

NOTICE INVITING BID

Sealed offers are invited from the developers of repute having adequate expertise, resources and experience in the execution of similar works of comparable magnitude and nature for Redevelopment work of the buildings of **SOMAN NAGAR CO-OPERATIVE HOUSING SOCIETY LTD**

- (a) Name Address & Nature of work : Redevelopment work of Soman Nagar Co-operative Housing Society Ltd on plot bearing C.T. S. No.778 of Mazgaon Division in E Ward admeasuring about 2835.43 m², at 36, Krantiveerbhai Balmukund Marg, Chinchpokali, Mumbai 400 012
- (b) Earnest Money Deposit : Rs. 5,00,000/- (five lacs only) by Cheque in favour of **SOMAN NAGAR CHSL** Mumbai to be accompanied along with the technical bid envelope and not with the commercial bid envelope
- (c) Cost to tender document : Rs. 5000/- (Rs. Five Thousand only) Per set payable to the PMC & is non refundable.

Bid documents will be available from the PMC's office: M/S. **VARDE PARALKAR & ASSOCIATES** between 11.30 a.m. and 6.00 p.m. on any working day from **1st floor SBI bldg Annex, Gate no 4, N.G.N. Vaidya Marg, Horniman circle, Fort, Mumbai 400023 or The Soman Nagar Society office.**

LAST DATE FOR ISSUE OF BID DOCUMENTS : 5th October 2022

TIME, PERIOD AND PLACE FOR RECEIPT OF BIDS : 11.30 AM TO 6.00 PM

FROM 1st October 2022 TO 31st October 2022 IN THE SOCIETY OFFICE

DECLARATION BY DEVELOPER (ON THE DEVELOPER'S LETTER HEAD)

Date :

To,

The Secretary / Chairman,

Soman Nagar Co-Operative Housing Society Ltd

36, Krantiveerbhai Balmukund Marg,

Chinchpokali, Mumbai 400 012

Sirs,

Sub : Proposed redevelopment of the Soman Nagar Co-Operative Housing Society Ltd on plot bearing C.T. S. No.778 of Mazgaon Division in E Ward admeasuring about 2835.43 m² at 36, Krantiveerbhai Balmukund Marg, Chinchpokali, Mumbai 400 012

Ref : Your adv. In. _____ dated _____

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

I/We are the owners/proprietor/partners of the firm “ _____ ” and i/we are authorized to bid for the proposed redevelopment of your building.

We hereby would reassure you of the following aspects of the project:

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

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

We have verified ourselves and are conversant with the various municipal policies/procedures as also with other relevant depts. before submitting this offer. We have made our own evaluations and assessment of the project and are satisfied by the same. We also stand by our offer irrespective of any add/alt in the various Govt/MCGM/Policies.

We have visited the site and are fully aware of the site conditions.

I/We have paid a sum of Rs. _____ towards the form fee and am fully aware of the non refundability of the same. As also I/we understand the right and the requirement of the Society to reject my offer without citing any reasons to me/anybody. I shall not claim any form fee amount under any circumstances.

We also assure the Society that we shall work in joint co operation of the committee members and their representatives, architect/PMC of the Society for the successful completion of the project.

We are submitting a cheque bearing no. _____-for **Rs. 5,00,000/- (five lacs only)** drawn on _____bank in favor of **Soman Nagar Co-Operative Housing Society Ltd** as the earnest money deposit. We are also ready to provide the pay-order instead of the cheque as and when demanded by the Society. We also understand that failing to provide with the pay-order within the stipulated period notice of 7 days my offer stands rejected. We ourselves shall be responsible for the same. We also understand that the demand of the pay order by the Society against the cheque does not in any form/sense assure us of the project or otherwise.

Finally we assure you to abide by the certain terms and conditions along with the technical requirements as mentioned herein after through pages _____ to _____ and would always comply with them if not achieve better results.

Thanking You,

()

(All owners/partners/proprietor)

Signature of all necessary Authorized Representatives

SUBMISSION FORMATS

The offer document is to be submitted in two envelopes.

Envelope 1) The developer shall submit this offer document copy duly signed each page along with the covering letter on their letter head in the prescribed format.

As also developer shall submit the attachments as is required for the technical assessment. No other information or correspondence should be included in this envelope.

Earnest money of _____ in favor of _____

Shall be submitted along, within this envelope

Envelope 2) This shall contain the commercial bid duly filled in the prescribed format as provided herewith **on the letter head of the developer.**

Both these envelopes shall be sealed and submitted in separate envelope as provided. This Envelope containing, envelope 1 & envelope 2 shall be sealed and duly stamped from outside and signed by the Developer. Any deviation in the above prescribed format shall lead to rejection.

Envelope 1 will be opened by the Society and scrutinize jointly by the Society and PMC to shortlist the received bids.

This envelope 2 of the tender document of shortlisted developers shall be opened on a date as decided by the Society and all the shortlisted developers will be intimated the date in advance, to enable them to attend the bid opening, if they so wish. The bids will be opened in the Society office.

PREQUALIFICATION / ELIGIBILITY

The Society reserves the right to accept / reject any or all of the developers offer without citing reasons. However the following criteria shall be considered as basic minimum requirement on the part of the developer for the prequalification of the project.

The developer shall have completed the following works successfully during the last Seven years within the Mumbai jurisdiction:

- 1) At least one single project of 100 flats or more or 1 lakh sq.ft. At least
- 2) At least one project of similar nature of 70 cr.

OR

- 1) At least two projects of similar nature of 50 cr. or more
- 2) The developer shall have the executing agency (contractor) with similar experience of executing jobs of similar nature. The developer must submit the details of the list of the contractors along with their job-profile to be appointed for this job

PL note: SRA projects or projects undertaken under 33(14) for mass housing or otherwise shall not be considered as the projects under the category as mentioned above.

Due weight age shall be given for the projects of redevelopment nature.

PREAMBLE INFORMATION OF THE SOCIETY

The Plot is situated on Krantiveer Bhai Balmukund Marg, which is connected to Babasaheb Ambedkar Marg and close to Chinchpokli Railway station within 2 min walkable distance. The width of existing road abutting the plot is 6 m at present, which is proposed to be widened to 13.4m wide road as per DP Plan. The necessary setback is proposed to be handed over to MCGM

The existing society has 2 nos buildings on plot, A wing having Ground +5 no of floors, with 36 members and B wing having Ground + 4 nos of floors, with 30 members. having total 66 no of flats having following flat of areas as under :

Existing Flat carpet Area	No of flats	Total Carpet area of existing flats in sft	35 % additional carpet area of each flat	Proposed Area in carpet	Nos of flats	Total carpet (MOFA) area in sft
385.5 sft.	11 nos	4240.5 sft	134.8 sft	520.43 sft	11 nos	5724.73 sft
401.5 sft	4 nos	1606 sft	140.53 sft	542.03 sft	4 nos	2168.12 sft
527.5 sft	40 nos	21100 sft	184.63 sft	712.13 sft	40 nos	28485.2 sft
551.5 sft	7 nos	3860.5 sft	193.03 sft	744.53 sft	7 nos	5211.71 sft
677.5 sft.	4 nos	2710 sft	237.13 sft	914.63 sft	4 nos	3658.52 sft
Total	66 nos	33517 sft		Total	66 nos	45248.28 sft

The existing carpet area of 66 no of flats in existing building is 33550 sft. carpet and with additional area of 35 % to each flat the proposed area to be provided in new building will be minimum 45283 sft. carpet. Apart from the existing 2 no of building, there is one substation and one existing temple on site. society wishes to retain the existing temple as it on site , however the substation can be shifted to new position as shown in the accompanied plan. There is a road set back in D. P. Plan which will be handed over to MCGM by Developer, in lieu of compensation in form of FSI The same to be utilized for proposed development.

The Society is formed in the year 1968 and registered under no BOM/HSG/1574. The first assessment done by Municipal Corporation of Greater Mumbai was done on 31.3.1961 by E ward as the property falls in 'E' Ward, Mazgaon division.

The land on which the Society stands is free hold land and stands in the name of "Soman Co-op Hsg society " and same is reflected in property card. The area in property card is shown as 3389 sq yards (2835.43 sq meters) bearing plot no. Nil cadastal survey no.778. There is one small private temple on site which will be retained by society.

The building completion certificate and the occupation plans of the Society buildings are also available with the Society.

The Carpet area of each occupant / flat owner is given on a separate sheet annexed.

At present Society has 32 nos of reserved car parking slots

The Society is more than 30 years old. They wish to redevelop the property as per the new regulations of DCPR 2034. Being the registered co-op society the redevelopment is permissible under regulation 33(7)B of DCPR 2034 with Additional F.S.I. on payment of premium / TDR as permitted under regulation 30(A)1 and table no. 12

The Society member would like to have minimum 35 % extra area over and above the existing carpet area of each flat member.

The Society has appointed M/s. Varde Paralkar & Associates as their Architect having their office at 1st floor, SBI Bldg Annex, Gate No.4, NGN Vaidya Marg, Horniman Circle, Fort, Mumbai 400 023.

The architect has designed the entire redevelopment project building as per DCPR 2034. All the existing member are proposed to be rehoused in composite development. Copy of plan is attached for your reference which has accommodated all 66 no existing members, with additional carpet area of minimum 35 % over and above their existing carpet area. Separate sheet attached showing carpet area configuration of existing member and sale area.

The architect has proposed Gr + 5 upper floors for parking accessible by ramp for total 150 nos parking out of which 66 no shall be provided to existing members balance 84 car parking for sale.

8th floor is a podium with society office, health club, swimming pool, Garden and other common facilities, etc.

All existing members are rehoused from 9th floor up to 24th floor i.e. 4 flats per floor. The developer gets the balance flats i.e. 62 nos. The entire salable carpet area is 44200 sft.

TDR FROM PRIVATE PARTIES:

The developer shall obtain the additional F. S. I. of **0.62** by payment of premium and of **0.45** by way of admissible TDR The expenditure for purchasing the TDR and all the charges, fees, premium etc., as may be applicable shall be paid by the developer. The financial bid submitted by the developer shall be binding on the developer and no reduction or changes in the same shall be allowed due to increase / changes in the rates of TDR or / and in the construction cost of the building and infrastructure in future. 35 % of Fungible area for rehab area is free of cost however developer shall make the payment for to MCGM for fungible area of sale component.

SPECIAL CONDITIONS OF THE PROJECTS:

The developer shall note the following terms and conditions to be basic governing conditions of the projects irrespective of its allowance at the MCGM level.

1) The Society shall allow the demolition of the Existing Residential buildings except existing temple. The entire construction program shall be as follows:

- (a) The developer shall obtain the required permission for development as per new DCPR 2034 from MCGM
- (b) Upon obtaining the IOD from MCGM the Society shall hand over the buildings for demolition to the developer subject to the terms and the conditions of the commercial bid and the agreement made between the Society and the developer. Necessary Bank Guarantees and deposits shall have to be paid and submitted by the developer as per the agreement terms and conditions.
- (c) Then the developer shall demolish and construct the building for the Society members and sale areas on the open plot. The developer shall then obtain the necessary completion certificates from the MCGM and the PMC (PMC) of the Society and the managing committee of the Society prior to handing over the new flats to the Society members.
- (d) The developer shall obtain the occupation certificate from MCGM prior to shifting of Individual member to new flat as per term and conditions of the Agreement.

2) The developer shall complete the construction of the building including sale area simultaneously and obtain OC subsequently within 30 months **Development conditions of the projects :**

- (a) The developers have to give to the Society a bank guarantee (nationalized bank) of amount Rs. **3 cr.** only and the TDR shall be purchase in the name of society. The bank guarantee will be valid till obtaining occupation certificate / completion of the project. This bank guarantee shall not be reducible and shall remain till the completion of the entire project (sale building as well as society building)
- (b) On allocations of LOI to Developer, the Developer shall provide Rs. **9 lacs** as security deposit. On signing the agreement the Developer shall provide Rs. **6 lacs** as security deposits. Hence the total **15 lacs** shall be deposit with the Society till obtaining Commencement certificate from MCGM
- (c) Performance Guarantee (Bank guarantee) shall cover all related aspects of the project and the responsibility of the same.

Further to the initial security deposit, performance guarantee as drafted and finalized by the Society will become the part of the Development agreement between the Society and

the developer. The performance guarantee shall be the part of the memorandum of understanding (AGREEMENT) between the Society and the developer.

- (d) The developer shall not be allowed to hand over the sale premises to the respective buyers till the developer does not complete the balance infrastructure facilities of the project and the entire completion certificate of the plot is obtained from the PMC and the managing committee of the Society along with the occupation certificate of the sale building.
- (e) No enrollment of new members shall be done by society until the compliance of all terms & condition by Developer.

3) FIRST RIGHT OF REFUSAL TO EXISTING MEMBERS ON NEWLY CONSTRUCTED SALEABLE AREA

When the Developer, sell the additional saleable area then the Developer shall first offer such area to the existing members of the Society at a stated price and on such other terms and conditions as the Developer may deem fit. Thereafter, the existing members shall have the right for a period of thirty (30) days from the date of the receipt of the Specified Terms to accept, in writing the offer to purchase the offered area on the specified terms or to negotiate terms within the aforesaid period, or if the member and the developer do not arrive at mutually acceptable other specified terms for the same.

