PROJECT BRIEF WITH

SPECIFICATION WISHLIST AND AMENITIES

FOR

REDEVELOPMENT OF

PUNE PATRAKAR SAHAKARI GRIHA RACHANA SANSTHA MARYADIT PUNE.

Date: 20.01.2023

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SECTION 1: Our Requirements

Our Requirements

1. **What we are looking for & why: -** This document relates to the proposed redevelopment of Pune Patrakar Sahakari Griha Rachana Sanstha Maryadit. by demolishing existing structures and replacing the same with new structures. The key outcomes that we want to achieve are as follows: -

    1.1 High rise structure, against the current G+2 structures, with ample non mechanical parking (Not at the basement and ground floor.)

    1.2 Optimum use of site and segregation of commercial and residential units.

    1.3 Brief specifications and Amenities (Refer Section 2)

2. **What we require: The solution: -**

    We are seeking a solution that will fulfill following requirements: -

    2.1 Technical:

    2.1.1 Make available new tenements to our members strictly in accordance with our specifications/amendments to the specifications agreed upon.

    2.1.2 It is expected that substantial additional area is given to each member.

    2.1.3 The Society is to be given the area for SAMAJMANDIR mentioned 20,000 sq.ft. in a separate built commercial premise over and above the additional carpet area to each member. Also, the recreational and support amenities area will be mentioned by the developer separately.

    2.1.4 The timely completion of the project is of top most importance.

    2.1.5 2 Covered Car and scooter parking to be provided to our members and guest parking as per rules to be provided.

2.1.6. There are in total 5 types of residential units currently in the society, For purpose of conceptual designs following categories to be considered.

Approx. Unit Rera Carpet	No. of Units	Existing Configuration
1172 sq.ft.	04	3 BHK
1206 sq.ft.	14	3 BHK
1026 sq.ft.	02	2 BHK
1062 sq.ft.	10	2 BHK
821 sq.ft.	10	2 BHK
855 sq.ft.	20	2 BHK
685 sq.ft.	10	2 BHK
716 sq.ft.	20	2 BHK
894 sq.ft.	12	DUPLEX with exclusive independent terrace

Samajmandir of 5500 sq.ft.,Office + Godown of 400 sq.ft. and Toilet Block of 200 sq.ft..

The total Rera Carpet area as per EOI remains same. The above chart is given for the developer to create broad categories for appropriate design solution.

2.2 Financial: -

2.2.1 We wish to build sizeable corpus for the Society. Our requirement of corpus for existing members is Rs.5 lakh per existing unit. We wish the new incoming member to contribute Rs.7 lakh towards corpus fund.

2.2.2 Betterment charges (Inconvenience allowance) of Rs.20 Lakh to each existing unit to be considered. The schedule of payment also needs to be mentioned.

2.2.3 Suitable compensation to the members for rented premises including refundable deposit for the period of construction and compensation for "to and fro" movement when existing premises would be vacated. The rent to be Rs.45/sq.ft. of existing carpet area with rise of 5% per year from vacating the premises by the society till the possession of new units. The shifting charges to be considered as Rs.50,000 per unit. A refundable deposit of Rs.250/sq.ft. of existing carpet area to be considered.

2.2.4. Bank guarantee of total Rs.50 Cr expected out of which Rs.10 Cr towards Rent component and remaining Rs.40 Cr to be released in stages which can be indicated by the Developer. A Security Deposit of Rs.7 Cr is expected to ensure against payment for land conversion charges. Also a detailed schedule can be attached by the Developer for release of Guarantee amount with remarks.

3. **What we require:**

Capacity: - We are seeking Developers that are able to demonstrate the following capacity: -

3.1 Sufficient financial means to execute project of this magnitude in the given, time frame.

3.2 Sufficient expertise in terms of qualified staff in adequate number to execute the project of this dimension.

3.3 Prior experience of successfully executing "Redevelopment/Development projects" of similar magnitude.

4. **What we require:**

Capability: - We are seeking Developers that are able to demonstrate from their past performance and present capability their ability to successfully undertake our project.

5. **Contract Term:** At this stage it is not possible to anticipate exact date from which the contract will commence. The anticipated Contract term and options to extend are:-

DESCRIPTION	YEARS
Initial term of the Contract	Three years
Options to extend the Contract	Three months if satisfied by us of exceptional circumstances. In rare case further extension of Three months may be considered. In no case further extension shall be granted.
Maximum term of the Contract	In no case will exceed 42 months.

