

अकोला महानगरपालिका, अकोला
(कार्यालयीन टिप्पणी)

विषय : आठोड रोड अकोल नगर आणि कुगदीपुरा
अकोल नगर व्यापारी संकुलाचे अडीच प्रिमीअंमवरील
सवतः
होणार्या व्याजान्या शुद्धीकरण.

संदर्भ :- मा. आयुक्त यांचे आदेश दि. 24/3/06
नुसार.

महोदय,
अहवाल देण्यात येतो की, आठोड रोड
अकोल नगर व कुगदीपुरा अकोल नगर
व्यापारी संकुलाचे आम श्री चंद्रमणी गेलुजी
माने व सैयद जहूर मोहम्मद सैयद रियास मोहम्मद
यांना दिले असता दि 24/09/09 का म.न.प.
सोबत ठरविलेल्या ठरव्यात आला त्यानुसार
अडीच प्रिमीअंम वरील होणारी व्याजारी शुद्धी
शुद्धीकरणमागे आहे.

1] आठोड रोड अकोल नगर व्यापारी संकुल :

अ पहिली किस्त 25% प्रमाणे 64,264 रु. दि. 23/2/09
का भरव्यात आले.

ब दुसरी किस्त 25% प्रमाणे 64,264 रु. दि. 26/3/02
का भरव्यात आले परंतु ठरविलेल्यानुसार दि 24/3/09
का अराक्यास परीजे होले त्यानुसार
दि 24/3/09 ते 26/3/02 पर्यंत होणारे व्याज 94% प्रमाणे

अ $64,264 \times 94\% = 99,262$ रु. वरील
ब $99,262 \div 365 = 39$ रु. प्रति दिवस
(त्यानुसार दि. 24/3/09 पासून होणारा शुद्धीकरण
शुद्धीकरण + आठ दिवस $= 99,262 + 284$
 $= 99,546$ रु. व्याज - (A)

त्यानंतर विनासुने 80,000 रु. दि. 26/9/09 का भरव्यात आले.
त्यानुसार, दि. 26/3/02 ते 26/9/09 पर्यंत 99,546 रु. वरील
होणारे व्याज 94% प्रमाणे -

अ $99,546 \times 94\% = 96,391$ - वरील
ब $96,391 \div 365$ दिवस $= 4$ रु. प्रति दिवस
असून शुद्धीकरण शुद्धीकरण + 30 दिवस $= 96,391 + 9430$
 $= 1,05,821$ रु. व्याज - (B)

विषय :- नसुल शीट नं. 48A कोर्ट नं. K-64 येथे विओपी
व्यापारी संकुल बांधणे बाबत.
संदर्भ :- विकासक - श्री. चंद्रमणी जेजूजी माने यांचे सोपन
करारनामा दि. 15/11/2001

महोदय,

नसुल शीट नं. 48A कोर्ट नं. K-64 येथे
वी.ओ.पी. तत्वावरील व्यापारी संकुल बांधणे
बाबतचा करारनामा - श्री. चंद्रमणी जेजूजी
माने यांचे सोपन दि. 15/11/2001 जेजी झालेला
असुन त्यानुसार विकासकास उपरोक्त श्रद्धावत
सहपत्रित निविदेमधील नकाशेनुसार 9 व्यापारी
गाळे 156.71 चौ.मी क्षेत्राक, 6" इन्च मटरची
बोअरवेळ तसेच संपूर्ण श्रद्धावत आवाह त्रितीय
सिख बांधकाम करारनामा गुलाह करणे होते.
वी त्या संदर्भात म नकार परीषदेस मापर लावा
प्रीमियम रु. 301111/- (अ. तीन लक्षां टाक ह्या टाकसे
अकरा फक्त) अदा करणे होते.

करारनामा गुलाह काम पूर्ण झालेची मुदत
करारनामा ये ताबे पासुन म्हणजेच दिनेक 15/11/2001
पासुन सहा महीने होती.

तसेच अदा करावयाचे प्रीमियम चाड
साराख्या हट्यामधे अदा करावयाचे होते.

24 संदर्भात गुलाह विकासक - श्री. चंद्रमणी
माने व कन्सल्टंट - श्री. अहेन्दू हवे यांना
जी.क. अमरपा/साववी/हम्प/०५ दि. 9/9/०५ व
जा.क. अमरपा/साववी/हम्प/०५ दि. 9/9/०५ गुलाह
सुचन दिली असता - श्री. अहेन्दू हवे कन्सल्टंट
यांचे पत्र दि. 31/10/०5 जेजी प्राप्त झालेले असुन
त्यानुसार प्रकल्पाचे काम 900% टक्के पूर्ण झाल्या
बाबत कळविले आहे. तसेच झालेल्या कामाचे
शेकडिमितीसह जोडिटरकी करण्याबाबत कळविले
आहे.

कमीत प्रकल्पाचे निरीक्षण बाबत आदेशात
सादर.

अकोला महानगरपालिका, अकोला

(कार्यालयीन टिप्पणी)

विषय :- व्याप पुढाळे विकसकाकडुन प्राप्त जमाक्याचे
संदर्भ :- प्रीमीयम टवाकीक पुढाळे होतं.

पहीली विल - २५% कारनज्या सोखन
दुसरी विल - २५% कामयुक्त साव्याकरोवर २ गरीच्यामये
तीसरी विल - २५% कामयुक्त साव्याकरोवर ४ गरीच्यामये
चवथी विल - २५% काम पूर्ण साव्याकरोवर

जरीक पैकी विकसकाकडुन आतापर्यंत

पहीली विल पं.क. ६४६१६ दि. २३/१०/१३ Rs. ७५२७४/-

दुसरी विल पं.क. ११२४१४० दि. २७/३/०२ Rs. ७५२७४/-

तीसरी विल पं.क. २६१४३६ दि. २७/११/०५ Rs. ६०,०००/-

१३०५५६/-

असे टाकुन Rs. १९०५५६/- प्राप्त झालेले असुन

रु. ११०५५५/- चे प्रीमीयम थकीत आहे.

फक. अगगा/सावकी/६५५१०५ दि. ३१/१०/०५

मुखाचे सुपळे पुढाळे विकसकाने फक्त रु. ४००००/-
अदा केलेले आहेत.

31. 3/2005 / 312109 (2)

Project Designer & Consulting Engineer
Regd. No.: - AM 0670881/6

Mahendra Dave
& Associates
B.E. (Structures), A.M.I.E. (Civil)

OFFICE: - 'SAYLEE' Apartment, Ratanlal Plot, Akola

☎ 2450614, ☎ 9823086614

Ref. No. : Bot /ak/2

Date :

To,

The Commissioner,
Municipal Corporation,
Akola.

Subject :- Your letter no. amc/pwd/646/05 of dated 13-1-05

Project :- Development of Shopping Complex and compound wall to public toilet.

Site :- Plot No - 48/A, Sheet No - 64 , Akot Road, Akola.

R/ sir,

The **Developement work the Shopping Complex and compound wall to public toilet. On Plot No - 48/A, Sheet No - 64 , Akot Road, Akola.** had been panned by me, as a Project Consultant & Designer, to corporation. And Developed by Shri Chandramani Mane.

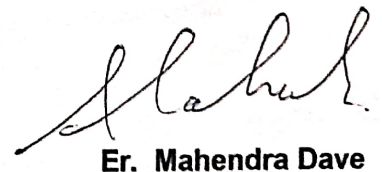
The work is 100% completed.

The work so far executed was started in 2001

The project is completed by the builder after heavy follow-up and pursuance by me.

The builder had ask me for completion report , So it is requested you to carry out joint inspection of project for giving him list of incomplete / remaining work to be done.

31. 3/2005 / 312109
31/3/05


Er. Mahendra Dave

Project Designer/Consulting
Engineer

Copy to :-
1) Town planner, Akola Municipal Corporation.
2) City Engineer, Akola Municipal Corporation

जा.क्र./अमनपा/सा.बा.वि/६४५/०५: (३)
अकोला महानगरपालिका, अकोला.
दि. १३/११/०५

प्रति,

श्री. चंद्रमणी जेणुजी माने
किशोर मानवटकर, बौध्द मंदिराजवळ
अकोट फैल, अकोला.

विषय :- नझुल शिट नं. ४८ ए प्लॉट नं के - ६४ अकोट रोड अशोक नगर संडास जवळ येथील बी.
ओ.टी तत्वावर व्यापारी संकुल बांधणे.

संदर्भ :- नगर परीषद अकोला सोबत करारनामा दि. १५/०१/२००१.

महोदय,

आपणास या पत्राद्वारे सुचित करण्यात येते की नगर परीषद अकोला यांनी बांधावयाचे नझुल
शिट नं. ४८ ए प्लॉट नं के - ६४ अकोट रोड अशोक नगर संडास जवळ येथील बी.ओ.टी. तत्वावरील
व्यापारी संकुलाचे विकास काम करण्या बाबतचा करारनामा आपणा सोबत दि. १५/०१/२००१ रोजी
झालेला असुन त्यानुसार आपणास करारनाम्याचा दिनांका पासुन ६ महीन्याचे आत दि. १४/०७/२००१
पर्यंत बांधकाम पुर्ण करुन महानगरपालिकेचे ताब्यात द्यावयाचे होते व त्यानुसार प्रीमीयम ची रक्कम
महानगरपालिकेस अदा करावयाची होती.

परंतु अद्यापपर्यंत प्रीमीयम ची रक्कम (किस्त) रु. १,५०,५५५/- आपणाकडुन अप्राप्त आहे.
तसेच सदरहु बांधकाम आपण महानगरपालिकेस रीतसर हस्तातरीत करुन व्यावसायीकांचे दुकान परवाना
करारनामे प्रस्ताव महानगरपालिकेस सादर केलेले नाहीत.

करीता सुचना मिळाल्यापासुन सात दिवसाचे आत प्रीमीयम ची किस्त रु. १,५०,५५५/-
महानगरपालिकेस अदा करावी अन्यथा करारनामा अट क्र. १२ नुसार १५% वार्षिक व्याजासह वसुली
प्रस्तावित करण्यात येईल तसेच मुदतीचे आत बांधकाम पुर्ण न केल्या बद्दल बांधकाम पुर्णत्व प्रमाण
पत्राचे दिनांका पर्यंत रु. १०००/- प्रति दिवस प्रमाणे दंड प्रस्तावित करण्यात येईल दुकान परवाना
करारनामा चे प्रस्ताव महानगरपालिकेस सादर करावेत अन्यथा करारनामा पुर्णत्वाचे दिनांक पासुन
संबंधीत दुकानांचे भाडे व कराची आपणाकडुन वसुली प्रस्तावित करण्यात येईल याची नोंद घ्यावी.

०१/११/०५
१५/११/०५

१८

११/११/०५
City Engineer
अकोला महानगरपालिका, अकोला.
Of the City of Akola

जा.क्र./अमनपा/सा.बा.वि/६४६/०५

अकोला महानगरपालिका, अकोला.

दि. १३/११/०५

(५)

प्रति,

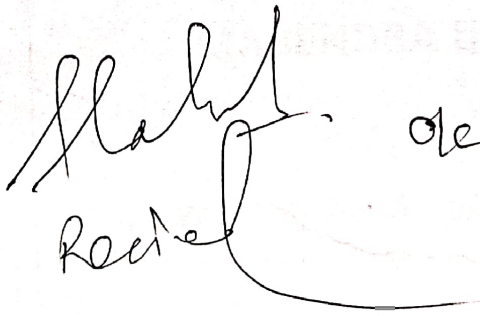
श्री. महेंद्र दवे
सायली अपार्टमेंट,
रतनलाल प्लॉट
अकोला.

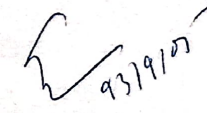
विषय :- नझुल शिट नं. ४८ ए प्लॉट नं के - ६४ अकोट रोड अशोक नगर संडास जवळ येथील बी.
ओ.टी तत्वावर व्यापारी संकुल बांधणे.

महोदय,

नझुल शिट नं. ४८ ए प्लॉट नं के - ६४ अकोट रोड अशोक नगर संडास जवळ बी.ओ.टी.
तत्वावरील व्यापारी संकुल बांधकाम करणे चे प्रकल्पाचे आपण सल्लागार वास्तुशास्त्रज्ञ व अभियंता
असल्यामुळे संबंधीत व्यापारी संकुलाचे तांत्रिक बाबीचे पूर्तता प्रमाण पत्र (आर.सी.सी. डीझाईन व
त्यानुसार करण्यात आलेल्या कामाचे परीमाण पत्रक तसेच संपूर्ण झालेल्या कामाचे अंदाज पत्रका सोबत
तुलनात्मक परिमाण पत्रक) तसेच संबंधीत व्यापारी संकुलाचे पूर्णत्व प्रमाणपत्र अद्याप पर्यंत आपणा कडून
अप्राप्त आहेत. तसेच आपणा कडून वेळोवेळी आवश्यक स्थितीदर्शक अहवाल सुध्दा अप्राप्त आहेत.

सुचना मिळाल्यापासून सात दिवसाचे आत आपल्या कडील संबंधीत बि.ओ.टी. संकुलाचे
स्थितीदर्शक अहवाल तसेच पूर्णत्व प्रमाणपत्र महानगरपालिकेस सादर करावेत तसेच झालेल्या कामाचे
परीमाण पत्रक सुध्दा त्वरीत सादर करावेत.


Reet


शहर अभियंता
City Engineer
अकोला महानगरपालिका, अकोला.
of the City of Akola

+ (5)
1537

AKOLA MUNICIPAL COUNCIL AKOLA

Tender Form

for
DEVELOPMENT OF SHOPPING CENTRE

And Compound to public toilet on Nazul Sheet No. 48A, Plot
No. K-64 Akot Road, Ashok Nagar, Akola.

PROJECT ARCHITECT/CONSULTING ENGINEER
MAHENDRA DAVE & ASSOCIATES

Ar. Vrushali Deshmukh

B.Arch.

Er. Mahendra Dave

B.E. (Structures), AMIE (Civil)

Saylee Apartment, Ratanlal Plot, Akola.

INDEX

**Name of Project :- Development of Shopping Centre, And
Compound Wall to public toilet on Plot
No.K-64 Nazul Sheet No. 48A , Akot
Road, Ashok Nagar, Akola.**

Sr. No.	Description	Page No.
1.	Form of Tender.	2
2.	Tender Notice	3
3.	Details of Tender Notice	4 to 5
4.	Terms & Conditions of Tender	6 to 22
5.	Schedule "A"	23
6.	Schedule "B"	24 to 25
7.	Declaration of the Developer	26
8.	Set of Architectural Drawing	2 nos.
9.	Set of structural Drawings	1 nos.
10.	Estimate of project	

Note :- Sr. No. 8,9, and 10 are attached separately.

(7)

FORM OF TENDER

Dear Sir,

With reference to the Tender invited by you for the proposed Development of Shopping Centre and compound wall to public toilet on Plot No. K-64 Nazul Sheet No. 48A, Akot Road, Ashok Nagar, Akola

I/ We do hereby offer to perform provide, execute, complete and maintain the works in conformity with the Drawings, Specifications, Terms and Conditions of Tender, Article of Agreement, Conditions of contract. I have sufficient experience and machinery required for construction purpose.

I/ We have satisfied myself. ourselves as to the location of site, examined the Drawings and read the terms and conditions of Tender, Article of Agreement and the specifications etc. and I/We understand that the works are to be completed within 2 (Two) calendar months from the date of work order, fully understanding that time will be the essence of the contract.

I/We offer total Non-refundable premium of Rs. _____

I/We understand that you are not bound to accept any or all Tender you may receive.

Place :-

Yours faithfully ,

Dated :-

Signature of Developer
Address.

AKOLA MUNICIPAL COUNCIL

TENDER NOTICE (FOR BOT PROJECT)

NO.-AMC/PWD/BOTB 2003 /2000 dt. 18/12/2000

Akola Municipal Council invites sealed Tenders for the project information furnished below on Build Operate and Transfer (BOT) basis :-

Sr. No	Name of the Project	Stipulated Period of Completion	Earnest Money (Rs.)	Expected Premium (Rs.)
1.	Development of Shopping Centre On Nazul Sheet No. 39 D, Plot No. 81/2 , Near Open Air Theatre, Akola.	2 Months	50,000/-	25,00,000/-
2.	Development of Shoping Centre & Compound Wall to public toilet on Plot No. K-42 Sheet NO.34D, Kadipura, Gautam Buddha Road, Ashok Nagar, Akola	2 Months	50,000/-	1,50,000/-
3.	Development of Shoping Centre & Compound Wall to public toilet on Plot No. K-64 Sheet NO.48A, Akot Road, Ashok Nagar, Akola.	2 Months	50,000/-	2,50,000/-

1) Copy of Tender form conditions of contract, specifications and contract drawings can be had on cash payment (non-refundable) of Rs. 2500/- (Rs. Two Thousand Five Hundred Only) per set from following centres.

a) Office of PWD, Municipal Council, Akola

b) Office of Er. Mahendra Dave, Saylee Apartment, Ratanlal Plots, Akola. Ph. 450614

2) The Tenderer offering highest non-refundable cash premium payable to the council will be given preference.

3) The offer shall be valid for 90 days from the date of opening of the tender.

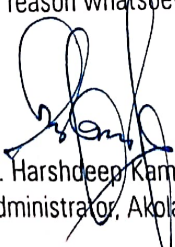
4) Completed Filled Tender Forms in all respect shall be submitted at any of the centres as mentioned above in 1)a) either by hand delivery or by post but Municipal Council will not be responsible for postal delay within the prescribed date and time mentioned below.

Issue of Tender Forms : 20 /12/2000 to 28/12 /2000 during working hours

Submission of Tender Forms : 20/12/2000 to 29/12/2000 up to 1.30 p.m.

Opening of Tender (In presence of Tenderers: 29/ 12/2000 At. 4.00 p.m.

The Akola Municipal Council reserves the right to reject any or all the tenders without assigning any reason whatsoever.


Dr. Harshdeep Kamble
Administrator, Akola Municipal Council, Akola. 444 001.

AKOLA MUNICIPAL COUNCIL
DETAILS OF TENDER NOTICE

Issue of Tender Forms : 22/12/2000 to 28/12/2000 during working hours
Submission of Tender Forms : 22/12/2000 to 29/12/2000 up to 1.30 p.m.
Opening of Tender (In presence of Tenderers: 29/12/2000 At. 4.00 p.m.

1) Akola Municipal Council invites sealed tenders from reputed developers/ Construction Firms for the construction of shopping Centre and compound wall to public toilet on Plot No. K-64 Nazul Sheet No. 48A, Akot Road, Ashok Nagar, Akola on premium basis. The Architectural drawings and details are prepared by the Project Architect/ Consulting Engineer Mahendra Dave & Associates (Ar. Vrushali Deshmukh & Er. Mahendra Dave). The cost of construction of the proposed commercial complex (Shopping Centre) is to be borne by the developers (Developers/ Construction Firms) and in lieu there of, the council will grant licence to use to the persons nominated by the developer on licence fee basis for the carpet area of shops ground floor for the period of 30 years. The money so collected by way of premium from prospective licencees will be retained by the developer.

2) The tender of the developer offering highest non-refundable cash premium payable in installments to the council will be given preference.

3) The description of land and built up area as proposed by the council is as follows:

Description of land - Nazul Sheet No. 48A , Plot No. K-64

Akot Road, Ashok Nagar, Akola

Proposed Total Built Up Area 156.77 Sq.Mt. of commercial complex, on Ground floor.

5) Copy of Tender form, conditions of contract, specifications and contract drawings can be had on cash Payment (non -Refundable)of Rs. 2500/- (Rs. Two Thousand Five Hundred Only) per set from any of the following centres up to 28/12/2000 between 11.00 to 5.00 p.m. on working days.

a) Office of PWD, Municipal Council, Akola

b) Office of Er. Mahendra Dave, Saylee Apartment, Ratanlal Plots, Akola. Ph. 450614

6) If the premium offered by the Tenderers is not up to the expectation of the council, the decision of the council in this regard will be final and binding.

7) Sealed tenders along with Xerox copy of the receipt for the payment of Rs. 2500/- for tender form and the call deposit of Rs. 50,000/- (Rs. Fifty Thousand only) as earnest money deposit drawing in favour of Akola Municipal Council issued by any Nationalised Bank should be submitted at any of the centres as mentioned in 5a) on or before 29/12/2000 up to 1.30 p.m. the call deposit receipt and the xerox copy of the tender form receipt should be submitted in separate sealed envelope along with the tender. Conditional tenders will be rejected outright.

8) The Council reserves the right to reject any or all the tenders without assigning any reason. Therefore, the decision for acceptance of tender will rest with the council. The tenders shall be treated as offer given by the prospective developers only.

9) If possible, the tenders will be opened on the same day ie 29/12/2000 at 4.00 p.m. in the presence of the such intending tenderers or his/their authorised representatives who may present at the time in the office of administrator, Akola Municipal Council, Akola.

10) If the tenderer is firm, names with full address of all the partners along with power of attorney of the person signing the tender shall be given in a statement which shall be enclosed in seperate envelope with main tender form. No change will be allowed in partnership without prior permission to council.

