

PANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD

Reg. No.: NBOM / CIDCO / HSG (TC) / 9341 / JTR / 2022-23

KL- 6 (A), Condominium No. 26, Sector -1, Kalamboli, Navi Mumbai - 410 218.

Ref.No.

Date : 03-08-2023

आदरणीय सदस्यांनो,

आपल्या सोसायटीच्या पुनर्विकासात प्रगती करत असताना, विकासक निवडण्यासाठी ७९३ सरकारी ठराव (GR) नुसार आम्ही निविदा प्रक्रियेत प्रवेश करत आहोत. या संदर्भात, UNIQUE PMC LLP ने आमच्या सोसायटी कार्यालयात निविदा दस्तऐवज (DraftTender document) सादर केला आहे, जो या प्रक्रियेचा एक महत्त्वाचा भाग आहे.

आम्ही सर्व सदस्यांना निविदा दस्तऐवज अंतिम करण्यापूर्वी निविदा प्रक्रियेची स्पष्ट समज मिळविण्यासाठी सोसायटी कार्यालयाला भेट देण्याची विनंती करतो. हे सुलभ करण्यासाठी, UNIQUE PMC LLP चे प्रतिनिधी ५ ऑगस्ट ते १४ ऑगस्ट २०२५ पर्यंत संध्याकाळी ५:०० ते रात्री ८:०० या वेळेत सोसायटी कार्यालयात उपस्थित राहतील आणि निविदा दस्तऐवजाबद्दल तुमचे कोणतेही प्रश्न किंवा चिंता असतील तर त्यांचे निराकरण करतील.

आम्ही सर्व सदस्यांना विनंती करतो की त्यांनी मसुदा निविदा कागदपत्रांच्या माहितीची गोपनीयता राखावी आणि मसुदा निविदा कागदपत्रांमधील माहिती सुरक्षित राहिल आणि ती उघड केली जाणार नाही किंवा त्याचा गैरवापर केला जाणार नाही याची खात्री करावी.

तुमचा सहभाग महत्त्वाचा आहे आणि आम्ही तुम्हाला या महत्त्वपूर्ण प्रक्रियेत सक्रियपणे सहभागी होण्यास प्रोत्साहित करतो जेणेकरून आम्ही निविदा मसुद्याच्या मंजूरीसाठी पुढे जाऊ शकू.

For Panchavati Co - operative Housing Society Ltd

Shobha
President

M.P. Panwar
Secretary

Treasurer

Ref:- UPMC/25/PanchavatiCHS/KL/013

दिनांक: २/८/२०२५

प्रति,

अध्यक्ष / सचिव

पंचवटी को-ऑप. हाऊसिंग सोसायटी लि.

प्लॉट क्र. KL-6/A, सेक्टर-१

कळंबोली, नवी मुंबई - ४१० २१८

विषय: पुनर्विकासासाठी मसुदा टेंडर दस्तऐवज सादर.

संदर्भ:- तुमचे दि. २७/७/२०२५ रोजीचे पत्र.

महोदय / महोदया,

आपल्या पंचवटी को-ऑप. हाऊसिंग सोसायटी लि. यांच्या पुनर्विकास प्रकल्पासाठी सादर केलेल्या सक्षमता अहवालास मान्यता दिल्याबद्दल आम्ही संपूर्ण व्यवस्थापन समितीचे आणि सदस्यांचे मनःपूर्वक आभार मानतो.

या मंजुरीच्या पुढील टप्प्यात, आम्ही मसुदा टेंडर दस्तऐवज (Draft Tender Document) आपल्या सोसायटीकडे सादर करत आहोत, जे पुढील कारवाईसाठी मार्गदर्शक ठरतील.

कळकळीची विनंती आहे की, या मसुदा टेंडर दस्तऐवजांची गोपनीयता राखण्यात यावी आणि त्यांचे प्रसारण / वितरण केले जाऊ नये. सर्व सदस्यांनी सोसायटी कार्यालयात जाऊन दस्तऐवजांची पाहणी करावी, अशी विनंती आहे.

मसुदा टेंडर दस्तऐवजातील बाबींचे स्पष्टीकरण देण्यासाठी आणि सदस्यांच्या शंका सोडवण्यासाठी UNIQUE PMC LLP चे प्रतिनिधी ५ ऑगस्ट २०२५ ते १४ ऑगस्ट २०२५ दरम्यान दररोज संध्याकाळी ५:०० ते ८:०० या वेळेत सोसायटी कार्यालयात उपलब्ध असतील. सदस्यांनी या वेळेत उपस्थित राहून आपले प्रश्न विचारावेत व अभिप्राय द्यावा. तसेच, आम्ही विनम्रतेने विनंती करतो की मसुदा टेंडर दस्तऐवजावर अंतिम मान्यतेसाठी सभा दिनांक १५ ऑगस्ट २०२५ रोजी आयोजित करण्यात यावी, जेणेकरून पुढील टप्प्याकडे वेळेत आणि एकमताने वाटचाल करता येईल.

आपल्या सातत्यपूर्ण सहकार्याबद्दल पुन्हा एकदा आभार.

आपला विश्वास
For UNIQUE PMC LLP
UNIQUE PMC LLP कडून

हिमेंश लिंबानी Partner

व्यवस्थापकीय संचालक



J. P. Panchavati
02/08/25

PANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD.

KL-6(A), Condominium No. 26, Sector 1,

Kalamboli, Navi Mumbai - 410 218



RE - BUILDING BHARAT

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TENDER DOCUMENT

* * *

Date of Issue: /08/2025

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BRIEF OF TENDER

This Tender Document is issued by **Panchavati Co-Operative Housing Society Ltd., Sector 1, Kalamboli, Navi Mumbai**, for the selection of a competent and experienced Developer to undertake the **Redevelopment of the Society's Existing Buildings** under applicable UDCPR regulations.

The Tender document is structured into the following six distinct parts for clarity, ease of navigation, and systematic evaluation:

PART	TITLE
PART I	PROJECT INTRODUCTION
PART II	BIDDER GUIDELINES
PART III	BID PROCESS
PART IV	CONTRACTUAL TERMS, TECHNICAL SPECIFICATIONS & SAFETY PROVISIONS
PART V	SOCIETY'S PROPOSAL & BIDDER'S OFFER
PART VI	LIST OF FORM'S

As you proceed through the tender, each part is compiled and presented in **individually numbered booklets** for convenience and structured reference.

Please ensure all parts are reviewed and responded to in accordance with the instructions and formats provided within each respective section.

PART - I

PROJECT INTRODUCTION

This section presents key information about **The Panchavati Co-Operative Housing Society Ltd.**, including the Project Background, Legal and Technical Details, Site Conditions, and Applicable Development Regulations. It serves as a comprehensive reference for understanding the existing context and regulatory framework relevant to the proposed redevelopment.

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1. PROJECT OVERVIEW



The Panchavati Co-Op Housing Society, located at KL – 6(A), Condominium No. 26, Sector- 1, Kalamboli, Navi Mumbai – 410 218, comprising of 80 Residential Units across Five Buildings 1 To 5 on a Plot Area of 4,205.22m². These buildings were originally constructed by CIDCO in the year 1989–90, as per the Declaration registered with the authority, and have since served as an integral part of the residential landscape in the region.

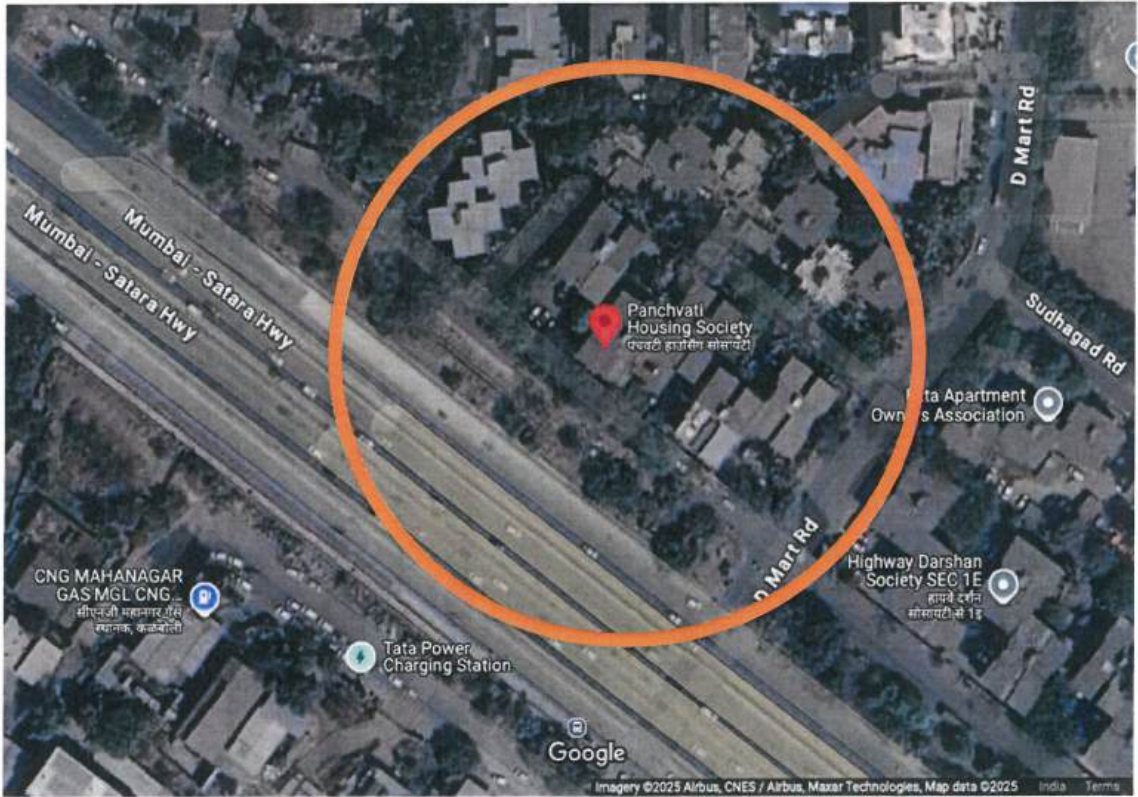
In recent years, the Housing Society has expressed its intent to **Undertake Redevelopment** of the existing buildings. The plan involves the **Demolition of Old Structures** and construction of **New Residential Buildings**, providing **Modern Apartments to Existing Members**, while leveraging the permissible **FSI under the Prevailing Redevelopment Policy** to generate additional sale units. This approach aims to optimize land use, improve infrastructure, and provide enhanced lifestyle benefits to existing occupants.

As per the applicable regulatory framework, the **Redevelopment of Aging or Unsafe Buildings** within CIDCO-developed housing schemes—including EWS, LIG, MIG, and HIG tenements—is permitted under **Regulation 10.10.2 of UDCPR 2020**, along with other relevant guidelines. These provisions enable the safe and planned regeneration of aging infrastructure in alignment with current planning norms and safety standards.

2.PROJECT DETAILS

PARTICULARS	DETAILS
Site Located at	KL-6(A), Condominium No. 26, Sector 1, Kalamboli, Navi Mumbai - 410218
Registration No.	NOBM/CIDCO/HSG(TC)/9341/JTR/2022-23
Zone Classification	(as per NMMC Development Plan)
Plot No.	1/26
Ownership Type	Leasehold from CIDCO
Plot Area	4,205.22 m ²
Applicable Development Control Regulations	10.10.2 of UDCPR
Setbacks & Margins	As per P.M.C Norms
EXISTING BUILDING PROFILE	
No. of Buildings	5
Building Usage	Residential
No. of Residential Tenements	80 Nos.
Existing Carpet Area per Unit	42.42 m ² /456.61 ft ²
Road Access	15 m & 20 m

3.LOCATION OVERVIEW



Address: KL – 6(A), Condominium No. 26, Sector- 1, Kalamboli, Navi Mumbai

The **Panchavati Co-operative Housing Society** is strategically situated in **Sector-1, Kalamboli**, a well-established and strategically located neighbourhood in **Navi Mumbai, Maharashtra**. This area is renowned for its excellent connectivity, and a balanced mix of Residential and Commercial Developments.

Healthcare Facilities

KL6 Panchavati Society benefits from proximity to several reputable healthcare centre's:

- **Shree Sai Multi speciality Hospital**

Located in Kamothe, this 30-bed facility offers services in paediatrics, ophthalmology, general surgery, orthopaedics, and gynaecology.

- **Panacea Hospital**

Situated in Panvel, it provides comprehensive medical services.

- **Shreyash Orthopaedic and Maternity Hospital**

Located in New Panvel, specializing in orthopaedics and maternity care.

Educational Institutions

The area is well-equipped with educational institutions catering to various age groups:

- **St. Joseph's High School and Junior College**

A well-established institution in Panvel.

- **MES Public School**

Located in Kalamboli, offering primary education.

- **Kidsland Pre School**

A preschool in Kalamboli, focusing on early childhood education.

- **KLE Society's Law College**

Situated in Sector 1, Kalamboli, providing legal education.

- These institutions provide comprehensive educational options from preschool to higher education.

Connectivity and Transportation

KL6 Panchavati Society boasts excellent connectivity:

- **Roadways**

Located at the junction of major highways including the Sion-Panvel Highway, NH 48, NH 66, and the Mumbai-Pune Expressway, facilitating easy road travel.

- **Railways**

Proximity to several railway stations

- **Kalamboli Railway Station**

Part of the Vasai Road-Diva-Panvel route

- **Mansarovar Railway Station**

Approximately 3.5 km away.

- **Khandeshwar Railway Station**

Approximately 3.9 km away.

- **Panvel Railway Station**

Approximately 6.5 km away.

- **Bus Services**

NMMT, BEST, KDMT, and MSRTC buses connect Kalamboli to various parts of Navi Mumbai and Mumbai.

- **Metro**

Future plans include three metro stations in Kalamboli as part of Navi Mumbai Metro's Phase II, enhancing connectivity.

- This robust transportation network ensures seamless travel for residents.

Shopping and Amenities

Residents have access to a variety of shopping and recreational options:

- **D-Mart Kalamboli**

A popular retail store offering a wide range of products.

- **Daily Needs**

Popular grocery store with fulfilling extensive needs of family.

- **Navi Mumbai Police Head Quarters**

One of the Major Police headquarters in Navi Mumbai.

- **Orion Mall Panvel**

A shopping mall featuring various retail outlets and entertainment options.

- **Local Markets**

Numerous local shops and markets cater to daily needs.

- These amenities contribute to a convenient and comfortable lifestyle.

Recreational Spaces

The area offers several recreational spots:

- **Sagar Vihar Garden**

A scenic waterfront garden ideal for relaxation.

- **Pandavkada Waterfalls**

A natural waterfall located nearby, popular among tourists and locals.

- **Kharghar Hills**

Offers trekking opportunities and panoramic views. These spaces provide residents with options for outdoor activities and leisure.

Navi Mumbai International Airport

The upcoming Navi Mumbai International Airport (NMIA) is a significant infrastructure development:

- **Location**

Situated in Ulwe, Navi Mumbai, approximately 10-15 minutes from Kalamboli via the upcoming 28-kilometer road starting from Palaspe near Panvel.

- **Connectivity**

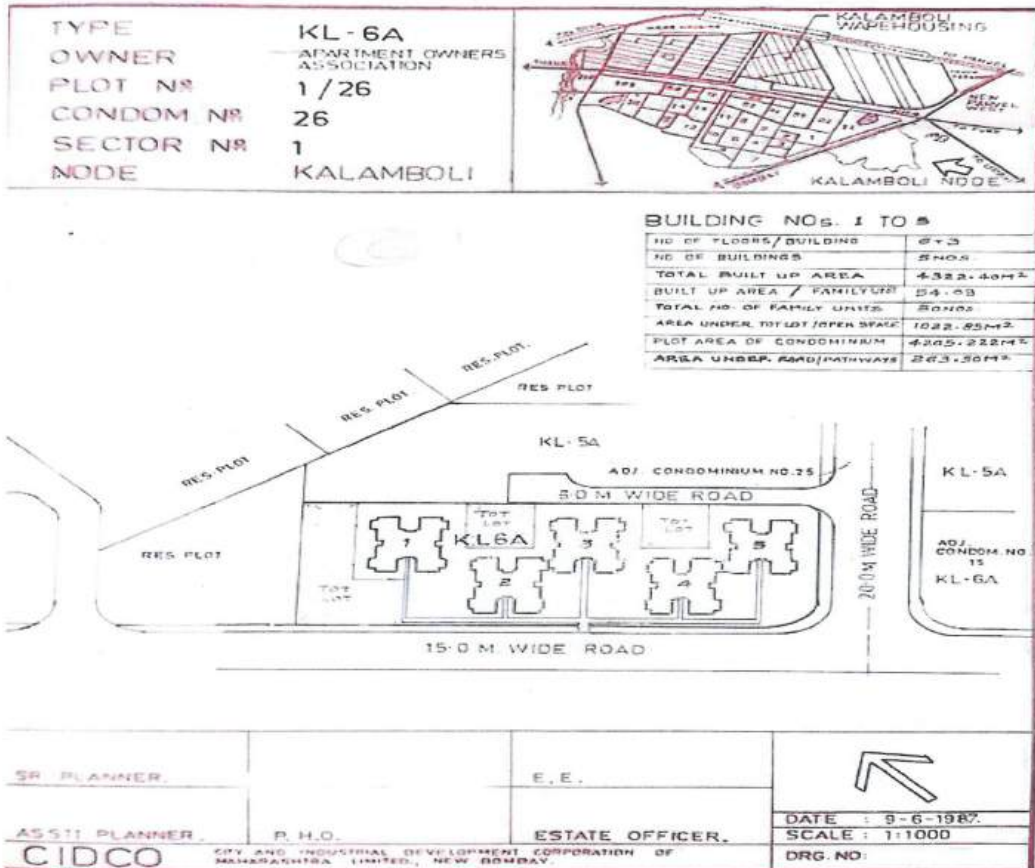
The airport will feature multimodal connectivity, including road, metro rail, suburban railways, and water transport.

- The proximity to NMIA is poised to enhance the area's attractiveness for residents and investors alike.

In summary, **The Panchavati Co-Op Housing Society** in Kalamboli offers a well-rounded living experience with robust healthcare, educational institutions, connectivity, shopping, and recreational options. The upcoming Navi Mumbai International Airport further augments its appeal, making it a promising location for **Residential Investment**.

4. CIDCO LAYOUT PLAN

CONDOMINIUM NO. 26, SECTOR-1, KALAMBOLI



The image above is an official CIDCO-approved layout plan for Condominium No. 26, located on Sector-1, Kalamboli, Navi Mumbai.

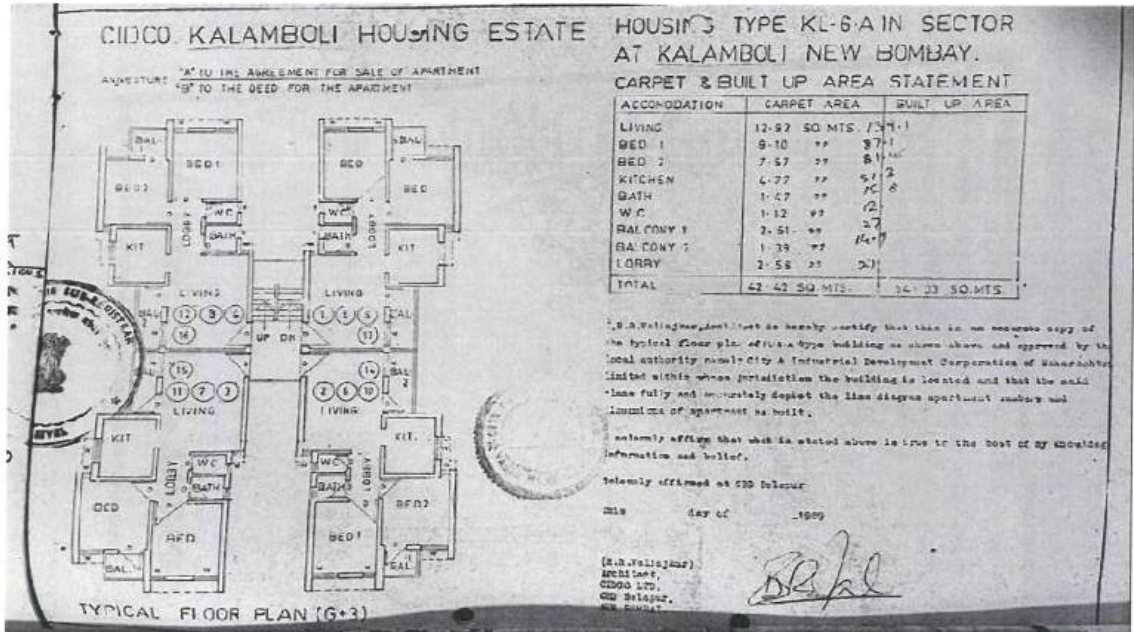
Key highlights from the layout:

- The plot is bounded by a **15m, 20m Road**, providing significant frontage and connectivity.
- The plan marks **5 Existing Buildings 1 to 5** constructed in a compact layout with internal circulation.
- **Condominium No. 26** has a Plot area of **4,205.222m²** and a Built-Up Area of **4,322.40m²** and consisting of **Total 80 No. of Family Units**.

This official CIDCO plan supports the **Legal Verification, Location Validation, And Redevelopment Planning** of the existing society, confirming its eligibility under **UDCPR Regulation 10.10.2** for proposed redevelopment.

5. UNIT PLAN

TYPE KL-6 A (HOUSING SCHEME)



The image presents the **Floor Plan of Type KL- 6 (A)** developed and built by CIDCO under its **Housing Scheme at Sector 1, Kalamkoli.**

This Floor Plan of **Type KL-6 (A)** serves as a reference for identifying the **Original Carpet Area Entitlement** of each Existing Unit.

The Layout showcases:

- **Carpet Area as** **42.42 m² / 456.61 ft²**
- **Built-Up Area as** **54.03 m² / 581.58 ft²**



6. UDCPR REGULATION

10.10.2 Reconstruction / Redevelopment of Building in CIDCO / NMMC Areas

Regulation for reconstruction / redevelopment schemes undertaken by CIDCO / Owner's Association / Co-operative Housing Society (CHS) in respect of the authorized buildings previously constructed by CIDCO but subsequently destroyed by natural calamities or accidental fires or which have collapsed by aging or are demolished or being demolished under a lawful order of the Municipal Commissioner etc. :-

Reconstruction / Redevelopment, in whole or in part of a building, previously constructed by CIDCO (not being a building wholly occupied by warehousing / Industrial user and also not being an individually owned structures, which has ceased to exist for the reasons mentioned above) or a building constructed by CIDCO which has been declared dilapidated by the Commissioner NMMC or a buildings constructed by CIDCO which is above 30 years of age, irrespective of its status of dilapidation, (hereinafter collectively referred to as "dangerous / dilapidated building") shall be permissible in accordance with the following Regulations.

Regulation for Reconstruction / Redevelopment :-

1. For redevelopment of building or buildings in the housing schemes of CIDCO, containing houses or tenements for (i) EWS / LIG and / or (ii) MIG and / or (iii) HIG, the total permissible FSI shall as specified in Table below Rehab + Incentive FSI as per clause 2(A) & (B), whichever is more and shall be based on gross plot area :-

⁽¹⁾ Inserted vide Notification u/s 37 (IAA) No.CR.236/18 (Part 6), dt.12th October, 2022

^(B) Clarifications issued vide Letter No.CR.42/21, dt.14th June, 2021 & Order No.CR.236/18 (Part 2), dt.12th October, 2022

UDCPR-2020

Table No.10-C		
Sr. No.	Category	Permissible FSI
i)	Plot area of 1000 sq.mt. or more and having access road of minimum 15.0 m width.	3.00
ii)	Plots area of 1000 sq.mt. or more and having access road of minimum 9.0 m. width	2.00
iii)	All other plots having access road below 9.0 m. width.	1.80 or Authorisedly consumed FSI + 50% Incentive whichever is less

If the entitlement of FSI as above is less than maximum building potential mentioned in column 6 or 9 of Table 6-G of Regulation No.6.3, then difference of FSI entitlement shall be availed by payment of premium. Moreover, the maximum building potential mentioned in Table No.6-G shall be allowed considering the road width one step below subject to road width of minimum 12.0 m.

e.g. for the roads as mentioned at Sr.No.3 in Table No.6-G, the maximum building potential shall be considered as given at Sr.No.4.

Identification of dangerous / dilapidated buildings shall be done by a Committee under the Chairmanship of the Municipal Commissioner, N.M.M.C., comprising Superintendent Engineer, Public Works Department, Thane; Joint Director, Town Planning, Konkan Division; City Engineer, N.M.M.C.; Chief Engineer, CIDCO; Chief Planner, CIDCO and such other members as may be appointed by the Municipal Commissioner, N.M.M.C., having regard to their academic qualifications, technical competence and previous experience in the field of Structural Engineering.

2. Where redevelopment of any dangerous / dilapidated buildings(s) in a Housing Scheme of CIDCO constructed building is undertaken by the Co-op Housing Society or the occupiers of such building(s) or by the lessees of CIDCO, the Rehabilitation area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:-

A) Rehabilitation Area Entitlement :

- i) Under redevelopment of any dangerous / dilapidated building(s) in a Housing Scheme of CIDCO, the entitlement of rehabilitation are for an existing residential tenement shall be equal to sum total of -
- (a) a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 300 sq.ft. and
- (b) an additional entitlement, governed by the size of the plot under redevelopment, in accordance with the Table below :-

Table No - 10 D	
Area of the Plot under Redevelopment	Additional Entitlement (As % of the Carpet Area of the Existing Tenement)
Upto 4000 sq.m.	Nil
Above 4000 sq.m. to 2 hect	10%
Above 2 hect. to 5 hect.	15%
Above 5 hect. to 10 hect.	20%

Explanation : The plot under redevelopment means the total area of the land on which redevelopment of dangerous / dilapidated building(s) is to be undertaken.

Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed for MIG category by the Govt., as applicable on the date of approval of the redevelopment project.

Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the authority.

C) Sharing of the Balance FSI :

The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (A) and (B) above respectively, shall be shared between the existing or proposed Co-operative Housing Society / Apartment Ownership Association and CIDCO, in the form of built-up area, as given in Table below and the share of CIDCO shall be handed over to CIDCO free of cost.

Table No.10-F		
Basic Ratio (LR/RC)	Sharing of Balance FSI	
	Society / Association Share	CIDCO Share
Above 3.00	30%	70%
Above 2.00 and upto 3.00	40%	60%
Above 1.00 and upto 2.00	50%	50%
Upto 1.00	60%	40%

Provided that building or buildings under redevelopment in the N.M.M.C. area, upto 20% of the CIDCO's share in the form of tenement shall be handed over free of cost to the N.M.M.C. N.M.M.C. require the same for rehabilitation of the project affected persons.

- 2.1 Where redevelopment of dangerous / dilapidated building(s) in a Housing Scheme of CIDCO is undertaken by CIDCO directly or jointly by CIDCO along with the Co-operative Housing Society / Association or the occupiers of such building(s) or by the lessees of CIDCO, the Rehabilitation Area Entitlement, incentive FSI and sharing of balance FSI shall be as follows :

A) Rehabilitation Area Entitlement :

The Rehabilitation Area Entitlement shall be increased by 15% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in (A) of Clause 2 above, subject to the maximum of the size of MIG, prescribed by the Government in the Housing Department.

B) Incentive FSI : Incentive FSI shall be the same as in (B) of Clause 2.

C) Sharing of the balance FSI : There shall be no sharing of the balance FSI, which shall be entirely available to CIDCO for implementing Affordable Housing Project.

3. Other requirement / Criteria :

- i. For the purpose of calculating the FSI, the entire area of the layout including widening of existing roads and internal roads but excluding the land earmarked for public amenities shall be considered. Sub-division as well as amalgamation of plots shall be permissible. Amalgamation of more than one Apartment Owners' Association / Co.op. Hsg. Society (CHS) / Residents' Association shall be permissible and after such amalgamation, the amalgamated plot should be in the name of the applicant CHS with legal ownership title, without considering the provision made in the Regulation of the DCR. However consent of at least 70% leaseholders / occupants who intend to amalgamate such condominium shall be necessary.
- ii. In a condominium / plot area, widening of existing roads as per the regular line of street prescribed by the Commissioner, N.M.M.C. or widening of road providing vehicular access to the condominium plot to bring it to the minimum right of way as prescribed in Table No.10-C, shall be permissible for reconstruction / redevelopment, after handing over required stretch of land under road to N.M.M.C., free of cost, duly developed with storm water drains and footpath, if any, to the satisfaction of the Municipal Commissioner.
- iii. In case where there are a number of dangerous / dilapidated buildings on a plot, in such cases, equivalent land component of such buildings shall be worked out and incentive F.S.I. shall be based on such land component.
- iv. The normal permissible tenement density per net hectare may be allowed to be exceeded in multiple of F.S.I. permissible.
- v. The existing residential premises (other than R + C premises) shall be permitted to be redeveloped for residential user only. No change of use from Residential to Residential cum Commercial shall be permitted. However, in such premises, if area of such plot is more than 1000 sq.m. and the same is fronting on a road having width of 20 mt. and above then it shall be permissible to construct convenience shopping to the extent of 5% of the plot area and if the plot area is more than 1000 sq.m. and the plot is fronting on a road having width of 30 mtrs and above then this limit for convenience shopping will be upto 10%.

- vi. In a condominium / plot area, It shall be mandatory to keep minimum 10% or 15%, as the case may be, compulsory recreational open space on ground clearly open to sky over and above podium garden, in the proposed redevelopment project in respect of land area between 2500 sq.mt. to 4000 sq.mt. or more than 4000 sq.mt., respectively.
- vii. 5% of the Plot area under reconstruction / redevelopment project shall be surrendered to the Municipal Corporation, free of cost, towards essential amenity area, in case the plot area is more than 2500 sq.mt. The FSI of such amenity area shall be permissible on the balance plot area and the entire area of such amenity space will be considered for computation of FSI, without deducting this area from the gross plot area. However, 1.0 FSI out of amenity space FSI will be deducted from the total permissible FSI. Alternatively carpet area equivalent to 5% of the area of the plot Under redevelopment can be constructed within the Scheme, providing Separate access, and handed over to N.M.M.C. free of cost as Social amenity.
- viii. The Layout of entire condominium / residential / Residential cum commercial premises, duly signed by the Apartment owners' Association / CHS shall be submitted at the time of Commencement Certificate to ascertain the feasibility of the entire condominium for redevelopment, so that in future, proper redevelopment of other buildings in the condominium / residential premises is smoothly feasible. However, such redevelopment can be undertaken in a phased manner in respect of one or two buildings likewise as per the approved layout of the entire condominium / residential premises. In case of such partial redevelopment, the infrastructure charges shall also be deposited in proportion to the area under such partial redevelopment.
- ix. For the purpose of deciding the authenticity of the age of the structure, if the approval plans of such existing structure are not available, the Municipal Commissioner shall consider other evidence such as Assessment Record, or city survey record or sanad.
- x. In any Redevelopment project where the existing or proposed Co-operative Housing Society / Apartment Owners' Association / Developer appointed by the concerned Society / Association has obtained No Objection Certificate from the CIDCO, thereby securing additional balance FSI with the consent of 70% of its members and where such N.O.C. holder has made provision for alternative accommodation in the proposed

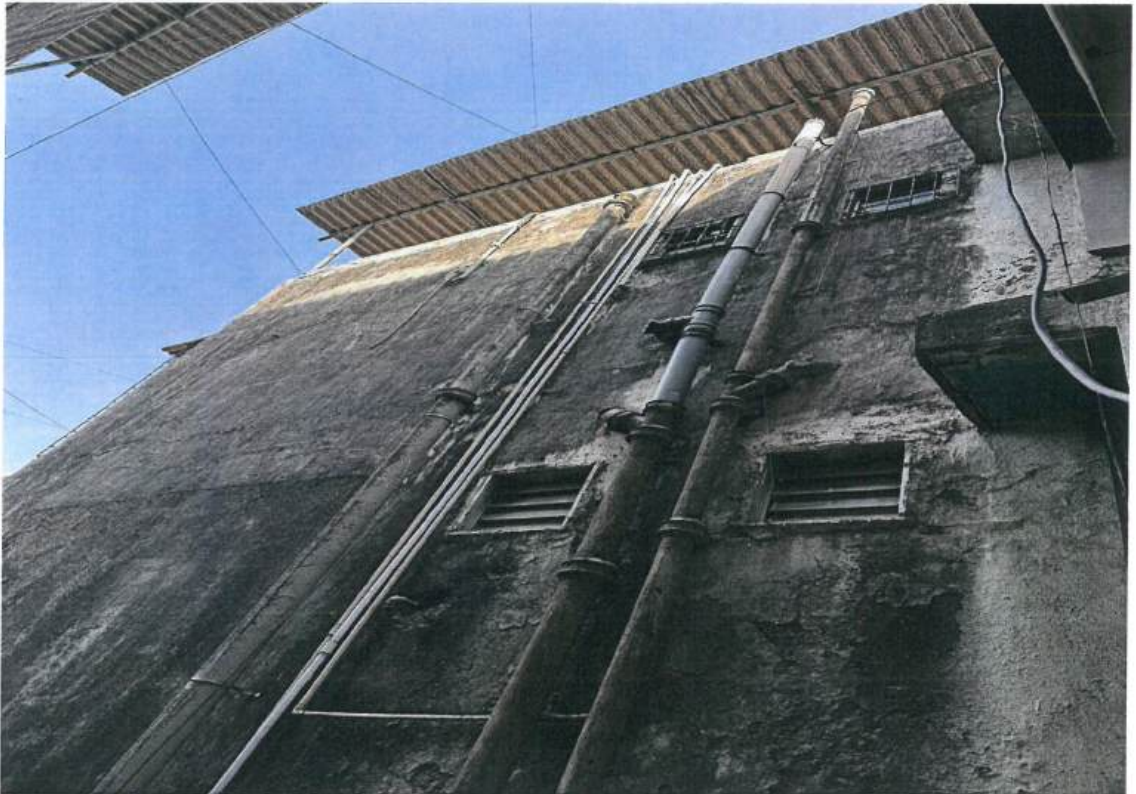
building (including transit accommodation), then it shall be obligatory for all the occupiers / members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. However, in case of Apartment owners' Association, the Consent as per the concerned Act will be required.

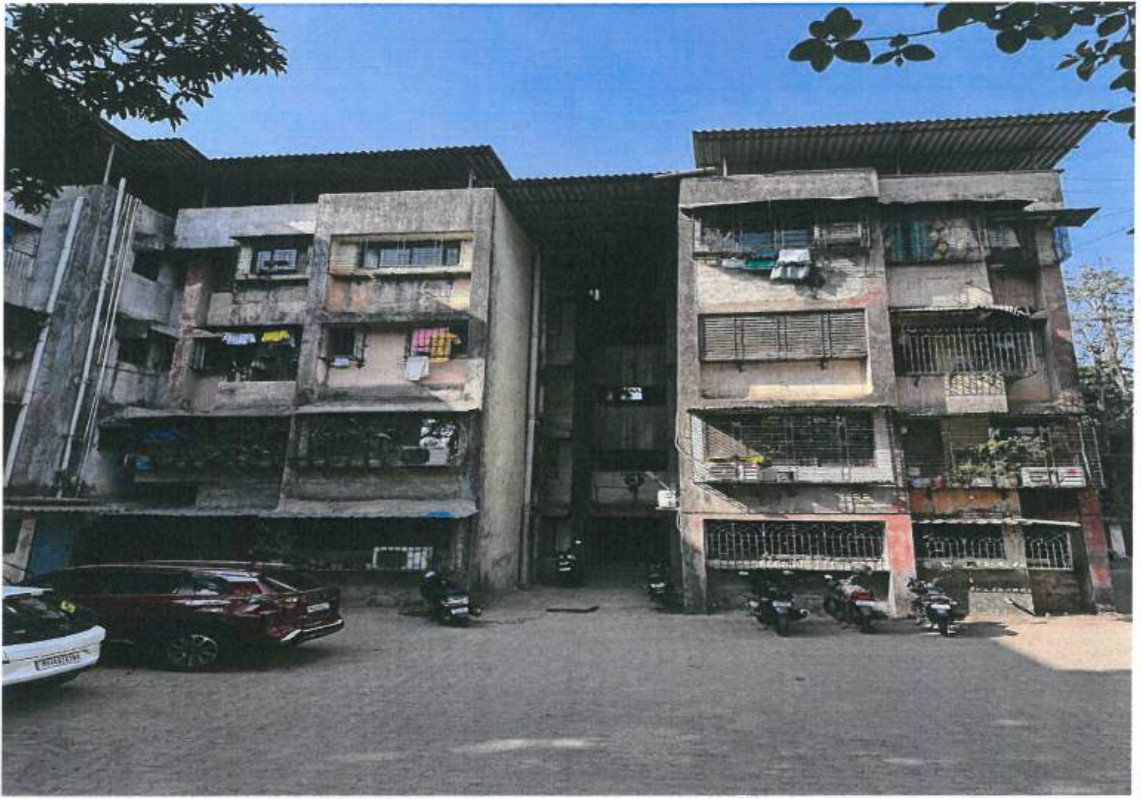
- xi. For redevelopment of any dangerous / dilapidated buildings in any Housing Scheme of CIDCO under clause 2.1 hereinabove, by CIDCO, the consent of the Cooperative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. Similarly in case of Apartment Owners' Association, the consent as per the concerned Act will be required.
- xii. For providing the requisite infrastructure for the increased population, an infrastructure charge at the rate of 10% of the Land Rate as per the ASR of the year of approval of the redevelopment project shall be levied and charged by the N.M.M.C. for the extra FSI granted for the redevelopment project, over and above the Basic Zonal FSI.
- xiii. A corpus fund, as may be decided by Municipal Commissioner, shall be created by the Developer which shall remain with the concerned Co-operative Housing Society / Apartment Owners' Association for the maintenance of the new buildings under the Rehabilitation Component.

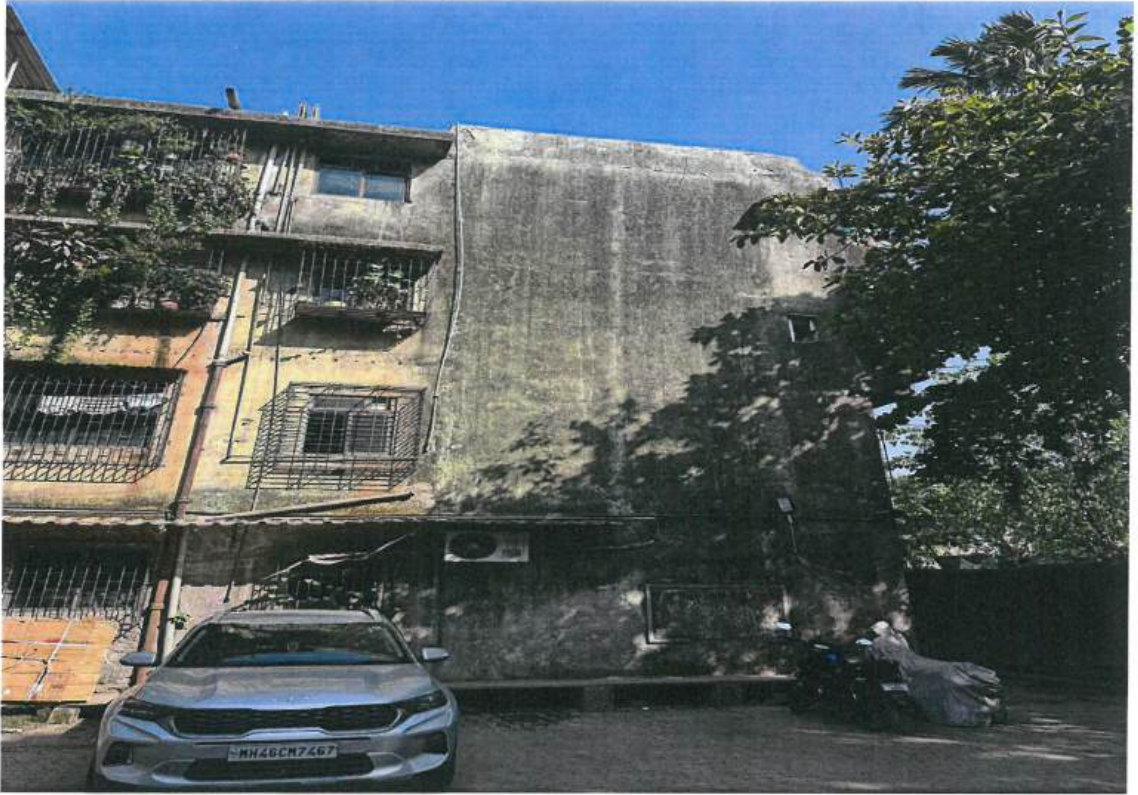
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- xiv. For the purpose of this Regulation, the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government in the Housing Department from time to time.
- xv. Any redevelopment proposal where N.M.M.C. has already issued Commencement Certificate (C.C.) prior to the date of coming into force of this Modification (hereinafter referred to as "the appointed date") and which is valid as on the appointed date, shall be allowed to convert to redevelopment projects under this Regulation, provided it satisfies all the requirements specified in this Regulation.