4) OBLIGATIONS OF DEVELOPER TO EXISTING MEMBERS:

- (a) The developer shall pay all the stamp duties and registration charges that are levied from time to time on the project.
- (b) The developer shall also pay the stamp duty and registration charges including 35 % the extras area as demanded by society.
- (c) The developer shall pay the corpus fund to the Society in the following manner
 - 10 % on signing of the Agreement.
 - 80 % at the time of vacating the buildings for demolition at the start of the project
 - 10 % on receipt of Occupation Certificate.
- (d) The developer shall bear all the expenses towards installation of power sub-station, if required, as specified the Authority in proposed location shown on plan
- (e) If any stamp duty or additional registration or any other charges are to be paid to the MCGM State Government or any of the approving / concerned statutory authorities then the share that would be required to be paid by the existing members and / or the Society due to any reason what so ever, shall be borne and paid fully by the Developer and the existing members and / or society shall not be liable to pay any part thereof.

- (f) The developer has to bear the expenses for disconnection of the electricity meter and providing new electricity connection and meters for the existing members along with necessary deposits.
- (g) Developer shall disconnect the existing water meter connection and take separate construction water connection
- (h) The developer shall provide at his cost the connection for Mahanagar cooking gas connection, internet and telephone lines to each of the existing members along with necessary deposits.
- (i) The Developer shall provide & install CCTV cameras for the necessary security system.
- (j) The developer will have to provide rain water-harvesting system in consultation with PMC as per the requirement of MCGM and Planning authorities.
- (k) The developer shall provide solar panel to generate Electricity Power for lighting in the compound and common areas of society.
- (l) The developer shall provide at his cost an office premises for the Society admeasuring approx 200 sq. ft..
- (m) Developer shall provide health club with health fitness equipment. The area of the same as per provision of DCPR 2034 for exclusive use of residential members of the Society free of cost.
- (n) The developer shall retain the existing temple in the premises.
- (o) The developer shall provide all existing members space for car parking.
- (p) The Developer shall properly develop the garden / landscape.

GENERAL CONDITIONS OF THE PROJECT

Offers shall not be accepted after 6.00 pm on 31st October 2022

The Society / PMC reserves the right to reject or accept any offer at any stage without assigning any reason thereof and no claim shall be tenable in a court of Law.

- 1) The existing plot level shall be raised above the proposed road by 2' and the stilt and podium level parking will be provided for the use of the existing members. No basement shall be allowed to be constructed below the Society building. The Flats for existing members will be constructed by the Developer free of cost and will be handed over to the each member by the Developer.
- 2) The demolition of the existing buildings shall be carried out as per IS 4130-1991. Necessary care during the demolition shall always be taken before hand and demolition shall generally be done in reverse order of the one in which the structure was constructed. The operations shall be approved by the PMC before commencement of the work. Removal of the debris after demolition from the site will be done by the developer at his own cost.
- 3) The Developer shall discard the existing drainage lines and shall make arrangement for temp drainage line if required and lay down new drainage lines as per the rules of the MCGM
- 4) Two high speed lifts of either MITSUBISHI / SCHINDLER / OTIS or equivalent make carrying capacity of 8 persons and additional third lift in form of stretcher lift PER WING for carrying goods shall be provided for the use of residents by the developer at his cost and also provide separate a fire lift as per the requirement of fire department.
- 5) All defective work is liable to be demolished and rebuilt and defective material replaced by the developer at his own cost. Defective material demolished from work site for bad work has to be removed from work site by the developer at his own expenses, latest within a week, failing which the PMC shall get it removed from the site in manner he deems fit and the expenditure towards the shifting shall be recovered from the developer.
- 6) Anti-Termite/wood border treatment for the whole complex shall have to be done before commencement of any construction by the developer.
- 7) The developer shall make his own arrangements for obtaining construction water supply and electrical power.
- 8) The developer shall note that the entire project is of nature of contracts and the same shall be time bound and restricted to the areas finalized at the agreement stage. The developer shall not have any right / claims whatsoever over the title of the plot or

otherwise. However the developer shall be responsible for all the liabilities arising on plot/ society due to the proposed redevelopment.

- 9) The entire proposal shall be submitted in the name of the Society and the developer shall be given only contractual rights for the development while at the same time the developer shall indemnify the Society of any claims/dispute, delays occurring during the execution of the project.
- 10) Similarly, the entire proposal, drawings shall be submitted to all dept. / MCGM under the name of M/s. Varde Paralkar & Associates as the architect / PMC of the Society/project. The developer shall appoint at his own team of professional for the sale component. The developer is free to do his own liaisoning in consultation with the PMC at the various govt. offices under the name of the Society and with the authority of the PMC
- 11) The Society has appointed M/s. Varde Paralkar & Associates as their architects and PMC for the project. According all other professionals required for the successful implantation of the project shall have to be appointed by developer in consultation of M/s. Varde Paralkar & Associates
- 12) The developer shall note and indemnify the Society, project PMC and their office bearers with their representatives that no third party interests are created on the title or for the entire development.
- 13) The developer shall not hand over possession of the premises sold to any of the prospective purchasers unless and until the members of the Society who have been allotted 'the flats in' the said building have been offered possession of the flats respectively allotted to them.
- 14) All the necessary stamp duty, registration charges and other payments shall be paid by the developer regarding the proposed redevelopment work. If any individual agreement has to be made with society members or otherwise all the cost including the Stamp duty, reg. shall be borne by developer.
- 15) Prospective purchasers of premises from the developer would be admitted as the members of the Society provided all the members of the Society have been offered possession of their respective flats as also the said purchasers are acceptable to the Society and the Society has received from them all money required for them to be admitted as the members of the Society.
- 16) The developer shall obtain all permissions required to start the redevelopment work within Three months from the date of Letter of Intent. In the event of any delay the developer must inform the Society for the extension of time limit. The Society shall then consider the information and sanction further period within which the developer

should comply with the required formalities to start the construction. If within the extended period also the developer fails to procure the required permissions (IOD, CC etc) to start the construction than at the end of the extended period the Society may give a notice in writing to terminate the Agreement and forfeit the EMD and return all the other money received till date after making necessary deductions. In that event the Society will be entitled to utilize all the benefits of the work carried out by the developer for which society shall not make any payment to the Developer.

- 17) The Society will be entitled to take appropriate opinion / clarifications from Experts/authorities on tax matter, stamp duty if any, etc or any other matter.
- 18) The Society would engage the services of legal experts to draft agreement with the developer and the professional fees for the same shall borne and paid by the Society.
- 19) The Developer is requested to go through the requirement eligibility for the work under this offer. He is required to furnish necessary documentary evidence in support of their competence. The data/ documents furnished should be true and duly attested by developer. EMD shall be forfeited in event of any falls information by Developer.
- 20) Specified reference in the specification to any material by trade name or catalogue number shall be considered as establishing a standard of quality and performance. The Developer is free to use any other product provided in consonance with PMC / society with prior approval.

SPECIAL NON-TECHNICAL CONDITIONS OF CONTRACT

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

The Developer will have at his own cost carryout all the testing works for the materials, as required by the Society/PMC from time to time and maintain the record of same. The Developer will submit a progress and quality manual with Quality Control Norms for the entire construction. The norms should meet up with the relevant I.S. codes.

The Developer shall be solely responsible for the payment of all benefits to his employees, such as provident fund, bonus, retrenchment compensation, etc. applicable as per the various Statutory Regulations. Any increase due to changes in the Statutory Regulations during the Contract Period shall be borne by the Developer.

If the Society is of the opinion that the Developer, due to inadequate manpower and/or insufficiently qualified personnel, fails to fulfill his obligations under the schedule of supply and services and/or time schedule, then the Society shall inform the Developer in writing of the possible consequences and delays. The Developer shall immediately either prove that he can refute the Society's assumption or take all necessary steps to fulfill his contractual obligations regarding services and deadlines. If, within 7 (seven) days of the Society's request, an improvement in the Developer's performance or an increase in the labour force is not established, the Society shall be entitled to employ other personnel to complete part or the whole of the project at the Developer's expense.

The Developer shall provide immediately and without interruption to the project an equally qualified replacement for any personnel rejected or leaving the site without the written approval of the Society.

The Developer shall be responsible for the conduct of his personnel. He shall, in particularly, be responsible for:

*Maintaining order discipline and safety on site. Developer shall take all the safety means on site during construction.

*Compliance with the Regulations applicable on site, in particular Site Regulations, Safely and Accident Prevention Regulations, etc.

*Compliance with all statutory or other regulation imposed by any statutory body the same shall be adhered by developer as a constituted authority with respect to his personnel (e. g. provisions in the areas of workers welfare, safety and health at work.)

*Use of all measures available to the Developer for preventing unrest and labour disputes among his personnel and ensuring immediate settlement of disputes.

Fulfillment of all contractual obligations by his personnel, regarding their services and exercising of skill and care

Observing and respecting special customs and practices prevailing at the location on site. This applies in particular to possible prohibitions and restrictions, e. g. prohibition of the sale and consumption of alcohol, the prohibition of religious or political activity, prohibition of assembly, etc.

The ready availability of all permits required for his services, e.g. shift work, Sunday/Holiday and overtime work permits.

The deployment and removal of the Developer's key personnel at the site, inclusive of leave, shall require the prior written consent of the Society. The minimum period of requisition for release of personnel shall be two weeks.

The Developer shall inform the Society without delay of any circumstances that may have an impact on the Project performance, irrespective of who is responsible for these circumstances.

Areas around the site shall be maintained clean, free from debris and scrap material by the Developer at his cost. Excavated earth must also be neatly stacked in locations indicated to the Developer by the PMC of society.

The Developer shall provide and maintain at his own cost an adequate number of first aid equipments portable fire extinguishers in his Site offices, store and areas where welding/gas cutting is to be carried out.

Protection of the Project

- (i). Should the project or any part thereof be suspended by reason of inclement weather strikes, riots, lockouts or any other like causes, the developer shall take all precautions necessary for the protection of the Projects or part thereof and at his expenses, shall make good to the Society's satisfaction any loss and/or damage arising from any of these causes.
- (ii). The developer shall continuously and adequately protect the Project from damage due to the actions of weather and injury or defacement by any of his staff or workers and shall cover finished paths for their through protection. Particular attention shall be paid to the protection of floors from stains by spitting pan, betel leaf or from oil leakage, breakages of sanitary fittings, theft of plumbing-fittings and hardware etc. The developer will be entirely responsible for the free of cost replacement thereof.

APPROVAL FROM CONCERNED AUTHORITIES

It is the sole responsibility of the developer to obtain the necessary approval of the building plans and the projects from the concerned authorities for faithful and timely completion of this project in co-ordination with the PMC of the Society. The necessary charges, fees, premiums penalties if any and all the charges for obtaining the approval of the building plans shall be paid and borne by the developers. The necessary assistance will be given by the Society/PMC. by signing the necessary and valid documents as required for submission and approval of the building plans.

INCREASE IN FSI

The developers are instructed to give their offer on the basis of maximum FSI consumption of 2.4 times over the plot area with necessary deductions as per the MCGM policies and DCPR 2034. If in future during the period of construction the FSI increases beyond 2.4 times the plot area due to any change in government policies the benefit of this additional FSI should be entirely with the Society. The final decision on the utilization of such FSI shall be taken by the Society.

ASSIGNMENTS

- 1) The developer shall not create any charge or lien on the property. The developer shall not lease, sub lease or mortgage the property to any person, institute etc. without prior written approval of the Society.
- 2) The developer shall not assign transfer or attempt to assign or transfer the contract and any part thereof any benefit or interest therein.

SUBLETTING

The Developer shall not sublet or attempt to sublet the whole of work. Except where otherwise provided by the contract, the Developers shall not sublet any part of the work without the prior written approval from the Society. The approval if necessary shall not be unreasonably withheld and such approval, if given shall not relieve the developer from any liability or obligations under defaults. Any neglect of any sub-developer, his agents, servants or workmen shall be treated as fully as if they were the acts defaults, neglects of the Developers.

USE OF SPECIFICATIONS I.S.I

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

INSPECTION & APPROVAL

All work embracing more than one process shall be subject to the examination and approval at each stage thereof and the Developer shall give due notice to the Society/ PMC when each stage is ready in default of such notice, the PMC/society shall be entitled to appraise the quality and extent thereof or order rework without any liability to society.

NO work shall be covered up or put out of view without the approval of the PMC/society & the Developer shall offer full opportunity for examination and measurement of any of the work which is about to be covered up or out of view and for examination of foundation before permanent work is placed thereon. The Developer shall give due notice to the PMC/client whenever any such work is ready for examination and the PMC shall without unreasonable delay unless he consider it necessary & informs the developer in writing accordingly attend for the purpose of examining such works.

In the event of the failures of the Developers to give such notice he shall if required by the PMC uncover such work at the Developers expenses.

SUPERVISION CHARGES

Separate tripartite agreement defining and elaborating the scope of work and the duties and responsibilities of the developer, society and the PMC shall be executed between the PMC society and the developer. The developer shall have to bear the professional charges and the supervision charges payable to the Society and the PMC till the entire projects is completed.

SITE VISIT

The developer is advised to visit and examine the site of project and its surroundings and obtain for itself on its own responsibility all information that may be necessary for preparing the Bid and entering into a contract for the redevelopment. The costs of visiting the site, collecting all documentary details, over and above those submitted with the bid, if any , shall be at the developer's own expense.

BID VALIDITY

The developer's bid shall be valid for a period of 180 (one hundred and eighty days) from the date of submission.