6. **Expected Outcomes:** The following are the key outcomes that are to be delivered. Again, it is not possible to specify exact dates. However, indication of time deadline to be met once we have given the "go ahead" signal to the selected "Developer" would be as follows:

DESCRIPTION	INDICATIVE DATE FOR DELIVERY
6.1 Schematic final design of project to Society	Two months from the date of LoI. (Letter of Intent)

6.2 Submission of redevelopment report to Dy. Registrar Cooperative Dept. for obtaining his NOC and obtain his NOC. (6.1& 6.2 could move simultaneously)	Two months from the date of LoI.
6.3 Classification change process	Three months from NOC from the date of LoI.
6.4 Obtaining Commencement certificate from PMC	Two months from date of Registration of Agreement of Development.
6.5 Shifting of Society members to rented premises	60 days after sanctioning of plan.

SECTION 2:

Our Evaluation Approach for this Stage

1. This section sets out the Evaluation Approach that will be used to assess proposals.

2. **Pre-conditions: -** Each Proposal must meet all of pre-conditions as follows: -

   2.1 The project will be Residential and Retail Spaces and commercial office use shall be permitted provided proper segregation of residential and commercial premises is planned.

   2.2 Specifications to be as laid down or higher. Any alteration to the laid down specifications be specified in proposal submitted. Thereafter no alterations would normally be accepted. But in exceptional cases alterations can be considered only with prior written consent from the society.

   2.3 Proposals which fail to meet one or more of above will be eliminated from. further consideration.

3. Developers who are unable to meet all pre-conditions should conclude that they will not benefit from submitting a Proposal.

4. **Evaluation criteria: -** Proposals which meet all preconditions will be evaluated on their merits in favors of society. We wish to obtain the best value-for-money over the life of the Contract. This means achieving the right combination of fit for purpose, qualify, on time delivery, quantity in terms of area given to society/members without any violation of building bye-laws and price. If a Developer offers substantially different than other Proposals (an abnormally low/high bid), the Society may seek to verify with the Developer that the Developer is capable of fully delivering all of the requirements and meeting all of the conditions of the Proposed Contract. Short listed

Developer will be requested to submit their conceptual layout and building plans. After Scrutiny of conceptual layout and building plans and negotiations final short listing of Developer will be done.

5. **Proposal from Developer: -** In submitting the Price the Developer must meet the following:-

   5.1 The offering schedule must cater for all visualized costs such as any/ all costs, fees, expenses and charges associated with the full delivery of the Requirements over the whole-of-Life of the Contract.

   5.2 In preparing their Proposal Developer are to consider all risks, contingencies and other circumstances relating to the delivery of the requirements and include adequate provision in the Proposal and offering information to manage such risks and Contingencies.

   5.3 Developer are to document in their Proposal all assumptions and qualifications made about the delivery of the Requirements, including in the financial offering information. Any assumption that the Society or a third party will incur any cost related to the delivery of the Requirements is to be stated, and the cost estimated if possible.

Note :The primary Developer is only responsible for the project deliverables and any type of joint development/consortium only the primary applicant will be point of contact for the society.

SECTION 3: Our Proposed Contract

Terms &Conditions: Proposed Contract

1. The Proposed Contract will incorporate following terms and conditions:-

    1.1 The agreements between the Society & Members and the Developer are limited to right to develop by himself/his firm/company only.

    1.2 Developer will not transfer these rights to other Developer or any other agency.

    1.3 He shall also not make joint agreements with neighboring plot holder.

    1.4 If any of the above mentioned things are noticed, the agreement will be cancelled automatically.

    1.5 The cost, expenses, stamp duties & charges towards classification change premium and allied expenses, registration of redevelopment document agreement & POA shall be borne by the developer.

2. The planning and construction of the redevelopment scheme should be executed completely according to the existing rules & regulations laid down by the concerned authorities like Pune Municipal Corporation, local self-government bodies and State & Central Governments. The developer will be entitled to utilize TDR/ additional FSI as per the rules prevailing at present. Any future TDR/ additional FSI shall be the property of the Society. Illegal construction and sale of the same will not be allowed.

3. The developer shall submit one copy of the plan/ revised plan for the approval of the authority concerned only after written consent of the Society.