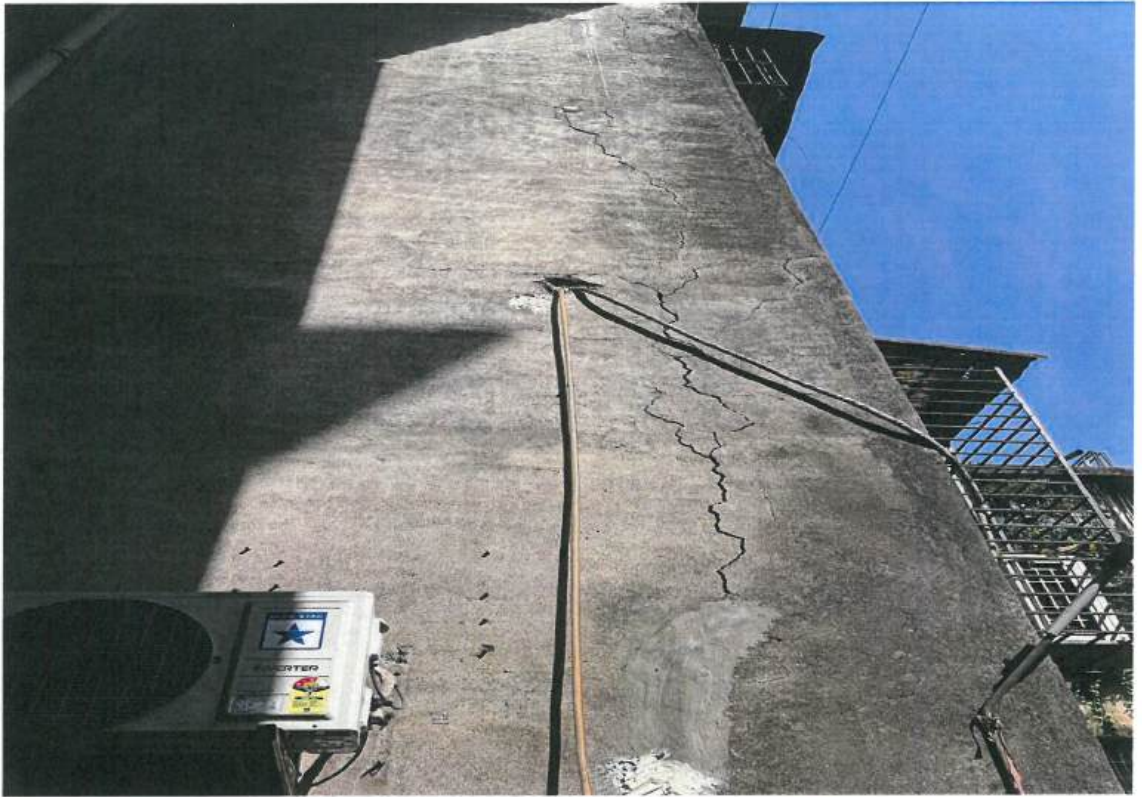


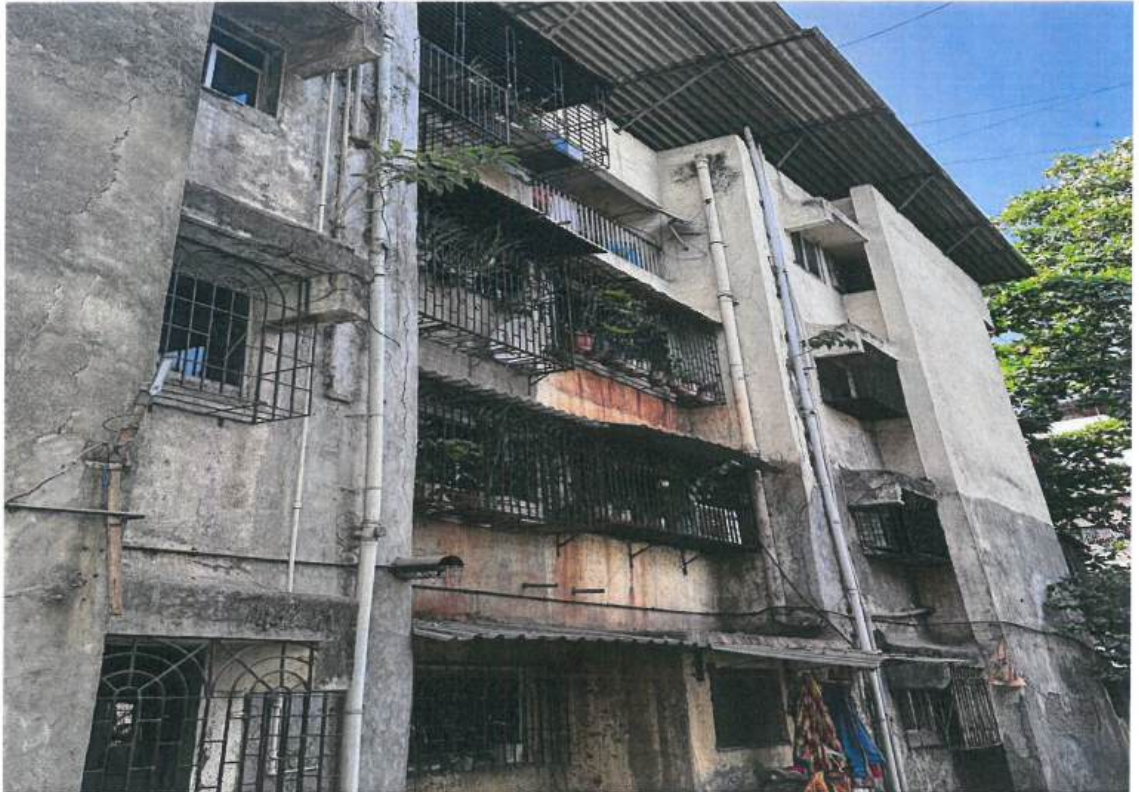
7.CONDITION OF SOCIETY



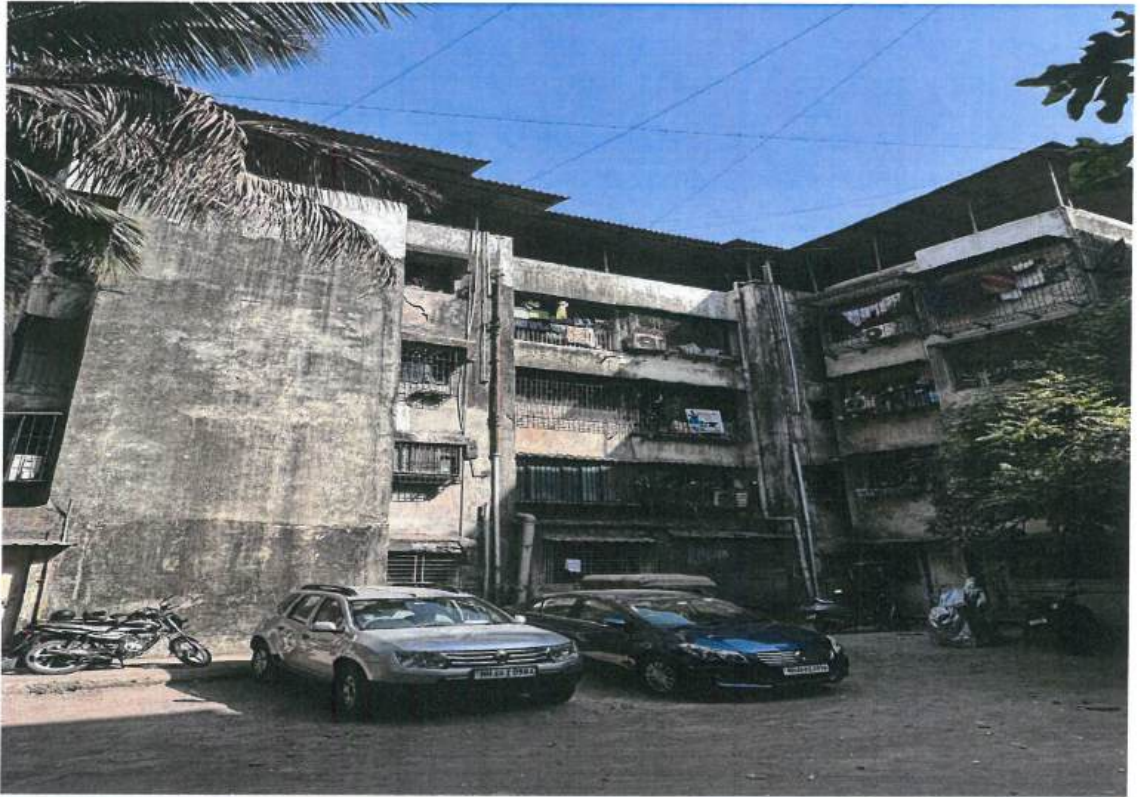








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PART - II

BID GUIDELINES

This Section Outlines The Formal Invitation For Participation In The Redevelopment Tender, Along With Essential Bidder-Specific Information. It Includes The Tender Notice, Eligibility Requirements, Offer Submission Guidelines, And Key Annexures That Define The Terms Of Engagement And Expectations From The Participating Bidders.

CONTENTS

SL.NO.	DESCRIPTION	PAGE NO.
1.	TENDER NOTICE	1
2.	NOTICE FOR INVITATION TO BID DOCUMENT	2
3.	ANNEXURE TO THE BID DOCUMENT	3
4.	OFFER SUBMISSION GUIDELINES	4
5.	DETAILS OF BIDDER	5

1. TENDER NOTICE

PANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD

KL-6(A), CONDOMINIUM NO. 26, SECTOR-1, KALAMBOLI, NAVI MUMBAI – 410218

Sealed bids are invited from reputed and experienced Developers for the **Redevelopment of Panchavati Co-operative Housing Society Ltd.**

TENDER SCHEDULE:

- DATE OF FLOATING TENDER: **20/08/2025**
- LAST DATE & TIME FOR PURCHASE OF TENDER DOCUMENTS: **30/08/2025, 5:00 PM** (Tender documents available at the office of *M/s. Unique PMC LLP.*)
- PRE-BID MEETING: 07/09/2025 at 11:00 AM at Society Office.
- BID SUBMISSION PERIOD: **12/09/2025 to 15/09/2025 between 5:00 PM and 8:00 PM at Society Office.**
- TENDER COST: **₹1,00,000/- (Rupees One Lakh only)** payable by Demand Draft in favour of *Panchavati Co-operative Housing Society Ltd.*

A Letter of Authorization shall be mandatory for representatives acting on behalf of the bidder, both for collection of Tender Document and for submission of the bid. Bid submission without such authorization shall not be accepted.

The Society reserves the right to accept or reject any or all bids without assigning any reason whatsoever.

For further details & Tender Purchase contact:

M/s. UNIQUE PMC LLP

Project Management Consultant
1806, Fairmount by Metro Group,
Sector-17, Palm Beach, Sanpada,
Navi Mumbai – 400 705
+91 70393 87427

Panchavati Co-Operative Housing Society Ltd

2. NOTICE FOR INVITATION TO BID DOCUMENT

Sealed lump-sum bids are invited from reputed, experienced, financially sound, and resourceful Bidder's with a proven track record of timely project delivery for the Redevelopment Work of 5 (five) Building bearing Nos. 1 to 5, Condominium No. 26, Sector-1, Kalamboli, Navi Mumbai – 410218.

Project Details

Scope of Work:

Demolition of all existing residential buildings and construction of new structures on the leasehold land admeasuring **4,205.22 sq. mtrs** bearing Condominium No. 26, KL-6(A), Sector-1, Kalamboli, Navi Mumbai – 410218, including the provision of modern amenities. The project must fully utilize the plot potential as per the provisions of 'Unified Development Control and Promotion Regulations for Maharashtra'.

Location:

Panchavati Co-Operative Housing Society Limited, Building Nos. 1 to 5, KL-6(A), Condominium No. 26, Sector-1, Kalamboli, Navi Mumbai – 410 218.

Completion Period:

36 months from the date of handing over vacant possession of the premises by society members to the selected Bidder.

Terms and Conditions:

Validity of Offer:

All bids shall remain valid for 90 days from the last date of submission.

Earnest Money Deposit (EMD):

₹60,00,000/- (Rupees Sixty Lakh only) refundable without interest, to be submitted via Pay Order/Demand Draft in favour of **Panchavati Co-Operative Housing Society Limited**.

Tender Cost:

₹1,00,000/- (non-refundable), payable by demand draft drawn in favor of **Panchavati Co-Operative Housing Society Limited**.

Important Notes

- This invitation to Tender is not an obligation for the Society to accept any Bid.
- The society reserves the absolute right to *REJECT* any or all bids without assigning any reason.
- The decision of the society shall be final and binding on all bidder's, and no liability shall rest upon the society, its managing committee, society members, its appointed PMC or anybody in this regard.

For and on behalf of Panchavati Co-Operative Housing Society LTD

3. ELIGIBILITY CRITERIA & PRE-BID CONDITIONS

1. Eligible Entities:

The Bidder may be:

- i. A Registered Partnership Firm or Company incorporated under the Companies Act, 1956.
- ii. Additionally, the Bidder must have an office located in Navi Mumbai and should possess:

2. Experience Requirements:

- i. The Bidder must have proven experience in the construction of RCC buildings of similar nature, scale and complexity.
- i. The Bidder must have a proven track record of at least **two (2) Redevelopment Projects**, each having a **plot area not less than 4,000 m²**, within the jurisdiction of N.M.M.C and Panvel Municipal Corporation & **registered in MahaRERA.**
- ii. The Bidder must have at least **one (1) Completed Redevelopment/Reconstruction Project with Occupation Certificate within N.M.M.C/Panvel Municipal Corporation limits, completed after the implementation of UDCPR-2020.**
- iii. The Bidder should have completed at least **one (1) high-rise building project of twenty (20) floors or more in the last five (5) years.**
- iv. The Bidder should **demonstrate experience in handling projects** involving coordination with **multiple statutory authorities** such as CIDCO, NMMC, Panvel Municipal Corporation, MSEDCL, and other relevant bodies.

3. Financial Capacity

- i. The Bidder must have a minimum **average annual turnover of ₹50 Crores** in construction/development activities over the last **three (3) financial years.**
- ii. The Bidder must have a minimum **net worth of ₹25 Crores** as per the latest audited financial statements.
- iii. The Bidder must furnish a **solvency certificate** from a nationalized or scheduled bank for an amount not less than **₹10 Crores**, issued within the last **six (6) months.**
- iv. The Bidder shall **independently arrange all financial resources for executing the project.** The Society and its members shall not be responsible for any default in repayment of such funds.
- v. Upon acceptance of the bid, the Bidder will be entitled to utilize the surplus built-up area, as agreed upon, to recover their investment.

4. Legal and Compliance Requirements

- ii. The Bidder must not have been blacklisted, debarred, or removed from any government, semi-government, or reputed private organization for defective work, delay, or breach of contract in the last **5 years.**
- iii. The Bidder must have no pending legal disputes or litigation that may materially affect its ability to execute the project.
- iv. The Bidder must possess valid and up-to-date statutory registrations including:
 - a. GST Registration Certificate
 - b. PAN Card

- c. EPF and ESIC Registration (if applicable)
- d. Registration with the relevant Public Works Department (PWD) or equivalent
- v. The Bidder must be **registered as a Promoter** under **MahaRERA** and should not have any adverse orders passed against them by the Authority.

5. Site Visit and Pre-Bid Responsibilities:

- i. Bidder's are required to visit the site to conduct necessary field surveys, investigations, detailed engineering, and market studies related to real estate at their own cost to be fully conversant with the site conditions, local conditions likely to be encountered during the period of execution of the project.
- ii. The data and information provided by the Society are shared in good faith and are meant solely for general guidance, without any commitment on the part of the Society and its PMC.
- iii. It is the Bidder's responsibility to thoroughly verify all relevant documents required for the bid. The Bidder shall not raise any claims against the Society or the PMC for any discrepancies in this regard.

6. Restrictions:

- i. The Bidder shall not mortgage, assign, or sublet the Society's land or property.
- ii. The Society's land and its property shall remain free of any encumbrances throughout the project.

7. Right to Amend:

- a. The Society reserves the right to revise, modify, or amend the bid document, either partially or fully, at any time before the last date of submission of bids or thereafter, as deemed necessary.

8. Bid Capacity Criteria

The Prospective Bidder will be qualified only if their available bid capacity is more than the Cost put to the Bid (For item rate percentage bid) / block estimated cost worked out by the department (for lump sum bid) of the work as per notice inviting Bid. The available bid capacity will be calculated based on the following formula:

$$\text{Available Bid Capacity} = 2 \times A \times N - B$$

where,

A = Audited Average (Annual) Turnover for last Three financial years. (Excluding GST and any other Taxes) *(In case audit of previous year is not done the provisional turnover on the basis of certificate from Statutory auditor shall be considered for evaluation.)*

N = No. of years prescribed for Completion of the work.

B = Value of existing commitments and ongoing works to be completed during the period of Completion of work.

9. Details Of The Bidder

Bidder's must provide **comprehensive information** as follows:

1. If the Bidder is a Partnership Firm:

- a) Names of all partners, their office addresses and contact details.
- b) Financial status of the firm and individual partners.
- c) Details of past projects executed by the firm and its partners.

2. If the Bidder is a Company (Private/Public Limited):

- a) **Date and place of registration**, including **Certificate of Incorporation** and **Commencement Certificate** (if applicable for public companies).
- b) Nature of business as per the **Memorandum and Articles of Association**.
- c) Names, addresses, and contact details of all Directors.
- d) Past experience of the company and its Directors in similar redevelopment projects.
- e) Authorized, subscribed, and paid-up capital details.

All supporting documents must be submitted separately in addition to the prescribed Forms.



4. 'FORM OF BID'

'BID SUBMISSION DECLARATION'

To,
The Hon. Secretary,
Panchavati Co-Operative Housing Society Ltd.,
KL-6(A), Condominium No. 26, Sector-1, Kalamboli,
Navi Mumbai - 410218

Date:

Subject: Proposal for Redevelopment of Panchavati Co-Operative Housing Society Ltd.

Dear Sir,

Having reviewed the Bid Documents, including the General and Special Conditions of Contract, Technical Specifications, and related appendices, and after thoroughly inspecting the site, I/We hereby submit our proposal for the Redevelopment Work of Panchavati Co-Operative Housing Society Ltd. I/We confirm our commitment to executing the project in strict compliance with the terms and conditions stated in the tender documents.

I/We undertake and confirm the following:

1. Bid Validity

I/We agree to keep this bid open for acceptance for a period of **90 days** from the date of submission. Failure to honour this commitment shall result in the forfeiture of the Earnest Money Deposit.

2. Earnest Money Deposit (EMD)

Enclosed is Pay Order/Demand Draft No. _____ dated _____, issued by _____ Bank for an amount of ₹60,00,000/- (Rupees Sixty Lakhs only), drawn in favor of Panchavati Co-Operative Housing Society Ltd.

3. Execution of Development Agreement

Upon acceptance of this bid, I/We agree to execute a formal Development Agreement in the format decided by the Society, which shall outline all terms and conditions governing the project. In the event of the Tender being accepted, and until a formal agreement is prepared and executed, this Tender, together with your written acceptance thereof, shall constitute a binding obligation upon us.

4. Site Inspection and Feasibility

I/We confirm that a detailed site inspection and feasibility study have been conducted. I/We are fully satisfied with the local conditions, technical requirements, and market dynamics prior to submitting this bid.

5. Commencement and Completion of Work

I/We undertake to commence the project within 30 days of the issuance of the Letter of Acceptance and commit to completing the project within the specified timeline of 36 months, from the date of Commencement Certificate and handover of vacant possession of the premises by society members, subject to mutually agreed extensions if necessary.

6. Professional Fees

I/We agree to pay the professional fees of the appointed Project Management Consultancy, Architect, Legal and other consultants as stipulated in the bid documents.

7. Liquidated Damages

I/We accept that delays beyond the specified timeline mutually agreed will attract Liquidated Damages, calculated as per the bid terms. These damages shall serve as fair compensation for any inconvenience caused to the Society and are not a penalty.

8. Termination and Abandonment

If I/We fail to execute the Development Agreement or commence work within the prescribed period, the Society reserves the right to:

- i. Cancel the bid acceptance and withdraw Letter of Appointment or Terminate the Agreement.
- ii. Forfeit the full Earnest Money Deposit.
- iii. Hold me/us liable for any financial losses incurred due to delays or default.

9. Non-Binding Clause

I/We acknowledge that the Society is not obligated to accept the lowest bid or any other bid received. The Society retains full discretion in decision-making and reserves the right to reject any or all bids without assigning any reason.

10. Safeguarding Society's Interests

I/We explicitly agree that the Society's leasehold rights in the land or property shall not be mortgaged, assigned, or encumbered under any circumstances. Additionally, the project shall not be sublet or assigned to any third party without the Society's prior written consent.

11. Compliance with Statutory Requirements

I/We undertake to secure all necessary statutory and regulatory approvals, including those from CIDCO, NMMC/PMC, and other authorities, at my/our cost.

12. Highlighted Point: Sustainability and Modern Amenities

I/We commit to integrating sustainable construction practices and providing modern amenities to enhance the living standards of Society members.

13. Highlighted Point: Performance Bank Guarantee

I/We agree to furnish a Performance Bank Guarantee, to ensure satisfactory execution and compliance with the terms of the project.

14. Acknowledgment of Earnest Money Forfeiture

I/We acknowledge that the forfeiture of the Earnest Money Deposit shall serve as fair and reasonable compensation for any breach of our obligations and shall not be treated as a penalty.

15. Certification of Information

I/We certify that all the information and documents provided in this bid are true and accurate. Any misrepresentation of facts will render the bid and any subsequent agreement void at the discretion of the Society.

I/We fully understand that the submission of this bid constitutes an offer to undertake the redevelopment of Panchavati Co-Operative Housing Society Ltd. in accordance with the terms specified.

Enclosed is the Earnest Money Deposit for your reference. Thank you for considering our proposal.

Yours sincerely,

Seal and Signature of the Bidder
Name and Designation of the Signatory
Date:
Place:

PART - III

BID PROCESS

This section outlines the procedural framework and formal requirements for participation in the redevelopment bid. It includes essential instructions for submission, documentation, evaluation criteria, soil investigation report, annexures and the manner in which proposals shall be presented and reviewed. Bidders are advised to strictly adhere to the guidelines and timelines specified herein to ensure their bid is considered valid and complete.

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1. GENERAL INSTRUCTIONS TO BIDDER

- 1.1. The information provided in this Bid Document is shared in good faith and is intended solely as guidance. However, it is the sole responsibility of the Bidder to independently verify and confirm the accuracy of this information prior to submitting the Bid. By submitting a Bid, the Bidder is deemed to have thoroughly satisfied themselves with all aspects of the redevelopment project, including but not limited to the site conditions, technical requirements, and relevant documents, regardless of whether such documents were inspected.
- 1.2. The Society, Managing Committee and its PMC and shall not entertain any objections, defences, or justifications from the Bidder regarding any discrepancies or assumptions made post-submission.
- 1.3. It shall also be deemed that the Bidder has conducted a thorough site visit, is fully conversant with the site and local conditions, and has accounted for all potential factors and challenges in their Bid.
- 1.4. The work shall be executed strictly in accordance with the approved drawings, technical specifications, and requirements outlined in the contract. The methodology, specifications, and conditions shall adhere to the guidance and instructions provided by the Society, PMC, and in consultation with the Society's Managing Committee.
- 1.5. Bid offers not complete in all respect are liable to be rejected.
- 1.6. Bid offers without valid EMD will not be accepted and will stand rejected.
- 1.7. Bid offers containing erasures and alterations of the tender document are liable to be rejected.
- 1.8. The Bidder's must attest any correction made in the entries against such correction.
- 1.9. All the pages of the bid offer including enclosures, if any, have to be duly signed on all pages with all particulars complete and submitted by the person duly authorized to do so and should bear the company seal /stamp on all such pages. Duly signed authority letter/ Certified true copy of the Board Resolution (as the case may be) on the Bidder's letterhead should be submitted along with the bid offer.
- 1.10. All amounts should be written both in figures and words.
- 1.11. In case of conflict between a figure and a word in amount, the latter shall prevail.

The information given in this Bid documents is given as guidance. However, it is the responsibility of the Bidder to check and verify the same prior to submission of BID.

Language

All correspondence including agreement between the Society and PMC and the Bidder shall be in English language.



2. INSTRUCTIONS FOR PROPOSAL SUBMISSION

2.1. REDEVELOPMENT SCOPE

The proposed redevelopment involves the reconstruction of **new residential buildings** utilizing the **Basic Floor Space Index (FSI) and Ancillary FSI**, as applicable, while ensuring the allocation of permanent alternate accommodation to existing members. The **Society shall retain leasehold rights, charge and possession** of the property, and all new purchasers of surplus saleable flats shall be required to apply for membership in the Society, subject to the Society's terms and conditions.

2.2. BIDDER'S FINANCIAL RESPONSIBILITY

The **Bidder shall bear all costs** and expenses from project inception to completion, including but not limited to:

- i. **Supplementary Lease Deed of Property**
- ii. **Obtaining and submitting a structural audit report classifying the existing building as 'C-1 Category'.**
- iii. **Corpus Fund**
- iv. **Bank Guarantee**
- v. **Stamp Duty & Registration Fees** for the Development Agreement, Power of Attorney, and Individual Agreements with Members.
- vi. **All statutory fees, premiums, and taxes (GST, Income Tax, etc.)** on additional area, approvals, and registrations.
- vii. **Construction and provision of all amenities** as detailed in the Bid Document.

The entire redevelopment shall be executed as per the approved **design specifications, construction criteria, and terms set forth in this Bid Document.**

2.3. LAYOUT INSTRUCTIONS

- i. **Finalization of Building Layout:** - The Society, at its sole discretion, shall finalize the layout and scheme to be adopted. While the Bidder may propose additional options along with their 'Financial Bid' and detailed building layout plans, the final approval shall rest solely with the Society, its Project Management Consultant (PMC) and its Architect.

2.4. APPROVALS & REGULATORY COMPLIANCE

The PMC, Architect shall facilitate obtaining all necessary approvals from CIDCO, P.M.C, and other statutory authorities. However, the Bidder shall be responsible for:

2.4.1. Obtaining all requisite approvals and permits, including (but not limited to):

- i. **Sanction of building plans.**
- ii. **Electrification and lift installation approvals.**
- iii. **Water supply, borewell permissions, and sewage approvals.**
- iv. **Firefighting, stormwater drainage, and environmental clearances.**
- v. **Road infrastructure, landscaping and street lighting with solar panels.**

- vi. **Preparation and approval of structural plans, including structural stability certificate from a licensed structural engineer.**
- vii. **Bearing all fees, deposits and license costs associated with the approvals.**

2.4.2. Society's Oversight & Quality Control

The Society shall have **full oversight** over:

- i. **Scrutiny of designs, quality control, and project supervision** through its PMC and its Architect.
- ii. The Bidder shall ensure that **construction activities do not cause inconvenience** to the residents or neighbouring properties.

2.4.3. Compliance with Local Regulations

The project shall strictly adhere to:

- i. **Prevailing rules and regulations** set by the **Local Municipal Authority**.
- ii. **Statutory compliance** requirements, with all approvals to be obtained by the Bidder **at their own cost**.

2.4.4. Minimum Specification Standards

The **minimum specifications** outlined in the Bid Document are **mandatory requirements**. The bidder may **propose enhancements**, but no compromise on the prescribed standards shall be permitted.

2.4.5. Demolition & Site Clearance

Demolition of existing structures shall commence only after:

- i. All necessary approvals are obtained.
- ii. The **Commencement Certificate (CC)** is secured.
- iii. **Alternative accommodation arrangements** are made for existing members.
- iv. Execution of **Permanent Alternate Accommodation Agreement (PAAA)** with existing members.
 - a) Members shall be allowed to **retrieve their fittings, interiors, and furniture** before demolition.
 - b) The Bidder shall **clear the site at their own cost** and manage the disposal of debris as per environmental regulations.

2.4.6. Utility Services & Infrastructure

- i. The Bidder shall **identify, relocate, and maintain** all essential services (water supply, sewerage, electrical, telecom, gas lines, internet cables, etc.) at their own cost.
- ii. Temporary service arrangements shall be maintained **until permanent infrastructure is in place**.
- iii. The Bidder shall **periodically update the Society** on approval status from CIDCO/P.M.C.

2.4.7. Environmental Compliance

- i. The Bidder shall implement **mitigation measures** during construction to minimize environmental impact.
- ii. The **Bidder will** obtain approvals for **tree-cutting and debris disposal**.
- iii. All government fees related to environmental compliance shall be **borne by the Bidder**.

2.4.8. Submission of Final Drawings

Upon project completion, the Bidder shall submit:

- i. **As-Built Drawings** (approved by the competent authority) in **quadruplicate**, including a **soft copy** on a computer-readable USB.
- ii. Drawings must be **laminated** for durability.

2.4.9. Uniform Aesthetics & External Finishes

The Bidder shall ensure that the **external elevation, appearance, and finishes** of all buildings (rehabilitation and saleable components) maintain **uniformity in quality and grade**.

2.4.10. Individual Agreements with Members

- i. The Bidder shall **execute individual Permanent Alternate Accommodation Agreements** with each member in addition to the **Development Agreement with the Society**.
- ii. The Bidder shall bear all associated costs, including:
 - a) **Stamp duty, registration fees, rent/ monthly displacement compensation, corpus fund/ hardship compensation, brokerage and shifting charges** as well as refundable deposit for individual members.
 - b) **Taxes and government levies** applicable at the time of agreement execution.
 - c) Agreements shall be **duly registered** before **vacating the premises** by existing members.

2.4.11. Coordination with PMC, Architect & Legal Advisors

- i. The Society has appointed a **PMC, Architect and Legal Advisor** to guide its Managing Committee at various project stages.
- ii. The Bidder must **co-ordinate closely** with the appointed advisors to ensure compliance, avoid delays, and facilitate a smooth approval process.

2.4.12. Appointment of M/s. Unique PMC LLP

- i. The Society has appointed **M/s. Unique PMC LLP**, as its **Project Management Consultant**.
- ii. The Bidder shall mandatorily engage and cooperate with **M/s. Unique PMC LLP/its Architect/Legal Consultants** for all **Project Management Services**, strictly in **accordance with the terms set out in the Appointment Letter** annexed hereto as **"Annexure A"**, which shall be **binding upon the Bidder**.

2.4.13. Appointment of M/s. DESSIN 2000

- i. The Society has appointed M/s. DESSIN 2000, as its Architect.
- ii. The Bidder shall mandatorily engage and cooperate with M/s. DESSIN 2000 for all **Architectural services, strictly in accordance with the terms set out in the Appointment Letter** annexed hereto as "Annexure B", which shall be binding upon the Bidder.

2.4.14. Appointment of Legal Consultant's

- i. The Society has appointed **Legal Consultant's**, as its **Legal Advisor's**.
- ii. The Bidder shall acknowledge and accept the role of the Society's appointed **Legal Consultant's** and shall extend **full cooperation** to them throughout the redevelopment process. **The Bidder shall also be bound by the terms and conditions mentioned in the Appointment Letter** attached as "Annexure C", to the extent they pertain to legal oversight and advice provided to the Society.

2.4.15. Obligation of the Bidder to Bear Professional Fees and Expenses

- i. The Bidder shall be solely and unconditionally responsible for **bearing all professional fees, charges, and associated expenses of the appointed experts, strictly as per the agreed fee schedule, the terms of the Appointment Letters, and the executed Agreement with the Project Management Consultant.** This obligation shall be effective from the date of the Bidder's appointment and shall remain binding throughout the tenure of the project. For the avoidance of doubt, the fees of the Society's appointed Architect and Legal Consultants shall be payable by the Bidder over and above the PMC fees and shall not be clubbed or adjusted against the same.
- ii. The Bidder is expected to **make payment of all such fees and reimburse all associated expenses within a period of 15 (Fifteen) days from the date of submission of invoice or demand.** It is further clarified that 'Any Payment made to the PMC without certification by the society shall be considered null and void'.
- iii. **In the event of any delay in payment beyond 1 (One) month from the due date, the Bidder shall be liable to pay interest at the rate of 12% (Twelve Percent) per annum on the outstanding amount,** calculated from the date such payment became due until actual realization, **without prejudice to any other rights or remedies** available to the Society or its Appointed Consultant's.

2.4.16. Maharashtra Real Estate Regulatory Authority (RERA) Compliance

The Bidder shall **register the project under Maharashtra Real Estate Regulatory Authority (MahaRERA)** and adhere to all **regulatory provisions and compliance requirements** set forth by the authority.

2.4.17. Maintenance of Unsold Flats

The Bidder shall bear the **cost of maintenance for all non-occupied flats** until they are sold and occupied by new purchasers.

3. CONDITIONS FOR PROPOSAL SUBMISSION

3.1. INDEPENDENT FEASIBILITY AND FINANCIAL ASSESSMENT

The Bidder shall independently conduct all necessary feasibility studies, financial assessments, and risk evaluations to determine the viability of the project.

3.2. PRE-CONSTRUCTION SITE INVESTIGATION

- 3.2.1. Prior to initiating construction, the Bidder must conduct **trial bore and trial pit tests** to confirm the foundational integrity and ensure construction safety.
- 3.2.2. The Bidder shall also carry out all required field surveys and investigations, including soil testing and structural assessments, to prepare accurate cost and time estimates.
- 3.2.3. A Geotechnical Report is enclosed for general reference only as per "Content No. 11." However, the Society and PMC shall not be held liable for its accuracy or applicability. The Bidder shall be solely responsible for conducting their own independent Geotechnical investigations and shall not rely solely on the enclosed report for design, planning, or execution purposes.

3.3. PROJECT FINANCING & RESTRICTIONS ON MORTGAGE

- 3.3.1. The Bidder shall arrange all project financing independently from their own resources or external funding sources.
- 3.3.2. No financial assistance, loans, subsidies, or equity shall be provided by the Society.
- 3.3.3. The mortgaging of Society's land or property to secure project funding is strictly prohibited.

3.4. RESTRICTIONS ON PERMANENT & TEMPORARY STRUCTURES

- 3.4.1. The Bidder is **not permitted to construct any permanent structures** apart from those specified in the project scope.
- 3.4.2. **Temporary structures** (such as site offices, labor camps, storage units, etc.) shall only be constructed **with prior approval** from the PMC and relevant authorities.
- 3.4.3. Temporary structures must be **dismantled within 30 days** after project completion, before final possession by the Society members.

3.5. PROCUREMENT OF CONSTRUCTION MATERIALS

- 3.5.1. The Bidder shall independently arrange for all construction materials, including quarrying approvals and environmental clearances (if required).
- 3.5.2. All **royalty payments and statutory fees** shall be borne by the bidder.

3.6. OWNERSHIP & RIGHTS

- 3.6.1. The leasehold right of the land shall remain with the Society.
- 3.6.2. The Bidder shall **only generate revenue through the sale of surplus saleable flats** and shall have no rights over the land or existing Society property.

3.7. AMALGAMATION BENEFITS

If another Society expresses interest in amalgamation, the Bidder must negotiate and provide additional benefits to the existing Society and its members if consented by Society.

3.8. VALIDITY OF THE OFFER

The bid shall remain valid for 90 days from the last submission date, extendable upon request by the Society.

3.9. CLARIFICATIONS

3.9.1. Common Set of Amendments (CSA)

- Bidder's may seek clarifications in writing or verbally, and responses shall be provided to all Bidder's.
- Any clarifications or modifications made shall be documented in a **Common Set of Amendments (CSA)**, which shall form an **integral part of the Bid Document**.

3.9.2. Binding Nature of the Bid Document

- The offers submitted by Bidders shall be strictly based on the Bid Documents.
- Any conditional bid or deviation from the specified contractual terms shall result in immediate rejection.

3.10. INSURANCE REQUIREMENTS

- The Successful Bidder shall obtain comprehensive insurance coverage for the entire redevelopment project, including:
- **Demolition work, site preparation, construction, and project completion risks.**
- **Third-party liability coverage** for adjacent buildings, pedestrians, and vehicular movement.
- **Worker safety coverage** for laborers, technical, non-technical, and managerial staff.
- Compensation coverage as per **Employees' State Insurance (ESI) Act and Workmen's Compensation Act**.
- The insurance policy shall be issued in the **joint name of the Society and the Bidder**, indemnifying the Society against any losses or liabilities.
- A copy of the assigned insurance policy shall be submitted to the Society.

3.11. PERFORMANCE BANK GUARANTEE

3.11.1. Submission of Bank Guarantee

- Upon receipt of the Commencement Certificate and/or IOD, the Successful Bidder shall furnish an unconditional and irrevocable Performance Bank Guarantee from a Nationalized Bank, as a security for the due performance of its obligations under the Development Agreement.

- The Bank Guarantee shall be valid for the entire project duration, including the defect liability period.
- In case of project timeline extensions, the Bidder shall extend the Bank Guarantee accordingly before the Society grants any extension.

3.11.2. Bank Guarantee Submission and Stage-Wise Release Schedule :-

The total Bank Guarantee required for the project shall be ₹5,00,00,000/- (Rupees Five Crores Only), and shall be released as per the following stages:

Stages	Percentage	Remarks
Stage-I	10%	On obtaining Commencement Certificate (CC)
Stage-II	35%	Completion of the RCC Structure
Stage-III	50%	On Possession of Units
Stage-IV	5%	During Defect Liability Period of 5 years (DLP)

3.12. ENCASHMENT OF BANK GUARANTEE

The Society shall have the right to encash the Bank Guarantee in the following circumstances:

- **Non-completion of the project** within the stipulated or extended timeline.
- **Delays or slow progress** impacting timely delivery.
- **Violation of any contract terms** agreed upon with the Society or its members.
- **If the Bidder fails to comply, their Performance Guarantee shall be forfeited, and the contract may be terminated.**
- **Breach** of any of the terms and conditions of the Development Agreement or any other contractual obligations agreed upon with the Society or its members.

3.13. PROJECT COMPLETION SCHEDULE

- The entire project shall be completed within 36 months from the date of:
- **Receipt of Commencement Certificate (CC); AND**
- **Handover of physical possession to the Bidder**, as determined by the Society.
- **Time is of the essence**, and the Bidder must adhere strictly to the timeline.
- **All statutory regulations and approvals** must be followed.