In exceptional circumstances prior to expiry of the original **Bid validity** period, the Society may request that bidders extend the period of validity for a specified additional period. The request and the responses thereto shall be made in writing. If the response is not received within the stipulated time, it will be assumed that the same is acceptable to the bidder. A Bidder may refuse the request

without forfeiting its Earnest Money Deposit. A Bidder agreeing to the request will not be required or permitted to modify their Bid.

Earnest Money Deposit

The Bidder shall furnish, as part of their Bid, an Earnest Money Deposit of Amt. Rs. 5,00,000/- (Five Lacs only)

The Earnest Money Deposit shall be in the form of a cheque issued in favour of the Society from a nationalized scheduled bank within Mumbai jurisdiction.

Any Bid not accompanied by the Earnest Money Deposit shall be rejected by the Society as non-responsive.

The Earnest Money Deposit of unsuccessful Bidder. Upon which no interest will be paid, will be returned within 60 days from the award of contract.

The Earnest Money Deposit of the successful Bidder will be retained by the Society as part of the Initial Security deposit.

The Earnest Money Deposit may be forfeited:

- (a) If the Bidder withdraws its Bid;
- (b) In the case of a successful Bidder, if he fails within the specified time limit to:
- (c) Sign the Articles of Agreement ,or
- (d) Furnish the required Security Deposit.

Liquidated Damages for Late Completion

Liquidated damages shall be Rs. 1,00,000/- per day for each day of delay beyond the Time for completion for each of the phases, subject to a maximum of 5 % of the total project cost.

Work Schedule and Progress Reposts

The Developer shall prepare a detailed schedule Bar Chart and PERT Chart for the project to suit the time for completion and submit the same with his Bid. The bar chart should expressly state the dates of completion of intermediate phases, in a phased development. This BAR Chart/PERT Chart shall be reviewed periodically with the Society to ensure that the times are being respected or to institute corrective steps to maintain the same. The Society reserves the right to revise the above Charts. Any failure in the provision of Charts will entail charge of Liquidated damages on the pro rata mile stone delay.

Withdrawal of Bids

The developer may withdraw its Bid before Bid Opening provided that written notice of the withdrawal is received by the Society prior to the Deadline for opening of Bids

No Bid may be modified by the developer after the deadlines for submission of bids.

Withdrawal of the bid during the interval between the deadline for submission of bids & expiration of the period of Bid validity will result in the forfeiture of the Earnest Money Deposit.

Society's Right to Accept any Bid and to Reject any or all Bids

The Society reserves the right to accept reject or reject any Bid, and to annual the Bid process and reject all Bids, at any time prior to award of contract, without thereby incurring any liability to the affected developers or developers or any obligation to inform the affected developers of the grounds for the Society's action

Notification of Award

Prior to expiration of the period of Bid validity prescribed by the Society, the Society will notify the successful developer by registered letter that its/their Bid(s) has (have) been accepted. This letter (hereinafter called the "Letter of Intent") shall specify the carpet areas offered by the developer to the Society members & the maximum FSI permitted by the Society to be utilized & the sum which the bidder will pay to the Society in consideration, and ; also generally summarize all the amenities, finishes of the newly constructed buildings, the deposits, duties, taxes payable by the Developer during and post constructions, the provisions regarding stamp duty and registration, final schedule of activities decided during the bid evaluation process thereafter.

This Letter of Intent will be a part of the Total Contract Document.

The notification of Award will constitute the formation of the contract.

Signing of Agreement

At the same time the Society notifies a successful developer that its Bid has been accepted, the developer shall send the acceptance letter and submit the draft copies of the Agreement to be finalized by the Society's Legal Consultant.

Insurance

Bidders shall allow in their Bids for the cost of the following insurances subscribed by the Society:

Construction All Risk Policy

The Developer shall insure the entire Project under a comprehensive construction All Risk Policy (CARP), with third party liability extension (including cross liabilities clause) under the above policy, The premium will be payable by the Developer in respect of the CAR policy. The CAR policy shall be taken for a sum insured as deemed adequate by the total redevelopment. The policy will name the Developer as co-assured.

All other aspects of the insurances of the project and the parties involved in the redevelopment shall be covered by the developer under insurances and the Society shall seek professional opinion and guide the developer of the various needful insurance policies.

Indemnity pertaining to insurance

The Developer shall, except if and in so far as the contracts provides otherwise, indemnity and hold harmless the Society against all losses and claims for:

Design and Completion Obligations

The design and/or specification of the Project provided by the PMC and the Developer is responsible execute the project as designed and specified. The Developer shall bring the Project described in or to be inferred from the Drawings and Specifications to full and satisfactory completion and to this extent the Developer shall be deemed to have satisfied himself as to his ability and to have undertaken so to do.

Site Rules

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

The Society shall provide one permanent benchmark in the vicinity of the Project. All levels established by the Developer shall be with reference to this benchmark. The Society shall also establish two mutually perpendicular reference grid lines in the field from which the Developer should carry out his setting out. All setting out work shall be carried out accurately by the Developer with his own instruments. The Developer shall have on site an adequate number of accurate survey instruments, such as levels, theodolite, staves, measuring devices, survey umbrellas etc. to ensure smooth progress of Project. The Developer shall give all facilities to the Society and the Society for checking the accuracy of the survey work. The Developer shall take all precautions to preserve the benchmark and other reference points provided by the Society in the – vicinity of the project.

The complete installation which the Developer is to undertake for his on site power supply shall confirm to the Indian Electricity Rules 1966 and Indian Electricity Act 1910 with latest amendments and specifications and standards laid down by the Society.

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

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

Construction Equipments / Technology

The developer shall deploy all the modern equipment like crane / modern Pilling machine / JCB's / Scissor Lifts / Telescopic booms vertically rising platform / Construction Lifts etc. on site for speedy and quality workmanship construction.

Labour Relations

The Developers shall keep the Society advised of any labour disputes arising on the Project and any possible difficulties anticipated in respect of labour staff. The Developer shall also keep the Society informed of the details of the labour force and the labour problems that occur, as required by the relevant labour laws. The Developer shall ensure that all necessary safety precautions are taken at site, such as the providing of safety helmets, belts, shoes, etc as required for the project.

Compliance with Labour Laws

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

Objects of Antiquity

All objects of value or antiquity found on site shall remain the property of the site shall remain the property of the Society and any such find shall immediately be reported to the Society.

Night Work

Night work (i.e. work after 8 pm and before 7 am) would not be permitted on the site.

SAFETY PROVISION

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

Suitable scaffolds shall be provided for workmen for all that cannot safely be done from the ground, or from solid construction expects such short period work as can be done safely from ladders. When a ladder is used a extra mazdoor shall be engaged for holding the ladder and if the ladder is used for carrying materials as well, suitable footholds and handholds shall be provided on the ladder and the ladder shall be given an inclination not steeper than 1/4 to 1 (1/4 horizontal and 1 vertical)

Scaffolding or staging more than 3.25 meters above the ground or floor, swung or suspended from an overhead support or erected with stationery support, shall have a guard rail properly attached, belted braced and otherwise secured at least 1 meter high above the floor or platform of such scaffolding or staging and extending along the entire length of the outside and ends thereof with only such openings as may be necessary for the delivery of materials. Such scaffolding or staging shall be so fastened as to prevent it from swaying from the building or structure. All workers working on scaffolding shall be issued safety belts and it shall be the responsibility of Developer to enforce the use of safety belts in dangerous situations.

Working platform, gangways, and stairways shall be so constructed that they do not sag unduly or unequally, and if height of a platform or gangways is more than 3.25 meters above ground level or floor level, it shall be closely boarded, have adequate width and be suitably fences as described in 2 above.

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

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

Adequate precaution shall be taken to prevent danger from electrical equipment. No materials on any of the sites shall be so stacked or placed as to cause danger or inconvenience to any person or the public. The developer shall provide all necessary fencing and lights to protect members of public and works from accidents and shall be bound to bear expenses of defense of every suit, action or other

proceedings at law that may be brought by any person for injury sustained owing to neglect of the above precautions and to pay any damages and costs which may be awarded in any such suit, action or proceedings to any such person or which may with or without the consent of the developer be paid to compromise any claim by any such person.

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

- (a) All roads and open areas adjacent to the work site shall either be closed or suitably protected.
- (b) No electric cable or apparatus which is liable to be a source of danger or a cable or apparatus used by operator shall remain electrically charged.
- (c) All practical steps shall be taken to prevent danger to persons employed, from risk of fire or explosion, or flooding. No floor, roof, or other part of a building shall be so overloaded with debris or materials as to render it unsafe.

The developer shall not employ men below the age of 18 and women on the work of painting with products containing lead in any form. Whenever men above age of 18 are employed on the work of lead painting the following precautions shall be taken.

- (a) No paint containing lead or lead painting the following precautions shall be taken:
- (b) Suitable face masks shall be supplied for use by workers when paint is applied in the form of spray or surface having lead paint dry and scrapped.
- (c) Overall shall be supplied by the developer to workmen and adequate facilities shall be provided to enable working painters to wash burning and on cessation of work.

RESOLUTION OF DISPUTES AND ARBITRATION

Arbitration

Both parties may forward a panel of names to facilities the task of selection of the Sole Arbitrator, and a Sole Arbitrator shall then be appointed, by mutual consent between the Society and the Developer.

If the parties are unable and/or fail to appoint a mutually acceptable sole Arbitrators, as mentioned herein above, then in that event reference shall be made to three arbitrators, one to be appointed by each party within 30 (thirty) days after receipt by the other party of a written notice from the other such other, party having appointed an arbitrator before issue of the notice, and third arbitrator to be selected by the two arbitrators so appointed by the parties within 30 (thirty) days of the date of nomination of the second arbitrator.

The venue of arbitration shall be Mumbai

The Award of the Arbitrator shall be final and binding on the parties to the reference.

The Arbitration proceedings shall be held in Mumbai only.

The parties hereto agree that the Courts at Mumbai only shall have jurisdiction in respect of all matters whatsoever arising out of this Contract.

TECHNICAL SPECIFICATION

PREAMBLE

This specification covers the items of work in structural and non structural parts of the works coming under preview of this document. All work shall be carried out in confirmation with this. In general provision of the Indian Standard code, Indian code Congress codes & National Building code of India shall be followed. These specifications are not intended to cover the minute details. The work shall be executed in accordance with best modern practices. All codes and standards referred to in this specification shall be the latest revision thereof.

Organization to be provided by Developer

The bidder will provide following minimum key Personnel for satisfactory completing the project

- | | | |
|------|---------------------------------------|--|
| i | Licensed Architect | Specially appointed |
| ii | Structural Engineer | Specially appointed |
| iii | Services PMC | Specially appointed |
| iv | Project Manager | With a minimum experience of 15 yrs. In building construction |
| v | Project Engineer | With a minimum experience of 15 yrs. In building construction |
| vi | Resident Civil Engineer | -----do----- 10 years |
| vii | Liaison Officer | To deal with statutory procedures for obtaining permissions, conveyance, NOC etc.
The officer should have Experience of dealing with MCGM / MHADA |
| viii | Senior Mechanical /
Electrical PMC | With minimum experience of 10 yrs. as
Electrical Engineer in construction of buildings |

SCHEDULE – A

IDENTIFICATION AND FINANCIAL DATA SHEET

- 1 Firm Name :
- 2 Year of incorporation:
- 3 Type of incorporation:
- 4 Office addresses:
- 5 List of Board of Directors / Partners:
- 6 Principal officers who will manage project from head office:

Name	Position	Dt. of appointment
------	----------	--------------------
- 7 Principal officers who will manage project from site office

Name	Position	Dt. of appointment
------	----------	--------------------
- 8 Local associate firm or agents :
- 9 Total liabilities
- 10 Total assets:
- 11 Current liabilities
- 12 Bank Overdrafts
- 13 Net worth
- 14 Liquid Assets
- 15 Stock outstanding
- 16 Current assets
- 17 Bank reference:
- 18 Annual turnover for last three years (Give separately for each year
- 19 Income tax clearance certificate:

Name & seal of company

Please attach the balance sheet and income tax returns certificates duly certified for the last five years.

SCHEDULE – B

PROJECT WISE EXPERIENCE RECORD OF WORK CARRIED OUT:

- 1 Name of the project and location
- 2 Name & address of the client:
- 3 Brief description
- 4 Starting date / completion date
- 5 Construction Cost of the project:
Total built up area in last 5 years (in sqft)
Residential:
Commercial:
- 6 List of litigations pending in various courts
 - (a) Filed against the bidder
 - (b) Category
- 7 Seal of the company

- 8 Signature of the bidder with date:

Note: Attach separate sheets if necessary.

SCHEDULE – C

**DETAILS OF WORK IN HAND AND WORKS TENDERED FOR AS ON THE DATE OF
SUBMISSION OF TENDER**

FIRM NAME :

Name of work	Tendered Cost Remaining to be Expected	Cost of work completion
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Form – D

Part-1 Experience of similar type of work

Name	Location	Total Built up area	Area for Comm use	Area for Resi. Use	No. of Bldgs	No. of Floors per Bldg	Sale cost of project	Date started	Date
Part I									
Projects Completed in last 3 yrs									
Part II									
Projects in hand									

Give Name & addresses of three references (of persons who have purchase the flats) for each projects.

