
- Name of Developer
- Name of Product
- Name of Manufacturer

32. Termination of Contract:

The society, without prejudice to any other rights or remedies the Society may possess under the Contract or otherwise, may terminate the contract forthwith in the following circumstances by giving written notice of termination ["the termination Notice"] to the Developer.

If the Developer becomes bankrupt or insolvent, or has received any of bankruptcy or insolvency passed by appropriate Court / Judiciary against him OR compounds with his creditors, or being a corporation, a resolution is passed OR order is made for his winding up (other than voluntary liquidation for the purpose of amalgamation or reconstruction) or a receiver is appointed over any part of his undertaking or assets:

If the Developer:-

- Has abandoned or repudiated the Contract or committed any material breach of the contract.
- Has without valid reason failed to commence the work promptly or has suspended the progress of works for more than 14 days after issuing of notice to Developer by the Society.
- Shall fail, neglect, refuse or be unable to provide sufficient materials, services or labour to execute and complete the works in the manner specified in the program furnished under work program hereof at the rates and give reasonable assurance to the society that the Developer can attain completion of works by the time agreed for completion.

OR

The Society, without prejudice to any other rights or remedies the Society may possess under the Contractor otherwise, may terminate the contract forthwith in the following circumstances without giving written notice of termination ("the termination Notice") to the Developer.

- If the Developer being an individual or a firm commits any "Act of insolvency", or shall be adjudged an insolvent or being an incorporated Company shall have an order for compulsory winding up made against it or pass an effective resolution for winding up voluntarily or subject to the supervision of the Court and the Official Assignee or the Liquidator of such acts of insolvency or winding up, as the case may be, shall be unable within seven days after being served with the notice to him requiring him to do so, to show to the reasonable satisfaction of the Society that he is able to carry out and fulfill the Contract and to give security therefore, if so required by the Consultant.
- If the Developer (when an individual, firm or incorporated Company) shall suffer execution or other process of Court attaching property to be issued against the Developer.
- If the Society feels that the Developer
  - **i.** Has abandoned the Contract.
  - **ii.** Has failed to proceed with the works with such due diligence and failed to make such due progress as would enable the works to be completed within the time agreed upon.
  - **iii.** Has neglected or failed persistently to observe and perform all or any of the Acts, matters of things by this Contract to be observed and performed by the Developer

OR

The developer fails to complete the work within stipulated period or delay the work beyond stipulated schedule time of each stage mentioned by developer in his offer, his bank guarantee will be invoked and the contract will be terminated. All the rights created due to this agreement will be forfeited. The liabilities created because of this agreement will be the developer's sole responsibility and in no case, Society will be responsible.

33. Statutory Approvals

The Builder / Developer shall purchase the TDR for consumption / utilization from the open market / NMMC/CIDCO in the name of the society before shifting of the members and demolition of existing buildings. Cost of purchase of TDR, it's Brokerage and other incidentals thereto are to be borne and paid by the developer. Developer shall also pay for sanction and approval of the Plans, IOD, Commencement Certificate, Completion Certificate, and Occupation Certificate thereof from NMMC/CIDCO, etc. and all other statutory Authorities as and when needed and the cost expenses for the same shall be borne by the developer in total. The developer shall complete the construction of the building including sale area simultaneously and obtain O.C. subsequently.

The Developer / Builder will also be liable to pay assessments; property taxes of the additional flats till the date prospective flat purchases become member of the society. The Developer shall obtain Permanent water connections required for the proposed flats as per the prevailing rules and bear expenses thereof. The Developer also shall bear all expenses and obtain new electric connections for the proposed flat from the Tata Power / Reliance Energy/MSEDCL.

The stamp duty, registration or any official legal expenses that will have to be paid on agreement or any other deed or document or writing which will be executed in pursuance of this transaction shall be borne and paid by the Developer. Incidentals and all out of pockets expenses for approval proposed plans and amended plans for carrying out all other formalities are to be paid by the Developer / Builder as and when required by the Architect. Builder / Developer will pay deposit charges for electrical connection, water and drainage connections to the Electricity Supplier and NMMC/CIDCO All the necessary approvals / permissions for carrying out this Redevelopment works shall be builder's/ developer's responsibility. The necessary payment required to be made to the various departments in form of Deposits / Scrutiny fees, premium, development charges, water charges, assessment tax, etc. or any

government levy and all out of pocket expenses etc. which is required to be made to various statutory authorities from time to time shall be borne by the builder / developer.
If any legal action is taken by any statutory Authority due to non-compliance/ negligence/ delay on the part of the Builder / Developer to obtain such necessary Approvals/ permissions, the society will not be responsible in any manner whatsoever and all risks, costs penalties and any other consequences arising due to the above non-compliances on the Developer's part shall be the responsibility and liability of the Builder/ Developer in totality.
No work shall be carried out without obtaining the necessary permission from the NMMC/CIDCO All the permission obtained shall be submitted to the society and for its verification. If at any point of time it is found that the developer has carried out certain works without appropriate permission then the Architect/ Project Management Consultant may instruct the developer to stop the work. If the developer still continues to carry out the work without valid permission then the Project Management Consultant / Society may be compelled to take necessary action as deemed fit including forfeiting of deposits/ Bank Guarantee/ cancellation of the contract.

34. Taxes and Duties

The developer shall be responsible to pay to appropriate authorities all taxes levies including property taxes if any during construction, royalties, income tax, state, central govt,local bodies Goods sales tax, works contract, VAT, excise duties, cess etc. as applicable from time to time.

35. Daily Reports and Registers

Developer is required to maintain proper records at site of work in addition to normal routine requirements of society office. The records to be maintained shall include but not limited to the following: -

- Daily Progress Report should be in triplicate book.
- Trade and Skill wise labourers on the works.
- Work site order book.
- Instructions by Consultant / Society: -
  A work instruction book, in triplicate, serially numbered, will be kept in the site office and all day to day instruction will be written in that book. Developer's representative shall report every day to see this instruction and sign them at the bottom in token of his having seen them.
- Material Register
  Detailed account of materials received and consumed on the work and stock position in reference to every material must be maintained in the register.
- Complaint Book.

36. Testing of Materials

Developer should decide for field and laboratory testing facilities for all Construction materials and the sampling and testing will be as approved by Society/ Consultant. Society/ Consultant may also get tested a few samples of materials random independently. The charges for such tests shall be borne by the Developer

All the Laboratory tests etc. concrete cube testing, slump test, and reinforcement steel testing etc. should be done at Developers own cost. The Developer shall also be responsible for carrying out tests stipulated above and bring to the immediate attention of Society/ Consultant any failure of cube strength test or any other test. The Consultant shall verify the test report submitted by the Developer. In case, if the test report/ result of material/ work done is not found satisfactory, the developer will have to rectify the work / replace the materials as instructed; failing which necessary cost adjustment/ recovery shall be made from Developers Security Deposit.TMT bars are to be tested for every lot for 2 nos of each diameter for tensile strength and cross section to ascertain whether they are TMT bars or not. Supplier's test certificate shall not be considered. Cement testing should be at site for per lot. Concrete cubes

are to be prepared for testing to be for each major lot of concrete in presence of P.M.C. or his representative.

37. Submission of Detailed Bar/ PERT Chart and Method of Working

The Developer shall within the stipulated time in Tender, submit to the Consultant/ Society for his approval a detailed programmed covering.