Akola :

Date : 18/12/2000

Dr. Harshdeep Kamble,

Administrator

Akola Municipal Council, Akola

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**TERMS & CONDITIONS REGARDING COMMERCIAL
COMPLEX TO BE CONSTRUCTED IN THE LAND OF
COUNCIL ON NAZUL SHEET NO. 48A, PLOT NO. K-64,
ASHOK NAGAR , AKOT ROAD, AKOLA AS SPECIFIED IN
THE MAP AND SCHEDULE**

1. SCHEME OF THE PROJECT - The scheme envisages construction mentioned in the schedule "A" and "B" and as specified by the council in the map annexed, by the developer at his own cost within 2 calendar months from the date of work order and in lieu there of the council will grant licence to use to the person nominated by the developer on licence fee basis for the Built-up area of shoppes/offices on First Floor for the period of 30 (Thirty) years. The council shall not claim any licence, fee from prospective licencees nominated/ recommended by the developer for the period of one year from date of completion of all floors, but Municipal tax has to be paid from date of issue of licences.

The money derived by way of premium from developer will pay non-refundable premium which shall be paid in installments as follows -

Ist Installment- 25% of total premium on signing of agreement.

IInd Installment- 50% of total premium within 1 month of casting of ground floor slab or 1 month from date of work order which ever is earlier.

III rd Installment- 25% of total premium on completion of building and before issue of completion certificate by the Project Architect/consulting Engineer or 2 months from date of work order which ever is earlier.

The tenderer offering highest non-refundable premium to the council will be given preference.

2. Sealed tenders should be addressed to the Chief Officer, Akola Municipal Council, Akola 444 001 however submission may be done at any of centres i.e. 5) a mentioned in the detail Tender Notice.

3. The tenderers must obtained for himself, on his own responsibility and at his own expenses, all the information which may be necessary for the purpose of this tender and for entering into a contract for the execution of the same and must examine the drawing and inspect

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the site of the work and acquaint himself with all local conditions water availability and matter prevailing there to.

4. Each of the tender document is required to be signed by the person or persons submitting the tender in token of his / their having acquired himself/ themselves with the terms and the conditions of contract etc. as laid down. Any tender with any of the document not so signed will be rejected.

5. The tender form must be filled in English and all the entries must be hand written in ink. If any of the document is missed or not signed, the tender shall be considered invalid.

6. The intending tenderer will have to furnish call deposit of Rs. 50,000/- (Rs. Fifty Thousand Only) as earnest money drawn in favour of Akola Municipal Council Akola issued by any Nationalised Bank at the time of submitting the tender. If the developer whose offer is accepted, fails to enter in to the an agreement within 15 days from date of opening of tender undertaking to execute the project, the amount of Rs. 50,000/- (Rs. Fifty Thousand Only) deposited by him as earnest money will stand forfeited by the Akola Municipal Council, Akola. The deposit of unsuccessful tenderers will be return without interest immediately after a decision is taken regarding the award of the contract or 90 days from date of opening of tender which ever is earlier. The earnest money deposit of the successful tenderer will be ratified by the council and will be adjusted in the last installment of premium. A tender not accompanied by earnest money deposit will not be considered.

7. Successful tenderer shall be liable to fulfill his obligation under provident fund act, workman compensation act, 1923 works contract act, Apprentices Act 1951, Contract labour Act 1970, and all other act applicable to the Developer and contractor as in force time to time. The committee shall no way be responsible for the liabilities under above acts.

8. This is the total contract to develop the commercial complex as per drawings and specification given by the project Architect / consulting Engineer. Under any circumstances the Council will not be responsible for any or compensation to the developer due to 1) Delay in giving commencement order by Council, 2) Suspension for any part of the work, 3) Alteration in

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specification by the architect or consulting engineer. 4) Any increase in costs of material and labour, 5) eventualities like heavy rains or flood which may cause damage to the executed work. However proposed Roads & Municipal Drains along Roads as shown in the Development plans will be Developed by the Akola Municipal Council. The developer has to complete the project in stipulated time of 2 calender months and obtain the completion certificate from the consulting Engineer/ Architect.

9.. CONSTRUCTION :- The tenderer shall carry out and complete the construction work to the satisfaction of council and the Project Architect/ Consulting Engineer and in accordance with plans, detail drawings, specifications and structural details supplied by the Project Architect/ Consulting Engineer appointed by Akola municipal council (Ar. Vrushali Deshmukh & Er. Mahendra Dave Akola) and approved by the council and may from time to time issue further drawings and or written instructions which are here after referred to as Architect's instructions in regard to

- a) The variations or modifications of design and specifications.
- b) The removal from site of any inferior material brought there on by the developer.
- c) The removal and/ or re-execution of any works executed by the developer.
- d) The amending up for inspection of any work covered up
- e) The amending and or making good of any defects.

On complete set of drawings and specifications shall be furnished by the council to the developer, and the council shall furnish one additional copy of drawing which in their opinion may be necessary for execution of any part of work. Such copies shall be kept on the site and Project Architect/ Consulting Engineer or the Chief Officer shall at all reasonable times have access to the same.

The surplus excavated materials from excavation of foundation pits etc. Shall be transported to a location as specified by the council within the area of Municipal Council at developers cost. The excavated material may be retained by the developer, to the extent it is required for filling work for the complex or any other use. Any kind of demolition work of old structure required or as directed should be carried out by developer at his own cost which is included in his offer, however the council shall not claim any amount towards scrap material if the same is useful to the developer.

The developer will be provided working drawing for every stage of construction of the said commercial complex viz. demarcation of column pits, construction up to plinth level, construction up to lintel level, slab, roof- level, for each floor and such working drawings will be supplied by the Project Architect/Consulting Engineer before commencement of each work. The developer shall not proceed with the construction work at any stage unless the working drawings are supplied by Architect Engineer. Any modifications in working drawings by the council will not qualify the developer to demand any payment from council. For the purpose of construction of commercial complex, the developer shall execute all construction works and use of all the construction materials as per the Indian Standard specifications, as provided in the book "Standard Specifications" of the public works department and from the specifications of items mentioned in the Estimate enclosed. All the materials to be used for the construction such as cement, bricks, lime, steel, stone, tiles etc. Shall be in conformity with items shown in the current schedule rates of P.W.D. & Standard specifications shown therein. The quality of all the items mentioned in the working drawings should be got approved from the Project Architect / Consulting Engineer before commencing with the respective construction work. Decision of the Project Architect / Consulting Engineer for items not covered or any items regarding execution of work shall be binding on the Developer.

All the work shall be done by the developer under the supervision of the Architect Engineer up to his satisfaction. The developer shall not have entitled for indemnity or protection from defective work on account of the supervision. The developer should satisfy himself about the correctness of the information. Any variation in the plan will not entitle the developer to claim any amount. The plan may be changed as per statutory requirement or otherwise by the council of any nature what so ever will not qualify the developer to demand any payment from the Municipal Council. Developer shall pay the proportionate additional premium for the additional built up area allowed by Municipal Council in progress of project.

The quantities contained in the schedule and estimate are only approximate. The works has to be carried out as per the drawings specification and instructions of

the Project Architect/Consulting Engineer. All elevational treatment, internal finishes are to be provided as per drawings issued at constructions stage by the Architect without any compensation or cost. However expenditure towards elevational treatment not considered in the estimate or Drawings would be limited to maximum of 5% of the estimated cost of complex. The Project Architect/Consulting Engineer reserves the right to alter or amend the drawings and specifications.

Developer shall not make any addition or alternation or omission of works without written permission of the Chief Officer & Project Architect/Consulting Engineer.

10. DEVELOPER TO ARRANGE EVERYTHING NECESSARY,

The tenderer must arrange for himself on his own responsibility and at his own expenses all the information which may be necessary for the purpose of making the tender and for entering into contract and must examine the drawings and must consider and inspect the site of the works and acquaint himself with all local conditions, means of access to the works, nature of the works and all matters appertaining thereto.

The developer on starting the work shall furnish to the Project Architect/Consulting Engineer programme for carrying out the works stage by stage in stipulated time. The records showing the progress of works weekly shall be maintained by the developer.

The developer shall arrange everything necessary for the proper execution of the works according to intent and meanings of the drawings and specifications. If the developer finds any discrepancy he shall immediately and in writing refer the same to the Project Architect/Consulting Engineer, the decision given by the Project Architect/Consulting Engineer in that respect shall be final and binding. The developer shall make arrangement for ground and fresh water as well as electricity for the construction and development work at his own costs and at his own risk.

The developer shall arrange, supply and maintain at his cost, during execution of works, all the necessary equipment, centering, scaffolding, staging, planking, timbering, strutting, fencing, hoarding, watching, and lighting by night as well as by day, required for proper execution of works and protection of any adjacent roads, streets or buildings etc.

The developer shall carry out all the R.C.C. works strictly in accordance

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with the drawings, details and instruction of the Architect/ Engineer. If any changes have to be made in the R.C.C. designs in conformity with other plans/ designs, the developer shall carry out the same without any extra charges. The Project Architect's/ Consulting Engineer's decision in such cases shall be final.

12. Safety/ Structural Soundness :

Developer will be responsible for the safety and the structural soundness of the building along with all the fixtures and fittings, during progress of all works, and for a further period of 12 months from the date of issue of certificate of completion of works by the Project Architect/ Consulting Engineer . Any defects in workmanship or materials during the time of works progressing or the maintenance defect liability period developer shall replace the same and make it good at his won cost as provided in the contract.

The premium quoted by the developer shall be exclusive of sale tax actual, world contracts tax or any other duty levied by any Govt/ Public bodies. The premium is firm and shall not subject to any variations.

The developer shall give all notices and pay all fees and shall comply with provisions of all acts and regulations for the necessary execution of the contract. The developer shall meet the chief officer of the council and Project Architect/ Consulting Engineer whenever required and so informed by the chief officer or the Project Architect/ Consulting Engineer

The developer shall be responsible for the true and perfect setting out of all the works and for the correctness of the position, levels dimensions and alignment of all parts there of.

13. SUPERVISION AND SUPERVISOR.

The developer shall give necessary personal superintendence during the execution of the works and even there after until the expiration of the Defects Liability period of one year. The developer shall also appoint and employ during the whole period of works under progress a competent supervisor who shall be constantly in attendancé at the building while the men are at work. Any directions, explanations, instructions or notices given by the Project Architect/ Consulting Engineer Council to such supervisor shall be held to be given to the developer.

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14. FAILURE BY DEVELOPER TO COMPLY WITH ARCHITECT AND CHIEF OFFICER.

If developer after receipt of written notice from Architect & Chief Officer within seven days fails to comply with the Project Architect/Consulting Engineer & Chief Officer's instructions, Municipal Council may with the consent of the Project Architect/Consulting Engineer employ and pay other person to execute any such work whatsoever as may be necessary and costs and expenses incurred in connection their with shall be recoverable form the developer. And the security deposite will also be forfeited fully.

15. QUALITY CONTROL

The materials to be used on work, such as cement, lime, aggregates stone, steel, wood, tile, etc. shall be got approved from Project Architect/ Consulting Engineer

The developer shall be solely responsible for the quality of works and material in the entire construction work within the contract However, Project Architect/Consulting Engineer can take any sample of materials at any time of the work in progress or completed. The charges for testing the same should be borne by the developer.

In case of rejection of sample in laboratory test the part of that construction (where from the sample taken) should be removed by the developer and reconstruct it at his own cost.

16. AUTHORITIES NOTICES.

The developer shall conform to the provisions of any Act of the legislature relating to the work and to the regulations and bye laws of any authority and of any water, lighting and other companies and or authorities with whose system the structure is proposed to be connected and shall before making any variations from the drawings or specifications that may be necessary by so conforming, the Municipal Council written notice specifying the variations proposed to be made and the reason making it, and apply for instructions thereon. In case the developer does not receive any instructions from the Council within 10 days he shall proceed with the work, conforming with the provisions regulation or bye laws in question.

The developer shall arrange to file all notices required by the said Acts, Regulations or Bye-Laws to be public office all fees that may be properly chargeable in respect of the works and lodge the receipts with Municipal Council.

17. DAMAGE TO PERSONS, PROPERTY, INSURANCE IN RESPECT OF.

The developer shall be responsible for all injury to person animals or things and for all damage to the structural and/ or decorative part or property which may arise from the operation or neglect of himself or his employees, whether such injury or damage arise from carelessness, accident or any other cause whatever in any way connected with carrying out of this project. This clause shall be held to include inertia, any damage to building and any damage cause to the building and works forming the subject of this project by rain or other inclemency of weather.

The developer shall reinstate all damages of every sort mentioned in this clause, so as to deliver up the whole project complete and perfect in every respect so as to make good or otherwise satisfy all claims for damages to the property of third parties.

The developer shall make insurance of the work and person engaged on the work.

18. PRECAUTION TO PREVENT ACCIDENT MISHAP, FIRE, ELECTRIC SHORT CIRCUIT

The developer is fully liable for any mishap, accident, fire, electric short circuit on site the council will not be responsible for these. The developer should take all precaution to prevent all above things.

19. DEVELOPER SHALL PROVIDE

- a) Separate electrical meter for each licensee and the required deposit and charges will be paid by the licensee.
- b) A detail plan for discharge of sewage and waste from the proposed building to the Municipal drain shall be made and executed properly.
- c) Electrification from the competent and qualified Engineer.
- d) Electric connections, the developer shall obtain the necessary

22. SCHEDULE OF PAYMENT

connection and get the poles and transformer installed if required from M.S.E.B. at his cost and similarly all the above said works shall be done by the developer at his own costs as per approved working drawings.

20. SPECIFICATION

The developer shall complete the construction as per the specifications approved by the council at his own costs. Any deviation from the specification shall be the responsibility of the developer and the council shall have the rights to reject such work and call upon the developer to rectify the same and comply within the specifications. However this will not entitle the developer to claim extension time or any compensation or any cost for the work so done. The decision of the Project Architect/ Consulting Engineer, Chief Officer shall be final in all respect.

21. PERIOD OF COMPLETION.

The building of the complex shall be completed in all respect within a period of 2 calendar months from the date of issue of the work order. Time is essence of contract. The developer shall maintain proportionate progress of work throughout. If the developer fails to complete the entire construction work within period of 2 calendar months then the council shall be entitled to recover compensation at the rate of Rs. 5000.00 (Rs. Five Thousand Only) per day from the developer and also terminate the contract and will be further entitled to get the work completed through others, at the risk, cost and consequences of the developer, and cost so incurred for completion of the construction work along with the compensation will be recovered from the developer. It is however made clear that, if the delay in completing construction of the commercial complex is for any reason not attributable to the developer, the said clause would not apply and the period of completion of the construction of the commercial complex would stand extended proportionately. The developer shall not claim any compensation on this account and shall complete the work after all hurdles are sorted out.

22. SCHEDULE OF PAYMENT

The developer shall pay the installments of the premium as mentioned in scheme of the project.

Payment of installments of premium is also the essence of the contract. Delay in payment as stipulated will attract interest at the rate of 15% per annum from due date,

maximum up to a period of 1 month. After that works will be stopped by the Chief officer by giving a notice in writing to the developer and entitled to terminate the contract and will be further entitled to forfeit the earnest money. Council shall not pay any compensation for works done and the amount of premium paid by the developer to the council and council shall have right to use the works done and develop further from any other developer.

23. BANK GUARANTEE

The developer shall furnish bank guarantee of Rs.1,00,000/- (Rs. One Lakh only) of any nationalized bank or Scheduled Bank at the time of entering in to the contract, to the council as security deposit till the developer complete the construction in all respects and obtain a completion certificate from the Project Architect/ Consulting Engineer and hand over whole premises to the council in order. However the amount of Bank Guarantee may be reduced proportionately to the premium offered by the developer.

On completion of the work the developer, furnish with certificate by the Project Architect/ Consulting Engineer of such completion, but no such certificate will be given and nor shall the work be considered to be complete until the developer shall have removed from the premises on which work shall have been executed, all scaffoldings, surplus materials and rubbish and shall have cleaned off the dirt from all wood work, doors and windows, walls floors, staircases or other parts of building, including cleaning and oiling of all their hardware fittings. The whole of the work shall be thoroughly inspected by the developer and deficiencies and defects out right. On completion of such inspection, the developer shall inform the Chief Officer & Project Architect/ Consulting Engineer in writing that he has finished the work and is ready for inspection. He shall keep the entire building neat, clean and ready for immediate occupation and to complete satisfaction of the Chief Officer and the Project Architect/ Consulting Engineer

The bank guarantee of Rs. 50,000/- will be released only after obtaining the completion certificate from the Project Architect/ Consulting Engineer and handing over the whole premises to the council.

After completion of constructions, during defect liability period of one year from date of completion the developer shall keep bank guarantee of Rs.50,000/- (Rs. Fifty

Thousand only) with the council. Any defect noticed during the said period of one year, the developer shall rectify all the defects noticed or instructed by the Project Architect/ Consulting Engineer and if he fails to do so, the council shall be entitled to encash the bank guarantee to the extent of the amount spent for rectification of such defects.

24. INDEMNITY

The developer shall indemnify the council against all actions, suits, claims brought or made against him in respect of anything done or purported to be done by the Developer in execution of or in connection with the work of this contract and against any loss or damage to the council in consequence to any action or suit being brought during the execution of this contract.

The council may at its discretion and entirely at the cost of the developer defend such suit either jointly with the developer or single in case the latter choose not to defend the case.

25. ISSUE OF LICENCE, PERIOD OF LICENCE AND TRANSFER OF LICENCE RIGHTS

- 1] The Council will grant licence to use in respect of said building in favour of the persons nominated or recommended by the developer in lieu of premium paid to the council. The said licence shall be for a period of 30 years (Thirty Years)
- 2] Licence fee shall be at the rate fixed by Municipal Council for different floors as mentioned below-
For ground floor - Rs. 2.00 per Sq.ft. of carpet area per month
- 3] The said period of 30 years will commence after two years from date of issuance of work order to the developer or from the date of licence deed entered into between council and respective licence holder is not liable to pay licence fee for the period of first 2 (Twelve) months to the council. However the said licence holder shall pay the MPL. tax and other taxes as may be applicable time to time for this period

of 2 months.

- 4] There shall be 10% increment on original licence fee fixed by Mpl. Council on expiry of every five year till thirty years.
- 5] The council shall have right to increase the licence fees after expiry of 30 (Thirty) years on basis on then prevailing market rates of licence fee at that time.
- 6] The agreement of the licence shall be entered in to and possession will be handed over to the licence holder by the council only after completion of the entire construction work and entire payment of premium amount as mentioned here in above.
- 7] The persons nominated by the developers shall become the licencees of the council only on entering in to the agreement of licence in writing with the council. Till that time the agreement of licences are entered into with council in writing, there will not be any priority of contract between council and prospective licencees, maintenance of the building shall be the responsibility vis-a-vis any agreement, assurance or promise given by and entered into by the developer with the prospective licencees. It shall be lawful for the developer to charge such premium from prospective licencees as the developer may deem fit without any interference from the council. It shall be competent for the developer to receive such premiums from such persons and the council will not be concerned with the same.
- 8] The licence hold rights granted by the council will be transferred with the permission of council in writing on payment of transfer fees licence hold rights.
 - a) To family members i.e. wife, and unmarried daughters of the licence holder on payment of Rs.10000.00 (Ten Thousand only) to the council and,

b) To persons other than family members as mentioned on payment of Rs.20,000.00 (Rs. Twenty Thousand Only) to the council.

9) All the cost of preparation of documents of licences stamp duty, registration fees, transfer of licence charges and all other charges will be borne by the developer or licence holder.

10) The said licences will be granted by the council to the prospective licencees only after payment of total premium and completion of the entire building and after obtaining completion certificate from the Project Architect/ Consulting Engineer . However if the developer desires early issue of licence to the perspective licencees the council may grant the same provided the developer furnishes the Bank Guarantee of the amount at the rate of Rs. 4300/- per sq.mt. of built-up area towards cost of construction of remaining built-up area to the satisfaction of the Project Architect/ Consulting Engineer and Chief Officer of the Council but not before the completion of Ground and First floor of the complex.

11) The developer shall form a registered maintenance society for the purpose of maintenance of the building i.e. cleaning, sweeping the passages, toilets, front and side open spaces, passage and external and internal lighting, minor or major repairs of building, to maintain sanitary and water supply systems, sumps and pumps for rain water, external paintings periodically, to appoint chowkidars etc.

For this purpose the developer shall collect from every licencee a sum equivalent to Rs.10000/- (Rs. Ten Thousand Only) or sum equivalent to Rs.50.00 per sq.ft. of carpet area in possession of licencee, which ever is more and deposit the same in a nationalized bank in the name of maintenance society as fixed deposit and interest

thereof shall be used for maintenance purpose or if more sum is required, then the balance amount shall be collected proportionately from each licensee.

Each and every portion of the complex shall be used only for the purpose permissible under the development control rules. However, any portion of complex shall not be used for permit room or liquor bar or any other unlawful activity.

Licencees shall not be allowed to disturb the size and shape of display boards.

26. OWNERSHIP

The land described in schedule "A" and entire building to be constructed there on, shall be the property of the council and the developer shall have no rights on title or interest in the said developed property or any portion there on, in any manner or in any nature what so ever. The maintenance of the building shall be the responsibility of the registered maintenance society of licence holder subject to approval of the council. The licence holder shall not carry out any addition alteration without the permission of the council in writing.

The council reserve right to develop / extend further the premises of building in future without any claim of to be developer and the licensee.

