

TENDER DOCUMENTS  
FOR  
**“PROPOSED RESIDENTIAL BUILDING”**  
AT  
PLOT NO. 63-64,  
SHIVAJI NAGAR, TEHSIL - RAHATA,  
DISTT. AHMEDNAGAR, SHIRDI

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## SECTION 1

### SCOPE OF WORKS

Proposed Residential Building at Plot No 63,64 Shivaji Nagar, Shirdi Tal Rahata Distt., Ahmednagar

Scope of work for Construction of residential building including complete setting out as per architectural drawing and checking of layouts as mentioned above for an approx. area of 3850 sq.ft. approx.. (Building cluster as per Architectural plans) as per the approved design, drawings and technical specifications comprising of,

1) Civil Works including but not limited to:

- x Site clearance.
- x PCC and Plum concrete as per the drawings.
- x RCC Foundations. Plinth protection with PCC, Protective brick masonry wall along building periphery for plinth filling.
- x All work done with ply shuttering should be of such a good quality that it should not require any plaster on any surface. If any plaster required due to poor workmanship than it shall be done by the contactor at his own cost.
- x Sub-structure and super-structure including terrace slab (RCC framework & structural steel work as per structural drawings), toilets & kitchen will have sunken slabs including re-baring & core cutting (required if any).
- x Balconies, pardi, parapet walls, Overhead tanks and other miscellaneous RCC work.
- x Brick masonry, internal and external plaster.
- x Anti-termite treatment, Damp-proof course and waterproofing to terraces, balconies and toilet areas as per the specifications mentioned in the tender.
- x Temporary retaining of earth for the foundation if required.
- x Sleeves for AC Copper Pipe / Drain Pipe
- x Elevation work, feature walls including elevation elements like GRC/ MPC Jali with required frame work (Tower, terrace & surrounding Towers) as per the approved drawings. This includes all area surrounding Tower, terrace & Towers.
- x All the ancillary structure like Boundary wall STP, UGT, OHT, LT HT Panel room, meter room, fan rooms, control room, Guard Room, etc.

2) Finishing works including but not limited to:

- x Flooring including CC below flooring, skirting and dado, as specified flooring and wall tiles.
- x Doors and windows with necessary fittings as specified in the tender.
- x Internal and external paint with POP punning.
- x Coves on fire pipes inside the building area.
- x False ceiling under the suspended pipeline of toilets and under suspended pipelines on other locations with waterproof Gypsum Board including suspenders, peripheral channels and spacers etc. complete to receive the paint.
- x Miscellaneous Work-Kitchen platform, *MS* railing in all balconies and common area including staircase at all floor levels, lift facia, treatment of expansion joints etc. as per drawings.
- x Drip course & coping on all parapet walls & wherever required.

3) Plumbing works including but not limited to:

- x Internal plumbing (concealed)
- x Shaft plumbing.
- x Plumbing works for, OH tanks and stilt.
- x External plumbing up to 1st inspection chamber for each plumbing shaft.
- x CP fittings and sanitary wares.
- x Testing and commissioning as per prevailing codes of practice.

4) Electrical Works (MEP- Services) including but not limited to:

- x Conducting and wiring for all Electrical & L.V points. (PVC / Steel Conduit).
- x Light Fixtures for common area of building i.e. lift lobbies, staircases, basement and stilt & terrace cabin only. One tube light in all the rooms & toilets and fans id drawing dinning room. One CFL light in each balcony. Cabling/Wiring, Earthing and Termination from meter boards to individual flats and common area, Basement, Commercials including Distribution Box, MCBs, MCCBs etc. As per Drawing and Design.
- x DBs, Switches & Sockets (Legrand /ABB/Schneider or As Approved by Client).
- x Supply Installation Testing and Commissioning of Rising Mains, Tap Off Boxes, Adaptor Boxes, and Common Services Panels Cabling, Termination and Earthing Strip/ Wire including required number of earth station (Copper Plate/ GI Plate/ Chemical as per drawing and Design).

- x Supply Installation Testing and Commissioning of Elevators DBs Cabling, Termination and Earthing Strip/ Wire including required number of earth station as per drawing and Design.
- x Providing and fixing of Sleeves (Dia, Thickness, and Construction of Material as Specified in the Drawing, Specification and Design) for all type of services.
- x Low Voltage work likes: Fire Alarm alarm system complete including smoke and heat detectors.
- x Conduiting for CCTV, Access Control, and IPTV Etc.
- x Supply/Installation/ Testing and Com missioning of Pumps, Panel, Cabling and Earthing as per design and drawing.
- x Co-ordination & Civil Work complete with Brick partition wall, including whitewash and related electrical points for installation and commissioning of elevators (Including temporary power supply and earthing arrangement for Test Run of Elevators as suggested by the Elevator Vendor.
- x Coordination with all services as and when required including water and electricity supply as and when required as per direction of Engineer-in charge.
- x Bore wells (1 Nos.) as per design and drawing.

Any ancillary work required for MEP- Services as per design and drawing.

**SECTION 2**  
**SCHEDULE OF BASIC MATERIALS FOR BUILDING WORKS**

Proposed Residential Building at Plot No 63,64 Shivaji Nagar, Shirdi Tal Rahata Distt., Ahmednagar