4. MANNER OF SUBMISSION OF BID

The Bid shall be submitted in **Two Separate Sealed Envelopes** as follows:

1. **Technical Bid**, accompanied by the Earnest Money Deposit (EMD).
 2. **Financial Bid**.
- Both envelopes must be clearly labelled as "**BID Offer for Redevelopment of Panchavati Co-Operative Housing Society Ltd., KL-6(A), Condominium No. 26, Sector-1, Kalamboli, Navi Mumbai - 410218**", with the respective labels "**Technical Bid**" and "**Financial Bid**" prominently super scribed on each envelope. Additionally, the name and address of the Bidder must be clearly written below name of Society on each envelope.
 - Bidders are required to carefully read and review all documents included in the Bid package. All PART'S of the Bid documents, including Annexures and Form's, must be stamped and signed by the authorized signatory of the Bidder, signifying acceptance of all terms and conditions.
 - Bids must be submitted **strictly within the prescribed submission timeframe**. Late submissions **will not be** accepted and Considered as Rejected under any circumstances.

Interpretation

The words 'Bid' and 'Bidder' wherever they appear in these documents will be considered synonymous to the 'Bidder' and 'Bid' respectively, unless such an interpretation is out of context. Similarly, 'Bid papers' will mean 'Bid documents'.



5. REQUIRED BID DOCUMENTS

5.1. ENVELOPE NO. 1 'TECHICAL BID'

The following documents must be submitted by the Bidder on their official letterhead, following the format provided in the Bid Document under 'PART- II, 4. OFFER SUBMISSION GUIDELINES', along with a comprehensive list of all enclosed documents:

5.1.1. Covering Letter:

A formal covering letter for the submission of the offer, prepared in accordance with the prescribed format in the Bid Document.

5.1.2. Details Required as per Listed FORM

- **Bidder Details (FORM 'A')**: Comprehensive information about the Bidder.
- **Past Work Experience (FORM 'B')**: Details of similar projects of comparable scale and magnitude completed by the Bidder in the last five years (5), with supporting documents. Include project commencement and completion dates.
- **Current Projects (FORM 'C')**: Details of Work/ Projects tendered for and works in hand as on the date of submission of the redevelopment proposal with supporting documents and shall specifically mentioned about any redevelopment projects in hand. Information on ongoing and tendered projects as of the date of submission, along with relevant supporting documents.
- **Organization Structure (FORM 'D')**: Detailed organizational structure of the Bidder.

5.1.3. Financial Information

- **Financial Status (FORM 'E')**: Financial details of the Bidder.
- **Net Worth Statement**: A statement of the Bidder's net worth, which must pertain solely to the Bidder's organization and exclude any consolidated figures from sister concerns or subsidiaries.

5.1.4. Banking and Litigation Details

- **Banker's Information (FORM 'F')**: Details of the Bidder's banker(s).
- **Litigation History (FORM 'G')**: A summary of the Bidder's litigation history, if applicable.

5.1.5. Declaration and EMD

- **Declaration for Site Visit (FORM 'H')**: A declaration confirming that the Bidder has conducted a site visit.
- **Earnest Money Deposit (EMD)**: A Pay Order/Demand Draft issued by any Nationalized/Scheduled Bank in favour of the respective Society, payable in Mumbai, as the Earnest Money Deposit.

5.1.6. Copies of Mandatory Certificates and Documents

The following certificates and documents must be submitted as part of the Bid, duly attested where applicable:

5.1.7. Financial Documents:

- Income Tax Returns, along with the Audited Balance Sheet and Profit & Loss Account for the last three financial years.
- Turnover Certificate for the last three financial years, certified by a Chartered Accountant (CA).
- Solvency Certificate issued by a Nationalized or Scheduled Bank.
- CREDAI certificate or BAI certificate or Association with a Real Estate Industry Affiliated Body.

5.1.8. Tax and Registration Details:

- Certificate of Registration with the Goods and Services Tax (GST) Department.
- Permanent Account Number (PAN) of the company.

5.1.9. Business Registration:

Registration Certificate from the Registrar of Companies (ROC) for Private Limited Companies or Registrar of Firms for Partnership Firms.

5.1.10. Affidavit and Legal Documents:

- Affidavit of the Proprietor (for proprietorship firms).
- Memorandum of Association (MOA) and Articles of Association (AOA) for Private Limited Companies.
- Partnership Deed for Partnership Firms.

5.1.11. Authorizations and Resolutions:

- Board Resolution or equivalent document authorizing participation in this Bid.
- Notarized Power of Attorney, where applicable, authorizing the signatory to sign and submit the Bid document.
- Ensure that all documents are complete and up-to-date. Non-compliance or incomplete submissions may result in disqualification of the Bid.



5.2. ENVELOPE NO. 2 'FINANCIAL BID'

This envelope shall contain the **Financial Proposal** and must be submitted in the prescribed format specified in '**PART - V, 4. BIDDER'S OFFER**' of this document.

Contents of the Financial Bid:

- 5.2.1. A complete set of the Bid Document, excluding the documents submitted with the Technical Bid.
- 5.2.2. All required forms and sections of the Financial Proposal, duly completed, initialled on every page, and signed by the Bidder at the designated places within the Bid Document.
- 5.2.3. The Bidder must ensure that the Financial Proposal is comprehensive, error-free, and compliant with the specified guidelines.

The Financial Bid must adhere strictly to the format provided and be submitted as a sealed document to maintain confidentiality and integrity during the evaluation process. Non-compliance may result in the rejection of the Bid.



6. OPENING AND EVALUATION

6.1. ENVELOPE NO. 1 'TECHNICAL BID'

The **Technical Bids (Envelope No. 1)** submitted by the BIDDER'S shall be opened in the presence of the **Committee Members**, comprising the Managing Committee, Interested members and Bidder's/Representatives of Bidder's. The evaluation process shall be conducted in consultation with the **Project Management Consultant (PMC)**, following the prescribed bidding procedure.

During the evaluation, BIDDER'S may be required to provide **clarifications or additional information** regarding their submissions. In such cases, the respective Bidder must furnish the necessary clarifications **in writing within 10 days** from the date of request.

The Society reserves the right to seek further details, conduct additional assessments, and ensure that all Bid's comply with the Technical Bid requirement standards before opening **The Financial Bid (Envelope No. 2)**.

6.2. TRACK RECORD OF THE BIDDER

The evaluation process shall also consider the **credibility, reputation, and market standing** of the Bidder. The following factors will be considered for shortlisting:

- 6.2.1. **Proven Experience:** Track record of successfully completed and ongoing redevelopment projects of similar scale and complexity.
- 6.2.2. **Industry Reputation:** The Bidder's credibility in the market, client feedback, and past performance in delivering quality projects within stipulated timelines.
- 6.2.3. **Financial and Technical Capability:** The Bidder's ability to execute and sustain large-scale redevelopment projects.
- 6.2.4. **Compliance & Litigation History:** Any past or pending litigation, regulatory non-compliance, or disputes that may impact project execution.

6.3. ENVELOPE NO. 2 'FINANCIAL BID'

The opening and evaluation of the **Financial BID** shall be carried out after shortlisting of Bidder's based on their **Technical BID**.

The evaluation of the **Financial BID** shall be carried out based on the following key parameters as well:

6.3.1. Amenities and Layout Considerations:

- i. Proposed **amenities for the entire project**, including common spaces, landscaping, recreational areas, and any additional amenities beyond those specified in the Bid Document.

- ii. The **layout plan** must account for the **FSI utilization** in compliance with **Regulation 10.10.2 of UDCPR of the total plot**, applicable to the **Redevelopment of CIDCO-developed Housing Schemes** within Panvel Municipal Corporation's jurisdiction.

6.3.2. Quality and Specifications:

- i. Assessment of the **specifications and materials** proposed by the Bidder.
- ii. Consideration of **any superior construction quality or specifications** offered beyond the minimum standards outlined in the tender.

6.3.3. BIDDER'S OFFER' - "Part-V"

6.3.4. Additional Benefits to the Society:

- i. Evaluation of **any extra area, premium features, or additional amenities** provided over and above the minimum requirements specified in the Bid Document.

6.3.5. Other Considerations:

- i. Any **special provisions or additional considerations** offered by the Bidder to meet the Society's specific demands or requirements.



7. PRESENTATION BY SHORT LISTED BIDDER'S

Shortlisted Bidder's shall be required to present their company profile and their redevelopment proposal before **the Society** for a comprehensive understanding and evaluation. The presentation must include the following details:

7.1 PRESENTATION REQUIREMENT'S

7.1.1. Proposed Redevelopment Scheme:

- Detailed layout of **Rehabilitation and Sale components**, ensuring compliance with prevailing **Government policies, Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR)**, and other statutory guidelines.
- Concept plans for **building structures, amenities, and open spaces**.

7.1.2. Common Area and Infrastructure Planning:

- **Landscaping details** for open spaces, gardens, and recreational areas.
- Design of **internal roads, driveways, and pedestrian pathways** for seamless movement.
- **Arrangements for vehicular and pedestrian circulation** ensuring safety and accessibility.

7.1.3. Parking Provisions:

- Parking facilities as per **P.M.C regulations** and/or Society's specific requirements.
- Allocation of parking spaces for residents, visitors, and commercial units, if applicable.

7.1.4. Additional Technical Details:

- Any other **relevant architectural, engineering, or sustainability aspects** that contribute to the feasibility and quality of the redevelopment project.

The presentation should be **clear, well-structured, and supported by visuals, 3D models, or diagrams**, demonstrating the Bidder's ability to execute the project efficiently while maximizing the Society's benefits.

7.2. EVALUATION OF BIDDER PRESENTATIONS

The selection of the Bidder shall be based on the **overall benefit to the Society**, considering the criteria outlined in the evaluation process and the outcome of negotiations conducted by the Managing Committee in Consultation with PMC. **The final acceptance of the Bid shall be subject to the approval and satisfaction of the Society.**

Furthermore, the Society retains the **unquestionable right to shortlist Bidder's and engage in negotiations** before determining the most suitable Bidder. The selection process shall adhere to the **Government Resolution No. SaGruYO 2018/Pra. Kra. 85/14-S, dated 4th July 2019 of MCS ACT 1960**, ensuring a fair and transparent evaluation.

8. CONDITIONS OF BID EVALUTATION

8.1 EARNEST MONEY DEPOSIT (E.M.D.)

8.1.1 Submission Requirement:

- i. Each Bid must be accompanied by an **Earnest Money Deposit (EMD)** of the specified amount.
- ii. The **EMD of unsuccessful Bidders** shall be returned **after the final selection of the 'Bidder's'**.
- iii. The EMD will not carry any interest and shall be refunded after final short listing of the Bidder and expiry of validity of offer in case of the Bidders not likely to be selected for the project.

8.1.2 Forfeiture Clause:

- The Society reserves the right to **forfeit the Earnest Money Deposit** under the following circumstances:
 - i. If the **Bidder withdraws or modifies** the submitted Bid after submission but before finalization.
 - ii. If the **Bidder alters the proposal during the Bid validity period.**
 - iii. In case a **Bidder's fails to accept the offers within specified time limit stipulated in the Letter of Intent.**
 - iv. The **D.D/Pay Order should be in the name of the Society from a Nationalized Bank** located in the town or city in which the Bidder has his registered office.
 - v. **Any Bid not accompanied by E.M.D shall be rejected by the Society as Non-Respond.**

Such forfeiture shall be considered **fair and reasonable compensation** for damages suffered by the Society due to the breach of conditions and **shall not be treated as a penalty.**

8.2 ACCEPTANCE OF BID

8.2.1 Submission Deadline Compliance:

- i. **Bids submitted after the designated deadline** shall not be considered for evaluation.
- ii. No appeals, objections, or claims shall be entertained against the Society for rejecting late submissions.

8.2.2. Society's Right to Acceptance/Rejection:

- i. The Society reserves the absolute right to **accept or reject any or all Bid's** without providing justification.
- ii. The decision of the Society shall be **final and binding on all Bidders**, with no recourse available for contesting the decision.

8.3 VALIDITY OF THE BID

- i. All Bids shall remain **valid for 90 days** after the last date of submission.
- ii. The validity period may be **extended only through mutual consent** between the Society and the Bidder.

8.4 COST OF BIDDING

- 8.4.1 The Society and/or its appointed **consultants shall not bear any financial liability** for costs incurred by Bidder's in the Bidding process.
- 8.4.2 This includes, but is not limited to:
- i. Cost of purchasing the **Bid Documents**.
 - ii. Expenses incurred in preparing and submitting the Bid, including **company profile preparation, document verification, and lease charges**.
 - iii. **Costs related to attending meetings, presentations, and negotiations**.
 - iv. Any **other expenses** incurred by the Bidder as part of the bidding process.
- 8.4.3 By participating in this Bid, the Bidder acknowledges and **accepts full responsibility for all associated costs**, without any recourse against the Society.

8.5 OFFER

Upon receipt of the Bid's, Bidder's will be shortlisted based on the **information provided as per the "PART - III, 3. REQUIRED BID DOCUMENTS"**. The shortlisted Bidder's may be invited to **revise and refine their Financial Bid**, which will be finalized with the approval of the Society. **"The final financial offer submitted by the Bidder shall remain firm and fixed throughout the entire construction period"**, with no variations permitted under any circumstances. The Bid shall be accepted strictly on an **"as-is-where-is basis."**

The selected Bidder shall not be entitled to **reduce, modify, or alter** any parameter of their offer at any stage, including but not limited to the following reasons:

8.5.1 Changes in Policy or Regulations:

- i. The Bidder shall not seek modifications on the basis of any **changes in government policies, rules, regulations, or laws** that occur after Bid submission.

8.5.2 Acquisitions, Reservations, or Setbacks:

- i. The Bidder is deemed to have assessed and accounted for any **acquisition, reservations, setbacks, or zoning constraints** affecting the property, and no claims shall be entertained in this regard.

8.5.3 Cost Fluctuations:

- Under no circumstances shall the Bidder seek revisions due to fluctuations in:
 - i. Market costs of **raw materials or labour charges**.
 - ii. **TDR (Transfer of Development Rights), P.M.C/CIDCO premiums, government levies, or any statutory charges, or reasons whatsoever**.
 - iii. Any other financial factor affecting profitability.

8.5.4 Project Scope and Timeline Compliance:

- i. The Bidder shall **adhere strictly to the agreed construction quality, performance standards, and project timelines**. No deviations, compromises, or requests for modifications will be permitted on **any grounds whatsoever**.

8.6 REJECTION OF BID

Bidder's acknowledge that the **Bid Documents constitute an invitation to offer** by the Society and do not represent a binding contract in themselves. The Society and its Consultant **reserve the absolute right to reject any or all Bid's** without assigning any reason and are not bound to accept the highest or most financially attractive offer.

The Bid will be deemed invalid or rejected under the following circumstances:

1. If **only one part of the Bid (Technical or Financial) is submitted** or the submission is incomplete.
2. If the **Earnest Money Deposit (EMD) is not submitted** along with the Bid.
3. If the Bidder submits a **conditional offer** or stipulates terms inconsistent with the Bid Documents.
4. If any **erasures, alterations, or corrections** are made in the Bid Document without proper attestation.
5. If the Bidder fails to:
 - i. Provide full disclosure of **partnership details** (if applicable).
 - ii. **Sign and seal every page** of the Bid Document.
 - iii. **Complete all prescribed forms (FORM'S A, B, C, etc.)** as required.
 - iv. **Maintain the specified validity period** of the Bid.
 - v. Provide essential information necessary to evaluate the Bid.

Additionally, if it is discovered that two or more Bidder's with **financial, agency, or personal ties** have submitted separate Bids without disclosing their connection, such Bids shall be rejected, and the **Earnest Money Deposit (EMD) will be forfeited**. Any contract awarded under such conditions shall also be deemed void.

Failure to provide critical information or failure to **respond to requests for clarifications in a timely manner** may result in the **disqualification of the Bidder**.

8.7 WITHDRAWAL OF BID

Once submitted, a Bid **cannot be withdrawn** by the Bidder until the end of the **validity period**. Any attempt to withdraw shall result in the **forfeiture of the Earnest Money Deposit (EMD)**. Such forfeiture shall be **considered as fair and reasonable compensation** for the damages suffered by the Society due to the breach of the Bid conditions. It shall **not be treated as a penalty**, but rather as liquidated damages for the Society's incurred losses.

8.8 OMISSIONS AND DISCREPANCIES

8.8.1 Bidder's Responsibility to Verify Documents:

- i. The Bidder must carefully review the **entire Bid Document** before submission.
- ii. Any **missing, duplicated, indistinct, or illegible pages** must be brought to the **notice of the Society/PMC** for rectification **before submitting the Bid**.
- iii. No claims regarding missing or erroneous pages shall be entertained post-submission.

8.8.2 Clarification Requests:

- i. If the Bidder identifies any discrepancies, omissions, or ambiguities in the Bid Document, they must immediately notify the appointed PMC in writing without delay. Such communication shall be made via email or official letter addressed to the PMC. A maximum of two clarification requests shall be entertained from each Bidder. Any additional requests may be disregarded at the discretion of the PMC.
- ii. Upon receipt of the clarification request, the PMC may issue appropriate written clarifications or instructions to the Bidder, as deemed necessary.

8.8.3 Bidder's Obligation to Accept Risks:

- i. It is understood that all reasonable efforts have been made to avoid errors in the Bid Document.
- ii. The successful Bidder assumes responsibility for any minor discrepancies that may be discovered later and shall not be entitled to any claim for modifications, additional compensation, or project alterations on account of such errors.

By submitting a Bid, the Bidder acknowledges and accepts these terms in their entirety.

8.9 CHANGES IN CONSTITUTION

For Bidder's operating as partnership firms, private limited, or public limited companies, prior written approval from the Society must be obtained before making any changes in the constitution of the firm.

For Hindu Undivided Family (HUF) business concerns, similar approval must be sought before forming a partnership or transferring business interests.

Failure to obtain prior approval shall be considered a breach of contract, leading to the same consequences as those applicable for unauthorized assignment of the contract.

8.10 BID OPENING

The Society's Managing Committee and Project Management Consultant (PMC) shall open the Bid's received, verifying whether:

- i. The Bid submissions are complete.
- ii. All required documents are signed and properly submitted.
- iii. The Bid complies with the prescribed format and requirements as mentioned in "PART - III, 3. REQUIRED BID DOCUMENTS".
- iv. Incomplete or improperly submitted Bid's may be disqualified at this stage.

8.11 CONFIDENTIALITY IN AWARDING THE CONTRACT

- i. After the opening of Bid's, details related to the evaluation, examination, and comparison of Bid's shall remain strictly confidential.
- ii. No Bidder or third party shall have access to this information.
- iii. Canvassing or lobbying in any form will result in immediate disqualification.

8.12 TRANSFER OF BID DOCUMENTS

The transfer of Bid documents from one Bidder to another is strictly prohibited. Any attempt to do so will result in immediate disqualification.

8.13 CONFIDENTIALITY OBLIGATION

All Bidder's, whether they submit a Bid or not, must treat the details of the Bid documents as private and confidential. Unauthorized disclosure of any information shall be considered a violation of confidentiality obligations.

8.14 BID EVALUATION PROCESS

1. Opening of Technical Bid:

- i. The Technical Bid of will be assessed based on the financial standing, qualifications, past experience, and organizational capability of the Bidder.

2. Opening of Financial Bid:

- i. The Financial Bid of shortlisted Bidder's will be evaluated for the offer proposed by the Bidder.

3. Document Scrutiny and Clarifications:

- i. The Society and its Consultant shall conduct a detailed review of all documents submitted.
- ii. If necessary, the Bidder may be required to provide additional clarifications or supporting evidence.
- iii. The acceptability of the Bid shall be determined after verifying all necessary qualifications.

4. Disqualification and Right to Clarification:

- i. Bidder's who are disqualified at any stage of the evaluation process shall have no right to seek or demand any clarification from the Society or its appointed Consultant regarding the reasons for such disqualification.
- ii. The decision of the Society and the Consultant in this regard shall be final, binding, and not subject to challenge or correspondence.

8.15 SIGNING AUTHORITY

The Bid Documents shall be signed as follows:

1. For Partnership Firms:

- i. Each partner or an authorized Power of Attorney (POA) holder shall sign the Bid.
- ii. A notarized Power of Attorney in original must be submitted along with the Bid.

2. For Limited Companies:

- i. The Bid must be signed by a **duly authorized person** holding **Power of Attorney (POA)** for executing contracts on behalf of the company.
- ii. A **certified copy of the POA** must accompany the Bid.
- iii. The company must provide **Board Resolutions and legal evidence** of its authorization to participate in the bidding process.

Failure to provide proper authorization shall result in Bid disqualification.

8.16 MODIFICATIONS AND CORRIGENDA

- i. **Before the Bid submission deadline**, the Society/PMC may issue **modifications or corrigenda** to clarify or amend the Bid Documents.
- ii. Each modification/corrigendum shall be **issued in writing and provided to all Bidder's**.
- iii. The Bidder must **acknowledge receipt of all modifications/corrigenda** and submit them as part of the final Bid submission.
- iv. **All modifications/corrigenda shall form an integral part of the original Bid Document.**

Failure to comply with updated modifications or corrigenda may result in Bid rejection.



9. MISCELLANEOUS TERMS & CONDITIONS

9.1. GOVERNING LAW

The contract shall be governed by the laws of India.

9.2. EXECUTION OF DEVELOPMENT AGREEMENT

Upon acceptance of the Bid and compliance with all necessary formalities as prescribed in this document, the Society shall execute a Development Agreement with the Successful Bidder.

9.3. LEGAL COMPLIANCE

- The Bidder shall complete all legal formalities before commencement of work.
- The Society retains the right to add additional protective clauses in the agreement.

9.4. PROJECT COMPLETION REQUIREMENTS

- The project shall not be considered complete unless:
 - i. The Managing Committee and PMC approve the construction quality.
 - ii. The Bidder obtains an unconditional Occupation Certificate (OC) and Building Completion Certificate from the local authority.

9.5. RESTRICTION ON SALE COMPONENT CONSTRUCTION

- If the Bidder delays or stops the construction of the Society's component, the Society reserves the right to prohibit construction of the saleable component.
- The Bidder shall be strictly obligated to complete the entire Society's component of work in accordance with the approved plans and obtain all requisite certifications before handing over the same to the Society. Under no circumstances shall the Bidder be permitted to hand over possession of the saleable component whether in full or in phases without first completing and handing over the Society's component in its entirety. Any deviation from this shall be treated as a material breach of the terms of this tender and the Development Agreement.

9.6. CONSTRUCTION SCHEDULE & WORK PLAN

The Bidder shall, in consultation with the Project Management Consultant (PMC), submit a detailed Bar Chart outlining the complete construction schedule prior to commencement of any work on the said property. This schedule shall be binding and form an integral part of the Bidder's obligations. Any deviation from the approved construction timeline without prior written consent of the Society and PMC shall be deemed a material breach. The Bidder shall also coordinate with the PMC to finalize the construction sequence to ensure strict adherence to the committed timeline.

10. ANNEXURE 'A'

PANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD.

Reg. No.: NBOM / CIDCO / HSG (TC) / 9341 / JTR / 2022-23

KL-6 (A), Condominium No. 26, Sector -1, Kalamboli, Navi Mumbai - 410 218.

Ref.No. _____

Date :

24th April 2025

To,
UNIQUE PMC,
1806, Fairmount By Metro Group,
Sector-17, Sanpada, Palm Beach, Navi Mumbai - 400 705.
Contact Number: 8591617997 / 9770765555
Email Address: himesh@uniquepmc.com / uniquepmc.in@gmail.com

Subject: Appointment as Project Management Consultant (PMC) for Redevelopment Panchavati Co-Operative Housing Society Ltd. Kalamboli

Reference: Panchavati CHS - PMC Selection AD in Raigad Times and Global Times, on 3rd & 4th March 2025.
Panchavati CHS - Project Management Consultant (PMC) Selection Document and Annexure dated 6th March 2025.
Unique PMC - letter of intention and credentials dated 8th March 2025.
Panchavati CHS - Invitation for Presentation letter dated 1st April 2025
Unique PMC - Acceptance and Confirmation letter dated 4th April 2025 for Proposal Presentation for Redevelopment.

Kind Attention: Mr. Himesh Limbani

Dear Sir,

In reference to the aforementioned and following our Special General Body meetings on March 23, 2025, and April 20, 2025, we are pleased to announce your appointment as the Project Management Consultant (PMC)/Architect for the redevelopment of the premises and property of Panchavati Co-Operative Housing Society Ltd. KL-6 (A), Condominium No. 26, Sector-1, Kalamboli, Navi Mumbai - 410 218, (Reg. No.: NBOM/CIDCO/HSG (TC)/9341/JTR/2022-23).

Resolution as under was passed by the Special General Body Meeting.
"RESOLVED that M/s UNIQUE PMC is elected and appointed as the Project Management Consultants for our society, as determined in the Special General Body Meeting. The Society Managing Committee is empowered to complete all necessary documentation, including the detailed Scope of Work, in accordance with section 79A of the MCS Act, 1961."

As a Project Management Consultant (PMC), you will deliver all services outlined in the scope of work provided to you on March 6, 2025, as prescribed in PMC selection documents. As a Project Management Consultant, you are tasked with guiding the Society through the entire redevelopment process, guaranteeing that members benefit maximally from the builder while safeguarding them against any possible dishonesty from the Developer at any stage of the redevelopment.

Kindly note that the society reserves the right to accept or reject any or all proposals. Furthermore, the society reserves the right to terminate your services as a Project Management Consultant by providing a notice period of 30 days at any point following your appointment.

We request you to kindly accept the appointment by issuing a confirmation letter and guide us regarding the further process to carry forward the process of redevelopment.

For PANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD.
For Panchavati Co - operative Housing Soc. Ltd.

Authorized Signature

President

Shobha

Secretary

Treasurer



ANNEXURE 'B'

PANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD.

Reg. No.: NBOM / CIDCO / HSG (TC) / 9341 / JTR / 2022-23

KL- 6 (A), Condominium No. 26, Sector -1, Kalamboli, Navi Mumbai - 410 218.

Ref.No. _____

Date : 25/5/2025

To,
M/s. DESSIN 2000
Architects and Interior Designers
220 & 216, Vardhman Chambers, Plot-84
Sector-17, Vashi,
Navi Mumbai

Attn: Ar. Vinod M. Tandon

Subject: Appointment as Architect for Proposed Redevelopment Project

Dear Sir,

We, Panchavati Co-Operative Housing Society, having our registered address at KL-6(A), Condominium No. 26, Sector-1, Kalamboli, Navi Mumbai - 410218 are pleased to inform you that by an appointment letter dated 24th April 2025, M/s. Unique PMC LLP has been appointed as the Project Management Consultant in respect of the proposed re-development project. Consequently, as per their advice, the Society hereby formally appoint you M/s. DESSIN 2000, Arch. Vinod M. Tandon, as the Architect for the proposed redevelopment of our society premises.

It is further recorded that the Society, as part of this appointment, agrees and confirms that the respective Architect affiliated with UNIQUE PMC LLP shall be appointed for rendering specialized services within their professional domains during the course of redevelopment. This understanding forms an integral part of the PMC appointment, ensuring a streamlined and co-ordinated approach towards the architectural and procedural aspects of the project.

Scope of Work

1. Designing of various architectural alternatives.
2. Preparation and submission of drawings for approvals from relevant authorities.
3. Coordination with Society members during the course of the project.
4. Coordination with the Environment Agency for obtaining Environmental Clearance (EC) NOC.
5. Coordination with the MEP consultant.
6. Obtaining Fire NOC from the Fire Department.
7. Liaisoning with Town Planning Department for obtaining Commencement Certificate (CC), Plinth Certificate, and Occupation Certificate (OC).



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ANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD.

Reg. No.: NBOM / CIDCO / HSG (TC) / 9341 / JTR / 2022-23

KL- 6 (A), Condominium No. 26, Sector -1, Kalamboli, Navi Mumbai - 410 218.

Ref.No. _____

Date : 25/5/2025

8. Preparation of working drawings required for execution.
9. Preparation of site development drawings.
10. Conducting necessary site visits as required during project execution.

Payment Clause

It is expressly agreed and understood that as mentioned in the Selection Document and Annexure dated 6th March 2025, all **professional fees and charges payable to you for the scope of services mentioned herein shall be paid by the Developer appointed for the redevelopment of the Society.** The Society shall not bear any direct financial liability towards the Architectural services.

We acknowledge and agree that your engagement is solely for the purposes mentioned above and is based on mutual trust and understanding. We look forward to your expert architectural services during the redevelopment of our Society premises.

For Panchavati Co - operative Housing Society ..

Shobha
President

Secretary

Treasurer



ANNEXURE 'C'

PANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD.

Reg. No.: NBOM / CIDCO / HSG (TC) / 9341 / JTR / 2022-23

KL- 6 (A), Condominium No. 26, Sector -1, Kalamboli, Navi Mumbai - 410 218.

Ref.No. _____

Date : 25/5/2025

To,
Mr. Varun N. Mamniya
Solici Juris
Advocates & Solicitors

Ms. Anagha R. Powale
Advocate

&

B/303, Jeerawali Residency,
Derasar Lane, Ghatkopar (East),
Mumbai - 400077.
Email: adv.varun@gmail.com

1806, Fairmount By Metro
Palm Beach Road, Sanpada,
Navi Mumbai - 400705.
Email: uniquepmc.in@gmail.com

Subject: Appointment as Legal Consultant for Society Redevelopment Project

Dear Sir,

We, Panchavati Co-Operative Housing Society, having our registered address at KL-6(A), Condominium No. 26, Sector-1, Kalamboli, Navi Mumbai - 410218 are pleased to inform you that by an appointment letter dated 24th April 2025, M/s. Unique PMC LLP has been appointed as the Project Management Consultant in respect of the proposed re-development project. Consequently, as per their advice, the Society hereby formally appoint you, Solici Juris through its proprietor, Mr. Varun N. Mamniya, Advocate & Solicitor & Ms. Anagha R. Powale, Advocate, as our Legal Consultant for the proposed redevelopment of our society premises.

It is further recorded that the Society, as part of this appointment, agrees and confirms that the respective Legal Consultants affiliated with UNIQUE PMC LLP shall be appointed for rendering specialized services within their professional domains during the course of redevelopment. This understanding forms an integral part of the PMC appointment, ensuring a streamlined and co-ordinated approach towards the legal, and procedural aspects of the project.

Scope of Services

Your scope of services, as agreed and accepted, shall include the following:

1. Acting as the Society's legal attorney throughout the redevelopment process until the completion of construction of the new buildings by the appointed Developer.
2. Assisting the PMC appointed for the tendering process and scrutinizing offers from a legal standpoint.



(Handwritten signature)

ANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD.

Reg. No.: NBOM / CIDCO / HSG (TC) / 9341 / JTR / 2022-23

KL- 6 (A), Condominium No. 26, Sector -1, Kalamboli, Navi Mumbai - 410 218.

Ref.No. _____

Date : 25/5/2025

3. Verifying statutory and procedural compliances carried out or to be carried out by the Society in relation to appointment of the Developer.
4. Handling non-commercial negotiations with the Developer on behalf of the Society concerning the Development Agreement and related matters.
5. Drafting, reviewing, and finalizing the Development Agreement to be executed between the Society and the Developer.
6. Reviewing and finalizing appointment letters/agreements of various consultants, if required.
7. Drafting, reviewing, and finalizing supporting documents such as agreements, power of attorneys, letters of intent, indemnities, consent affidavits, etc.
8. Drafting, reviewing, and finalizing the proforma of the individual Permanent Alternate Accommodation Agreements (PAAA) between the Developer and the Society members.
9. Issuing various communications addressed to the Developer or other parties on behalf of the Society concerning the redevelopment.
10. Preparing written consents, representations, and NOCs of Society members as statutorily required.
11. Drafting, reviewing, and finalizing supplemental agreements, amendment agreements, etc. to the Development Agreement or the PAAA.
12. Drafting and issuing communications to authorities such as MCGM and other regulatory bodies.
13. Interpreting and advising the Society on amendments to laws, DCR/UDCPR regulations, government circulars, and notifications related to redevelopment.
14. Reviewing and finalizing proforma possession letters and related handover documentation.
15. Generally advising the Society on legal matters specifically connected with the redevelopment.

Exclusions

We understand that your mandate excludes:

- Legal support unrelated to redevelopment such as inter-member disputes, inheritance matters, or commercial negotiations for additional area etc.
- Attending AGMs, SGMs (except statutory redevelopment-related SGMs), or Managing Committee meetings.
- It is clarified that any litigation, arbitration, or court appearances not specified in the scope of work will incur additional charges, to be determined by mutual agreement, and are not included in the aforementioned scope.



PANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD.

Reg. No.: NBOM / CIDCO / HSG (TC) / 9341 / JTR / 2022-23

KL- 6 (A), Condominium No. 26, Sector -1, Kalamboli, Navi Mumbai - 410 218.

Ref.No. _____

Date : 25/5/2025

Payment Clause

It is expressly agreed and understood that that, as stated in the Selection Document and Annexure dated March 6, 2025, **all professional fees and charges payable to you for the scope of services mentioned herein shall be paid by the Developer appointed for the redevelopment of the Society.** The Society shall not bear any direct financial liability towards the legal consultancy fees.

We acknowledge and agree that your engagement is solely for the purposes mentioned above and is based on mutual trust and understanding. We look forward to your expert legal guidance during the redevelopment of our Society premises.

For Panchavati Co-operative Housing Society Ltd.

Shobha
President

J.P. Pawar
Secretary

Jusfina
Treasurer



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YASH GEOTECHNIC & CONSULTANCY

(A UNIT OF Y K CONSULTANTS)

OFF-1: 210, Vakratund CHSL ,Sec-5, Plot No.1 ,Ghansoli,
Navi Mumbai

Contact no. 9321177518 / 9082058872

Mail : yashgeotechnic@gmail.com
ykconsultant16@gmail.com



REPORT ON

GEOTECHNICAL INVESTIGATION

FOR

PROPOSED CONSTRUCTION OF NEW BUILDING AT
PANCHAVATI CHSL , KL-6(A) , SEC-1 , KALAMBOLI , NAVI
MUMBAI -410218 .

CLIENT NAME : **PANCHAVATI CHSL**

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a vertical line and a diagonal stroke.

PERIOD : JULY-AUG : 2025



YASH GEOTECHNIC & CONSULTANCY

(A UNIT OF Y K CONSULTANTS)

Soil Investigation ,Pile Integrity , Pile Dynamic Test ,Structural Audit , Structural Design Consultants

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Introduction

THIS REPORT PRESENTS GEOTECHNICAL RECOMMENDATIONS PROPOSED CONSTRUCTION OF NEW BUILDING AT PANCHAVATI CHSL , KL-6(A) , SEC-1 , KALAMBOLI , NAVI MUMBAI - 410218 .

This report is based on the soil profile as seen in from the SIX Borehole logs appended with this report. Soil ,rock ,Bore log & water samples were collected for testing Purpose. Summary of test results is presented in the report. If any variations or undesirable conditions are encountered during the development of site, **YASH GEOTECHNIC & CONSULTANCY, NAVI MUMBAI - 400 701** should be notified so that supplemental recommendations may be given. Report is limited to defining design parameters and specifying safe bearing capacity. It does not involve any specialist design for any subsurface component or visits by the undersigned to confirm any of the design parameters.

Purpose & Scope

The Scope of the present study was to

- 1) Carry out SIX Trial Boreholes for Analysis of field & Laboratory data.
- 2) Submission of Geotechnical Report giving recommendations for Safe Bearing Capacity & other Design Parameters required.

To meet above objective following items were included in the scope of work

- Conduct Standard Penetration Test in-situ to obtain the shear strength parameter of soil at the intervals of 1.5 meters or when strata is changes (whichever is earlier) and collect disturbed samples in the split spoon.
- Collect Disturbed/undisturbed soil samples from cohesive soil stratum at suitable intervals to determine the engineering properties such as shear strength and compressibility.
- Determine ground water level in each borehole. It also requires collecting ground water samples from boreholes for chemical analysis.



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- Collect and transport the selected samples of soil, Water and rock for testing conduct relevant tests to determine engineering properties of different subsoil strata as under
- Field work summarize as follows. Table No.1

Sr. no	Bore Hole No	Start Date	End date	Rock Depth (m)	Termination Depth from GL (m)	Ground Water Depth (m)
1	BH-1	30.07.2025	01.08.2025	2.00	10.00	3.05
2	BH-2	02.08.2025	04.08.2025	0.30	10.00	3.15
3	BH-3	05.08.2025	06.08.2025	2.50	10.00	4.15
4	BH-4	07.08.2025	09.08.2025	1.50	10.00	Water loss
5	BH-5	10.08.2025	11.08.2025	2.30	10.00	1.95
6	BH-6	12.08.2025	13.08.2025	2.00	10.00	1.96





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Subsurface Investigations/Methodology

The field investigation to determine the engineering characteristics of the surface material included drilling of borings, performing standard penetration test and obtaining Disturbed/undisturbed soil samples from 06 bores.

The Investigation consisted of Six test boring up to 10.00m respectively. Refer Table No.1.

Locations of borehole were selected in consultation of client. Data and results obtained from this investigation will be used for design of proposed structure.

The Geotechnical Investigation works were carried out by standard rotary type drilling rig. The drilling rig is coupled with diesel engine and has tripod and all drilling accessories. Drilling rig deployed is suitable for and has arrangement for driving as well as extracting 100mm dia. casing, boring drilling by mud circulation method, conducting standard penetration test (SPT) collection of Disturbed/Undisturbed soil sample.

Soil samples were obtained at selected intervals in the soil test borings. All samples were identified according to bore hole number and depth.

During the sampling procedures standard penetration test were performed in the borings in conjunction with the Disturbed/Undisturbed samplings. The standard penetration value (N) is defined as the number of blows of a 63.5 kg hammer, falling through 75cm, required to advance the split spoon sampler 30cm into the soil - IS:2131. The results of the standard penetration test indicate the relative density and comparative consistency of the soils, and there by provide a basis for estimating the relative strength and compressibility of the soil profile components.

Water was encountered during boring operations at all test boring.



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CO-RELATION FOR SATURATED SAND/NON - PLASTIC SILT

Relative density	Penetration Value (Blows/Ft)
Very loose	0 to 4 Blows
Loose	4 to 10 Blows
Medium	10 to 30 Blows
Dense	30 to 50 Blows
Very dense	50 and above

CO-RELATION FOR SATURATED CLAY/ PLASTIC SILT

CONSISTENCY	Penetration Value (Blows/Ft)
Very soft	0 to 2 Blows
Soft	2 to 4 Blows
Medium stiff	4 to 8 Blows
Stiff	8 to 16 Blows
Very stiff	16 to 32 Blows
Hard	32 and above

When rock was encountered, borehole is changed in to NX size (76mm dia.). A core barrel and NX sized bits are used for drilling and recovering rock cores. Recovered samples numbered serially and preserved in good quality wooden core boxes. Core Recovery and RQD were computed for every run length drilled.

Laboratory Testing

Laboratory test were carried out in a number of selected soil samples in order to acquire necessary information with regards to the physical and mechanical properties of the soil layers and further on to evaluate and determined the parameters required for the calculations / design of foundation.



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REFERENCE

Field and Laboratory work was executed generally in accordance with IS specifications listed below.

- IS 1122: Method of test for determination of true specific gravity of natural Building stone
- IS 1124: Method of test for determination of water absorption, apparent specific gravity and porosity of natural building stone
- IS 1498: Classification and identifications of soil for general engineering purposes.
- IS 1892: Code of practice for subsurface investigation of foundation.
- IS 1904: Code of Practice for design and construction of foundations in soil
- IS 2131: Method for standard penetration test for soil.
- IS 2132: Code of practice for thin walled tube sampling of soil.
- IS 2720: Method of test for Soils
- IS 6403: Code of practice for Determination of bearing capacity of shallow foundations
- IS 8009 Part I: Code of practice for calculation of settlements of foundations
- IS 9143: Method of test for Unconfined Compressive Strength of Rock Core
- IS 13030: Method of Test for Porosity, Density on Rock
- IS 12070: Code of practice for Design and Construction of Shallow Foundations on Rock
- IS 14593: Code of practice for Design and Construction of Bored cast-in-situ piles founded on Rocks.



