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Date: 06.10.2024

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Subject: Redevelopment of apartment scheme of M/s Kanchan Ban Flat Owners Co. op. Housing Society Ltd. Nagpur

Respected Sir,

We are pleased that our firm / company has been selected by M/s Kanchan Ban Flat Owners Co. op. Housing Society Ltd. Nagpur, for Project Management Consultant for the redevelopment of its apartment scheme on Plot No. 389, Khare Town, Dharampeth, Late Krishna Khonde Marg, Nagpur- 440010 on the basis of your letter received by the society in this regard.

Your offers are invited for the above stated work. Your offer should be based on following terms and conditions:

1. The Builders / Developers should construct apartment as below:

**Definitions:**

- **Carpet Area:** Clear inside area of the apartment excluding covered by all walls of the apartment and excluding areas of the balcony, common lobby, staircase, lift and passage outside the apartment. This area will be referred herein after as Carpet area.
- **Built up area:** Carpet Area + Areas covered by the walls of the apartment. This area will be referred herein after as Built up area.
- **Balcony area:** Area connected to the apartment for exclusive use of the apartment owner and covered by roof at 3.0m height but open from a side or sides. This area will be referred herein after as Balcony area.
- **Share in premium area:** Areas covered by staircase, staircases lobbies and passages for common use, lift / lifts (but excluding parking and / court yard and / common terraces) are being sanctioned by the NMC as premium area. The premium area proportional to the built up are of which apartments will be defined as share in premium area and will be herein after referred as Share in premium area.

- **Super built up area:** The sum of the built up area + balcony area + terrace area + share in premium area will be herein after referred as Super built up.

**Development details:**

- a) The developer should construct about **21 / 14** nos. of apartment having about ..... To ..... sq.mtr. built up area. These apartments should have about 170 to 185 sq.mtrs. super built up area. The developer should mention exact built up area, super built up area and carpet area in the offer. Each apartment should consist of 3 bedroom, a drawing hall, a kitchen, 2 toilets minimum, 2 balconies minimum. Each such apartment will be provided with one exclusive Car Parking Area. Minimum height of the rooms should not be less than 2.85 Mtr.
- b) The specifications of the apartments shall be as per annexure attached herewith.
- c) The builders / developers shall construct compound wall from all sides, gate to the compound wall at his own cost.
- d) The builders / developers shall construct a Hall / Society office (20 sq.mtr.) at his own cost on terrace.
- e) The builders / developers shall pay minimum Rs.30000/- per month in the form of post dated cheque towards alternative accommodation to each old apartment owners.
- f) The construction should complete in all respect within 36 months and the developer shall pay Rs.30000/- towards shifting charges (one time) to each apartment owner.
- g) Sufficient lighting arrangements shall be provided to all common areas with inverter backup.
- h) Proper arrangement for rainwater harvesting shall be provided by the builders / developers at his own cost.
- i) All the building shall be provided with sufficient lifts with generator / inverter backup by the builder / developer at his own cost.
- j) Fire fighting arrangement as per norms shall be provided by the builder / developer.
- k) The builder / developers shall bare all expenses towards the electric connections, water connections, registration expenses and taxes etc.

- l) The builder / developer can sell remaining apartments to perspective buyer through triparty arrangement with society members. The perspective buyers will have to become member of the society, before entering into agreement.
- m) The builder shall submit plans of apartments and the site plan alongwith his offer.
- n) The builder / developer shall complete the project within 36 months from the date of agreement of Development between the owners of old apartment and the developer.
- o) The present members shall vacate their present apartments within one month from the date of sanction of plan.
- p) The builders / developers shall quote the amount that he will pay to each members towards assignment of development right and right to sale the apartment excluding the apartment to be given to the present owners / members.
- q) The society has appointed **Shri. V. K. Iyer** as Project Management Consultant (PMC). The PMC / his staff shall supervise the project with respect to Quality and schedule of the work.
- r) The builder / developer shall submit their sealed offer alongwith the drawings to the President / Secretary, M/s Kanchan Ban Flat Owners Co. op. Housing Society Ltd. Nagpur.
- s) The society reserves the right to accept or reject any or all offer / offers without assigning any reason whatsoever.
- t) The offers will be opened in front of the builders / there authorised representatives and the member of the society.