Sr.	Requirements	
A	Civil Works	
1	Floor to Floor Height	Maximum 3.05 Mtrs. at all levels.
2	RCC	As per Structural Design (design mix from approved laboratory) and specifications by Structural Consultant. All RCC works shall be conforming to IS Standards.
3	Reinforcement	As per requirement of design, approx. 6 kg/sq. ft. of built up area. The actual reinforcement consumption shall be as per the structural drawing / BBS.
4	Brick work with Coarse Sand	As per specified in Drawings (approved AAC blocks.) cement mortar or as recommended by Structural Consultant or with chemical jointing paste.
5	Plaster with Coarse Sand	Internal Plaster (12-15 mm thickness for wall) - Cement Mortar 1:6 (1 Cement: 4 Fine Sand of 0.8 fm or more: 2 coarse sand) Ceiling Plaster (6mm thick) - Cement Mortar 1:3 (1 Cement: 3 Fine Sand of 0.8 fm or more External Plaster in not required. If the quality of RCC is not up to the mark and plaster is needed then it will be on contractor part.
6	Flooring and Skirting	For Rooms - Marble (Italian) Flooring in all areas (except balconies & toilets). Ceramic tiles or as suggested by Architect/client in balconies/wash area (with adequate slope & spout to drain out of water) & toilets of approved make. For lift lobbies – On all Floors – Baroda Green with combination of Tiles, stones (Flooring and Dado & Lift facia) as approved by architect/consultant/owner. Main Staircase & Fire Escape Staircase – Baroda Green Stone on all floors (treads & risers (in single stone), landings and skirting). Staircase railing will be of MS. Weight of railing approx. 10kg. per RM. For Foyer / Entrance Area – Baroda Green with combination of Tiles, stones (this may include Italian stone, Granite, Imported vitrified Tiles.) Glazing, paneling, False ceiling as per drawing/approval of consultant/owner.
7	Dado / Wall Tiles	Ceramic Tiles of approved make (up to door height) and matching floor tiles in toilets and up to 2' above kitchen platform and below sink area.
8	Kitchen platform & Kitchen sink	As per design platform of Granite top with moulding and SS sink (as approved by consultant/owner), required plumbing with CP sink cock as per approved sample fit to place modular kitchen underneath it.
9	Door (With H.W. Red Marandi Frames)	Main door shutter-35 mm thick paneled Masonite type of 8' height (with all sides shall be polished in same color),

		<p>4 nos. of 5" SS hinges (as approved make), Mortice lock of approved make.</p> <p>Internal doors-35 mm thick flush Type of 7' height with (all sides in same color), 4 nos. of 5" SS hinges (make as approved), SS cylindrical locks with key in case of room doors &amp; without key in case of toilet doors of approved make.</p> <p>Main Entrance Door frame shall be of double patam having 6"x2 ½" size &amp; with Lintel height of 2400 mm and Internal Door frame shall be of single patam having 4"x2 ½" size 7 height of 2200 mm of Red Marandi wood including wooden beading.</p>
10	Windows, Ventilators and sliding doors	<p>For rooms – Aluminum with fixed and open able panels with float glass as per Drawings. Windows placed on external wall surface shall have toughened glass as approved by consultant/owner. External Door &amp; Window Lintel Height 2125 mm &amp; 75 mm Treshold below.</p> <p>For toilet - Louvered windows of Aluminium. With float glass</p>
11	Painting – External	Weather shield Paint with Smooth or Textured finish of approved make as per drawing with 2 coat of putty having rates as Rs. 16/- per SQ.FT. exclusive of Taxes.
12	Painting – Internal	Oil Bound distemper of approved make for walls and ceilings after POP Punning on the walls
13	Balcony Railing	Complete MS Railing with emulsion painted as per drawing. Weight of railing approx. 10 kg. per Sqm.
14	Parking Area	
<b>B</b>	<b>Electrical</b>	
1	Switched	Legrand, Mosaic or approved equivalent (ISI Marked)
2	Wires	RR cable, Finolex, Polycab, Hawells make (all copper wires and smoke free)
3	Fixtures ( Common Area )	LED Fixtures as per Architect and approved make.
4	Number of Points	As per electrical drawings.
5	Telephone & Cable TV Networking	RR cable / Finolex / Indo Asian / Polycab (Only conduiting will be in scope of contractor, rest will be in the scope of FTTH provider.)
6	Switch Fuse Unit	L&T / English Electric
7	MCB / ELCB	Legrand / Standard / Indo Asian / Anchor / ABB.
10	Lights/Fan Fixture	One Tube light in all rooms & Toilet & Fan in drawing & dining only. Also one CFL light in each balcony.
<b>C</b>	<b>Plumbing</b>	
1	Water tanks- OH	RCC water tank at terrace as per plan and design
2	Sanitary ware	As approved by consultant/owner.
a)	WC	Wall / Floor Mounted EWC of approved make including accessories as per Client / Architect.
b)	Wash Basin	With Pedestal or Counter Top as per approved make & Model Complete bathroom set with conventional fittings of make.
c)	CP Fittings	Jaquar or equivalent (including accessories towel rod/rack/mirror).

4	Water supply	With CPC as per approved make, concealed for internal & including terrace looping and delivery line from ground floor to OH tank of GI B-Class as per drawings.
5	Drainage	With UPVC pipes for internal piping including suspended line in ceiling covered with false ceiling and shaft piping of CI.
6	External Plumbing	Up to first chamber of required depth on each line of toilet / kitchen using SW pipes.
<b>D</b>	<b>General</b>	
1	Anti-termite treatment	To be provided as per normal practice with 10 yrs. Guarantee.
2	Damp proof Course (DPC)	As per recommendation by Architect / Structural Consultant.
3	Water proofing	Brick bat coba for Terrace and balconies. Chemical waterproofing with polymer modified membrane for toilets.
4	Terrace Insulation	Terrace level insulation with min. 50 mm thick XPS board of M/s Supreme make or equivalent, laid as per manufacture's technical specification.

SECTION 3

BASIC RATES OF MATERIALS

Sr.	Type of Material	Measurement Unit	Basic Rate
1	Granite Stone	SQ.FT.	Rs. 125/- Sqft
2	Marble (Italian)	SQ.FT.	Rs. 275/- Sqft
3	Baroda Green	SQ.FT.	Rs. 50/- Sqft
4	Kota Stone	SQ.FT.	Rs. 50/- Sqft
5	Vitrified Tiles	SQ.FT.	Rs. 70/- Sqft
6	Anti-Skid Ceramic Tiles	SQ.FT.	Rs. 50/- Sqft
7	Ceramic Glazed Tiles	SQ.FT.	Rs. 50/- Sqft