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Geographical Profile of Raigad District

Raigad district with a length of 160 Kms North-South and its breadth ranges from 24 Km to 48 Kms East to West. The district has a coastal line of 160 Km. It is located in between 17°05' and 19°08' North latitude and 72°51' and 73°40' East longitude covering an area of 7148 Sq. kms. The district is bounded by Thane district on the North, Arabian Sea on the West, Ratnagiri district on the South, and Pune & Satara district on the eastern side of the district the district Head quarter is Alibag. Total population of the district is of (2001) 2207929 souls. The topographic set up of the district is very uneven and rugged. The coast line is characterized by alternative bluffs and curved bays having narrow hinterlands. The central region of the district has many plateau and hills rising from the valleys. The Eastern part of the district is much rugged merging with the Sahyadris which are running North South direction. The eastern horizon is marked by Sahyadri hills. In the western direction with a steep slope dropping from 869 mtrs. at Raigad to 3 mtrs. above M.S.L. at Shrivardhan.

The drainage system of the district may be divided in to three groups as follows.

- The northern region : Drained by river Panvel, Ulhas, Patalganga and Amba.
- The central region : Drained by Kundalika, Mandad
- The south region : Savitri and its tributaries

The peculiarities of the drainage system of the district is that all rivers are westerly following.

Geology

The entire district is covered by basaltic lava flows known as "Deccan Traps" of upper cretaceous to lower Eocene age. The lava flows were poured out of the long and narrow fissures in the earth's crust and are spread in the form of horizontal sheets. The thickness of the Lava flow is nearly 762 mt to 865 mt. around Matheran plateau and Raigad fort respectively. The individual flows vary in thickness from few meters to as much as 25 mt. or even more. Megascopically the basalt of the district can be grouped in to aphanitic hard and compact basalts and vesicular Amygdaloidal basalts filled with silicates minerals. The Lava flows in the district have been intruded by innumerable dykes specially in the northern part of the district, one ring dyke is also observed at Mahad. The laterite and bauxite are seen on plateau tops in the middle and coastal tracts of Roha, Murud, Shrivardhan taluka and also in Pen and Matheran. The thickness of laterite varies between few mt to 24 mts. Patches of alluvium are seen along the banks of the Patalganga, Amba and Kundalika river. The thickness of the coastal alluvium ranges from 3 to 9 mts.

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Stratigraphic succession of the district is as follows

Age	Formation	Aerial Extension
Recent	Reddish colored porous lateritic formation	Coastal area of Shrivardhan Murud, Mhasla and part of Pen
	Yellowish dark brown vesicular and tabular vesicles of Bauxite formation	Shrivardhan
	Alluvium deposit of fresh water consist of fine sand, silt and clay	Part of Panvel near Kalundri river basin
	Coastal alluvium consist of sand, shale, Matrix in calcareous material.	Coastal parts of Alibag, Murud, Mhasla and Shrivardhan
Lower Eocene to upper creataceous	The deccan trap formation consist of hard massive, fine grain, black colored, jointed and fractured or coarse grain, greyish colored highly weathered. Vesicular trap rock filled with secondary mineral like silicates, zeolities.	Almost all over the district

Hydrogeology

The district is divided into seventeen watersheds. The groundwater occurs in weathered mantle, fractures and joints in Deccan trap. The depth of wells ranges between 3.50 to 8.50 mt. bgl. The SWL in winter ranges between 1 to 3.50 mt and swl in summer ranges between 4 to 8.00 mts. Majority of the wells goes dry in the summer season due to poor productive aquifer. The yield of the wells tapping in the trap is poor to moderate. Wells are mainly used for seasonal crops. In the coastal part of the district ground water occur in sandy formation. The depth of the wells ranges from 3.50 to 7.00 mt. bgl. The use full form "Sub-Soil Water-level" in winter ranges between 1.5 to 2.50 mt. and swl in summer ranges between 3.50 to 6.50 mt.



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Soil Profile

For Bore log No. BH-1 To BH-6

Sr. No.	Strata	Depth	Description
1	Stratum -I	Borehole BH-1 : 0 to 1.50 m Borehole BH-2 : 0 to 0.30 m Borehole BH-3 : 0 to 1.50 m Borehole BH-4 : 0 to 1.50 m Borehole BH-5 : 0 to 1.50 m Borehole BH-6 : 0 to 1.50 m	Back filling material.
2	Stratum-II	Borehole BH-1 : 1.50 to 2.00 m Borehole BH-3 : 1.50 to 2.50 m Borehole BH-5 : 1.50 to 2.50 m Borehole BH-6 : 1.50 to 2.00 m	Brownish hard Murom. N Value : 32 to Refusal
3	Stratum-III	Borehole BH-1 : 2.00 to 3.00 m Borehole BH-3 : 2.50 to 4.50 m Borehole BH-4 : 1.50 to 6.00 m Borehole BH-5 : 2.30 to 4.50 m Borehole BH-6 : 2.00 to 3.00 m	Brownish completely weathered Rock. Recovery(%) : 12.00 to 49.00 RQD (%) : 0.00 to 30.00 Compressive Strength(T/M2):667 to 1027.
4	Stratum-IV	Borehole BH-1 : 3.00 to 10.00 m Borehole BH-2 : 0.30 to 10.00 m Borehole BH-3 : 4.50 to 10.00 m Borehole BH-4 : 6.00 to 10.00 m Borehole BH-5 : 4.50 to 10.00 m Borehole BH-6 : 3.00 to 10.00 m	Greyish Highly BASALT Rock. Recovery(%) : 30.00 to 95.00. RQD (%) :20.00 to 93.00 Compressive Strength(T/M2):1067 to 2357.





YASH GEOTECHNIC & CONSULTANCY

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Specialist in : Soil Investigation ,Pile Integrity , Pile Dynamic Test, Structural Audit , Structural Design Consultants

Geotechnical Appraisal and Recommendations

The soil profile discussed above indicates that all possible foundations need to be weighed to a suitable solution. This part of the report discusses the various alternatives and finally suggests the most suitable techno economic alternative.

a) **Safe Bearing capacity** is obtained from Rock Core Strength as under Borehole No. BH-1

Sr. No	Depth (m)		Safe Bearing Capacity (T/m ²)
	Below	To	
1	3.00-4.50		50
2	4.50-6.00		60
3	6.00-7.50		90

b) **Safe Bearing capacity** is obtained from Rock Core Strength as under Borehole No. BH-2

Sr. No	Depth (m)		Safe Bearing Capacity (T/m ²)
	Below	To	
1	0.30-1.50		50
2	1.50-3.00		80
3	3.00-4.50		100
4	4.50-6.00		110

c) **Safe Bearing capacity** is obtained from Rock Core Strength as under Borehole No. BH-3

Sr. No	Depth (m)		Safe Bearing Capacity (T/m ²)
	Below	To	
1	3.00-4.50		30
2	4.50-6.00		50
3	6.00-7.50		70





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d) Safe Bearing capacity is obtained from Rock Core Strength as under Borehole No. BH-4

Sr. No	Depth (m)		Safe Bearing Capacity (T/m ²)
	Below	To	
1	4.50-6.00		30
2	6.00-7.50		60
3	7.50-9.00		100

e) Safe Bearing capacity is obtained from Rock Core Strength as under Borehole No. BH-5

Sr. No	Depth (m)		Safe Bearing Capacity (T/m ²)
	Below	To	
1	4.50-6.00		50
2	6.00-7.50		80
3	7.50-9.00		110

f) Safe Bearing capacity is obtained from Rock Core Strength as under Borehole No. BH-6

Sr. No	Depth (m)		Safe Bearing Capacity (T/m ²)
	Below	To	
1	3.00-4.50		50
2	4.50-6.00		70
3	6.00-7.50		110





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RECOMMENDATIONS PROPOSED STRUCTURE

It is recommended to adopt Shallow Foundation with Isolated Footing or Raft as per the table listed below.

- The filling for sub grade in plinth may be done with soil, compacted to 95% of the proctor density. It may safely support a load of say,5 T/m²
- Water Table may Rise up to the Ground Level during heavy spell of rain hence, may necessary arrangement for Dewatering during the Development of Site.

Sr no	BH. No.	Min depth of Foundation below EGL (m)	Allowable Bearing Pressure (T/m ²)	Anti Corrosive Treatment for Foundation Reinforcement	Type of Cement to be used for foundation	Minimum Clear cover (mm)	Maximum Water/ Cement Ratio
1	BH-1	3.00	50	Not Required	Ordinary Portland Cement	50	As per Grade of Concrete suggested for Design of structure [table 5 of IS 456:2000]
2	BH-2	1.50	80				
3	BH-3	4.50	50				
4	BH-4	6.00	60				
5	BH-5	4.50	50				
6	BH-6	3.00	50				





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Annexure



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BOREHOLE RECORD

Bore Hole No. : BH-1 Location : Panchavati CHSL, KL-6(A) ,Sec-1, Kalamboli

Method of Boring/ Drilling : Rotary Boring/Drilling R.L : -- Casing : 2.00 m

Scale	Depth (m)	R.L. (m)	Log	Description of Strata	Sample		N - Value	Depth		% Core Recovery	% R.Q.D.	Core No.	Wash Water Colour	Scale
					No.	Type		From	To					
1				Back filling material										1
2	1.50			Brownish hard Murom	1	SPT	R	1.50	2.00					2
3	2.00			Brownish completely weathered Rock				2.00	3.00	12.00	Nil		Brown	3
4	3.00			Greyish Highly BASALT Rock				3.00	4.50	30.00	25.00		Grey	4
5								4.50	6.00	49.00	40.00			5
6								6.00	7.50	66.00	56.00			6
7								7.50	9.00	75.00	69.00			7
8								9.00	10.00	80.00	79.00			8
9													9	
10	10.00												10	

Bore Hole Depth : 10.00 m

Ground Water Table : 3.05 m

R: Refusal

UDS : Undisturbed Sample

Date Commenced : 30.07.2025

Date Completed : 01.08.2025

SPT : Standard Penetration Test Sample



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BOREHOLE RECORD

Bore Hole No. : BH-2 Location : Panchavati CHSL, KL-6(A) ,Sec-1, Kalamboli

Method of Boring/ Drilling : Rotary Boring/Drilling R.L : -- Casing: 0.30 m

Scale	Depth (m)	R.L. (m)	Log	Description of Strata	Sample		N - Value	Depth		% Core Recovery	% R.Q.D.	Core No.	Wash Water Colour	Scale
					No.	Type		From	To					
	0.30			Back filling material										
1				Greyish Highly BASALT Rock				0.30	1.50	33.00	20.00			1
2					1.50	3.00	70.00	66.00			2			
3					3.00	4.50	75.00	75.00			3			
4					4.50	6.00	81.00	80.00			4			
5					6.00	7.50	88.00	82.00			5			
6					7.50	9.00	91.00	89.00			6			
7					9.00	10.00	95.00	93.00			7			
8														8
9														9
10	10.00													10

Bore Hole Depth : 10.00 m

Ground Water Table : 3.15 m

R: Refusal

UDS : Undisturbed Sample

Date Commenced : 02.08.2025

Date Completed : 04.08.2025

SPT : Standard Penetration Test Sample



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BOREHOLE RECORD

Bore Hole No. : BH-3 Location : Panchavati CHSL, KL-6(A) ,Sec-1, Kalamboli

Method of Boring/ Drilling : Rotary Boring/Drilling R.L : -- Casing: 2.50 m

Scale	Depth (m)	R.L. (m)	Log	Description of Strata	Sample		N - Value	Depth		% Core Recovery	% R.Q.D.	Core No.	Wash Water Colour	Scale
					No.	Type		From	To					
1	1.50			Back filling material										1
2	2.50			Brownish hard Murom	1	SPT	32	1.50	2.50					2
3				Brownish completely weathered Rock				2.50	3.00	30.00	10.00		Brown	3
4	4.50							3.00	4.50	40.00	10.00			4
5				Greyish Highly BASALT Rock				4.50	6.00	77.00	65.00		Grey	5
6								6.00	7.50	78.00	72.00			6
7								7.50	9.00	85.00	79.00			7
8								9.00	10.00	90.00	83.00			8
9													9	
10	10.00												10	

Bore Hole Depth : 10.00 m

Ground Water Table : 4.15 m

R: Refusal

UDS : Undisturbed Sample

Date Commenced : 05.08.2025

Date Completed : 06.08.2025

SPT : Standard Penetration Test Sample



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BOREHOLE RECORD

Bore Hole No. : BH-4 Location : Panchavati CHSL, KL-6(A) ,Sec-1, Kalamboli

Method of Boring/ Drilling : Rotary Boring/Drilling R.L : -- Casing: 2.00 m

Scale	Depth (m)	R.L. (m)	Log	Description of Strata	Sample		N - Value	Depth		% Core Recovery	% R.Q.D.	Core No.	Wash Water Colour	Scale	
					No.	Type		From	To						
1	1.50			Back filling material										1	
2				Brownish completely weathered Rock				1.50	3.00	32.00	12.00		Brown	2	
3									3.00	4.50	40.00	15.00			3
4									4.50	6.00	49.00	30.00			4
5				Greyish Highly BASALT Rock				6.00	7.50	75.00	70.00		Grey	5	
6	6.00								7.50	9.00	78.00	73.00			6
7									9.00	10.00	80.00	79.00			7
8													8		
9													9		
10	10.00												10		

Bore Hole Depth : 10.00 m

Date Commenced : 07.08.2025

Ground Water Table : Loss

Date Completed : 09.08.2025

R: Refusal

UDS : Undisturbed Sample

SPT : Standard Penetration Test Sample



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BOREHOLE RECORD

Bore Hole No. :		BH-5		Location :		Panchavati CHSL, KL-6(A) ,Sec-1, Kalamboli								
Method of Boring/ Drilling :		Rotary Boring/Drilling		R.L. :		--		Casing :		2.00 m				
Scale	Depth (m)	R.L. (m)	Log	Description of Strata	Sample		N - Value	Depth		% Core Recovery	% R.Q.D.	Core No.	Wash Water Colour	Scale
					No.	Type		From	To					
1	1.50			Back filling material										1
2	2.30			Brownish hard Murom	1	SPT	R	1.50	2.30					2
3				Brownish weathered Basalt Rock				2.30	3.00	18.00	Nil		Brown	3
4	4.50				3.00	4.50	29.00	Nil		4				
5				Greyish Highly BASALT Rock				4.50	6.00	66.00	55.00		Grey	5
6					6.00	7.50	77.00	70.00		6				
7					7.50	9.00	85.00	81.00		7				
8					9.00	10.00	90.00	88.00		8				
9														9
10	10.00													10
Bore Hole Depth :		10.00 m		Date Commenced :		10.08.2025								
Ground Water Table :		1.95 m		Date Completed :		11.08.2025								
R: Refusal				SPT: Standard Penetration Test Sample										
UDS : Undisturbed Sample														



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BOREHOLE RECORD

Bore Hole No. : BH-6 Location : Panchavati CHSL, KL-6(A) ,Sec-1, Kalamboli

Method of Boring/ Drilling : Rotary Boring/Drilling R.L : -- Casing: 2.50 m

Scale	Depth (m)	R.L. (m)	Log	Description of Strata	Sample		N-Value	Depth		% Core Recovery	% R.Q.D.	Core No.	Wash Water Colour	Scale
					No.	Type		From	To					
1				Back filling material										1
2	1.50			Brownish hard Murom	1	SPT	R	1.50	2.00					2
3	2.00			Brownish completely weathered Rock				2.00	3.00	30.00	Nil		Brown	3
4	3.00			Greyish Highly BASALT Rock				3.00	4.50	50.00	40.00		Grey	4
5								4.50	6.00	66.00	60.00			5
6								6.00	7.50	79.00	70.00			6
7								7.50	9.00	81.00	83.00			7
8								9.00	10.00	90.00	87.00			8
9													9	
10	10.00												10	

Bore Hole Depth : 10.00 m Date Commenced : 12.08.2025

Ground Water Table : 1.96 m Date Completed : 13.08.2025

R: Refusal

UDS : Undisturbed Sample SPT : Standard Penetration Test Sample

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SAMPLE CALCULATION FOR SAFE BEARING CAPACITY(SOIL)										
Bore Hole No. :	BH-1(SPT-1)				DEPTH (D _f) : 1.50 - 2.50			m		
TEST :	Standard Penetration Test				N -Value : 50					
Type of Failure Mode	GENERAL SHEAR FAILURE									
Type of Footing	SQUARE ISOLATED									RAFT
Size of Footing m.	1.00 X 1.00	1.25 X 1.25	1.50 X 1.50	1.75 X 1.75	2.00 X 2.00	2.25 X 2.25	2.50 X 2.50	2.75 X 2.75	3.00 X 3.00	6.00 X 6.00
Bulk Density of Soil (g) T/m ³	1.78									
Cohesion [C] T/m ²	0.00									
Angle of Internal Friction (F) degree	40.57									
Bearing Capacity Factor										
N _c	80.0									
N _q	69.5									
N _g	120.8									
Shape Factor										
Sc	1.300	1.300	1.300	1.300	1.300	1.300	1.300	1.300	1.300	1.300
S _q	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200
S _g	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800
Depth Factor										
D _c	1.652	1.521	1.435	1.372	1.326	1.290	1.261	1.237	1.217	1.109
D _q	1.326	1.261	1.217	1.186	1.163	1.145	1.130	1.119	1.109	1.054
D _g	1.326	1.261	1.217	1.186	1.163	1.145	1.130	1.119	1.109	1.054
Inclination Factor										
I _c	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
I _q	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
I _g	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Net Ultimate Bearing Capacity [Q(ult_n)]										
Q(ult_n)	= C N _c S _c D _c I _c + g D _f (N _q -1) S _q D _q I _q + 0.5 B g N _g S _g D _g I _g W'									T/m ²
Q(ult_n) T/m ²	195.6	193.6	194.3	196.5	199.6	203.4	207.7	212.3	217.1	282.8
Net Safe Bearing Capacity [Q(safe_n)]										
Q(safe_n) T/m ²	65.2	64.5	64.8	65.5	66.5	67.8	69.2	70.8	72.4	94.3
Settlement (mm)	48.24	50.33	53.10	58.94	62.55	66.46	69.23	72.17	75.26	107.48
Safe Bearing Pressure [Q(all)] (to restrict settlement below 50mm)										
Q(all) T/m ²	51.4	48.6	46.1	41.8	39.9	38.1	37.3	36.5	35.8	32.4
Note : Ground Water table is considered at the G.L. Hence W' (Water Table Correction) is taken as 0.5										
Water Table may rise up to Ground level during spell of heavy rain										



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SAMPLE CALCULATION FOR SAFE BEARING CAPACITY (SOIL)										
Borehole No. :	BH-3(SPT-1)				DEPTH (D _f) :	1.50-2.00		m		
TEST :	Standard Penetration Test				N Value :	32				
Type of Failure Mode	GENERAL SHEAR FAILURE									
Type of Footing	SQUARE ISOLATED									RAFT
Size of Footing m.	1.00 X 1.00	1.25 X 1.25	1.50 X 1.50	1.75 X 1.75	2.00 X 2.00	2.25 X 2.25	2.50 X 2.50	2.75 X 2.75	3.00 X 3.00	6.00 X 6.00
Bulk Density of Soil (g) T/m ³	1.66									
Cohesion [C] T/m ²	0.00									
Angle of Internal Friction (F) degree	36.52									
Bearing Capacity Factor										
N _c	53.1									
N _q	40.3									
N _g	61.2									
Shape Factor										
Sc	1.300	1.300	1.300	1.300	1.300	1.300	1.300	1.300	1.300	1.300
S _q	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200
S _g	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800	0.800
Depth Factor										
D _c	1.595	1.476	1.397	1.340	1.298	1.265	1.238	1.217	1.198	1.099
D _q	1.298	1.238	1.198	1.170	1.149	1.132	1.119	1.108	1.099	1.050
D _g	1.298	1.238	1.198	1.170	1.149	1.132	1.119	1.108	1.099	1.050
Inclination Factor										
I _c	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
I _q	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
I _g	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Net Ultimate Bearing Capacity [Q(ult_n)]										
Q(ult_n)	= C N _c S _c D _c I _c + g D _f (N _q -1) S _q D _q I _q + 0.5 B g N _g S _g D _g I _g W'									T/m ²
Q(ult_n) T/m ²	107.7	106.6	106.8	107.9	109.4	111.3	113.5	115.7	118.2	151.4
Net Safe Bearing Capacity [Q(safe_n)]										
Q(safe_n) T/m ²	35.9	35.5	35.6	36.0	36.5	37.1	37.8	38.6	39.4	50.5
Settlement (mm)	40.94	41.92	44.87	51.07	55.45	57.89	60.51	63.27	66.17	94.86
Safe Bearing Pressure [Q(all)] (to restrict settlement below 50mm)										
Q(all) T/m ²	35.9	35.5	35.6	32.7	30.4	29.6	28.8	28.0	27.3	24.1
Note : Ground Water table is considered at the G.L. Hence W' (Water Table Correction) is taken as 0.5										
Water Table may rise up to Ground level during spell of heavy rain										



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	TEST REPORT Rock Core Sample

Certificate No.	:	YGC-039/14.08.2025/CN-047
Name of Client	:	Panchavati CHSL
Name of Contractor	:	--
Project/Site	:	Proposed Construction of new building at Panchavati CHSL , KL-6(A) , Sec-1 , Kalamboli , Navi Mumbai
Quantity	:	19 Nos.
Specification followed	:	IS 9143 :1979
Date / Period of Testing	:	13.08.2025 to 14.08.2025

Sr. No	Bore Hole No.	Sample No. / Sample ID	Depth (m)	Dia. (mm)	Length (mm)	Crushing Load (kN)	Compressive strength (T/m ²)	Corrected Compressive strength (T/m ²)
1	BH-1	--	3.00-4.50	54.20	63.25	25.6	1131	1027
2	BH-1	--	4.50-6.00	54.55	74.50	32.1	1400	1302
3	BH-1	--	6.00-7.50	54.30	101.25	45.0	1981	1951
4	BH-2	--	0.30-1.50	55.30	70.00	28.4	1205	1108
5	BH-2	--	1.50-3.00	55.60	85.20	40.5	1700	1612
6	BH-2	--	3.00-4.50	54.23	89.50	48.6	2144	2062
7	BH-2	--	4.50-6.00	54.50	100.20	53.4	2333	2292
8	BH-3	--	3.00-4.50	53.55	60.28	16.3	737	667
9	BH-3	--	4.50-6.00	54.58	73.62	26.4	1150	1067
10	BH-3	--	6.00-7.50	54.65	90.35	33.6	1459	1403
11	BH-4	--	4.50-6.00	53.50	70.20	18.5	839	775
12	BH-4	--	6.00-7.50	54.62	80.11	32.5	1413	1330
13	BH-4	--	7.50-9.00	54.33	100.50	46.3	2035	2001
14	BH-5	--	4.50-6.00	54.60	70.35	28.0	1219	1123
15	BH-5	--	6.00-7.50	54.82	90.46	40.4	1744	1677
16	BH-5	--	7.50-9.00	54.70	92.20	56.3	2441	2357
17	BH-6	--	3.00-4.50	54.30	86.12	25.4	1118	1067
18	BH-6	--	4.50-6.00	54.11	101.32	33.0	1463	1443
19	BH-6	--	6.00-7.50	54.60	95.45	53.2	2315	2251

Authorized by

Note This certificate is valid at the time and under conditions specified herein.
This certificate refers only to the sample submitted for testing.
Any correction invalidates this certificate
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	TEST REPORT					
Water Test (Bore)						
Certificate No.	:	YGC-039/14.08.2025/CN-047				Sheet 1 of 1
Name Of Client and address	:	Panchavati CHSL				
Name Of Contractor	:	--				
Project/Site	:	Proposed Construction of new building at Panchavati CHSL , KL-6(A) , Sec-1 , Kalamboli , Navi Mumbai				
Description	:	Water				
Quantity	:	1 Ltr.				ID: BH-1
Specification followed	:	IS 3025				
Date of Testing	:	14.08.2025				
Sr. No.	Test	Unit	Results	Requirement as per 456 - 2000	IS	TEST METHOD
1	pH value	--	7.12	Not Less than 6		IS 3025 1983 Part 11 R-2012
2	Chlorides as Cl ⁻	mg/L	70	max. 2000 for concrete not containing embedded steel and Max. 500 for reinforced concrete work		IS 3025 1988 part 32 R-2014
3	Sulphates as SO ₄	mg/L	45	Maximum 400 mg/L		IS 3025 1986 Part 24 R-2014
						
Note This certificate is valid at the time and under conditions specified herein. This certificate refers only to the sample submitted for testing. Any correction invalidates this certificate This report shall not be reproduced except in full without written approval from M/s. YASH GEOTECHNIC & CONSULTANCY						

Contact no. 9321177518 / 9082058872

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Site Activity Photographs



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Rock Core Sample



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INTRODUCTION OF OUR COMPANIES

YASH P. KADAM (B.E. Civil, D.C.E.) founded **Y K CONSULTANTS**, a sole proprietorship with a solid foundation of experience in **structure audit and consulting for structural repair and rehabilitation**. He has been a registered structural engineer with the **NMMC/PANVEL & STATE GOVERNMENT** since 2022 and has been providing structural design consulting since 2022.

As the technical leader, **Mr. Pravin Kadam** is geotechnical in charge of soil investigation and consulting. he having 16 years experience in filed of soil (**YASH CONSULTANCY & GEOTECHNIC**).

Our organization is searching for and identifying footprints, which comprise project cost calculation, structural audit, geotechnical research, and structural design support in 3D elevation.

Mr. Pravin P. Kadam

Technical Head



Mr. Yash P. Kadam

Reg in NMMC/PANVEL & STATE GOVT.

Structural Engineer (B.E. Civil, DCE)



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Closure

We trust that this report will assist in the design and construction of the said project. YASH GEOTECHNIC & CONSULTANCY appreciates the opportunity to provide our service on this project and look forward working with you on future projects. Should you have any questions, please do not hesitate to contact us.

Respectfully submitted

For YASH GEOTECHNIC & CONSULTANCY

Navi Mumbai



Authorized signatory

PART – IV

CONTRACTUAL TERMS, TECHNICAL SPECIFICATIONS & SAFETY PROVISIONS

This section defines the overall contractual obligations, technical controls, safety norms, and work specifications that the Developer's must adhere to during the execution of the project. It includes general conditions of contract, quality standards, safety protocols, and additional requirements essential to ensure smooth, compliant, and high-quality construction in line with the approved plans and regulatory norms.

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1. GENERAL CONDITIONS OF CONTRACT

1.1 Singular and Plural

Where the context permits, words importing the singular shall include the plural and vice versa throughout the Bid.

1.2 Headings and Marginal Notes

Headings and marginal notes provided in these conditions are for convenience only and shall not be deemed to form part of or influence the interpretation of the Contract.

1.3 Gender

Words denoting the masculine gender shall include the feminine and vice versa, wherever applicable.

1.4 Definitions

Unless repugnant to the context or otherwise specified, the following expressions shall bear the meanings assigned herein in relation to the Contract and Invitation to Bid documents.

1.5 Developer

The Developer shall mean the principal entity responsible for executing the redevelopment project. This may include a partnership firm, a registered firm, or a company incorporated under the Companies Act, 1956 or 2013. The term includes its legal representatives, employees, agents, and contractors involved in the project execution.

1.6 Society / Employer

Refers to Panchavati Co-Operative Housing Society Ltd., Navi Mumbai, acting through its General Body or Managing Committee, as applicable.

1.7 Managing Committee

Denotes the Society's Managing Committee constituted per its Bye-laws, empowered to manage Society affairs and project-specific responsibilities as delegated by the General Body.

1.8 Project Management Consultant (PMC)

"PMC" shall mean the professional firm appointed by the Society to provide end-to-end consultancy, monitoring, legal and technical advice, and execution oversight to ensure transparent and timely completion of the redevelopment project.

1.9 Architect

Refers to the professional appointed by the Society to advise and oversee architectural aspects of the project.

1.10 Structural Engineer/Advisor

The structural expert appointed by the Developer and duly informed to the Managing Committee, responsible for structural design and related advice.

1.11 Legal Advisor

The legal consultant or firm appointed by the Society or PMC to provide legal guidance and representation during the redevelopment process.

1.12 Project

Refers to the redevelopment works executed under the Contract including buildings, infrastructure, services, and amenities, both for Society and the sale component, as defined in the agreement.

1.13 Project Cost

Shall encompass all expenditures incurred by the Developer, including those towards planning, execution, approvals, infrastructure, relocation, consultancy, and statutory fees. It shall include profit margins, escalation, insurance, and all taxes. The Developer is liable for expenses related to CRZ clearance, if applicable.

1.14 Temporary Works

Denotes all auxiliary works required for execution but not forming part of the permanent project and to be dismantled post-completion.

1.15 Local Municipal Authority (P.M.C)

Refers to Panvel Municipal Corporation or any other authority as designated under the MRTP Act having jurisdiction over the project.

1.16 D.C. Rules

Means the prevailing Development Control and Promotion Regulations (UDCPR or any amendments thereto) applicable to the Local Municipal Authority.

1.17 Competent Authority

Covers all statutory and local bodies responsible for granting project-related approvals including CIDCO, PMC, MSEDCL, Civil Aviation, Environment Ministry, etc.

1.18 Government

Refers to the Government of Maharashtra and/or the Government of India, as the context may require.

1.19 Defect Liability Period

The duration post-handover during which the Developer must rectify any defects at no additional cost, commencing from the date of formal handover with Occupation Certificate.

1.20 Carpet Area

Shall mean the net usable area of an apartment measured from the internal finished wall-to-wall surfaces, excluding balconies, flowerbeds, and ducts.

1.21 Contract

Includes the agreement, bid documents, LOI, annexures, and any correspondences forming part of the legally binding obligations between the Society and the Developer.

1.22 Letter of Intent (LOI)

A written communication from the Society indicating acceptance of the Developer's bid.

1.23 Works

Shall mean all construction and related activities executed under the Contract including any modifications or additions.

1.24 Site

The physical location where the redevelopment work is to be executed, including all access and utility zones.

1.25 Approvals

All written approvals or consents given by the Society, its Architect, or PMC concerning the project.

1.26 Scope of Work

Covers all labour, materials, and services required to fulfil the entire redevelopment project including construction of free flats to existing members and common facilities.

1.27 Approved

Means approval granted in writing, including written confirmation of prior verbal consent.

1.28 Final Completion

Achieved when all components of the Contract are completed to the satisfaction of the Society and the Occupation Certificate has been obtained.

1.29 Mobilization

Refers to the Developer's establishment of requisite site infrastructure, manpower, and logistics necessary to begin project execution.

1.30 Specifications

Encompasses the technical standards, material requirements, design parameters, and IS codes applicable to the execution of the project.

1.31 Tests

Shall include all quality assurance checks and material tests required by the Society to verify compliance and performance standards.

1.32 Completion Certificate

A certificate issued upon receipt of statutory Occupancy Certificate confirming that all work has been satisfactorily completed.

1.33 Urgent Works

Immediate measures required to avoid hazards or failures during the project, as determined by the Society or its Consultant.

1.34 Time as Essence

Timely execution is critical. The Developer shall adhere to the schedule and submit periodic progress reports to the Society/PMC.

1.35 Written Communication

All correspondence must be in writing. Verbal communication shall not be binding unless confirmed in writing.

1.36 Developer to Preserve Peace

The Developer shall ensure that no disturbances are caused at the site and the safety and property of residents and neighbouring areas are protected.



1.37 Third-Party Insurance

Developer shall maintain third-party liability insurance of ₹1,00,000/- per accident (for five accidents initially), and indemnify the Society against any damages or injuries.

1.38 Taxes

The Developer shall bear all applicable taxes, duties, and levies including GST, ESIC, Works Contract Tax, etc., and provide proof of payment to the Society.

1.39 Final Completion and Defect Liability

Final Completion Certificate shall be issued after all defects are rectified, site is cleared, and all utilities are in operational condition. The defect liability period begins upon issuance of this certificate.

1.40 Site Office & Facilities

Developer shall provide a secure and suitable office on-site for the Society and its consultants and maintain a representative available at all times.

1.41 Sanitation

Developer must provide proper sanitation and hygiene facilities for workers in compliance with local laws at their own expense.

1.42 Debt and Loans

Developer shall not mortgage or create a charge on Society's land. Any debts raised for the project must be disclosed to the Society as requested.

1.43 Excavated Material

All material removed from excavations shall be disposed of responsibly. Developer shall maintain site cleanliness and restore conditions post work.

1.44 Employer's Land Usage

The Society may permit part of its land for site use during construction, to be vacated and restored after completion. Any taxes on such use shall be borne by the Developer.

1.45 Right of Entry

The Society and its representatives shall have full access to inspect all areas of work and materials during execution.

1.46 Storage of Explosives

No explosive or inflammable materials shall be stored without requisite licenses and precautions as per statutory norms.

1.47 Access for Inspection

Society reserves the right to inspect and verify compliance at all stages. Necessary action shall be taken if contingencies arise due to default by the Developer.

1.48 Assignment and Subletting

The Developer shall not assign or sublet any part of the work without prior written approval. Unauthorized subletting shall lead to forfeiture of security and invocation of bank guarantees.

1.49 Uncovering Works

Developer shall uncover and reinstate any portion of completed work as instructed by the Society/PMC for inspection or rectification at their own cost.

1.50 Utility Service Protection

Developer shall protect existing underground utilities at site and bear the cost of any damage and necessary repairs as directed by the PMC.

1.51 Site Safety Measures

Adequate fencing, lighting, and watching shall be arranged by the Developer to ensure safety. The Society reserves the right to recover any costs for non-compliance.

1.52 Fossils and Antiquities

Any archaeological findings or artifacts discovered at site shall be reported and handed over to the Society, which retains ownership of such discoveries.

1.53 Eco-Friendly Development

Trees marked for protection shall not be disturbed. Developer shall adopt all eco-friendly measures and follow environmental norms.

1.54 Display Boards

After execution of the Development Agreement, Developer shall install a board at site displaying project name, Developer, and PMC details.

1.55 Developer's Personnel

The Developer shall appoint a competent senior representative at site during working hours and employ qualified staff and skilled labour. The PMC reserves the right to demand removal of any incompetent or misbehaving personnel.

2. TECHNICAL CONTROL OF THE WORK

2.1. ENTIRE PROJECT WORK

- 2.1.1.** The Managing Committee, assisted by the Society's appointed advisors, shall act as the technical authority under whose direction and supervision the Developer shall execute the work. The Managing Committee shall be the final authority in all technical matters, and its decisions shall be binding on both parties in the event of any disagreement. The Developer shall strictly comply with all instructions issued by the Managing Committee to ensure quality control and timely progress of the project. The work shall be deemed completed only upon the issuance of a Completion Certificate by the Managing Committee, confirming satisfactory completion of all aspects of the work, clearance of the site, and upon the Developer securing the Occupation Certificate and Building Completion Certificate from the respective competent authorities.
- 2.1.2.** The Managing Committee, with assistance from the Society's appointed Project Management Consultant (PMC), shall have the authority to approve all plans prepared by the Developer. Upon obtaining such approval, the Developer shall proceed to obtain all necessary statutory approvals from the Local Municipal Authority and other competent authorities.
- 2.1.3.** The Managing Committee shall coordinate all activities related to project execution involving the Developer, statutory authorities, and Society-appointed consultants. It shall exercise overarching control over the project to ensure its successful and compliant implementation.
- 2.1.4.** No component or portion of the work shall commence without obtaining the prior written approval of the Managing Committee.

2.2. ADDITIONAL REQUIREMENTS FOR THE SALEABLE COMPONENT OF THE WORK

- 2.2.1.** The Developer shall construct the saleable component of the buildings—proposed to be developed on the Society's land for sale—in full conformity with the applicable work specifications and the provisions of the Unified Development Control and Promotion Regulations (UDCPR) as well as the norms prescribed by the Local Municipal Authority and other relevant authorities.
- 2.2.2.** The Developer shall bear sole responsibility for securing the necessary approvals for the saleable portion of the project, including detailed sanction of use from the Local Municipal Authorities. The proposed nature of use for such saleable units shall be subject to prior approval by the Society. The Society shall have the right to monitor and supervise this component to ensure that its use does not result in any inconvenience, discomfort, nuisance, or security hazard to the Society and its members. The Developer shall ensure that the usage of such units by future purchasers is not altered or misrepresented and shall not allow any deviation from the approved purpose.

2.2.3. It shall be the Developer's responsibility to ensure that all construction requirements for the saleable component—including but not limited to structural design, quality control, and adherence to minimum construction specifications—are strictly followed in accordance with the D.C. Rules of the Local Municipal Authority and sound engineering practices. This shall be achieved through in-house supervision or through competent structural consultants approved by the Society. No part of the saleable component shall commence without requisite permissions from the Local Municipal Authority and other relevant authorities. Copies of all such approvals, from commencement to Occupation Certificate, shall be submitted to the Managing Committee for its records.

2.2.4. The Developer shall not assign, transfer, or create any third-party rights in the project, whether in part or in whole, without obtaining prior written approval from the Managing Committee.



3. OTHER CONDITIONS

3.1. GENERAL

- 3.1.1.** The Developer shall be deemed to have carefully studied the work and site conditions, specifications, schedules and drawing and various other data and shall be deemed to have visited the site of the work, carried out his own inquires and measurements and to have fully acquainted himself regarding the local conditions and the surroundings including market conditions of real estate etc. He shall be deemed to have carried out his own surveys, investigations, and assessment of site conditions. He is deemed to be fully aware of all statutory requirements including those concerning labour and the local conditions/status or availability and employment of laborers. He shall be deemed to have his own assessment of present and future market. The data given by the Society is made available in good faith only for general information without any commitment or responsibility on the part of the Society about its accuracy. The Developer shall accordingly work out his proposal.
- 3.1.2.** The Developer shall submit within the time stipulated to the PMC in writing the detailed methodology that would be adopted for the execution of any item and obtain its approval to the same in advance before starting the work.
- 3.1.3.** The Developer shall also submit the programmed of work indicating the date of actual start with monthly planning to the PMC. The developer shall complete the entire project within the time limit and as per agreed timetable for salient milestones, failing which he shall render himself liable to pay liquidated damages to the Society. In the event of non-completion of the project within the stipulated/extended time, the Society and its members shall be at liberty to encash the bank Guarantee as mentioned in this Bid Document or to accept the liquidated damages as stated in this clause. Action plan for covering back log of progress of actual work with respect to planned work in the subsequent month of activity from time to time.
- 3.1.4.** The Society's Architect/PMC shall receive orders as shall be given by the Managing Committee and shall be binding on him for carrying them out. The Site Order book shall be maintained on the site, which shall be the property of the Society and Resident Engineer of Developer shall promptly acknowledge the orders given therein by the Managing Committee.
- 3.1.5.** The required quality control tests conforming to the various Indian Standard Codes shall be carried out by the Developer at his own cost and the results the same shall be carried out by the Developer in field laboratory, established on work site. At least twenty percent tests shall be carried out in Govt. laboratory or any other approved laboratory as per directions of Engineering Consultant of the Society.
- 3.1.6.** The Developer at his own expense shall make arrangements for housing, supply drinking water, provide latrines and urinal at the locations, for his staff with all necessary amenities and protective measures. He shall take all necessary precautions for safety of the workers and preserving their health while working on this project.