27. INFORMATION OF BOOKING

The developer shall give report at the end of every month about the list of persons for licence holder rights of the premises in the said complex to be constructed by the developer. However till the agreement of licencees are entered into between the council and the prospective licensee after the completion of the project, there will not be any priority of the contract or agreement between council and prospective licensee, assurance or promise give by the developer in writing or orally to any such prospective licensee. Till then the council will not permit the developer to give possession or use the premises other than construction purpose.

28. GROUND FLOOR OF THE COMPLEX

The portion of Ground floor shown in drawings admeasuring approx. 156.77 sq.mt. of built-up area is to be constructed by the developer at his own cost in the manner to satisfy the council and the Project Architect/ Consulting Engineer and to be retained by the developer or his nomennee. The compound around the public toilet is to be constructed by the developer at his own cost and in the manner to satisfy the council and the the project Architect/ Consulting Engineer for the council purpose, fully finished entirely and externally, as shown in the drawings is to be handed over to the council free of cost. The developer shall not be entitled to claim any amount from the council on this account. This is the prime condition of the contract.

29. COMPENSATION

The developer or any person claiming through him shall not be entitled to claim any compensation from the council but however, if due to any reason not attributable to the developer, the scheme is closed at any intermediate stage, then the council shall refund the premium and pay to the developer the actual costs of the work already done by the developer which will be worked out on the basis of actual quantities of work done and schedule of rates of Public Works Department of Akola Division of the then prevailing year and in addition to this, the council will pay to the developer compensation as may mutually agreed upon and if there be no agreement, then as may be decided upon by an Arbitrator.

30. ACTS, RULES AND REGUALTIONS

The developer shall follow all the rules, acts and regulations in force from time to time.

31. USER OF THE COMPLEX

Each and every portion of the complex shall be used only for the purpose permissible under the Development Control rules.

32. RIGHTS FOR PLACING THE HOARDING

The council reserve the right for hoarding in or on the premises of the complex. Hoarding shall not be placed any where on the premises without written permission of the council.

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33. COSTS

All costs of stamp duty, registration fees and charges for the preparation of documents shall be borne by the developer.

34. MEASUREMENT OF WORK

After completion of work, the measurement there of shall be finished in presence of Architect and developer as per measurement details and drawings as specified. The Architect during the process of construction work shall be at liberty to take measurement of the work and the developer must satisfy him about the status and specifications for the work.

35. ACCEPTANCE OF TENDER

Any conditional tender may be rejected. The rights to accept or reject any tender shall vest with the Chief Officer of the Municipal Council without assigning any reason. The developer shall not be entitled to claim any right, compensation or anything on the ground that he has submitted his tender.

36. AGREEMENT

After acceptance of the tender an agreement incorporating the above terms and conditions and other terms as may be desired by the council, shall be entered into with the developer and in case the developer refuses to accord to any of the terms and conditions desired by the council then the council, shall be entitled to call for fresh tender or accept the tender of any other developer and in that event earnest money of the tenderer shall stand forfeited.

37. POSSESSION

The possession of land and the proposed building shall always be that of council.

38. DISPUTES

In case of any dispute of any nature whatsoever including termination of this agreement and consequence thereof and thereafter, the same shall be referred to an Arbitrator acceptable to both the parties, and decision of an Arbitrator will be binding on both the parties.


AKOLA MUNICIPAL COUNCIL, AKOLA.

SCHEDULE "A"

DETAILS OF THE SITE OF PROPOSED DEVELOPMENT OF SHOPPING CENTRE AND COMPOUND WALL TO PUBLIC TOILET ON PLOT NO. K-64 NAZUL SHEET NO. 48A, AKOT ROAD, ASHOK NAGAR, AKOLA FOR MUNICIPAL COUNCIL AKOLA IS BOUNDED AS UNDER -

Towards North	- Akot Road
Towards East	- Plot No. K -
Towards South	- Municipal Road
Towards West	- Plot No. K -

STATEMENT OF AREAS

Built up Area Statement in Sq.mts.

1) Ground Floor - 156.77 Sq.mt.



AKOLA MUNICIPAL COUNCIL, AKOLA.

SCHEDULE "B"

DETAILS OF THE MAJOR ITEMS OF WORKS :

DETAILS OF THE MAJOR ITEMS ARE TO BE EXECUTED FOR CONSTRUCTION OF PROPOSED SHOPPING CENTRE AND COMPOUND WALL TO PUBLIC TOILET ON PLOT NO. K-64 NAZUL SHEET NO. 48A, AKOT ROAD, ASHOK NAGAR, AKOLA

1. Structure : RCC Frame Structure consisting of ground floor.
2. Foundation : RCC footing foundation.
3. Super : Column, Beams, slabs.

Structure

4. Walls : Ground floor, outer walls shall be one brick thick and inner walls shall be half brick thick brick wall in C.M. 1:6

5. Finishes : Internal Surfaces : Neeru finishing on cement plaster painted with oil bound distemper in three coats.

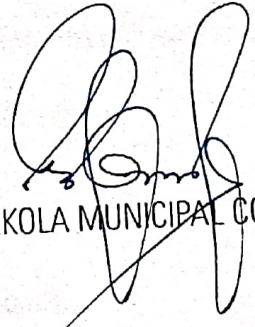
Outer Surfaces : Double coat of cement plaster as directed by Project Architect / Consulting Engineer during progress of construction work.

Flooring, Paving Dado etc. : All shops on ground floor shall be provided with gray marble mosaic tiles as approved by Project Architect / Consulting Engineer.

For all steps leading to Ground floor, steps of all staircases colour chequered tiles as approved shall be provided. Open spaces in front of the building left for parking etc. shall be provided with concrete. Flooring in passage, providing laying precast polish chequered cement tiles for flooring size 20 cm X 20 cm and 20mm thick plain cement as directed on a bed of 1:4 c.m. in required position including cement float filling joints in neat cement slurry, curing, polishing, and cleaning complete.

6. Doors : Shops MS Rolling of 18 guage with locking device Doors in Shop / Offices.
All these items are to be oil painted of approved quality and colour as directed by the Project Architect / Consulting Engineer.
paving as directed by the Project Architect / Consulting Engineer.

7. Painting : Externally : Water proof cement paint shall be applied in 2 or 3 coats as may be required at places where other finishes are not to be provided as directed and specified by Project Architect / Consulting Engineer.
Internally : Oil bound distemper in 2 or 3 coats as directed.
8. Overhead : Syntex Water Tank of capacity 1500 ltr.
Water tank
9. Borewell : 6" dia and about 35 mte. deep with supreme casing, 1.5 HP Jet pump with all fittings, accessories installation and connection to overhead tank by 1" dia GI pipe at location specified by project Architect/ Consulting Engineer or Chief Officer.
10. Electrification : All the shops shall have one MCB, one ELCB and 5 light points and one power plug point with earthing etc. of standard make.


AKOLA MUNICIPAL COUNCIL, AKOLA.

**Development of Shopping Centre, And Compound Wall to
public toilet on Plot No.K-64 Nazul Sheet No. 48A , Akot
Road, Ashok Nagar, Akola.**

DECLARATION OF THE DEVELOPER

I hereby declare that I have made myself thoughtfully conversant with the local conditions regarding all construction materials (Such as cement, steel, stones, sand, metal, murum etc.) and labour and commercial aspect of developed properties on which I have based my non-refundable premium for this work, which is inclusive of all leads and lifts involved. The design and specifications and all other commercial aspects of work have been carefully studied and understood by me before submitting this tender. I under take to construct the proposed building as per design and specifications given by the Project Architect / Consulting Engineer Mahendra Dave & Associates (Ar. Vrushali Deshmukh and Er. Mahendra Dave Akola), or his duly authorised assistant before starting the work and abide by his decision. I have sufficient experience in construction field and required machinery for construction purpose.

I hereby undertake to pay the labourers engaged on the work as per minimum wages Act, 1948, as amended from time to time and applicable to the zone concerned.

I have also understood scope of work as below -

- 1) Shopping Centre :
 - a) Ground floor. : 156.77Sq.mt.
- 2) Boring : 6" dia and about 35 mte. deep with supreme casing, 1.5 HP Jet pump with all fittings, accessories installation and connection to overhead tank by 1" dia GI pipe at location specified by project Architect/ Consulting Engineer or Chief Officer.
- 3) Compound Wall around above mentioned Plot No. K-64 fully finished.

Signature of Developer.

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**LEAD CHART FOR CONSTRUCTION OF COMMERCIAL COMPLEX ON
NZL SHEET NO. 48A, PLOT NO. K 64 , AKOT ROAD, ASHOK NAGAR, AKOLA.
FOR MUNICIPAL COUNCIL AKOLA**

ANALYSIS BASED ON CSR/ PWD/AKOLA 99-2000

S.NO.	MATERIAL	QUARRY/ SOURCE	DIST. IN KM
1.	Sand	Gandhidham	23
2.	Material all size	Malkapur	10
3.	Bricks	Chohtta	35
4.	Steel & Cement	Akola	00
5.	Flooring Tiles	Akola	00
6.	Hard Murum	Malkapur	10

ANALYSIS FOR LEAD FOR METAL

	40mm & above	Below 40 mm size
Quarry Malkapur		
Lead for 10 Km	85.68	81.75
Less Free Lead	-52.51	-50.23
	33.17 per cum	31.52 per cum

ANALYSIS FOR LEAD FOR SAND

Source Gandhigram	
Lead for 23 Km	138.51
Less free lead	-50.23
Total	88.28 per cum

ANALYSIS FOR LEAD FOR BRICKS

Source Chohtta	
35 Km	301.74
Less free lead	-82.52
Total	219.22 per 2 cum
	109.61 per cum

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ANALYSIS FOR LEAD FOR STEEL AND CEMENT

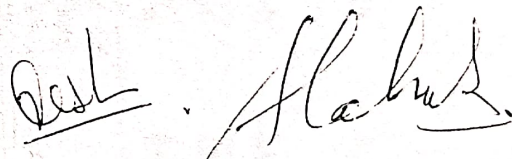
Source Akola	
Local	0
Less free lead	0
Total	0 mt
	0.00 per bag

ANALYSIS FOR LEAD FOR TILES

Source Akola	0
Less free lead	0
Total	0 per 100
	0.00 per sqm.

BASIC RATE OF METER RATES

Cement	Rs.2600 Per Mt.
Mild Steel	Rs.16000 Per Mt.
Tor Steel	Rs.16000 Per Mt.



FOR MAHENDRA DAVE & ASSOCIATES

**RATE ANALYSIS FOR CONSTRUCTION OF COMMERCIAL COMPLEX ON
NZL SHEET NO. 48A, PLOT NO. K 64 , AKOT ROAD, ASHOK NAGAR, AKOLA.
FOR MUNICIPAL COUNCIL AKOLA**

RATE ANALYSIS BASED ON CSR/PWD/AKOLA/99-2000

LEAD CHARGES FOR MATERIAL PER UNIT

METAL	40MM & ABOVE	33.17	PER CUM M
	BELOW 40MM SIZE	31.52	PER CUM
SAND		88.28	PER CUM S
BRICKS		109.61	PER CUM B
STEEL		0.00	PER MT
FL TILES		0.00	PER SQM
CEMENT		0.00	PER BAG

ANALYSIS OF RATES BASED ON CSR / PWD / AKOLA 99-2000

ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/CEMENT	TOTAL	UNIT	REMARK
1.	EXCAVATION IN EARTH	BDA-2 P 259	43			43	CUM	
2.	EXCAVATION IN H M	BDA-3 P 259	50			50	CUM	
3.	EXCAVATION IN EARTH AND BOULDER	BDA-3 P 259	57			57	CUM	
4.	EXCAVATION IN SOFT ROCK	BDA-4 P 259	115			115	CUM	

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ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/ CEMENT	TOTAL	UNIT	REMARK
5.	1:4:8 BED CONCRETE	BDE-1 P 287	960	73.99	0.0	1034	CUM	9m + 5s + 3.39c
6.	PCC COPING	BDE-3	1595	72.51	0.0	1667.5	CUM	
7.	CONCRETE ROAD	"	1780	72.51	0.0	1852.50	CUM	
	PCC BED BLOCK		1595	72.51	0.0	1667.5	CUM	
8.	80 mm METAL SOLING	BDA-14	180	33.17		213	CUM	
9.	RCC M 15 FOOTING	BDF-2	1705	72.51	0.0	1777.50	CUM	
10.	RCC M-15 COLUMN	BDF-4	2400	72.51	0.0	2472.50	CUM	
11.	RCC M-15 BEAMS	BDF 6 P 300 IS 456(1978)	2555	72.51	0.0	2627.5	CUM	9m + 5s + 6.24c
13.	RCC M-15 SLAB	BDF 8 P 302 IS 456(1978)	2525	72.51	0.0	2597.5	CUM	9m + 5s + 6.24c
12.	RCC M-15 CHAJJA		2600	72.51	0.0	2672.5	CUM	
14.	RCC M-15 WAIST SLAB		2540	72.51	0.0	2612.5	CUM	
15.	R.C.C. FLORING M-10	BDE-1A	1080	72.51		1152.50	CUM	
15A.	RCC FLOORING M-15	AS DIRECTED	1595	72.51	0.0	1667.5	CUM	9m + 5s + 6.24c
16.	RCC M-15 WALL, PARDI	BDF 11 P 304 IS 456(1978)	3500	72.51	0.0	3572.50	CUM	9m + 5s + 6.24c
17.	PROVIDING M.S./HYSD	BDF 17 P 306 IS 456(1978)	20600		0.0	20600	MT	

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ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/ CEMENT	TOTAL	UNIT	REMARK
						660	CUM	1m + 3s + 1.65c
18.	UCR MASONARY IN 1:6	BDH 1_P 329	600	59.65	0.0	1266	CUM	
19.	PROVIDING 2ND CLASS	BDG 5 P 315	1130	136.09	0.0	1236	CUM	
20.	PROVIDING 2ND CLASS		1100	136.09	0.0			
	BRICK MASONARY PLINTH					211.0	CUM	
21.	HALF BRICK MASONARY		195	15.65		238	SQM	
22.	WATER PROOFING BY		220	15.65	2.6			
	BRICK COBA					54.40	SQM	02s
23.	CEMENT PLASTER 20MM	BDL 4a	52.25	2.21	0.0			
	SINGLE COAT WITH							
	NEERU					41.20		
23A.	CEMENT PLASTER 12 MM	BDL-2B	39	2.2		81.20	SQM	02s
24.	SAND FACED PLASTER	BDL 7 P 369	78	2.21	0.0			
	FOR EXTERNAL					7	SQM	
25.	NEERU FINISHING TO	BDL 10	7					
	WALL					9	SQM	
26.	NEERU FINISHING TO	BDL 10A	9					
	CEILING					29	SQM	
27.	TUCK POINTING		28	0.88	0.0	263.50	SQM	
28.	MARBLE MOSAIC TILES	BDM 6A	260	3.53	0.0			
	FLOORING							

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ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/ CEMENT	TOTAL	UNIT	REMARK
29.	MARBLE MOSAIC TILES	BDM 3	275	3.53	0.0	278.50	SQM	
29B.	MARBLE MOSAIC TILES	BDM14	230	3.53		233.50	SQM	
30.	POLISHED KOTA FLOOR		420	3.53	0.0	424	SQM	
30B.	CHEQURED TILES IN PASSAGE AS DIRECTED BY ENGINEER		180	3.53		183.50	SQM	
31.	POLISHED KOTA DADO		435	3.53		439	SQM	
32.	POLISHED KOTA TREADS AND TREADS	BDM 22B	435	3.53	0.0	439	SQM	
33.	SILLS OF POLISHED KOTA		430	3.53		434	SQM	
34.	CERAMIC TILES FLOORING		560	3.53		564	SQM	
35.	CERAMIC TILES DADO		630	0.00		630	SQM	
36.	1:2:4 FLOORING 50MM TH	BDM 7 A	92	3.63		96	SQM	
37.	WHITE GLAZED TILES	BDM 12	400	0.00		400	SQM	
38.	SUPPLY OF 80 mm METAL		80	33.17		113	CUM	
39.	SUPPLY OF 40 mm METAL		95	33.17		128	CUM	
40.	SUPPLY OF SOFT MURUM		17	31.52		48.50	CUM	
41.	SUPPLY OF SAND	BDA13	85	88.28		173.3	CUM	

FOR MAHENDRA DAVE & ASSOCIATES

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MEASUREMENT SHEET

Name of the project : Development of shopping center and construction of compound wall around Public toilets on plot no. K-64, Sheet no. 48A, at Ashok Nagar, Akot Road, Akola, For Municipal Council Akola.

Sr. No.	Item Code	Description	No.	Length	Breadth	Depth/ Height	Quantity
1.	BDA 1A	Excavation					
		a) For Footing	20	2.00	1.85	1.80	133.20
		b) For beams	2	27.36	0.45	0.30	7.39
			2	05.27	0.45	0.30	1.42
			8	00.77	0.45	0.30	0.83
		c) For compound wall foundation	1	18.90	0.90	1.20	20.41
			1	31.39	0.90	1.20	33.90
			1	25.91	0.90	1.20	27.98
			1	26.37	0.90	1.20	28.48
			1	23.62	0.90	1.20	25.51
							279.12
2.	BDA 14	Soling below footing	20	2.00	1.85	00.20	14.80
3.	BDA 13	Sand Cushioning					
		a) Below gr. beam	Half of Item no. 1b				5.79
		b) Below compound wall foundation	1	18.90	0.90	0.15	2.55
			1	31.39	0.90	0.15	4.24
			1	25.91	0.90	0.15	3.50
			1	26.37	0.90	0.15	3.56
			1	23.62	0.90	0.15	3.19
							22.83
4.	BDA 11	Murum filling					
		a) In foundation pit	Item no. 1a-(4+5a+9)				87.70
		b) In plinth	9	02.90	04.27	00.45	50.15
		c) Around compound wall foundation	Item No. 1c-(3b+5b+6)				56.78
							194.63
5.	BDE 1C	P.C.C.					
		a) Below footing	20	2.00	1.85	00.15	11.10
		d) Below U.C.R.	1	18.90	0.60	0.15	1.70
			1	31.39	0.60	0.15	2.83
			1	25.91	0.60	0.15	2.33
			1	26.37	0.60	0.15	2.37
			1	23.62	0.60	0.15	2.13
							22.46
6.	BDH 1	U.C.R. Masonry	1	18.90	0.45	0.90	7.65
			1	31.39	0.45	0.90	12.71
			1	25.91	0.45	0.90	10.49
			1	26.37	0.45	0.90	10.68
			1	23.62	0.45	0.90	9.57
							57.01

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Sr. No.	Item Code	Description	No.	Length	Breadth	Depth/ Height	Quantity
7.	BDE 1A	a) R.C.C. below flooring in shop	1	27.36	4.77	00.08	10.42
		b) R.C.C. below flooring platform	1	27.36	1.00	00.08	2.19
							12.61
8.	BDF 2	R.C.C. Coping above U.C.R.	1	18.90	0.45	0.15	1.28
			1	31.39	0.45	0.15	2.19
			1	25.91	0.45	0.15	1.95
			1	26.37	0.45	0.15	1.78
			1	23.62	0.45	0.15	1.60
							8.60
9.	BDF 2	R.C.C. Footing	As per calculations * 20 x 0.98				19.60
10.	BDF 4	R.C.C. Columns	20	0.38	0.23	4.15	7.25
11.	BDF 6	R.C.C. Plinth & Floor Slab Beams					
		a) Accross the shop	4	27.36	0.23	0.30	7.55
			2	3.18	0.30	0.23	0.44
			7	3.00	0.30	0.23	1.45
			2	3.18	0.10	0.38	0.24
			7	3.00	0.10	0.38	0.80
		b) Along the shop	20	7.27	0.23	0.38	7.46
			20	1.00	0.23	0.38	1.75
							19.69
12.	BDF 8	R.C.C. Slab	2	4.27	2.84	0.10	2.42
			7	4.27	2.77	0.10	8.28
			2	2.84	1.00	0.10	0.57
			7	2.77	1.00	0.10	1.94
			9	1.20	0.60	0.10	0.65
							13.86
13.	BDF 11	R.C.C. Pardi	1	23.36	0.22	0.08	0.48
14.	BDG 7	Burnt Brick masonry	8	3.97	2.62	--	83.21
15.	BDG 5	Burnt Brick masonry For Compound Wall	1	18.90	2.15	0.23	9.35
			1	31.39	2.15	0.23	15.52
			1	25.91	2.15	0.23	12.18
			1	26.37	2.15	0.23	13.04
			1	23.62	2.15	0.23	11.68
		Rear wall of side shop	2	2.83	3.30	0.23	4.30
		Middle Shops	7	2.77	3.30	0.23	14.70
		Side Walls	2	4.27	3.30	0.23	6.48
		For steps (avg.)	9	1.20	0.83	0.60	5.38
		Side wall in passage	2	1.00	3.30	0.23	1.52
		Above shutter beams	9	2.83	0.20	0.23	1.17
		GF					95.32