4. The developer shall submit one copy of the pre-approval and approval for plinth checking and completion to the society.

5. The local taxes such as LBT and VAT / GST /CST and any other applicable taxes shall be paid by the Developer.

6. The cost/ expenses of amenities like water, light, demolition cost of the existing building & its disposal of the debris/rabbit and cleaning of the premises should be borne by the Developer from the time till the completion & handing over of the property to the Society.

7. The stamp duty, registration charges and and legal charges for existing and free offered area toward the redevelopment agreement/Agreement/Allotment Agreement etc. with the respective members of the society will be borne by the developer. However, the individual stamp duty, Registration and GST as applicable for the registering additional carpet area which is purchased by the existing members in the new Premises will beborne by the concerned individual Members.

8. The costs and responsibility for availing the Occupation Certificate and other Certificates / documents from various authorities will be borne by the Developer.

9. All the legal formalities and other communications should be made with the legally Elected Secretary/ Chairman / authorized member of the Management Committee only.

10. The development & other agreements / contracts will be executed:

    10.1 Between each Society Member and the Developer and Society.

10.2 These agreements approved by advocates on behalf of the society and developer will be registered as per the Registration Act 1908.

11. The allotment of owners will be done as per Para II of the GR of the Govt of Maharashtra.

12. The Society's Managing Committee reserves the right to accept or reject any offer/ Bid or make changes to the techno-financial proposal process and / or reject all offers at any time prior to award of contract, without assigning any reason and without thereby incurring any liability to the affected developer or developers.

13. The Society's Managing committee reserves the right to extend the last date for accepting Techno-financial proposal Documents from the developers.

14. Incomplete technical and financial offers / bids are liable to be disqualified.

15. Common terrace rights will be with the society.

16. Prior consent of the Society for admission of new members shall be obtained in writing. The Society has framed "code of conduct" for all members. The new members will need to agree to abide by the code of conduct by enclosing a signed copy of the code of conduct along with their application for membership.

17. The draft copy of redevelopment agreement shall he provided by Developer to the Society. The same draft is subject to the offer submitted by the Developer through Techno-financial proposal. Please note that the contents of redevelopment agreement will be based on the various resolutions passed and confirmed in the Society meetings. OR of Govt. of Maharashtra dated 04 July 2019 and contents of your offer.

18. The role of other party to this contract i.e. Developer shall be just of a developer. Developer shall not have any rights, title, and interest after completion of the Redevelopment project. The said agreement shall contain the rules laid down by Govt. Of Maharashtra regarding Development Control of the City.

19. In submitting your Proposal you must let us know if you wish to question and/or negotiate any of the terms or conditions in the Proposed Contract, or wish to negotiate new terms and/or conditions. If you do not state your position you will be deemed to have accepted the terms and conditions in the Proposed Contract in full.

20. The property of the society i.e. the land shall not be mortgaged by the Developer with any financial institution including and not limited to the project finance of the present redevelopment project or raising finance for this present project or any other purpose of whatsoever nature.

21. **Conflict of Interest: -** None of the "Developer" shall have "conflict of Interest" in the captioned project i.e. He /she or any of his partners/Directors shall not be related to any one from the Managing Committee or any office bearer in Pune Patrakar Sahakari Griha Rachana Sanstha Maryadit, Refer to Para 12 of the Govt. of Maharashtra GR dated 04 July 2019 laying down guidelines for redevelopment projects.

SECTION 4:

TECHNO-FINANCIAL PROPOSAL Process, Terms & Conditions

Note to Developers and Developers

1) In managing this project, the Society will Endeavour to act fairly and reasonably in all of its dealing with interested Developers, and to follow due process which is open and transparent. This section contains the standard **techno-financial proposal** Process, Terms and Conditions which apply to this project.

2) The society reserves the right to change or vary conditions to the techno-financial proposal-Terms. In such a case the society shall ensure that the Developers are informed immediately after variations have been made.

3) If you have any questions about the techno-financial proposal-Terms get in touch with our Point of Contact.

4) **Preparing and submitting a Proposal: -**Developers are to submit proposal which will include all information requested by the Society in relation to the techno-financial proposal. By submitting a Proposal, the Developer accepts that he or she is bound by the techno-financial proposal Process, Terms and Conditions (TECHNO-FINANCIAL PROPOSAL-terms) as varied by Point no. 2 above.