- ❖ Descriptive note explaining sequence of various activities.
- ❖ Network (PERT/CPM), bar chart.
- ❖ A tentative Layout and details of temporary works that the Developer wants to carry out to fulfill his obligation under the contract.
- ❖ Indication of shuttering system to be followed.
- ❖ The methods to be employed in carrying out the works
- ❖ It shall include a list of labour force, classified into trades as envisaged

The Consultant/ Society shall give their approval to proceed with the work, with or without modification. However, acceptance of programmed and method of working as submitted by the Developer or with any modification there to in the opinion of the Consultant/ Society, shall not relieve the Developer of any of these contractual obligations. All these programs and plans submitted by the Developer and approved by the Consultant / Developer shall become part of the contract, the same shall not relieve the Developer of any extension of time unless delay, if any, is expressly sanctioned by the Consultant / Society.

38. Field Laboratory

The Developer shall establish a field laboratory for the various field tests for items like concrete cubes, cement, aggregates, sand, and bricks for masonry, tiles, wood and for similar item as directed by the Project management consultants engineer. A site Laboratory of approximately 5.0 m X 7.0 m area with platforms etc. shall be constructed for testing as directed by the Project management consultants engineer.

The Laboratory must have the following equipment:

Slump Cone	**:**	6 nos. as per I.S.I.
Cube moulds for concrete	**:**	48 nos.
Cube moulds for cement mortar	**:**	6 nos.
Cement testing equipment	**:**	1 set
Soundness accelerated (Initial and final setting, fineness, compressive test equipment, etc.)		
Weigh Balance (Capacity 5kgs)	**:**	2 nos.
I.S. Sieves	**:**	2 sets
Glass measuring cylinders	**:**	6 nos.

Construction of Laboratory building and equipping with minimum Equipments as listed above is included in the work. The Developer shall further carry out other various tests for various items and materials at laboratory of the nearest Project management consultants engineering college or any other approved laboratory as directed by the Consultant at Developer's own cost. At the end of each month for each category / stage of the work e.g. RCC work, masonry work, etc. the Developer shall give statistical analysis of all the test results in the format prescribed by the Consultant and take corrective action in the work in accordance with these results.

39. Indemnity Bond and Performance Guarantee

The Developer will have to execute an indemnity Bond for satisfactory performance of the entire project on stamp paper of Rs.500/- [Rupees Five Hundred only] in the format as approved by the Society/ Consultant. This indemnity Bond shall remain in force for period till the Defect liability period after completion of the project.

40. Performance Guarantee

The Developer will be required to execute the performance guarantee bond in the format approved by the Consultant/ Society for the works of water tanks, waterproofing of terraces, WC, Bath, chajjas, below kitchenette sink and damp proofing course etc. and Anti-termite treatment. This performance guarantee bond would remain in force for 10 years after completion of the work.

41. Order of Preference

In case of any conflict in interpretation, the following order of precedence shall prevail;

- For Contract Conditions:
  Special Conditions shall prevail over General Conditions, Addenda/ Corrigenda/ Clarifications issued shall prevail over Special Conditions.
- Technical Specification and Approved Drawings by the consultant shall prevail in specifying the scope of contract.
- For Legal Matters:
  Contract conditions read along with addenda / corrigenda / clarifications issued prevail over Technical Specifications.

42. Approval of Consultant

The steel reinforcement provided in all RCC members shall be got approved from the Consultant or his authorised representative prior to casting. At every stage of work, written approval of the Consultant shall be taken by the Developer. Before starting any work like concreting, masonry, waterproofing, concrete, etc. detailed information of the work in the prescribed proforma shall be given to the Consultant and his written approval shall be taken by the Developer. Developer shall execute and maintain the works in strict accordance with the contract to the satisfaction of the Consultant and shall comply with and adhere strictly to the Project management consultant's instruction and directions on any matter whether mentioned explicitly or otherwise.

43. Drawings

The Developer will submit to the Society and the Consultant two sets of the drawings issued for Architectural, Structural, Public Health, Mechanical, Electrical and Drainage installation Works and all other drawings pertaining to the project.

44. Standards

The standards, specifications and byelaws issued by the Bureau of Indian Standard Institutions and other similar organizations shall in every case be deemed to include the latest edition or issue of such standards, specifications and bye-laws including all revisions, amendments and addendum subsequently issued. Where materials are not specified and standard exists in respect of such materials, and then the materials shall in all respects comply with relevant and current B.I.S. standards in such cases where B.I.S. standards do not exist, the best manufacturers' specification shall be followed; in the absence of all these, the Project management consultant's instruction shall be followed.

45. Safety Project management consultants engineer

The Developer shall employ and depute at site on full time basis a fully qualified Safety Project engineer /s who shall be responsible to ensure observance of safety precautions and measures required to be taken at site.

46. Substitution

Should the Developer desire to substitute any materials and workmanship, he/ they must obtain the approval of the Society / Consultant in writing for any such substitution well in advance. For Materials designated in this specification indefinitely by such term as 'Equal' or 'Other approved' etc., specific approval of the Society/ Consultant has to be obtained in writing.

47. Open Spaces

The builder / developer does not have any right on the open spaces / stilt of the society.

48. Safety Code

- First aid appliances including adequate supply of sterilized dressings and cotton wool shall be kept in a readily accessible place.
- An injured person shall be taken to a public hospital without loss of time, in cases where the injury necessitates hospitalization.
- Every opening in the floor of a building or in a working platform shall be provided with suitable means to prevent the fall of persons or materials by providing suitable fencing / rating of minimum height of one meter.
- All staff and workers employed in the work shall be provided with safety shoes, helmet, belt, etc.
- No floor, roof or other part of the structure shall be so overloaded with debris or materials as to render it unsafe.
- Those engaged in welding works shall be provided with welder's protective eye-shields and gloves.
- No paint containing lead or lead products shall be used except in the form of paste or readymade paint.
- Hoisting machines and tackle used in the works, including their attachments, anchorage and supports shall be in perfect condition.
- The ropes used for hoisting or lowering materials or as a means of suspension shall be of durable quality and of adequate strength and free from defects.
- Developer shall appoint 'Safety Officer' to maintain safety records to the satisfaction of the Project management consultants engineer.
- Employees should be covered in the State Insurance Act.
- Adequate Number of Guards to be provided for watch and ward.

49. Submission of all official documents.

The Developer should handover to society all the original approved drawings from NMMC/CIDCO, CC, BCC, and OC. Agreement with various vendors, no dues certificates from various government authorities, within one month from the completion of project. Layout drainage, water supply, electrical supply, lift PWD certificate. shall be also handover at the time of possession.

SECTION 7: SPECIFICATION FOR AMENITIES/CONSTRUCTION FEATURES/FACILITIES

The Developer shall provide the amenities in the new flats in line with the Standard Amenities prevalent in the area. Developer shall show sample flat and get it approved by society. The common construction features to be as given hereunder.

1. **Structure**
   - The R.C.C. structure (M35 grade and above concrete with RMC for all RCC work) to be designed by eminent qualified and licensed R.C.C. consultant and the planning of the building layout to be carried out by well conversant Architect.
   - The R.C.C. Structure will be designed as per I.S. code of practice with all due consideration for dead load, live load, wind forces and seismic applicable for zone IV as per relevant code (I.S.456 and I.S.1893).
   - All the R.C.C. work viz. pile foundation / open footings, R.C.C. plinth beams, R.C.C. floor beams, R.C.C. Columns, Staircase, Lift well, R.C.C. Over Head Water Tanks, Under Ground Water Tanks, Lift Machine Rooms, R.C.C. loft over Bath and W.C. etc. will be as per design and drawing of the R.C.C. consultant and the instruction of the consultant. The floor to floor clear height of flat / room will be of 9'6".
   - For R.C.C. works 53 grade cement to be used
   - Mix design for footings, columns, slabs and beams to be done before starting of excavation.