- 3.1.7.** The Developer shall indemnify and save harmless the Society against all actions, suits, claims and demands including non-observance of prevailing laws, rules and regulations, infringement of patent rights brought or made against it in respect of anything done or omitted to be done by the Developer in connection with the work and against any loss or damage to the Society in consequences of any action or suit being brought against the Developer for anything done or omitted to be done in the execution and maintenance work.
- 3.1.8.** The Developer shall make all arrangements at his own cost for safety and security measures and take all precautions against damages, from accidents of his plant equipment, material, constructed/under construction structures and the staff working on the project as also the entire site. The Developer shall comply with all rules and regulations, bye-laws and directions given from time to time by competent authority in connection with this work and shall pay all fees, which are liveable for the project.
- 3.1.9.** The PMC shall check every slab casted for quality and only upon certificate from the Society to that effect, the slab shall be considered completed without any defect.
- 3.1.10.** In the event of discovery by the Developer or his employees during the progress of the work of any treasure, fossils, minerals, or any other article of value or interest, the Developer shall immediately intimate the Managing Committee of such treasure or things which shall be the property of the Society.
- 3.1.11.** The Developer shall provide a temporary office of size 3m x 5m with suitable partitions etc. at suitable location for the use of Society's field staff and a separate office for consultants, free of cost on the site of work. The office shall be provided with all amenities, furniture, fixtures and fittings etc. required for a good office.
- 3.1.12.** The Developer after completion of the work and obtaining Occupation Certificate from P.M.C/CIDCO, or on termination shall clear the site of all debris and remove all unused materials, plants, machinery, equipment, tools etc. The Developer shall also clear the site of all temporary structures, site office, labour camps, utility lines etc., constructed/erected for execution of the project and obtain a letter to this effect from the Managing Committee. The work shall be treated as complete only after relevant completion Certificate is issued by the Managing Committee on satisfactory completion of all works in all respects and clearance of site.
- 3.1.13.** The Developer shall bear all the market risks and financial burden due to any future changes in legislation and rules and regulations involving extra cost in fulfilling his obligations under this contract. Provided that any extra benefits of FSI etc. accruing to the Society due to future legislative changes or changes in rules and regulations shall belong to the Society without any sharing with the Developer. All of above noted benefits including FSI will be proportionately shared with the members of the Society.
- 3.1.14.** The Developer shall incur all costs of legal matters of the Society that might arise during the course of this project.



3.2. FORCE MAJEURE:

- 3.2.1.** If at any time during the execution of the project, the Developer is not able to proceed with construction/ completion of the project beyond a period of three months due to any reason beyond his control as mentioned below, the Developer shall get extension of time to proceed with the project work in case of occurrence of such events; the period of extension being assessed by the Society as reasonable and necessary. Such extension of time shall be considered by the Society only after the Developer has provided a written notice of a Force Majeure occurrence within one month of the occurrence of the event (the issue of which notice within the stipulated time period shall be considered a mandatory pre-requisite), providing therein detailed reasoning as to the actual impact or deterrence being caused due to the Force Majeure event on the execution and progress of the Works. Apart from grant of suitable extension of time, no other claim shall be considered or available to the Developer, including but not limited to towards escalation, losses, additional expenses, revision in commercial terms etc. /'Force Majeure means any, including, without limitation, of following events or circumstances or combination of events and circumstances.
- 3.2.2.** Act of war or hostilities (whether declared or undeclared), invasion, armed conflict, or act of foreign enemy, blockade, embargo, revolution, riot, bandh, lockdown due to epidemic or pandemic, insurrection, insurgency, terrorist or militant action, sabotage, or civil commotion of the threat of any of the foregoing.
- 3.2.3.** Acts of God and earthquakes in Maharashtra, fire, flood, epidemic or pandemic or any drought, explosion, sabotage etc., and
- 3.2.4.** As a result of any embargo, Notice, Order, Rule or Notification of the Government and/or Central Ordinance Depot (COD) and/or any other public body or authority or of the Court and/or any Act or Ordinance, in consequence whereof the redevelopment of the property is delayed or adversely affected; provided that such embargo, Notice, Order, Rule or Notification of the Government and/or any other public body or authority or of the Court is not a consequence of any act or omission on the part of the Developer.
- 3.2.5.** Any event or circumstance of a nature analogous to any of the foregoing occurring in India which materially affects either party adversely with the terms of the contract, but only if and to the extent that such events and circumstances are not within reasonable control, directly or indirectly/if such Affected Party, despite the exercise of reasonable diligence, is unable to foresee, prevent, avoid, mitigate or remove such event of Force Majeure."

3.3. WORKMEN:

- 3.3.1.** The Developer and his subordinates/representatives/agents shall comply with the latest provisions of the Minimum Wages Act, 1948 and rules made there under in respect of any employee employed by him on this project including the ancillary works and the provisions of various Acts and Laws relating to employment and welfare of all workmen employed by the Developer including Workmen's Compensation Act/1923 and relevant laws.
- 3.3.2.** The Developer and his agents shall comply with all sanitary rules and carry out all sanitary measures that may, from time to time be prescribed by Government, local bodies and permit inspection of all sanitary arrangements at all times by the Managing Committee's Representative.



3.3.3. The Developer shall provide medical facilities at the site as may be prescribed by the Managing Committee in relation to the strength of the Developer's resident staff and workmen, directly or through petty contractors or sub-contractors employed on the work.

3.4. ESCALATION:

No escalation in cost shall be paid to the Developer including the period of extensions granted. The Developer is advised to calculate the project cost by considering variations in future prices until completion of project.

3.5. DEFECT LIABILITY PERIOD:

3.5.1. Defect liability period for all components of the project shall be 5 (five) years respectively for each building differently from the date of issue of completion certificate. The Developer's representative, the Society and the PMC will carry out a joint inspection of such defect. If the defect is found to be in relation to the construction or any structural defect on account of workmanship, quality or provision of service or otherwise attributable to the work carried out by the Developer, the Developer will be liable to rectify such defect. The Developer will indemnify and shall keep the Society Members indemnified from any such defect in the Defect Liability Period. However, Developer shall not be responsible for any defect arising due to any act or omission or negligence by the Society/ Members. The defect liability obligation of the Developer shall not be applicable to the fixtures or fittings or equipment and the same shall pertain only to workmanship and the construction of the Proposed New Building.

3.5.2. With respect to water proofing of the proposed new building is concerned, the Developer shall procure a guarantee/warranty for a period of 10 (ten) years from the agency undertaking the waterproofing work of the terrace directly in favour of the Society provided no damage or change is done to the structure of the proposed new building.

3.5.3. If during the defect liability period, the said work is found to be defective in the manner as aforesaid, the Developer shall forthwith on receipt of notice in that behalf from the Society/Managing Committee, duly commence, rectify the work at his own cost in every respect. All the works that may be necessary for rectifying the defects specified therein, including dismantling and reconstruction of defective portions strictly in accordance with and in the manner prescribed and under the supervision of the Managing Committee, shall be completed within 30 days from the written notice given by it or as directed by the Society. In the event of the Developer failing or neglecting to carry out the said rectification work, the same will be carried out by the Managing Committee at the risk and cost of the Developer, which risk and cost amounts may, at the sole discretion of the Society, be recovered from the performance guarantee retained with the Society. If such cost so incurred by the Society exceeds the amount of Performance guarantee, the difference between the performance guarantee and expenditure incurred by the Society shall be recovered from the Developer as admitted debt due by the Developer to the Society. Defect liability period to be considered building wise and as per the Completion schedule.

3.5.4. In case of any defects in the buildings constructed for sale by the Developer, the entire responsibility lies with the Developer only. The Society will not be responsible in any way for any defects or their rectification. However, if such defects endanger the safety/serviceability of Society 's component of work, the Managing Committee will be free to take appropriate action as deemed fit. After the purchasers of saleable area become members of the Society, the Developer shall be responsible for the balance period of defect liability to the Society.

3.5.5. All types of permissions from Local Municipal and other statutory Authority for the entire project shall be obtained by the Developer. The charges towards various permissions shall be borne by the Developer. All statutory permissions regarding Society building shall be obtained in the name of the Society and submitted to the Managing Committee.

3.6. MISCELLANEOUS:

3.6.1. The Developer shall provide separate electrical metered connections for each residential flat. The permission from MSEDL for electrical connection shall be obtained by the Developer for the whole project. The charges in this regard shall be borne by the Developer. The required documentary assistance will be provided by the Society as and when necessary. The Electrical substation/transformer for Society component and saleable component on land/built up area shall be provided independently at the Developer's cost if necessary.

3.6.2. The water supply system shall be provided by the Developer as per approved design and carried out as per standard specifications mentioned in the Standard Specification Book of Public Works Department. The Developer shall provide separate connections for buildings of Society's component with internal and external water supply connections. The necessary permissions from Local Municipal Authorities shall be obtained by the Developer. The plans of distribution of water line, pumping system, overhead tank etc. shall be approved from the Managing Committee as well as the Local Municipal Authorities by the Developer. The charges for these sanctions shall be borne by the Developer.

3.6.3. The Street light arrangements inside the entire complex and area lighting around the buildings/ complex shall be carried out by the Developer as per approved plan. The Street light arrangement shall be independent for Society's component and saleable component of work, the former not being inferior to the latter. All common lighting shall be solar powered.

3.6.4. The Developer shall be responsible to connect external drainage and sewerage lines, storm water drains, etc. to the main drainage line of Local Municipal Authorities.

3.6.5. All types of municipal taxes and levies pertaining to Society 's part of the building during the period till the completion certificate referred to above obtained by the Developer shall be borne by the Developer and there after the same shall be borne by the Society after taking over possession of the completed buildings. As regards the taxes for saleable component of work, the Developer shall be fully responsible for payment of such taxes and other outgoing till all the occupant's become members of the Society.

- 3.6.6.** The Developer shall complete the entire project and hand over the component for use by present members of the Society including infrastructure etc. after obtaining completion certificate, within 36 months from the date of Commencement Certificate and handover of possession of the premises by Society members subject to mutually agreed extension if necessary.
- 3.6.7.** Failure of the Developer to complete the works within the above-mentioned time limits shall render him liable to pay liquidated damages.
- 3.6.8.** In the event of encashment of Bank guarantee by Managing Committee, the Developer shall within 30 (thirty) days of encashment notice furnish to the Managing Committee Fresh Bank Guarantee failing which, the Managing Committee shall be entitled to terminate this agreement in accordance with the provisions of this contract.
- 3.6.9.** The land/built up area along with construction made thereon in good condition shall be handed back quickly and peacefully to the Society after completion of the Project, without any liability to the Society.
- 3.6.10.** The Developer shall request the Managing Committee to issue a certificate of completion of works along with no claims certificate. After receipt of such request the Managing Committee shall take suitable action within 30 days. A joint inspection shall be carried out before issue of completion certificate and the Developer shall rectify all defects and carry out all tests suggested by the Managing Committee within specified period. The Developer shall ensure that the work has been completed satisfactorily as per specifications and that all clearances have been obtained from the competent authorities before requesting for completion certificate.

3.7. LIQUIDATED DAMAGES FOR DELAY

- 3.7.1.** If the Developer fails to execute, complete and deliver the work within the specified time, including with respect to any construction milestones as per the construction schedule to be submitted, he shall pay to the Society as and by way of compensation at the rate of (0.5%) i.e. 1/2 % (half percent)] of the total Project Cost for each week's delay or part thereof, beyond the agreed date of completion specified in the contract, provided that the amount to be paid under this clause shall not exceed seven percent of the total Project Cost.
- 3.7.2.** Society may, without prejudice to any other method of recovery, deduct the amount of such damages from security available with the Society, including but not limited to the Bank Guarantee.
- 3.7.3.** The Developer acknowledges and agrees that such Liquidated Damages constitute a genuine pre- estimate of the losses that would be suffered by the Society as a result of such breach of contract by the Developer by way of delay in completion of the work, and are not by way of a penalty. The Developer acknowledges that the losses may be of such a nature wherein it may not be possible to furnish proof of such losses, and in light thereof, the aforesaid sum of liquidated damages shall be payable irrespective of whether any proof of losses being suffered is furnished.

3.8. DELAYS:

If there is any delay in execution/completion of the contract due to reasons beyond the control of the developer like delay due to non -availability of drawings or Non-cooperation of members on site or stoppage of work by the P.M.C/CIDCO engineer etc., the Developer must intimate the same in writing within 3 days of any such hindrance occurring (intimation within the stipulated time period being a mandatory pre-requisite), following which legitimate extension of time as deemed reasonable by the Society will be allowed but no monetary compensation of any kind whatsoever (like payments for over stay etc.) will be given by the Society. The Developer acknowledges that any such extension granted by the Society at its sole discretion shall constitute the sole and adequate compensation to the Developer for any such delay.

3.9. SUSPENSION

If the Developer, except in the case of any legal restraint upon the Society preventing the continuance of work, suspends or neglects the project works or fails to proceed with due diligence in fulfilling their contractual obligations, the Society and/or the Consultant shall have the authority to issue a written notice to the Developer requiring the resumption of work and its continuation with reasonable speed and efficiency. Upon issuance of such notice, the Developer shall not remove from the site any plant, machinery, equipment, or materials brought for the execution of the work. The Society shall retain a lien on all such items until the Developer complies with the instructions of the notice or until further decisions are taken as per the terms of the contract.

3.10. TERMINATION OF CONTRACT BY SOCIETY

- 3.10.1.** If the developer commits a breach of any terms of this contract, and fails to rectify such breach within 30 days of a notice in this regard being issued to the Developer by the Society, or if the Developer commits or any Act of insolvency or shall be adjudged as Insolvent or shall make an assignment or composition for the benefit of the greater part in number or amount of this creditors or (being an Incorporated Company) shall have an order made against him or pass an effective resolution for winding up either compulsorily or subject to the supervision of the Court or voluntarily, then the Society reserves the right to terminate the Contract.
- 3.10.2.** In such cases the 'Bank Guarantee' of the Developer shall be invoked and utilized as the case may be and further the Society shall enter upon and take possession of the works and all plant, tools, scaffoldings, sheds, machinery, power operated tools and steel, cement and other materials lying upon the premises or the adjoining lands or roads, and use the same as his own property or may employ the same by means of his own servants and workman in carrying on and completing the works or by employing any other Developer or other person or persons to complete the works and the Developer shall not in any way interrupt or do any act, matter or thing to prevent or hinder such other Developer or other persons employed for completing and finishing or using the materials and plant for the works
- 3.10.3.** In case of termination of the Development Agreement the Developer shall lose the right under the Development Agreement and the Society shall have the right to complete the redevelopment of the Property in the manner it deems fit and at the risk and cost of the Developer, in addition to the right to seek all the remedies available to it under the law and equity

3.10.4. In case of termination it is specifically clarified that the Developers shall not have any claim on the Society, Society's Property and / or its Members or any part thereof for any expenditure incurred by him / them of whatsoever any nature for execution of this Project including but not limited to fees of consultants, administrative expenses, salaries & wages of employees, dues payable to suppliers, subcontractors, stamp duty, registration fees, official expenses, out of pocket expenses, incidental expenses etc. Further the Society shall not be liable for any compensation for the efforts taken by the Developer.

3.10.5. In the event of the Developer being Partnership or LLP, Partnership or any of its Partners being adjudged as an insolvent or the Developer being a Corporate Body, in such event the Company being ordered to be wound up or going into voluntary winding up, then in such case the Performance Bank Guarantee given to the Society shall de facto stand invoked a day prior to happening of such event without any act or deed on the part of the Society and the Developer's Bankers shall be liable to pay the amount of the Performance Bank Guarantee to the Society without demure & any reference to the Developer his Official Assignee or Official Liquidator as the case may be. A provision to that effect will be made in the Performance Bank Guarantee. Since the Performance Bank Guarantee is to stand invoked a day prior to the happening of the event stipulated hereinabove, the Bankers shall not refer or shall not absolve themselves from their liabilities on the ground of appointment of the Official Assignee or Official Liquidator as the case may be.

3.11. General Specifications for Quality of Materials:

All materials for incorporation into the works shall be of the best quality of their respective kinds as specified herein and shall be obtained from sources and suppliers approved by the Employer/Engineer and shall comply strictly with the tests prescribed hereinafter or, where tests are not laid in this Specification, with the requirements of the latest edition of the relevant Indian Standards approved by the Engineer IS standard.

3.12. Inspection and Testing

All materials before being incorporated into the Works shall be subjected to inspection and testing as provided in the Conditions of Contract and elsewhere in the specifications. The cost of all tests required by these Specifications or approved standards shall be borne by the Developer. No material shall be used in the works unless they have first been approved by the PMC Engineer or his Representative.

3.13. Samples

Samples of all materials proposed to be used or incorporated in the works and to be supplied by the Developer may be called for at any time by the PMC's Engineer or his Representative.

3.14. Independent Tests

Independent tests and analysis of any of the materials may be made from time to time by a Testing House or Analyst appointed by the Engineer/Employer in order to check the supplier's works tests and analysis. The developer shall at his own expenses supply and deliver to a Testing House or Analyst such materials as may be directed by the Engineer. Should the result of any test be found to be unsatisfactory to the PMC's Engineer or his representative, the materials represented will be rejected.

Society shall have the full right, without any reservations; to change the material if above situation arises.

3.15. Other Details:

The Developer shall be responsible for applying for and obtaining all requisite permissions and approvals necessary for the redevelopment project. Wherever applicable, such applications shall be made **in the name of the Society through the PMC, its Architect, or other appointed consultants**, in accordance with the procedures prescribed by the relevant authorities. However, for certain statutory clearances, operational permissions, or utility-related approvals that do not require Society's or PMC's involvement, the Developer shall take direct responsibility for obtaining the same in a timely manner and ensuring full compliance with applicable laws and regulations.

3.16. ARRANGEMENT OF SECURITY AND SAFETY:

The developer shall take all the necessary precautions during the entire project regarding the life and property of the members of the Society and the third parties. He will ensure life of the entire workmen, who would be engaged by the developer or his Agency/Sub contractor/Nominee.



4. DETAILED WORK SPECIFICATIONS

4.1. SPECIFICATIONS OF MATERIALS

4.1.1. Water:

- Water to be used in the work shall be clean and free from injurious amounts of deleterious materials such as acid, alkali, salt and vegetable growth. Potable water is generally considered satisfactory for use in the work.
- If required by the PMC, the Developer's shall to get the water tested at his own expense for its suitability from approved laboratory.
- If the water is found to contain any sugar or an excess of acid, alkali or salt the PMC may refuse to permit its use.
- The pH value of water shall be not less than 6 and as far possible neutral.

4.1.2. Cement:

- The cement to be used shall be fresh ordinary Portland cement/blended cement confirming to IS specifications for different types and shall be obtained from authorized sources. The cement shall be stored in weatherproof area and on dry platform and shall be well protected from rain and moisture.
- The Developer's shall keep accurate records of all deliveries of cement and its use in the work. Cement shall be used in the sequence in which it arrives in order that no cement shall be unnecessarily stored for a long period, if cement turns into lumps due to moisture, it shall not use for the entitled work and be removed from the site immediately.
- Batch certificate shall be obtained from the manufacture for each separate batch.

4.1.3. Sand: (Fine Aggregate):

- Sand shall mean fine aggregate and shall confirm to IS 383/1970.
- In addition, the sand as per IS 2116 and IS 1542 shall be used for the respective works.
- It shall be clean, sharp, strong, and granular and composed of hard siliceous material. The sand shall not contain more than 5% by the volume of silt as determined by filled test with measuring cylinder. The sand containing more than 5% of silt content shall be brought within the limit by washing.
- Crushed/Machine made sand may be acceptable, if approved by the PMC.
- Account for bulking shall be made while volume batching.

4.1.4. Lime and Neeru:

- Lime and neeru used shall conform to IS Standards. Neeru prepared and stored for more than 15 days shall not be used.

4.1.5. Metal (Coarse Aggregate):

- Metal shall mean coarse aggregate and shall generally confirm to the requirements of IS 383/1970.
- It shall consist of hard stone free from deleterious substance and shall contain no flat or elongated pieces.

- If required by the PMC, they shall be screened and/or washed and dried before use, without any extra cost. The Developer's shall include in his price the cost of screening, washing and grading the aggregates.

4.1.6. Classification:

- Metal No. 1 shall be aggregate, which shall pass through 12 mm mesh but not through 6 mm mesh.
- Metal No 2 shall pass through 25 mm mesh but not through 12 mm mesh.
- Metal No.3 shall pass through 50 mm mesh but not through 25 mm mesh

4.1.7. Stones:

- Stones to be used in the masonry shall be trap, granite, granite, quartzite, gneiss, laterite or any other type of good stones that may be specified in the item. The stone of the required quality shall be obtained from quarries specified in the contract or quarries approved by the PMC.
- Laterite stone should be compact in texture. The mottled and streaked colours pervading it should be evenly distributed. Laterite stones exposed to weather to harden for some time should be preferred.
- Quality of face stones- The stones to be used in the face shall be tough, hard, dense, sound and durable, resistant to weathering action, reasonably fine-grained uniform in colour and texture and free from seams, cracks or other defects which would adversely affect their strength, durability or appearance. The exposed face shall be entirely free from any type of discoloration. Stones shall generally be freshly quarried, clean faced and sharp edges all around and shall be of such a character that it can be worked to such lines and surfaces, whether curved or plane as may be required. Size and shape of stones shall be as per the requirements of each item.
- Quality of rubble stones shall be of approved quality, sound, hard, dense and durable, free from segregation, seams, cracks, weathered their soundness and strength.
- Samples: Samples of stones to be used in the work shall be got approved by the PMC before the work is started.

4.1.8. Reinforcement Steel:

- The type of reinforcement used shall be as follows:
- Mild Steel bars conforming to Grade I of IS: 432 (Part 1) 1966
- Cold Twisted High Yield Deformed Bars conforming to IS: 1139-1979. The pitch of twist shall be 10 to 12 times the diameter of the bars and shall preferably bear the Manufacturer's identification mark.
- Welded fabric and or wire mesh conforming to IS: 1566 made out of high tensile wires electrically welded together. Either galvanized or plain M.S. Welded wire fabric shall be used of specified opening and gauge. Wire mesh shall be of minimum 24 gauge and shall be secured tightly to the surface.
- All the reinforcements shall be clean and free from dirt, oil, paint, grease, mill scale or loose or thick rust at the time of placing.
- All the reinforcements shall be coated with fusion bonded epoxy conforming to IS code 13620: 1993 epoxy chemical



- The Developer's shall produce a test certificate whenever demanded by the PMC. If independent tests are considered necessary, they shall be carried out according to IS 1521 and 1608.
- Reinforcement steel shall be stored above ground surface and shall be protected as far as practicable from surface deterioration by direct contact with undesirable elements or exposure to conditions producing rust and corrosion.
- When required to be measured, measurement shall be by weight with tons as the unit. The bars may be directly weighed or the weights shall be calculated according to standard unit weights.

4.1.9. Mild Steel Binding Wire

- Mild steel binding wire shall be of 16 or 18 gauge, conforming to IS: 280.
- The wire shall be clean and free from rust, oil, grease, paint, mill scale, or any coating that may hinder cement mortar adhesion.
- Coils shall be free from rust or corrosion at the time of use.
- No separate measurement shall be taken for binding wire. Its cost shall be included in the rate for reinforcement steel and its fabrication.
- Binding wire shall be coated with an anti-rust epoxy chemical for enhanced durability.

4.1.10. Structural Steel

- Only TATA toroidal steel rods shall be used. Structural steel shall conform to IS: 226-1975 prior to fabrication.
- Alternative steel materials may be used if approved and if their structural properties are duly considered in the design.
- Bolts and nuts shall conform to IS: 1363-1967, IS: 1364-1967, IS: 1367-1967, IS: 3640-1967, IS: 6623-1972, and IS: 6639-1972, as applicable.
- Covered electrodes for welding shall comply with IS: 814 (Part I) - 1974 or IS: 1395-1971, depending on the requirement.

4.1.11. Bricks

- Only locally available first-class bricks shall be used, conforming to IS: 1077-1970.
- Bricks shall be well-burnt, table-moulded, and of uniform shape and size.
- When immersed in water for 24 hours, the water absorption shall not exceed 20% of the brick's oven-dried weight.

4.1.12. Timber

- Unless otherwise specified, only good quality Indian teakwood shall be used.
- Timber must be sourced from mature, sound trees and should be free from large loose knots, shakes, warps, twists, bends, spring, brittle or spongy texture, and other defects.
- Timber shall be straight-grained, uniform in texture, well-seasoned, and free from decay, fungal attack, or insect damage.

4.1.13. Plumbing and Sanitary Fittings

- **Cast Iron Pipes:** Shall comply with IS: 1729. Pipe diameter shall refer to the internal bore.
- **Galvanized Iron Pipes:** Shall conform to IS: 1239, of "C" class heavy duty type. Diameter specified shall be internal diameter. Suitable standard galvanized fittings, clamps, and screws shall be used.
- **PVC Pipes:** Shall conform to IS: 13592 and be capable of withstanding continuous hydraulic pressure of 6 kg/cm².

4.1.14. Admixtures

- Admixtures shall be used strictly as per the manufacturer's instructions and technical data sheets.
- Admixtures containing Calcium Chloride, Fluorides, Nitrates, or Sulphates are strictly prohibited.
- Any admixture found to be deteriorated, contaminated, or damaged during transit or storage shall be rejected and immediately removed from site at the Developer's expense.
- The PMC's decision regarding the usage and approval of admixtures shall be final and binding.

4.1.15. Storage of Materials

- All construction materials shall be stored in accordance with IS: 4082, ensuring proper identification, segregation, and protection from environmental damage.
- Materials shall be stacked in designated areas in a manner that prevents contamination, degradation, and facilitates ease of inspection and handling.

4.2. APPLICABLE CODES AND SPECIFICATIONS

The following specifications, standards and codes; are made 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 Annexed specification and those referred to herein, the former shall govern:

IS: CODES	DESCRIPTION
Excavation and Earthwork	
IS3764	Safety code for excavation work
IS4081	Safety code for blasting and related drilling operations.
IS10379	Code of practice for field related to moisture and compaction of soils for embankment and sub - grade
IS783	Code of practice for laying of concrete pipes
IS3385	Code of practice for measurement of Civil Engineering works
IS2720	Determination of Water Content/Dry Density
Concrete and Allied Works	
IS8112 / 12269	Ordinary Portland cement (M 43 and M 53 grade)
IS8042	White Portland cement
IS1489	Portland- Pozzolona cement
IS 383	Coarse and fine aggregates from natural sources for concrete
IS 2386	Methods of test for aggregates for concrete

IS 2430	Methods of sampling of aggregates for concrete
IS 4925	Concrete batching and mixing plant.
IS 10262	Recommended guideline for concrete mix design
IS 456	Code of practice for plain and reinforced concrete
IS1199	Methods of sampling and analysis of concrete
IS 516	Methods of test for strength of concrete
IS 3370	Code of practice for concrete structures for the storage of liquids
IS 2571	Code of practice for laying in - situ cement concrete flooring
IS 2645	Integral cement waterproofing compounds
IS 4990	Plywood for concrete shuttering work
IS 1786	High strength deformed steel bars and wires for concrete reinforcement
IS 432	Mild steel and medium tensile steel bars and hard drawn steel wire for concrete reinforcement
IS 1521	Methods for tensile testing of steel wire
IS 1608	Method of tensile testing of steel products
IS 2502	Code of practice for bending and fixing of bars for concrete reinforcement
IS 2571	Code of practice for welding of mild steel plain and deformed bars for reinforced concrete construction
IS 8989	Safety code for erection of concrete framed structures
IS 3696	Safety code for scaffolds and ladders
IS 3558	Use of Immersion Vibrators for Consolidating Concrete
IS 3025	Methods of Sampling and Test (Physical and Chemical) for water used in Industry.
IS 2722	Portable Swing weigh batchers for concrete (Single and double bucket type)
IS 2506	Screen Board Concrete Vibrators
IS 1791	Batch Type Concrete Mixers
IS 1489	Portland Pozzolona Cement (PPC)
IS 8112	Ordinary, Portland Cement (OPC) Grade 43Cement
IS 4634	Method of Testing Performance of Batch - type Concrete Mixers
IS 4326	Earthquake resistant design and construction of building
Masonry Work	
IS 1077	Common burnt clay building bricks
IS 3495	Methods of tests for burnt clay building bricks
IS 5454	Methods of sampling of clay building bricks
IS 2212	Code of practice for brick work
IS 1597	Code of practice for construction of stone masonry
IS 2572	Code of practice for construction of hollow concrete block masonry
IS 2250	Code of practice for preparation and use of masonry mortars
IS 1905	Code of practice for structural safety of building, masonry
IS 2645	Integral cement water proofing compounds
IS 2116	Sand for Masonry Mortars
IS 2394	Code for practice for application of lime plaster finish
Plastering & Pointing	
IS 1542	Sand for plaster
IS 1661	Code of practice for application for cement and cement lime plaster finishes

Paving, Floor, finishing and Dado

IS 6509	Code of practice for installation of joint in concrete pavements
IS 1237	Cement concrete flooring tiles
IS 1443	for laying and finishing of cement concrete flooring tiles
IS 777	Vitrified tiles
IS 2114	Laying in situ terrazzo floor finish - PAVERS
IS 2571	Laying in situ concrete flooring- PAVERS

Door, Windows and Ventilators:

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

Painting:

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

Miscellaneous Work:

IS 6313	Code of practice for anti - termite measures in buildings
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Road works:

IRC 37	For concrete roads
IS 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 reinforcement)
IS 460	Test Sieves
IS 2386	Methods of test for aggregates for concrete
IRC 19	Standard specification and code of practice for water bound Macadam

Sanitary, Water Supply and Drainage Works:

IS 2556	Vitreous Sanitary appliances (Vitreous chine)
IS 5329	Code of practice for sanitary pipe works above ground for buildings Cast iron brackets and supports for wash basins and sinks
IS 3486	Cast iron spigot and socket drain pipes
IS 782	Caulking lead
IS 651	Salt glazed stoneware pipes and fittings
IS 5961	C. I. Gratings for drainage purposes
IS 1230	C. I. Rain water pipes and fittings
IS 554	Dimensions for pipe threads where pressure tight joints are made on threads

IS 781	Cast copper alloy screw- down bid taps and stop values for water services
IS 774	Flushing cisterns for water closets and urinals
IS 2470	Code of practice for installation of septic tanks
IS 2065	Water supply in buildings
IS 1172	Basic requirements for water supply, drainage and sanitation
IS 771	Glazed earthen ware sanitary appliance
IS 1172	Basic requirements for water supply, drainage and sanitation
IS 1742	Building drainage
IS 5219	'P' and 'S' traps. (Part I).
	General
IS 1200	Method of measurement of building and civil engineering works
IS 4326	Code of practice for earthquake resistant design and construction of buildings
IS1893	Criteria for earthquake resistant design of structures

4.3. TECHNICAL SPECIFICATIONS FOR EXCAVATION AND REFILLING

4.3.1. General

All excavation activities shall include open, dry, and wet excavation as applicable to the site conditions. The Developer shall be responsible for the following:

- **Site Clearance:** The designated site shall be cleared of all obstructions such as stones, debris, vegetation, roots, loose soil, and remnants of old structures.
- **Setting Out:** Centrelines/grid lines shall be marked by the PMC. The Developer shall establish, maintain, and protect all reference marks and benchmarks at their own cost throughout the project duration.

4.3.2. Excavation

- Excavation shall be carried out precisely to the required dimensions, levels, grades, and slopes as specified in the drawings or as instructed by the PMC.
- Necessary measures for slope cutting, shoring, and trench protection shall be implemented by the Developer at their own cost.

4.3.3. Foundation Preparation

- The bottom of excavations shall be leveled, moistened, and compacted. Any soft spots shall be removed and re-compacted as directed by the PMC.
- No concrete work shall proceed unless the excavation is inspected and approved by the PMC.

4.3.4. Shoring and Safety Measures

- The Developer shall design, install, and remove all necessary shoring, bracing, and slope protection to ensure safety.
- All excavated areas shall be securely barricaded and provided with red warning lights during night hours. The Developer shall deploy adequate watch and ensure full safety compliance.

4.3.5. Disposal of Excavated Material

- Excavated material shall not be stacked within 1.5 meters of the excavation edge.
- Reusable excavated material shall be preserved for backfilling; the rest shall be transported and disposed of at an approved location as directed by the PMC.

4.3.6. Dewatering

- Continuous dewatering shall be undertaken using suitable pumping systems to ensure dry conditions for foundation work.
- The cost of dewatering, including bunds, drainage channels, and underground water control, shall be borne by the Developer.

4.3.7. Slips and Collapses

- Any slope failure, collapse, or blow during excavation shall be rectified immediately at the Developer's cost, without impacting project timelines.

4.3.8. Blasting (If Applicable)

- Blasting operations shall be permitted only upon written approval from the PMC.
- All blasting activities shall conform to statutory safety regulations and be executed by qualified personnel during approved hours only.

4.3.9. Backfilling

- **With Murum/Selected Earth:** The material shall be laid in uniform layers not exceeding 150 mm, watered, and compacted using mechanical means.
- **With Sand:** Sand shall be clean, coarse, and contain no more than 10% clay or silt. Hydraulic compaction shall be carried out as per PMC directions.

4.3.10. Rubble Packing

- Stones used for packing shall be hard and durable. They shall be tightly packed and voids filled with clean sand.
- Packing thickness and slope shall conform to drawings and PMC instructions.

4.3.11. Bitumen Sand Pad

- A compacted pad of 75 mm thickness comprising a bitumen-sand mixture shall be provided where specified.
- The mix shall consist of 80-100 kg of bitumen per cubic meter of sand, heated to approximately 93°C before application.

4.3.12. Stone Pitching

- Hard, roughly dressed stones shall be closely laid over a 150 mm murum base.
- The stone pitching shall be performed on slopes as approved by the PMC and compacted properly to ensure stability and longevity.



4.4. TECHNICAL SPECIFICATION FOR PILING

4.4.1. Materials

- **Steel Reinforcement:**
 - i. Reinforcement steel shall be of mild steel, high-strength deformed bars, or structural steel conforming to IS: 432, IS: 1786, and IS: 2062.
- **Concrete:**
 - i. **Slump Range:** 150–180 mm.
 - ii. **Minimum Grade:** M25.
 - iii. **Cement Content:** Minimum 400 kg/m³. This may be reduced to 350 kg/m³ with prior approval based on design requirements.
 - iv. Concrete shall conform to IS: 456 specifications.
 - v. **Permissible Stress:** Shall not exceed 25% of the 28-day cube compressive strength.

4.4.2. Pile Installation and Alignment

- **Vertical Piles:** Maximum deviation from the vertical shall not exceed 1.5%.
- **Raker Piles:** Maximum deviation from the intended rake shall not exceed 4%.
- **Positional Deviation:**
 - i. Shall not exceed 75 mm or D/6 (whichever is lesser), and not more than 100 mm for piles with diameter greater than 600 mm.
- **Installation Sequence:**
 - i. Piling shall generally be carried out from the centre of the group outward to the periphery, unless otherwise instructed by the PMC.

4.4.3. Concreting and Casing Withdrawal

- Concrete shall be poured such that it extends a minimum of 600 mm above the cut-off level to ensure integrity.
- In case of deeper cut-offs, additional concrete coverage shall be ensured.
- Reinforcement shall be embedded adequately into pile caps to ensure proper anchorage.
- No concreting shall be carried out unless water inflow is completely arrested and site conditions are satisfactory.

4.4.4. Defective Piles

- Any pile found to be defective shall be replaced or rectified by constructing additional piles as directed by the PMC.
- Any variation in depth or quality of adjoining piles shall be verified through additional boring or testing as necessary.

4.4.5. Chipping at Cut-Off Level

- Manual chipping of piles shall only be carried out after a minimum of **3 days** from concreting.
- Pneumatic tools may be used only after **7 days**.
- A groove of 40 mm depth shall be cut all around the pile at the cut-off level before breaking to avoid damage to reinforcement and core.

4.4.6. Piling Data Recording

The following data must be recorded and maintained for each pile:

- Sequence of execution and type of equipment used.
- Final pile depth.
- Concreting start and completion time.
- Reinforcement cage details.
- Design and actual cut-off levels, and working levels.

4.4.7. Testing of Piles

- **Integrity Testing:** Shall be conducted as per ASTM D5882-96 standards.
- **Load Testing:**
 - i. **Routine Load Test:** For piles up to 100 tonnes.
 - ii. **Initial Load Test:** Required for piles from 100 to 250 tonnes.
 - iii. **Additional Charges:** For every 50-tonne increment beyond 250 tonnes, load testing shall be carried out with additional charges applicable.

4.5. TECHNICAL SPECIFICATIONS FOR ANTI-TERMITE TREATMENT

4.5.1. Chemicals

The anti-termite treatment shall be carried out using one or more of the following chemicals in aqueous emulsion at the specified concentrations:

- **Chlorpyrifos 20% EC** – 1.0%
- **Lindane 20% EC** – 1.0%
- **Imidacloprid 30.5% SC** – 0.075%
- **Fipronil 2.5% EC** – 0.5%

All chemicals shall conform to the latest relevant Indian Standards (IS) and must be procured only from licensed and authorized manufacturers approved by the concerned statutory authorities.

4.5.2. Method of Application

- The anti-termite treatment shall be executed in phased manner in accordance with IS 6313 (Part II).
- Application shall be carried out using calibrated pressure spray pumps to ensure uniform and deep penetration.
- The work must be executed only by trained and certified pest control professionals.

4.5.3. Scope of Treatment

The treatment shall cover the following components:

a) Masonry Foundations and Basements

- Bottom and sides (up to 300 mm) of foundation pits shall be treated with chemical emulsion @ 5 litres/m².
- **Backfill Earth in Contact with Structure**
Vertical surfaces in contact with masonry/RCC shall be treated during backfilling in layers @ 7.5 litres/m².
- **RCC Foundations and Basement Walls**
Treated to a depth of 500 mm below ground level (or as per actual cut/fill conditions) @ 7.5 litres/m².

b) Top Surface of Plinth Filling

- Prior to sub-base, consolidated plinth soil shall be treated @ 5 litres/m².
- In case of impermeable surfaces, perforations using 12 mm dia. MS rods @ 150 mm centres shall be made.

c) Wall and Floor Junctions

A 30 mm x 30 mm channel shall be formed and treated @ 7.5 litres/m² by rodding at 150 mm intervals.

d) Soil Along External Perimeter

- Post-construction treatment of the soil up to 300 mm depth along the outer face of external walls @ 7.5 litres/m².
- For fill depths exceeding 300 mm, the treatment shall extend to the entire fill depth.

e) Soil Beneath Aprons

- Consolidated base soil under apron shall be treated @ 5 litres/m² prior to apron construction.
- Where required, rod penetration up to 75 mm shall be done for deeper infiltration.

f) Retaining Walls Above Floor Level

Retained soil adjacent to walls above plinth/floor level shall be treated @ 7.5 litres/m² to maintain continuity of the chemical barrier.

g) Expansion Joints

Shall be treated based on the RCC Consultant's recommendations and duly approved by the Society's PMC.

h) Soil Around Pipes and Conduits

Soil surrounding entry points of pipes/conduits shall be loosened up to **150 mm width and 75 mm depth**, and treated as per standard practice.

4.5.4. Spraying Equipment

Application shall be performed using calibrated pressure spray pumps to ensure accurate dosage and thorough coverage of the treatment area.

4.5.5. Safety and Precautions

- Chemicals must be stored in clearly labeled, sealed containers, away from unauthorized access, particularly children.
- Applicators must wear appropriate **Personal Protective Equipment (PPE)** and prevent contamination of potable water sources.
- In case of accidental exposure, affected areas shall be rinsed with clean water and immediate medical attention must be sought.

4.5.6. Compliance and Certification

- The Developer shall submit manufacturer's batch certificates and test reports for each chemical used, before commencement.
- Upon completion, a **certified pest control agency** shall issue a treatment completion certificate in accordance with **IS 6313**, confirming execution of the treatment as per approved norms.

4.5.7. Warranty

- The contractor shall provide a **minimum 10-year written warranty** against termite infestation.
- Any re-treatment required during the warranty period shall be undertaken **free of cost** by the Developer, without delay, upon intimation from the Society/PMC.