    4.1 Each developer is advised to examine the techno-financial proposal and any documents in the techno-financial proposal and any other information provided by the Society, considering nil risks, contingencies and other circumstances relating to the delivery of the requirements and include adequate provision in its Proposal to manage such risks and contingencies.

4.2 Specifically mention in your proposal all assumptions and qualifications made about the delivery of the requirements, including any assumption that the Society or a third party will deliver any aspect of the requirements or incur any cost related to the delivery of the Requirements. Developer may obtain if appropriate, independent advice before submitting a Proposal and satisfy itself as to the correctness and sufficiency of its Proposal, including the proposed offering and the sustainability of the offering.

5) **Offer Validity Period: -** Proposals are to remain valid and open for acceptance by the Society for the Offer Validity Period i.e. six months from the date of deadline for submitting of proposals.

6) **Developers' Deadline for Questions: -** Each Developer should satisfy itself as to the interpretation of the techno-financial proposal. If there is any perceived ambiguity or uncertainty in the techno-financial proposal documents, Developer should seek clarification before the Deadline for Questions. All requests for clarification must be made by email to the Society's Point of Contact. The Society will respond to requests in a timely manner. If the Society considers a request to be of sufficient importance to all Developers it may provide details of the question and answer to other Developers as well as in doing so the Society may summaries the Developer’s question and will not disclose the Developer’s identity.

7) A Developer may withdraw a request at any time. In submitting a request for clarification, a Developer is required to indicate, in its request, any information that is commercially sensitive, information. However, the Society may modify a request to eliminate such commercially sensitive information and publish this and the answer where theSociety considers it of general significance to all Developers. In this case,

however the Developer will be given an opportunity to withdraw the request or remove the commercially sensitive information.

8) **Submitting a Proposal: -** Each Developer is responsible for ensuring that its Proposal is received by the Society at the correct address on or before the Deadline for Proposals. The Society will acknowledge receipt of each Proposal. The Society intends to rely on the Developer's Proposal and all information provided by the Developer. In submitting a Proposal and communicating with the Society each Developer should check that all information it provides to the Society is, true, accurate and complete and not misleading in any material respect or does not contain Intellectual Property that will breach a third party's rights. Where the Society requires the Proposal to be delivered in hard and soft copies the Developer is responsible for ensuring that both the hard and soft copies are identical.

9) **Assessing Proposals: -** Evaluation panel. The Society Management committee will check the content of the project. The Society or evaluation panel may invite independent advisors/experts to evaluate any Proposal, or any aspect of any Proposal.

10) **Third party information: -** Each Developer authorizes the Society to collect additional information, except commercially sensitive offering information, from any relevant third party (such as a referee or a previous or existing client) and to use that information as part of its evaluation of the Developer's Proposal.

12) Each Developer is to ensure that all referees provided in support of its Proposal agree to provide a reference. To facilitate discussions between the Society and third parties each Developer waives any confidentiality obligations that would otherwise

apply to information held by a third party, with the exception of commercially sensitive offering information.

13) **Society's clarification: -** The Society may, at any time, request from any Developer clarification of its Proposal as well as additional information about any aspect of its Proposal. The Society is not required to request the same clarification or information from each Developer. The Developers must provide the clarification or additional information in the format requested. Developers will endeavor to respond to requests in a timely manner. The Society may take such clarification or additional information into account in evaluating the Proposal.

14) Where a Developer fails to respond adequately or within a reasonable time to a request for clarification or additional information, the Society may cease evaluating the Developer's Proposal and may eliminate the Proposal from the process.

15) **Evaluation and short listing: -** The society will base its initial evaluation on the proposals submitted in response to the techno-financial proposal. The society may adjust its evaluation of a Proposals following consideration of additional information as described in point 13 above. In deciding which Developer/s to shortlist the Society will take into account the results of the evaluations of each Proposal and the following additional information: -

15.1 Each Developer's understanding of the Requirements, capability to fully deliver the Requirements and meet the conditions of the Proposed Contract except where the price is the only criteria, the best value-for-money over the whole-of-life of the goods or services.

15.2 In deciding which Developer, or Developers, to shortlist the Society may take into account any of the following additional information:-

15.3 The results from reference checks, site visits and any other due diligence.

15.4 The ease of contracting with a Developer based on Developer's feedback on the Proposed Contract (where these do not form part of the weighted criteria), any matter that materially impacts on the Society's trust and confidence in the Developer and any relevant information that the Society may have in its Possession.