SPECIFICATIONS FOR REDEVELOPMENT

Building specifications

- 1 THE STRUCTURES WILL BE DESIGNED AS PER THE I. S. CODES OF PRACTICE FOR DEAD LOAD, LIVE LOAD, EARTHQUAKE LOAD, WIND LOAD AS PER IS CODES OF PRACTICE I.E.-456 AND IS-1893
- 2 SOIL INVESTIGATION WILL BE CARRIED OUT AT SITE TO ASCERTAIN THE SAFE BEARING CAPACITY OF THE SOIL AND/OR THE DEPTH OF PILE FOUNDATION AND THE ROCK SOCKETING LENGTH AS PER THE IS CODES OF PRACTICE TO DEFINE THE SOIL SYSTEM THE FOUNDATION SYSTEM IF PILE FOUNDATION SHALL BE WITH DRILLED CAST IN SITU PILES IN (MIN) M30 GRADE OF CONCRETE WITH BIRLA COASTAL OR ACC SURKSHA CEMENT FOR THE SAME. THE ADMIXTURES FOR CURING AND CORROSION INHIBITORS WILL BE ADDED DURING EXECUTION OF THE WORK
- 3 THE FOUNDATION WORK (PILE CAPS ETC.) SHALL BE CARRIED OUT IN (MIN) M30 GRADE OF CONCRETE AS PER THE REVISED IS CODES OF PRACTICE. THE ADMIXTURES FOR CURING AND CORROSION INHIBITORS WILL BE ADDED DURING EXECUTION OF THE WORK. ANTI TERMITE TREATMENT SHALL BE CARRIED OUT AS PER THE REQUIREMENT AS SPECIFIED BY THE SOCIETY'S ARCHITECT.
- 4 FOR RCC. WORK 53 GRADE OF CEMENT SHALL BE USED OF APPROVED BRAND VIZ. L&T, AMBUJA, BIRLA SUPER AND FOR FOUNDATION WORK S.R.C. OR ACC SURAKSHA SHALL BE USED AS RECOMMENDED BY SOIL EXPERTS FOR OTHER CIVIL WORKS VIZ. PLASTERING MASONRY WORK ETC. 43 GRADE OF CEMENT SHALL BE USED OF ACC, BIRLA.
- 5 THE SUPER STRUCTURE WILL BE CONSTRUCTED IN MIN M40 GRADE OF CONCRETE WITH MIX DESIGN CARRIED OUT AT EVERY STAGE OF WORK WITH CRS 500 GRADE OF REINFORCEMENT BARS FOR THE SAME. THE CONCRETE USED FOR R.C.C. WORK SHALL BE IN MIX DESIGN CONCRETE OF MINIMUM M25 GRADE OF CONCRETE. THE DESIGN MADE FOR R.C.C. SHALL BE OF EARTHQUAKE RESISTANCE.
- 6 THE EXTERNAL MASONRY WORK WILL BE CARRIED OUT IN 150mm THICK AAC BLOCK WORK AND INTERNAL WALLS IN 100 mm THICK LIGHT WEIGHT AAC BLOCK WORK IN 1:4 CEMENT MORTAR.(OR AS PER MCGM WITHOUT AFFECTING THE CARPET AREAS OF THE FLATS)
- 7 EXTERNAL PLASTER WILL BE AVERAGE 25 MM THICK WITH SAND FACED FINISH IN TWO COATS WITH 1:4 OR EQUIVALENT PROPORTION FOR FIRST COAT OF AVERAGE THICKNESS 15 MM AND 1:3 OR EQUIVALENT PROPORTION FOR SECOND COAT OF AVERAGE THICKNESS 10 MM. FOR BOTH THE COATS OF PLASTER WATER PROOFING

CHEMICAL OF ROFF CONSTRUCTION CHEMICALS VIZ. PLASTER MASTER AND / OR HYPROOF SHALL BE ADDED AS RECOMMENDED BY THE MANUFACTURER. AT THE JUNCTION OF THE R.C.C. MEMBERS AND BLOCK WORK POLYMER SLURRY SHALL BE FILLED UP WITH APPLICATION OF FIBER MESH SO AS TO AVOID THE DEVELOPMENT OF CRACKS AT THE JUNCTIONS IN FUTURE.

- 8 INTERNAL PLASTER WILL BE 18 MM THICK SAND FINISH PLASTER IN SINGLE COAT IN 1:4 C.M. PROPORTION OR GYPSUM PLASTER AS INDICATED BY PMC.
- 9 FOR THE TERRACE WATERPROOFING WORK SHALL BE CARRIED OUT FOR THE ENTIRE AREA WITH THE STAIRCASE CABIN IN THREE LAYERS VIZ. FIRST CHEMICAL COATING OVER THE SLAB SURFACE OF ROOF/ EQUIVALENT CHEMICALS SLURRY THEN OLD SEASONED BRICK BATS SHALL BE LAID TO PROPER SLOPES OF AVERAGE 4" THICKNESS IN 1:4 C. M. AND OVER THE SAME I.P.S. SHALL BE LAID IN 1:4 C.M. OF AVERAGE THICKNESS AS MENTIONED IN THE TECHNICAL SPECIFICATIONS WITH CERAMIC / VITRIFIED / CEMENT TILES LAID OVER THE SAME IN 1:4 C.M. AND TERRACE LAID TO PROPER SLOPES. DURING EVERY STAGE PONDING TEST SHALL BE CARRIED OUT TO TEST THE WATER PROOFING TREATMENT. WATER PROOFING CHEMICALS OF ROOF SHALL BE ADDED DURING THE EXECUTION OF THE TREATMENT AS RECOMMENDED BY THE MANUFACTURER.
- 10 THE DRAINAGE (4" DIA.), WASTE WATER (3" DIA) AND RAIN WATER (4" DIA) & VENT PIPE (2.5" DIA) LINES SHALL BE OF C.I. CENTRIFUGAL PIPE OF NECO MAKE (ISI) AS PER THE I.S. STANDARDS.
- 11 ALL THE G.I. WATER LINE PIPES SHALL BE IN 'C' CLASS PIPE OF TATA/ZENITH MAKE WITH STOP COCK FROM OUTSIDE AS PER THE TELESCOPIC LINE DESIGN GIVEN BY THE PMC AND CARE SHALL BE TAKEN WHILE REROUTING / COOPING THE G.I. LINE THAT UNIFORM FLOW OF WATER IS ACHIEVED ON THE TERRACE THE LINES ARE ROUTED WITHOUT DISTURBING THE MOVEMENT. ALTERNATIVELY COPPER PLUMBING CAN ALSO BE USED AS PER THE INSTRUCTIONS OF THE PMC/SOCIETY.
- 12 THE FLOORING IN HALL, PASSAGE, DINING, +KITCHEN AND BED ROOM AREA WILL BE IN VITRIFIED TILE MIN 60 X 60 LAID TO PROPER LINE AND LEVEL AS PER THE INSTRUCTIONS OF THE ARCHITECT IN 1:4 CEMENT MORTAR WITH MIRROR FINISH FOR THE SAME AND SKIRTING SHALL BE PROVIDED FOR THE SAME OF 30 mm HEIGHT IN NEAT CEMENT FLOAT IN FLUSH WITH THE WALL.
- 13 THE KITCHEN PLATFORM WILL BE IN SHAPE OR OTHER WISE WITH MAIN PLATFORM OF WIDTH 750 mm AND SECONDARY PLATFORM OF 450 mm WIDTH IN GRANITE WITH MARBLE SANDWICH TYPE OF CONSTRUCTION FOR THE SAME AND THE SINK WILL BE OF STAINLESS STEEL 24" X 18". TILING BELOW THE PLATFORM AND ABOVE THE

PLATFORM SHALL BE CARRIED OUT TO THE SATISFACTION OF THE PMC OF THE SOCIETY.

- 14 CONCEALED ELECTRIC FITTINGS WILL BE PROVIDED WITH MAIN CIRCUIT IN 7/20 WIRE AND OTHER IN 3/20 WIRE OF FINOLEX MAKE AND THE FITTINGS WILL BE OF CPL/ROMA TYPE FOR THE VARIOUS AREAS THE ELECTRICAL POINTS WILL BE PROVIDED AS PER THE LAYOUT PREPARED BY THE ARCHITECT. CFC SHALL BE PROVIDED ALONG THIS PERIPHERY AS PER THE ARRANGEMENT PERIPHERY SHOWN BY ARCH WITH PROVISION OF POINTS FOR CABLE INTERNET, TELEPHONE CONNECTION.

FOR ALL THE FLATS ELCB AND MCB OF DATAR/INDO KUPP SHALL BE PROVIDED AS PER THE REQUIREMENT OF BEST / TATA / RELIANCE SO AS TO AVOID SHORT CIRCUIT ETC.

- 15 CONCEALED G.I. PLUMBING WORK INSIDE THE FLAT WILL BE CARRIED OUT IN TATA/ZENITH PIPES OF 'C CLASS' AS PER THE IS CODES OF PRACTICE AND WITH HOT AND COLD THREE IN ONE MIXER OF " JAGUAR MAKE" , BOILER OF RACOLD MAKE OF 5 LITERS IN BATH ROOM AND WITH WASH BASIN ETC. OF HINDWARE MAKE WITH BOTTLE TRAP, ANGLE COCK, PILLAR COCK OF JAGUAR MAKE ETC. COMPLETE THE NECESSARY ACCESSORIES VIZ. TOWEL ROD, SOAP DISH, HANGERS ETC, WILL BE PROVIDED IN THE BATH AND TOILET AREA FOR THE WASH BASIN AREA ONE P.V.C. MOULDED CABINET WILL BE PROVIDED.
- 16 FOR THE KITCHEN AREA ONE NO. OF KITCHEN SINK TAP OF " JAGUAR MAKE" WILL BE PROVIDED WITH THE NECESSARY FITTINGS AND ONE NO. OF AQUA GUARD POINT WILL BE PROVIDED FOR THE KITCHEN AREA.
- 17 THE TOILET WILL BE PROVIDED WITH EUROPEAN TYPE W.C. OF APPROVED COLOR WITH FLUSH VALVE ETC. COMPLETE WITH JAGUAR MAKE BIB COCK, ANGLE COCK AND STOP COCK ETC. COMPLETE FOR SAME.
- 18 TILE TO BE PROVIDED UP TO FULL HEIGHT IN TOILET MAKE.
- 19 THE WINDOWS WILL BE 35 SERIES ANODIZED ALUMINUM / UPVC SLIDING WINDOWS OF JINDAL MAKE WITH GRANITE FRAMING IN STEP DESIGN WITH 5.5 mm THICK GLASS FOR ALL ROOMS
- 20 THE MAIN DOOR FRAME SHALL BE IN C.P. TEAK WOOD OF SIZE 150 X 100 AND DOOR FRAMES. THE DOOR FRAME FOR THE TOILET AND BATHROOM WILL BE IN GRANITE IN DOUBLE PATTI WITH MOULDING ETC. COMPLETE FOR THE SAME AND ALSO THE SAFETY DOOR SHALL BE PROVIDED IN EACH FLAT.
- 21 THE DOORS FOR HALL SHALL BE PANELED DOOR OF APPROVED DESIGN AND FINISH IN C.P. TEAK WOOD WITH BRASS FITTINGS AND DOUBLE/THREE LOCKS GODREJ

- NIGHT LATCH ETC. COMPLETE WITH LOCK AND KEY ARRANGEMENT FOR THE SAME AND FOR THE BED & KITCHEN SAME SHALL BE FLUSH DOORS WITH VENEER FINISH ON BOTH THE SIDE WITH BRASS FITTINGS FOR THE SAME.
- 22 TOILET PROVIDED APPROVED FITTINGS FIXTURE BY PMC.
 - 23 THE EXTERNAL PAINTING WORK WILL BE IN TWO COATS OF ACRYLIC PAINT DUST RESISTANCE APEX OF ASIAN PAINTS WITH WATER REPELLENT PROPERTIES FOR ENTIRE AREA IN APPROVED COLORS AND SHADE.
 - 24 THE INTERNAL AREA VIZ. WALLS & CEILING WILL BE FINISHED WITH P.O.P. IN PROPER LINE AND LEVEL AND THE INTERNAL PAINTING WILL BE CARRIED OUT IN LUSTER FINISH PAINT OF ASIAN PAINTS.
 - 25 FOR THE OPEN SPACES AT GROUND FLOOR LEVEL INTER LOCK PAVER BLOCKS OF 60 MM THICKNESS OF APPROVED MAKE SHALL BE PROVIDED FOR THE ENTIRE AREA WITH RUBBLE SOLING OF 9" THICKNESS FOR THE SAME AND THE WORK SHALL BE CARRIED OUT TO PROPER SLOPES TO DRAIN OUT THE STORM WATER IN EFFICIENT WAY.
 - 26 THE ENTRANCE LOBBY SHALL BE PROVIDED WITH GRANITE TILES FOR THE WALL CLADDING IN APPROVED DESIGN & MAKE UPTO 1ST FLOOR LEVEL AND FLOORING SHALL BE VITRIFIED FLOORING OF JOHNSON MAKE.
 - 27 FOR THE STAIRCASE AREA GRANITE FLOORING SHALL BE PROVIDED FOR THE TREAD, RISERS & MID LANDING AREA AND THE SKIRTING SHALL BE OF 4" THICKNESS FOR THE SAME UPTO 1ST FLOOR AND THERE AFTER IT SHALL BE GREEN KOTHA STONE THE ENTRANCE AREA WILL BE ILLUMINATED WITH ADEQUATE NOS. OF DECORATIVE ELECTRIC FITTINGS AS PER DESIGN AND APPROVED BY PMC.
 - 28 TWO LIFTS FOR EACH STAIRCASE HAVING CAPACITY OF 8 PERSONS PLUS SERVICE LIFT HAVING CAPACITY OF 13 PERSONS OR AS PER THE REQUIREMENTS WILL BE PROVIDED OF KONE, OTIS MAKE WITH NECESSARY ARRANGEMENT AND STANDARD AMENITIES
 - 29 THE DEVELOPER HAS TO PROVIDED BOX TYPE GRILLS FOR ALL THE WINDOWS WITH BOX OF WIDTH 2'0"
 - 30 M.S. GRILL GATES SHALL BE PROVIDED WITH R.C.C. COLUMNS FOR THE SAME IN M20 GRADE OF CONCRETE OF SIZE 12" X12" WITH FOOTINGS ETC. COMPLETE OF HEIGHT 12' WITH RE-PLASTERING AND GRANITE STONE CLADDING FOR THE SAME. THE GATES SHALL BE OF ADEQUATE SIZE. THE GATES SHALL BE PROVIDED AT THE ENTRANCES OF THE PLOT AS PER THE INSTRUCTION/SUGGESTIONS OF THE PROJECT MANAGEMENT CONSULTANTS, SECURITY CABIN OF 6' X 4' WITH HT 10' WITH

SITTING ARRANGEMENT AND VENTILATION SHALL BE PROVIDED ADJACENT TO THE GATE AND/OR AS IN DEALER BY THE SOCIETY ARCH.