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Sr. No.	Item Code	Description	No.	Length	Breadth	Depth/ Height	Quantity
		Parapet	2	27.36	0.90	0.23	11.33
			2	5.27	0.90	0.23	2.18
		FF					13.51
16.	BDE 3	Coping to compound wall	1	18.90	0.23	0.10	0.43
			1	31.39	0.23	0.10	0.72
			1	25.91	0.23	0.10	0.60
			1	26.37	0.23	0.10	0.61
			1	23.62	0.23	0.10	11.68
		GF					62.40
		Coping to parapet top	2	27.36	0.23	0.08	1.01
			2	5.27	0.23	0.08	0.19
		FF					1.20
17.	BDM 14A	Flooring in shops	9	2.90	4.50	—	117.45
18.	BDM 33	Flooring in passage	1	27.36	1.00	—	27.36
19.	BDM 33B	Tread finish	18	1.20	0.30	—	06.48
20.	BDL 2A	Internal Plaster					
		Rear wall in-shops	9	2.90	2.90	—	75.69
		Sides wall in-shop	18	4.50	2.90	—	234.90
		Above shutter	9	2.90	0.50	—	13.05
		Shop Ceiling	9	2.90	4.50	—	117.45
		Passage ceiling	9	2.90	0.85	—	22.19
		Bracket beam sides	18	0.90	0.28	—	4.54
							467.82
21.	BDL 10	Neeru finish to internal plaster	As per item no. 20				467.82
22.	BDL 7	External Plaster					
		a) Compound wall	2	18.90	2.40	—	90.72
			2	31.39	2.40	—	150.67
			2	25.91	2.40	—	124.37
			2	26.37	2.40	—	126.58
			2	23.62	2.40	—	113.38
			2	18.90	0.30	—	5.67
			1	31.39	0.30	—	9.42
			1	25.91	0.30	—	7.77
			1	26.37	0.30	—	7.91
			1	23.62	0.30	—	7.09
		GF					469.03

Sr. No.	Item Code	Description	No.	Length	Breadth	Depth/Height	Quantity
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		b) Shops					
		Long wall	1	27.36	3.75	—	102.36
		Short walls	2	04.73	3.75	—	42.97
		Pardi from outside	1	27.36	0.60	—	16.42
		Pardi from inside	1	26.90	0.60	—	16.14
		Columns in front	10	2.40	0.23	--	5.52
		Belt above shutters	1	26.90	0.50	—	13.45
		Risers	27	01.20	0.15	—	4.86
		Steps sides	18	0.60	0.22	—	2.38
		GF					380.20
		c) Parapet wall	4	27.13	1.05	—	113.95
		(Avg. in-out)	4	5.50	1.05	—	23.10
		FF					137.05
23.	BDT 56	Rolling Shutters	2	02.83	02.75	—	15.56
			7	02.77	02.75	—	53.32
							68.88
24.	BDF 17	M.S.Reinforcement					
		a) In footings, Coping, Floorings & Pardi	0.45% of item no.7+8+9+13				2.15
		b) In Columns & Beams	0.80% of item no.10+11				2.67
		c) In slabs	0.70% of item no.12				1.00
							5.82
25.	BDP 7D	Primer coat to Neeru finish	As per item no. 22				469.03
26.	BDP 5C	Oil bound distemper	As per item no. 21				467.99
27.	BDO 3A	Oil paint to rolling shutter	2 x Item no. 23				137.76
28.	BDO 8A	Waterproof cement paint GF	As per item no. 22b				380.20
29.	BDO 8A	Waterproof cement paint FF	As per item no. 22c				380.20

Note :1. Item code is serial number & item code number from CSR Public Works Department (Amravati Division) Public Works Circle Amaravati/Akola/Yavatmal.
2. * indicates volume of frustrum + volume of base of footing.

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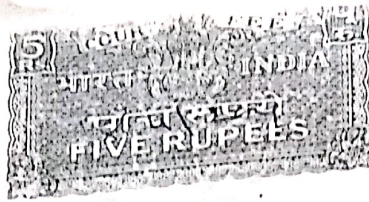
ABSTRACT SHEET

Name of the project : Development of shopping center and construction of compound wall
around Public toilets on plot no. K-64, sheet no. 48A, ar Ashok Nagar,
Akot Road, Akola, for Municipal Council Akola

Sr. No.	Item Code	Description of items	Quantity	Per	Rate Rs.	Amount Rs.
1	BDA1A	Excavation	279.12	Cum.	48.95	13662.92
2	BDA14	Soling below footing	14.80	Cum.	213.00	3152.40
3	BDA13	Sand cushioning	22.83	Cum.	173.30	3956.44
4	BDA11	Murumfilling	194.63	Cum.	111.50	21701.25
5	BDE1C	P.C.C in foundation	22.46	Cum.	1034.00	23223.64
6	BDH1	U.C.R. Mesonry	57.01	Cum.	660.00	37626.60
7	BDE1A	R.C.C. Below flooring	12.61	Cum.	1152.50	14533.03
8	BDF12	R.C.C. Coping over U.C.R.	8.60	Cum.	1752.50	15071.50
9	BDF2	R.C.C. Footing	19.60	Cum.	1777.50	34839.00
10	BDF4	R.C.C. Column	7.25	Cum.	2472.50	17925.63
11	BDF6	R.C.C. Beam	19.69	Cum.	2627.50	51735.48
12	BDF8	R.C.C. Slab	13.86	Cum.	2597.50	36001.35
13	BDF11	R.C.C. Pardi	0.48	Cum.	3572.50	1714.80
14	BDG7	Burnt Brick Masonry	83.21	Sqm.	211.00	17557.31
15	BDG5	Burnt Brick Masonry GF	95.32	Cum.	1236.00	117815.52
16	BDG5	Burnt Brick Masonry FF	13.51	Cum.	1266.00	17103.66
17	BDE3	Coping GF	62.40	Cum.	1667.50	104052.00
18	BDE3	Coping FF	1.20	Cum.	1715.35	2058.42
19	BDM14	Flooring in shop	117.45	Sqm.	233.50	27424.58
20	#	Flooring in passage	27.36	Sqm.	183.50	5020.56
21	BDM33A	Tread finish	6.48	Sqm.	193.50	1253.88
22	BDL2A	Single coat plaster	467.82	Sqm.	39.20	18338.54
23	BDL10	Neeru finish	467.82	Sqm.	7.00	3274.74
24	BDL7	Sand faced plaster GF	849.23	Sqm.	80.20	68108.25
25	BDL7	Sand faced plaster FF	137.05	Sqm.	82.55	11313.48
26	BDT55	Rollingshutter	68.88	Sqm.	1025.00	70602.00
27	BDF17	M.S.Reinforcement	4.98	MT.	20600.00	102588.00
28	BDP7D	Primer coat to neeru finish	469.03	Sqm.	4.65	2180.99
29	BDP5C	Oil Bound Distemper	469.03	Sqm.	11.75	5511.10
30	BDO3A	Oil paint	137.76	Sqm.	23.90	3292.46
31	BDO8A	Waterproof cement paint GF	380.20	Sqm.	13	4942.60
32	BDO8A	Waterproof cement paint FF	380.20	Sqm.	13.15	4999.63
TOTAL						862581.74
33		Add for contegencies	2%			17251.30
34		Add for Electrification	2%			17251.63
35		Add for water supply & sanitary	3%			25877.45

GRAND TOTAL 922962.45

[Handwritten signatures]



(2) (48)

(12)

पि. निहाधिकारी साहेब, अकोला, यधि सेवेधी,

प्रकरण क्रमिक 2/305/29101 - - 12008 - 2002

- अर्जदार :- १. श्री. प्रकाश राजत, वय अं. ४८ वर्ष,
(माजी नगरसेवक), रा. लाडीसपेल, अशोकनगर, अकोला, वार्ड क्रं. ७
२. बि.एस. इंगळे, वय अं. ५० वर्ष
(नगरसेवक) वार्ड क्रं. ७, पंचशिलनगर, अकोला
३. आनंद सपकाळ, वय अं. ४६ वर्ष,
(नगरसेवक), रा. पूरसिडीत कॉलोनी, अशोकनगर, अकोला वार्ड क्रं. ७
४. श्री. भाऊ वासनीक, वय ५२ वर्ष,
(माजी नगरसेवक), रा. अशोकनगर, अकोला वार्ड क्रं. ६
५. पि.एस. रणडे, वय अं. ३६ वर्ष,
(माजी नगरसेवक) रा. अशोकनगर, वार्ड क्रं. ६, अकोला
६. श्री. मी. ० कासाबाई कांबळे, महिला अय्या, वय ५५ वर्ष,
रा. कोडवाडा क्रं. ०४, भोईपूरा, अशोकनगर, अकोला वार्ड क्रं. ६
७. श्री. मती. सिमा लक्ष्मण काशीद, वय अं. ३० वर्ष, (साक्षात्कारार्थी)
रा. लाडीसपेल, वार्ड क्रं. ७, अकोला
८. श्री. मती. पूतलाबाई सुलेमान, वय अं. ४५ वर्ष,
वार्ड क्रं. ४, इंदिरानगर, अकोला

- : पिसद -

मेरअर्जदार :- १. अय्या, श्री. हरिभाई अ. लिंगदे मी,
नगरपालिका, अकोला

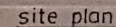
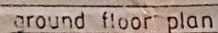
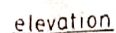
२. मुख्याधिकारी, नगरपालिका, अकोला

३. श्री. चन्द्रमणि गणूजी माने, वय अं. ३५ वर्ष,
रा. द्वारा :- श्री. किशोर मानवटकर (माजी नगरसेवक),
रा. बोधद वाचनालयवाजवळ, अशोकनगर, अकोला

म्हारा १६२ नगरपरिषदा, नगरपंचायती व औद्योगिक नागरी अधिनियम १९६५ -

- ये कलम ३०३ व ३०८ अन्वये हरकत अर्ज

अर्जदार क्रं. १ ते ८ पिर्नती करतात ते येप्रमाणे :- ...२...



proposed shopping
complex & compound wall
to public toilet at plot
no 164 sheet no 48A
ashok nagar
akola

scale 1 100 1 400

date

administrator

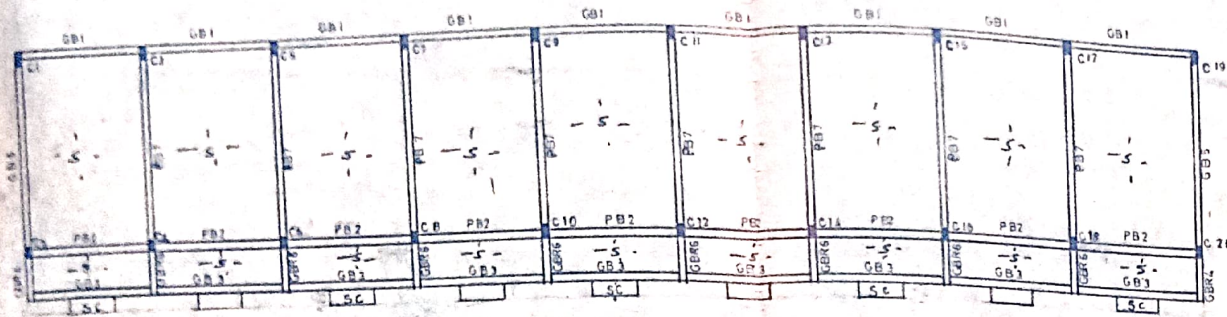
sign

consultants architect engineers

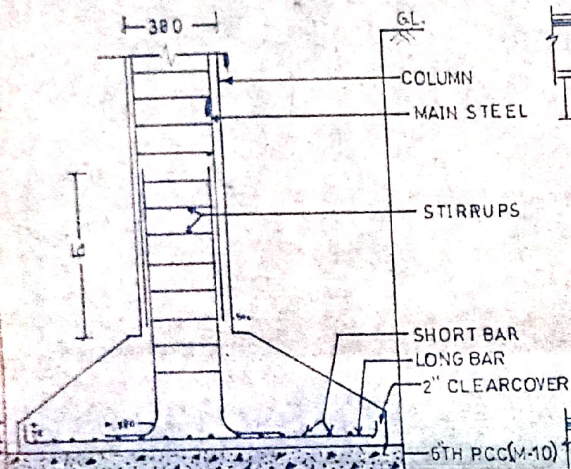
architect	architect, engineers
vrushali deshmukh	mohendra dave
akole	akole

Real

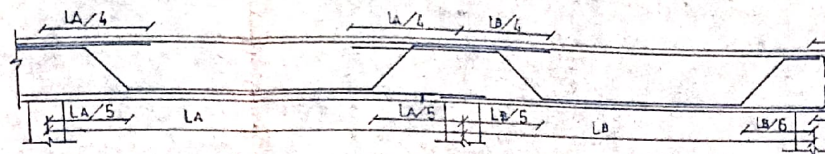
Alchut



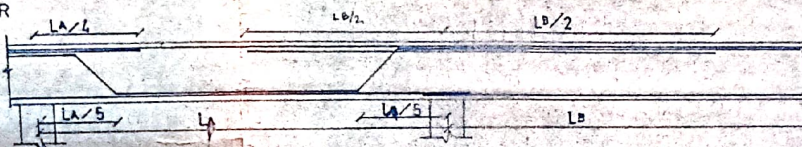
KEY PLAN



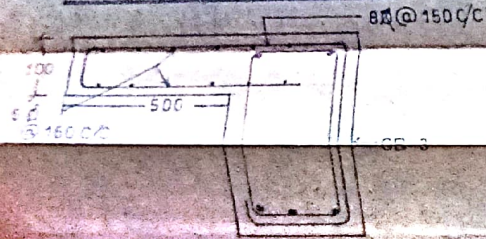
FOUNDATION DETAILS



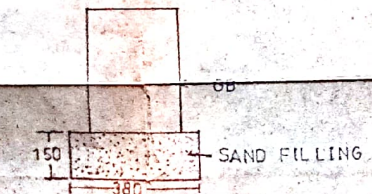
BAR BENDING DETAILS CONTNEOUS BEAM



DETAILS OF CANTILEVER BEAM



DETAILS OF SC



SAND COUSIONING TO G.B.

SCHEDULE OF COLUMN FOOTING

COLUMN NO	EXCAVATION		FOOTING		FOOTING MESH		COLUMN		
	SIZE	DEPTH	SIZE	T	S BAR	L BAR	SIZE	STEEL	STIRRUP
1,2,3,4,5,6	1850	1800	1700	450	8-10 @	8-10 @	230 X 380		6 @ 150
7,8,9,10,11,12	X		1850	150					
13,14,15,16,17,18									
19,20	2000							B-12 @	

SCHEDULE OF GROUND & PLINTH BEAM

BEAM NO.	SIZE		MAIN STEEL			STIRRUPS	REMARK
	B	D	TOP	BOTTOM	CRANK		
GB1	230	300	2-10 @ -C	2-12 @	1-12 @ -C	6 @ 150	
PB2	230	300	2-10 @ -C	2-10 @	1-10 @ -C	6 @ 150	
GB3	230	300	2-10 @ -C	2-10 @	1-12 @ -C	6 @ 150	
GBR4	230	380	2-10 @ -C 3-12 @ -C	2-10 @ Return		6 @ 150	Cantilever
GB5	230	380	2-10 @ -C	2-16 @	2-12 @ -C	6 @ 150	
GBR6	230	380	2-10 @ -C 3-12 @ -C	2-10 @ Return		6 @ 150	Cantilever
PB7	230	380	2-10 @ -C	2-16 @	2-12 @ -C	6 @ 150	

SCHEDULE OF GROUND LEVEL SLAB

SLAB NO	THICK	TYPE	MAIN STEEL		DISTRIBUTION STEEL	REMARK
			SHORT BAR	LONG BAR		
SC	100	ONE WAY	8 @ 150		6 @ 150	CANTILEVER
S	80	TWO WAY	6 @ 160 no bent up	6 @ 160 no bent up		

PROJECT
CONSTRUCTION OF SHOPPING COMPLEX
AT SHEET No-BA, KOT VIK 64 AKOT ROAD AKOLA

COLUMN FOOTING
GROUND LEVEL

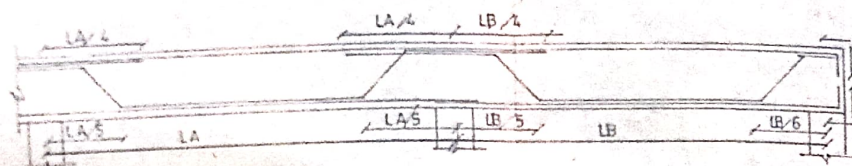
ADMINISTRATOR

DR. HARSHDEEP KAMBLE
MUNICIPAL COUNCIL, AKOLA

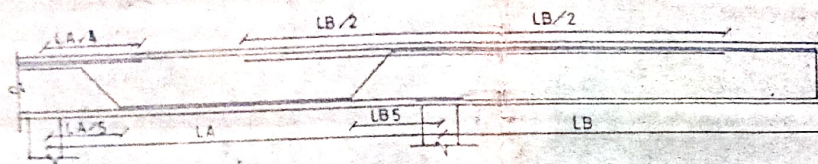
PROJECT ARCHITECT & CONSULTING ENGINEER
MAHENDRA DAVE & ASSOCIATES

AR. VRUSHALI DESHMUKH, EP. MAHENDRA DAVE
AKOLA

KEY PLAN



BAR BENDING DETAILS CONTNEOUS BEAM



DETAILS OF CANTILEVER BEAM

[illegible]

SCHEDULE OF FLOOR SLAB						
S. NO.	THICK	TYPE	MAIN STEEL		DISTRIBUTION STEEL	REMARK
			SHORT BAR	LONG BAR		
S1	100	ONE WAY	8 Φ @ 130 all bent up		6 Φ 16 top & bottom	
S2	100	ONE WAY	8 Φ @ 170		6 Φ @ 160	

PROJECT
CONSTRUCTION OF SHOPPING
COMPLEX

DETAILS	BEAMS	FLOORS	SLAB
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ADMINISTRATOR

DR HARSHDEEP KAMBLE
MUNICIPAL COUNCIL AKOLA

PROJECT ARCHITECT & CONSULTING ENGINEERS
MAHENDRA DAVE & ASSOCIATES

AR VRUSHALI DESHMUNI ER MAHENDRA DAVE

१०/- अर्जदार नं. १ ते हे अकोला नगराचे रहिवासी असून सामाजिक-कार्यकर्ते, माजी नगरसेवक, आणि जनहितापिरस्त खादी मोडट गेल्यास त्यापिरस्त कायदेशिर व सन्दी मागिनि न्याय मिळवताठी लढा देत आतात.

२०/- अकोला नगरपालिकाचे प्रशासक डॉ. हर्षदीप कांबळे, हयांनी प्रशासक ठराव क्रं. ०२ दिनांक १०.०८.२००१ ला ठराव घेऊन आकोट रोड ते अशोकनगर प्लॉट नं. के-६४ प्लॉट नं. ४८-अ येथे सार्वजनिक संडासाचे जागेवर व्यापारी संकुल उभारण्याचे ठराव करून श्री. चन्द्रमणि गणूजी माने, गैरअर्जदार क्रं. ३ हयास रु. ३,०१,१११/- हया देकार (Offset amount) रकमेवर व्यापारी संकुलाचे (०९) नऊ दूकानाचे बांधकाम बि.ओ.टी. तत्वावर आर्वटीत केले. सदरहु गैरअर्जदार क्रं. ३ हा ऑटोरिक्षा चालक असून त्याच्याकडे कोणतीही स्थावर किंवा जंगम मालमत्ता नाही. एक म्हणून तो माजी नगरसेवक श्री. किशोर मानवटकर, हयांच्याकडे कामावर आहे. माजी नगरसेवक श्री. किशोर-मानवटकर, हयांनी हे बांधकामाचा ठेका बेनामी नावाने श्री. माने हयांच्या-मार्फत घेतला आहे. श्री. किशोर मानवटकर हे भा.रि.प. बहुजन महासंघाचे एक धनाटय नेते आहे. त्यांनी प्रशासक डॉ. कांबळे यांच्या प्रशासकीय काळात अनेक ठेके बेनामी नावाने घेतलेले आहे. प्रशासकीय काळात श्री. मानवटकर यांनी जवळपास पन्नास ते साठ लाखचे कामे नगरपालिकेकडे केलेले आहेत. हयांमुळे श्री. माने हे ~~स्क=हस्त~~ श्री. मानवटकर हयांचे हाताचे बाह्ये बनलेले आहे.