SECTION 4

SUGGESTED MAKES OR AS APPROVED

S.No.	Description	Approved makes
1	Cement(PPC) 43 grade	Ultratech/JK LaKshmi/ JK super/ACC/
2	Steel (TMT)	TATA/SAIL/VIZAG/JINDAL
3	AAC Block Concrete admixture M.S. Pipe, Tubes, Bar, Flats, Angle, Polysulphide sealant Epoxy Fire Retardant paint Mortice Lock & Latch	BILT, Magic Bricks , Kannav, Indo-Bhutan Construction Solutions Pvt Ltd, Aercon India Cico. / Pidilite / Fosroc TATA, SAIL Pidilite Fosroc/ STP Doorset or Equivalent with Client Approval
4	White cement	J.K.White, Birla, ACC
5	Ceramic tiles	As per approved sample
6	Vitrified tiles	As per approved sample
7	Cement primer	Of same make of final coat of colour
8	Primer (wood & steel)	Nerolac, Asian, Berger
9	Doors (Laminated / Panel Mesonite)	Kutty / Corbett / Orion or as approved
10	Waterproofing compound	Pidilite, Cico, Fosroc,
11	Exterior texture paint	ACRO/ APEX / Spectrum / Ultra Tech
12	Chemical for anti-termite	Chlorophyriphos 20% EC, De-Nocil - Durshan, Bayer India Limited- Termicafe TC
13	Aluminium Sections	As per Drawing and approval
14	Sanitary ware & fittings	Cera, Hindware, Parryware or equivalent
a	Wall hung EWC	Cera, Hindware, Parryware or equivalent
b	Wash basin	Cera, Hindware, Parryware or equivalent
15	CP fittings	Jaquar / Plumber or Equivalent as per Client Approval
16	Mirrors	Atul, Jolly, Modiguard (For all these Beveling shall be done)
17	GI pipes	Jindal Hissar,Tata, JSL
18	Pipes & fittings	Supreme, Prince, Astral
19	RCC pipe	any make (holding license to use ISI/ISO certificate marks)
20	Cable	Glostaer, RR cable
21	HRC Fuses ,S.D.F.SFU, ACB's	L&T, Crompton, Siemens, ABC
22	Lugs	Dowells
23	Epoxy based cable joint	M-seal, Tropolin
24	Contactors	L&T, BCH, Crompton
26	Timer	L&T, BST, JST
27	Black steel pipes	Tata, BST, JST
28	Change over switches	Elecon, Clipsal, L&T, ABC, Crompton
29	MCCB's, Switches, sockets, blanker	Legrand
30	Distribution board	Legrand

S.No.	Description	Approved makes
31	Earthing material	Hot dip Galvanised or copper
32	MCB's 9KA	MDS, Legrand, L&T
33	PVC insulated copper conductor wires & telephone wires, RG 6 T/V Wire	Finolex, RR Kabel
	Telephone wires	Finolex
34	Ammeter, Voltmeter KWH meters, frequency meters KW meters, KW meter	A.E, L&T, Rishab, Enercon
35	CT's	A.E., Siemens, L&T
36	Selector switches	Kayee, L&T, ABC
37	Push button pilot lamps	L&T. Siemens, Concord
38	Battery	Exide, Standard
39	Relays	Syntron, control group, L&T, Ashida
40	Luminaries	Phillips, Bajaj, GE
41	Cable gland	Comic
42	Cable trays	Pilco, Mek
43	Capacitors (Heavy duty)	L&T mehar, Madles, Neptune
44	HT Breakers	Alstom, Siemens, Jyoti, ABC, Cromton
45	Cable termination	Raychem
46	RCCB's	MDS, Legrand
47	Fire hydrants, extinguishers, all fittings inside the fire hood cabinet ,	Minimax, Cease fire
48	PVC conduit	National, AKG, DIplast, Polly Cup
49	Conduit accessories	Heavy duty, AKG, DIplast, Polly Cup
50	Metal Boxes	Made of 16 gauge sheet Zinc Coated
51	Bushes	PVC / Nylon
52	Screws	Brass only
53	Pushbutton	Kaycee, Siemens
54	Detectors (smoke)	Apollo, Hochki, Firescan
55	Detectors (Heat)	Esward, Apollo
56	Panel for the fire alarm system	Phillips, Agni, PCD
57	Manual call point	Philip, Agni
58	Hooters	Phillips, Agni
59	Zonal Panels	Phillips, Agni, PCD
60	Main LT panels with ACB's	L&T, Siemens, Neptune
61	Panel & feeder pillar	Tyrikolite Noida, V.K.steels
62	HT panel	L&T, Crompton, Siemets, ABC, Jyoti
63	Elevators	Otis, Kone
64	Kitchen sink	Jayn , Nirali.
65	Floor trap (Anti-cockroach)	Chilli, Camaery, Jayna

Note – If any Brand is not available, then the contractor will inform & take approval from the owner for suggested brand. Owner reserves the right to make any changes in approved makes or any other equivalent makes.

SECTION 5  
SCHEDULE OF FISCAL ASPECTS

Commencement/ Completion	
Mobilization period	From the date of issuance of LOI, a mobilization period of 7 days shall be allowed to the contractor to mobilize its resources at site.
Commencement of work	The work shall commence on date of issue of LOI. Tentative start date for the project is ---,2020
Completion of Work	Work must be completed and handed over to the satisfaction of Owner on or before -----, 2020
Payment	
Mobilization Advance	The client agrees to pay interest free mob advance in the manner prescribed below: -
	Mobilization will include following tasks: -
	<ul style="list-style-type: none"> <li>x Labour hutment and allied facilities for the labour namely toilets and bathing facility out site the site.</li> <li>x Establishment of offices and store based on the approved drawing from EIC out site the site.</li> <li>x Submission of the Mix design.</li> <li>x On submission of Master schedule</li> <li>x Reinforcement yard and its related machinery</li> <li>x Shuttering material</li> <li>x Laying of Electrical system for operation of machines and general lighting of site.</li> <li>x Water supply arrangement for carrying out the site work and for drinking purposes.</li> <li>x Survey and layout arrangement incl. its instrument as mentioned in the GCC</li> <li>x Establishment of stores.</li> </ul>
Recovery of mobilization advance:-	The mobilization advance shall be recovered from RA bills in such a manner that the total advance is recovered in the next three R.A. bill & equal monthly amount for next 12 months and bank guarantee shall be returned after recovery of full mobilization amount.
Performance Bond	Not applicable.
Retention Money	Deduction towards retention money shall be made in every Running bill at 5% of the value of work certified, towards retention. In total, 5% of the contract value shall be retained till the end of defects liability period, provided the Works are free from defects and the contractor has rectified all defects identified by Architect/ Owners representative, Owner. Retention may be released upon submission of a Bank Guarantee (Retention) for equivalent amount valid till the end of Defects Liability Period. The BG must be in format approved by the Owner/ PM. The retention money shall not carry any interest.
Material Advance	NIL
Bills	
Interim Bills	The bills in triplicate shall be submitted to the Owners representative along with all supporting documents. Bill shall be Generate every 25th of the month (70% payment in 15 days, balance in next 15 days).
Certification	The Owner/ Owners representative shall certify the interim bill within 30 working days and the final bill within 45 working days of the receipt of bill complete in all respects along with all supporting documentation.
Supporting Documents	Bills will not be accepted/ received by the Owner / Owners representative, if bills are not in the correct format as prescribed by the Owner/ Owners representative or are not presented along with