2. **Foundation**
   Soil investigation will be carried out at site (V.J.T.I. / Bombay I.I.T.) to ascertain the safe bearing capacity of the soil or the depth of pile foundation / open foundation and the rock socketing length as per the I.S. relevant I.S., the cement to be used for the foundation will be Portland Pozzolona Cement (P.P.C.) or Slag Pozzolona Cement (S.P.C). Anti-termite treatment should be done before back filling.

3. **Elevation**
   A beautiful and breathtaking elevation having low maintenance to be done by reputed Elevation Architect/ Designer.

4. **Masonry**
   - The External Masonry / Walls shall be in brick/block of 6" thick in jointing chemical/adhesive
   - The Internal Partition Wall to be in AAC Block of 4" thick jointing chemical/adhesive
   - Fly ash brick work up to 1'-0" level from R.C.C. slab at every floor to avoid capillary action.

5. **External and Internal Plaster**
   - The external plaster to be waterproof sand faced plaster in Ready mix cement mortar in two coats including elevation with waterproofing compound with grooves, pattas, rounds or any effect as desired by the Elevation Designer.

- Intermediates wall between two flats should have thickness of 6".
- For internal walls and ceiling gypsum plaster of India Gypsum Company 10 mm thick shall be done, with smooth finish

6. Water Proofing

- All the open wet areas viz. Terrace, Lift Machine Room Top, Mumty Room Top, Chajjas Balcony Tops to be waterproofed with brick bat coba and IPS The Terrace and balcony top to be topped with china chips (size 1" size preferably white in colour). Water ponding test for 15 days before fixing of china chips.
- All the closed wet areas viz. Bathroom, WC and Kitchen sinks to be done in brick bat coba finished with cement mortar and made completely waterproof. Water ponding test for 15 days for all waterproofing.
- Two coats of polymer layer should be applied before conventional waterproofing.
- Lift-pit and under-ground water tank, box type water proofing to be done.
- **Damp Proof Course (DPC) at the plinth beam**.

7. Plumbing

All the pipes (drainage and water supply) shall be at least 65 mm – 75 mm away from the walls.

- Drainage
  Vertical Drainage pipes and fittings shall be of CI / PVC material. The Under-Ground Drainage pipes shall be of best quality SWG pipes and fittings with box concerting. All vertical drainage and rain water pipe lines to rain water harvesting pit and water supply work up to and including drainage connection to the Sewage line and water connection to the NMMC/CIDCO water main including Water Meter and be carried out through Licensed plumber as per MCGM requirement. The existing drainage work to be removed and redone as directed by Architect / Project management consultants engineer .

- Water supply and additional bore-well with pump to be dug
  The water supply pipes shall be C class GI pipes and GI fittings / UPVC / CPVC to be IS approved. The water connection to all the flats will be as per NMMC/CIDCO norms i.e. Municipal water connection for domestic use and additional Bore well to be provided for water connection for flushing and fire fighting purpose.

- For overhead water storage tanks we strongly recommend to have of RCC tanks.

8. Plumbing Fixtures and Fittings

- Concealed CPVC Pipe& fittings(for hot water) for bath /toilet / Kitchen (Astral/ Ashirwad brand)
- C.P. brass fitting e.g. Mixer / Diverter taps / shower, etc. Jaguar make (Series- Florantive / Fusion)
- Ceramic fittings e.g. Wall hung W.C with soft close cover (21”), wash basin (18” x 16”) etc. (Hindware/ Parryware Make)
- S.S.Sink (24” x 18”). Nirali Make.
- Wash basin of 20” X 12” to be provided in dining area and toilet blocks
- UPVC / PVC for external sanitary lines with 2 mm thick galvanized bracket with G.I.heavy duty clamps , to be provided 5’-0” c/c distance .

9. External Paint

The external surface of the building will have1.5 mm acrylic base texture coating and on top of that painted with Elastomeric Paint.(10 Year waterproofing Guarantee) The internal paints shall be of Plastic Emulsion / Luster paint over P.O.P in wall and ceilings, Asian and ICI make

10. Electrical Fittings and Fixtures.

- Three phase electric connection shall be provided and be executed through licensed Electrical Developer.
- Two submersible water pumps of adequate capacity of standard manufacturer with all the connections to be provided with automatic on / off level indicator in each tank.
- To provide a stand by generator to self-operate in case of power failure with Switch changeover.
- Water tank level and pump control system.
- Cable connection point, intercom facility and internet connections to be provided including 2 high-speed optic fiber cable

Sr.No	Description	Make
01	Electrical Cables or Single core wires	Polycab / Finolex
02	PVC tubular conduit and accessories	Finolex/Precision/Polycab
03	Metal tubular conduit and accessories	Elcon
04	Distribution Board	Hager / Havells / Schneider
05	ELCB/MCB/MCCB	Legrand/Siemens/Schneider/ABB
06	Lighting Fixture	Crompton / Bajaj
07	Switches and Socket outlets	Crabtree/ Schneider/Havels/Anchor
08	Earthing Accessories	Elcon
09	Telephone /Coaxial/Lan cables	Polycab/ Finolex
10	Transformer	Crompton
11	Switchgear	ABB/Schlinder

11. Elevators / Lifts

Elevators of required capacity of **KONE / SCHINDLER** or other reputed make as approved by society to be provided as per P.W.D. requirement. **To provide a standby generator which will be self-operated in case of power failure**; safety to be ensured first. The safety norms for the installation and working of the lifts have to be strictly adhered to.

12. Piped Gas Connection

All the members shall be provided with piped gas connection in kitchen and for geyser in each bathroom.

13. Rain Water Harvesting

All the rainwater shall be efficiently collected and shall be utilized for increasing ground water table or as specified by the NMMC/CIDCO rules.

Sr.No.	Quantity	Description
1		Geophysical Survey for Borewell Identification by Electromagnetic Method
2		Borewell Drilling 6" Diaupto (200 ft)
3		Collection System:-Providing, supplying, lowering, laying and jointing in standard lengths ISI mark PVC pipes / Half Round Gutters, specials and necessary fittings for rain water with rubber ring joints including cost of rubber ring. etc. complete. With installation testing and commissioning also include fabrication works like clamps and angles etc.
		PVC SWR 63 mm 4 kg/cm²
		PVC SWR 90 mm 4 kg/cm²
		PVC SWR 110 mm 4 kg/cm²
4		Rainy Filter :- Providing ,fixing and testing Dual Intensity Rainwater Harvesting "Filter Rainy Filter" of HDPE Material With SS-304 Filter element, having following parts:- Filter Cap, Rubber Bush, Upper Housing, Union, Intermediate Bush, Lower Housing, Straps, Wall Bracket, Anchor Bolt & Nuts, Bellow For Drain Outlet, Clean Water Outlet adapter.
		Rainy Filter FL 100
5		FURAAT RECHARGE PIT(SFM):- Providing and fixing Furaat Recharge pit including labour charges for installation consist of following parts:-Vertical slab (Regular), Vertical Slab(Perforated),Vertical Slab(Inlet & Outlet), Horizontal slab(Half octagon), Lid (Half round), Top Flanges, Bottom Flanges, PVC pipe 2m length, PVC cross, PVC Tee, PVC Elbow, Air vent, Locator, Screen Tie Rod, Lid Handles New, V-wire Screen (420x300), Sand,Gravel-40mm,Lid Riser (concrete),Solution, Vertical Slab (Inlet/Outlet),End cap, etc.
6		Excavation for Conventional Recharge Pit: Excavation for foundation in earth, soil of all types, sand, gravel and soft murum, hard murum, soft rock, hard rock including removing the excavated materials upto a distance of 50 metres beyond the building area and lift upto 2 metres, stacking and spreading as directed including dewatering unless provided elsewhere, preparing the bed for the foundation and necessary backfilling, ramming, watering complete, excluding shoring and strutting.
7		B.B. masonry Chamber for Borewell:-Providing and constructing B.B. masonry chamber(0.60x0.45x0.9) with 15cm thick 1:3:6 proportion PCC bedding, excluding excavation, B.B. masonry in C.M.1:5 proportion precast RCC frame and cover, etc.half round S.W. pipe to be use at the bottom level.
8		Excavation for Furaat Recharge Pit: Excavation for foundation in earth, soil of all types, sand, gravel and soft murum, hard murum, soft rock, hard rock including removing the excavated materials upto a distance of 50 metres beyond the building area and lift upto 1.50 metres, stacking and spreading as directed including dewatering unless provided elsewhere, preparing the bed for the foundation and necessary backfilling, ramming, watering complete, excluding shoring and strutting.
9		Providing and laying in situ plain cement concrete M-15 of trap metal for foundation and bedding including bailing out water manually, formwork, compacting and curing.
10		Refilling the trenches with available excavated stuff with soft material in 15 cm layers with all leads and lift including consolidation, surcharging etc. complete