4.6. TECHNICAL SPECIFICATIONS FOR REINFORCEMENT WORKS

4.6.1. Supply of Reinforcement Steel

- All reinforcement steel shall be:
 - i. High-strength deformed bars conforming to **IS: 1786**,
 - ii. Mild steel bars as per **IS: 432**, and
 - iii. Welded Wire Fabric (WWF) as per **IS: 1566**.
- Substitution of specified steel materials is **strictly prohibited**, unless prior written approval is obtained from the PMC.

4.6.2. Storage and Handling

- Reinforcement bars shall be stored **above ground level** on timber sleepers or other PMC-approved means to prevent contact with soil, moisture, or corrosive surfaces.
- For extended storage, bars shall be **coated with cement slurry** or **covered adequately** to avoid rust formation.
- Fabricated bars shall be handled with care to prevent **bending, twisting, or physical damage**.

4.6.3. Quality Assurance

- Only **Grade I quality** steel shall be used unless specified and approved otherwise by the PMC.
- Manufacturer's **test certificates** shall be submitted on demand.
- **Random quality testing** shall be carried out at a NABL-approved laboratory in accordance with **IS: 1521** and **IS: 1608**. All testing costs shall be borne by the Developer.
- Bars must be free from oil, grease, paint, loose rust, or any surface contaminants that can impair bonding.
- Where specified, **epoxy anti-rust coating** shall be applied to reinforcement steel.

4.6.4. Cutting, Bending, and Fixing

- All cutting and bending of reinforcement shall comply with **IS: 2502**.
- Coiled bars shall be **straightened prior to use**.
- **Cold bending** shall be used for bars up to 25 mm. For bars of higher diameter, **hot bending** (not exceeding **845°C**) may be permitted with prior PMC approval.
- Reinforcement shall be placed strictly as per **RCC drawings and approved bar bending schedules**.
- Proper cover shall be maintained using **spacers, chairs, or cover blocks** as per drawing.
- All intersections of bars shall be tied using **annealed 16-gauge binding wire** to ensure rigidity.

4.6.5. Lapping and Splicing

- Laps shall be **staggered** and provided as per structural drawings.
- Not more than **25% of bars** in any given section shall be lapped.
- All lapping and splicing shall be carried out **only with prior approval** from the PMC.

4.6.6. Concrete Cover to Reinforcement

Concrete cover to reinforcement shall be provided strictly in accordance with **IS: 456** and **IS: 3370**, based on the severity of exposure conditions:



Exposure Condition	Nominal Cover (mm)
Mild	20
Moderate	30
Severe	45
Very Severe	50
Extreme	75

Additional specifications:

- For bars up to **12 mm diameter** in mild exposure conditions, a **5 mm reduction** in cover may be allowed.
- **Minimum cover for footings, plinth beams, and pedestals below ground level shall be 50 mm.**
- For **columns**, the minimum cover shall not be less than **40 mm** or the **bar diameter**, whichever is greater.
- All cover blocks shall be made of **cement mortar** or any other **PMC-approved non-corrosive material** to ensure durability and proper cover maintenance.

4.6.7. Welding of Reinforcement Bars

- Welding of reinforcement shall be executed strictly in accordance with **IS: 2751**.
- Welding is **permitted only with prior written approval** of the PMC and must be performed by **qualified and certified welders**.
- Once welded, **reinforcement bars shall not be re-bent or straightened** without the explicit written consent of the PMC

4.6.8. Inspection and Approval

- All reinforcement works must be **offered for inspection** by the PMC prior to the commencement of concreting activities.
- **No concreting shall be carried out** unless the reinforcement has been **formally approved in writing** by the PMC.

4.6.9. Documentation

- The Developer shall maintain complete and up-to-date documentation, including but not limited to:
 - Bar Bending Schedules**
 - Material Test Certificates**
 - Site Inspection Reports**
- All records shall form part of the quality control and assurance system and must be made available for **verification by the Society and PMC upon request**.

4.7. TECHNICAL SPECIFICATION FOR PLAIN AND REINFORCED CONCRETE WORKS

4.7.1. General Scope

This specification defines the requirements for the **supply, storage, handling, grading, mix design, strength, quality control, placement, protection, curing, and finishing** of all plain and reinforced concrete works, including structural and non-structural elements, unless specifically excluded.

All concrete works shall strictly comply with:

- **IS: 456 – 2000** (Code of Practice for Plain and Reinforced Concrete), and
- **IS: 3370** (for liquid-retaining structures), wherever applicable.

4.7.2. Materials

- **Water**

- i. Water used for mixing and curing shall be clean, potable, and free from substances that may be harmful to concrete or reinforcement.
- ii. The **pH value** of water shall be between **6 and 10**.
- iii. Water shall conform to the following permissible limits:

Property	Maximum Permissible Limit
Organic matter	200 mg/l
Inorganic matter	3000 mg/l
Sulphates (as SO ₄)	500 mg/l
Chlorides (as Cl)	2000 mg/l
Suspended matter	2000 l

- iv. Water from **new or uncertain sources** must be tested at a laboratory approved by the PMC before use.

- **Cement:**

- i. Unless otherwise specified, only **Ordinary Portland Cement (OPC) Grade 43** conforming to **IS: 8112** shall be used.
- ii. The following types of cement may also be permitted, based on the structural requirement and PMC approval:

Cement Type	IS Specification
OPC 53 Grade	IS: 12269
Portland Slag Cement	IS: 455
Portland Pozzolana Cement	IS: 1489
Sulphate Resisting Cement	IS: 12330

- iii. Cement shall be stored in **dry, weatherproof storage**, off the ground, and used in **First-In-First-Out (FIFO)** order to avoid deterioration.

- **Aggregates:**

- Fine Aggregates:** Shall conform to **IS: 383**. Natural river sand or crushed sand is permitted, provided it is clean, well-graded, and free from organic impurities.
- Coarse Aggregates:** Shall also comply with **IS: 383**. Aggregates shall be hard, durable, angular, and free from elongated or flaky particles.
- The **specific gravity** of aggregates shall not be less than **2.6**.
- Silt content** in fine aggregates shall not exceed **5%** by volume.
- All aggregates shall be stored on **clean, hard, and levelled surfaces** to prevent contamination with soil or other debris.

4.7.3. Grades of Concrete

- Concrete grades shall be designated as per **IS: 456** and selected based on the structural requirement. The characteristic compressive strength at 28 days (Fck) shall be as follows:

Grade	Characteristic Strength (Fck) N/mm ² at 28 Days
M10 - M20	Ordinary Concrete
M25 - M50	Standard Concrete
M55 - M80	High-Strength Concrete

4.7.4. Nominal Mix Concrete

- Nominal mix concrete shall be **permitted only for concrete grades up to M20**.
- The mix proportions and maximum permissible **water-cement ratios** shall be as follows:

Grade	Mix Ratio (C:S:A)	Water-Cement Ratio (max)
M5	1:5:10	1.2
M7.5	1:4:8	0.90
M10	1:3:6	0.70
M15	1:2:4	0.65
M20	1:1.5:3	0.60

- These nominal mix designs are suitable only for **non-structural** or **small-volume works**, unless otherwise approved by the PMC.

4.7.5. Design Mix Concrete

- For concrete of Grade M25 and above, a design mix shall be adopted in accordance with IS: 10262 and IS: 456:2000.
- The target mean strength shall be calculated as:
 $F_{ck} + 1.65 \times \text{Standard Deviation}$
- The assumed standard deviation values (as per IS: 456) are as follows:

Grade	Standard Deviation (N/mm ²)
M10-M15	3.5
M20-M25	4.0
M30+	5.0

- Frequent checks shall be carried out on:
 - i. **Moisture content** of aggregates.
 - ii. **Silt content** in fine aggregates.
- Use of **Fly Ash (Grade I - IS: 3812)** as a partial replacement for OPC is permitted, subject to uniform blending and prior approval of the PMC.

4.7.6. Quality Control & Testing

- **Sampling Frequency for Cube Testing:**

Volume of Concrete (m ³)	No. of Samples
1-5	1
6-15	2
16-30	3
31-50	4
>50	4 + 1 for every 50 m ³

- Each sample shall comprise **3 test cubes**, tested at 7 and 28 days as per IS: 516.
- Acceptance Criteria for Cube Strength:

Grade	Avg. of 4 Tests	Individual Result
M15	$F_{ck} + 3$ or $F_{ck} + 0.825\sigma$	$\geq F_{ck} - 3$
M20+	$F_{ck} + 4$ or $F_{ck} + 0.825\sigma$	$\geq F_{ck} - 4$

- If test results are found unsatisfactory, the **PMC reserves the right to:**
 - i. Demand revision of mix design.
 - ii. Instruct the use of additional cement content at **no extra cost to the Society.**

4.7.7. Early Strength Guidelines

Indicative 7-day compressive strength and modulus of rupture values are provided below for guidance:

Grade	7-Day Strength (N/mm ²)	Modulus of Rupture (N/mm ²)
M10	7	1.2-1.7
M15	10	1.5-2.1
M20	13.5	1.7-2.4
M25	17	1.9-2.7
M30	20	2.1-3.0
M35	23.5	2.3-3.2
M40	27	2.5-3.4

4.7.8. Additional Requirements

- All concrete-related testing shall strictly conform to the procedures outlined in **IS: 516** (Methods of Test for Strength of Concrete) and **IS: 1199** (Methods of Sampling and Analysis of Concrete).
- Concrete that fails to achieve the **required characteristic strength (F_{ck})** shall be **rejected outright**. The **cost of removal, rectification, or replacement** of such concrete shall be borne **entirely by the Developer**.
- The **PMC reserves the right** to mandate additional **trial mixes**, alterations in mix proportions, or increased cement content, if required to ensure compliance with the durability and strength parameters.

4.7.9. Records and Documentation

The Developer shall maintain and produce the following documents upon request by the Society/PMC as part of quality assurance compliance:

- **Concrete mix design reports**
- **Cube test logs** and compressive strength results
- **Material test certificates** for cement, aggregates, admixtures, etc.
- **Workability and moisture content** test results
- **Daily concrete pour registers** indicating pour location, batch number, time of casting, temperature, and curing status.

Note: No concrete work shall commence unless the **mix design** and **trial mix test results** are duly approved in writing by the PMC.

4.7.10. Concrete Quality Assurance Program at Site

a) Quality Assurance Measures

The Developer shall implement a robust on-site quality assurance program that ensures:

- i. **Strict adherence** to the approved concrete mix design using verified materials and calibrated equipment.
- ii. **High-quality workmanship** in all phases of concreting—**batching, mixing, transport, placement, compaction, and curing.**
- iii. **Routine quality audits** on materials, site processes, and finished concrete structures by qualified personnel or third-party agencies.
- iv. Each **contractor, supplier, and subcontractor** involved in concrete works shall maintain a **concrete-specific Quality Assurance Plan (QAP)** aligned with the PMC-approved overall project QA framework.

b) The Quality Assurance Plan (QAP) Shall Include:

- i. Defined **roles and responsibilities** for all technical and supervisory staff involved in concrete works.
- ii. Predefined **quality control checklists**, inspection protocols, and approval procedures for each stage.
- iii. Documentation of the following quality records:
 - **IS-code-based lab test reports**, ISO 9001 lab certificates, and manufacturer's test certificates.
 - **Concrete pour cards**, indicating mix, location, date, and PMC approval.
 - **Field inspection reports** and **in-situ test results** (slump, temperature, etc.).
 - **Non-Conformance Reports (NCRs)** and associated **Corrective Action Reports (CARs)**.
 - **Statistical Quality Control (SQC) summaries**, to identify trends and ensure consistency across all concreting activities.

c) Durability Requirements

- i. To ensure durability under different environmental conditions, concrete shall conform to the minimum cement content, maximum water-cement ratio, and minimum grade as specified below:

Exposure	Min. Cement Content (kg/m ³)	Max. W/C Ratio	Min. Grade
Mild	300	0.55	M20
Moderate	300	0.50	M25
Severe	320	0.45	M30
Very Severe	340	0.45	M35
Extreme	360	0.40	M40

- ii. **Cement content exceeding 450 kg/m³** shall not be permitted unless specifically justified and approved by the PMC to prevent the risk of thermal cracking and durability compromise.

d) Environmental Exposure Classifications

Concrete structures shall be designed to withstand the appropriate environmental exposure conditions, classified as follows:

Environment	Description
Mild	Protected concrete surfaces away from coastal influence
Moderate	Surfaces subject to condensation, rain, or submerged in non-aggressive water
Severe	Subject to severe rain, alternate wetting/drying, or exposed to sea water
Very Severe	Exposed to sea spray, corrosive chemicals, or aggressive subsoil
Extreme	Located in tidal zones or exposed to aggressive chemicals

e) Concrete Batching and Workability

i. Batching Requirements:

- **Batching of all concrete materials shall be by weight only. Volume batching is permissible only with prior approval** from the PMC and under controlled conditions.
- Moisture content in aggregates shall be determined regularly, and suitable adjustments shall be made to maintain the designed water-cement ratio.

ii. Recommended Workability Based on Site Conditions:

Condition	Workability	Slump (mm)	Compacting Factor
Shallow Section with vibration	Very Low	0-25	0.75-0.80
Lightly Reinforced with vibration	Low	25-50	0.80-0.85
Lightly Reinforced, no vibration	Medium	75-100	0.85-0.92
Heavy Reinforcement with vibration	Medium	75-100	0.92-0.95
Heavy Reinforcement, no vibration	High	150-175	>0.95

- Workability shall be **verified at the site** using slump test or compacting factor test, as applicable.
- Excessive workability should be avoided as it may result in **segregation and loss of strength**.

f) Concrete Mixing

- i. All concrete mixing shall be done using **IS-compliant mixers** as per **IS: 1791** and **IS: 12119**.
- ii. The **minimum mixing time** shall be **not less than 2 minutes**, or as per the equipment manufacturer's recommendations.
- iii. **Hand mixing** is strictly prohibited unless **prior written approval** is obtained from the PMC.
- iv. **Re-tempering of partially set concrete** is not permitted under any circumstance.

g) Placement and Compaction

- i. Concrete must be placed **within 30 minutes** of mixing to avoid initial setting.
- ii. The **maximum free-fall height** for placing concrete shall not exceed **1.5 meters**.
- iii. Compaction shall be carried out using **vibrators conforming to IS: 2505, 2506, 2514, and 4656**.
- iv. The concrete shall be **homogeneous, without segregation or entrapped air**, and shall be placed continuously without cold joints.

h) Curing

- i. Curing shall be done continuously for a minimum period of:
 - **10 days** for Ordinary Portland Cement (OPC)
 - **14 days** for Pozzolana/Blended Cement (PPC or PSC)
- ii. Temperature during placement and curing shall not exceed **38°C**.
- iii. Use of curing compounds shall be permitted only with **prior PMC approval** and as per manufacturer's specifications.

i) Construction Joints

- i. All construction joints shall be executed as per **IS: 11818** and **approved by the PMC**.
- ii. Joint faces shall be **roughened, cleaned thoroughly**, and coated with **cementitious bonding slurry** before placing the next lift.

j) Formwork and Removal

- i. Formwork shall be designed and executed in accordance with **IS: 14687** and **IS: 456**.
- ii. **Stripping times** for various components shall be as follows:

Type	Minimum Period
Vertical (columns/walls)	16-24 hours
Slab soffit	3 days
Beam soffit	7 days
Slab props ≤ 4.5m span	7 days
Slab props > 4.5m span	14 days
Beam/arch props ≤ 6m	14 days
Beam/arch props > 6m	21 days

k) Precast Concrete Work

- i. Precast elements shall be produced using the **same grade of concrete** as specified for in-situ works.
- ii. Elements shall be lifted or handled **only when the compressive strength exceeds twice the expected handling stress**.

l) 4.7.20 Embedded Fixtures

- i. All embedded fixtures shall be coated with **anti-corrosive paint** prior to installation.
- ii. Co-ordination shall be ensured between **structural drawings and MEP services** to avoid interference and misalignment.

m) Structural Testing and Non-Destructive Testing (NDT)

The following structural tests may be conducted as directed by the PMC:

Type of Test	IS Code Reference
Core Sampling Test	IS: 516
Rebound Hammer Test	IS: 13311 (Part 2)
Ultrasonic Pulse Velocity	IS: 13311 (Part 1)
Load Testing of Structures	IS: 456

n) Load Test Protocol

- i. A load of **1.25 times the design live load** shall be applied for a duration of **24 hours**.
- ii. The test shall be deemed **successful** if:
 - Deflection is $\leq (40 \times L^2) / D$
 - At least **75% of the deflection is recovered** within 24 hours after load removal.
- iii. If less than **80% recovery** is achieved in the **second test after 72 hours**, the structure shall be **declared failed**.
- iv. All costs for testing, monitoring, analysis, and any necessary **repairs or strengthening** shall be **fully borne by the Developer**.

o) Compliance

All the provisions stated under this section are **mandatory and binding**, unless **specifically exempted or modified in writing** by the PMC

4.8. TECHNICAL SPECIFICATION (MASONRY WORK)

4.8.1 Burnt Brick Masonry – First Class in Lime/Cement Mortar

- **Materials:**

The bricks shall be of first-class quality, uniform in size, shape, and colour, and shall conform to the requirements of IS: 1077. They shall be thoroughly burnt to produce a clear ringing sound when struck and must be free from flaws, cracks, lime lumps, or any other impurities. The bricks shall have sharp edges and corners, an even surface, and shall be hard and dense to resist compression. Only bricks from a PMC-approved source shall be used.

After immersion in water for 24 hours, no brick shall absorb more than 15% of its dry weight in water. The bricks shall be homogenous in texture and must not exhibit any signs of efflorescence. The minimum compressive strength of first-class bricks shall be **35 Kg/cm²**.

- **Cement Mortar:**

Cement and sand shall be mixed in specified proportions by volume, based on a standard of 50 kg of cement being equivalent to 35 litres. Sand shall be measured using appropriate measuring boxes. The mortar may be mixed either manually or mechanically, but in all cases, only the quantity that can be consumed within **30 minutes** shall be prepared at one time. Any mortar left unused beyond this period shall be discarded. The quality of mixing and proportioning shall meet the specified standards for uniformity and strength.

- **12 mm Ceiling Plaster**

Surface Preparation, Application, and Curing:

The ceiling plaster shall follow the same procedure as specified for Neeru plaster, with modifications in thickness. The undercoat shall be **9 mm thick**, followed by a **3 mm finishing coat**, making a total thickness of 12 mm.

- Watering and Curing:** All plastered surfaces shall be kept continuously damp for a minimum of **10 days** to ensure proper curing and prevent premature drying or cracking.
- Rectification of Defective Work:** If the plaster fails due to negligence in curing, poor workmanship, or any other reason that deviates from the specified standards, the affected portions shall be removed entirely and redone at the **developer's own cost**, without any additional claim.

4.9. SPECIFICATION FOR BRICK BAT COBA WATERPROOFING TREATMENT

4.9.1 MATERIALS

- The cement, sand, and water to be used shall conform to the specifications provided for polymer-modified cement mortar as mentioned elsewhere in this tender document.
- Brick bats shall be prepared from whole, sound, well-burnt bricks, free from cracks, impurities, or defects, and shall be subject to the full satisfaction and approval of the PMC.
- China mosaic chips shall consist of broken, flat glazed tiles of mixed colours, not less than 20 mm thick and of approved size and quality. Prior to laying, the tiles shall be soaked in clean water for a minimum of 2 hours and allowed to dry for 15 minutes. The mosaic shall be laid to the required slope over a 25 mm thick cement mortar bed and set into a cement float using approved patterns. Care must be taken to ensure proper tapping to the slope and to eliminate any air gaps between the mosaic layer and the underlying brick bats.

4.9.2 GENERAL GUIDELINES

Brick bat coba waterproofing treatment shall be carried out over RCC terraces, chhajas, and sloping roofs—with or without cut-outs, openings, inverted beams, ducts, vents, and service pipelines—as specified in the schedule of quantities. All proprietary materials shall be applied strictly in accordance with the manufacturer's instructions. However, in no case shall the specifications and proportions fall below those detailed herein.

Surface Preparation:

- i. All RCC and related surfaces shall be thoroughly cleaned to remove mortar droppings, laitance, concrete projections, loose particles, bare reinforcement, or any foreign matter.
- ii. The surface shall be hacked using a "tacha" to remove any scaling or loosely bonded particles and roughened to ensure a proper mechanical bond. A wire brush or broom shall be used to clean off all dust and debris.
- iii. Once cleaned, the surface shall be thoroughly washed with potable water.
- iv. Existing cracks, honeycombing, or defective construction joints shall be treated using appropriate waterproofing compounds, pressure grouting, or injection techniques to ensure a watertight substrate, to the satisfaction of the PMC or their authorized representative.

4.9.3 WORKMANSHIP

- The surface over which the brick bats are to be laid shall first be cleaned and saturated with clean water.
- A 25 mm thick layer of cement mortar in proportion 1:4, mixed with an approved waterproofing compound at the rate of 1 kg per bag of cement, shall be applied as the base layer.
- Brick bats of appropriate size shall be embedded into this mortar bed, set to the required slopes (not flatter than 1:100), and compacted. The laid surface shall be kept continuously moist and cured for a minimum period of 3 to 7 days, or as directed by the PMC.
- If any signs of seepage or dampness are observed on the underside of the slab, the affected area shall be rectified using the same procedure without additional cost.

a) Finishing Layer:

- i. A 20 mm thick cement plaster layer in proportion 1:3, incorporating the approved waterproofing compound (1 kg per bag of cement), shall be applied uniformly over the cured coba surface.
- ii. This top coat shall be trowelled thoroughly to ensure a dense, joint-free surface, laid to final slope and line as directed.
- iii. At wall-floor junctions, 300 mm high semi-circular fillets (parabolic wattas) shall be provided to avoid sharp transitions and potential leakage paths.
- iv. If specified, the surface shall be finished with decorative false joints.
- v. After curing, a layer of china mosaic tiles shall be fixed over the top surface using a cement float, ensuring full contact and slope adherence.

b) Construction Joints:

- i. Construction joints shall be executed at the ridge line and formed to be monolithic and water-tight.
- ii. The average thickness of the complete waterproofing treatment shall be approximately 115 mm, with a minimum thickness of 50 mm maintained near drain points.
- iii. Any additional thickness required for levelling or achieving desired slopes shall be treated as a separate item and measured accordingly.

c) Curing:

- i. Wet curing shall be carried out in two phases:
 - For 3 days during the setting of brick bats in base mortar.
 - For 7 days after filling the interstices and completing the finishing plaster layer.
- ii. All observed defects during or after curing must be rectified immediately to the satisfaction of the PMC.

d) Cleaning:

All tools and equipment used during application shall be cleaned thoroughly with clean water after each use to maintain material quality and finish.

e) Guarantee:

The Developer shall provide a written performance guarantee for a minimum period of **10 years** from the date of completion, in the format approved by the PMC, confirming the water-tightness of the treatment executed.

4.10. TECHNICAL SPECIFICATION (DOORS AND WINDOWS)

4.10.1. Wood

The timber used for all joinery works shall be of the best quality as per the specified class. It must be properly seasoned through air drying for a minimum of six months and suitable for joiner's work. The wood shall be naturally grown, uniform in texture, straight-grained, and free from sapwood, dead knots, open shakes, boreholes, rot, decay, or any other defects and blemishes. Timber will be considered well-seasoned if its moisture content does not exceed 18%.

4.10.2. Workmanship

- All woodwork shall be accurately fabricated and finished to the specified dimensions with precision.
- Necessary joinery operations such as mortising, grooving, tonguing, housing, and rebating shall be executed as per detailed drawings and instructions to ensure tight and accurate joints without the need for wedging or filling.
- Framed woodwork shall include all sawing, cutting, planing, jointing, framing, and the provision of necessary iron straps.



- All metal components embedded in masonry shall receive two coats of hot coal tar before erection. Painted metal items shall receive a primer coat prior to installation and two additional coats after installation.
- All woodwork shall be subject to inspection and approval by the Society/PMC prior to installation.
- Should any shrinkage or defect in workmanship be observed within three months after completion, the Developer shall replace or rectify the defective work at their own cost to the full satisfaction of the PMC.
- Balusters shall conform to the pattern, shape, and dimensions as specified in the drawings or as directed.
- Handrails shall be shaped and finished to the dimensions and slope shown in the drawings or as directed, and securely fixed to newel posts or balusters as applicable. The finishing shall conform to the specification in the relevant item.
- For doors, windows, and ventilators, the timber shall be as specified. A minimum of three holdfasts shall be fixed to each vertical member of door frames and two for each vertical member of window frames. All work shall comply with IS: 1003 Part I and II.
- Horns shall be 150 mm long, with door frames embedded 100 mm into sill masonry at ground floor level and 25 mm at upper levels. Frames shall be plumbed and supported during installation. Shutters shall be fixed subsequently.
- Joints between the frame and wall shall be neatly finished with pointing or plaster, as applicable. All hardware and fittings shall be of approved make and finish, and all works shall be executed as per item specifications.
- Door shutters shall be of approved make and type, of exterior or interior grade as specified. They shall conform to IS: 2202 (Part I and II). Face veneers shall be of approved design and colour. For doors with glazing or Venetian panels, work shall be executed in accordance with detailed drawings.
- Where specified, door edges shall be lipped with Class I teakwood battens, in accordance with IS: 5248.
- Cellular or hollow-core shutters shall be of commercial type, conforming to IS: 2191 (Part I and II), with lipping as specified.
- Teakwood shall be used for all window frames, each made from a single piece of timber where possible.
- Fittings and fixtures shall be provided as shown in the drawings or as directed. Glazing and finishing shall be executed as per item specification. Venetian windows shall follow the same specification as Venetian doors but shall be fully ventilated.

4.10.3. Aluminium / UPVC Windows

- Windows shall be fabricated from heavy-duty extruded aluminium tubular hollow sections. All corner joints shall be mechanically connected.
- Openable shutters shall incorporate double weather-stripping—one on the outer frame and another on the shutter frame—made of extruded neoprene, sized to ensure weather-tight sealing.
- Beading design shall be screw-less and designed to prevent any water ingress.
- Coupling bars, if required, shall serve both as weather bars and as barriers against leakage.
- Hinges for openable shutters shall be robust, with pins made from non-corrosive material, preferably nylon. In case of projected-type (top- or side-hung) windows, brass pivots with stainless steel guides shall be provided to allow easy cleaning of glass from both sides. Adjustable brass pivots with concealed friction stays shall allow the shutter to remain open in the desired position.



- Windows shall be constructed from master sections for both outer and shutter frames. These sections shall be milled, not cut or welded, to ensure structural integrity.
- All aluminium sections shall be anodized to a natural matt finish, with an anodic coating of 25 microns (± 3 microns) thickness.

4.10.4. Glazing Work

- **General:** This section applies to glazing work including the selection, preparation, and fixing of glass in timber or steel frames, partitions, or other specified locations.
- **Glass:** Glass used shall be of first-class quality, free from defects such as specks, bubbles, veins, air holes, blisters, or any visual imperfections. Glass type and thickness shall be as specified in the item description and detailed drawings. Uniform thickness throughout the pane is mandatory.
- **Workmanship:** Glass panes shall be accurately cut to fit snugly into rebates without forcing. They shall be fixed using fresh glazier's putty made from pure whiting and raw linseed oil. For metal frames, a hardening agent such as litharge may be added. Proper care shall be taken during fixing to ensure neat joints and alignment.
- **Scope of Work Includes:**
 - i. Supplying and fixing glass as per specifications, including cutting and accounting for wastage.
 - ii. Cleaning all completed glazed surfaces.
 - iii. Rectifying any damage caused during installation.
 - iv. Supplying all necessary labour, materials, scaffolding, and tools required to complete the glazing work.

4.11. TECHNICAL SPECIFICATION (FLOORING)

4.11.1. Indian Patent Stone Flooring

- **Materials:** The cement, sand, and water used for this work shall comply with the specifications prescribed for concrete works. Stone aggregates shall be well-graded and not exceed 10 mm in size. The mix proportion shall be maintained at 1:2:3 (cement:sand:metal) by volume.
- **Workmanship:** The surface of the sub-base shall be adequately wetted, and a layer of cement slurry shall be brushed onto it using a fine broom. Mixing, transporting, and placing of materials shall conform to standard concrete practices. The flooring shall be laid in alternate bays not exceeding 3.5 m² to the required thickness and finished smoothly with a 33 mm thick cement floating coat, including lining and borders as directed. For terrace work, the concrete mix (1:2:3) shall be raised up to a height of 15 cm and finished flush with the internal plaster of the parapet wall. Floor joints shall be maintained at 6 mm width using timber or steel strips. Upon setting, joints shall be cleaned and filled with a bituminous compound as specified.

4.11.2. Granamite Tile Flooring in Living/Bedroom

- **Materials:** Granamite tiles of 1 m x 1 m in the living areas and 600 mm x 600 mm in other rooms shall be sourced from approved manufacturers. Tiles shall be of uniform size, free from warpage, cracks, or other defects. Anti-skid tiles shall be used in kitchens, balconies, and bathrooms. Samples shall be submitted to the PMC for approval.

- **Workmanship:** Tiles shall be soaked in water for 10–12 minutes and then allowed to dry before laying. The sub-base shall be cleaned of all dust, laitance, and debris, and thoroughly wetted. A mortar bed in lime and sand (1:2) or equivalent shall be laid and finished to correct levels and slopes. The bedding shall be left rough for adequate bonding and allowed to cure for 24 hours. A neat cement grout of honey-like consistency shall be applied on the bedding. Each tile, smeared with cement slurry on its underside, shall be laid in the specified pattern and tapped gently with a wooden mallet. Joints shall be kept as close as possible, not exceeding 1.5 mm, and filled with pigmented cement to ensure a seamless finish. The surface shall be machine polished to the satisfaction of the PMC. Chequered or grooved tiles, if used, shall be polished manually. The entire work shall be properly cured for a minimum of seven days and protected from damage.

4.11.3. Granamite Tile Work in Dado and Skirting

Dado and skirting work shall only commence after the floor tiles have been laid. The brick or concrete wall surfaces shall be moistened and then rendered with a 15 mm thick cement mortar (1:3). While the mortar is still plastic, the tiles (prepared with cement slurry) shall be laid in position, gently tapped into place, and aligned to a true vertical plane. Installation shall proceed from the bottom upwards. All other provisions, except for polishing which shall be done manually, shall be as per flooring tile work specifications.

4.11.4. Coloured Terrazzo Tiles in Flooring, Dado and Skirting

The specifications for coloured terrazzo tile work, whether for flooring, dado, or skirting, shall be identical to those outlined for Granamite tiles.

4.11.5. Glazed Tile Work in Flooring, Dado and Skirting

- **Materials:** Glazed tiles shall be of first quality, 6 mm thick, and manufactured by an approved source.
- **Workmanship:** Tiles shall be soaked in water for a minimum of six hours before application. Cement and sand mortar (1:4) shall be laid over a properly prepared sub-base and leveled to the required slopes. Before the mortar sets, the surface shall be roughened, cleaned, and moistened. Tiles, pre-coated with cement paste on the underside, shall then be positioned on the bed and tamped gently to achieve a true level or fall, as required. Joints shall be cleaned of excess cement grout using a wire brush or trowel, followed by filling with pigmented cement to match the tile shade. The work shall be properly cured for at least seven days.

4.11.6. Polished Granite, Kota, Cuddapah, Shahabad, and Tandoor Stone for Flooring, Skirting, and Facing

- **Materials:** Stone slabs shall have a minimum thickness of 25 mm. Only sound, durable, and wear-resistant flagstones—free from cracks, veins, or defects—shall be used. Stones shall be square or rectangular, uniform in colour and surface texture, and machine cut with true, straight edges. All edges shall be half-depth chiselled to ensure uniform joint thickness. Cement mortar for bedding and pointing shall be used in prescribed proportions.
- **Workmanship:** The laying surface shall be cleaned thoroughly and saturated with water. A mortar bed of lime and sand (1:2) shall be spread evenly. Stones shall be laid over a layer of neat cement slurry, tamped into position with a wooden mallet, and aligned to correct level

and slope. The joints shall be grouted with neat cement and the laid surface cured for seven days.

Mortar may be mixed manually or mechanically, using minimal water for required plasticity. Prior to spreading, the base shall be clean, dust-free, and well wetted without forming puddles. Screed battens shall be used to level the bedding mortar to a thickness between 12 mm and 25 mm. Levels and slopes shall be marked in advance.

Each slab shall be wetted before laying. Cement grout shall be applied over as much area as can be covered in 30 minutes. Slabs shall be laid immediately, tamped gently to eliminate hollowness, and reset if any voids are detected during tapping. Joints shall be uniform, not exceeding 1.5 mm in width, and filled with cement slurry. The entire surface shall be polished using a machine to a smooth and even finish, followed by wet sand curing for seven days.

4.12. TECHNICAL SPECIFICATION (SANITARY, WATER SUPPLY AND DRAINAGE)

4.12.1. General

- i. The execution of all works shall strictly comply with the relevant bye-laws of the local governing authorities. All materials, fixtures, and workmanship shall conform to applicable IS specifications and standard codes of practice unless otherwise stated. All sanitary and plumbing works must be performed by a licensed plumber.
- ii. All glazed earthenware shall be of approved make and white in colour. Metallic fixtures such as taps, stop cocks, soap holders, etc., shall be of chromium-plated (CP) brass. All wall-mounted fittings must be secured using wooden plugs and CP brass screws and washers.
- iii. All pipes, sanitary fixtures, and fittings shall be of high-quality make, free from blisters, cracks, and other visible defects. Sizes shall be as specified, and all items shall conform to relevant IS codes. Measurements shall be taken in the installed condition, and the rates quoted shall be inclusive of all associated fittings, junctions, bends, reducers, caulking, bolts, threading, labour, and tools, complete in all respects.
- iv. All pipes and fittings shall be cleaned thoroughly prior to installation. Care must be taken to prevent the ingress of foreign material during installation. Leak-proof joints and effective functionality of the systems shall be ensured without additional claims. Cement joints must be cured for a minimum of seven days. Any holes cut into walls must be restored without extra cost.
- v. All pipes shall be internally cleaned prior to laying. Socket ends must always face upstream to the direction of effluent flow. Drains shall be laid in a straight alignment between manholes. Backfilling shall not commence until successful completion of joint testing and approval by the PMC. All drainage and water supply arrangements, including sanitary fixtures and fittings, shall be executed in accordance with local authority regulations and under the supervision of a licensed plumber. If required, all materials intended for use must be pre-approved by the authority at the Developer's cost.
- vi. Where possible, the main drain shall be laid starting from the point of outfall. Junctions for branch drains shall be incorporated as the work progresses. Branch drains shall commence from the junction with the main drain. Pipes shall be laid accurately, with joints closely butted. During installation of stoneware or concrete pipes, special care shall be taken to remove excess cement from the interiors by passing a tight-fitting wad through the pipeline as the work proceeds.



4.12.2. Wall-Mounted Type Water Closet – Concealed Type

Wall-mounted water closets shall conform to IS: 2556 Part III and be of the size specified in the approved drawings.

4.12.3. Wash Basin

Wash basins shall be one-piece units with integrated overflow, flat-back design, and single tap hole, conforming to IS: 2556 Part IV. The overflow slot shall have a minimum area of 5 sq. cm and be designed for easy cleaning. Basins shall be mounted on mild steel or cast-iron brackets as per IS: 7751, primed and finished with two coats of enamel paint. Basins shall be fixed flush against the wall and jointed with white cement mortar. Fittings shall include one 15 mm CP brass pillar cock, PVC connecting pipe with brass union, CP brass bottle trap with union and extension piece, and a CP brass chain with rubber/PVC stopper. The typical installation height is 300 mm above floor level.

4.12.4. Kitchen Sink / Lab Sink

Sinks shall be made of anti-noise, heavy-duty stainless steel in one-piece construction and conform to IS: 2556 Part V. Installation shall be on a platform or brackets with a CP brass bottle trap, 40 mm CP brass waste coupling, and rubber plug with CP brass chain.

4.12.5. Shower Rose

Shower roses shall be CP brass, 100 mm or 150 mm in diameter, with 1 mm holes, conforming to IS: 2064. Installation height shall typically be 2.0 meters from floor level.

4.12.6. Toilet Paper Holder

Toilet paper holders shall be either CP brass projected type or recessed glazed earthenware, as specified in the drawing.

4.12.7. Soap Dispenser

Soap dispensers shall be of CP brass or equivalent approved quality and securely mounted using CP brass screws on wooden plugs embedded in the wall.

4.12.8. Nahani Trap

Nahani traps shall be heavy cast iron (CI) conforming to IS: 3989, with a 100 mm inlet and 80/100 mm outlet. They shall include CP pressed steel gratings of self-cleaning design and be set in 1:2 cement mortar.

4.12.9. Cast Iron Soil/Waste Pipes

CI pipes shall be of the socket and spigot type conforming to IS: 3486 (Heavy Duty). The spigot end shall be positioned fully into the socket and jointed using molten lead conforming to IS: 782, with hemp yarn packing. Lead shall be poured in one operation and caulked all around. Required joint depths: 37 mm for 150 mm pipes, and 25 mm for 100 mm and 50 mm pipes. All

wall and floor openings shall be sealed with M15 grade concrete, ensuring leak-proof installation. Hydraulic tests shall confirm leak-tightness.

PVC Soil/Waste Pipes: PVC pipes shall comply with IS: 13592 and withstand a continuous hydraulic pressure of 4 kg/cm².

4.12.10. Glazed Stoneware Ceramic Pipes

Glazed stoneware pipes shall conform to IS: 651 and be free of defects. External and internal surfaces must be smooth and fully glazed. Pipe thickness shall be uniform, with sockets of minimum 38 mm depth. The spigot should allow for a 6 mm joint all around, filled with hemp yarn and 1:2 cement mortar. Pipes shall be laid to designated slopes on M10 PCC bedding.

4.12.11. Half-Round Channels

Half-round glazed stoneware channels shall be laid and jointed with 1:2 cement mortar. MIS concrete shall be used to fill the space around the pipes.

4.12.12. Stoneware Gully-Trap Chambers

Gully-traps (100 mm x 150 mm) shall conform to IS: 651 or equivalent and include a CI cover (300 mm x 300 mm). The chamber shall be constructed using 115 mm brickwork in 1:4 CM on a 1:3:6 concrete bedding, plastered inside and outside with 1:3 CM.

4.12.13. Inspection Chambers

Manholes and inspection chambers shall be built as per the drawings or BOQ. Construction includes 230 mm or 350 mm thick brickwork in 1:5 CM on M10 bedding. Internal and exposed surfaces shall be plastered with 20 mm thick 1:3 cement mortar. CI manhole covers or MS rungs (for chambers deeper than 1500 mm) shall be provided and coated with two layers of anti-corrosive paint.

4.12.14. Pipes and Fittings

All pipes and fittings for water supply shall be 'C' class as per IS: 1239. Screwed connections must conform to IS: 554. Fittings shall include all necessary accessories and be made of malleable galvanized iron. Screwed joints shall be sealed using white lead and fine hemp; red lead compounds are not permitted. Pipes above ground shall be fixed with GI clamps at intervals not exceeding 2.5 m (vertical) and 2.0 m (horizontal). Pipes embedded in walls shall be secured with GI hooks at 1.2 m spacing. All exposed pipes shall be painted with two coats of white oil paint. Underground pipes shall have a minimum 600 mm earth cover and be tested at 6 kg/cm² pressure.

For internal works, GI pipes shall be fixed on walls using standard batten holders and clamps to maintain a 15 mm offset. Chasing shall be done for embedding, and pipes shall be wrapped with bitumen-coated tape for protection. PVC pipes and fittings shall be tested at 10 kg/cm² for 2 hours. Leaking joints shall be repaired at the Developer's cost.

4.12.15. Gun Metal Valve

Gun metal full-way and globe valves shall conform to IS: 778 and be pressure-tested at 300 psi.

4.12.16. BIB and Stop Cocks

These shall be heavy-duty screw-down types conforming to IS: 781, in CP or plain brass as specified.