	material invoices/ delivery challans, measurement sheets, rate analysis etc.
Tax Deduction at Source	Tax including WCT shall be deducted as applicable at Source in accordance with the statutory requirements from all payments made to the Contractor, including that in respect of the Mobilization advance, if paid.
Income Tax	Income tax at the rate prevailing at the time of payment will be deducted from each Running bill and Final bill, together with any other prescribed statutory deductions.
Period of raising Final bill	Within <i>2 weeks</i> of virtual completion of works and submission of handing over documents duly approved by the Architect/PM.
Payment	Payments shall be made by the Owner within <i>15 working days</i> of certification of the bills by the Owner/ Owners representative.
<b>Penalty</b>	
Liquidated Damages	Liquidated damages shall be paid by the Contractor at 2% of the Contract Price for every week of delay, subject to maximum deduction of 7.5% of contract sum, for any delay beyond ----- 202__. Failure to comply with commitments based on the schedule shall invite additional Liquidated damages @ Rs...../- per day of delay in achieving milestones. ( <i>Milestones shall be identified from the schedule submitted by the contractor along with quote.</i> ).
<b>Insurance</b>	
Insurance	a) Contractor's All Risk Policy. b) Policy to cover Contractor's liability under Workmen's Compensation Act 1923, Minimum Wages Act 1948, Contract Labour (Regulation and Abolition) Act 1970 and other relevant labour legislations c) Insurance cover against damage or loss due to any reason in respect of materials, equipment and/or work done. Limit of liability shall not be less than the value of such materials at any stage of the Contract, for the period of completion.  The Contractor shall produce to the Owner/ Owners representative all certificates of insurance within <i>7 days</i> from the date of Letter of Intent.
<b>Defects Liability</b>	
Defects Liability	<i>12 Months</i> from the date of Virtual Completion. Where extended Guarantee periods are stipulated in the Contract Documents for particular parts of the Works, the Contractor shall furnish appropriate guarantees in approved formats for same before issuance of the Final Completion Certificate.

SECTION-6  
PAYMENT SCHEDULE

Sr.	STAGES OF WORK TO BE COMPLETED	PERCENTAGE APPLICATION	% age cum.
1.	RCC Work up to roof level including roof slab with electrical conduit, columns etc. (for all floor)	27%	27%
3.	Brick work up to roof level including shelves and lintel etc.	6%	33%
4.	Internal plaster, Electric conduits in walls, M.S. boxes & fish wire	4%	37%
5.	Internal Water Supply complete	3%	40%
6.	Providing and fixing UPVC pipes for Sewage Disposal	3%	43%
7.	Door Frames including common area & staircase	3%	46%
8.	Railing in staircase & Balcony complete with primer & painting	3%	49%
9.	Dado in Toilet & Kitchen	3%	52%
10.	External Plaster for Mumty OHT and other ancillary structures/ wherever required.	1%	53%
11.	Water proofing in sunken portion toilets & kitchen including testing.	1%	54%
12.	All types of Flooring, Skirting in flats, common area, staircase, shafts excluding polishing	6.5%	60.5%
13.	Kitchen counters, sills of windows/ ventilators, wash basin	1%	61.5%
14.	DB fittings, Electric wiring, switch plate, Distribution board & work up to meter	3%	64.5%
15.	Dado in common area including lift lobbies	1%	65.5%
16.	Terracing including roof treatment and construction of RCC overhead water tanks complete in all respect with all connections.	3%	68.5%
17.	Malba cleaning	1%	69.5%
18.	Door shutters including common area & staircase, window, ventilator shutters with frames, fitting & glass panels etc. complete in all respect.	6.5%	76%
19.	Making good surface of external surface, External texture paint with primer complete in all respect.	5%	81%
20.	Polishing of floor	1%	82%
21.	Internal Painting with POP and polishing including False ceiling	4%	86%
22.	Sanitary fixtures & water supply fittings	5%	91%
23.	Electrical fixtures & fittings	4%	95%
24.	Misc. balance works including site Clearance at the time of handover	2.5%	97.5%
25.	On testing & completion of works and certifying from Competent authority.	2.5%	100%

All the above percentage shall be paid on pro rata basis. Payment shall be made on proportionate work done on various stages. A stage shall be deemed to be completed when all the corresponding stages relevant to the work are completed.

SECTION-7

TENDER PRICE

Sl. No.	DESCRIPTION	QTY.	UNIT	RATE (Rs.)	AMOUNT (Rs.)
1	Construction of residential building (with Floor to Floor Height approx. 3.05 Mtr. on lump sum per SQ.FT. basis as per specification and drawing and up to satisfaction of Architect / PMC /Owner including All civil (Structure, Finishing & Elevation), Sanitary, Water supply, Internal Electrical and other related works Complete.				
	Total Amount				