14. Borewell connection.

Bore well (and not Tube well) connection to be provided by the developer including the necessary electrical connection along with submersible pumps and automatic water controller and filtration plant.

15. Vaastu

The planning of the building as per the Vaastu norms prevalent is desirable.

16. Fire Fighting

The fire-fighting installation works shall be as per Chief Fire Officer's requirement and DC regulations.

17. Pest Control and Anti- Termite Treatment

Pest control Treatment in flooring plinth, super structure and every important stage of the work to be done as per the specifications and as per the I.S. code of practice.

- **TREATMENT TO COLUMN PITS, WALL TRENCHES AND BASEMENT EXCAVATIONS:**
- The bottom surface and sides (up to a height of 302 cm from the bottom) of the excavations made for column pits, trenches and basement shall be treated with the chemical emulsion mentioned above @ 5 liters per sq. meter of surface.

- **TREATMENT TO BACKFILL EARTH:**

  After the column foundations, wall foundations and retaining walls of the basement come up, the backfill in immediate contact with the foundations structure shall be treated with the chemical emulsion @ 7.5 liters of the vertical surface of the sub structure for each side. The earth is usually returned in layers and the treatment shall be carried out in similar stages. The chemical emulsion shall be directed towards the concrete or masonry surface of the columns and walls so that the earth in contact with these surfaces is well treated with the chemical.

- **TREATMENT TO RCC FRAMED STRUCTURES / BASEMENT:**

  The treatment described in 1. And 2 above applies essentially to masonry foundations where there are voids in the joints through which termites can seek entry into the super structure, hence the foundations require to be completely enveloped by a chemical barrier. In the case of R.C.C framed structures with columns and plinth beams and R.C.C basements the concrete mix is rich and dense (being 1 : 1 1/2 : 3 or richer), it is necessary to start the treatment from the bottom of excavations for columns, plinth beams and basement walls as termites are unable to penetrate it.

18. Flooring and Tiling Work.

- **Wall Tiles Bath and WC**:- Size- 600 x 600 mm, Brand – Kajaria/ Somany/ Johnson, Thickness – 10 mm, Finish – Glazed / Satin. Door window and ventilator framing, granite double patti with moulding to the used. Tiles to be fixed up to full height.
- **Kitchen**: - Same as above but in glazed finish, Kitchen Platform top of 2'-3" granite with 15 mm thick, including moulding. Tiles to be fixed up to full height.
- **Flooring (vitrified)** – Size- 800 x 800mm, Brand – Nitco / Kajaria / Johnson

Thickness – 10mm, Finish- Nano

19. Doors and Windows

- DOORS
  - Main door- main door and other doors except toilet doors frame size shall be3'-6" x 7'-3" 40mm thick Teak wood door both side laminated with 1mm thick sunmica(OR wooden finished steel framed double door)having twin bolt Godrej night latch, aldrop 10" tower bolt, door magnet. (Rhythm and Kodia brand) all the fittings should be of brass C.P. fittings. Decorative teak wood Safety door to be provided for Main door with locking arrangements.
  - Bedroom door- 35 mm thick size 3'-0" x7'-0" Teak wood door both side laminated with 1 mm thick sunmica having cylindrical Godrej lock, 10" tower bolt, door magnet. (Rhythm and Kodia brand)
  - Toilet / bath door- 30mm thick 2'-6" x 6'-6" fibrepre-moulded doors/Decorative Hardner sheets having cylindrical Godrej lock, (C.P brass fitting, Rhythm and Kodia brand)
- WINDOWS
  - All windows shall be provided with heavy duty anodized channels and sliding glass windows and stainless steel mosquito nets. Window will also be provided with heavy duty M.S. box grills for safety.
  - Sliding window 2"series Jindal's Aluminum heavy duty sections having 20 micron colour anodized with 5mm clear Modi glass.

20. Common Facilities / Site Development

- Well-designed Entrance lobby / lobbies with name plates and letter boxes of members to be provided.
- The flooring of entrance lobby in Granite / Italian Marble
- The height of entrance lobby to be 20'0"
- **CCTV camera, door conference phone & intercom connection for the society building**.

Sr.No	Particulars	Make/ Model
1	Hikvision make 32 port NVR Channel with 6 TB Hard two Disk (Seagate)	DS-7P32M1
2	16 port POESwitch	MRE
3	42 inch monitor 1 Nos	Samsung / Hikvision
4	I P Camera 3.6 – 20 mtr 4 MP	Hikvision
5	Dahua make I.P.Bullet Night Vision Camera 6mm lense 30mtrs range Outdoor 4 MP	Hikvision
6	3.6 mm 4 MP 20 Meters lance	Hikvision

7	3.6 mm 4 MP 20 meters RJ 45 Connectors	Hikvision
8	32 IP Camera (Dome & Bullet) Note :- Cat 6 wire Delink as per requirement, for insulating camera & NVR,PVC Box 32 & one 6 u Rack.	Hikvision

- Society office with toilet and wash basin , with computer, printer, lights and fans, Chairs and table.
- Granite treads and risers upto 1st floor
- Landing and mid landing to be decorative type of Granite / Marbonite / Natural Stone / Italian Marble upto 1st floor
- Staircase wall and ceiling to be painted with plastic emulsion paint.
- Adequate water storage tank for continuous water supply, separate water storage tank for Borewell water to be connected to flush tank and for fire-fighting.
- Name Board and Nameplate of same design to each and every flat
- Submersible pump for the Under-Ground tank with control panel at suitable location
- Well-equipped Servant Toilet in each and every wing with facilities for bathing
- Good sturdy decorative gates security room with toilet.
- Entire compound to be paved with 9" thick rubble soling and 4" thick P.C.C. and 80 mm thick white cement base glossy interlocking paver blocks and flowerbeds to be provided.
- Designer AC. entrance lobby in marble / granite / vitrified / Marbonite tiles with reception area and fancy nameplate fitting.
- Security cabin at the entrance gate with attractive society name board with light.
- Postal delivery boxes of size 8" X 11" inside dimension for each member
- Well-lit and paved approach road. Street lighting to have solar panels.
- Doors in each floor landing / staircase
- All existing electrical, pipe gas, telephone, cable, internet connections to be surrendered by developer and reinstated before handing over the possession to the society members.
- Rain Water Harvesting system
- Generator for Lift, Pumps, Common Lighting, 1 light and 1 fan in each flat
- The proposed plinth ground level to be raised above2'-0" of the existing 18.3 m road level
- Toilet facility for security guards in the premises.
- Compound wall with adequate lighting facility, provided by good quality light fixtures of garden.
- Provision for storm water drains and drives ways.
- Provision should make for DTH connection
- Best quality Polished kotha stone for staircase riser 7" and treads 12" with 3 line grooves and nosing.
- Composting machine & Garbage area to provided as per capacity of the proposed flats .
- Sizable community hall shall be provided by developer
- The developer shall not construct terrace flat. The entire terrace area shall be of society property after redevelopment.
- As per NMMC/CIDCO rules fire sprinkles shall be provided to each flat and room.