16) The Society will inform Developers if they have been short listed or not. Being short listed does not constitute acceptance by the Society of the Developer's Proposal, or imply or create any obligation on the Society to enter into negotiations with, or award a Contract for delivery of the Requirements to any short listed Developer/s. At this stage in the process the Society does not intend to make public the names of the short listed Developers.

17) **Negotiations: -** The Society may invite a Developer to enter into negotiations with a view to contract. Where the outcome is unsatisfactory the Society may discontinue negotiations with a Developer and may then initiate negotiations with another Developer. The Society may initiate concurrent negotiations with more than one Developer. In concurrent negotiations the Society will treat each Developer fairly, and prepare a negotiation plan for each negotiation, advise each Developer that it wishes to negotiate with, that concurrent negotiations will be carried out, hold separate negotiation meetings with each Developer.

18) Each Developer agrees that any legally binding contract entered into between the Successful Developer and the Society will be essentially in the form set out in Section 3, the Proposed Contract.

19) **Issues and complaints: -** A Developer may, in good faith, raise with the Society any issue or complaint about the techno-financial proposal, or the techno-financial proposal process at any time. The fact that a Developer has raised an issue or complaint is not to be used by the Society to unfairly prejudice the Developer's ongoing participation in the techno-financial proposal process or future contract opportunities.

20) **Standard techno-financial proposal conditions: -** AII enquiries regarding the techno-financial proposal must be directed by email to the Society's Point of Contact. Developers must not directly or indirectly approach any representative of the Society, or any other person, to solicit information concerning any aspect of the techno-financial proposal. Only the Point of Contact, and any authorized person of the Society, are authorized to communicate with Developers regarding any aspect of the techno-financial proposal. The Society will not be bound by any statement made by any other person. The Society may change the Point of Contact at any time. The Society will notify Developers of any such change.

21) **Conflict of interest: -** A material Conflict of Interest may result in the Developer being disqualified from participating further in the techno-financial proposal.

22) **Ethics: -**Developers must not attempt to influence or provide any form of personal inducement, reward or benefit to any representative of the Society in relation to this techno-financial proposal. A Developer who attempts to do anything prohibited vide para above may be disqualified from participating in the techno-financial proposal process. The Society reserves the right to require additional declarations, or other

evidence from a Developer, or any other person, throughout the techno-financial proposal process to ensure probity of the techno-financial proposal process.

23) **Anti-collusion and bid rigging: -** Developers must not engage in collusive, deceptive or improper conduct in the preparation of their Proposals or other submissions or in any discussions or negotiations with the Society. Such behavior will result in the Developer being disqualified from participating further in the techno-financial proposal process. In submitting a Proposal, the Developer warrants that its Proposal has not been prepared in collusion with a Competitor. The Society reserves the right, at its discretion, to report suspected collusive or anti-competitive conduct by Developers to the appropriate authority and to give that authority all relevant information including a Developer's Proposal.

24) **Confidentiality ofInformation: -** The Society and Developer will each take reasonable steps to protect Confidentiality of Information and without limiting any confidentiality undertaking agreed between them, will not disclose Confidential Information to a third party without the other's prior written consent. The Society and Developer may disclose Confidential Information to any person who is directly involved in the techno-financial proposal process on its behalf, such as officers, employees, consultants, contractors, professional advisors, evaluation panel members, partners, principals or directors, but only for the purpose of participating in the techno-financial proposal.

25) **Confidentiality of techno-financial proposal information: -** For the duration of the techno-financial proposal. to the date of the announcement of the Successful Developer, or the end of the techno-financial proposal process, the Developer agrees to keep the techno-financial proposal strictly confidential and not make any public statement to any third party in relation to any aspect of the techno-financial proposal, the techno-

financial proposal process or the award of any Contract without the Society's prior written consent.

26) A Developer may disclose techno-financial proposal information to any person described in paragraph 24 above but only for the purpose of participating in the techno-financial proposal. The Developer must takereasonable steps to ensure that such recipients do not disclose Confidential Information to any other person or use Confidential Information for any purpose other than responding to the techno-financial proposal.

27) **Costs of participating in the process: -** Each Developer will meet its own costs associated with the preparation and presentation of its Proposal and any negotiations/ meetings thereafter.