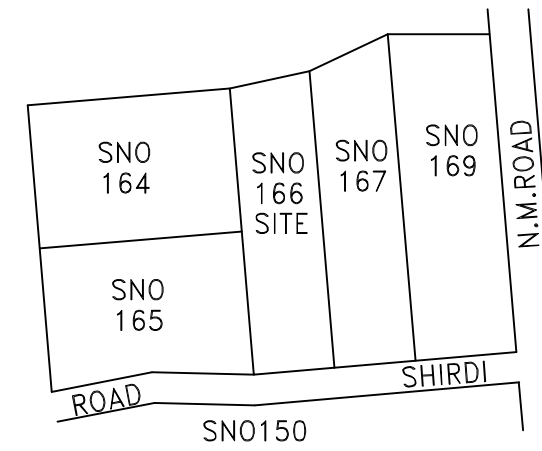
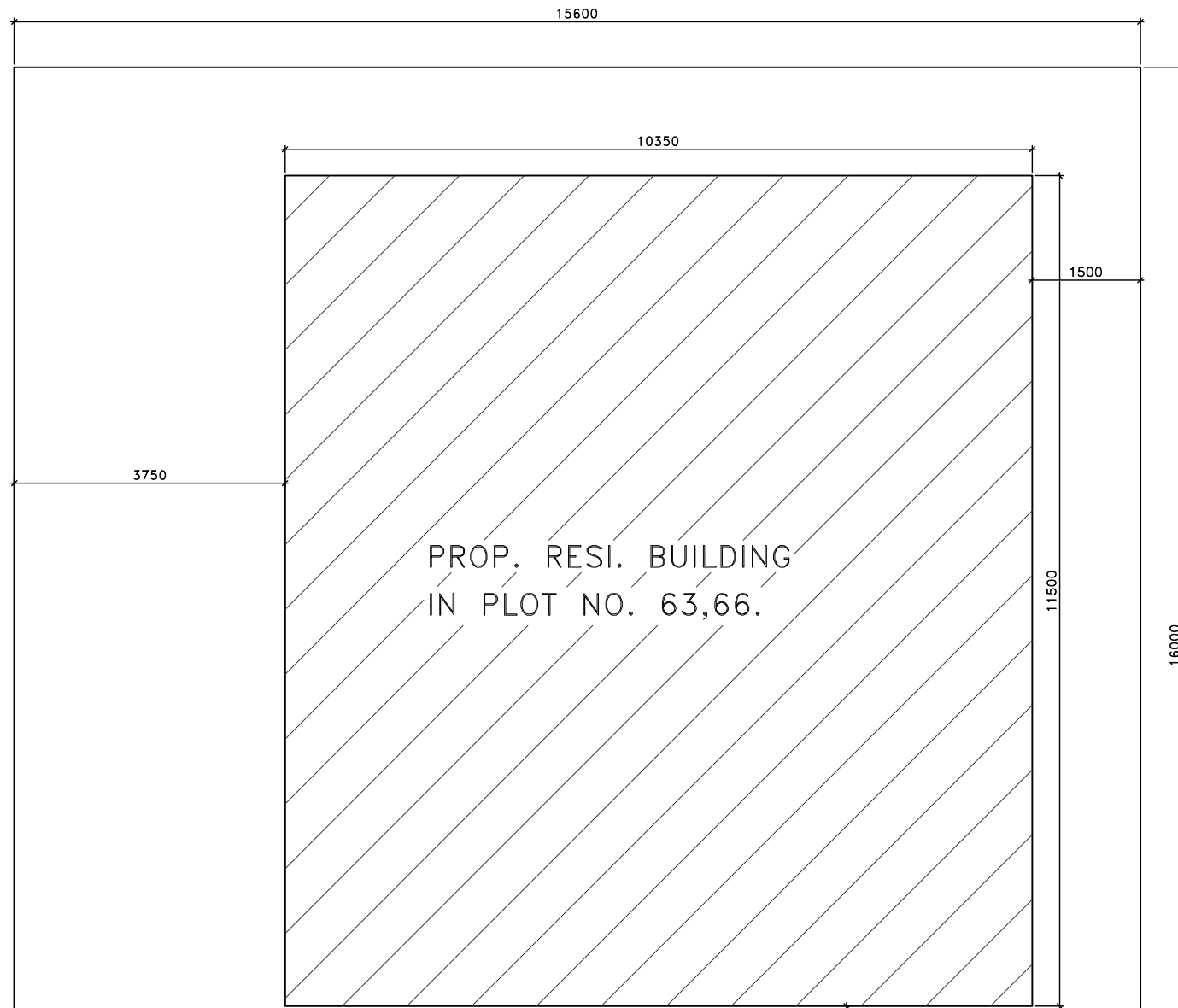
Area given above is approximate. The rate quoted by the tenderer is inclusive of the cost of materials, labour, tools, plant & equipment, all duties and taxes (GST, etc.), supervision, overhead & profit etc. all complete (As explained in section 1 to 6).

AUTHORISED SIGNATORY

DATE: \_\_\_\_\_

SECTION 8

DRAWINGS



LOCATION PLAN

SNO 166(P)

4.50 MTR. EXISTING ROAD

SNO 166(P)

• AREA STATEMENTS IN SQ.MTR.

PLOT AREA AS PER T/K	250.00
AREA UNDER RD WIDENING	12.00
NET PLOT AREA	238.00
PERMISSIBLE B U AREA	119.00
GROUND FLOOR B U AREA	119.00
FIRST FLOOR B U AREA	119.00
TOTAL B U AREA	238.00

PROJECT:

PROPOSED RESIDENTIAL BUILDING IN S.NO-166/ 383 IN PLOT NO. 63,64 AT SHIVAJINAGAR, SHIRDI TAL RAHATA DISTT.AHMEDNAGAR FOR SHRI SAI BHAKTA SAMAJ BANARA INDUSTRIAL AREA LODHI ROAD NEW DELHI SECRETARY SHRI KRISHNA PANNALAL KAPOOR.