31 ALL AROUND THE BUILDING PREMISES ADEQUATE NOS. ELECTRICAL FITTINGS SHALL BE PROVIDED WITH CABLE WIRING FOR THE SAME.

32 SEPARATE UNDERGROUND WATER TANK/PARTITIONS WILL BE PROVIDED IN R.C.C. IN M30 GRADE OF CONCRETE AND THE OVER HEAD WATER WITH AUTOMATIC SENSOR WATER PUMP.

TANK SHALL BE R.C.C. CASTED IN M25 GRADE OD CONCRETE AND THE CAPACITY OF THE TANKS SHALL BE AS PER THE M.M.C. RULES AND REGULATIONS FOR EACH BUILDING.

RAIN HARVESTING SHALL BE DONE IN ACCORDANCE TO THE MCGM REQUIREMENT WITH GROUND WATER CHARGING SYSTEM.

33 THE COMPOUND WALL SHALL BE CONSTRUCTED ALL AROUND THE PERIPHERY IN 9" THICK BRICK WORK OF 6' HEIGHT IN 1:4 C.M. AS PER TE APPROVED DESIGN AND DRAWINGS WITH 18" THICK RUBBLE WALL AS BASE FOR THE SAME CARRIED 2' BELOW THE GROUND LEVEL WITH P.C.C. OF 4" THICK IN 1:3:6 WITH RUBBLE SOLING FOR THE RUBBLE WALL AND COMPOUND WALL SHALL BE PROVIDED WITH TWO COATS OF PLASTER FROM BOTH THE SIDES IN APPROVED DESIGN IN 1:4 C.M.

34 INTERNAL ROADS SHALL BE CONCRETIZED AFTER THE PROVISION OF THE NECESSARY CONDUITS OF THE DRAINAGE LINES TELEPHONE LINES GAS LINES WATER SUPPLY LINES.

35 FUTURE EXTENSION AND ADDITIONAL LINES SHALL BE LAID FOR THE PLUMBING LAYOUT.

36 THE EXTERNAL DRAINAGE SYSTEM SHALL COMPRISE OF THE CI PIPES WITH CONICAL TYPES OF CHAMBERS AND HEAVY DUTY IRON LIDS.

37 NECESSARY SURFACE DRAINS AND THE RAIN HARVESTING SYSTEM TO BE DESIGNED FOR THE PERMANENT USAGE OF THE SAME UNDER THE GUIDANCE OF THE RAIN HARVESTING PMC.

38 NECESSARY TREES SHALL BE LAID AS PER THE RULES OF THE MCGM.

39 RECREATION CENTERS LIKE GYMNASIUM, CLUBS SHALL BE PLANNED AND PROVIDED IN THE R.G. PROPOSED.

40 INTERCOM & CCTV FACILITY SHALL BE PROVIDED IN EACH BUILDING AND FLAT.

41 GARDEN AREA WILL BE DEVELOPED WITHIN THE SURROUNDING OPEN SPACES AND ADEQUATE NOS. OF BENCHES SHALL BE PROVIDED FOR SEATING PURPOSE AND ENOUGH NUMBER OF SWINGS AND SLIDE SHALL BE PROVIDED FOR THE CHILDREN.

- 42 SOCIETY OFFICES OF 200 SQFT EACH AS APPROVABLE BY MCGM SHALL BE PROVIDED WITH JOHNSON CERAMIC TILE FLOORING AND TWO NOS. OF WINDOWS OF 6'X4' SIZE AND FLUSH DOOR ETC. COMPLETE THE NO. OF THE SOCIETY OFFICES SHALL BE IN ACCORDANCE TO THE MCGM.
- 43 GYMNASIUM AREA SHALL BE PROVIDED BY THE DEVELOPER AS IS FREE FSI AS PER THE NORMS OF THE MCGM.
- 44 THE DEVELOPER SHALL PROVIDE BORE WELLS AT SUITABLE LOCATIONS FREE OF COST WITH SUFFICIENT CAPACITY SO AS TO COMPLY WITH THE WATER REQUIREMENT OF THE EXISTING AS WELL AS NEW COMING MEMBERS. ACCORDINGLY THE RAIN HARVESTING SCHEME TO BE IMPLEMENTED AS PER THE REQUIREMENT.
- 45 SOLAR SYSTEM FOR STAIRCASE, COMPOUND AND TERRACE LIGHT AND ALSO SOLAR WATER HEATER WITH CONNECTION TO ALL FLATS TO EACH MEMBER.
- 46 DIESEL BACKUP GENERATOR SYSTEM TO BE INCORPORATED TO ACCOMMODATE THE SHORTAGE OF ELECTRIC SUPPLY. THE SYSTEM SHALL CATER FOR THE LIFTS, LOBBIES, STAIRCASE AND PERIPHERY LIGHTING IN THE ENTIRE PREMISES.
- 47 FLOOR TO FLOOR CLEAR HEIGHT SHOULD BE 10' 6 "

EXHIBIT – A

1) PRC & D.P. REMARKS

EXHIBIT – B

SURVEY PLAN

COMMERCIAL OFFER

Hon. Secretary / Chairperson

Soman Nagar Co-Operative Housing Society Ltd
36, Krantiveerbhai Balmukund Marg, Chinchpokali,
Mumbai 400 012

Dear Sir / Madam

Ref : Redevelopment of your Plot Soman Nagar Co-Operative Housing Society Ltd 36, Krantiveerbhai Balmukund Marg, Chinchpokali, Mumbai 400 012 on plot bearing C.S. No.778 of Mazgaon Division in E Ward

We, M/s. _____

have carefully examined the Tender Documents as well as the clarifications, addenda, corrigenda issued by the PMC and / or the Society, which also form part of the Tender Documents, and we agree to the provisions of the Technical Bid and Amended Commercial Bid for the work under reference along with various conditions therein. We have taken inspection of the title documents of the plot, have received copies of the property documents as mentioned hereinbefore from the Society and have also obtained required additional information through our own efforts in respect of the proposed redevelopment.

We have visited the site and have made ourselves fully conversant of the site conditions, levels, topography, access, local conditions source, availability and rates of construction materials, availability of local labour, their rates and labour laws etc, that are likely to be encountered during the course of the Redevelopment work.

We unconditionally accept all the commercial demands of the Society in form of the additional carpet area, displacement compensation, stamp duty, professional fees of Society's PMC as well as other costs, deposits and guarantees etc. which have been specified herein and have considered them as project costs to be borne by us. We also unconditionally accept the stages for release of various payments specified herein.

Having satisfied ourselves about the project's credentials, we are please to submit herewith our commercial offer which forms Part B of the Tender Document. This Bid is being submitted along with the Technical Bid and we confirm that our offer mentioned below is in view of and in conformity with the provisions of Technical Bid, which is being submitted separately.

In full compliance with the terms and conditions of the Technical Bid and for the Society's commercial requirements and terms which are specified in this Amended Commercial Bid, our most competitive commercial offer is as follows:

Notes:

1. Please quote your offer in numbers and in words in the column "Bidder's Offer" for Sr. No. 1 a), b), c) only. For all other items where the boxes are pre-filled, the values are not to be changed.
2. For Sr. No. E], please mention your offer for additional amenities / facilities.
3. During negotiations the Society may change any of its requirements specified below including those which are pre-filled at this stage.

Sr. No	Description	No. of flats	Unit	Society members requirements	Bidder's Offer
A] ADDITIONAL CARPET AREA & HARDSHIP COMPENSATION					
1. Free Additional Carpet Area					
a	Additional Carpet Area for each existing residential member including door jams	40 no	Existing carpet area 527.5 sft.	Area provided in new development 713 sft. Please quote your offer	
b	Additional Carpet Area for each existing residential member including door jams	7 no	Existing carpet area 551.5 sft.	Area provided in new development 745 sft. Please quote your offer	
c	Additional Carpet Area for each existing residential member including door jams	11 no	Existing carpet area 385.5 sft.	Area provided in new development 520 sft. Please quote your offer	
d	Additional Carpet Area for each existing residential member including door jams	4 no	Existing carpet area 677.5 sft.	Area provided in new development 915 sft. Please quote your offer	
e	Additional Carpet Area for each existing residential member including door jams	4 no	Existing carpet area 401.5 sft.	Area provided in new development 542 sft. Please quote your offer	
2. Hardship Compensation (CORPUS)					
	Total amount to be paid to existing members of the Society		Rs.1200/- Per sft.		

B] INCENTIVE & FACILITIES				
3. Free Car Parks excluding visitor's car parks (Note : Allotment shall be done by Society)				
	Independent car parks covered from top in Stilt / Podium	66 Nos. car parking required by society	Pre-filled Not to be changed	Maximum as per DCR/ MCGM Regulations
4. Displacement Compensation: (Note : Monthly compensation amount shall increase by 10 on the previous amount after every 12 months durations)				
a)	Monthly compensation to each flat owner for 1 st 12 months	Rs.100/-per Sqft. Of existing Carpet area		Rs.
b)	Monthly compensation to each flat owner for 2 nd 12 months	Rs.110 per Sqft. Of existing Carpet area		Rs
c)	Monthly compensation to each flat owner for 3 rd 12 months	Rs.120/-per Sqft. Of existing Carpet area		Rs.
d)	Brokerage & Registration Charges for temporary accommodation for each flat owner	Rs.100 Per Sqft. Of existing Carpet area		Rs.
g)	Total Shifting charges for each existing flat owner	Rs.50,000/-Per Existing Member		Rs.
C] COSTS & GUARANTEES				
5.Other Charges & Costs to be borne by the Developer				
a)	Stamp Duty & Registration Charges for members	Entire applicable amount	As applicable by regulations	Entire applicable amount
b)	Professional fees of PMC appointed by the Society	Rs.		Rs. + GST
c)	Fees for Society's legal / financial PMCs	Rs.		Rs. + GST
6. Performance Bank Guarantee				
	Irrevocable Performance Bank Guarantee	Rs. 3 Cr.	Pre-filled Not to be Changed	Rs.

	(Progressively reducing)			

D] STAGES FOR RELEASE OF PAYMENTS

We agree to release various amounts to the Society / members /Society’s PMC as specified under:

a) Hardship Compensation [Refer Sr. No.2]:

- On signing of the AGREEMENT
- At the time of vacating the buildings for demolition at the start of the project
- On Receipt of Occupancy Certificate Rs. _____ Lac

b) Displacement Compensation for temporary accommodation :

- Monthly Compensation [Refer Sr. No.4a), b), c)]

On vacating premises 12 months compensation by Bank cheque and two post-dated cheques, one for the next 12 months period and the other for the balance period

- Brokerage, Registration & Shifting Charges [Ref Sr. no. 4d), e), F), g)

On vacating premises 100 %

c) Professional Fees for Society’s PMC :

- Prof Fees for Project Management PMC [Refer Sr. no. 5 b)]

On intimation of selection of Developer 5 %

On signing of Redevelopment Agreement 10 %

On vacating premises 5 %

Every 3 months thereafter 80 % (Payable in 10 Equal quarterly installments)

- Prof Fees for Legal & Financial Consultant [Refer Sr. No.5 c)]

On intimation of selection of Developer 20 %

On execution of Conveyance Deed 20 %

On signing of Redevelopment Agreement 20 %

On vacating premises 20 %

On possession of new units

20 %

E] ADDITIONAL AMENITIES / FACILITIES OFFERED

We offer to provide the following additional amenities / facilities to the Society / Members (over and above those mentioned in your Tender Document):

Sr. No.	Description of Additional Amenities / Facilities

F] CONTACT DETAILS FOR ALL FUTURE CORRESPONDENCE

Please send all future correspondence in this regard to :

Name :
Designation :
Address :
Office Phones : Mobile:
Email :

Our bid shall remain valid for 180 days from the stipulated last date of submission.