३०/- मा. प्रशासक, नगरपालिका, अकोला हयांनी व्यापारी संकुलाचे बांधकाम करताना जे रक्कम देकार (Offset amount) रक्कम फारच कमी आली आहे. हयावरून असे दिसते की, डॉ. कांबळे, प्रशासक, न.प. अकोला व श्री. किशोर मानवटकर यांच्यात राजकीय दबावामुळे गुप्त समझौता झाला आहे. देकार रक्कम रु. ३,०१,१११/- ही त्यामानाने फारच कमी रक्कम आल्यात आलेली आहे. ज्या ठिकाणी हे व्यापारी संकुल बांधण्याचे काम सुरु आहे त्या ठिकाणी गेल्या चाळीस ते पन्नास वर्षांपासून दलित बौद्ध व मुस्लिम हया मागासवर्गीय रहिवाशांकीरता सार्वजनिक संडास वापरात आहे. ते सर्व सार्वजनिक संडास तोडून त्या ठिकाणी व्यापारी संकुल बांधणे म्हणजे दलित विर

-एक प्रकारे अन्याय आहे. ह्यामुळे ह्या भागातील जवळपास पंधरा ते पिस-
-हजार तिन्ही-पुरुषांना शौचालयापासून वंचित राहावे लागेल. कारण ह्या
भागात सहा (०६) वार्ड्स आहेत आ त्यामधून चार (०४) वार्डांचे नागरीक
ह्या सार्वजनिक शौचालयाचा उपयोग कार्गुवर्ध करीत आहेत. ह्या व्यापारी-
-संकुलांमुळे श्री. माने, अर्थातच श्री. किशोर मानवटकर ह्यांना तिस ते चाळीस -
- लाख रुपये व्यापारी संकुलातून फायदा होणार आहे. ह्यामुळे ह्या भागातील
नागरीकांना त्रास होवून सार्वजनिक शांतता भंग होण्याचे नाकारता येत नाही.
ह्या भागात मागिल पंधरा (१५) दिवसांपासून नागरीक आंदोलन व सभा
घेवून आपला तिला अंतोष जाहीर करीत आहेत. ह्या प्रकरणी ह्या भागातील
नागरीकांनी पि. जिल्हाधिकारी ह्यांच्याकडे अनेक तक्रारी सुद्धा केलेल्या आहेत.
वरिल व्यापारी संकुलाचे स्थान हे रहिवासी स्थान आहे. त्यामुळे व्यापारी-
-संकुल बांधणे म्हणजे नागरीकांची गैरसोय करून शांतता भंग करण्याचे कारस्थान
श्री. किशोर मानवटकर, व त्याचे कार्यकर्ते करीत आहेत. ह्या प्रकरणी पोलीस-
-स्टेशन, अशोकनगर, अकोला येथे लेखी तक्रारी नोंदविण्यात आलेल्या आहेत.

४/- गैरअर्जदार क्रं.१ व गैरअर्जदार क्रं.२ ह्यांना ह्या भागातील
नागरीकांनी निवेदने देवून सदरहुं बांधकाम त्वरीत थांबविण्यात यावे अशी
लेखी पिनंती केली असता गैरअर्जदार सदरहुं बांधकामाचे स्थळ निरीक्षणसुद्धा
करून गेले आहे. परंतु कोणतीही कार्रवाई किंवा आदेश ह्या प्रकरणी पारित
केलेला नाही. सार्वजनिक शांतता भंग झाल्यास वरिल गैरअर्जदार क्रं.१,२,३,
ह्यांना सर्वस्वी जबाबदार धरण्यात यावे, अशी ह्याची नोंद घेण्यात यावी.

५/- गैरअर्जदार क्रं.२ ह्यांनी गैरअर्जदार क्रं.१ व्हून घाईदीने
दिनांक १५.०१.२००१ ह्यारोजी सदरहुं व्यापारी संकुलाचे बांधकाम बाबत
(अॅप्रीमेट) करारनामासुद्धा करून घेतलेला आहे. त्यामुळे ह्या प्रकरणी
प्रशातक, डॉ. हर्षदीप कांबळे, ह्यांनी सदरहुं ठेकेदारस इकते माप देवून नागरीकां-
-वर अन्याय केला आणि सार्वजनिक शांतता भंग व्हावी ह्याकीरता आपला
हातभार लावलेला आहे.

६०/-

अकोला नगरपालिकाची आर्थिक परिस्थिती अत्यंत दयनीय असल्याने नगरपालिकेने शहरातील विविध भागात व्यापारी संकुले उभारणे सुरू आहे. केले हे एक चांगली व म नगरपालिकाचे हिताची बाब आहे, परंतु अकोला नगरपालिकेने व जे.अ. क्रं. १ व २ हया मंगल भागात व्यापारी संकुल उभारून कोणतीही मोठी रक्कम प्राप्त न करता हया भागातील नागरीकांवर अन्याय करून सार्वजनिक शांतता धोक्यात आणण्याचे काम केले आहे असे आमचे स्पष्ट मत आहे. नगरपालिकेने शासनाच्या धोरणांनुसार मंगलसवर्गीय भागात सर्व प्राथमिक सुविधा व मूलभूत सुविधा देणे हे नगरपालिकाचे आद्य कर्तव्य असताना उपलब्ध नागरीक सुविधांचा बळी देवून अर्थात शौचालये पाडून ते तेथे व्यापारीसंकुल उभारून नगरपालिकाचे कायदांचा मूलभूत उद्देश दुर्लक्षित जात आहे हयाकडेही आपले लक्ष वेधण्यात येत आहे. तरी वि.जिल्हाधिकारी, अकोला हयांना हया भागातील नागरीकांच्या वीते विनंती आहे की, सदरहू ठराव रद्द करून व्यापारी संकुलचे बांधकाम बंद करण्यात यावे ही विनंती.

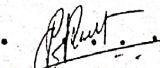
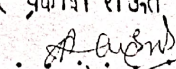
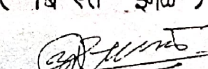
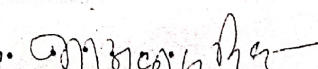
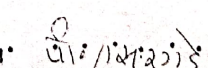
प्रार्थना :-

अकोला नगरपालिकेने व्यापारी संकुल बांधण्याचे जे आदेश दिले आहे ते पूर्णविचार करून रद्द करण्यात यावे आणि जनहिताचे आणि सार्वजनिक शांतता व सुव्यवस्था राखण्याचे दृष्टीने नगरपालिका ठराव क्रं. ०२ (प्रशासकिय ठराव) दि. १०.०१.२००१ रद्द करून नागरीकांना दिलेला धावा व त्यांच्या मूलभूत सुविधा कायम राखाव्यात ही विनंती. तसेच वि.जिल्हाधिकारी साहेब, अकोला हयांनी वरिल बांधकामसंस्थानादेश धावा ही विनंती.

अकोला

दिनांक १८.०४.२००१

अर्जदारच्या स्वाक्षऱ्या

१. 
(प्रकाश राजु)
२. 
(बि. एस. जंगडे)
३. 
(अनंदराव सपकाळ)
४. 
(भाऊ वासिक)
५. 
(पी. एस. रंगडे)

..५..

(१५) (५५) (५५)

६. 'कासबाई' ..
(श्री मती 'कासबाई काळे')

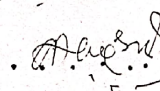
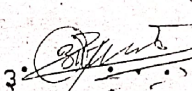
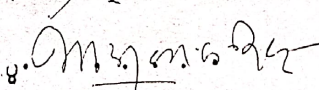
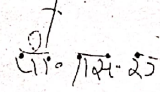
७. सीमा ..
(श्री मती 'सीमा काशीद')

८. पुतलाबाई सुलेमान ..
(श्री मती 'पुतलाबाई सुलेमान')

-: सत्यपन :-

वरिल तक्रारीच्या परिच्छेद क्रं. १ ते ८ हे आमच्या माहिती व समुत्तीप्रमाणे सत्य आहेत, सदरहु तक्रार नगरपालिकाने दिलेल्या दस्तावेजांनुसार सत्य आहे.

अर्जदारांच्या सहया

१.  ..
२.  ..
३.  ..
४.  ..
५.  ..
६. 'कासबाई' ..
७. सीमा ..
८.  ..

(13)

(7)

(17/13)

नागपौलिस - नगर परिषद, अकोला
क्रमांक : नपअ/बा.वि./वि.ओ.टी./00-01
दिनांक : 20.04.2001

प्रति,
मा. जिल्हाधिकारी,
अकोला.

विषय :- महाराष्ट्र नगर परिषदा, नगर पंचायती व औद्योगिक नगरी अधिनियम 1965 चे कलम
307 व 308 अन्वये हरकत अर्जा संबंधी
श्री प्रकाश राजत (माजी नगरसेवक), रा. लाडीस फैल, अशोक नगर
वार्ड नं. 7, अकोला व इतर - 7

- विरुद्ध -

श्री हरिषभाई आलमचंदानी, अध्यक्ष, नगर परिषद अकोला व इतर-2

संदर्भ :- प्रकरण क्रमांक 2/308/अकोला/2001-2002

आदरणीय महोदय,

उपरोक्त प्रकरणामध्ये खालील प्रमाणे जबाब सविनय ~~प्रतिबद्ध~~ सादर करित आहे.

अकोला नगर परिषद ही "अ" वर्ग नगर परिषद आहे. नगर पालिका क्षेत्राची
लोकसंख्या सन 1991 च्या जणगणनेनुसार 3,28,936 आहे व सद्यस्थितीत लोकसंख्या अंदाजे
4.50 लाखाचे वर पोहचली आहे.

नगर पालिकेचे व्यापक क्षेत्र व वाढती लोकसंख्या विचारात घेता नागरिकांना मुलभुत
प्राथमिक सोयी व सुविधा पुरविणे नगर पालिकेस क्रमप्राप्त आहे.

व्यापक क्षेत्र व वाढलेली लोकसंख्या विचारात घेता नागरिकांना सोयी व सुविधा
पुरविण्यासाठी व प्रभावी सेवा उपलब्ध करून देण्याकरिता नगर पालिकेस आर्थिकदृष्ट्या सक्षमतेने
स्वयंपूर्ण होणे निकडीचे आहे.

नगर पालिकेची अस्तित्वात असलेला मर्यादित उत्पन्नाच्या स्त्रोतात व साधनात वाढ
करणे आवश्यक आहे. नागरीकांना द्यावयाच्या सोयी, सुविधा व सेवा ह्या नगर पालिकेच्या आर्थिक
उत्पन्नाच्या बाबीवर अवलंबून आहे.

...2

नगर पालिकेच्या कर्मचाऱ्यांचे मासिक वेतन निगमित वेळेवर अदागणी करणे, सेवानिवृत्त कर्मचाऱ्यांना सेवा निवृत्ती वेतन व निवृत्तीचे लाभ देणे, पाणी पुरवठा योजनेची रक्कम भरणे, सार्वजनिक रस्त्यावरील विद्युत पथदिव्यांचे विद्युत देयके भरणे, अग्नी शमन सेवेचा खर्च भागविणे, सार्वजनिक रस्ते व नाल्या बांधणे व दुरुस्ती करणे इत्यादीचा खर्च मर्यादित उत्पन्नाच्या स्त्रोतातून भागविणे नगर पालिकेला कठिण व दुरापास्त आहे.

शासनाने नगर पालिकेचा जकात कर बंद केला आहे. त्या संबंधीत जकात कराचे अनुदान जरी शासनाकडून मिळत असले तरी ते विहित 4 वर्ष पर्यंतचे कालावधी करिता मर्यादित असल्याने नंतर अनुदान मिळेलच याची निश्चितता नसल्या कारणाने नवनविन उत्पन्नाच्या स्त्रोताचा व साधनांचा नगर पालिकेला अवलंब करणे जरूरी आहे.

त्याकरिता बांधा, कार्यान्वीत करा व हस्तांतरण (बि.ओ.टि.) या तत्वावर दुकान संकुल बांधण्याचा प्रस्ताव तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी अमलात आणला आहे. त्या दृष्टीनेच त्यांनी ठराव क्रमांक 2 दिनांक 10.01.2001 नगर परिषदेच्या आर्थिक हिताचे दृष्टीने त्यांनी पारित केलेला आहे.

दैनिक मातृभूमि वृत्तपत्र दिनांक 21 डिसेंबर 2000 मध्ये जाहिररित्या सदर बि.ओ.टी. तत्वावरील दुकान संकुल व कम्पाऊंड वॉल बांधकामाकरिता अपेक्षित देकार रक्कम रु. 2,50,000/- ची टेंडर नोटीस प्रसिध्द करण्यात आली या अनुषंगाने पारदर्शकता पाहता रु. 3,01,111/- चे सर्वात जास्त दराचे श्री चंद्रमणी गणूजी माने यांचे टेंडर स्विकारण्यात आले आहे. अर्थात अपेक्षित ठेका रक्कमेपेक्षा रु. 51,111/- नगर परिषदेला जास्त रक्कम प्राप्त झाली आहे.

पारदर्शक जाहिर टेंडर नोटीस असल्यामुळे कोणालाही टेंडर भरण्याची मुभा असल्या कारणाने तिघांचे टेंडर आलेले होते.

सदर टेंडर फाईल चे व कागदपत्राचे अवलोकन केले असता श्री चंद्रमणी गणूजी माने यांनी स्वतः वैयक्तीक स्वतंत्ररित्या टेंडर भरलेले आढळून येते. त्यामुळे श्री किशोर मानवटकर माजी नगरसेवक यांचा टेंडर बाबत संबंध असल्याचा प्रश्न उद्भवत नाही.



तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी काढलेली देकार रक्कम त्या भागातील जमीनीचा परिसर पाहता संयुक्तीक काढलेली असल्याचे आढळून येते.

सदरहू दुकान संकुला सोबत महिलांच्या सार्वजनिक संडासाकरिता कम्पाऊंड वॉल बांधण्याची प्रयोजनासह दुकान संकुल बांधण्याचे बांधकाम आहे. महिलांचे सार्वजनिक संडास स्वतंत्र व वेगळे राहणार आहे. त्यामुळे सार्वजनिक महिलांच्या संडासास बाधा पोहचत असल्याचा प्रश्न उद्भवत नाही.

शॉपींग सेंटरचे बांधकाम

अंदाजे रु.

4.50 लाख

कम्पाऊंड वॉल अंदाजे किंमत रु....

2.00 लाख

एकूण अंदाजे रु.....

6.50 लाख

नगर पालिकेला मिळणारे उत्पन्न.

अंदाजे मासिक भाडे पति दुकान रु.250/-

प्रमाणे 9 दुकानांचे = रु.2250/-दरमहा×12

महिने (वार्षिक उत्पन्न) रुपये...

27,000.00

कम्पाऊंड वॉल बिल्डर कडून बांधण्यात

येत असल्यामुळे न.प. चा होणारा

फायदा रु.....

2,00,000.00

न. प. ला बिल्डरकडून मिळणारी

देकार रक्कम रु.....

3,01,111.00

दुकानावरील न.प.कराचे उत्पन्न वार्षिक

भाड्यावर अंदाजे 30% (वार्षिक)रु....

8,100.00

एकूण रक्कम रुपये.....

5,36,211.00

बांधा, चापरा आणि हस्तांतरण करा या तत्वावर नगर पालिका क्षेत्रामध्ये खालील ठिकाणी देखील दुकान संकुलाचे कामे सुरु आहेत.

1. नगर परिषद परिसरात तहसिल कार्यालय समोरील दुकान संकुलाचे बांधकाम.
2. गुरांचा बाजार सिंध कॅम्प खदान येथे दुकान संकुल बांधकाम.
3. जनता बाजार येथील वरच्या मजल्यावरील दुकान संकुलाचे बांधकाम.
4. लाल बहादुर शास्त्री स्टेडियम येथे संकुलाचे बांधकाम.

उपरोक्त कामे सुरु असुन प्रगतीवर आहे. यामुळे नगर परिषदेच्या उत्पन्नात भरीव वाढ होणार आहे.

त्याकरिता आपणास विनंती की, तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी पारित केलेला ठराव क्रमांक 2 दि. 10.1.2001 रद्द करण्यात येवू नये व स्थगिती देण्यात येवू नये हि विनंती.

दिनांक : 20.04.2001

M.R. Arimondam
(हरिश आलिमचंदानी)
अध्यक्ष नगर परिषद
अकोला.
गैरअर्जदार क्र.1

Mohand Naikar
(मोहन नागलकर)
मुख्याधिकारी
नगर परिषद,
अकोला
गैरअर्जदार क्रमांक - 2

(11) (51/52)

कार्यालय - नगर परिषद, अकोला
क्रमांक : नपअ/बा.वि./वि.ओ.टी./00-01
दिनांक : 20.04.2001

प्रति,
मा. जिल्हाधिकारी,
अकोला.

विषय :- महाराष्ट्र नगर परिषदा, नगर पंचायती व औद्योगिक नगरी अधिनियम 1965 चे कलम
307 व 308 अन्वये हरकत अर्जा संबंधी
श्री प्रकाश राजूत (माजी नगरसेवक), रा. लाडीस फैल, अशोक नगर
वार्ड नं. 7, अकोला व इतर - 7

- विरुद्ध -

श्री हरिषभाई आलमचंदानी, अध्यक्ष, नगर परिषद अकोला व इतर-2

संदर्भ :- प्रकरण क्रमांक 2/308/अकोला/2001-2002

आदरणीय महोदय,

उपरोक्त प्रकरणामध्ये खालील प्रमाणे जबाब सविनय ~~सविनय~~ सादर करित आहे.

अकोला नगर परिषद ही "अ" वर्ग नगर परिषद आहे. नगर पालिका क्षेत्राची लोकसंख्या सन 1991 च्या जणगणनेनुसार 3,28,936 आहे व सद्यस्थितीत लोकसंख्या अंदाजे 4.50 लाखाचे वर पोहचली आहे.

नगर पालिकेचे व्यापक क्षेत्र व वाढती लोकसंख्या विचारात घेता नागरिकांना मुलभुत प्राथमिक सोयी व सुविधा पुरविणे नगर पालिकेस क्रमप्राप्त आहे.

व्यापक क्षेत्र व वाढलेली लोकसंख्या विचारात घेता नागरिकांना सोयी व सुविधा पुरविण्यासाठी व प्रभावी सेवा उपलब्ध करून देण्याकरिता नगर पालिकेस आर्थिकदृष्ट्या सक्षमतेने स्वयंपूर्ण होणे निकडीचे आहे.

नगर पालिकेची अस्तित्वात असलेला मर्यादित उत्पन्नाच्या स्त्रोतात व साधनात वाढ करणे आवश्यक आहे. नागरीकांना द्यावयाच्या सोयी, सुविधा व सेवा ह्या नगर पालिकेच्या आर्थिक उत्पन्नाच्या बाबीवर अवलंबून आहे.

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नगर पालिकेच्या कर्मचाऱ्यांचे मासिक वेतन नियमित वेळेवर अदायगी करणे, सेवानिवृत्त कर्मचाऱ्यांना सेवा निवृत्ती वेतन व निवृत्तीचे लाभ देणे, पाणी पुरवठा योजनेची रक्कम भरणे, सार्वजनिक रस्त्यावरील विद्युत पथदिव्यांचे विद्युत देगळे भरणे, अग्नी शमन सेवेचा खर्च भागविणे, सार्वजनिक रस्ते व नाल्या बांधणे व दुरुस्ती करणे इत्यादीचा खर्च मर्यादित उत्पन्नाच्या स्त्रोतातून भागविणे नगर पालिकेला कठिण व दुरापास्त आहे.

शासनाने नगर पालिकेचा जकात कर बंद केला आहे. त्या संबंधीत जकात कराचे अनुदान जरी शासनाकडून मिळत असले तरी ते विहित 4 वर्ष पर्यंतचे कालावधी करिता मर्यादित असल्याने नंतर अनुदान मिळेलच याची निश्चितता नसल्या कारणाने नवनविन उत्पन्नाच्या स्त्रोताचा व साधनांचा नगर पालिकेला अवलंब करणे जरूरी आहे.

त्याकरिता बांधा, कार्यान्वीत करा व हस्तांतरण (बि.ओ.टि.) या तत्वावर दुकान संकुल बांधण्याचा प्रस्ताव तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी अमलात आणला आहे. त्या दृष्टीनेच त्यांनी ठराव क्रमांक 2 दिनांक 10.01.2001 नगर परिषदेच्या आर्थिक हिताचे दृष्टीने त्यांनी पारित केलेला आहे.

दैनिक मातृभुमि वृत्तपत्र दिनांक 21 डिसेंबर 2000 मध्ये जाहिररित्या सदर बि.ओ.टी. तत्वावरील दुकान संकुल व कम्पाऊंड वॉल बांधकामाकरिता अपेक्षित देकार रक्कम रु. 2,50,000/- ची टेंडर नोटीस प्रसिध्द करण्यात आली या अनुषंगाने पारदर्शकता पाहता रु. 3,01,111/- चे सर्वात जास्त दराचे श्री चंद्रमणी गणूजी माने यांचे टेंडर स्विकारण्यात आले आहे. अर्थात अपेक्षित ठेका रक्कमेपेक्षा रु. 51,111/- नगर परिषदेला जास्त रक्कम प्राप्त झाली आहे.

पारदर्शक जाहिर टेंडर नोटीस असल्यामुळे कोणालाही टेंडर भरण्याची मुभा असल्या कारणाने तिचाच टेंडर आलेले होते.

सदर टेंडर फाईल चे व कागदपत्राचे अवलोकन केले असता श्री चंद्रमणी गणूजी माने यांनी स्वतः वैयक्तीक स्वतंत्ररित्या टेंडर भरलेले आढळून येते. त्यामुळे श्री किशोर मानवटकर माजी नगरसेवक यांचा टेंडर बाबत संबंध असल्याचा प्रश्न उद्भवत नाही.

(49) (53)

तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी काढलेली देकार रक्कम त्या भागातील जमीनीचा परिसर पाहता संयुक्तीक काढलेली असल्याचे आढळून येते.

सदरहू दुकान संकुला सोबत महिलांच्या सार्वजनिक संडासाकरिता कम्पाऊंड वॉल बांधण्याची प्रयोजनासह दुकान संकुल बांधण्याचे बांधकाम आहे. महिलांचे सार्वजनिक संडास स्वतंत्र व वेगळे राहणार आहे. त्यामुळे सार्वजनिक महिलांच्या संडासास बाधा पोहचत असल्याचा प्रश्न उद्भवत नाही.

शॉपींग सेंटरचे बांधकाम

अंदाजे रु.

4.50 लाख

कम्पाऊंड वॉल अंदाजे किंमत रु....