4.12.17. AC Vent Pipes

AC vent pipes shall comply with IS: 1626 and be mounted using MS brackets on brick, concrete, or steel structures. All clamps and brackets shall receive two coats of enamel paint. Joints shall be made using jute yarn dipped in coal tar and sealed with 1:2 cement mortar.

4.13. TECHNICAL SPECIFICATION (PAINTING)

4.13.1. Painting and Polishing

i. General:

- All painting works shall be executed by skilled and experienced painters, using only paints and shades approved by the PMC. Only thoroughly cleaned brushes shall be used throughout. Prior to the commencement of painting, the entire building must be cleaned and made free of dust, mortar splashes, and debris.
- All paints shall be of approved brand, supplied ready-mixed in sealed containers bearing proper labels. Paint containers must be kept tightly closed when not in use, and paints shall be used strictly as per the manufacturer's printed specifications and instructions.
- Wherever scaffolding is required, only double scaffolding shall be used. This shall be erected independently, without relying on the structural elements or walls. Painting shall begin only after the completion of all other trades and once surfaces are properly prepared.

ii. Surface Preparation:

All surfaces to be painted must be thoroughly cleaned and free from mortar droppings, dust, and any foreign material. Sandpapering must be done to smoothen the surface and remove any loose particles. Edges, cracks, loose plaster, and uneven areas shall be repaired and levelled using approved patch plasterwork. Painting of newly plastered surfaces shall be carried out only after a curing period of at least two months. Painting shall only be carried out on completely dry surfaces.

All metallic fittings and fixtures must be removed prior to surface preparation. Where removal is not feasible, such items must be properly protected using polythene sheeting or cloth, without any additional cost.

iii. Repainting of Woodwork:

Previously painted woodwork must be cleaned with soap and water, rinsed thoroughly, and then rubbed down with waterproof abrasive paper before repainting. All cracks, crevices, and nail holes must be scraped out, primed, and filled with approved putty or as per standard repair practices.

All visible knots in the wood shall be treated with two coats of an approved knotting solution to prevent resin bleeding. Large or loose knots shall be cut out and replaced with sound wood, or the surface made good using stopper compound.

iv. Metal Surfaces:

- Iron and steel surfaces must be thoroughly cleaned of all scale, rust, old paint, oil, grease, and any loose material. After cleaning, the surfaces shall be treated with an approved rust pacifying solution and then primed using a specified metal primer. Painting must follow immediately after priming to prevent oxidation.
- All work must be carried out to the full satisfaction of the PMC. Should the finish be deemed unsatisfactory, the Developer shall, at no extra cost, repaint the entire surface until the desired standard is achieved. All debris and waste generated during the work shall be regularly cleared. On completion, all locks shall be properly adjusted and oiled, and floors and adjacent areas scrubbed and cleaned.

4.13.2. Whitewashing with Lime

iii. Surface Preparation:

For new surfaces, whitewashing shall only begin after the surface is thoroughly brushed and cleaned to remove mortar droppings and foreign matter.

For previously whitewashed or old work, all loose scales and defective patches must be scrapped off completely. Any voids or holes in the plaster, along with areas less than 50 sq. cm, shall be repaired and filled using mortar of the same mix and allowed to cure before commencing whitewashing.

iv. Preparation of Lime Wash:

- The lime wash shall be prepared from fresh stone white lime. The lime shall be thoroughly slaked on site, mixed with water, and stirred to form a thin cream. This cream shall be allowed to stand for 24 hours and then strained through a clean coarse cloth. To every 10 cubic decimetres of the cream, 40 grams of gum (dissolved in hot water) shall be added. Approximately 5 liters of water per 1 kg of lime shall be used to prepare the cream.
- For added whiteness, up to 3 grams of indigo (neel) per kg of lime shall be added to the solution and stirred thoroughly. Further dilution shall be done by adding water at the rate of 5 liters per kg of lime to achieve a milky consistency.
- As an alternative, lime obtained as a by-product in the manufacture of acetylene may be used, provided it is fresh and used before drying out. In such cases, the indigo may be omitted. The preparation and application procedure shall remain the same.

v. White Washing Application:

Whitewash shall be applied using a brush in multiple coats, as specified. Each coat shall consist of a vertical stroke followed by a horizontal one while the surface is still wet, ensuring full and uniform coverage. Every coat shall be allowed to dry completely before the next is applied and shall be approved by the PMC prior to continuing. No portion shall be left unfinished or patched up later. For new work, a minimum of three coats or more shall be applied until the surface is smooth and uniform, with no visibility of the plaster beneath. The finished surface shall be free from cracks, peeling, or dusting.

- vi. Protective Measures:** Surfaces such as doors, windows, floors, and furniture not intended for whitewashing shall be adequately protected. Any splashes or drips shall be immediately cleaned at the Developer's cost, leaving all surfaces neat and tidy.

4.13.3. Lustre / Plastic Paint (Asian Velvet or Equivalent)

- i. **Materials:** Lustre or plastic washable paint of approved brand and quality shall be used. Cement or distemper primer, preferably from the same manufacturer as the finish coat, shall be used on new work.
- ii. **Surface Preparation:** The surface shall be thoroughly cleaned of all dirt, whitewash, or existing coatings. It shall be allowed to dry for at least 48 hours. Sandpapering shall be done to achieve an even finish. Any surface undulations shall be rectified using Plaster of Paris putty, followed by further sanding upon drying.
- iii. **Application:**
 - **Primer Coat:** The primer shall be uniformly applied with a brush using horizontal and vertical strokes. Once applied, it shall be allowed to dry for at least 48 hours. The surface must be free from brush marks and left smooth.
 - **Lustre / Plastic Coats:** Once the primer coat has dried and been lightly sanded, two or more coats of lustre or plastic paint, diluted as per manufacturer's recommendations, shall be applied with brushes in a cross-stroke manner. Each coat shall be allowed to dry for at least 24 hours before applying the next coat. Uniformity of shade and finish shall be maintained throughout.

4.13.4. Waterproof Elastomeric Paint

- i. **Materials:** The elastomeric waterproof paint shall be of approved brand and suited for the intended application.
- ii. **Surface Preparation:** All surfaces shall be cleaned thoroughly of mortar droppings, dust, grease, algae, and other foreign materials using brushing and water washing. The surface shall be kept moist before applying the coating.
- iii. **Mix Preparation and Application:** The paint shall be mixed and diluted strictly as per the manufacturer's instructions, ensuring water is not added excessively or prematurely. Application shall be carried out using a brush or spraying machine, ensuring consistent stirring during the process. A minimum of three coats shall be applied, or as directed by the PMC, to achieve the required waterproofing protection.
- iv. **General Guidelines for All Paints:**
 - All paints shall be procured in sealed containers from approved manufacturers.
 - Sample tints of all finishing coats shall be submitted for PMC approval.
 - All primer, undercoat, and top coats shall be of different shades to ensure coverage quality.
 - Painting shall be executed only by skilled applicators using appropriate tools, ensuring no dilution unless permitted.
 - Brushes shall be clean and used exclusively for each paint type.
 - Open containers shall be protected with turpentine to prevent skinning.
 - No stale or expired materials shall be used.
 - Each coat must be completely dry before applying the next.

4.13.5. Priming Coat on Wood, Iron, or Plastered Surfaces

i. Materials:

The primer used shall conform to the surface type (wood, metal, or plaster) and be of approved brand and manufacture. It may be site-prepared or factory-produced.

ii. Surface Preparation:

- **Wood:** Surfaces shall be clean and dry. After priming, all holes and imperfections shall be filled with glazier's putty or wood filler. Stopping work shall not precede priming to avoid oil absorption and cracking.
- **Iron and Steel:** Rust, scales, and grease shall be removed using wire brushes. The cleaned and dry surface shall then receive the primer coat.

4.13.6. Oil Paint

i. Materials: Only oil paints from approved manufacturers shall be used. If thinning is required, it must be done using the recommended thinner, and only upon PMC approval.

ii. Commencement: Painting shall only begin once the surface has been inspected and approved by the PMC.

iii. Application: Oil paint shall be applied in coats, allowing each to dry thoroughly before the next. Each coat shall be rubbed with suitable abrasive before the next is applied. Painting shall be done evenly, without brush marks, and in accordance with approved sample panels.

iv. Painting with Wood Preservative: Only oil-based wood preservatives of specified quality and approved make, conforming to IS: 218, shall be used. Application shall be done when the surface is completely dry to ensure adequate absorption. All dust, dirt, and foreign matter shall be removed before application. The preservative shall be liberally applied using a short-bristled brush in two coats.

v. Synthetic Enamel Paint: Synthetic enamel paint of approved make and specified shade shall be used for the final coat. An undercoat, compatible and of matching shade as recommended by the manufacturer, shall be applied before the final coat.

- **Undercoat:** One coat of specified undercoat shall be applied and allowed to dry overnight. The surface shall then be rubbed the following day with fine waterproof abrasive paper.
- **Topcoat:** After ensuring the undercoat is completely dry, one or more coats of the approved enamel paint shall be applied to achieve a smooth, uniform, and glossy finish.

4.14. TECHNICAL SPECIFICATION (ROADS)

4.14.1. General

i. Materials:

- **Metal:** Stones used for road metal shall be hard, durable, and free from decayed or weathered portions. They must resist wear, weathering, and fracture, and have a dense structure with freshly broken faces. Loose-skinned or disintegrated stones shall not be permitted.
- **Sand:** Sand shall be coarse, clean, and sourced from a river or approved quarry. It must be free from silt (not exceeding 10%), organic matter, and oversized particles (not exceeding 6mm). Sea sand is not permitted.

- **Gravel:** Gravel must be hard, clean, and free from organic impurities. It shall not contain particles exceeding 12mm and silt content shall be within 10%.
- **Bitumen:** Bitumen shall be of approved grade, derived from natural hydrocarbons or their derivatives, and must possess good binding and agglomerating properties. It shall be substantially soluble in carbon disulphide.

4.14.2. Road Construction Specifications

- i. **Formation:** The formation shall be excavated or filled to required levels and gradients, including proper camber and super elevation. It shall then be compacted using a 10–12-ton power roller.
- ii. **Soling:** Soling shall be either of hard stone or over-burnt bricks, as specified in the drawings.
- iii. **Hard Stone Soling:** Hand-packed soling of 15 to 23 cm thick shall be laid in a trench 30 cm wider on each side than the finished road surface. Stones shall be vertically placed and interlocked to the required camber and gradient. It shall be compacted with a 10-ton power roller and any hollows filled with spalls.
- iv. **Over-burnt Brick Soling:** A 25 mm thick sand cushion shall be laid below the brick soling. Over-burnt bricks shall be laid either on edge or flat, depending on the soil type. Profiles shall be prepared every 25 cm to 3.0 m for alignment. Sand shall be spread and joints filled, followed by compaction with a 6-ton roller to achieve the required levels.
- v. **Shingle or Murum Surface:** Shingle or murum shall be screened to ensure particles do not exceed half the spread thickness. It shall be spread evenly and compacted with a 6-ton roller to the required gradient, camber, and elevation. Any settlement shall be corrected with additional material.
- vi. **Water Bound Macadam (WBM):** WBM shall conform to IRC specifications. The metal used shall be hard, tough, and durable, with a suitable grading—approximately 50% of 50mm size, 25% of 40mm, 15% of 20mm, and 10% below 6mm. Dust (fines) shall be stored separately for blending. Metal shall be laid to a thickness of 150mm and rolled with a 10–12-ton roller. Rolling shall start from edges to center (or lower edge to upper edge in super elevated curves). After compaction, fine metal (6mm) and murum shall be spread and watered, followed by final rolling to achieve camber and levels.
- vii. **Templates:** Templates shall be fixed across the road width to control camber and levels. A minimum of three templates shall be used at intervals of 25 to 50 feet. Spirit levels shall be used to verify evenness across the surface.
- viii. **Base:** The subgrade shall consist of compacted gravel, brickbats, or aggregates. A 12mm layer of hard stone chippings shall be uniformly spread at 0.2 m³ per 10m² area and consolidated with a 6-ton roller.

4.14.3. Bitumen Layer

Before applying the bitumen layer, the WBM surface shall be cleaned thoroughly of dust, loose material, mud, or other debris. Cleaning must expose 1 to 2 mm of the metal without disturbing interlocking. All waste shall be removed and disposed of as per PMC directions.

Immediately before tack coat application, a final cleaning shall be done. Bitumen shall be heated to 177°–188°C and applied uniformly at 1 kg/m² using a mechanical sprayer. The binder must be evenly distributed and applied just ahead of bitumen macadam laying.

4.14.4. Bituminous Macadam:

- Preparation of the mix shall be done using a mechanical mixer or approved hand-mixing drum. The macadam shall be laid in a single layer of 60mm compacted thickness.
- For the first layer, asphalt shall be heated to 163°-177°C and mixed with 3-4% kerosene if required. Approximately 400 kg of asphalt per 100 m² shall be mixed with 8.5 m³ of specified aggregates.
- The seal coat shall use asphalt at 140 kg per 100 m² and aggregates (12 mm down size) at 2.5 m³ per 100 m².
- Bituminous macadam shall be spread uniformly using rakes and drag spreaders to the required thickness and camber. The surface shall be checked using a camber board and rolled thoroughly with a 10-ton tandem roller. Rolling shall proceed from the edges toward the center in longitudinal passes. Camber and levels shall be continuously checked and corrected as necessary.



5.ADDITIONAL CONDITIONS

5.1. DEVELOPER'S'S OBLIGATIONS

- 5.1.1.** The Developer's has to procure if required the certificate of dilapidated conditions of the buildings at his own cost as per the requirement of CIDCO/P.M.C and the rules & regulations in this behalf.
- 5.1.2.** The Developer's shall procure the permissions/approvals for the total plot of the Society land in the name of the Society, as per the policy, from the concerned authorities under different rules and regulations, by carrying out necessary surveys, preliminaries, working out layouts etc. and co- ordinations with authorities like P.M.C/CIDCO and Govt. of Maharashtra. The formal application shall be made by the Developer's for the particular layout in consultation with Society shall obtain, the same within a period of three months from the date of acceptance of his Bid and signing of Development Agreement and in any case before demolition of the existing building. In all these operations, the Developer's shall function as a representative of the Society with a power of attorney to be given in his favour by the latter for the specific purpose and period.
- 5.1.3.** The ownership of the property and all rights of FSI etc. therein, present and future except to the extent as provided under this contract shall continue to vest with the Society. The Society shall not transfer its land and buildings in the name of the Developer's.
- 5.1.4.** The Developer's shall construct and give flats having carpet area as defined as Annexure but does not include common area, lift area and other free amenities as per P.M.C/CIDCO rules to each member of the Society in the newly constructed buildings. This is for the purpose of preparing initial preliminary layouts for submitting Bid, the final layouts will be prepared in coordination with PMC & Society. The entire cost of construction of the said building as also of the amenities, fittings and fixtures in the flats and infrastructure shall be borne by the Developer's. The amenities, fittings, and fixtures and facilities shall be as per Part 13 of this Bid Document. The Successful Developer shall have to separately carve out and earmark the units to be handed over to the Society and its member as decided by the Society. In the event of constructing identical flats for the saleable component and the Society 's component, the Society shall have the right to demarcate from the approved plan, units to be reserved for its members and itself.
- 5.1.5.** The Developer's shall construct and give minimum One car parking space free of cost to each member for the Society 's Old & New member's vehicles in the basement or ground or podium and /or stilt of the buildings. Also, he shall provide adequate no of visitors' car parking as per the P.M.C/CIDCO rules and regulations and/or as per the specifications given by the Society.
- 5.1.6.** In additions to the above, provision to be made to construct and transfer in favour of the Society at his cost a Fitness Centre & hall as per DCR along with toilets/ change rooms and other amenities as specified by the Society.
- 5.1.7.** If any member wishes to sell his/her flat to the Developer's before the start of the project, the Developer's shall purchase the same at the rate quoted by the Developer's in his BID.

- 5.1.8.** The Developer's undertakes to complete the construction of the Society 's component within 30 months from the date of obtaining the first commencement certificate from the P.M.C/CIDCO.
- 5.1.9.** The necessary agreements, deeds and documents in pursuance hereof will be prepared and executed after consultations between the Society and the Developer's.
- 5.1.10.** The Developer's agrees and undertakes not to transfer any part of the project to any other party, not to create any charge or mortgage or third-party rights on this property until the completion of the project and at any time thereafter.
- 5.1.11.** The members of the Society reserve the right to reject and select other builder in case he fails to finish the project in time.
- 5.1.12.** The members of the Society shall not vacate their homes unless all the relevant plans are approved by the P.M.C/CIDCO and the commencement certificate is in place.
- 5.1.13.** The Society members shall reoccupy the redeveloped property only after Occupation Certificate is obtained and distributed.
- 5.1.14.** The Society and its members reserve the right to ensure the adequate rent is procured from the builder for the transit accommodation.
- 5.1.15.** In case of any delay for any reason from any side the rent will be continued to be paid irrespective till such time that the members are given occupancy of their individual Society.
- 5.1.16.** The Developer's shall at his own cost make a sample flat during construction with the similar amenities that shall be available to all members of the Society.
- 5.1.17.** The Developer's agrees and undertakes to register the redevelopment project under RERA and agrees to follow all the guidelines of the said act.

5.2. INSURANCE:

- 5.2.1.** The Insurance cost shall be for the entire capital of the project and shall provide cover against any structural failure or distress during the construction or after completion of the project up to defect liability period and considering the possibility that the scheme may be abandoned or dropped midway by the Developer's for any reason whatsoever, the insurance shall cover the entire period of defect liability. The insurance shall also cover any damage to the existing buildings & loss of life, if any due to construction activities of the Developer's and his agents.
- 5.2.2.** The Developer's shall provide, in the joint names of the Society and the Developer's, insurance cover from the date of execution of the Development Agreement to the end of the defect liability period as necessary for the following events which are due to the developer's risks:
- Loss of or damage to the works, plants and materials;
 - Loss of or damage to Equipment

- Loss of or damage of property (in addition to a and b above) in connection with the Contract including existing buildings and
- Personal injury or death of developers' persons, Society persons, visitors, workers etc.

5.2.3. Policies and Certificates for insurance shall be delivered duly assigned to the Society by the Developer's within 30 days from the date of signing the agreement. All such insurance shall provide for compensation to be payable and as required to rectify the loss or damages incurred.

5.2.4. If the Developer's fails to effect and keep in force the Insurance's referred as above, or any other insurance which the Developer's may be required to effect under the terms of the contract, then and in any such the case the Society /Managing Committee shall stop the work and/or release of land for construction, built up area till such premium is paid by the Developer's to keep insurance in force.

5.2.5. Alterations to the terms of insurance shall not be made without the approval of the Society.

5.3. SOCIETY 'S OBLIGATIONS:

5.3.1. The Society shall issue a Power of Attorney in favour of the Developer's for the Specific purpose and period to enable the latter to approach the authorities concerned, obtain sanctions and approvals and to carry out construction and all follow up actions necessary for fulfilling his obligation under the contract, on behalf of the Society. All rights present and future, to FSI, redevelopment etc. in the property shall continue to vest in the Society except sale proceeds of saleable component of the Developer's as provided herein. POA not for sale of flat of Developer's' part.

5.3.2. The Society shall issue necessary certificates, letters, authority etc as needed by the Developer's for carrying out his obligations. The Society shall also supply copies of its available relevant documents, plans, Lease agreement to the Developer's as may be needed by him for the above-mentioned purpose.

5.3.3. The Society is not responsible for accuracy of the various figures of area etc. given for the information of Developers, who shall make their own inquiries, studies and measurements and obtain correct figures. The Society shall allow inspection of its property and various documents to the Developer/Developer's for satisfying himself about the situation.

5.3.4. The Society shall permit or give NOC to sale of surplus constructed area of the saleable component to the Developer's, after the Developer's has met all his obligations towards the Society under the Development Agreement. The purchasers of new flats of the developer's components shall be admitted as members of the Society after thorough scrutiny, and after paying charges to the Society as approved by General Body from time to time, in accordance with law, subject to certain conditions as the Society may prescribe. It is specifically understood that the Society shall continue to be the owner of the land and buildings with infrastructure on Society's premises.

5.4. FINANCIAL CONDITIONS:

- 5.4.1.** After signing of Development Agreement & Power of Attorney and completing the formalities, the successful Developer's shall arrange to procure necessary approvals and sanctions to the plans from various authorities and Commencement Certificate (CC) for the layout finally selected by the Society.
- 5.4.2.** The Stamp duty, registration charges, all statutory levies as existing and applicable in future up to the date of possession of the flats including GST, WCT, Service Tax and all applicable local and central taxes and all other costs, charges and expenses as applicable for vesting property in favour of the Society as also for transferring the flats in favour of each member of the Society shall be paid and borne by the Developer's.
- 5.4.3.** All payment, premiums and charges that may be required to be made by the Society to P.M.C./CIDCO, State or Central Government for permission of redevelopment of the above property or any other charges whatsoever including cost of procurement of FSI, to anybody shall be paid/incurred/borne by the Developer's, on behalf of the Society under intimation to the Society.
- 5.4.4.** The Developer's shall pay all the applicable deposits payable towards Water Supply, P.M.C./CIDCO, Electrical Department, Telephone Department, Mahanagar Gas, Civil Aviation, or any other body as incurred towards the construction of the new buildings.
- 5.4.5.** The Developer's undertakes that all expenses including applicable taxes incurred by the Society for redevelopment will be borne by him including the fees of the PMC as per the appointment letter issued by Society to the PMC, also the fees of other professional engaged for the project.

6. SPECIAL CONDITIONS OF CONTRACT

6.1. GENERAL:

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

6.2. SCOPE OF WORKS

The on-site work splits as demolition of existing structure, constructing Substructure, superstructure and External Site Development works

6.2.1. Substructure

- i. Earthwork including dewatering for lift pit.
- ii. Earthwork in dressing and rubble soling.
- iii. Anti-termite Treatment PCC/RCC work in lift including dewatering, PCC in grade slab.
- iv. Waterproofing of lift pits/Basement with box type waterproofing
- v. Masonry for plinth wherever required

6.2.2. Superstructure

i. Civil Works

- PCC Work/RCC Work like Frame structure, Underground water storage tank with box type waterproofing.
- Brick/Block Masonry Work
- Plastering work (Internal and External)
- Flooring and Dado Work
- Timber and Metal Joinery (Doors, Windows and Sundry metal works)
- Painting (Internal and External)
- Water proofing of chhajjas, Terrace, Toilet, Lofts, Kitchen, Nahani area, overhead water storage tanks.
- Civil work concerned with lift well, lift machine room, lift shaft and substation Etc.

ii. Plumbing Work

- Rain water pipe from terrace
- Water supply lines O.H. and U.G. Water tank to each unit
- Water supply rising main from U.G. to O.H. Tank
- C.I./P.V.C drainage in plumbing and sanitary work up to last chamber connecting to P.M.C/CIDCO chamber.
- All sanitary fittings and fixtures to be with concealed piping of HMS grade
- Installation of Water pumps and control panels connected with automation sensor system with required electrical work and safety service slabs at all floor levels
- Isolation valves for each flat either within the flat and also for each bathroom
- GI pipes passing through slabs shall be housed in higher size sleeves for ease of maintenance

iii. Electrical Work

- All electrical cabling, conducting, wiring, DB's, ELCB, MCB, fittings, lightings. Wire sizes for light circuits shall be 1.5 sqm, for power circuits it shall be 2.5 sqm and for geyser and air conditioner it will be 4 sqm.
- In common areas, panels boards, including metering panel and energy Meters within the building up to meter room.
- Common Dish Antenna on the terrace of the building for entire members.
- Earthing including earth pits and earth conductors, lighting arresters, etc.
- Electrical work for lighting and cabling for lifts shaft up to lift m/c room, for pump
- Telephone wiring from telephone tag blocks at stilt floor up to the telephone socket outlets in the flats.
- Writing 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 conduits for cabling and Internet, telephone etc.
- Providing Lift car installation with lift machine room, substation electrical work including cabling for lifts up to lift m/c room.
- Provision to be kept for connections up to back-up Generator.
- DG sets to be provided for alternate power supply for lift/water pumps/ stair case/compound and one for each flat

iv. Fire & Electronic Security

- The building should have a comprehensive fire protection system in conformity with CFO's requirement. The firefighting system shall be designed and installed as per relevant provisions of the law in force. The pipes, hoses, pumps, hydrants etc. shall be of best quality and of reputed makes.
- Designing, getting approval from Chief Fire Officer, installing of firefighting and electronic security equipment, cameras, wet riser system inclusive of G.I. piping, loop around at Ground level/stilt, fire hydrant, fire alarm etc. Including installation of electrical work.

v. Water Connections

- The service connections of adequate size shall be obtained from Municipal Corporation. The water meter and plumbing as per relevant IS code/building code and municipal practices.

vi. Sewer line Connections

- Internal sewer lines and chambers shall be constructed as per relevant IS codes and practices. The sewer lines shall be connected to municipal sewer lines.

vii. Area lighting

- The area should be adequately illuminated by providing latest design and type of electrical fixtures. Wherever necessary hot dip galvanized octagonal poles shall be erected. The execution should take care of I.E. rules, Electricity Board's requirement and other local authorities and site condition.

viii. Cables and wiring

- The Cables of required rating shall be laid for electric supply. Individual electricity meters shall be installed at a common place. Necessary MCCB/MCB/ELCB/ shall be provided in the circuit. The household wiring shall be carried out as per the relevant IS standard. Wiring within the fixture and for connection to the branch circuit wiring shall be not less than 1.5 sq. mm or equivalent for 250 V applications for light circuits, 2.5 sqm for power circuits and 4sqmm for geyser and air conditioner circuits. The system of wiring shall consist of FRLS insulated copper conductor wires. FRLS PVC conduits for concealed installation and metal conduits for surface installations.

6.2.3. Site Development

- i. Underground water storage tank, pump room including pump, panels etc. including installation and electrical work for the same.
- ii. Roads, paving, plinth protection and footpaths.
- iii. Storm water drains up to Municipal Corporation's peripheral network as per P.M.C/CIDCO requirement.
- iv. Civil work for substations
- v. External drainage from 1st manhole up to last chamber connecting to Municipal Corporation's peripheral network.
- vi. External water supply from Municipal Corporation's peripheral network tapping point up to Under Ground tank.
- vii. Landscaping
- viii. Compound wall with gates
- ix. Security Cabins at gate.
- x. External Electrical Development including area lighting, street lights, Work in substation, lifts etc.

6.2.4. Battery Limits

The contractor has to arrange and bear charges for all works associated with electricity, water, communication, any other utilities those are essential for the residential building which may appear beyond battery limits.

6.3. SEQUENCE OF EVENTS:

6.3.1. Letter of Intent (LOI):

The same will be further to the appointment letter as Developer's.

6.3.2. Survey of the Premises:

Once again, a detailed survey for the verification of the exact area of the plot including area of all the flats will be carried out by the Developer's. This will be in addition to the survey already expected to have been undertaken by the Developer prior to submission of the Bid.

6.3.3. Memorandum of Understanding (MOU) (if required)

6.3.4. Development Agreement with the Society:

The DEVELOPER whose Bid is accepted, shall enter into a regular development agreement with the Society in the format to be furnished by the Society and containing the required terms and conditions including those/mentioned in the entire Bid documents (Technical and Commercial). The DEVELOPER, his legal representative, executors, administrators etc. shall be bound for full and complete execution of the contract. The DEVELOPER whose Bid is accepted shall be required to present himself in person at the office of Employer after the issue of letter of intent to execute agreement on the proper form. Failure to furnish the deposit or to execute the agreement within the time specified, shall constitute a breach of agreement attached by the acceptance of the BID, in which case, the Earnest Money accompanying the Bid shall be forfeited by the Society as liquidated damages for such default without prejudice to Developer's being liable for any further loss or damage incurred in consequence by the employer.

6.3.5. Development Agreement document shall consist of:

- i. Agreement papers (Legal and Technical) Original Bid document
- ii. Relevant correspondence i.e. all letters/correspondence forming part of the contract and referred to in acceptance letter
- iii. Acceptance letter
- iv. Any other documents as may be desired to protect the interest of the society and its members

6.3.6. CC:

The Developer's will obtain Commencement Certificate from P.M.C/CIDCO for the redevelopment works. The Developer's shall execute an Indemnity Bond as given hereunder.

6.3.7. Individual Agreement with all the Members:

An individual agreement with all the existing members shall be entered into stating the actual carpet area to be provided and Approval of Layout Plans.

6.3.8. Shifting to Temporary Accommodation

The members shall be paid rent and other expenses as per the approved offer for shifting to temporary accommodation. Shifting shall start after obtaining of CC.

6.3.9. Demolition of Existing Structure

The demolition of the structure can only be commenced after the shifting of all the members from the premises and on completion of all the technical/legal formalities.

6.3.10. Construction of Building

The construction of the new building shall commence only after obtaining all requisite statutory approvals, including the Commencement Certificate, and upon completion of demolition of the existing structures.



6.4. BUILDER/DEVELOPER'S MUST PROVIDE THE FOLLOWING

- 6.4.1. Copy of agreement with Developer's before taking possession of the flats.
- 6.4.2. Handing over the Building plan, certified copies of approved drawings, title deeds and warranties
- 6.4.3. Completion Certificate,
- 6.4.4. Occupation Certificate.
- 6.4.5. The new structure will have to be constructed as per the agreement and Reestablishment of the existing members.

6.5. ADDITIONAL CARPET AREA (COST FREE)

- 6.5.1. The building should be constructed in such a way that existing members of all the buildings shall get additional carpet area with no cost, over and above the existing carpet area held by them. The total carpet area including the additional carpet area over & above existing carpet area given by CIDCO as expected by the Society is mentioned in the annexure
- 6.5.2. At Discount Rate the Developer's may also offer additional carpet area (over and above the aforesaid Cost-Free Area) to the members at a discounted rate, which could be decided before finalizing this offer.

6.6. FUTURE BENEFITS AND CHANGES IN RULES/REGULATIONS

- 6.6.1. Any additional and/or future benefits occurring due to amendments in any law or due to any changes including increase in FSI, the right for the same shall lie with the Society and the Developer's shall not prefer any claim on the same. Further, the Developer's takes the entire responsibility to ensure that, existing interests as well as those that shall be committed in the final contract agreement Society and its existing members shall not be affected in any way, due to any subsequent new rules, regulations, non-procurement of any exemptions /certificates, NOC etc.
- 6.6.2. Expenditure for obtaining all necessary CRZ clearances if any will be borne by the Developer's.

6.7. **SCRAP SALE** Developer's shall dispose of the scrap in consultation in the Society.

6.8. ALTERNATE ACCOMMODATION

The Developer's shall offer compensation to the members in his offer to provide temporary/alternate accommodation to the occupants of the building from the Vacation Date till the completion and possession of the newly constructed flats to the existing members of the Society. Till all such time the Developer's shall pay the monthly rents and deposits in terms of advanced cheques to the members. The Developer's has to bear the actual brokerage charges, all stamp duties, Registration Charges/ taxes (for alternate accommodation agreement) To & for charges within Navi Mumbai for transportation of the member's belongings. The Developer's shall provide 30 months' rent in advance by pay order plus the amount of deposit for alternate accommodation to the existing members. Brokerage shall also be given by the Developer's. The rent for alternate accommodation will have to be provided by the Developer's in case of delay of the project also. This shall be provided in the 12th month, if delay is perceived beyond 30 months.

6.9. ENCROACHMENT

The Developer's shall not allow any encroachment on the premises of the Society. It shall be responsibility of the Developer's to ensure complete safety of the premises.

6.10. DEMOLITION

6.10.1. The demolition of the existing building will be carried out only after obtaining full CC with entire FSI loaded and plans approved for the entire project. Before any Demolition work is commenced and also during the process of the work:

- All roads and open areas adjacent to the work site shall either be closed or suitably protected.
- 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.
- 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.

6.11. CORPUS FUND

The Developer's shall provide a Non-refundable Corpus Fund to Society as decided by municipal commissioner as per UDCPR towards mitigating the hardship of heavy future outgoings and incidental future expenditure. The said same shall be paid as mentioned in the Developer offer.

Note: Individual corpus fund shall not be accepted.

6.12. PLANS, AMENDMENTS, ADDITIONS AND ALTERATIONS IN PLANS

6.12.1. The plans required to be submitted to the P.M.C/CIDCO or any other authorities for the Reconstruction/redevelopment in respect of areas to be provided to the existing members shall be prior approved by the Society in writing. Any amendments / additions/alterations to the said plans as per the requirements of Development Control Regulations or any other statutory body, shall also be prior approved by the Society in writing.

6.12.2. The Developer's will submit the plan for demolition and reconstruction to the Society 7 days prior to the submission to P.M.C/CIDCO/ concerned Govt. authorities and he shall seek prior written consent of the Society. In case, any alterations are made, prior written consent of the Society shall be sought. Neither the plans nor the alterations shall be binding on the Society unless approved in writing by the Society.

6.13. PARKING

There will be one parking provided free of cost per existing member. Plus, visitor's car parking as per UDCPR. The size of parking shall as be per UDCPR

6.14. PERIOD OF CONSTRUCTION

The completion period for the project shall be 36 Calendar Months after the Receipt of Commencement certificate and from the date of handover of possession of the premises by Society members subject to mutually agreed extension if necessary.

6.15. SOCIETY OFFICE FOR NEW BUILDING

The Developer's shall provide an air-conditioned Society office with toilet block as per P.M.C/CIDCO norms with good amenities

6.16. ELECTRIC SUPPLY

6.16.1. The Developer's shall arrange at his own cost, power, with necessary wiring, switchboards, energy meter etc. and shall be responsible for their maintenance up to the completion of work. He shall provide required clearance for overhead lines to facilities easy movement of heavy machinery such as cranes etc. On completion of the work, the Developer's shall remove all wiring installed by him and make good to the satisfaction of the Society's Consultant, if any disturbance or damage is done. The Developer's shall employ a certified Electrician for carrying out this work. All expenses incurred and deposits paid for the said work shall be borne by the Developer's.

6.16.2. The Developer's shall keep alternative arrangement ready including, Generator at his own cost for any failure/interruption of electric power that may take place and under no circumstances can this be deemed to be a reason for any consequential delay in the works.

6.17. SUPPLY OF WATER

The Developer's shall construct required storage tanks, lay internal distribution lines network for facilitating construction which shall be removed on completion of work. The Developer's shall pay all deposits to local authorities to receive water connection for construction activities. The Developer's shall obtain Permanent water connections required for the proposed flats as per the prevailing rules and bear expenses thereof.

6.18. SAMPLES

6.18.1. Material

The Developer's shall furnish to the PMC for approval, with reasonable promptness and within reasonable time for consideration, adequate numbers of samples of all the materials to be used in the work, irrespective of whether material/products is from approved list given in Bid or not. The choice of approval of materials rests with Society / Society's Consultant unless otherwise specified.

6.18.2. All material samples shall be delivered to the PMC at the Developer's cost. Each sample shall be in duplicate and properly labelled asunder:

- Name of the Project
- Name of the Developer's
- Name of the Product
- Name of the Manufacturer

6.19. STATUTORY APPROVALS AND INCIDENTAL COSTS

- 6.19.1.** The Developer's shall purchase the full permissible FSI for consumption/utilization in the name of the Society before commencement of any building construction work and demolition of existing buildings (if any). The entire FSI shall be purchased in one stroke and no piece purchase of FSI as per the progress of work is permitted. Cost of purchase of FSI, its Brokerage and other incidental expenses thereto, are to be borne and paid by the Developer's. Developer's shall also pay for sanction and approval of the plans, Commencement Certificate, Completion Certificate/Occupation Certificate thereof from P.M.C/CIDCO, etc. and all other statutory Authorities as and when needed and all the cost/expenses for the same shall borne by the developers.
- 6.19.2.** The Developer's will also liable to pay for assessments, property taxes of the additional flats till the date prospective flat purchaser becomes member of the Society. The developers shall obtain permissions as required for the additional flats as per the prevailing rules and bear expenses thereof. The developers shall bear all expenses and obtain new electric connections for the proposed flats from MSEDL.
- 6.19.3.** 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's. Society as well as the existing members shall not be paying any taxes/duties of whatsoever nature including the Stamp Duties, Property Taxes and other Incidental and all out of pocket's expenses. All such expenses for regulatory the Society 's Consultant. Developer's will also pay deposit charges for electrical connection, water and drainage connections to the MSEDL and P.M.C/CIDCO.
- 6.19.4.** All the necessary approvals/permissions for carrying out this Redevelopment works shall be Developer's sole responsibility. The necessary payments required to be made to the various departments in the form of Deposits/Scrutiny fees, premium, development charges, ULC charges, water charges, assessment tax, royalties, labour cess, sewerage charges 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 Developer's.
- 6.19.5.** If any legal action is taken by any statutory Authority due to noncompliance/negligence/delay on the part of the Developer's to obtain such necessary approvals/permissions, the Society will not be responsible in any manner what so ever and all risks, costs, penalties and any other consequences arising due to the above actions on the developer's part shall be the responsibility and liability of the Developer's solely and in totality.
- 6.19.6.** No work shall be carried out without obtaining the necessary permissions from the corporation and any other regulatory agencies. All the permissions obtained shall be furnished to the Society for its verification. If at any point of time it is found that the Developer's has carried out certain works without appropriate permission, then the PMC may instruct the Developer's to stop the work. If the Developer's still continues to carry out the work without valid permission, then the Society /PMC may be compelled to take necessary action as deemed fit including forfeiting deposits and/or encashing Bank Guarantee.

6.20. TAXES AND DUTIES

The Developer's shall be responsible to apply to the appropriate authorities and pay all taxes, levies, royalties, income tax, GST, sales tax, works contract tax, VAT, excise duties and to submit required periodical returns to the said authorities' etc. as applicable from time to time.

6.21. REPORTS AND REGISTERS

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

- i. Weekly Progress Report
- ii. Trade and skill wise labors on the works
- iii. Site Order book
- iv. Instruction by PMC- A work instruction book, serially numbered, will be kept and all day to day instructions will be given in that book by the PMC. developers' representative shall see these instructions and sign them at bottom in token of his having seen them and implement them.
- v. Material Register - Detailed account of all material received and consumed on the work and stock position in respect of each material shall be maintained.
- vi. Complaint Book

6.22. TESTING OF MATERIALS

6.22.1. The Developer's shall make arrangement for field facilities for all construction materials and the sampling and testing will be as approved by the Society. The Society may also get tested a few samples of materials at random independently. The charges for such tests shall be borne by the Developer's.

6.22.2. All the Laboratory tests etc. concrete cube testing, lump test, and reinforcement steel testing, etc. should be done at developer's own cost. The Developer's shall also be responsible for carrying out tests stipulated above and bring to the immediate attention of Society any failure of cube strength test or any other test. The PMC shall verify the test report submitted by the Developer's. If the test report/result of material/work done is not found satisfactory, the Developer's will rectify the work/replace the materials as instructed, failing which, necessary cost adjustment/recovery shall be made from the Developer's.

6.22.3. The material test shall be carried out only by an approved and standard agency.

6.23. SUSPENSION OF WORK

6.23.1. The Developer's shall, on receipt of a notice in writing from the Society in this regard, suspend the progress of the work or any part thereof for such time and in such manner as the Society may consider necessary for any of the following reasons:

- i. On account of continued non-compliance of the instructions of the Society or any other default on the part of the Developer's
- ii. For proper execution of the works or part thereof, for reasons other than the default of the Developer's.
- iii. For safety of the project property necessary instructions shall be given on behalf of Society by the Society Consultant.