Yours truly,

Name & Designation of Authorized Signatory:

Signature & Seal of Developer:

Company's Name & Address:

Date:

Place : MUMBAI

PROFORMA A

I.		AREA in	m2 / sft	
1		GROSS AREA OF PLOT	2813.57	m2
	(a)	AREA OF RESERVATION IN PLOT	-	
	(b)	AREA OF ROAD SET BACK	400.57	m2
	(c)	AREA OF D P ROAD	-	
2		DEDUCTIONS FOR		
A		FOR RESERVATION / ROAD AREA		
	(a)	ROAD SET BACK AREA TO BE HANDED OVER (100 %)		
	(b)	PROPOSED DP ROAD TO BE HANDED OVER (100 %)	400.57	m2
	(c)	RESERVATION AREA TO BE HANDEED OVER		
B		FOR AMENITY AREA		
C		DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY		
3		TOTAL DEDUCTION 2A+2B+2C	400.57	m2
4		BALANCE AREA OF PLOT (1-3)	2413.00	m2
5		PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER	2413.00	m2
6		ZONAL (basic) FSI (1 or 1.33)	1.33	
7		PERMISSIBLE BUILT UP AREA AS PER ZONAL (basic) FSI (5) x (6)	3209.29	m2
8		BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER (2Ab)x 2.5	1001.43	m2
9		BUILT UP AREA IN LIEU F COST OF CONSTRUCTION OF BU AMENITY	0	
10		BUILT UP AREA ADMISSIBLE DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A)= 0.62 X (4)	1496.06	m2
11		BUILT UP AREA ADMISSIBLE DUE TO "TDR" AS PER TABLE NO 12 OF REG NO 30(A) SUBJECT TO REGULATION NO 30(A)= 0.45 X (5)	1085.85	m2
12		PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	6792.63	
13		PROPOSED BUILT UP AREA (REFER BUA SUMMERY)	6792.63	m2
14		TDR GENERATED IF ANY AS PER REGULATION 30(A) & 32		
15		FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO 31(3) 35 % on (13)	2377.42	m2
	(a)i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	1194.93	m2
	ii)	FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	1194.93	m2
	(b)i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	1182.49	m2
	ii)	FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	1182.49	m2
16		TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+15(a)ii + 15(b)ii	9170.05	m2
17		FSI CONSUMED ON NET PLOT (13)/(4)	2.82	
		OTHER REQUIREMENTS		
A)		RESERVATION/DESIGNATION	NA	
	(a)	NAME OF RESERVATION		
	(b)	AREA OF RESERVATION AFFECTING THE PLOT (Road set back)	400.57	m2
	(c)	AREA OF RESERVATION LAND TO BE HANDED OVER AS PER REG NO. 17	-	
	(d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REG NO. 17	-	
	(e)	AREA/BUILT UP AREA OF DESIGNATION		
(B)		PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REG NO.		
	(i)	14(A)	-	
	(ii)	14(B)	-	
	(iii)	16	400.57	m2
(C)		REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/ PLOT AS PER REGULATION NO. 27 (15%) RG	361.95	
(D)		TENEMENT STATEMENT		
	(i)	PROPOSED BUILT UP AREA (13 ABOVE)	6792.63	m2
	(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	0	
	(iii)	AREA AVAILABLE FOR TENEMENTS [(i) - (ii)]	6792.63	m2
	(iv)	TENEMENTS PERMISSIBLE (Density of tenements/hectare) 450/H for FSI 1	598.5	nos
	(v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	128	nos

(E)		PARKING STATEMENT		
	(i)	PARKING REQUIRED BY REGULATIONS FOR-		
		CAR	132	nos
		SCOOTER/MOTOR CYCLE	-	
		OUTSIDER (visitors)	13	nos
	(ii)	COVERED GARAGES PERMISSIBLE	NIL	
	(iii)	COVERED GARAGES PROPOSED	NIL	
		CAR	-	
		SCOOTER/MOTOR CYCLE	-	
		OUTSIDER (visitors)	-	
	(iv)	TOTAL PARKING PROVIDED	145	nos
(F)		TRANSPORT VEHICLES PARKING	-	
	(i)	SPACE FOR TRANSPORT VEHICLES PARKING SPACES PROVIDED	145	nos
	(ii)	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED		

**CARPET AREA STATEMENT OF EXISTING FLATS AS SUBMITTED BY SOCIETY ALONG WITH
PROPOSED NEW AREAS TO BE PROVIDED TO EXSTING FLAT OWNERS**

FLATS IN NOS	EXISTING CARPET AREA SFT	EXISTING TOTAL CARPET AREA IN SFT	NEW CARPET AREA (ECA + 35 %)	BUILT UP AREA IN SFT (I.E. CARPET X 1.2)	35 % FUNGIBLE AREA	BUILT UP AREA OF ONE FLAT IN SFT	TOTAL BUILT UP AREA REHAB
A 21 + B17 = 38 NOS	527.50		712.13	633	221.55	854.55	
40		21100					34182
A 3 + B 4 = 7 NOS	551.50		744.53	661.8	231.63	893.43	
7		3860.5					6254.01
A 6 + B 5 = 11 NOS	385.5		520.43	462.6	161.91	624.51	
11		4240.5					6869.61
A 3 + B 1 = 4 NOS	677.50		914.63	813	284.55	1097.55	
4		2710					4390.2
A 3 + B 1 = 4 NOS	401.5		542.03	481.8	168.63	650.43	
4		1606					2601.72
66 NOS		33517.00					54297.54

Existing road width
permissible FSI shall be excluding D.P. road

AREA IN SFT	NOS. OF FLAT
385 & 401	15
551 & 527	47
677	4
	<u>66</u>

FLAT WISE AREA STATEMENT FOR TENANTS FLAT

FLATS FOR SALE SHOWN IN YELLOW COLOUR

	FLOOR	USSER	RERA CARPET sft				LIFT STAIRCASE PASSAGE AREA sqm	TOTAL CONSTRUCTION BUILT UP sqm	BUILT UP AREA FOR FSI sqm
			FLAT 1	FLAT 2	FLAT 3	FLAT 4	(BUILT UP) FOR PREMIUM	BY P LINE	
	GROUND	ENTRANCE LOBBY AND PARKING / GARDEN					146.08	1543.36	
	1 ST						146.08	1543.36	
	2 ND						146.08	1543.36	
	3 RD						146.08	1543.36	
	4 TH						146.08	1543.36	
	PODIUM TERRACE	HEALTH CLUB - POOL/SOCIETY					146.08	410.73	
	6TH	RESIDENTIAL FLAT REHAB	713	520	520	713	146.08	401.11	255.03
	7 TH	RESIDENTIAL FLAT REHAB	713	520	520	713	146.08	401.11	255.03
13 TH FLOOR REHAB	8 TH		713	520	520	713	146.08	401.11	255.03
	9 TH		713	520	520	713	146.08	401.11	255.03
	10 TH	REFUGE SLAB	713	520	520	713	146.08	401.11	255.03
	11 TH		713	520	520	713	146.08	401.11	255.03
	12 TH		713	542	542	713	146.08	405.9	259.82
	13 TH		713	542	542	713	146.08	405.9	259.82
	14 TH		713	713	713	713	146.08	440.11	294.03
	15 TH		713	713	713	713	146.08	440.11	294.03
	16 TH		713	713	713	713	146.08	440.11	294.03
	17 TH		713	713	713	713	146.08	440.11	294.03
	18 TH		745	713	713	745	146.08	445.81	299.73
	19 TH		745	713	713	745	146.08	445.81	299.73
	20 TH		745	713	713	745	146.08	445.81	299.73
	21 TH		745	713	713	745	146.08	445.81	299.73
	22 TH		915	543	543	915	146.08	445.81	299.73
	23 TH		915	543	543	915	146.08	445.81	299.73
	24 TH		745	713	713	745	146.08	445.81	299.73
	25 TH		745	713	713	745	146.08	445.81	299.73
	26 TH		745	713	713	745	146.08	445.81	299.73
	27 TH		745	713	713	745	146.08	445.81	299.73
	28 TH		745	713	713	745	146.08	445.81	299.73
	29 TH		745	713	713	745	146.08	445.81	299.73
	30 TH		745	713	713	745	146.08	445.81	299.73
	31 TH		745	713	713	745	146.08	445.81	299.73
	32 TH		745	713	713	745	146.08	445.81	299.73
	33 TH		745	713	713	745	146.08	445.81	299.73
	34 TH		745	713	713	745	146.08	445.81	299.73
	35 TH		745	713	713	745	146.08	445.81	299.73
	36 TH		745	713	713	745	146.08	445.81	299.73
	37 TH		720	713	713	720	146.08	394.81	248.73
							5551.04	21971.63	9169.54

FLAT WISE CARPET AREA STATEMENT FOR REHAB & SALE

Flat No. 1			
	Area in sft	No. of Flats	total area in sft
Rehab	713	12	8556
	745	4	2980
	915	2	1830
	rehab total	18	13366
Sale	745	13	9685
	720	1	720
	sale total	14	10405

Flat No. 2			
	Area in sft	No. of Flats	total area in sft
Rehab	520	6	3120
	542	2	1084
	713	8	5704
	rehab total	16	9908
Sale	543	2	1086
	713	14	9982
	sale total	16	11068

Flat No. 3			
	Area in sft	No. of Flats	total area in sft
Rehab	520	5	2600
	542	2	1084
	713	8	5704
	rehab total	15	9388
Sale	520	1	520
	543	2	1086
	713	14	9982
	sale total	17	11588

Flat No. 4			
	Area in sft	No. of Flats	total area in sft
Rehab	713	12	8556
	745	3	2235
	915	2	1830
	rehab total	17	12621
Sale	745	14	10430
	720	1	720
	sale total	15	11150

Total No. of Rehab Flat	66
Total No. of Sale Flat	62
	128

summary of rehab		
Flat	nos.	Area in sft
Flat no. 1	18	13366
Flat no. 2	16	9908
Flat no. 3	15	9388
Flat no. 4	17	12621
Total Carpet area of Rehab in sft		45283

summary of sale		
Flat	nos.	Area in sft
Flat no. 1	14	10405
Flat no. 2	16	11068
Flat no. 3	17	11588
Flat no. 4	15	11150
Total Carpet area of Sale in sft		44211

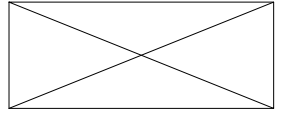
Total Carpet area of Rehab flats =	45283 sft
Total Carpet area of Sale flats =	44211 sft

← 13.4 M. WIDE ROAD →

EXISTING PLOT BOUNDARY

ROAD SET BACK AREA

PROPOSED PLOT BOUNDARY



SUB - STATION



W.C.