28) **Ownership of documents: -** The techno-financial proposal and its contents remain the property of the Society. All Intellectual Property rights in the techno-financial proposal remain the property of the Society or its licensors. The Society may request the immediate return or destruction of any or all techno-financial proposal documents and any copies. Developers must comply with any such request in a timely manner. All documents forming the Proposal will, when delivered to the Society, become the property of the Society. Proposals will not be returned to Developers at the end of the process.

29) Ownership of Intellectual Property rights in the Proposal remain the property of the Developer or its licensors. However, the Developer grants to the Society a non-exclusive, non-transferable, perpetual license to retain, use. copy and disclose information contained in the Proposal for any purpose related to the RTI process.

30) **No binding legal relations: -** Neither the techno-financial proposal. nor the techno-financial proposal process, creates a process contract or any legal relationship between the Society and any Developer, except in respect of: -

30.1 The Developer's declaration in its Proposal.

30.2 The Offer Validity Period.

30.3 The Developer's statements, representations and or warranties in its Proposal and in its correspondence and negotiations with the Society.

30.4 The Evaluation Approach to be used by the Society to assess Proposals as set out in Section 2, the techno-financial proposal-Terms.

30.5 The standard techno-financial proposal conditions set out above and any other matters as expressly described as binding.

30.6 Except for the legal obligations set out in paragraph 5 above (validity of the offer) no legal relationship is formed between the Society and any Developer unless and until a Contract is entered into between those parties.

31) **Elimination: -** The Society may exclude a Developer from participating in the techno-financial proposal if the Society has evidence of any of the following, and is considered by the Society to be material to the techno-financial proposal: -

31.1 The Developer has failed to provide all information requested, or in the correct format, or materially breached a condition of the techno-financial proposal .

31.2 The Proposal contains a material error, omission or inaccuracy.

31.3 The Developer is in bankruptcy, receivership or liquidation.

31.4 The Developer has made a false declaration

31.5 There is serious performance issue in a historic or current contract delivered by the Developer.

31.6 The Developer has been convicted of a serious crime or offence or there is professional misconduct or an act or omission on the part of the Developer which adversely reflects on the integrity of the Developer.

31.7 The Developer has failed to pay taxes, duties or other levies.

31.8 The Developer represents a threat to national security or the confidential /sensitive government information.

32) **Society's Additional Rights: -** Despite any other provision in the techno-financial proposal the Society may, on giving due notice to Developers:-

32.1 Amend, suspend, cancel and/or re-issue the techno-financial proposal, or any part of the techno-financial proposal.

32.2 Make any material change to the techno-financial proposal (including any change to the timeline, Requirements or Evaluation Approach) on the condition that Developers are given a reasonable time within which to respond to the change.

32.3 Despite any other provision in the techno-financial proposal the Society may accept a late Proposal if it is at Society's fault that it is received late and/or in exceptional circumstances, accept a late Proposal where it considers that there is no material prejudice to other Developers.

32.4 The Society will not accept a late Proposal if it considers that there is risk of collusion on the part of a Developer, or the Developer may have knowledge of the content of any other Proposal.

32.5 In exceptional circumstances, answer a question submitted after the Deadline for Questions, if applicable.

32.6 Accept or reject any Proposal, or span of a Proposal.

32.7 Accept or reject any non-compliant, non-conforming or alternative Proposal.

32.8 Decide not to accept the highest priced conforming Proposal unless this is stated as the Evaluation Approach.

32.9 (i) Not to assign any rights to any third party of any nature of whatsoever.

(ii) Not to disclose any relevant information to any third party.

32.10 Provide or withhold from any Developer information in relation to any question arising in relation to the techno-financial proposal.
Information will usually only be withheld if it is deemed unnecessary, is commercially sensitive to a Developer, is inappropriate to supply at the time of the request or cannot be released for legal reasons.

32.11 Amend the ProposedContract at any timer including during negotiations with the short-listed Developer.

32.12 Waive irregularities requirements in the techno-financial proposal process where it considers appropriate and reasonable to do so.

33) **Disclaimer:**

33.1 Society will not be liable in contract, tort, equity, or in any other way whatsoever for any direct or indirect damage, loss or cost incurred by any Developer or any other person in respect of the techno-financial proposal process.

33.2 Nothing contained or implied in the techno-financial proposal, or techno-financial proposal process, or any other Communication by the Society to any Developer shall be construed as legal, financial or any other advice.