DRAWING TITLE

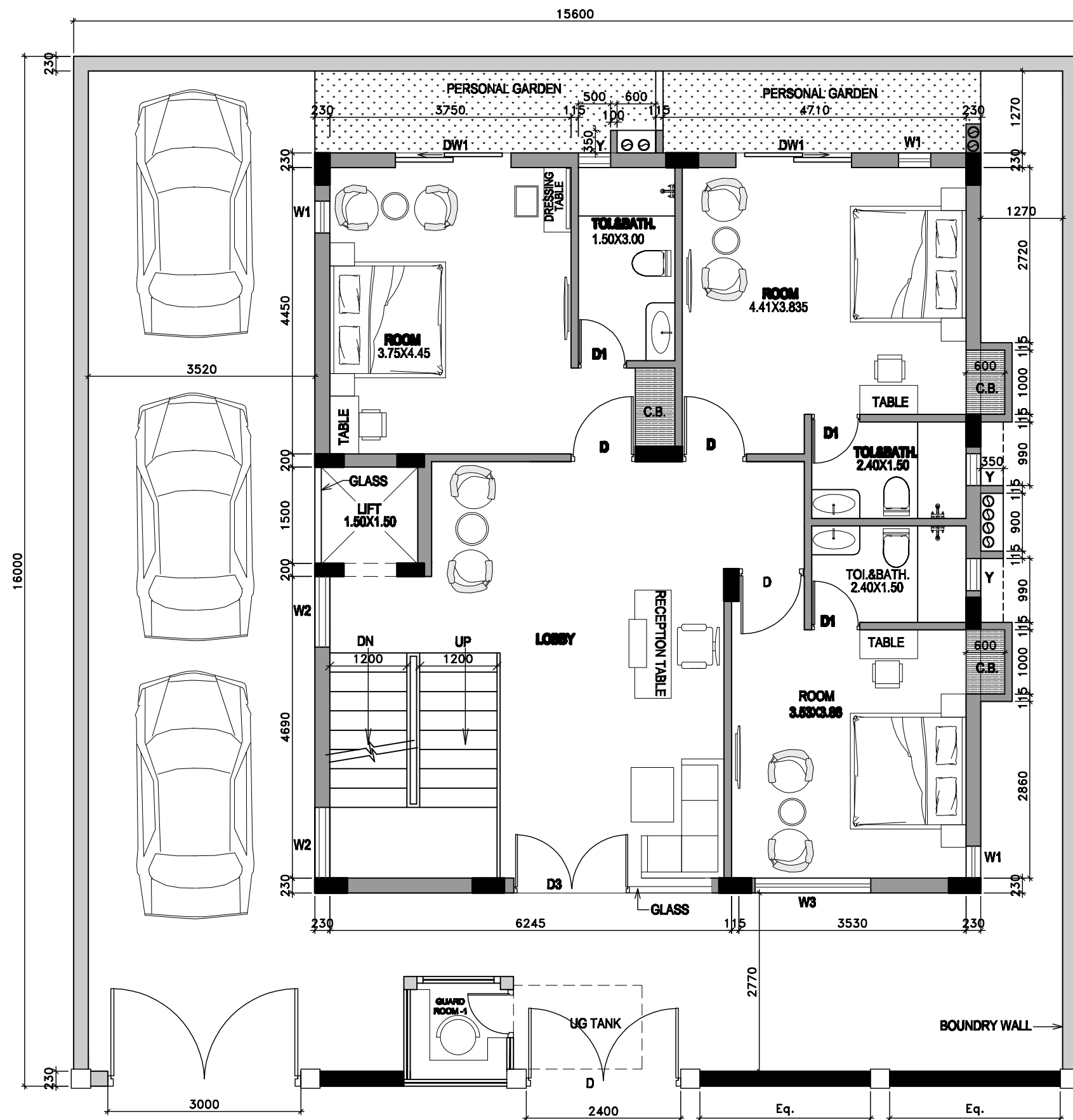
SITE PLAN

CONSULTANTS

**VINTECH**

CONSULTANTS  
CONSULTING ENGINEERS  
& PROJECT MANAGERS

C-35, PAMPOSH ENCLAVE  
GREATER KAILASH - I NEW DELHI - 110048  
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e-mail : vintech@vintechconsultants.com



• ALL DIMENSIONS ARE IN METER

DOORS / WINDOWS SCHEDULE			
TYPE	SIZE	SILL LVL	LIN. LVL
D	2.40 X 2.10	-	2.10
D1	0.75 X 2.10	-	2.10
D2	1.10 X 2.10	-	2.10
D3	1.80 X 2.10	-	2.40
W1	0.50 X 1.20	0.90	2.10
W2	1.10 X 1.20	0.90	2.10 FIXED GLASS
W3	1.80 X 1.20	0.90	2.10
Y	0.50 X 0.50	-	2.10
DW1	1.80 X 2.10	0.10	2.20

• AREA STATEMENTS IN SQ.MTR.

PLOT AREA AS PER T/K	250.00
AREA UNDER RD WIDENING	12.00
NET PLOT AREA	238.00
PERMISSIBLE B U AREA	119.00
GROUND FLOOR B U AREA	119.00
FIRST FLOOR B U AREA	119.00
TOTAL B U AREA	238.00

PROJECT:

PROPOSED RESIDENTIAL BUILDING IN S.NO-166/ 383 IN PLOT NO. 63,64 AT SHIVAJINAGAR, SHIRDI TAL RAHATA DISTT.AHMEDNAGAR FOR SHRI SAI BHAKTA SAMAJ BANARA INDUSTRIAL AREA LODHI ROAD NEW DELHI SECRETARY SHRI KRISHNA PANNALAL KAPOOR.