2.00 लाख

एकूण अंदाजे रु.....

6.50 लाख

नगर पालिकेला मिळणारे उत्पन्न.

अंदाजे मासिक भाडे पति दुकान रु.250/-

प्रमाणे 9 दुकानांचे = रु.2250/-दरमहा×12

महिने (वार्षिक उत्पन्न) रुपये...

27,000.00

कम्पाऊंड वॉल बिल्डर कडून बांधण्यात

येत असल्यामुळे न.प. चा होणारा

फायदा रु.....

2,00,000.00

न. प. ला बिल्डरकडून मिळणारी

देकार रक्कम रु.....

3,01,111.00

दुकानावरील न.प.कराचे उत्पन्न वार्षिक

भाड्यावर अंदाजे 30% (वार्षिक)रु....

8,100.00

एकूण रक्कम रुपये.....

5,36,211.00

(H) (54) 85

बांधा, वापरा आणि हस्तांतरण करा या तत्वावर नगर पालिका क्षेत्रामध्ये खालील ठिकाणी देखील दुकान संकुलाचे कामे सुरु आहेत.

1. नगर परिषद परिसरात तहसिल कार्यालय समोरील दुकान संकुलाचे बांधकाम.
2. गुरांचा बाजार सिंध कॅम्प खदान येथे दुकान संकुल बांधकाम.
3. जनता बाजार येथील वरच्या मजल्यावरील दुकान संकुलाचे बांधकाम.
4. लाल बहादुर शास्त्री स्टेडियम येथे संकुलाचे बांधकाम.

उपरोक्त कामे सुरु असून प्रगतीवर आहे. यामुळे नगर परिषदेच्या उत्पन्नात भरीव वाढ होणार आहे.

त्याकरिता आपणास विनंती की, तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी पारित केलेला ठराव क्रमांक 2 दि. 10.1.2001 रद्द करण्यात येवू नये व स्थगिती देण्यात येवू नये हि विनंती.

दिनांक : 20.04.2001

H. R. Arimondaw
(हरिश्च आलिंगचंदानी)
अध्यक्ष नगर परिषद
अकोला.
गैरअर्जदार क्र.1

Mohand Naikar
(मोहन नागलकर)
मुख्याधिकारी
नगर परिषद,
अकोला
गैरअर्जदार क्रमांक - 2

कार्यालय - नगर परिषद, अकोला
क्रमांक : नपअ/बा.वि./वि.ओ.टी./00-01
दिनांक : 20.04.2001

प्रति,
मा. जिल्हाधिकारी,
अकोला.

विषय :- महाराष्ट्र नगर परिषदा, नगर पंचायती व औद्योगिक नगरी अधिनियम 1965 चे कलम
307 व 308 अन्वये हरकत अर्जा संबंधी
श्री प्रकाश राजत (माजी नगरसेवक), रा. लाडीस फैल, अशोक नगर
वार्ड नं. 7, अकोला व इतर - 7

- विरुद्ध -

श्री हरिषभाई आलिमचंदानी, अध्यक्ष, नगर परिषद अकोला व इतर-2

संदर्भ :- प्रकरण क्रमांक 2/308/अकोला/2001-2002

आदरणीय महोदय,

उपरोक्त प्रकरणामध्ये खालील प्रमाणे जबाब सविनय ~~सविनय~~ सादर करित आहे.

अकोला नगर परिषद ही "अ" वर्ग नगर परिषद आहे. नगर पालिका क्षेत्राची लोकसंख्या सन 1991 च्या जणगणनेनुसार 3,28,936 आहे व सद्यस्थितीत लोकसंख्या अंदाजे 4.50 लाखाचे वर पोहचली आहे.

नगर पालिकेचे व्यापक क्षेत्र व वाढती लोकसंख्या विचारात घेता नागरिकांना मुलभुत प्राथमिक सोयी व सुविधा पुरविणे नगर पालिकेस क्रमप्राप्त आहे.

व्यापक क्षेत्र व वाढलेली लोकसंख्या विचारात घेता नागरिकांना सोयी व सुविधा पुरविण्यासाठी व प्रभावी सेवा उपलब्ध करून देण्याकरिता नगर पालिकेस आर्थिकदृष्ट्या सक्षमतेने स्वयंपूर्ण होणे निकडीचे आहे.

नगर पालिकेची अस्तित्वात असलेला मर्यादित उत्पन्नाच्या स्रोतात व साधनात वाढ करणे आवश्यक आहे. नागरिकांना द्यावयाच्या सोयी, सुविधा व सेवा ह्या नगर पालिकेच्या आर्थिक उत्पन्नाच्या बाबीवर अवलंबून आहे.

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(58)

नगर पालिकेच्या कर्मचाऱ्यांचे मासिक वेतन नियमित वेळेवर अदायगी करणे, सेवानिवृत्त कर्मचाऱ्यांना सेवा निवृत्ती वेतन व निवृत्तीचे लाभ देणे, पाणी पुरवठा योजनेची रक्कम भरणे, सार्वजनिक रस्त्यावरील विद्युत पथदिव्यांचे विद्युत देयके भरणे, अग्नी शमन सेवेचा खर्च भागविणे, सार्वजनिक रस्ते व नाल्या बांधणे व दुरुस्ती करणे इत्यादीचा खर्च मर्यादित उत्पन्नाच्या स्त्रोतातून भागविणे नगर पालिकेला कठिण व दुरापास्त आहे.

शासनाने नगर पालिकेचा जकात कर बंद केला आहे. त्या संबंधीत जकात कराचे अनुदान जरी शासनाकडून मिळत असले तरी ते विहित 4 वर्ष पर्यंतचे कालावधी करिता मर्यादित असल्याने नंतर अनुदान मिळेलच याची निश्चितता नसल्या कारणाने नवनविन उत्पन्नाच्या स्त्रोताचा व साधनांचा नगर पालिकेला अवलंब करणे जरूरी आहे.

त्याकरिता बांधा, कार्यान्वीत करा व हस्तांतरण (बि.ओ.टि.) या तत्वावर दुकान संकुल बांधण्याचा प्रस्ताव तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी अमलात आणला आहे. त्या दृष्टीनेच त्यांनी ठराव क्रमांक 2 दिनांक 10.01.2001 नगर परिषदेच्या आर्थिक हिताचे दृष्टीने त्यांनी पारित केलेला आहे.

दैनिक मातृभुमि घुत्तापत्र दिनांक 21 डिसेंबर 2000 मध्ये जाहिरित्या सदर बि.ओ.टी. तत्वावरील दुकान संकुल व कम्पाऊंड वॉल बांधकामाकरिता अपेक्षित देकार रक्कम रु. 2,50,000/- ची टेंडर नोटीस प्रसिध्द करण्यात आली या अनुषंगाने पारदर्शकता पाहता रु. 3,01,111/- चे सर्वात जास्त दराचे श्री चंद्रमणी गणुजी माने यांचे टेंडर स्विकारण्यात आले आहे. अर्थात अपेक्षित ठेका रक्कमेपेक्षा रु. 51,111/- नगर परिषदेला जास्त रक्कम प्राप्त झाली आहे.

पारदर्शक जाहिर टेंडर नोटीस असल्यामुळे कोणालाही टेंडर भरण्याची मुभा असल्या कारणाने तिघांचे टेंडर आलेले होते.

सदर टेंडर फाईल चे व कागदपत्राचे अवलोकन केले असता श्री चंद्रमणी गणुजी माने यांनी स्वतः वैयक्तीक स्वतंत्ररित्या टेंडर भरलेले आढळून येते. त्यामुळे श्री किशोर मानवटकर माजी नगरसेवक यांचा टेंडर बाबत संबंध असल्याचा प्रश्न उद्भवत नाही.

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तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी काढलेली देकार रक्कम त्या भागातील जमीनीचा परिसर पाहता संयुक्तीक काढलेली असल्याचे आढळून येते.

सदरहू दुकान संकुला सोबत महिलांच्या सार्वजनिक संडासाकरिता कम्पाऊंड वॉल बांधण्याची प्रयोजनासह दुकान संकुल बांधण्याचे बांधकाम आहे. महिलांचे सार्वजनिक संडास स्वतंत्र व वेगळे राहणार आहे. त्यामुळे सार्वजनिक महिलांच्या संडासास बाधा पोहचत असल्याचा प्रश्न उद्भवत नाही.

शॉपींग सेंटरचे बांधकाम

अंदाजे रु.

4.50 लाख

कम्पाऊंड वॉल अंदाजे किमत रु....

2.00 लाख

एकूण अंदाजे रु.....

6.50 लाख

नगर पालिकेला मिळणारे उत्पन्न.

अंदाजे मासिक भाडे पति दुकान रु.250/-

प्रमाणे 9 दुकानांचे = रु.2250/-दरमहा×12

महिने (वार्षिक उत्पन्न) रुपये...

27,000.00

कम्पाऊंड वॉल बिल्डर कडून बांधण्यात

येत असल्यामुळे न.प. चा होणारा

फायदा रु.....

2,00,000.00

न. प. ला बिल्डरकडून मिळणारी

देकार रक्कम रु.....

3,01,111.00

दुकानावरील न.प. कराचे उत्पन्न वार्षिक

भाड्यावर अंदाजे 30% (वार्षिक)रु....

8,100.00

एकूण रक्कम रुपये.....

5,36,211.00

बांधा, यापरा आणि हस्तांतरण करा या तत्वावर नगर पालिका क्षेत्रामध्ये खालील ठिकाणी देखील दुकान संकुलाचे कामे सुरु आहेत.

1. नगर परिषद परिसरात तहसिल कार्यालय समोरील दुकान संकुलाचे बांधकाम.
2. गुरांचा बाजार सिंध कॅम्प खदान येथे दुकान संकुल बांधकाम.
3. जनता बाजार येथील वरच्या मजल्यावरील दुकान संकुलाचे बांधकाम.
4. लाल बहादुर शास्त्री स्टेडियम येथे संकुलाचे बांधकाम.

उपरोक्त कामे सुरु असून प्रगतीवर आहे. यामुळे नगर परिषदेच्या उत्पन्नात भरीव वाढ होणार आहे.

त्याकरिता आपणास विनंती की, तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी पारित केलेला ठराव क्रमांक 2 दि. 10.1.2001 रद्द करण्यात येवू नये व स्थगिती देण्यात येवू नये हि विनंती.

दिनांक : 20.04.2001

H. R. Amolkar
(हरिश आलिमचंदानी)
अध्यक्ष नगर परिषद
अकोला.
गैरअर्जदार क्र.1

Mohand Naikar
(मोहन नागलकर)
मुख्याधिकारी
नगर परिषद,
अकोला
गैरअर्जदार क्रमांक - 2

कार्यालय - नगर परिषद, अकोला
क्रमांक : नपअ/बां.वि./वि.ओ.टी./00-01
दिनांक : 20.04.2001

प्रति,
मा. जिल्हाधिकारी,
अकोला.

विषय :- महाराष्ट्र नगर परिषदा, नगर पंचायती व औद्योगिक नगरी अधिनियम 1965 चे कलम
307 व 308 अन्वये हरकत अर्जा संबंधी
श्री प्रकाश राजत (माजी नगरसेवक), रा. लाडीस फैल, अशोक नगर
वाई नं. 7, अकोला व इतर - 7

- विरुद्ध -

श्री हरिषभाई आलिमचंदानी, अध्यक्ष, नगर परिषद अकोला व इतर-2

संदर्भ :- प्रकरण क्रमांक 2/308/अकोला/2001-2002

आदरणीय महोदय,

उपरोक्त प्रकरणामध्ये खालील प्रमाणे जबाब सविनय सादर करित आहे.

अकोला नगर परिषद ही "अ" वर्ग नगर परिषद आहे. नगर पालिका क्षेत्राची लोकसंख्या सन 1991 च्या जणगणनेनुसार 3,28,936 आहे व सद्यस्थितीत लोकसंख्या अंदाजे 4.50 लाखाचे वर पोहचली आहे.

नगर पालिकेचे व्यापक क्षेत्र व वाढती लोकसंख्या विचारात घेता नागरिकांना मुलभुत प्राथमिक सोयी व सुविधा पुरविणे नगर पालिकेस क्रमप्राप्त आहे.

व्यापक क्षेत्र व वाढलेली लोकसंख्या विचारात घेता नागरिकांना सोयी व सुविधा पुरविण्यासाठी व प्रभावी सेवा उपलब्ध करून देण्याकरिता नगर पालिकेस आर्थिकदृष्ट्या सक्षमतेने स्वयंपूर्ण होणे निकडीचे आहे.

नगर पालिकेची अस्तित्वात असलेला मर्यादित उत्पन्नाच्या स्रोतात व साधनात वाढ करणे आवश्यक आहे. नागरिकांना द्यावयाच्या सोयी, सुविधा व सेवा ह्या नगर पालिकेच्या आर्थिक उत्पन्नाच्या बाबीवर अवलंबून आहे.

...2

नगर पालिकेच्या कर्मचाऱ्यांचे मासिक वेतन नियमित वेळेवर अदायगी करणे, सोयानियुक्त कर्मचाऱ्यांना सेवा नियुक्ती वेतन व नियुक्तीचे लाभ देणे, पाणी पुरवठा योजनेची रक्कम भरणे, सार्वजनिक रस्त्यावरील विद्युत पध्दिव्यांचे विद्युत देयके भरणे, अग्नी शामन सेवेचा खर्च भागविणे, सार्वजनिक रस्ते व नाल्या बांधणे व दुरुस्ती करणे इत्यादीचा खर्च मर्यादित उत्पन्नाच्या स्त्रोतातून भागविणे नगर पालिकेला कठिण व दुरापास्त आहे.

शासनाने नगर पालिकेचा जकात कर बंद केला आहे. त्या संबंधीत जकात कराचे अनुदान जरी शासनाकडून मिळत असले तरी ते विहित 4 वर्ष पर्यंतचे कालावधी करिता मर्यादित असल्याने नंतर अनुदान मिळेलच याची निश्चितता नसल्या कारणाने नवनविन उत्पन्नाच्या स्त्रोताचा व साधनांचा नगर पालिकेला अवलंब करणे जरूरी आहे.

त्याकरिता बांधा, कार्यान्वीत करा व हस्तांतरण (बि.ओ.टि.) या तत्वावर दुकान संकुल बांधण्याचा प्रस्ताव तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी अमलात आणला आहे. त्या दृष्टीनेच त्यांनी ठराव क्रमांक 2 दिनांक 10.01.2001 नगर परिषदेच्या आर्थिक हिताचे दृष्टीने त्यांनी पारित केलेला आहे.

दैनिक मातृभूमि वृत्तपत्र दिनांक 21 डिसेंबर 2000 मध्ये जाहिररित्या सदर बि.ओ.टी. तत्वावरील दुकान संकुल व कम्पाऊंड वॉल बांधकामाकरिता अपेक्षित देकार रक्कम रु. 2,50,000/- ची टेंडर नोटीस प्रसिध्द करण्यात आली या अनुषंगाने पारदर्शकता पाहता रु. 3,01,111/- चे सर्वात जास्त दराचे श्री चंद्रमणी गणूजी माने यांचे टेंडर स्विकारण्यात आले आहे. अर्थात अपेक्षित ठेका रक्कमेपेक्षा रु. 51,111/- नगर परिषदेला जास्त रक्कम प्राप्त झाली आहे.

पारदर्शक जाहिर टेंडर नोटीस असल्यामुळे कोणालाही टेंडर भरण्याची मुभा असल्या कारणाने तिघांचे टेंडर आलेले होते.

सदर टेंडर फाईल चे व कागदपत्राचे अवलोकन केले असता श्री चंद्रमणी गणूजी माने यांनी स्वतः वैयक्तीक स्वतंत्ररित्या टेंडर भरलेले आढळून येते. त्यामुळे श्री किशोर मानवटकर माजी नगरसेवक यांचा टेंडर बाबत संबंध असल्याचा प्रश्न उद्भवत नाही.

तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी काढलेली देकार रक्कम त्या भागातील जमीनीचा परिसर पाहता संयुक्तीक काढलेली असल्याचे आढळून येते.

सदरदू दुकान संकुला सोबत महिलांच्या सार्वजनिक संडासाकरिता कम्पाऊंड वॉल बांधण्याची प्रयोजनासह दुकान संकुल बांधण्याचे बांधकाम आहे. महिलांचे सार्वजनिक संडास स्वतंत्र व वेगळे राहणार आहे. त्यामुळे सार्वजनिक महिलांच्या संडासास बाधा पोहचत असल्याचा प्रश्न उद्भवत नाही.

शॉपिंग सेंटरचे बांधकाम

अंदाजे रु.

4.50 लाख

कम्पाऊंड वॉल अंदाजे किंमत रु....

2.00 लाख

एकूण अंदाजे रु.....

6.50 लाख

नगर पालिकेला मिळणारे उत्पन्न.

अंदाजे मासिक भाडे पति दुकान रु.250/-

प्रमाणे 9 दुकानांचे = रु.2250/-दरमहाX12

महिने (वार्षिक उत्पन्न) रुपये...

27,000.00

कम्पाऊंड वॉल बिल्डर कडून बांधण्यात

येत असल्यामुळे न.प. चा होणारा

फायदा रु.....

2,00,000.00

न. प. ला बिल्डरकडून मिळणारी

देकार रक्कम रु.....

3,01,111.00

दुकानावरील न.प.कराचे उत्पन्न वार्षिक

भाड्यावर अंदाजे 30% (वार्षिक)रु....

8,100.00

एकूण रक्कम रुपये.....

5,36,211.00

बांधा, वापरा आणि हस्तांतरण करा या तत्वावर नगर पालिका क्षेत्रामध्ये खालील ठिकाणी देखील दुकान संकुलाचे कामे सुरु आहेत.

1. नगर परिषद परिसरात तहसिल कार्यालय समोरील दुकान संकुलाचे बांधकाम.
2. गुरांचा बाजार सिंध कॅम्प खदान येथे दुकान संकुल बांधकाम.
3. जनता बाजार येथील वरच्या मजल्यावरील दुकान संकुलाचे बांधकाम.
4. लाल बहादुर शास्त्री स्टेडियम येथे संकुलाचे बांधकाम.

उपरोक्त कामे सुरु असून प्रगतीवर आहे. यामुळे नगर परिषदेच्या उत्पन्नात भरघव वाढ होणार आहे.

त्याकरिता आपणास विनंती की, तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी पारित केलेला ठराव क्रमांक 2 दि. 10.1.2001 रद्द करण्यात येवू नये व स्थगिती देण्यात येवू नये हि विनंती.

दिनांक : 20.04.2001

H.R. Amulandaw

(हरिश आलिमचंदानी)

अध्यक्ष नगर परिषद

अकोला.

गैरअर्जदार क्र.1

मोहन नागलकर

(मोहन नागलकर)

मुख्याधिकारी

नगर परिषद,

अकोला

गैरअर्जदार क्रमांक - 2

(63) 64

कार्यालय - नगर परिषद, अकोला
क्रमांक : नपअ/बा.वि./वि.ओ.टी./00-01
दिनांक : 20.04.2001

प्रति,
मा. जिल्हाधिकारी,
अकोला.

विषय :- महाराष्ट्र नगर परिषदा, नगर पंचायती व औद्योगिक नगरी अधिनियम 1965 चे कलम
307 व 308 अन्वये हरकत अर्जा संबंधी
श्री प्रकाश राजत (माजी नगरसेवक), रा. लाडीस फेल, अशोक नगर
वार्ड नं. 7, अकोला व इतर - 7

- विरुद्ध -

श्री हरिषभाई आलमचंदानी, अध्यक्ष, नगर परिषद अकोला व इतर-2

संदर्भ :- प्रकरण क्रमांक 2/308/अकोला/2001-2002

आदरणीय महोदय,

उपरोक्त प्रकरणामध्ये खालील प्रमाणे जबाब सविनय ~~सविनय~~ सादर करीत आहे.

अकोला नगर परिषद ही "अ" वर्ग नगर परिषद आहे. नगर पालिका क्षेत्राची लोकसंख्या सन 1991 च्या जणगणनेनुसार 3,28,936 आहे व सद्यस्थितीत लोकसंख्या अंदाजे 4.50 लाखाचे वर पोहचली आहे.

नगर पालिकेचे व्यापक क्षेत्र व वाढती लोकसंख्या विचारात घेता नागरिकांना मुलभुत प्राथमिक सोयी व सुविधा पुरविणे नगर पालिकेस क्रमप्राप्त आहे.

व्यापक क्षेत्र व वाढलेली लोकसंख्या विचारात घेता नागरिकांना सोयी व सुविधा पुरविण्यासाठी व प्रभावी सेवा उपलब्ध करून देण्याकरिता नगर पालिकेस आर्थिकदृष्ट्या सक्षमतेने स्वयंपूर्ण होणे निकडीचे आहे.

नगर पालिकेची अस्तित्वात असलेला मर्यादित उत्पन्नाच्या स्त्रोतात व साधनात वाढ करणे आवश्यक आहे. नागरीकांना द्यावयाच्या सोयी, सुविधा व सेवा ह्या नगर पालिकेच्या आर्थिक उत्पन्नाच्या बाबीवर अवलंबून आहे.