33.3 The Society has endeavored to ensure the integrity of such information. However, it has not been independently verified and may not be updated.

33.4 Extent that liability cannot be excluded, the maximum aggregate liability of the Society, its agents and advisors is Rs. 1/-.

SECTION 5:

OUR SPECIFICATIONS

1. Flooring:

1.1 Flooring for common areas:

1.1.1 Parking:- anti-skid designer tiles.

1.1.2 Main Entrance Lobby:-Decorative wit Stone Finish.

1.1.3 Common lobbies and passage:- Polished vitrified tiles 800x800mm.

1.1.4 Staircase :-All staircase to have granite treads and risers.

1.2 Unit Flooring:

1.2.1 800X800 mm Polished Vitrified in all rooms.

1 Master Bedrooms with wooden flooring.

1.2.2 Dado tiles:

1.2.2.1For Toilets: Glazed vitrified dado tiles 600X300 mmup to ceiling. With Antiskid flooring of 600X600 mm

1.2.2.2 For Kitchen:- Dado tiles up to ceiling level, of Kajaria/Nitco/Johnson

2. **Windows:**

2.1 Euro Series Aluminum windows with mosquito net to be provided with Adequate ventilation opening and sound proof. Appropriate safety grills to be provided.

2.2 Granite sills for all windows.

3. **Doors :**

3.1 Main door and all internal doors to have mortise locks with three set of keys. Main door Both side veneer finish and provision of safety door.

3.2 Internal door, both side laminated door (finishing to match main door)

3.3 Individual Unit Toilets to have key-less operable cylinders, for mortise locks, open-able from outside in emergency. Matching to main door, both side laminated door.

3.4 All door frame to be plywood frame with laminate finish except main door veneer.

3.5 All doors of good quality waterproof type.

4. **Railings:-**

4.1 Staircase:-Railing to be S.S. modular railing with brush metal finish.

4.2 Terrace and Balcony: Railing to be laminated toughened glass and S.S. Modular railing.

4.3 Passage:-S.S. modular railing

5. **Paint:-**

5.1 Interior paint: - Low VOC lead (free: water based paint (washable)). Preferably from Asian, Nerolac and equivalent.

5.2 External paint weatherproof Apex UltimaProtek or equivalent.

6. **Electrification, Networking, T.V., Telecom:-**

6.1 Adequate Electrical Load and points for each unit.

6.2 All electrification concealed With MCB and MCCB.

6.3 All electrical switches to be of LeGrand/Arteor or higher series

6.4 Staircase lights to be standard functional LED light on every landing of the staircase. With on and off point from the parking.

6.5 Common Lights to be LED.

6.6 All LED fitting to be Wipro/Philips/Havel'smake

6.7 Provision of Electrical shafts and access to shafts is must.

6.8 All electrical as well as plumbing panels to be covered with a box with lock

6.9 Generator of Kirloskar/Cummins Make or similar -common lights on each floor along with elevator working on generator back up. Automatic setting between MSEB &Generator.

6.10 Earthing for the complete building to be as per MSEB and consultants specification and should be tested and verified.

6.11 Transformer as per corporation/MSEB requirements and to be very well protected and secured.

6.12 Common electricity meter, Capacity as per consultant.

6.13 LED linings in all common areas including parking.

6.14 Adequate security lights to include compound wall

6.15 Meter room to house intercom control panel. BSNL/telecom service provider incoming land lines, optical fiber cable provision by BSNL/telecom service provider to be provided.

6.16 CCTV to capture entrance gate, parking, driveway, common lift lobbies and common terraces with back-up of one month.

6.17 AC/Electrical duct to be provided with proper service ledges which are accessible.

6.18 All the parking lights should be LED.

7. **Plumbing:**

7.1 Automatic water level controller required. Overhead water tank as per design win sensors and automatic pump circuit.

7.2 All piping and pumps used in the plumbing should be of best quality and / ISI mark.

7.3 Storage tanks of adequate capacity to be as per PMC norms with necessary water proofing. Necessary separation for fire water, raw water tank, domestic water tank to be considered.

7.4 Existing tube well to be connected to underground water storage tank. A unit for filtering and softening of water from the tube well is needed.