DRAWING TITLE

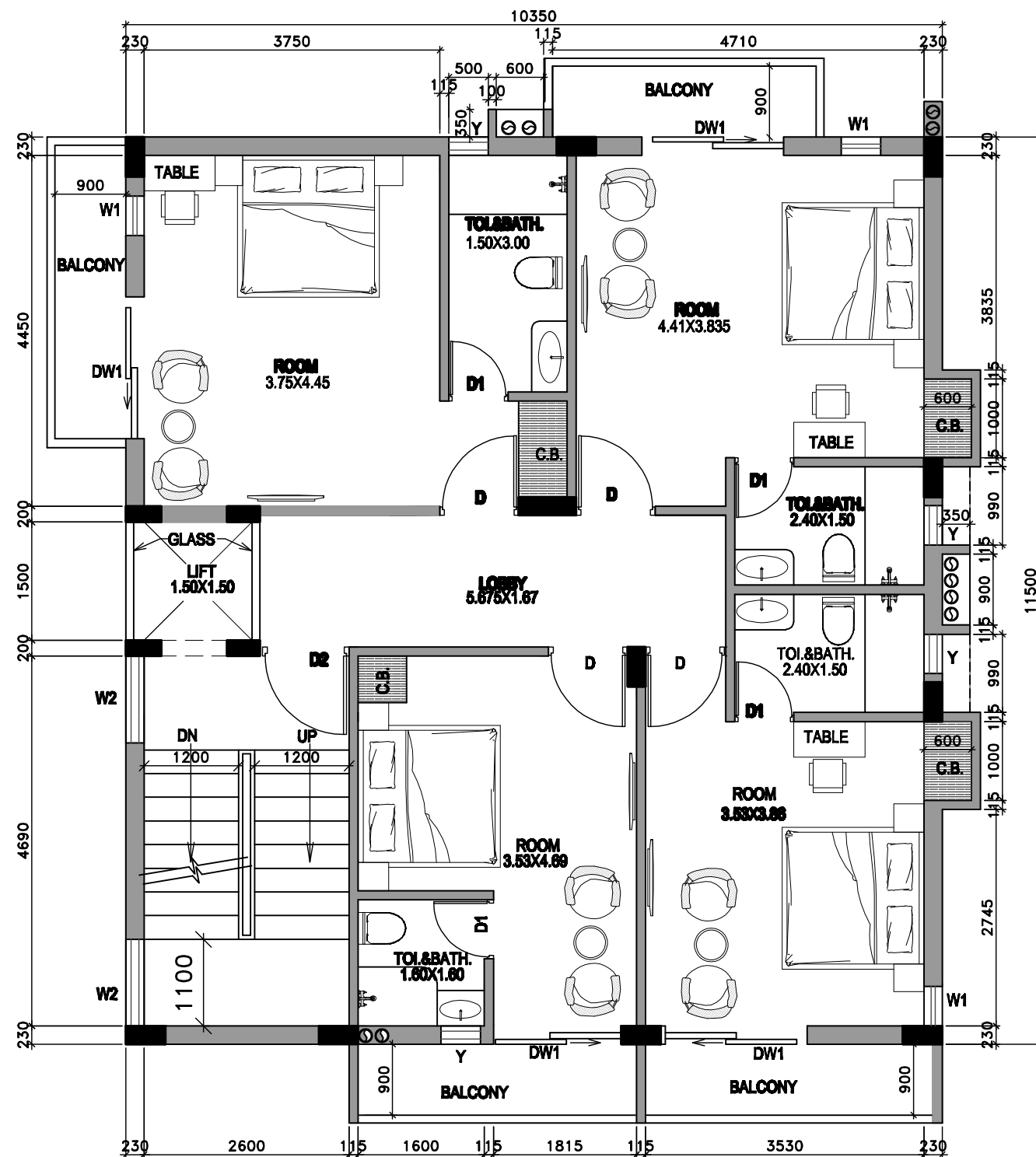
GROUND FLOOR PLAN

CONSULTANTS

**VINTECH**

CONSULTANTS  
CONSULTING ENGINEERS  
& PROJECT MANAGERS

C-35, PAMPOSH ENCLAVE  
GREATER KAILASH - I NEW DELHI - 110048  
TEL. 43141516,26296766 FAX : 26296767  
e-mail : vintech@vintechconsultants.com



• ALL DIMENSIONS ARE IN METER

DOORS / WINDOWS SCHEDULE			
TYPE	SIZE	SILL LVL	LIN. LVL
D	1.0 X 2.10	-	2.10
D1	0.75 X 2.10	-	2.10
D2	1.10 X 2.10	-	2.10
W1	0.50 X 1.20	0.90	2.10
W2	1.10 X 1.20	0.90	2.10
Y	0.50 X 0.50	-	2.10
DW1	1.80 X 2.10	0.10	2.20

• AREA STATEMENTS IN SQ.MTR.

PLOT AREA AS PER T/K	250.00
AREA UNDER RD WIDENING	12.00
NET PLOT AREA	238.00
PERMISSIBLE B U AREA	119.00
GROUND FLOOR B U AREA	119.00
FIRST FLOOR B U AREA	119.00
TOTAL B U AREA	238.00

PROJECT:

PROPOSED RESIDENTIAL BUILDING IN S.NO-166/383 IN PLOT NO. 63,64 AT SHIVAJINAGAR, SHIRDI TAL RAHATA DISTT.AHMEDNAGAR FOR SHRI SAI BHAKTA SAMAJ BANARA INDUSTRIAL AREA LODHI ROAD NEW DELHI SECRETARY SHRI KRISHNA PANNALAL KAPOOR.