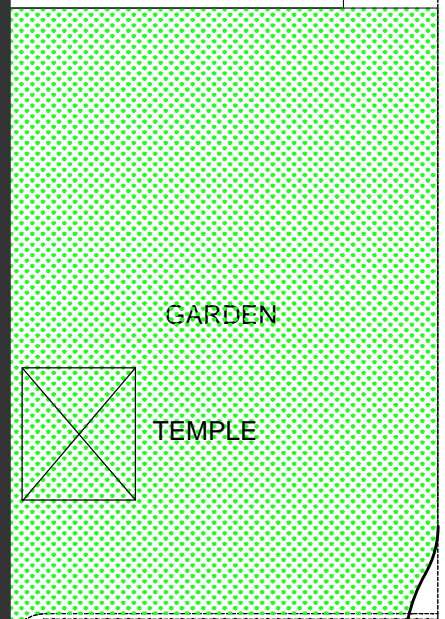
↑ OUT

↓ IN

PODIUM ABOVE

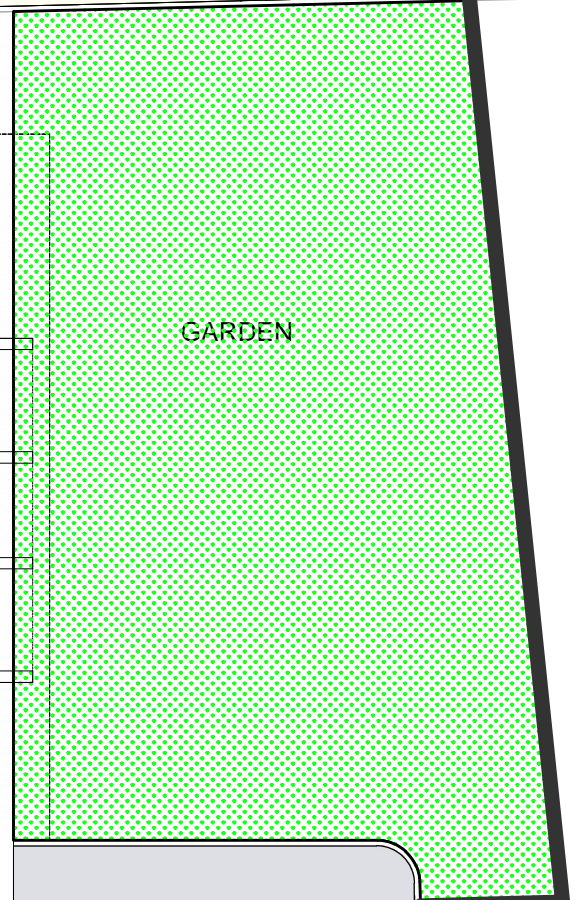
↔ 6 M. WIDE DRIVE WAY ↔

BUILDING LINE ABOVE

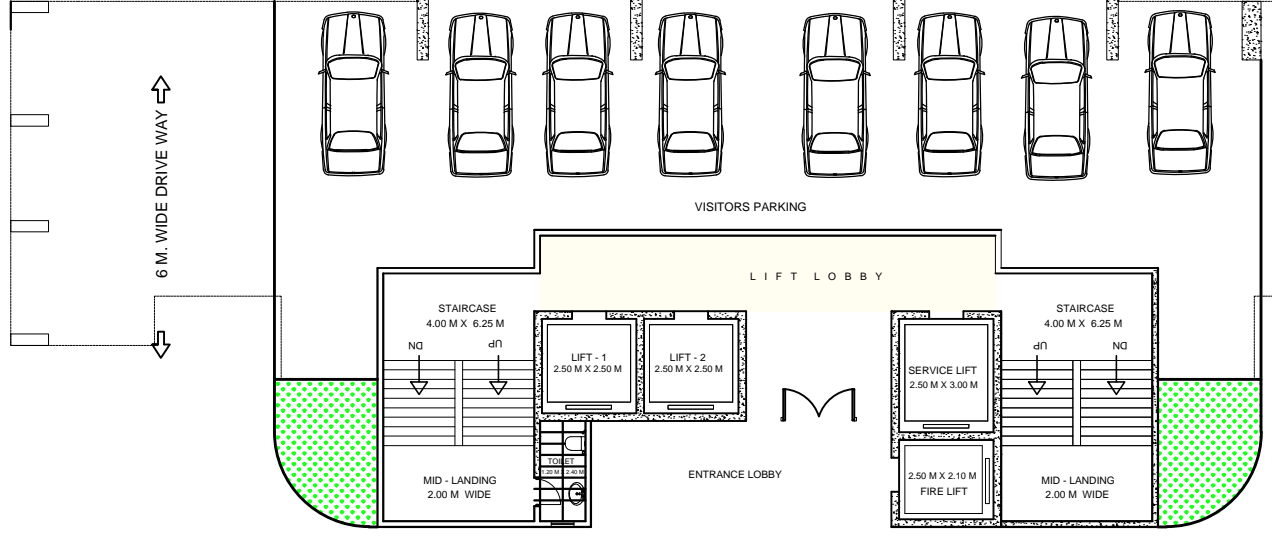


GARDEN

TEMPLE



GARDEN



VISITORS PARKING

LIFT LOBBY

STAIRCASE
4.00 M X 6.25 M

NO ↓

↑ dn

MID - LANDING
2.00 M WIDE

LIFT - 1
2.50 M X 2.50 M

LIFT - 2
2.50 M X 2.50 M

ENTRANCE LOBBY

STAIRCASE
4.00 M X 6.25 M

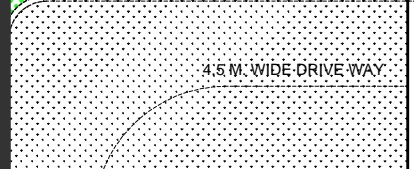
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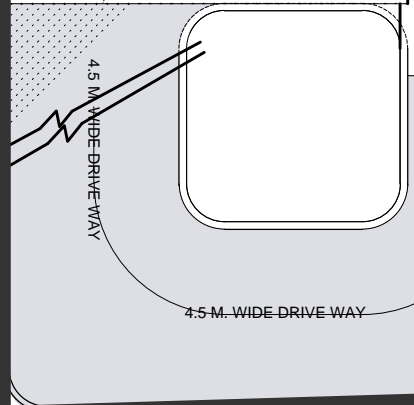
MID - LANDING
2.00 M WIDE

SERVICE LIFT
2.50 M X 3.00 M

FIRE LIFT
2.50 M X 2.10 M



4.5 M. WIDE DRIVE WAY



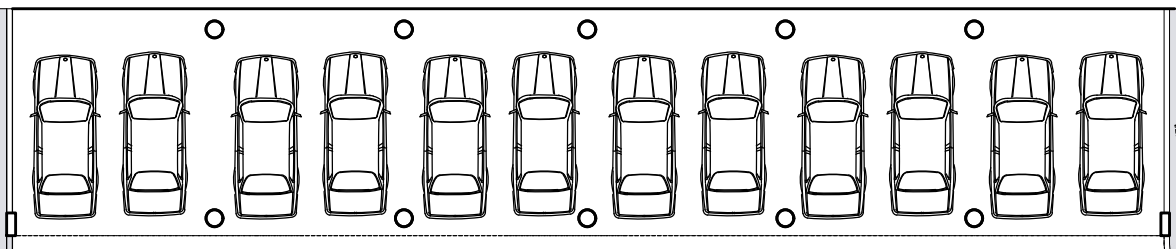
4.5 M. WIDE DRIVE WAY

4.5 M. WIDE DRIVE WAY

↑ DN

6 M. WIDE DRIVE WAY

PARKING FOR 12 NOS. CARS



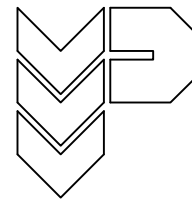
↔ 4.5 M. WIDE DRIVE WAY ↔

U. G. TANK

STILT FLOOR PLAN

REV.	SCALE	DATE	DRA BY
		01-08-2022	DILIP

REDEVELOPMENT OF SOMAN NAGAR CHSL.



VARDE PARALKAR & ASSOCIATES
 ARCHITECTS - ENGINEERS & INT CONSULTANTS
 1 st FLOOR, S B I BLDG. (ANNEX), BANK STREET,
 HORNIMAN CIRCLE, MUMBAI 400 023.
 TEL : 22662662 / 22663650 : 22654515
 vpassoc.proj@gmail.com

DRG.NO.
1



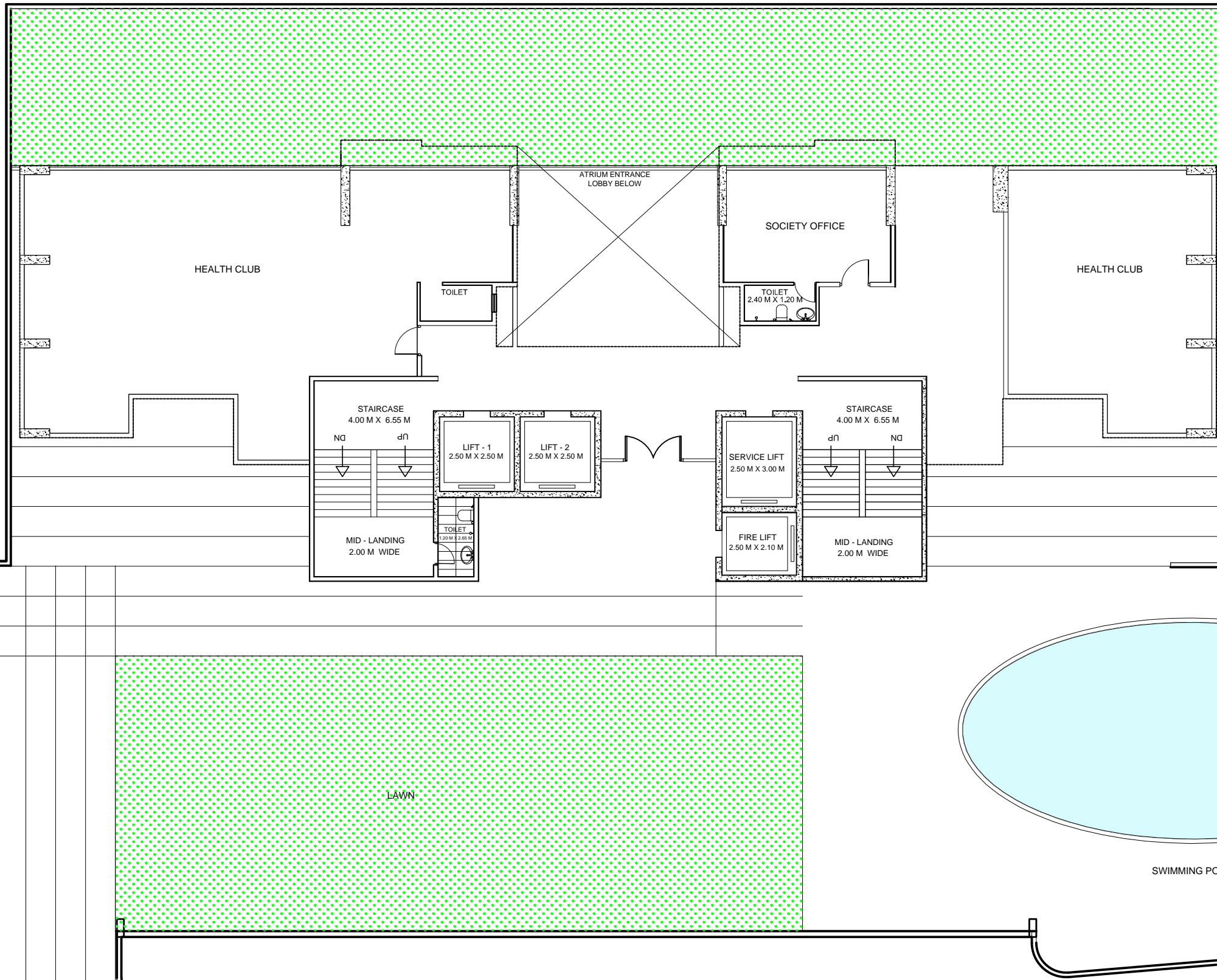
TYPICAL PODIUM PARKING PLAN
(1ST TO 4TH FLOOR)

REV.	SCALE	DATE	DRA BY
		01-08-2022	DILIP

REDEVELOPMENT OF SOMAN NAGAR CHSL.



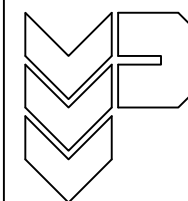
VARDE PARALKAR & ASSOCIATES
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 1 st FLOOR, S B I BLDG. (ANNEX), BANK STREET,
 HORNIMAN CIRCLE, MUMBAI 400 023.
 TEL : 22662662 / 22663650 : 22654515
 vpassoc.proj@gmail.com



PODIUM TERRACE PLAN
(5TH FLOOR)

REV.	SCALE	DATE	DRA BY
		01-08-2022	DILIP

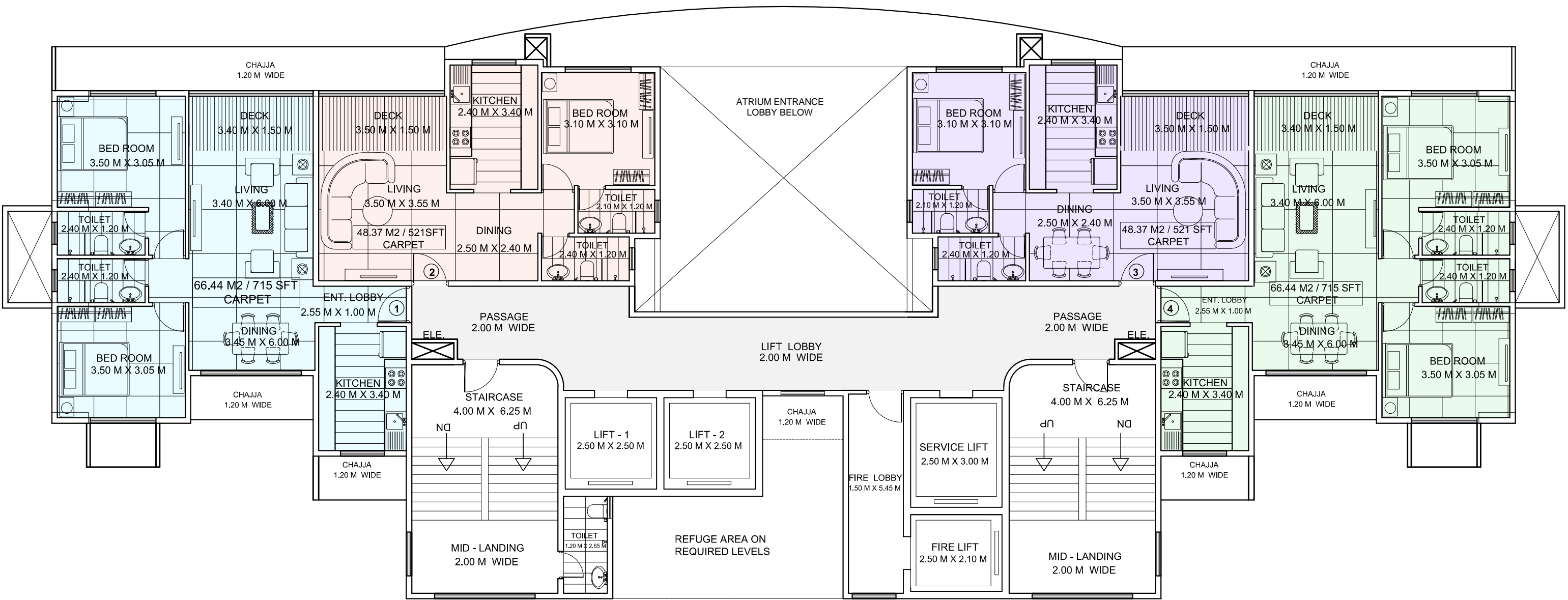
REDEVELOPMENT OF SOMAN NAGAR CHSL.



VARDE PARALKAR & ASSOCIATES
 ARCHITECTS - ENGINEERS & INT CONSULTANTS
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 vpassoc.proj@gmail.com

DRG.NO.