6.24. SUBMISSION OF DETAILED BAR/PERT CHART AND METHOD OF WORKING

The Developer's shall with the BID, submit to the Society a detailed programme covering,

- 6.24.1. developers' note explaining sequence of various activities.
- 6.24.2. Network (PERT/CPM) bar chart.
- 6.24.3. A tentative layout of the Developer's Property and details of temporary works that the Developer's wants to carry out of to fulfil his obligation under the contract.
- 6.24.4. Indication of shuttering system to be followed.
- 6.24.5. The methods to be employed in carrying out the works.
- 6.24.6. It shall include a list of labour force, classified into trades as envisaged.
- 6.24.7. The Society shall grant their approval to proceed with the work, with or without modification. However, acceptance of programme and method of working as submitted by the Developer's or with any modification there to in the opinion of the PMC, shall not relieve the Developers of any his contracted obligations. All these programmers and plans submitted by and approved by the PMC shall become part of the contract and same shall not relieve the Developers of any extension of time unless delay, if any, is expressly sanctioned by the Society in writing.

6.25. FIELD LABORATORY

- 6.25.1. The Developer's shall establish a field laboratory for various field tests for items like concrete cubes, cement, aggregates, sand, bricks for masonry, tiles, wood and for similar items as directed by the Society 's Consultant. A site Laboratory of approximately 5.0 x 7.0 m area with platforms etc. shall be constructed for testing as directed by the Society 's Consultant. The laboratory must have the following equipment:

Slump Cone	6 nos', as per I.S.I
Cube molds for concrete	48 Nos.
Cube molds for cement mortar	6 Nos.
Cement testing equipment	1 Set

Soundness accelerated (initial and final setting, fitness Compressive test equipment etc.)

Weight balance	2 Nos.
I.S. ieves	2 Sets
Glass measuring cylinders	6 Nos.

Construction of Laboratory building and equipping with minimum equipment's as listed above is included in the work. The Developer's shall further carry out other various tests for various item and materials at approved laboratory as directed by the PMC at developers' own cost. At end of each month for each category/ stage of the work, e.g. RCC work, masonry work, etc., the Developer's shall give statistical analysis of all the test-result in the format prescribed by the PMC and take corrective action in the work in accordance with these results.

6.26. DEVELOPER'S AND THEIR REPRESENTATIVES

6.26.1. The Developer's shall be responsible for the execution of the project with regards to management and supervision instructions issued by PMC to the Developer's. It shall be deemed to be the Society 's instruction in respect of:

- i. Day to day supervision including materials testing.
- ii. Approval of material involving safety or protection of persons or property.
- iii. Matter of urgency involving safety or protection of person or property.
- iv. Monitoring progress of work.
- v. Interpretation of drawings.
- vi. Interpretation of specifications.
- vii. Certification of works.

6.26.2. The Society 's Consultant shall approve the Variation and extension of time with the prior approval of the Society. The Developer's and the Society's Consultant shall hold regular progress meetings at site for evaluation and execution of works.

6.27. QUARRY

6.27.1. The Developer's shall make arrangement of Quarry for extraction of Murrum.

6.27.2. All compensations, royalties, environmental cess, fees. Etc, with regard to quarry shall be paid, by the Developer's. The Developer's shall hold regular progress meetings at the site for evaluation and execution of works.

6.28. INDEMNITY BOND

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

6.29. PROVISION OF COMPUTER AT SITE OFFICE

The Developer's shall install minimum one computer of approved configuration with printer and necessary genuine software for office, design and project monitoring use in the office for the PMC and provide necessary stationery and furniture.

6.30. TIME SCHEDULE FOR COMPLIANCE

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

- 6.30.1.** The Development Agreement shall be signed by the Developer's within 7 days of notice served by the Society to do so. The Final Bar Chart shall form part of this agreement along with other necessary documents.
- 6.30.2.** The Developer's shall construct the site office within one month from the date of execution of the Development Agreement. The Site office will be as per relevant clause in this Bid Document.
- 6.30.3.** The Contractors All Risk Policy (CAR) policy and labour license shall be obtained by the Developer's within 15 days from the date of the Development Agreement.

6.31. ORDER OF PREFERENCE

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

6.31.1. For Contract Conditions:

The Development Agreement shall prevail over the Corrigenda, the Special Conditions as well as the General Conditions. Special Conditions shall prevail over General Conditions. Addenda /Corrigenda Clarification issued shall prevail over Special Conditions. Technical Specification and Approved Drawings by the PMC shall prevail in specifying the scope of contract.

6.31.2. For Legal Matters:

Contract, conditions read along with addends/corrigenda/clarification issued prevail over Technical Specifications.

6.32. APPROVAL OF PMC

The steel reinforcement provided in all RCC structures shall be approved by the PMC prior to casting. At every stage of work, approval of PMC shall be taken by the Developer's. Before starting any work like cornering, masonry, waterproofing, concrete etc. detailed information of the work in the prescribed Format shall be submitted to the PMC and his approval shall be obtained by the Developer's. The Developer's shall execute and maintain the works strictly in accordance with the contract to the satisfaction of the Society 's consultant and shall comply with and adhere strictly to the Instructions and directions of the PMC on any matter whether mentioned explicitly or otherwise.

6.33. DISPUTES

All disputes arising out of or in any way connected with the Contract and pertaining to the execution of the Works shall be resolved through arbitration by a Sole Arbitrator to be mutually appointed. The place and seat of arbitration shall be Vashi, Navi Mumbai. The competent courts in Vashi, Navi Mumbai shall have the exclusive jurisdiction to resolve all disputes that cannot be resolved through arbitration, as well as the disputes arising out of the arbitration proceedings.

6.34. ACCIDENTS

If any accident, fatal or otherwise occurs, a detailed report about the same shall be made promptly by the Developer's to the Society. The Developer's shall at all times during execution of the work keep the Employer fully indemnified against all risks, claims, litigations and financial burdens arising out of all incidental operations on work and any accidents.

6.35. SITE ORDER BOOK

The Society 's Consultant will maintain Site Order Book at the site of work. The Developer's or his authorized representative shall sign all the instructions received therein, in token of having received the same and shall comply with them forthwith.

6.36. CLEANING OF SITE

All water, which may accumulate on the site during the progress of the works or in trenches and excavation, shall be removed from the site to the satisfaction of the Society 's Consultant. The site shall be maintained free from rubbish. Proper stacking of scaffolding material, shuttering material bricks /brickbats, steel pieces etc. needed for work on day-to-day basis shall be organized in proper stacks. The Developer's shall not, at any time, cause or permit or commit any nuisance on the site or do anything which shall cause unnecessary disturbance or inconvenience to the Employer, tenants, members or occupiers of other properties near the site and to the public in general. The Developer's shall install mosquito proof and accessible water storage tanks for construction and drinking water. The Developer's shall periodically give treatment to water storage tanks, sites of water stagnation, water collection.

6.37. DATUM

The average ground level will be considered as the crow of the nearest link road, which should be taken as 'Datum' which is however, subject to final confirmation by PMC.

6.38. ALIGNMENT AND BENCH MARKS

The alignment of the work to be carried out under the contract shall be marked on the ground as per the instructions of the PMC. For The purpose of facilitating the work, a series of temporary bench marks on masonry pillars will be established. These pillars will be constructed along with the alignment and such other locations as may be initiated by the Society 's Consultant. All expenses incurred in the process of marking alignment on ground, checking the alignment, constructing masonry pillars in establishing bench marks thereon, shall be borne by the Developer's. It will be responsibility of the Developer's to ensure that the masonry pillars so constructed are not damaged during the period of work in progress.

6.39. DEVELOPER'S RESPONSIBLE FOR SUFFICIENCY OF MEANS EMPLOYED

If the Society is not in a position to deliver to the Developer's the site of the contract work for any reason whatsoever at the agreed time, delaying commencement of the contract, work, such omissions of the Society shall not be a breach of any its obligation under the contract and the Developer's shall not be entitled to claim from the Society any Compensation for loss or damage if any, caused thereby, but shall be entitled to a reasonable extension of the period agreed for completion of the contract work.

If the Developer's is obstructed in the execution of the work by any person other than the representative of the Society, the Developer's shall exclusively deal with such situation by due process of law. He shall not be entitled to attribute thereby the breach of any obligation under the contract.

6.40. DRAWINGS

The PMC will submit to the Society and the Developer's two sets of the drawing issued for Architectural, Structural, Public Health, Mechanical, Electrical & Drainage Installation Works and all other drawings pertaining to the Project.

6.41. STANDARDS

The standards, specifications and byelaws issued by the Indian Standard Institution and other similar organization shall in every case be deemed to include the latest edition or issue of such standards, specifications and byelaws including all revisions, amendments and addendum subsequently issued. Where materials are not specified and standards exist in respect of such materials, then the materials shall in all respects comply with relevant and current I. S. In cases where I. S. do not exist, the best manufacturer's specification shall be followed and in absence of all these, the instructions of the PMC shall be followed.

6.42. SUPERVISORY STAFF

The Developer's shall engage on the work, a qualified and experienced engineer, capable of managing and guiding the work properly who shall be authorized by the Developer's in writing to receive the orders issued by the PMC from time to time. The Developer's shall be responsible for carrying out these orders promptly.

6.43. FIRE PRECAUTIONS

The Developer's shall comply with fire regulations of controlling authority in force at the site of the work relating to the precautions to be taken against fire hazards.

6.44. SAFETY ENGINEER

The Developer's shall employ and depute at site on full time basis a fully qualified Safety Engineer who shall be responsible to ensure observance of safety measures and precautions required to be taken at the site. The Developer's shall ensure compliance of all the applicable rules and regulations with regard to safety.

6.45. SUBSTITUTION

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

6.46. PREPARATION OF BUILDER WORKS FOR OCCUPATION AND USE ON COMPLETION

The whole of the work will be thoroughly inspected by the Developer's and deficiencies and defects put right. On completion of the inspection, the Developer's shall inform the Society that he has completed the work and it is ready for inspection. On completion, the Developer's shall clean all windows and doors including the cleaning and oiling, if necessary, of all hardware, inside and outside, all floors, staircases, and every part of the building. He will leave the entire building neat clean and ready for immediate occupation to the satisfaction of the Society. The Society will accept possession of new flats only after full occupation Certificate is obtained by the Developer's from P.M.C/CIDCO.

6.47. OPEN SPACES

The Developer's does not have any right on the open spaces of the Society.

6.48. ADMISSION OF NEW MEMBERS TO THE SOCIETY

New members to whom the Developer's shall be selling flats shall be admitted only after receipt of Full Occupation Certificate. The Developer's shall be entering into an agreement with the new purchasers only after getting the said agreement approved by the Society. The Agreement must provide that the Society will not be responsible for the new flat purchased till the Developer's obtains Full Occupation Certification. New members should be made aware of all the details of the agreement between the Society and the Developer's including that the new members have to contribute towards the Corpus Fund. Further, new members shall have to abide by the rules and regulations of the Society. Society shall have the right to ask the new members to pay certain amount of monthly maintenance in advance. Also, new purchasers who shall be admitted as members of the Society shall also be required to contribute to the Corpus Fund and the Sinking Fund, equivalent to the amount contributed by the existing members.



7. COMPREHENSIVE SAFETY CODE & SITE PRACTICES

7.1. GENERAL SAFETY PROVISIONS

- The Developer's shall be solely responsible for the safety of all personnel, site workers, Society members, visitors, and the general public within and around the project premises throughout the construction period.
- All applicable statutory regulations, local safety laws, labor safety codes, and site-specific safety guidelines must be strictly followed at all times.
- The Developer's shall appoint a certified and experienced Safety Officer, who will be responsible for daily monitoring, safety audits, training, reporting of incidents, and maintenance of detailed safety records to the satisfaction of the PMC.
- A fully equipped First Aid Box with sterilized dressings, antiseptics, bandages, cotton wool, and emergency medication shall be maintained in a prominently marked and easily accessible area of the site at all times.
- The contact information of nearby hospitals, fire stations, ambulance services, physicians, and police stations must be clearly displayed at the site office and entry points.

7.2. MANDATORY PROTECTIVE EQUIPMENT & WORKER SAFETY

- All workers, including male and female staff, shall be mandatorily provided with appropriate Personal Protective Equipment (PPE) such as helmets, reflective jackets, gloves, goggles, steel-toe boots, ear protection, and safety belts for high-elevation work.
- Safety harnesses conforming to IS standards must be securely anchored to stable structures when working at heights. Damaged or frayed safety gear shall be immediately replaced.
- Workers involved in welding, grinding, and cutting operations shall be provided with flame-resistant clothing, face shields, and spark-resistant gloves.
- Workers exposed to hazardous chemicals, lead-based paints, or toxic dust must wear respirators or approved facemasks, along with full body overalls to prevent inhalation or contact hazards.
- No worker shall be allowed to operate without the full set of prescribed safety gear. The PMC reserves the right to stop all work on-site until full compliance is ensured.

7.3. SCAFFOLDING, LADDERS & ELEVATED PLATFORMS

- All scaffolding systems shall be fabricated using steel H-frames, securely braced with cross members and horizontal supports. Bamboo scaffolding is permissible only if properly secured, stabilized, and approved by the PMC.
- Scaffolds shall include intermediate platforms to reduce the height of falling debris, and shall be protected with toe boards and guard rails at a minimum of 1 meter in height.
- All ladders must be of industrial grade, with a minimum width between rails of 30 cm and non-slip footings. Ladders above 3 meters must be secured at the top and held by an assistant when in use.
- All platforms and staging higher than 3.25 meters must be protected with double guardrails, securely fastened, and must not be used without proper inspection and clearance.



7.4. EXCAVATION, TRENCHES & EARTHWORKS

- Excavated material shall not be stored within 1.5 meters of trench edges or half the depth of the trench—whichever is more.
- All trenches deeper than 1.5 meters shall be protected by stepped cuttings or timber shoring to prevent collapse. Trenches shall include one secure ladder for every 0.6-meter width, extending 1 meter above ground level.
- No undercutting or undermining of soil shall be permitted. Excavation must proceed top-down with constant monitoring by site supervisors and geotechnical experts.
- All open trenches and pits shall be fenced and illuminated during low-light hours to prevent accidents.

7.5. DEMOLITION SAFETY & DEBRIS MANAGEMENT

- Demolition activities shall only begin after securing the entire area with fencing and obtaining prior approval from the PMC. Mechanical tools and controlled techniques shall be used to minimize vibration and structural impact.
- All electrical connections must be disconnected and verified dead before demolition begins. Utilities such as gas and water lines must also be safely terminated.
- Debris must not be thrown from heights exceeding 1 meter. Pulley systems, enclosed chutes, or bucket systems must be used for downward transfer.
- All debris shall be segregated, stacked in designated zones, and regularly carted away. Hazardous debris or reusable material shall be stored and disposed of as per PMC's directions.
- No demolition work shall proceed without all workers wearing full PPE, including helmets, dust masks, safety shoes, and gloves.

7.6. HOISTING, LIFTING & MECHANICAL EQUIPMENT

- All hoisting equipment, including cranes, pulleys, and tackle, shall be certified for load-bearing and inspected monthly. Load tests shall be conducted periodically and documented.
- Ropes, chains, and slings used for hoisting must be made of durable material, free from fraying, corrosion, or deformation, and must be replaced upon first signs of wear.
- Hoisting machines must be operated only by licensed and trained personnel. Unauthorized access to lifting zones must be prevented by barricading.

7.7. ACCESS, CIRCULATION & PUBLIC SAFETY

- Safe and unobstructed access to work areas, platforms, and internal pathways shall be maintained at all times.
- Public movement near the site shall be protected by warning signs, barricades, lighting, and guards where necessary. No material shall be stored in a manner that endangers the public or obstructs emergency access routes.
- Adequate lighting, reflective signage, and temporary fencing shall be provided along all pedestrian and vehicular pathways adjoining the site boundary.

PART - V

SOCIETY'S PROPOSAL & BIDDER'S OFFER

This section outlines the Society's expectations in terms of construction quality, specifications, and amenities to be provided as part of the redevelopment project. It includes the list of approved materials and brands, construction features, and essential facilities to be incorporated. Bidders are required to study these requirements carefully and submit their corresponding offer in alignment with the standards proposed by the Society.

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1. AMENITIES, CONSTRUCTION FEATURE'S & FACILITIES

- The Bidder's shall be required to provide the amenities as mentioned below.
- The list of amenities is only by way of being the minimum expected amenities, and is not exhaustive and the Bidder's may add latest amenities as he may provide.
- These specifications cover the items of work in structural and non-structural parts of the works coming under the purview of this document. All work shall be carried out in confirmation with these specifications. In general, provisions of the Indian Standards and National Building Codes (NBC) shall be followed.
- These specifications are not intended to cover the minute details. The work shall be executed in accordance with the best modern practices. All codes and Standards referred to in these specifications shall be latest revision thereof.
- The Bidder's shall complete a sample flat during construction and get it approved by Society.

1.1 Common Facilities

- Well-designed Entrance lobby/lobbies with name plates and letter boxes for each tenement.
- Security cabins with intercom connection.
- Society office with toilet block as per the prevailing D.C. rules.
- Green Marble/Granite treads and rises
- Water meter in each flat along with electric meters.
- Landing and mid landing to be of decorative type of Granite/Marbonite/Natural Stone
- Staircase wall and ceiling to be painted with plastic emulsion paint. S.S hand railing all along Staircase, Service Lift and Stretcher Lift.
- Storage tank for continuous water supply.
- Name board and nameplate of same design to each and every flat.
- Submersible pump for the Under-Ground water tank with control panel at suitable location.
- Well-equipped Driver Room, Servant Toilet in each and every wing with facilities of bathing.
- Good sturdy decorative gate security room
- Entire compound to be paved with P.C.C. and Chequered tiles/vitrified tiles/interlocking Paver blocks to be provided.
- Designer entrance lobby in marble/granite/vitrified/Marbonite tiles with reception area and fancy nameplate fitting.
- Health club with a well-equipped gymnasium (Maximum Area as per NMMC/CIDCO).
- Postal delivery boxes of size 8" x 11" inside dimension for each member. Mail box at entry of flat.
- 24 hours 3-tiered security with CCTV monitoring - intercom system, video door system of good bound quality.
- Multi layered heat resistant glazing
- Four-wheeler, two-wheeler, bicycle parking provided place.
- Solar panels, Rain water harvesting as per the provision of UDCPR and other Statutory requirements.
- Single, Two and Three phase connection as per norms of MSEDCL.



1.2 Garden and Landscaping

- Beautiful landscaped garden.
- Children's play equipment, pavilion, play area paved and well-designed lawns for children and elderly people.
- Good club house having library, sitting space, gymnasium, carom, table tennis facilities to be provided
- Jogging Track to be provided
- Two all-weather swings in playground for exclusive use of members.
- Swimming Pool
- Community Hall
- Temple

1.3 Site Development

- Compound wall with adequate lighting, provided by good quality garden light fixtures.
- A good quality Boom Barrier Facility.
- Provision for storm water drains and drives ways.
- Well-designed garbage system
- Society Name Board (Decorative, durable & visible) as approved by Society.

1.4 Additional facilities in members flat:

- Floor height 2.9 mtr floor to floor
- Cloth drying facility in every flat
- Every Chhajjas should have hooks
- In the kitchen, space must be kept for clothes washing machine/dish washing machine. Water connections to these machines must be thoughtfully laid out.
- PVC rust proofing piping and large enough exit points for forceful gushing of water. Must ensure largest Nani Trap' size permissible.
- Power and light points in all rooms and toilets
- Space for provision of AC unit and compressor unit along with concealed cables and drain pipe.
- Proper piping for internet and DTH wiring in flat and building.
- Uniform Grills and safety Doors to each flat

NOTE:

- All the finishing material and specification shall be approved by PMC and Managing Committee.



2. APPROVED MATERIAL'S & BRAND'S LIST

Unless otherwise mentioned specifically, any of approved makes or brands shall be allowed to be used. Other makes or brands of the building materials bearing I.S.I, monogram on the material itself will also be allowed to be used. The Bidder's should clearly understand that it would not be their prerogative to insist on using particular make brand from the following list. The final below selection will have to be done with the approval of PMC /Committee. The list given below is only indicative and not restricted to brand mentioned. Other equivalent brand may be approved at the discretion of PMC /Committee after verifying equality thereof. The BIDDER may suggest additional brand names if desired, the same may be approved by of PMC /Committee provided the BIDDER convinces both the parties regarding the credential of the material/manufacturer/supplier.

Note: Amenities provided and the materials used should qualify for Green Building Certification.

MATERIALS	APPROVED BRANDS/MAKES
CIVIL	
Cement	O.P.C. - Ultratech, Birla, ACC, Gujarat Ambuja P.P.C. - Ultratech, Gujarat Ambuja, Birla S.P.C. - Indorama
White Cement	Birla J. K
Tor Steel/Reinforcement	TISCO, SAIL, Indian Steel Authority, Vishakhapatnam., Tor Mark Western Rolling Mills Ltd; Ispat Ltd;
Concrete	Ready mixed concrete of reputed company in proximity with mixed design approved by structure consultant of society/ PMC
Screws	G. K. W. Nettle fold oxidised.
Ceramic Tiles	
<ul style="list-style-type: none"> • Nonskid ceramic tiles • Glazed ceramic tiles • Vitrified ceramic tiles 	R. A. K., Spartek, Bell, Kajaria, NITCO Johnson, Pedder. R.A.K., Spartek, Bell, Kajaria NITCO, Johnson, Pedder, Bell, Jonson, Euro
Adhesives	Pidilite, Bal Adhesive
Steel door frames	AGEW, Ferrosteel, Sentiaroic, Weldoors
Door shutters Wooden solid core flush door Shutters	Kully, anchor, Anand (Sejpal), Goyal, Kaplesh
Steel door shutters- general Purpose/Fire reacted	Abaqs, Basic Arch, Shakti Met - door
Hardware	Shalimar, CIEF, Vijayan, NavBharat Brass Works, Sobeet
Aluminum Windows (UPVC)	Alumile, Alupex, Almech, Indrajit Associates, Fenista
Stainless Steel Sink	Nirali, Diamond, Tuff
Locks	Godrej, Sobeel, Vijayan, Yale
Paint (Internal & External)	Asian, I.C.I. Nerolac, NITCO, Berger
Cement paint	Supercem ,Snowcem India, Nitco, Cem, Hindustan colours& Chemical India
Acrylic Paint	Snowcem Paint, Asian Paint Nitco Paint

Waterproofing	India waterproofing CC, Likproof India Pvt. Ltd. Overseas waterproofing Co. Nina Industries. Pidilite waterproofing material and caulking tapes
Chemical Admixture & waterproofing compounds	MC Bauchemie, Krishna Conchem Products Pvt. Ltd. Pidilite , CICO, Sunanda Chemicals
Sand	Rajsthan Red sand, Gujrat solica sand, river sand (no sea sand is allowed)
ELECTRICAL WORK	
Wires	Copper conductor double/Single PVC as per 1 S 694, Finolex, Sundeep, V Plast, Polycab, R.P. Cable
Ten SFU /FSU with HRC Fuses	L & T, Siemens, GE
HRC Fuses	L & T, Siemens, GE
Energy Meter	L & T, AE, Nippon etc.
MCB & MCB DB	Indo- Kopp, MDS, Siemens, L & T - Havells
MCCB	L & T, GE, MDS, Schneider
MCB + ELCB	MDS Siemens, L & T, Havells
ELCN	MDS Siemens, L & T, Havells
Bushar Chamber	CPL, KEW
Metal clad DP and TPN Switches	Clip
Iron clad cut out	Bosma or any MSEB approved or equivalent
11 KV Ring Main unit without Switches and switch fuse units	Andrew Yule and Co. LG Southern switches
11 KV XLPE Cable	Asian, CCL Glosteror, polycab, RPG
Transformer 11 KV /43. V.	Pactil, Emco, Bharat Bijlee, Voltamp
Indoor	
ACB Feeder Pillars Distribution Pillars Minipillar LT fuse Boxes/switch boxes	Locally fabricated as per MSEB Approved make. Prior approval of MSEB required before Fabrication,
Air circuit breaker	L & T, Siemens, MG, GE
Cable (1.1 KV grade)	Al/Cu. Conductor XLPE Insulated, approved PVC Sheathed, Asian, Polycab, Gloster CCI, Finolex, RPG
Cable glands	Brass heavy duty, glands weather proof with rubber washers and gaskets
Cable Lugs	Dowells (Crimping type)
11 KV, cable and termination Kit& cable jointing Kit	Raychem, xicon or approved equivalent
Terminal Blocks	Elmex
Reliable fuse base and tops	KEW, CPL
Lighting fixtures for HPMV/HPSV Lamps and fluorescent tubes	Bajaj, Wipro, Philips
Fluorescent tubes	Bajaj, Wipro, Philips
HPMV and HPSV	Bajaj, Wipro, Philips



Steel Tubular poles	Bombay Poles, Nityanand Poles, Noel Poles.
GL pipe poles	Gujarat, Zenith
Pole terminal box, pole prickets Cable junction boxes	Locally fabricated, as per approved specifications
Motor Starter	L & T Siemens etc
Water pumps	Crompton, Kirloskar, Jyoti
Capacitor	L & T, KHATAU
Switches, socket & switch boards (Modular)	Anchor, Clips & Cabtree, CP4 or approved Equivalent, ROMA
DP Switches and other lighting Accessories	CPL Wizard Series MK/Anchor - Roma/CAB Tree
Screws	Nettlefold
Earth Wire	Bare Copper/PVC insulated wire of required
PVC conduit pipe and accessories	Precision, Premium etc
PVC casing/capping with accessories	Modi, Classic, Precision (Concealed wiring)
MS conduit pipe and accessories	Supreme, NMMC/CIDCO, Kaycee
Rotary Switches	L & T, Siemens, Kaycee
Gas Heater	ISI marked
Generator	Kirloskar
Video Door Phone /Camera	Siemens, Honeywell
Water Purifier	Aqua Guard
Exhaust Purifier	Bajaj, Rallis, Crompton
PLUMBING WORK	
Sanitary ware	Hindustan, Parry ware, Neycer
C.P. Fittings	Jaguar, Marc, Gem
G.I. /M. S. Pipes	TATA
G.I. Fittings	Kirti, Unik, ISI
Sluice Value	Kirloskar, Indian Value Co.
Stoneware Pipes	Gorco, Rajura Ceramics Khanpur ceramics.
C. I. LA Class Pipes & fittings	Indian Iron Steel Co Kesoram, Electro Steel
R.C. C. Hume Pipe	K. Industries, Pranali
C.I. soil variety pipes & Fitting	Bengal Iron Co. Nagpur Engg. Co Hindustan Eng. Projects s Rif.
Gate value (All ISI Mark)	Leader, Zoloto
Butterfly Valves	Audco India, C&R
Insulation	Fibre Glass Pilkington, TWIGA
Flush Valve	NELSON, Jaguar
Fire Hydrant Landing Valves Hose, Reel, Canvas Hose, Cabinets, Portable Extinguishers	Safe guard, Minimax, Newage

PVC Pipes & Fitting	Supreme, Prince
Urinal Flash Valve	Geberit
Hydro Pumps, panels & Equipment and Fire & sprinkler Pumps	H.B.D. Grundfoss, Kirloskar
Sprinkler Heads	S.A.S., H.D.
Sewage handling pumps	HBD Kirloskar, KSB
BRASS BALL VALVE	ZOLOTO
Storage Tank	Sintex, Simlex
FIRE & ELECTRONIC SECURITY	
G. I. Pipe	Tata/Zenith
Butterfly Valves	Audco/Keystone
Pressure Gauges	Fiebig/Prega/H. Guru
Paint	ICI/Asian
Hydrant Valves Branch Pipes and other Accessories	Monsher/Newage/Minimax
First Aid Hose Reel Drum	Monsher/Newage
Pumps	Kirloskar Mather & Platt
Motors	Kirloskar
Diesel Engine	KOEL /Cummins
Foot Valve with GM Strainer	Mansher/M & P
Air Release Value	Mansher/M & P
Batteries	Exide/Standard
Canveshosues	Newage/Jayshree/Fire Marshall
FRLS Cables	CCI/Finolex
Starters	Siemens/L&T
Motor Control Panels	Monsher/Mather & Platt(TAC Approve.)
Control Cables	CCI/Finolex/Gloster
Fire alarm control Zonal Panel/Hooter CallPoint/Response Indicator	Monsher/Mather & Platt
Smoke Detectors	Edwards/system sensor/Notifier
Sprinkler heads	Grinnel/Viking
Aviation Lamp	Ashok, Delta Solar, Spectrum Light
Elevators	High Speed Elevators of minimum 10-person capacity in each wing of the building as per Regulation. Min. 1 Stretcher Lift Make- Mitsubishi/Schindler/OTIS Cabin Finish-Brush Finish Stainless Steel Cabins

Brands and specification given above are for reference purpose, any change to an upgraded reputed brand can be done with the consent of the Society & in consultation with PMC.

3. SOCIETY'S PROPOSAL

Sl. No.	Description	Offer expected from Bidder
1.	TEMPORARY ACCOMODATION	
a)	Minimum Monthly Displacement Compensation shall be paid to all existing members from the date of vacation till the date of offer of possession of new flats (subject to Occupation Certificate).	Rs. 25,000/- (Twenty Thousand Only) per member - Initially starting on the date of vacating flat. The initial paid rent to be increased by 10% after end of each calendar year till offer of possession of new flat.
b)	Refundable Deposit for Transit Accommodation	Rs. 1,00,000/- (One Lakh Only) per member to be paid on the date of vacating flat.
c)	Shifting Charges (to and fro)	Rs. 20,000/- (Twenty Thousand Only) per member to be paid on the date of vacating flat.
d)	Brokerage for obtaining temporary accommodation.	Rs. 25,000/- (Twenty Thousand Only) per member to be given One month in advance of tentative date of vacating flat.
2.	BENEFITS TO THE MEMBERS	
a)	Total Carpet Area including Additional Free Carpet Area over & above the existing carpet Area to be offered per member free of cost. Stamp Duty, Registration Charges, GST and other incidental charges as applicable on such existing & additional Area is to be borne by Bidder's	975 Sq. ft MOFA Carpet Area
b)	Mandatory Corpus Fund to the Society	Rs. 1,00,000/- (One Lakh Only) per member
3.	BANK GUARANTEE AMOUNT	
4.	Minimum Parking to each existing member	Minimum 01 No. per member
5.	List of Amenities to be provided by the Bidder's	Bidder's should attach list of amenities to be provided by him which should not be less than the amenities included in the Bid Documents
6.	Tentative period of completion of the entire project including sale component with infrastructure and amenities	36 months

4. BIDDER'S OFFER

Sl. No.	Description	Offer of Bidder
1.	TEMPORARY ACCOMODATION	
a)	Minimum Monthly Displacement Compensation shall be paid to all existing members from the date of vacation till the date of offer of possession of new flats (subject to Occupation Certificate).	
i.	Terms of payment for Monthly Displacement Compensation:	
b)	Refundable Deposit for Transit Accommodation	
i.	Terms of payment for Transit Accommodation:	
c)	Shifting Charges (to and fro)	
i.	Terms of payment for Shifting Charges:	
d)	Brokerage for obtaining temporary accommodation. Brokerage shall be paid in advance.	
2.	BENEFITS TO THE MEMBERS	
a)	Total Carpet Area including Additional Free Carpet Area over & above the existing carpet Area to be offered per member free of cost.	
b)	Mandatory Corpus Fund to the Society	
	Terms of payment for Corpus Fund:	
i.	At the time of execution of development agreement	
ii.	At the time of vacating the existing premises.	
iii.	At the time of possession.	
	Total	
3.	DISCOUNTS TO THE MEMBERS	
a)	Discount rate on additional area to be purchased by existing member (if any)	
b)	Maximum Carpet Area on which Discount will be available	

4.	COMPENSATION TO THE MEMBERS	
a)	Compensation to the member desiring to sell the premises on out right basis to the Bidder's prior to demolition. In case any member desires to sell premises prior to Demolition of the Building.	
b)	Compensation which the Bidder's shall give to existing members in case due to planning constraints the actual area allotted is increased or decreased	
i.	Compensatory Rate for the More Area	
ii.	Compensatory Rate for the Lesser Area	
5.	BANK GUARANTEE AMOUNT	
	Amount of Bank Guarantee	
6.	PARKING	
	Minimum Parking to each existing member	
7.	SOURCES OF FUNDS	
a.	Own	----- %
b.	Bank	----- %
c.	Other	----- %
8.	LIST OF AMENITIES TO BE PROVIDED BY THE BIDDER'S	
9.	SPECIAL BENEFITS IF ANY	Please specify. Attach separate sheet.
10.	HEALTH CLUB/GYM/FITNESS CENTRE TO LADIES & GENTS OF THE SOCIETY (AS PER THE P.M.C/CIDCO NORMS)	----- /- Carpet Sq. ft.

Seal and signature of BIDDER

Name and Designation of Signatory

Date:

Place:



PART - VI

LIST OF FORM'S

This section contains a series of standardized forms to be duly filled and submitted by the Bidder as part of the tender response. These forms capture essential declarations, technical and financial details, confirmations, and undertakings required for evaluation and compliance.

CONTENTS

FORM'S	DESCRIPTION	PAGE NO.
FORM - 'A'	PARTICULARS OF BIDDER	1
FORM - 'B'	DETAILS OF SIMILAR PROJECTS EXECUTED BY BIDDER IN PAST WITH SUPPORTING DOCUMENTS	2
FORM - 'C'	DETAILS OF ONGOING REDEVELOPMENT PROJECTS	3
FORM - 'D'	BIDDER'S ORGANIZATION STRUCTURE	4
FORM - 'E'	FINANCIAL STATUS OF THE BIDDER	5
FORM - 'F'	DETAILS OF BANKER	6
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FORM 'A'

PARTICULARS OF BIDDER

Sr. No.	Description	Tick
1.	Name of the Organization/Company/Bidder with year of Establishment & Commencement of Business.	
2.	Full Registered Address of the place of Business with other offices, if any	
3.	Nature of Bidder (Individual, Joint Stock Company, Hindu Undivided Family, Limited Company, Partnership, or Proprietary Firm)	
4.	Name of Sole Proprietor/Partners/Directors with brief Bio-Data incorporating past experience.	
5.	Name of Person holding Power of Attorney	
6.	Contact Details:	
i.	Office	
ii.	Mobile (Individuals)	
iii.	Fax Number	
iv.	E-mail Address	
7.	Website Address	
8.	Name of Bankers with full addresses and telephone numbers	
9.	Solvency Certificate amount (held with Nationalized/Scheduled Banks)	
10.	Present arrangement/Organization setup and facilities available in the office.	

Seal and Signature of Bidder

Name and Designation of Signatory

Date:

Place:

Note: Information of all partners to be furnished separately.

FORM 'B'

DETAILS OF SIMILAR PROJECTS EXECUTED BY BIDDER IN PAST WITH SUPPORTING DOCUMENTS

NAME OF THE BIDDER:

Sr. No.	1.	2.	3.
Name of the Work			
Built-up Area (Sq.mt.)			
Project Cost (Rs. Lakhs)			
Start Date			
Completion Date			
Date of Handover to Society Members			
Principal Features & Specifications			
Remarks			

Seal and Signature of Bidder

Name and Designation of Signatory

Date:

Place:



FORM 'C'

DETAILS OF ONGOING REDEVELOPMENT PROJECTS

NAME OF THE BIDDER:

Sr. No.	1.	2.	3.
Project Name & Built-up Area (Sq.mt.)			
Total Project Cost (Rs. Lakhs)			
Cost of Work Completed (Rs. Lakhs)			
Cost of Work Remaining (Rs. Lakhs)			
Start Date			
Anticipated Completion Date			
Remarks			

Seal and Signature of Bidder

Name and Designation of Signatory

Date:

Place:

FORM 'D'

BIDDER'S ORGANIZATION STRUCTURE

Description	Details
Name of Bidder's	
Head Office Address	
Telephone No.	
Fax No.	
Local Office Address	
Company Registration & Classification	
Name and Address of Bankers	
Key Personnel (Names & Experience)	
Years of Experience in Redevelopment Projects	
Name and Address of Principals of Company associated with the project	

Attach an Organization Chart showing company structure, including names and positions of Directors and Key Personnel.

Seal and Signature of Bidder

Name and Designation of Signatory

Date:

Place:

Note: In case of a **Partnership Firm or Joint Venture**, separate forms to be submitted for each partner/member.



FORM 'E'

FINANCIAL STATUS OF THE BIDDER

Description	Details
Name of the Bidder	
Turnover Certificate (Attach Copy) Last 3 years Certified	
Profit and Loss Statements & Audited Balance Sheet of last three years (Attach Copy)	
Net Worth Statement for last 3 years (Duly certified by CA)	
Financial Arrangements (Mention Amount in Rs.)	
a) Own Resources	
b) Bank Loans/Credit Facilities	
c) Other Sources (Specify)	
Solvency Certificate from Nationalized Bank (Attach Copy)	

Seal and Signature of Bidder

Name and Designation of Signatory

Date:

Place:

Note: If any item is not applicable, mention "Not Applicable" clearly.

FORM 'F'

DETAILS OF BANKER

Name of the Bidder: -

Bidder should provide financial information required to demonstrate that meets the requirements stated in the eligibility criteria and to complete the project. If necessary, use separate sheets to provide complete information regarding the Bidder's Banker.

Name of Banker/s
Address of Banker
Telephone Nos.
Name of the Contact Person, Title, Office and Mobile No.
Fax/ E-mail:

Seal and signature of BIDDER Name and Designation of Signatory

Date:

Place



FORM 'G'

LITIGATION HISTORY

Name of the Bidder:

Bidder should provide financial information on any history of litigation or arbitration resulting from contracts executed in last five years and currently under execution as well as details of bank/financial liabilities/ charge/debt if any on the firm or its sister concern or any of the partner.

Award for/ Against the Bidder	Name of the Client, cause of litigation and matter in Dispute.	Dispute amount (current value)	Actual amount awarded or decision or dispute	All pending litigations.

Seal and signature of BIDDER Name and Designation of Signatory

Date:

Place



FORM 'H'
DECLARATION FOR SITE VISIT

To, The Hon. Secretary,

Subject: Declaration of Site Visit for Redevelopment of Society Buildings

I/We, **(Name of Bidder/Company)**, hereby declare that I/We have personally visited and thoroughly inspected the project site for the redevelopment of **Panchavati Co-Operative Housing Society Ltd.** I/We confirm that I/We have fully assessed and familiarized ourselves with the site conditions and relevant factors, including but not limited to the following:

1. **Topographical Features** – Understanding the terrain, elevations, and other geographical conditions.
2. **Soil Conditions** – Analysing soil strata and load-bearing capacity at the site.
3. **Material Procurement & Logistics** – Assessing sources, availability, and rates of construction materials, including transportation, handling, and procurement costs.
4. **Taxation & Local Levies** – Factoring in applicable taxes such as GST, royalties, and local duties on construction materials, water, and electricity.
5. **Labour Availability & Regulations** – Evaluating the availability of skilled and unskilled labour, prevailing wage rates, and compliance with labour laws.
6. **Site Access & Infrastructure** – Reviewing existing roads, approaches, and pathways leading to the site for the movement of materials, equipment, and personnel.
7. **Site Utilization & Logistics** – Identifying designated areas for material stacking, storage, office setup, and other operational requirements.
8. **Vegetation & Debris Clearance** – Identifying the need for removal of trees, shrubs, bushes, and debris for site preparation.
9. **Water & Drainage Management** – Analysing potential dewatering/pumping requirements and drainage solutions.
10. **Climatic & Environmental Considerations** – Understanding weather patterns, working hours, and the number of productive workdays available.
11. **Security & Local Law and Order Conditions** – Ensuring workability in coordination with local authorities and vicinity dwellers.
12. **Construction Operations & Site Manoeuvrability** – Planning space for movement of labour, storage, equipment manoeuvring, and other essential activities.
13. **Other Potential Challenges** – Factoring in any additional site-specific conditions that may impact execution, timelines, or project costs.

I/We confirm that the **bid proposal has been formulated after careful consideration of all the above factors**, and I/We shall **not raise any claims or disputes** against the Society on account of unforeseen conditions encountered during execution.

Seal and Signature of Bidder

Name & Designation of Signatory:

Date:

Place:

(Strike out whichever is not applicable)