- Covered Gymnasium as per NMMC/CIDCO rule.

21. Garden and Landscaping

- Beautiful landscaped land garden with benches and open gym at Roof top amenities.
- Children play equipment; children pavilion, play area paved and well-designed lawns for children and elderly people
- Parking areas should be provided with lights.

22. Watchman Cabin and Common Toilet

- Watchman cabin with sitting arrangement to be provided by the developer.
- A common toilet block to be provided with sanitation facility.

23. Sample flat

Once the casting of third slab is done, prepare a sample flat with the approved brand of material, with the approval of the Project Management consultant and the society.

SPECIFICATION FOR THE STANDARD AMENITIES IN EACH FLAT

Minimum height of flat to be 9'0" clear from Floor to slab ceiling.

Living Room

- The internal plaster of the walls and ceiling to be done with Gypsum plaster.
- The flooring to be in Vitrified Tiles / Marbonite Tiles / Granite/ Italian marble.(as per choice of members)
- The window sill should be at 1'6" from the floor level. Only 6' with French Windows.(Window sill means the top of the bottom pardi from flooring)
- Wall and ceiling of the room to be of P.O.P finish with decorative P.O.P moulding.
- The heavy-duty teak wood with both side laminated with 1mm th sunmica main door at the entrance with veneer finish, Safety door also to be provided.
- Name board with flat number on the entrance door.
- Provision for Telephone, Intercom, Cable connection and internet connection.
- Living room should be big enough.(it will be as per space available &design approved by the society)
- M.S.grills with decorative design to be provided.
- Provision for installation of split air-conditioning with AC water outlet.
- Window sill, jambs and top shall be provided with granite.
- False ceiling to Hall ceiling.

Kitchen

- The internal plaster of the ceiling to be done with Gypsum plaster.
- Piped Gas Connection.
- The flooring to be in vitrified tiles / Marbonite Tiles / Granite
- The window sill should be at 3'-6" from the floor level and width 4'-6".
- Granite kitchen platform with both side polished Kadappa sandwich type framework a steel sink and service platform with full height glazed tiles on wall.
- The wall area below the kitchen platform to have white / colored ceramic tiles.
- Water purifier make Aqua guard and Exhaust fans make Bajaj to be provided.
- Wall tiles in kitchen – floor to roof.
- Dish washer provision to be made.
- Exhaust fan should be provided at kitchen window.
- Inverter wiring to be provided at kitchen loft.
- False ceiling to Kitchen & Passage ceiling.

Bed room

- The internal plaster of the walls and ceiling to be done with Gypsum plaster.
- The flooring to be in Vitrified Tiles / Marbonite Tiles / Granite / Wooden floor.
- The window sill should be at 2'-6" from the floor level. 6' with French windows.
- Wall and ceiling of the room to be of P.O.P. finish with decorative corner moulding.
- Provision for Telephone, intercom, cable connection and internet connection.
- The flooring to be in Glazed / Ceramic Anti-skid Tiles. (as per approval from members)
- Provision for installation of Hi-wall split air conditioners with AC water outlet.
- False ceiling to Bed rooms ceilings.

Toilets for Flats

- The flooring to be in Ceramic Anti-skid Tiles.
- Full height glazed (designer) titles.
- Storage geyser of 25 litters capacity, Exhaust Fan, Stainless steel towel rod, tooth brush holder, soap dish and Granite shelves.

- ❖ Ceiling to be finished with oil paint / tiles false ceiling of PVC sheet. (as per approval from members)
- ❖ Single Lever Mixer piping and taps for hot and cold combination for taps, shower and wash basin, concealed piping to be in CPVC.
- ❖ Dry balcony to be provided. (it will be as per space available & design approved by the society
- ❖ PVC False ceiling to Toilet / Bath ceiling.

SECTION 9: LIST OF APPROVED MATERIAL / BRAND

Unless otherwise mentioned specifically, any of approved makes or brands shall be allowed to be used. Other makes or brands of the Building material bearing I.S.I. monogram on the material itself will also be allowed to be used with the written approval of the project management consultants. The Developer should distinctly understand that it would not be their prerogative to insist for using particular make brand from the following list. The final selection will have to be done with the approval of Society / Project management consultants engineer . The list given below is only indicative and not restricted to brand mentioned. Other equivalent brand may be approved at the discretion of the society / consultant after verifying equality thereof. The Tenderer may suggest additional brand names if desired, the same may be approved by the society / consultant provided the Tenderer convinces both the parties regarding the credential of the material / manufacturer / supplier.

Sr.No.	PRODUCT CATEGORIES	APPROVED BRANDS
➢	**BUILDING MATERIAL**	
1.	Construction blocks	Aerocon , Siporex, BILT, Magicrete, Universal , Con wood
2.	Ordinary Portland Cement	JK (SarvaShaktiman) , Aditya Birla Ultratech , Jaypee OPC, Birla (Plus/Suyper/Kamal), ACC Jamul
3.	White Cement	Birla Ultratech White , JK White, Coromandal white, Zuari white , JK Camel
4.	Ready Mix Concrete	ACC , Birla, Godrej
5.	Aluminum Frames, Extrusions, Profiles, Sections	Jindal , Indal, Hindalco, Bhoruka , Jeb Asia
6.	Metal Frames	Allow Asia , Rondo metal frame systems , Jeb Asia
7.	Structural Steel	Tata , Ispat, Essar, Jindal
8.	Reinforcement Steel	Tata Tesco , Sail
9.	Concrete admixtures	Pidilite – Dr. Fixit (Pidicrete CF 101 / Pidicrete AM / powder Waterproof), Sika India Pvt Ltd, McBauchemmie, Fosroc (Structuro / Conplast/Cebex)