3



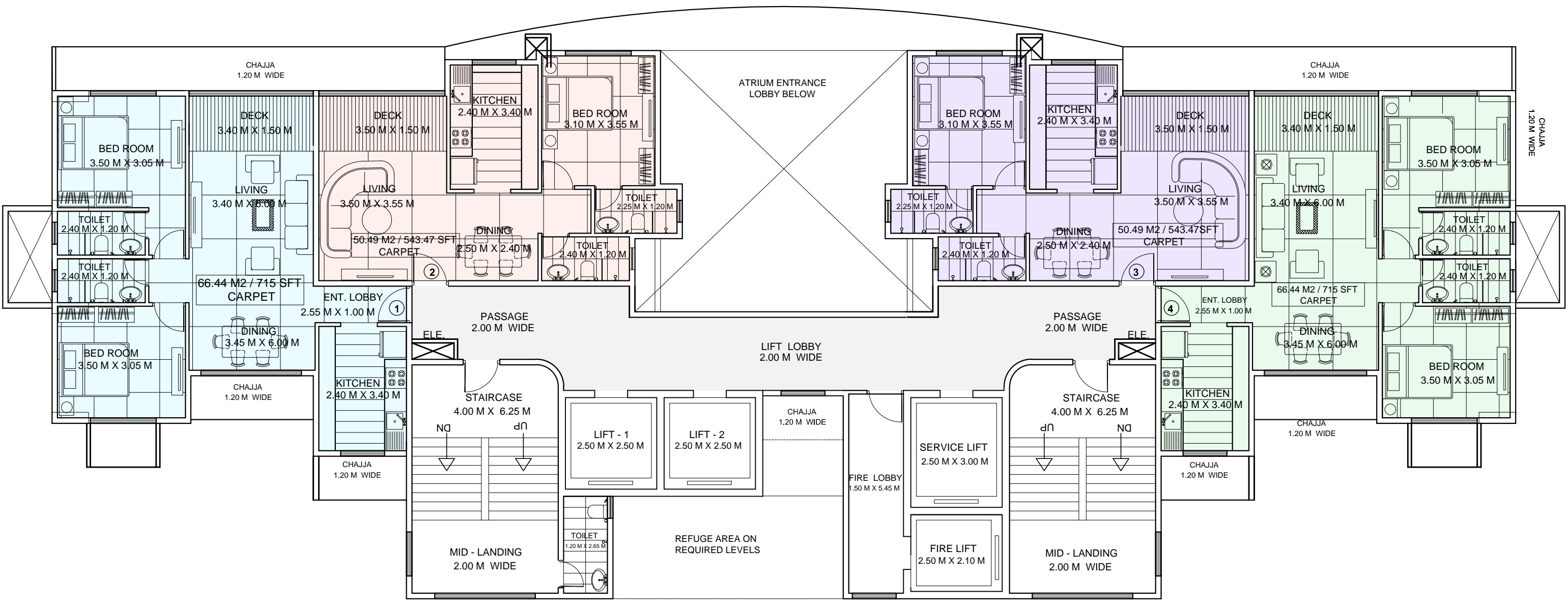
TYPICAL FLOOR PLAN
(6TH TO 11TH)
(FOR EX. FLAT OWNERS)

REV.	SCALE	DATE	DRA BY
		01-08-2022	DILIP

REDEVELOPMENT OF SOMAN NAGAR CHSL.



VARDE PARALKAR & ASSOCIATES
ARCHITECTS - ENGINEERS & INT CONSULTANTS
1 st FLOOR, S B I BLDG. (ANNEX), BANK STREET,
HORNIMAN CIRCLE, MUMBAI 400 023.
TEL : 22662662 / 22663650 : 22654515
vpassoc.proj@gmail.com



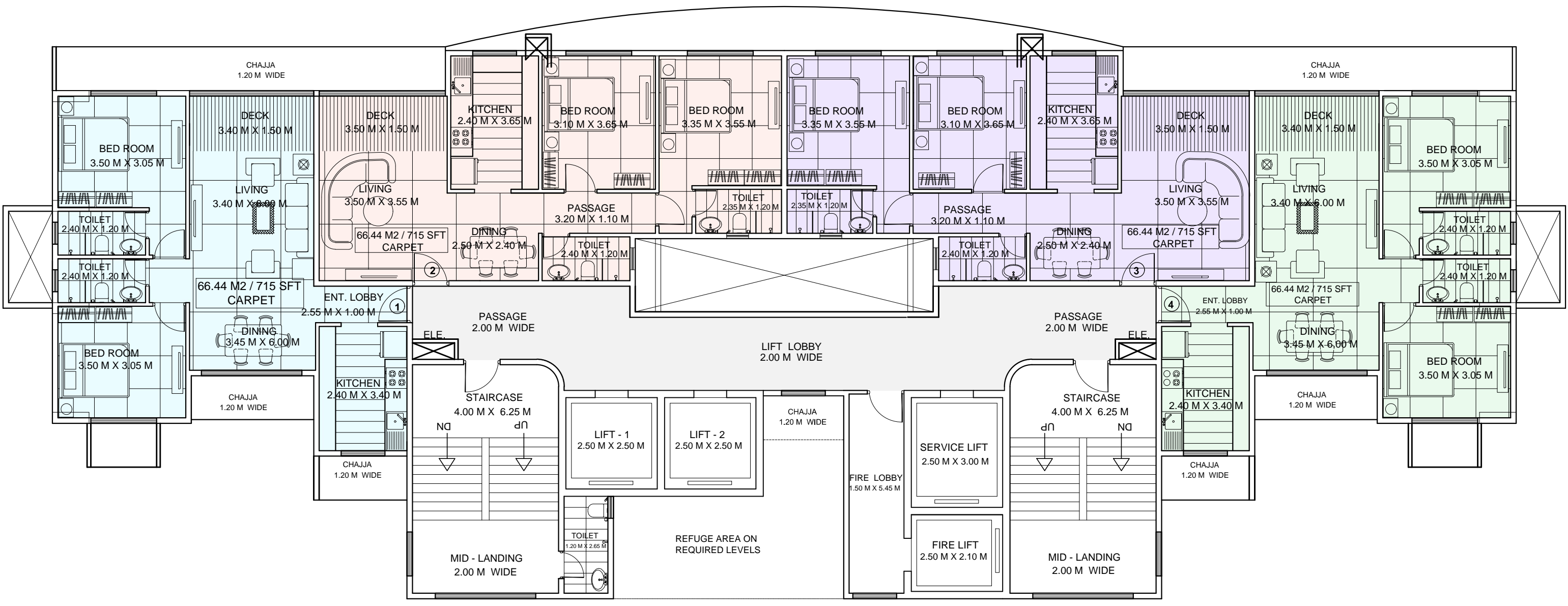
TYPICAL FLOOR PLAN
(12TH & 13TH FLOOR)

REV.	SCALE	DATE	DRA BY
		01-08-2022	DILIP

REDEVELOPMENT OF SOMAN NAGAR CHSL.



VARDE PARALKAR & ASSOCIATES
 ARCHITECTS - ENGINEERS & INT CONSULTANTS
 1 st FLOOR, S B I BLDG. (ANNEX), BANK STREET,
 HORNIMAN CIRCLE, MUMBAI 400 023.
 TEL : 22662662 / 22663650 : 22654515
 vpassoc.proj@gmail.com



TYPICAL FLOOR PLAN (14TH & 17TH FLOOR)

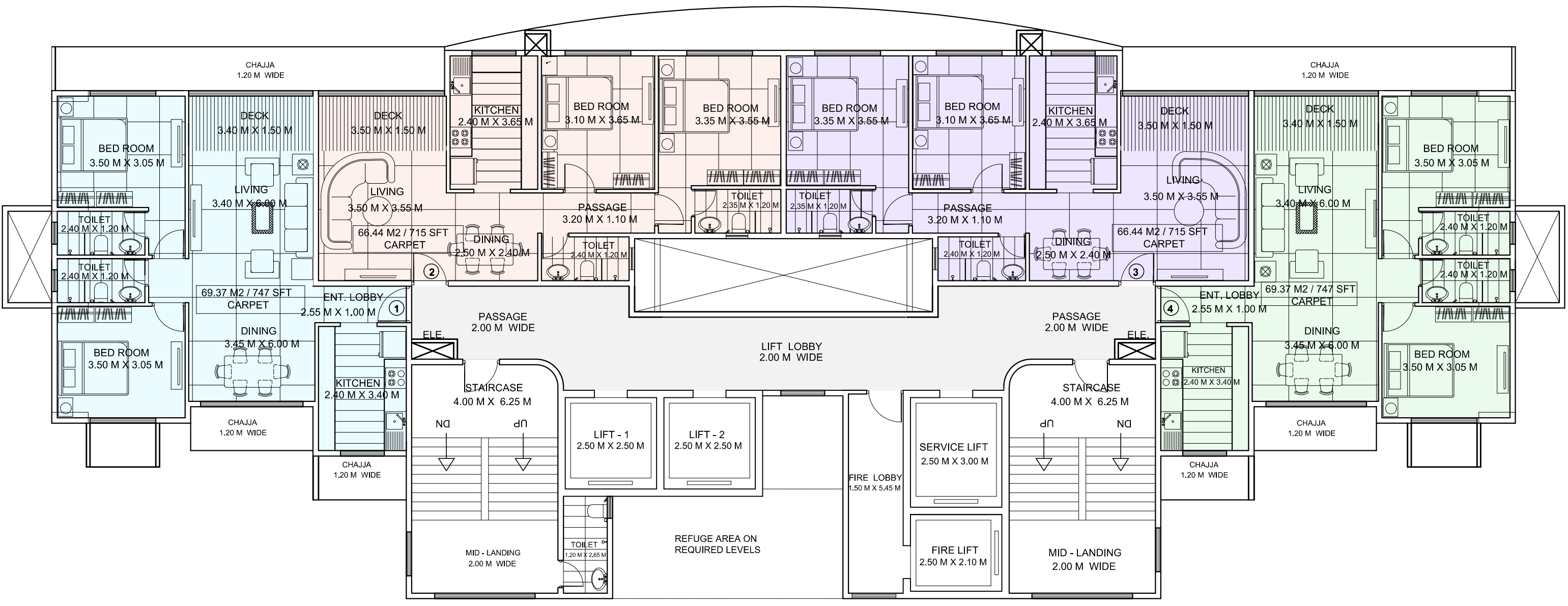
REV.	SCALE	DATE	DRA BY
		01-08-2022	DILIP

REDEVELOPMENT OF SOMAN NAGAR CHSL.



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TYPICAL FLOOR PLAN (18TH & 21ST FLOOR)

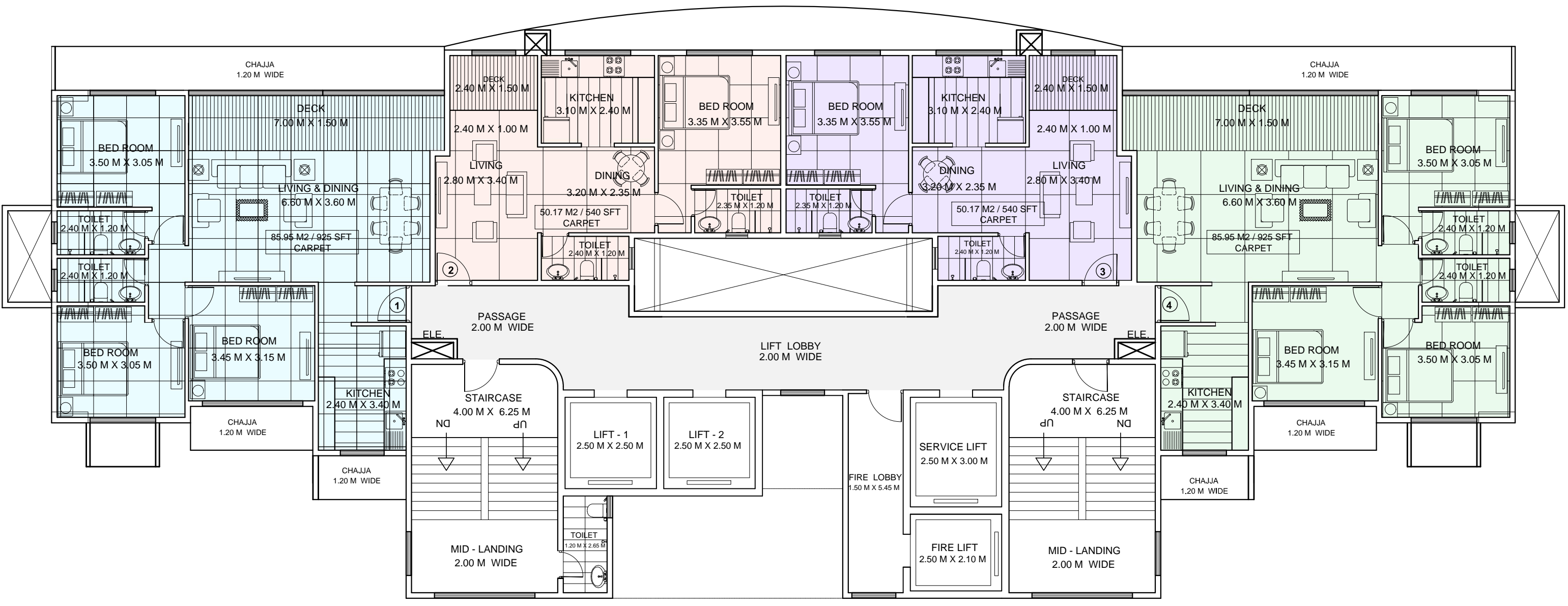
REV.	SCALE	DATE	DRA BY
		01-08-2022	DILIP

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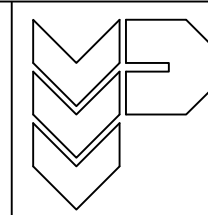
DRG.NO.
7



TYPICAL FLOOR PLAN (22ND & 23RD FLOOR)

REV.	SCALE	DATE	DRA BY
		01-08-2022	DILIP

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