DRAWING TITLE

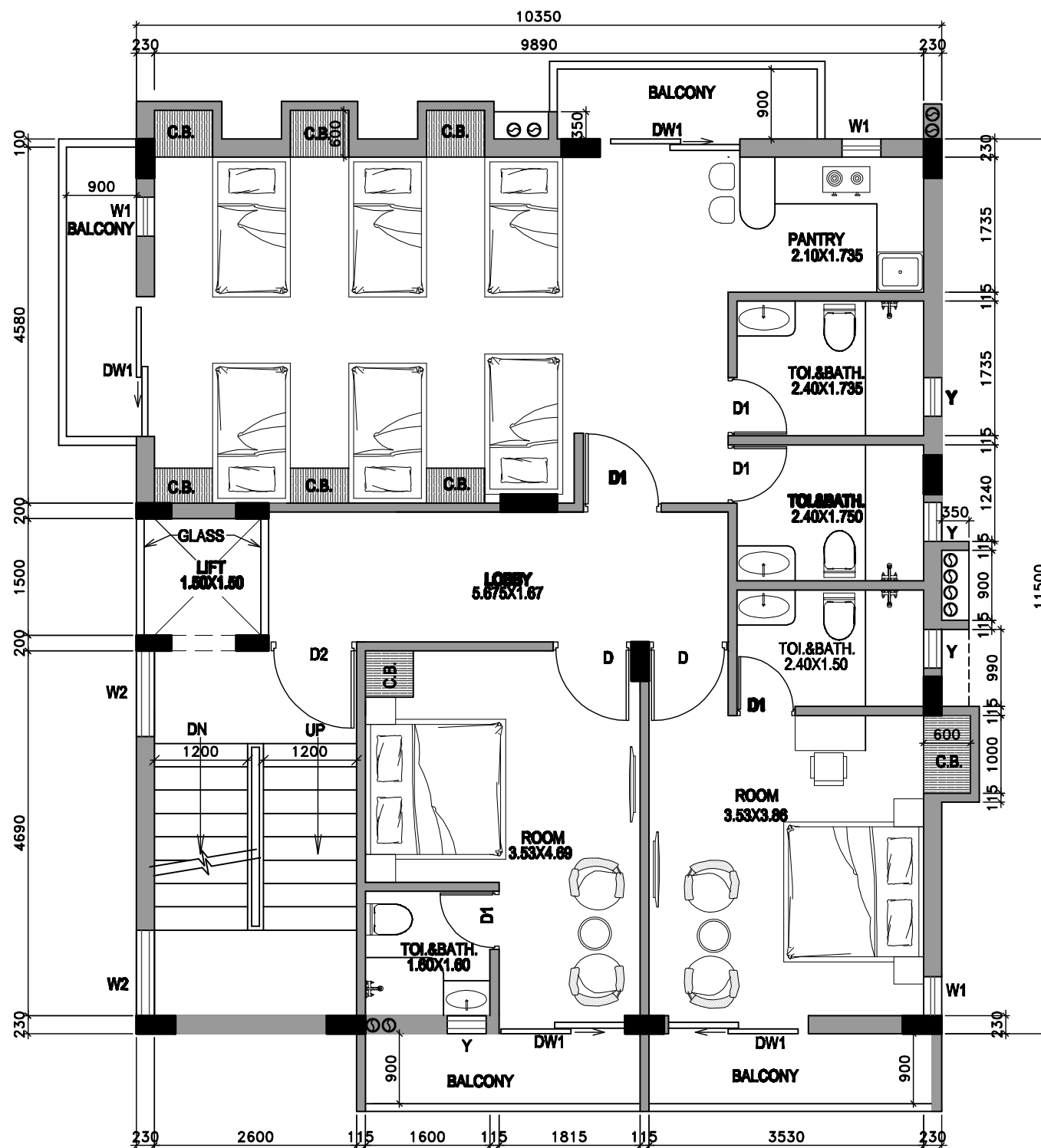
FIRST FLOOR PLAN

CONSULTANTS

**VINTECH**

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CONSULTING ENGINEERS  
& PROJECT MANAGERS

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PROJECT:

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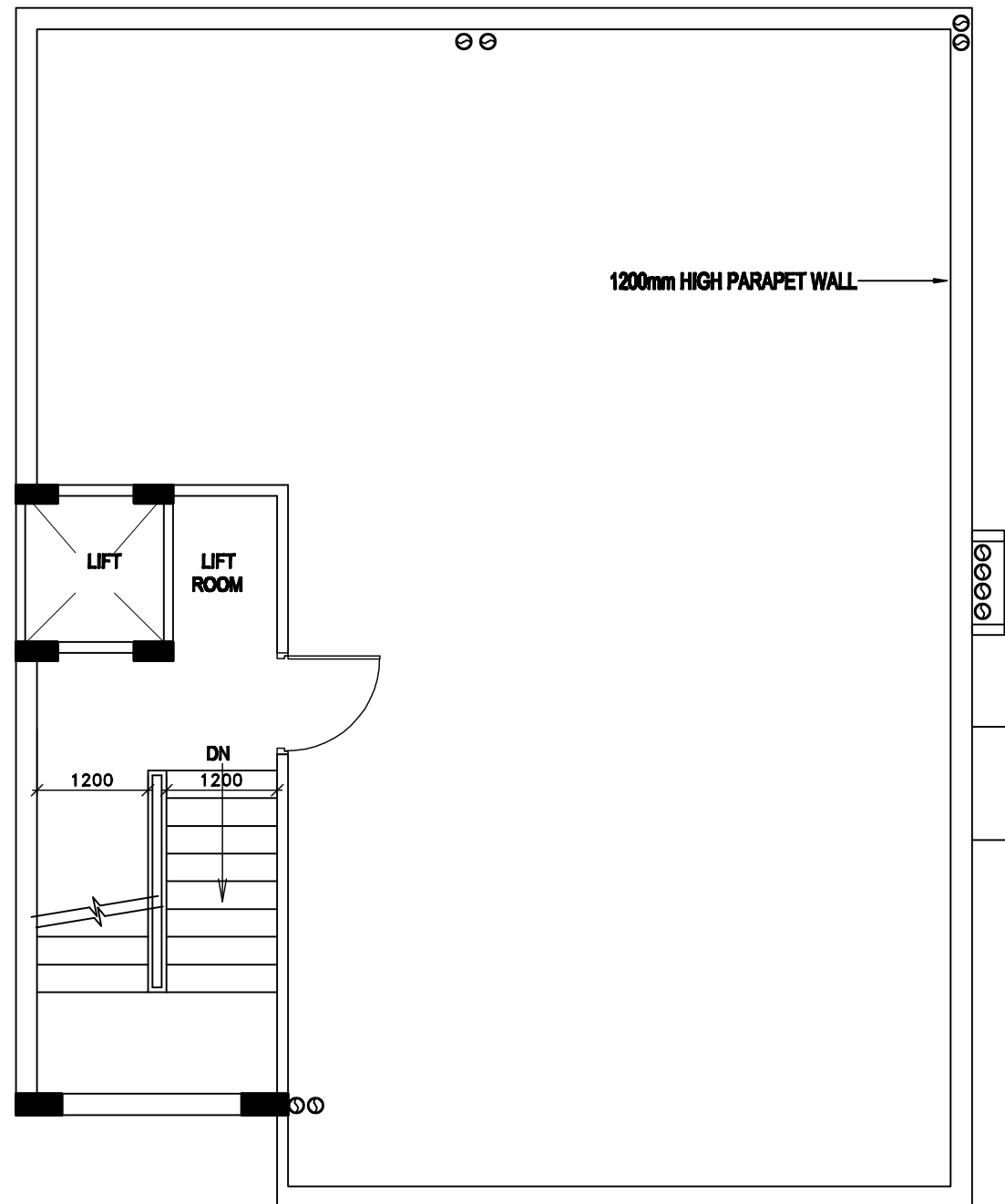
SECOND FLOOR PLAN

CONSULTANTS

**VINTECH**

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PROJECT:

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DRAWING TITLE

TERRACE FLOOR PLAN

CONSULTANTS

**VINTECH**

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