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नगर पालिकेच्या कर्मचाऱ्यांचे मासिक वेतन नियमित वेळेवर अदायगी करणे, सेवानिवृत्त कर्मचाऱ्यांना सेवा निवृत्ती वेतन व निवृत्तीचे लाभ देणे, पाणी पुरवठा योजनेची रक्कम भरणे, सार्वजनिक रस्त्यावरील विद्युत पथदिव्यांचे विद्युत देयके भरणे, अग्नी शमन सेवेचा खर्च भागविणे, सार्वजनिक रस्ते व नाल्या बांधणे व दुरुस्ती करणे इत्यादीचा खर्च मर्यादित उत्पन्नाच्या स्त्रोतातून भागविणे नगर पालिकेला कठिण व दुरापास्त आहे.

शासनाने नगर पालिकेचा जकात कर बंद केला आहे. त्या संबंधीत जकात कराचे अनुदान जरी शासनाकडून मिळत असले तरी ते विहित 4 वर्ष पर्यंतचे कालावधी करिता मर्यादित असल्याने नंतर अनुदान मिळेलच याची निश्चितता नसल्या कारणाने नवनविन उत्पन्नाच्या स्त्रोताचा व साधनांचा नगर पालिकेला अवलंब करणे जरूरी आहे.

त्याकरिता बांधा, कार्यान्वीत करा व हस्तांतरण (बि.ओ.टि.) या तत्वावर दुकान संकुल बांधण्याचा प्रस्ताव तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी अमलात आणला आहे. त्या दृष्टीनेच त्यांनी ठराव क्रमांक 2 दिनांक 10.01.2001 नगर परिषदेच्या आर्थिक हिताचे दृष्टीने त्यांनी पारित केलेला आहे.

दैनिक मातृभुमि वृत्तपत्र दिनांक 21 डिसेंबर 2000 मध्ये जाहिररित्या सदर बि.ओ.टी. तत्वावरील दुकान संकुल व कम्पाऊंड वॉल बांधकामाकरिता अपेक्षित देकार रक्कम रु. 2,50,000/- ची टेंडर नोटीस प्रसिध्द करण्यात आली या अनुषंगाने पारदर्शकता पाहता रु. 3,01,111/- चे सर्वात जास्त दराचे श्री चंद्रमणी गणूजी माने यांचे टेंडर स्विकारण्यात आले आहे. अर्थात अपेक्षित ठेका रक्कमेपेक्षा रु. 51,111/- नगर परिषदेला जास्त रक्कम प्राप्त झाली आहे.

पारदर्शक जाहिर टेंडर नोटीस असल्यामुळे कोणालाही टेंडर भरण्याची मुभा असल्या कारणाने तिघांचे टेंडर आलेले होते.

सदर टेंडर फाईल चे व कागदपत्राचे अवलोकन केले असता श्री चंद्रमणी गणूजी माने यांनी स्वतः वैयक्तीक स्वतंत्ररित्या टेंडर भरलेले आढळून येते. त्यामुळे श्री किशोर मानवटकर माजी नगरसेवक यांचा टेंडर बाबत संबंध असल्याचा प्रश्न उद्भवत नाही.

तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी काढलेली देकार रक्कम त्या भागातील जमीनीचा परिसर पाहता संयुक्तीक काढलेली असल्याचे आढळून येते.

सदरहू दुकान संकुला सोबत महिलांच्या सार्वजनिक संडासाकरिता कम्पाऊंड वॉल बांधण्याची प्रयोजनासह दुकान संकुल बांधण्याचे बांधकाम आहे. महिलांचे सार्वजनिक संडास स्वतंत्र व वेगळे राहणार आहे. त्यामुळे सार्वजनिक महिलांच्या संडासास बाधा पोहचत असल्याचा प्रश्न उद्भवत नाही.

शॉपींग सेंटरचे बांधकाम

अंदाजे रु.

4.50 लाख

कम्पाऊंड वॉल अंदाजे किंमत रु....

2.00 लाख

एकूण अंदाजे रु.....

6.50 लाख

नगर पालिकेला मिळणारे उत्पन्न.

अंदाजे मासिक भाडे पति दुकान रु.250/-

प्रमाणे 9 दुकानांचे = रु.2250/-दरमहा×12

महिने (वार्षिक उत्पन्न) रुपये...

27,000.00

कम्पाऊंड वॉल बिल्डर कडून बांधण्यात

येत असल्यामुळे न.प. चा होणारा

फायदा रु.....

2,00,000.00

न. प. ला बिल्डरकडून मिळणारी

देकार रक्कम रु.....

3,01,111.00

दुकानावरील न.प. कराचे उत्पन्न वार्षिक

भाड्यावर अंदाजे 30% (वार्षिक)रु....

8,100.00

एकूण रक्कम रुपये.....

5,36,211.00

(26) (68)
67

बांधा, चापरा आणि हस्तांतरण करा या तत्वावर नगर पालिका क्षेत्रामध्ये खालील ठिकाणी देखील दुकान संकुलाचे कामे सुरु आहेत.

1. नगर परिषद परिसरात तहसिल कार्यालय समोरील दुकान संकुलाचे बांधकाम.
2. गुरांचा बाजार सिंध कॅम्प खदान येथे दुकान संकुल बांधकाम.
3. जनता बाजार येथील वरच्या मजल्यावरील दुकान संकुलाचे बांधकाम.
4. लाल बहादुर शास्त्री स्टेडियम येथे संकुलाचे बांधकाम.

उपरोक्त कामे सुरु असुन प्रगतीवर आहे. यामुळे नगर परिषदेच्या उत्पन्नात भरीव वाढ होणार आहे.

त्याकरिता आपणास विनंती की, तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी पारित केलेला ठराव क्रमांक 2 दि. 10.1.2001 रद्द करण्यात येवू नये व स्थगिती देण्यात येवू नये हि विनंती.

दिनांक : 20.04.2001

H. R. Amundam

(हरिश आलिमचंदानी)
अध्यक्ष नगर परिषद
अकोला.
गैरअर्जदार क्र.1

Mohand Naagalkar

(मोहन नागलकर)
मुख्याधिकारी
नगर परिषद,
अकोला

गैरअर्जदार क्रमांक - 2

(69) (21) (61)
68

कार्यालय - नगर परिषद, अकोला

क्रमांक : नपअ/भा.वि./वि.ओ.टी./00-01

दिनांक : 20.04.2001

प्रति,
मा. गिल्हाधिकारी,
अकोला.

विषय :- महाराष्ट्र नगर परिषदा, नगर पंचायती व औद्योगिक नगरी अधिनियम 1965 चे कलम

307 व 308 अन्वये हरकत अर्जा संबंधी

श्री प्रकाश राजुत (भाजी नगरसेवक), रा. लाडीस फैल, अशोक नगर

वार्ड नं. 7, अकोला व इतर - 7

- विरुद्ध -

श्री हरिषभाई आलिंगचंदानी, अध्यक्ष, नगर परिषद अकोला व इतर-2

संदर्भ :- प्रकरण क्रमांक 2/308/अकोला/2001-2002

आदरणीय महोदय,

उपरोक्त प्रकरणामध्ये खालील प्रमाणे जबाब सविनय ~~सविनय~~ सादर करित आहे.

अकोला नगर परिषद ही "अ" वर्ग नगर परिषद आहे. नगर पालिका क्षेत्राची लोकसंख्या सन 1991 च्या जणगणनेनुसार 3,28,936 आहे व सद्यस्थितीत लोकसंख्या अंदाजे 4.50 लाखाचे वर पोहचली आहे.

नगर पालिकेचे व्यापक क्षेत्र व वाढती लोकसंख्या विचारात घेता नागरिकांना मुलभुत प्राथमिक सोयी व सुविधा पुरविणे नगर पालिकेस क्रमप्राप्त आहे.

व्यापक क्षेत्र व वाढलेली लोकसंख्या विचारात घेता नागरिकांना सोयी व सुविधा पुरविण्यासाठी व प्रभावी सेवा उपलब्ध करून देण्याकरिता नगर पालिकेस आर्थिकदृष्ट्या सक्षमतेने स्वयंपूर्ण होणे निकडीचे आहे.

नगर पालिकेची अस्तित्वात असलेला मर्यादित उत्पन्नाच्या स्त्रोतात व साधनात वाढ करणे आवश्यक आहे. नागरीकांना द्यावयाच्या सोयी, सुविधा व सेवा ह्या नगर पालिकेच्या आर्थिक उत्पन्नाच्या बाबीवर अवलंबून आहे.

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नगर पालिकेच्या कर्मचाऱ्यांचे मासिक वेतन नियमित वेळेवर अदायगी करणे, सेवानिवृत्त कर्मचाऱ्यांना सेवा निवृत्ती वेतन व निवृत्तीचे लाभ देणे, पाणी पुरवठा योजनेची रक्कम भरणे, सार्वजनिक रस्त्यावरील विद्युत पथदिव्यांचे विद्युत देयके भरणे, अग्नी शमन सेवेचा खर्च भागविणे, सार्वजनिक रस्ते व नाल्या बांधणे व दुरुस्ती करणे इत्यादीचा खर्च मर्यादित उत्पन्नाच्या स्रोतातून भागविणे नगर पालिकेला कठिण व दुरापास्त आहे.

शासनाने नगर पालिकेचा जकात कर बंद केला आहे. त्या संबंधीत जकात कराचे अनुदान जरी शासनाकडून मिळत असले तरी ते विहित 4 वर्ष पर्यंतचे कालावधी करिता मर्यादित असल्याने नंतर अनुदान मिळेलच याची निश्चितता नसल्या कारणाने नवनविन उत्पन्नाच्या स्रोताचा व साधनांचा नगर पालिकेला अवलंब करणे जरूरी आहे.

त्याकरिता बांधा, कार्यान्वीत करा व हस्तांतरण (बि.ओ.टि.) या तत्वावर दुकान संकुल बांधण्याचा प्रस्ताव तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी अमंलात आणला आहे. त्या दृष्टीनेच त्यांनी ठराव क्रमांक 2 दिनांक 10.01.2001 नगर परिषदेच्या आर्थिक हिताचे दृष्टीने त्यांनी पारित केलेला आहे.

दैनिक मातृभूमि वृत्तपत्र दिनांक 21 डिसेंबर 2000 मध्ये जाहिरित्या सदर बि.ओ.टी. तत्वावरील दुकान संकुल व कम्पाऊंड वॉल बांधकामाकरिता अपेक्षित देकार रक्कम रु. 2,50,000/- ची टेंडर नोटीस प्रसिध्द करण्यात आली या अनुषंगाने पारदर्शकता पाहता रु. 3,01,111/- चे सर्वात जास्त दराचे श्री चंद्रमणी गणूजी माने यांचे टेंडर स्विकारण्यात आले आहे. अर्थात अपेक्षित ठेका रक्कमेपेक्षा रु. 51,111/- नगर परिषदेला जास्त रक्कम प्राप्त झाली आहे.

पारदर्शक जाहिर टेंडर नोटीस असल्यामुळे कोणालाही टेंडर भरण्याची मुभा असल्या कारणाने तिघांचे टेंडर आलेले होते.

सदर टेंडर फाईल चे व कागदपत्राचे अवलोकन केले असता श्री चंद्रमणी गणूजी माने यांनी स्वतः वैयक्तीक स्वतंत्ररित्या टेंडर भरलेले आढळून येते. त्यामुळे श्री किशोर मानवटकर माजी नगरसेवक यांचा टेंडर बाबत संबंध असल्याचा प्रश्न उद्भवत नाही.

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तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी काढलेली देकार रक्कम त्या भागातील जमीनीचा परिसर पाहता संयुक्तीक काढलेली असल्याचे आढळून येते.

सदरहू दूकान संकुला सोबत महिलांच्या सार्वजनिक संडासाकरिता कम्पाऊंड वॉल बांधण्याची प्रयोजनासह दुकान संकुल बांधण्याचे बांधकाम आहे. महिलांचे सार्वजनिक संडास स्वतंत्र व वेगळे राहणार आहे. त्यामुळे सार्वजनिक महिलांच्या संडासास बाधा पोहचत असल्याचा प्रश्न उद्भवत नाही.

शॉपींग सेंटरचे बांधकाम
अंदाजे रु.

4.50 लाख

कम्पाऊंड वॉल अंदाजे किमत रु....

2.00 लाख

एकूण अंदाजे रु.....

6.50 लाख

नगर पालिकेला मिळणारे उत्पन्न.

अंदाजे मासिक भाडे पति दुकान रु.250/-

प्रमाणे 9 दुकानांचे = रु.2250/-दरमहाX12

महिने (वार्षिक उत्पन्न) रुपये...

27,000.00

कम्पाऊंड वॉल बिल्डर कडून बांधण्यात

येत असल्यामुळे न.प. चा होणारा

फायदा रु.....

2,00,000.00

न. प. ला बिल्डरकडून मिळणारी

देकार रक्कम रु.....

3,01,111.00

दुकानावरील न.प.कराचे उत्पन्न वार्षिक

भाड्यावर अंदाजे 30% (वार्षिक)रु....

8,100.00

एकूण रक्कम रुपये.....

5,36,211.00

...4

बांधा, चापरा आणि हस्तांतरण करा या तत्वावर नगर पालिका क्षेत्रामध्ये खालील ठिकाणी देखील दुकान संकुलाचे कामे सुरु आहेत.

1. नगर परिषद परिसरात तहसिल कार्यालय समोरील दुकान संकुलाचे बांधकाम.
2. गुरांचा बाजार सिंध कॅम्प खदान येथे दुकान संकुल बांधकाम.
3. जनता बाजार येथील वरच्या मजल्यावरील दुकान संकुलाचे बांधकाम.
4. लाल बहादुर शास्त्री स्टेडियम येथे संकुलाचे बांधकाम.

उपरोक्त कामे सुरु असुन प्रगतीवर आहे. यामुळे नगर परिषदेच्या उत्पन्नात भरीव वाढ होणार आहे.

त्याकरिता आपणास विनंती की, तत्कालीन प्रशासक डॉ. हर्षदिप कांबळे यांनी पारित केलेला ठराव क्रमांक 2 दि. 10.1.2001 रद्द करण्यात येवू नये व स्थगिती देण्यात येवू नये हि विनंती.

दिनांक : 20.04.2001

H. R. Arimondani

(हरिश आलिमचंदानी)

अध्यक्ष नगर परिषद

अकोला.

गैरअर्जदार क्र.1

Mohand Naagalkar

(मोहन नागलकर)

मुख्याधिकारी

नगर परिषद,

अकोला

गैरअर्जदार क्रमांक - 2

24 11/73
-:: जिल्हाधिकारी कार्यालय, अकोला

प्रकरण क्रमांक : २ 1306/ अकोला 2009-2002

नगर परिषद, अकोला

अर्जदार : श्री एकदश राऊत (माजी नगर सेक्टर) व दारु विरुद्ध

गैरअर्जदार : अध्यक्ष श्री हरिधरदास आशिर्वादाजी
नं० ५० अकोला वडा-२

प्रति,

श्री/श्रीमती : मुख्याधिकारी नं० ५० अकोला
मार्फत मुख्याधिकारी, नगरपरिषद, अकोला
आपणांस याद्वारे कळविण्यात येते की वरील प्रकरणात सुनावणीकरिता मा. जिल्हाधिकारी, अकोला यांनी दिनांक - २०/४/२००१ रोजी तारीख ठेवली आहे.

तरी आपण दिनांक २०/४/२००१ रोजी दुपारी ठीक ३.०० वाजता स्वतः अगर वकीला मार्फत उक्त तारखेवर न चुकता हजर राहावे. तारखेवर येतांना आपला जबाब व पुराव्या दाखल अभिलेख (रेकॉर्ड) सोबत आणावेत. आपण जर वर दिलेल्या तारखेवर हजर राहिले नाही तर प्रकरण एकतर्फी निकाली काढण्यात येईल याची नोंद घ्यावी.

आदेशान्वये



सहायक, 18.4.2001
नगरप्रशासन कक्ष
जिल्हाधिकारी कार्यालय, अकोला

70 22 (72) 74

AKOLA MUNICIPAL COUNCIL AKOLA

Tender Form

for

DEVELOPMENT OF SHOPPING CENTRE

And Compound to public toilet on Nazul Sheet No. 48A, Plot
No. K-64 Akot Road, Ashok Nagar, Akola.

PROJECT ARCHITECT/CONSULTING ENGINEER
MAHENDRA DAVE & ASSOCIATES

Ar. Vrushali Deshmukh

B.Arch.

Er. Mahendra Dave

B.E. (Structures), AMIE (Civil)

Saylee Apartment, Ratanlal Plot, Akola.

(19) (74) 24
22
120

INDEX

Name of Project :- Development of Shopping Centre, And Compound Wall to public toilet on Plot No.K-64 Nazul Sheet No. 48A , Akot Road, Ashok Nagar, Akola.

Sr. No.	Description	Page No.
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2.	Tender Notice	3
3.	Details of Tender Notice	4 to 5
4.	Terms & Conditions of Tender	6 to 22
5.	Schedule "A"	23
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8.	Set of Architectural Drawing	2 nos.
9.	Set of structural Drawings	1 nos.
10.	Estimate of project	

Note :- Sr. No. 8,9, and 10 are attached separately.

चंद्रमणी गेवूजी माने

४८३
२३-१२-२०००

(३५) (७५)
(१६)

FORM OF TENDER

Dear Sir,

With reference to the Tender invited by you for the proposed Development of Shopping Centre and compound wall to public toilet on Plot No. K-64 Nazul Sheet No. 48A, Akot Road, Ashok Nagar, Akola

I/ We do hereby offer to perform provide, execute, complete and maintain the works in conformity with the Drawings, Specifications, Terms and Conditions of Tender, Article of Agreement, Conditions of contract. I have sufficient experience and machinery required for construction purpose.

I/ We have satisfied myself. ourselves as to the location of site, examined the Drawings and read the terms and conditions of Tender, Article of Agreement and the specifications etc. and I/We understand that the works are to be completed within 2 (Two) calender months from the date of work order, fully understanding that time will be the essence of the contract.

I/We offer total Non-refundable premium of Rs. ₹ 09,999/-

लीन ९९९ एक हजार एकडो अकरा

I/We understand that you are not bound to accept any or all Tender you may receive.

Place :- अकोला

Dated :- 20/12/2000

Yours faithfully ,

Givane

Signature of Developer

Address.

Opened by me on 24.12.2000 4:15

1) Correction

2) Overwriting

[Signature]
Chief Officer
Akola Municipal Council

No. AKL/PWD/ 2240 /2001
Akola Municipal Council, Akola
Date :- 11/1/2001.

To,

Shri C.G. Mane,
Builders,
AKOLA.

Subject :- Construction of shopping centre and compound
to public toilet on Nazul Sheet No. 48-A
Plot No. K-64, Akot Road, Ashok Nagar, Akola.

....

Sir,

With reference to above, this is to inform
you that, as per your offer for Rs. 3,01,111/- (Three
lakhs One thousand one hundred eleven) only for construction
of shopping centre and compound wall to public toilet
at Nazul Sheet No. 48-A Plot No. K-64, Akot road Ashok
Nagar is accepted by Municipal Council, Akola vide -
Administrator's Resolution No.2, dated 10-1-2001. You
are therefore, requested to remitt 25% of the offer
Rs. 75,280/- (Rs. Seventy five thousand two hundred eighty
only) as first instalment as per tender condition.
immediately. So that, work order can be issue to you
start the work as early as possible.

DATE :- 11/1/2001.

Administrator,
AKOLA Municipal Council.

द्वि
नी
धे
रणात

Sir, 1st instalment.

Received Rs 75278/-

1st instalment on cleared 23.2.2001

75278/-

Wile R. 1/1/01

112/190 27.3.02

for

Secy

for

अकोला नगरपालिका, अकोला.

- विषय :- १) ओपन एअर थिएटर जवळ न्हुल शिट नं. ३९ डी. प्लॉट नं. ८१/२ शॉपिंग सेंटर बांधणे.
- २) कागदीपुरा गौतम बुद्ध रोड, अशोकनगर प्लॉट नं. के ४२ शिट नं. ३४० कम्पाऊंड वॉल सोहत शॉपिंग सेंटर बांधणे.
- ३) अकोटरोड अशोकनगर प्लॉट नं. के. ६४ शिट नं. ४८ अ. कम्पाऊंड वॉल सोहत शॉपिंग सेंटर बांधणे बाबत आलेल्या निविदेवर विचार करणे.

ठराव क्र. २

दि. १०-१-२००९

१) ओपन एअर थिएटर जवळ न्हुल शिट नं. ३९ डी प्लॉट नं. ८१/२ शॉपिंग सेंटर बांधणे बाबत दि. २९-१२-२००० रोजी निविदा बोलावली असता एकूण ४ निविदा प्राप्त झाल्या.

१) डी. सी. अग्रवाल	रु. २१,२१,०००/-
२) आर. आर. राठो	रु. २६,३६,०००/-
३) सत. सच. मनिगार	रु. ३७,३३,३३३/-
४) कवच बिबलई	रु. २१,२१,०२१/-

आलेल्या चार निविदापैकी जास्तीत जास्त भाव सत.सच. मनिगार यांचे रुपये ३७,३३,३३३/- चे आहे. ते मंजूर करण्यात येत आहे.

२) कागदीपुरा, गौतमबुद्ध रोड, अशोकनगर प्लॉट नं. के-४२ शिट नं. ३४० कम्पाऊंड वॉल शॉपिंग सेंटर बांधणेबाबत दि. २९-१२-२००० रोजी निविदा बोलावली असता एकूण दोन निविदा प्राप्त झाल्या.