10.	Curing compounds	Fosroc Concure , Pidilite – Dr. Fixit Curing Compound / Sika India Pvt Ltd
➢	**TILE ADHESIVES, ADDITIVES and PRIMERS**	
1.	Adhesive for Tile to Cement / Concrete surface	BAL ENDURA Silver Star
2.	Adhesive for adhesion of Vitrified Tiles to any surface	BAL ENDURA Diamond Star (grey) + BAL ENDURA Admix AD1, BAL ENDURA Gold Star + BAL ENDURA Admix AD1, Laticrete L111 + Laticrete L73 admix
3.	Adhesive for tile adhesion on Ceramic	BAL ENDURA Gold Star + BAL ENDURA Admix AD1 / Sika India Pvt Ltd, Laticrete 290 + water
4.	Adhesive for tile adhesion on Wood / Plywood/ Steel (super flexible latex)	BAL ENDURA FLEX , Laticrete L333 + Laticrete L 290
➢	**TILES**	
1.	Ceramic Tiles	Kajaria , Somany, RAK ceramics, Simpolo, Asian, Nitco
2.	Vitrified Tiles	H & R Johnson – marbonite , Kajaria – Elernity, Asian, Simpolo, Graffiti, Nitco, Euro, Euro, Kerrogress, duraStone, SomanyKerogress
3.	Paver blocks	Vyara , Super tiles, Dazzle, BasantBetons,
4.	Paver tiles	Super tiles , Sobha, BasantBetons
➢	**FINISHES**	
	PRIMERS and PUTTIES	
	Plaster of Paris	
1.	Cement Based Wall Putty	J.K. Laxmi, LaticreteLatafinish wall putty, Asian Paint Acrylic wall putty, JK Putty, Altek, Saint Gobain – Weber Walifne , Birla Putty
2.	Metal Primer	Asian metal primer , Nerolac Palm tree Red oxide Primer, Nerolaclolite anticorrosive red oxide primer, Neorlac zinc chromate primer
3.	Wood Primer	Asian woodorite primer , NerolacDurolite wood primer (White / Pink)
4.	Cement primers	Asian Decoprime synthetic cement , primer ST, Asian decoprime synthetic cement primer WT, NerolacPrimolite Primer
5.	Acrylic Paints	Nerolac Excel 100% Acrylic , Asian Apex Weatherproof

6.	Plastic Paint	NerolacSuraksha Advanced , Asian Apex Ultima (Advance Anti – algae weatherproof emulsion)
7.	Texture Paint	Asian Apex textured exterior emulsion , Nerolac, Snowcem , Asian
8.	Distemper	Nerolac oil bound distemper , Nerolac acrylic distemper, Nerolac premium acrylic distemper, Asian Tractor synthetic washable distemper, Asian Tractor Acrylic Distemper, Nerolac Acrylic washable distemper, Berger bison distemper
9.	Enamel paint	Nerolac synthetic enamel, NerolacGlody synthetic enamel, Nerolac Excel High performance enamel, Asian Apcolite premium gloss enamel, ICI Dulux synthetic enamel, Berger Luxoi synthetic enamel
10.	Luster paint	Nerolac Pearl Lustre
➢	**EXTERIOR PAINTS**	
1.	Acrylic Paints	Nerolac Excel 100% Acrylic , Asian Apex Weatherproof
2.	Plastic Paint	Nerolac Suraksha Advanced , Asian Apex Ultima (Advanced Anti-algae weatherproof emulsion)
3.	Texture Paint	Nerotex Matt , Asian Apex textured exterior emulsion
4.	Cement Paint	Nerolac , Snowcem, Asian
5.	Aluminium Paint	Asian 3 Mangoes
6.	Steel Furniture Enamel	Asian 3 Mangoes
7.	High Performance Coatings	Kansai Nerolac Chemguard , Kansai NerolacAmeron, Kansai NerolacAmeron, Artilin, Tru-worth Zinsser Mold & Mildew High Performance coatings , Kansai NerolacDimetcote
8.	Retro Reflective road markings	ApurvaBuildcarePolydeck
➢	**POWDER COATINGS**	
1.	For pipes, water, gas valves, steel furniture	NerolacPolyCoat Epoxy Powder series 6000
2.	For aluminium extrusions	Nerolac Pure Polyester Powder series 6100
3.	For UV protection	NerolacPoly-Eurathane powder series 6300
➢	**PLUMBING and SANITATION**	
1.	G.I. Pipes and Fittings	Tata , Zenith
2.	C.I. Pipes	Neco , BIC

3.	PVC pipes and Fittings	Prince , Finolex
4.	Ball valves	Zolotto / HAWA / GICOMINI / ADUCO
5.	Gate valves	WELWORTH / LEADER / ZOLOTO
6.	Sinks	Nirali
7.	Sanitary ware	Jaquar , Parryware, Hindware,
8.	Sanitary fittings	Jaquar ,Parryware
➢	**ANCHORS AND FASTERNERS**	
a)	Mechanical anchors and fasteners	
1.	Heavy duty mechanical anchors for concrete application	Hilti HST / Hilti HST / Hilti HSL 3 , Power Fasteners
2.	Medium duty Mechanical Anchors for AC ductings, Pipe rack fixings, etc	Hilti HRD , Power Fasteners
3.	Screws	GKW , Philips, NettlefoldOxidised
b)	Chemical anchors and fasteners	
1.	Heavy duty chemical anchors for concrete application	Hilti HVU + HAS-E-Rod, RE 500 + HAS-E-Rod, Power Fasteners
2.	Medium Duty Chemical Anchors for concrete application	Hilti HY 150 + HAS-E-Rod , Power Fasteners
3.	Medium Duty Chemical Anchors for hollow brick application	Hilti HY 20 + HAS-E-Rod , Power Fasteners
4.	Medium Duty Chemical Anchors for solid brick application	Hilti HY 50 + HAS-E-Rod , Power Fasteners
5.	Cast-in-Channels	Halfen , Jordahl
6.	Framing Channels	Halfen, Jordahl
7.	Pre-cast panel Anchors	Halfen , Jordahl
➢	**Boards**	
1.	Plain particle board	Bajaj , ASIS
2.	Marine Ply wood	Century Marine , Anchor 72 Marine / Anchor 2000 Marine , Mayur Gold, Archid, Truwud, Uni ply Gold club
3.	Fire Retardant ply wood	Century Fire Sale , Anchor Fire Retardant
4.	Flexible Plywood	Century Flexible , Anchor Flex, Uni ply Flexible, Mayur Flexi
5.	Veneers	Anchor Decorative ply, Century Decorative natural ply, Natural Venner, Wen wood veneer, VOW deluxe veneer, Truwood, Orchid, Archid, Timex, Green.
6.	Shuttering plywood	Century Shuttering plywood , Green Valley plywood , Uniply shuttering, Archid , Green Shuttering, Mayur Shuttering Ply , Anchor densified shuttering ply

7.	Commercial Block Board	Century MR grade block-board , Anchor M.R. grade block-board , Mayur Gold Commercial, Uni-board MR, Anchor M.R. grade block-board
8.	Marine block board	Century Block-board (phenol Formaldehyde bonded) , Anchor Marine treated block-board (phenol Formaldehyde bonded)
9. a	Flush doors	Anchor Flush doors , Century BWP flush door , Green flush door, Mayur flush door
b	Teak wood doors	2" th teak wood door .
10.	Tubular core Particle board flush door	Anchor-Sauerland , GMP Technologies
11.	Flush doors	Anchor Flush doors , Goyal
12.	Commercial Ply	Anchor commercial 2000, Uniply HMR , Mayur Ultra Commercial , Century Commercial M.R. grade , Archid , Truwud , Green M.R. grade
13.	Laminates	Royal touch , Bloom, Vlr, Signature, Sundek , Bravla , Timex Mica , Green Lam, Archid, Rotolam, Formica, Asis, Sunmica, Samrat, Heritage, Timex Mica, Silicon, Merinolam, Century
14.	Medium Density Fibre boards	Duratuff , Green Panel Max,, VALCHROMAT, Asis, UNIWUD, Durian Gold, Bajaj
➢	**ELEVATORS**	
1.	Passenger elevators	Schindler, Kone.
➢	WOOD FINISHES	
1.	French Polish	Pidilite WUD FIN wood polish (Gloss), Tru-Worth Zinsser (Gloss), Asian Touchwood, Asian Apcolite Natural wood, NerolacWonderwood, Asian Apcolite silk wood
2.	Varnish	Asian Apcolite Synthetic varnish , Asian 3 Mangoes Fine Pale Copal Finish
3.	Anti-termite paint for wood	Wood care , Wood Guard
4.	Melamine polish	Pidilite WUD FIN melamine (Glossy &Matt) , Asian Melamine Gold, NerolacMetamine
5.	Acrylic Lacquer	Pidilite SHOW CASE Acrylic (Glossy & Matt)
➢	**DOOR HARDWARE**	
1.	DOOR HINGES	
2.	Glass to wall / glass shower Hinges	KL Megla , Nu
3.	Ball Bearing Butt hinges, Plain bearing butt hinges	Union , Palladium, Neki, Magnum, Ingersoll Rand, Hettich
4.	Pivot Hinges – Pivot Sets	Dorma , Union, Hafele