7.5 All warranty of fixtures, switches, lift, plumbing taps or mixers, light fittings, etc. to be with the Society.

7.6 Necessary new water supply connection as per PMC norms

7.7 Good water proofing with chemical treatment for all bathrooms, terraces, balconies and exterior walls.

7.8 Pressurized water supply systems to be employed.

7.9 Single valve to close water supply to each toilet.

8. **Lift / Elevator**

8.1 Number of lifts to be as per Fire NOC, with one lift shall be goods lift.

8.2 If the lift requirement is more than two, One lift to be a goods lift.

8.3 Capacities to depend on building design and planning parameters authorities.

8.4 Brands – Schindler, Otis, Kone, Mitsubishi, ThyssenKrupp

8.5 Lift to have auto rescue device.

8.6 Lift lobby to be 1.5 times the depth of shaft.

9. **General:**

9.1 Samajmandir area of 20000 sq.ft. is to be constructed as integral part of the proposal and its location to be appropriately located.

9.2 Non mechanized parking minimum of 2 Car Parks and 2 Two wheelers (per tenement) to be provided free of cost. Parking bay as per PMC norms to be provided. Electric charging points to be provided.

9.3 Rain water Harvesting as per PMC norms to be provided.

9.4 Provision of composting or any other method for wet garbage disposal is required.

9.5 Tremix Concrete Internal Roads in the society.

9.6 Community Hall with minimum one or two service to be considered in the society complex.

9.7 Furnished Office for society with attached toilet, approx. 500 sq.ft. Also a small store room-for society needed, approx.200 sq.ft.

9.8 One room with toilet (separate WC and bath) for servants/security staff on the ground floor with a wash basin outside the toilet.

9.9 Gymnasium to be provided.

9.10 Name plate board and good quality letter boxes in the main lobby.

9.11 Entrance and exit gate shall be appropriately located one. It should be sliding. The gate must have decorative arch with Society's name prominently displayed with adequate lighting.

9.12 Landscaped Garden to be provided for the society which will include recreational facilities such as swimming pool, sit-out area, senior citizen area, children play areas, Gymnasium etc.

9.13 Universal Access Entrance lobbies to be provided.

10 **Miscellaneous:**

10.1 Smart systems to monitor various systems to be mentioned.

10.2 Wash basin on the terrace to be provided.

10.3 Staircase to be spacious enough for easy transportation during emergency.

10.4 All drawings like PMC approved plans, working, structural, plumbing and electrical as built drawings shall be provided by the developer.

10.5 Anti pest treatment at the time of building construction.

10.6 Building will be earthquake resistant as per structural code by structural designer.

10.7 Firefighting system as per NBC norms/PMC NOC

10.8 Floor to ceiling height-3.05m clear height minimum.

11 **Surroundings:**

11.1 All existing trees are around the compound wall. Retaining the existing trees is also important and appropriate measures to retain them needs to be considered. In case any removal is required appropriate permission and care needs to be taken as per all laid down government norms.

11.2 The trees to be enclosed in a flower bed, brick wall about 1’6”ft, height to run parallel to the compound wall high to serve as flower bed.

11.3 New trees, if required (as per PMC tree policy) to be of indigenous variety.

11.4 Compound wall of 1.80 meter height (as per UDCPR 2020) with additional safety if required.

11.5 Eco-Friendly Measures: Roof top solar panels for electricity generation integrated with MSEB power supply with net metering. Common lighting for lifts to be drawn from this.

11.6 Proper arrangements for treatment of solid waste.

11.7 Solar pumps to lift water from tube well and from ground floor tank to terrace tank.

12. **Additional Points:**

12.1 Building should be minimum Gold IGBC/Griha rated green building.

12.2 Building construction and construction process to confirm to NBC norms.

12.3 Lower tank as per design with Fire Hydrant System

12.4 Automatic bore well pump with appropriate connection to the lower tank.

12.5 Fire fighting and Hydrant system With Fire Department NOC

12.6 Cabin for watchmen. A room for drivers and watchmen with a toilet block in parking to be provided.

12.7 Name plate board besides the elevator entrance and Main Door

12.8 Garbage/Waste disposal unit as per Pune Municipal Corporation's guidance. Holistic approach is required for the solid waste treatment.

12.9 Amenity Space for offices to be provided.

12.10 Road facing compound wall to be impressive to add to the building elevation.

12.11 Specifications will be verified and certified by an independent consultant.

Note: These are primary specifications and can be changed by mutual consultation between Society (its appointed architect) and the Developer.

DISCLAIMER

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