For further details / queries you may contact on PMC Shri V. K. Iyer or the President / Secretary, M/s Kanchan Ban Flat Owners Co. op. Housing Society Ltd., 389, Khare Town, Dharampeth , Late Krishna Khonde Marg, Nagpur - 440010.

## DEVELOPMENT DETAILS TO BE FILLED BY BUILDER

1. Total No. of Flats..... no. / 3 BHK Flats ..... Nos., 4 BHK ..... Nos.
2. Area of Flat ..... sq.mtrs..... super built up.
3. P line area of flat ..... sq.mtrs. ....sq.ft.
4. Super built up area of flat ..... Sq.mtr..... sq.ft.
5. Hall size ..... Mtr. x .... Mtr..... ft..... x ..... ft.
6. Bedroom -1-..... mtr,.....ft.
7. Bedroom -2-..... mtr,.....ft.
8. Bedroom -3-..... mtr,.....ft.
9. Toilet -1-..... mtr,.....ft.  
Toilet -2-..... mtr,.....ft.  
Toilet -3-..... mtr,.....ft.
10. Kitchen ..... mtrs. ....ft.
11. Rent to each owner upto completion of project ..... /month (max. 36 months)
12. One time shifting charges to owners (6 owners)..... / owner.
13. Time period for construction ..... months.
14. Amount for assignment of Development right to each owner ..... Amt.
15. Specification attached Yes / No.....
16. Plan attached Yes / No.....
17. Society Office / Hall on terrace ..... sq.mtr.

**ANNEXURE – A  
SPECIFICATION**

<b>STRUCTURE</b>	:	➤ R.C.C. Frame structure
<b>BRICK WORK</b>	:	➤ 230mm thick brick work for external walls and 115mm. thick brick work for internal walls.
<b>PLASTER</b>	:	➤ Plain plaster for external walls and smooth finish for all internal walls.
<b>PAINTING</b>	:	➤ External walls shall have exterior emulsion and internal walls shall be of oil bound distemper on smooth putty finish.
<b>FLOORING</b>	:	➤ Vitrified tiles flooring to all rooms of size 600mm x 600mm. ➤ Ceramic tiles flooring to balcony. ➤ Anti skid Ceramic tiles for toilets / bathrooms.
<b>DOOR SHUTTERS</b>	:	➤ Front door designer door and other doors are flush type doors with concrete frames and aluminium fittings.
<b>WINDOWS</b>	:	➤ Powder coated aluminium sliding windows with glass panel and M.S. grills.
<b>GLAZED TILES</b>	:	➤ Glazed tiles shall be provided upto 3ft. height above kitchen otta and designer tiles upto lintel level for wash basin and in toilets.
<b>KITCHEN OTTA</b>	:	➤ Modular kitchen otta of builder's design with black granite top and stainless steel sink bowl of 18 inch x 18 inch.
<b>SANITARY WARE</b>	:	➤ Wash basin, commode / orrisa pan of white colour of standard company.
<b>PLUMBING</b>	:	➤ Concealed plumbing pipes of CPVC, hot and cold mixers and fittings of standard company (Jaquar or Equivalent).

<b>ELECTRIFICATION</b>	: ➤ Concealed ISI mark wiring with required electrical points to all rooms. ➤ One refrigerator point in kitchen. ➤ One Geyser point in bathrooms. ➤ All switches are modular switches (total points-70 nos.)
<b>WATERPROOFING</b>	: ➤ Special waterproofing treatment to toilets and on top floor terrace.
<b>COMMON AMENITIES</b>	: ➤ Society room with 20 chairs and toilets (approx. area 400 sq.ft.) ➤ CCTV on common area and on each floor lobby. ➤ Common solar system for common electric meter. ➤ Guard room and toilet on ground floor. ➤ Compound wall. ➤ Fire fighting system. ➤ Intercom with video door phone facility. ➤ Generator backup to common areas. ➤ Rain water harvesting for the building. ➤ Wheelchair compatible ramp. ➤ Water tank for corporation and bore well. ➤ Modular kitchen of builder's design to each flat. ➤ Two (2) lifts to the building having capacity 6 persons each.