5.	DOOR HARDWARE	Vijayan , CIEF, Neki, Union, Sobeet, Ingersoll Rand, Godrej
➢	**PANELS**	
1.	Glass	Saint Gobain , Asahi, Modifloat
2.	Mirror	Saint Gobain , Asahi, Modifloat
➢	**FIRE - FIGHTING WORKS**	
1.	G.I. Pipe	Tata / Zenith
2.	Butterfly Valves	AUDCO / KEYSTONE / INTERVAL
3.	Pressure Gauges	FIEBIG / Prega / H.GURU / OMEGA / WAAREE
4.	Paints	ICI / ASIAN / BERGER / SHALIMAR
5.	Hydrant Valves Branch pipes and other Accessories	Monsher / Newage / Minimax
6.	First Aid House Reel Drum	Monsher / Newage
7.	Pumps	Kirloskar / Mather &platt
8.	Motors	Kirloskar
9.	Diesel Engine	KOEL / Cummins
10.	Foot Valve with GM Strainer	Monsher / M & P
11.	Air Release Valve	Monsher / M & P
12.	Batteries	Exide / Standard
13.	Canves hoses	Newage / Jayshree / Fire marshall
14.	FRLS Cables	CCI / Finolex
15.	Starters	Siemens / L & T
16.	Motor Control Panels	Monsher / Mather & Platt (TAC Approv.)
17.	Control cables	CCI / Finolex / Gloster
18.	Fire alarm control Zonal Panel / Hooter Call Point / Response indicator	Monsher / Mather & Platt
19.	Fire Alarm Panel (S)	Notifier / Secutron/ Edwards/ Simplex
20.	Smoke Detectors	Edwards / System sensor Notifier
21.	Smoke Detectors (Photo / Photo Thermal)	Notifier / Secutron/ Edwards/ Simplex
22.	Smoke Detectors (Photo/Photo Thermal) with sounder base	Notifier / Secutron/ Edwards/ Simplex
23.	Sprinkler heads	GRINNEL / VIKING / TYCO
24.	Network Repeater with Fire Fighters Telephone System	Notifier / Secutron/ Edwards/ Simplex
25.	Interface modules: Monitor / Relay / Control / Zone Monitor etc.	Notifier / Secutron/ Edwards/ Simplex

26.	Sounders / Sounder cum Flashers / Strobes / Speakers / Speaker cum Flashers / Annunciation devices	Notifier / Secutron/ Edwards/ Simplex
27.	Manual Pull Stations	Notifier / Secutron/ Edwards/ Simplex
28.	Fault Isolator Modules	Notifier / Secutron/ Edwards/ Simplex
29.	Addressable Power Supplies	Notifier / Secutron/ Edwards/ Simplex
➢	**ELECTRICAL WORK**	
1.	Wires	Copper conductor double/ single PVC as per I S 694, Finolex, Sundeep, V Plast, Polycab, R.R. cable
2.	TPN SFU / FSU with HRC Fuses	L & T, Siemens, G.E. Legrand
3.	HRC Fuses	L & T, Siemens, G.E.
4.	Energy Meter	L & T, AE, Nippon etc.
5.	MCB & MCB DB	Indo – Kopp, MDS , Siemens, L & T – Havelis
6.	MCCB	L & T, GE, MDS, Schinder
7.	MCB + ELCB	MDS, Siemens, L & T, Havells.
8.	ELCB	MDS, Siemens, L & T, Havells
9.	Busbar Chamber	CPL, KEW
10.	Metal clad DP and TPN Switches	Clip
11.	Iron clad cut out	Bosma or any MSEB approved or approved equivalent
12.	11 KV Ring Main unit without switches and switch fuse units	Andrew Yule and Co. LG, Southem switches
13.	11 KV XLPE CABLE	Asian, CCL, Glosteror, Polycab, RPG
14.	Transformer 11 KV/ 43V. Indoor	Pactil, Emco, Bharat Bijlee, Voltamp
15.	ACB Feeder Pilars Distribution pillars Minnipillar and L T Fuse boxes / switch boxes.	Locally fabricated as per MSEB Approved make. Prior approval of MSEB Required Before fabrication.
16.	Air circuit breaker	L & T, Siemens, MG, GE
17.	Cable (1.1. KV grade)	Al./ Cu. Conductor XLPE Insolated, approved PVC Sheathed. Asian, Polycab, Gloster CCI, Finolex, RPG
18.	Cable glands	Brass heavy duly, glands, weather proof with rubber washers and gaskets.
19.	Cable Lugs	Dowels (Crimping type) / HEX

20.	11 KV, cable end termination Kit & cable jointing Kit	Raychem, xicon or approved equivalent
21.	Terminal Blocks	Elmex
22.	Reliable fuse base and tops	KEW, CPL
23.	Lighting fixtures for HPMV/ HPSV Lamps and fluorescent tubes.	Bajaj, Wipro, Philips (proposed LED)
24.	HPMV and HPSV	Bajaj, Wipro, Philips (proposed LED)
25.	Steel Tubular poles	Bombay poles, Nityanand poles, Noel poles
26.	G L pipe poles	Gujrat, Zennith
27.	Pole terminal box, pole prackets cable junction boxes	Locally fabricate, as per approved.
28.	Motor starter	L & T, Siemens, etc.
29.	Water pumps	Crompton& Greaves, Kirloskar, Jyoti, HBD
30.	Capacitor	Manohar, L & T, KHATAU
31.	Switches, sockets & switch boards (modular)	Anchor, clips &Cabtree, CP4 or approved equivalent
32.	DP switches and other lighting Accessories	CPL Wizard Series
33.	Screws	Nettlefold
34.	Earth wire	Bare copper / PVC insulated wire of required
35.	PVC conduits pipe and accessories	Precision, premium etc.
36.	PVC casing / capping with accessories	Modi, Classic, Precision
37.	MS conduit pipe and accessories	Supreme, BEC, Vimco
38.	Rotary Switches	L & T, Siemens, Kaycee
➢	**PEST CONTROL**	
	Anti-Termite	Pest Control India , Pecopp Pest Control , Godrej Hi care Pest Maintenance(Guarantee as per services)
➢	**Public Address Systems**	
	Mixer / Pre Amplifier/ Booster Amplifier / Volume control / Background music source / Speakers	Bosch / Aties
	Gooseneck microphone / Call Station	Bosch / Aties
➢	**WET SPRINKLER SYSTEMS**	
	Pipes	TATA / JINDAL / ZENITH
	SS Flexible Drops	SENG-JIN / YOUNG-JIN / SAFEX
	Pedal type Flow Switch	HONEYWELL / POTTER / SYSTEM SENSOR

	Non Return Valves	LEADER / ZOLOTO
	Test valve Drain kit	TYCO / VIKING / Eqv UL Listed
	Air Vent Valve	GECOMINI / TYCO / VIKING
	Anchor Fastener & Rod (Hi Tech Support	HILTI / CHILLY
	Welding Rod	ABOR / BERGER / SHALIMAR

➢	**FIRE EXTINGUISHERS**	
	Carbon Di-Oxide type extinguishers 4kg	Safex / Minimax / Zenith / Firefite
	ABC type Fire Extinguishers 5kg	Safex / Minimax / Zenith / Firefite
	Mechanical Foam type extinguishers 4.5 kg	Safex / Minimax / Zenith / Firefite
	Sand Bucket	Safex / Minimax / Zenith / Firefite
	Auto Glow Signage's	PROLITE / AUTO GLOW / PRE APPROVED MAKE
➢	**Power Generator**	
	Diesel Power Generator	Cummins / Kirloskar
➢	**Overhead Water Storage Tank**	
	Water Storage Tank	RCC

SECTION 10: APPLICABLE CODES AND SPECIFICATION

The following specifications, standards and codes are made a part of this contract 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. In case of discrepancy between the enclosed specification and those referred to herein, the former shall govern:

IS: CODES	**DESCRIPTION**
Excavation and Earthwork:	
IS – 783	Code of Practice for laying of concrete pipes
IS–2720	Determination of Water Content/ Dry Density
IS– 3385	Code of practice for measurement of civil Project management consultants engineering works
IS – 3764	Safety code for excavation work.
IS – 4081	Safety code for blasting and related drilling operations.
IS - 10379	Code of practice for field control of moisture and compaction of soils for embankment and sub – grade
Concrete and Allied Works:	
IS - 383	Coarse and fine aggregates from natural sources for concrete
IS – 432	Mild steel and medium tensile steel bars and hard drawn steel wire for concrete reinforcement.
IS – 456	Code of practice for plain and reinforce concrete.
IS - 516	Methods of test for strength of concrete
IS – 1199	Method of sampling and analysis of concrete
IS - 1489	Portland – Pozzolana cement
IS - 1521	Method for tensile testing of steel wire
IS – 1608	Method of tensile testing of steel products.
IS – 1786	High strength deformed steel bars and wires for concrete reinforcement.
IS – 1791	Batch Type Concrete Mixers.
IS – 2386	Methods of test for aggregates for concrete.
IS – 2430	Methods of sampling of aggregates for concrete.

IS – 2502	Code of practice for bending and fixing of bars for concrete reinforcement
IS : CODES	**DESCRIPTION**
IS – 2506	Screed Board Concrete Vibrators.
IS – 2571	Code of practice for laying in-situ cements concrete flooring.
IS – 2645	Integral cement waterproofing compounds.
IS - 2722	Portable Swing weigh batchers for concrete (single and double bucket type)
IS – 3025	Methods of Sampling and Test (Physical and Chemical) for water used in industry.
IS – 3370	Code of practice for plain reinforced concrete
IS – 3558	Use of immersion vibratos for consolidating concrete
IS - 3696	Safety code for scaffolds and ladders
IS – 4326	Earthquake resistant design and construction of building.
IS – 4634	Method of Testing Performance of Batch – type Concrete mixers.
IS – 4925	Concrete batching and mixing plant
IS – 4990	Plywood for concrete shuttering work.
IS – 8042	White Portland cement
IS - 8112/12269	Ordinary Portland cement (M43 & M53 grade)
IS – 8989	Safety code for erection of concrete framed structures.
IS – 10262	Recommended guidelines for concrete mix design
Masonry Work :	
IS – 1077	Common burnt clay building bricks.
IS – 1597	Code of practice for construction of stone masonry.
IS – 1905	Code of practice for structural safety of buildings, masonry walls.
IS – 2116	Sand for Masonry Mortars.
IS – 2212	Code of practice for brick work
IS – 2250	Code of practice for preparation and use of masonry mortars.
IS – 2394	Code of practice for application of lime plaster finish
IS – 2572	Code of practice for construction of hollow concrete block masonry

IS – 2645	Integral cement water proofing compounds
IS : CODES	**DESCRIPTION**
IS – 3495	Methods of tests for burnt clay building bricks
IS – 5454	Methods of sampling of clay building bricks.
Plastering and Pointing :	
IS – 1542	Sand for plaster.
IS – 1661	Code for practice for application for cement and cement lime plaster finishes.
Paving, Floor finishing and Dado:	
IS – 777	Glazed earthenware tiles.
IS – 1237	Cement concrete flooring tiles.
IS – 1443	Code of practice for laying and finishing of cement concrete flooring tiles.
IS – 2114	Laying in situ terrazzo floor finish
IS – 2571	Laying in situ concrete flooring
IS – 6509	Code of practice for installation of joints in concrete pavements.
Doors, Windows And Ventilators:	
IS– 1003	Timber paneled and glazed shutters.
IS – 1948	Aluminum doors, windows and ventilators.
IS – 1949	Aluminum windows for industrial buildings
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 – 3548	Glazing in building
IS - 4020	Methods of tests for wooden flush doors: Type tests.
IS – 4021	Timber door, window and ventilator frames.
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 – 2932	Specification for enamel, synthetic, exterior, type – I
IS – 2933	Specification for enamel, synthetic, exterior, type – II
Miscellaneous Works:	
IS – 6313	Code of practice for anti-termite measures in buildings

IS : CODES	DESCRIPTION
Road Works:	
IRC – 37	For bituminous roads.
IRC – 58	For concrete roads.
IRC - 19	Standard specification & code of practice for Water Bound Macadam.
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
Sanitary, Water Supply and Drainage Works :	
IS – 554	Dimensions for pipe threads where pressure tight joints are made on threads.
IS – 651	Salt glazed stoneware pipes and fittings
IS – 771	Glazed earthen ware sanitary appliance.
IS – 774	Flushing cisterns for water closets and urinals.
IS - 781	Cast copper alloy screw-down bid taps and stop valves for water services.
IS – 782	Caulking lead
IS – 1172	Basic requirements for water supply, drainage and sanitation
IS – 1230	C.I. rain water pipes and fittings.
IS – 1742	Building drainage.
IS – 2065	Water supply in buildings
IS – 2470	Code of practice for installation of septic tanks.
IS – 2556	Vitreous Sanitary appliances (Vitreous china)
IS – 3486	Cast iron spigot and socket drain pipes
IS – 5219	T' & 'S' traps (Part I).
IS – 5329	Code of practice for sanitary pipe works above ground for buildings Cast iron brackets and supports for wash basins and sinks.
IS – 5961	C.I. gratings for drainage purposes.
General :	
IS – 1200	Method of measurement of buildings and civil Project management consultants engineer ing works
IS – 1893	Criteria for earthquake resistant design of structures.
IS – 4326	Code of practice for earthquake resistant design and construction of buildings

SECTION 11: CHECK LIST

Check List for Documents to be submit along with tender

Sr. No.	Description	Yes / No
1.	List of All Directors / Partners.	
2.	PAN Card of all Directors / Partners.	
3.	Company PAN Card.	
4.	Company G.S.T registration Certificate.	
5.	Audited Financial details of last 3 years.	
6.	Bank Solvency Certificate.	
7.	List of ongoing Projects / Work orders.	
8.	List of Completed Projects.	
9.	Previous Projects I.O.D./C.C/ O.C.	
10.	Details of Technical qualified staff.	
11.	List of In-House Machineries for site	
12.	Company stamp & signature on each paper.	

SECTION 12: DOCUMENTS

The Following documents are attached herewith for your references

1) Existing Property card
2) Total station survey.
3) Lattest D.P.Remarks
4) Carpet Area statement of Exiting Members.
5) Lease Deed /Sale deed.
6) Existing Approved Drawing
7) History of the project.