१) सै. जहूर सै. रियाज	रु. १,४५,०००/-
२) सिध्दार्थ सकनाथ कांबळे	रु. १,४०,०००/-

आलेल्या दोन निविदापैकी जास्तीत जास्त भाव सै. जहूर सै. रियाज यांचे रुपये १,४५,०००/- चे आहे. परंतु मा.प्रशासक यांनी दोघांशी चर्चा करून सै. जहूर सै. रियाज यांनी रुपये १,४६,०००/- मध्ये तसेच सिध्दार्थ सकनाथ कांबळे यांनी १,५०,०००/- रुपयामध्ये काम करण्यात लिहून दिले. परंतु सै. जहूर सै. रियाज यांची जास्तीत जास्त रक्कम रु. १,४६,०००/- असल्यामुळे ते मंजूर करण्यात येत आहे.

३) अकोट रोड ते अशोकनगर प्लॉट नं. के-६४ प्लॉट नं. ४८ जे कंपाउंडवॉलसहित शॉपिंग सेंटर बांधणे बाबत दि. २९-१२-२००० रोजी निविदा बोलाविली असता एकूण तीन निविदा प्राप्त झाल्या.

१) पूर्वी सन्टरप्राईजेस	रु. २,९९,००१/-
२) चंद्रमनै गणुजी माने	रु. ३,०१,१११/-
३) सै. आशिक सै. रियाज	रु. २,५१,०००/-

आलेल्या तीन निविदांपैकी जास्तीत जास्त रक्कम श्री. चंद्रमणी गणुजी माने यांचो स्वये ३,०१,१११/- असल्यामुळे ती मंजूर करण्यांत येत आहे.

प्रशासक,
नगरपरिषद, अकोला.

प्रति,

①

(70)

(28) (79)

श्री. मि. जी. माने.

विक्रम, अकोट रोड तहिल-पब्लिक लेडीज.
कंपांड- वॉल अहीन झोपींग सेक्टर बांधणे.

आपलास गा. ह्या सुविन करण्यांत येनेकी,
आपण दि. १४-९-२००९ रोजी अकोट रोड-तहिल-
पब्लिक लेडीज-कंपांड वॉल-वह झोपींग सेक्टर
बांधणे बाबत काम सुरु करणेचे आदेश घालले.
असुभ वरानुसार आपण आद्याप अवधानाची
२५% रकूम कार्यालयांत जमा केलेली नाही.
तरी ही सुचना मिहाले पासुन व दितमाचे
आत २५% रकूम कार्यालयांत येवून आराली
अन्यथा आपले विक्रम कार्यालयीन कार्यात
करण्यांत येईल याची नोंद द्यावी-

दि. ६-९-२००९

सह. उप. सह. कार्यालयीन
सुस्थायिकारी
नगर परिषद अकोट.

Gmane
6/2/2009

(87) (54) (39)

AKOLA MUNICIPAL COUNCIL

TENDER NOTICE (FOR BOT PROJECT)

NO.-AMC/PWD/BOTB 2003/2000 dt 18/12/2000

Akola Municipal Council invites sealed Tenders for the project information furnished below on Build Operate and Transfer (BOT) basis :-

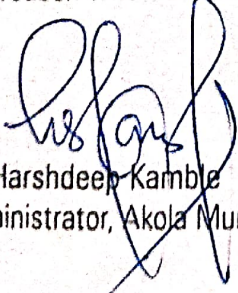
Sr. No	Name of the Project	Stipulated Period of Completion	Earnest Money (Rs.)	Expected Premium (Rs.)
1.	Development of Shopping Centre On Nazul Sheet No. 39 D, Plot No. 81/2, Near Open Air Theatre, Akola.	2 Months	50,000/-	25,00,000/-
2.	Development of Shoping Centre & Compound Wall to public toilet on Plot No. K-42 Sheet NO.34D, Kadripura, Gautam Buddha Road, Ashok Nagar, Akola	2 Months	50,000/-	1,50,000/-
3.	Development of Shoping Centre & Compound Wall to public toilet on Plot No. K-64 Sheet NO.48A, Akot Road, Ashok Nagar, Akola.	2 Months	50,000/-	2,50,000/-

1) Copy of Tender form conditions of contract, specifications and contract drawings can be had on cash payment (non-refundable) of Rs. 2500/- (Rs. Two Thousand Five Hundred Only) per set from following centres.

- a) Office of PWD, Municipal Council, Akola
 - b) Office of Er. Mahendra Dave, Saylee Apartment, Ratanlal Plots, Akola. Ph. 450614
- 2) The Tenderer offering highest non-refundable cash premium payable to the council will be given preference.
- 3) The offer shall be valid for 90 days from the date of opening of the tender.
- 4) Completed Filled Tender Forms in all respect shall be submitted at any of the centres as mentioned above in 1)a) either by hand delivery or by post but Municipal Council will not be responsible for postal delay within the prescribed date and time mentioned below.

Issue of Tender Forms : 22/12/2000 to 28/12/2000 during working hours
Submission of Tender Forms : 22/12/2000 to 29/12/2000 up to 1.30 p.m.
Opening of Tender (In presence of Tenderers: 29/12/2000 At. 4.00 p.m.

The Akola Municipal Council reserves the right to reject any or all the tenders without assigning any reason whatsoever.


Dr. Harshdeep Kamble
Administrator, Akola Municipal Council, Akola. 444 001.

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AKOLA MUNICIPAL COUNCIL
DETAILS OF TENDER NOTICE

Issue of Tender Forms : 22 /12/2000 to 28/12 /2000 during working hours
Submission of Tender Forms : 22/12/2000 to 29/12/2000 up to 1.30 p.m.
Opening of Tender (In presence of Tenderers: 29/ 12/2000 At. 4.00 p.m.

1) Akola Municipal Council invites sealed tenders from reputed developers/ Construction Firms for the construction of shopping Centre and compound wall to public toilet on Plot No. K-64 Nazul Sheet No. 48A, Akot Road, Ashok Nagar, Akola on premium basis. The Architectural drawings and details are prepared by the Project Architect/ Consulting Engineer Mahendra Dave & Associates (Ar. Vrushali Deshmukh & Er. Mahendra Dave). The cost of construction of the proposed commercial complex (Shopping Centre) is to be borne by the developers (Developers/ Construction Firms) and in lieu there of, the council will grant licence to use to the persons nominated by the developer on licence fee basis for the carpet area of shops ground floor for the period of 30 years. The money so collected by way of premium from prospective licencees will be retained by the developer.

2) The tender of the developer offering highest non-refundable cash premium payable in installments to the council will be given preference.

3) The description of land and built up area as proposed by the council is as follows:

Description of land - Nazul Sheet No. 48A , Plot No. K-64
Akot Road, Ashok Nagar, Akola
Proposed Total Built Up Area 156.77 Sq.Mt. of commercial
complex, on Ground floor.

5) Copy of Tender form, conditions of contract, specifications and contract drawings can be had on cash Payment (non -Refundable)of Rs. 2500/- (Rs. Two Thousand Five Hundred Only) per set from any of the following centres up to 28/12/2000 between 11.00 to 5.00 p.m. on working days.

a) Office of PWD, Municipal Council, Akola

b) Office of Er. Mahendra Dave, Saylee Apartment, Ratanlal Plots, Akola. Ph. 450614

6) If the premium offered by the Tenderers is not up to the expectation of the council, the decision of the council in this regard will be final and binding.

7) Sealed tenders along with Xerox copy of the receipt for the payment of Rs. 2500/- for tender form and the call deposit of Rs. 50,000/- (Rs. Fifty Thousand only) as earnest money deposit drawing in favour of Akola Municipal Council issued by any Nationalised Bank should be submitted at any of the centres as mentioned in 5a) on or before 29/12/2000 up to 1.30 p.m. the call deposit receipt and the xerox copy of the tender form receipt should be submitted in separate sealed envelope along with the tender. Conditional tenders will be rejected outright.

8) The Council reserves the right to reject any or all the tenders without assigning any reason. Therefore, the decision for acceptance of tender will rest with the council. The tenders shall be treated as offer given by the prospective developers only.

9) If possible, the tenders will be opened on the same day ie 29/12/2000 at 4.00 p.m. in the presence of the such intending tenderers or his/their authorised representatives who may present at the time in the office of administrator, Akola Municipal Council, Akola.

10) If the tenderer is firm, names with full address of all the partners along with power of attorney of the person signing the tender shall be given in a statement which shall be enclosed in seperate envelope with main tender form. No change will be allowed in partnership without prior permission to council.

Akola :

Date : 18/12/2000

Dr. Harshdeep Kamble,

Administrator

Akola Municipal Council, Akola

(90) 42 (8)

**TERMS & CONDITIONS REGARDING COMMERCIAL
COMPLEX TO BE CONSTRUCTED IN THE LAND OF
COUNCIL ON NAZUL SHEET NO. 48A, PLOT NO. K-64,
ASHOK NAGAR , AKOT ROAD, AKOLA AS SPECIFIED IN
THE MAP AND SCHEDULE**

1. SCHEME OF THE PROJECT - The scheme envisages construction mentioned in the schedule "A" and "B" and as specified by the council in the map annexed, by the developer at his own cost within 2 calendar months from the date of work order and in lieu there of the council will grant licence to use to the person nominated by the developer on licence fee basis for the Built-up area of shoppes /offices on First Floor for the period of 30 (Thirty) years. The council shall not claim any licence, fee from prospective licencees nominated/ recommended by the developer for the period of one year from date of completion of all floors, but Municipal tax has to be paid from date of issue of licences.

The money derived by way of premium from developer will pay non-refundable premium which shall be paid in installments as follows -

Ist Installment- 25% of total premium on signing of agreement.

IInd Installment- 50% of total premium within 1 month of casting of ground floor slab or 1 month from date of work order which ever is earlier.

III rd Installment- 25% of total premium on completion of building and before issue of completion certificate by the Project Architect/consulting Engineer or 2 months from date of work order which ever is earlier.

The tenderer offering highest non-refundable premium to the council will be given preference.

2. Sealed tenders should be addressed to the Chief Officer, Akola Municipal Council, Akola 444 001 however submission may be done at any of centres i.e. 5)a mentioned in the detail Tender Notice.

3. The tenderers must obtained for himself, on his own responsibility and at his own expenses, all the information which may be necessary for the purpose of this tender and for entering into a contract for the execution of the same and must examine the drawing and inspect

(83) 43 84

the site of the work and acquaint himself with all local conditions water availability and matter prevailing there to.

4. Each of the tender document is required to be signed by the person or persons submitting the tender in token of his / their having acquired himself/ themselves with the terms and the conditions of contract etc. as laid down. Any tender with any of the document not so signed will be rejected.

5. The tender form must be filled in English and all the entries must be hand written in ink. If any of the document is missed or not signed, the tender shall be considered invalid.

6. The intending tenderer will have to furnish call deposit of Rs. 50,000/- (Rs. Fifty Thousand Only) as earnest money drawn in favour of Akola Municipal Council Akola issued by any Nationalised Bank at the time of submitting the tender. If the developer whose offer is accepted, fails to enter in to the an agreement within 15 days from date of opening of tender undertaking to execute the project, the amount of Rs. 50,000/- (Rs. Fifty Thousand Only) deposited by him as earnest money will stand forfeited by the Akola Municipal Council, Akola. The deposit of unsuccessful tenderers will be return without interest immediately after a decision is taken regarding the award of the contract or 90 days from date of opening of tender which ever is earlier. The earnest money deposit of the successful tenderer will be ratined by the council and will be adjusted in the last installment of premium. A tender not accompanied by earnest money deposit will not be considered.

7. Successful tenderer shall be liable to fullfill his obligation under provident fund act, workman compansation act, 1923 works contract act, Apprentices Act 1951, Contract labour Act 1970, and all other act applicable to the Developer and contractor as in force time to time. The committee shall no way be responsible for the liabilities under above acts.

8. This is the total contract to develop the commercial complex as per drawings and specification given by the project Architect / consulting Engineer. Under any circumstances the Council will not be responsible for any or compansation to the developer due to 1) Dealy in giving commencement order by Council, 2) Suspension for any part of the work , 3) Alteration in

(86) (94)
8.5

specification by the architect or consulting engineer. 4) Any increase in costs of material and labour, 5) eventualities like heavy rains or flood which may cause damage to the executed work. However proposed Roads & Municipal Drains along Roads as shown in the Development plans will be Developed by the Akola Municipal Council. The developer has to complete the project in stipulated time of 2 calendar months and obtain the completion certificate from the consulting Engineer/ Architect.

9.. CONSTRUCTION :- The tenderer shall carry out and complete the construction work to the satisfaction of council and the Project Architect/ Consulting Engineer and in accordance with plans, detail drawings, specifications and structural details supplied by the Project Architect/ Consulting Engineer appointed by Akola municipal council (Ar. Vrushi Deshmukh & Er. Mahendra Dave Akola) and approved by the council and may from time to time issue further drawings and or written instructions which are here after referred to as Architect's instructions in regard to

- a) The variations or modifications of design and specifications.
- b) The removal from site of any inferior material brought there on by the developer.
- c) The removal and/ or re-execution of any works executed by the developer.
- d) The amending up for inspection of any work covered up
- e) The amending and or making good of any defects.

On complete set of drawings and specifications shall be furnished by the council to the developer, and the council shall furnish one additional copy of drawing which in their opinion may be necessary for execution of any part of work. Such copies shall be kept on the site and Project Architect/ Consulting Engineer or the Chief Officer shall at all reasonable times have access to the same.

The surplus excavated materials from excavation of foundation pits etc. Shall be transported to a location as specified by the council within the area of Municipal Council at developers cost. The excavated material may be retained by the developer, to the extent it is required for filling work for the complex or any other use. Any kind of demolition work of old structure required or as directed should be carried out by developer at his own cost which is included in his offer, however the council shall not claim any amount towards scrap material if the same is useful to the developer.

(87) (85)
86

The developer will be provided working drawing for every stage of construction of the said commercial complex viz. demarcation of column pits, construction up to plinth level, construction up to lintel level, slab, roof- level, for each floor and such working drawings will be supplied by the Project Architect/Consulting Engineer before commencement of each work. The developer shall not proceed with the construction work at any stage unless the working drawings are supplied by Architect Engineer. Any modifications in working drawings by the council will not qualify the developer to demand any payment from council. For the purpose of construction of commercial complex, the developer shall execute all construction works and use of all the construction materials as per the Indian Standard specifications, as provided in the book "Standard Specifications" of the public works department and from the specifications of items mentioned in the Estimate enclosed. All the materials to be used for the construction such as cement, bricks, lime, steel, stone, tiles etc. Shall be in conformity with items shown in the current schedule rates of P.W.D. & Standard specifications shown therein. The quality of all the items mentioned in the working drawings should be got approved from the Project Architect / Consulting Engineer before commencing with the respective construction work. Decision of the Project Architect / Consulting Engineer for items not covered or any items regarding execution of work shall be binding on the Developer.

All the work shall be done by the developer under the supervision of the Architect Engineer up to his satisfaction. The developer shall not have entitled for indemnity or protection from defective work on account of the supervision. The developer should satisfy himself about the correctness of the information. Any variation in the plan will not entitle the developer to claim any amount. The plan may be changed as per statutory requirement or otherwise by the council of any nature what so ever will not qualify the developer to demand any payment from the Municipal Council. Developer shall pay the proportionate additional premium for the additional built up area allowed by Municipal Council in progress of project.

The quantities contained in the schedule and estimate are only approximate. The works has to be carried out as per the drawings specification and instructions of

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the Project Architect/Consulting Engineer. All elevational treatment, internal finishes are to be provided as per drawings issued at constructions stage by the Architect without any compensation or cost. However expenditure towards elevational treatment not considered in the estimate or Drawings would be limited to maximum of 5% of the estimated cost of complex. The Project Architect/Consulting Engineer reserves the right to alter or amend the drawings and specifications.

Developer shall not make any addition or alternation or ommission of works without written permission of the Chief Officer & Project Architect/Consulting Engineer.

10. DEVELOPER TO ARRANGE EVERYTHING NECESSARY,

The tenderer must arrange for himself on his own responsibility and at his own expenses all the information which may be necessary for the purpose of making the tender and for entering into contract and must examine the drawings and must consider and inspect the site of the works and acquiant himself with all local conditins, means of access to the works, nature of the works and all matters appertaining thereto.

The developer on starting the work shall furnish to the Project Architect/ Consulting Engineer programme for carrying out the works stage by stage in stipulated time. The records showings the progress of works weekly shall be maintained by the developer.

The developer shall arrange everything necessary for the proper execution of the works according to intent and meanings of the drawings and specifications. If the developer finds any discrepancy he shall immediately and in writing refer the same to the Project Architect/ Consulting Engineer, the decision gien by the Project Architect/ Consulting Engineer in that respect shall be final and binding. The developer shall make arrangement for ground and fresh water as well as electricity for the construction and development work at his own costs and at his own risk.

The developer shall arrange, supply and maintain at his cost, during execution of works, all the necessary equipment, centering, scaffolding, staging, planking, timebering, strutting, fencing, hoarding, watching, and lighting by night as well as by day, required for proper execution of works and protection of any adjacent roads, streets or buildings etc.

The developer shall carry out all the R.C.C. works strictly in accordance

(29) (31) 88

with the drawings, details and instruction of the Architect/ Engineer. If any changes have to be made in the R.C.C. designs in conformity with other plans/ designs, the developer shall carry out the same without any extra charges. The Project Architect's/ Consulting Engineer's decision in such cases shall be final.

12. Safety/ Structural Soundness :

Developer will be responsible for the safety and the structural soundness of the building along with all the fixtures and fittings, during progress of all works, and for a further period of 12 months from the date of issue of certificate of completion of works by the Project Architect/ Consulting Engineer . Any defects in workmanship or materials during the time of works progressing or the maintenance defect liability period developer shall replace the same and make it good at his won cost as provided in the contract.

The premium quoted by the developer shall be exclusive of sale tax actual, workd contracts tax or any other duty levied by any Govt/ Public bodies. The premium is firm and shall not subject to any variations.

The developer shall give all notices and pay all fees and shall comply with provisions of all acts and regulations for the necessary execution of the contract. The developer shall meet the chief officer of the council and Project Architect/ Consulting Engineer whenever required and so informed by the chief officer or the Project Architect/ Consulting Engineer

The developer shall be responsible for the true and perfect setting out of all the works and for the correctness of the position, levels dimensions and alignment of all parts there of.

13. SUPERVISION AND SUPERVISOR.

The developer shall give necessary personal superintendence during the execution of the works and even there after until the expiration of the Defects Liability period of one year. The developer shall also appoint and employ during the whole period of works under progress a competent supervisor who shall be constantly in attendance at the building while the men are at work. Any directions, explanations, instructions or notices given by the Project Architect/ Consulting Engineer Council to such supervisor shall be held to be given to the developer.

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14. FAILURE BY DEVELOPER TO COMPLY WITH ARCHITECT AND CHIEF OFFICER.

If developer after receipt of written notice from Architect & Chief Officer within seven days fails to comply with the Project Architect/Consulting Engineer & Chief Officer's instructions, Municipal Council may with the consent of the Project Architect/Consulting Engineer employ and pay other person to execute any such work whatsoever as may be necessary and costs and expenses incurred in connection therewith shall be recoverable from the developer. And the security deposit will also be forfeited fully.

15. QUALITY CONTROL

The materials to be used on work, such as cement, lime, aggregates stone, steel, wood, tile, etc. shall be got approved from Project Architect/ Consulting Engineer

The developer shall be solely responsible for the quality of works and material in the entire construction work within the contract. However, Project Architect/Consulting Engineer can take any sample of materials at any time of the work in progress or completed. The charges for testing the same should be borne by the developer.

In case of rejection of sample in laboratory test the part of that construction (where from the sample taken) should be removed by the developer and reconstruct it at his own cost.

16. AUTHORITIES NOTICES.

The developer shall conform to the provisions of any Act of the legislature relating to the work and to the regulations and bye laws of any authority and of any water, lighting and other companies and or authorities with whose system the structure is proposed to be connected and shall before making any variations from the drawings or specifications that may be necessary by so conforming, the Municipal Council written notice specifying the variations proposed to be made and the reason making it, and apply for instructions thereon. In case the developer does not receive any instructions from the Council within 10 days he shall proceed with the work, conforming with the provisions regulation or bye laws in question.

The developer shall arrange to file all notices required by the said Acts, Regulations or Bye-Laws to be public office all fees that may be properly chargeable in respect of the works and lodge the receipts with Municipal Council.

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17. DAMAGE TO PERSONS, PROPERTY, INSURANCE IN RESPECT OF.

The developer shall be responsible for all injury to person animals or things and for all damage to the structural and/ or decorative part or property which may arise from the operation or neglect of himself or his employees, whether such injury or damage arise from carelessness, accident or any other cause whatever in any way connected with carrying out of this project. This clause shall be held to include inertia, any damage to building and any damage cause to the building and works forming the subject of this project by rain or other inelamacy of weather.

The developer shall reinstate all damages of every sort mentioned in this clause, so as to deliver up the whole project complete and perfect in every respect so as to make good or otherwise satisfy all claims for damages to the property of third parties.

The developer shall make insurance of the work and person engaed on the work.

18. PRECAUTION TO PREVENT ACCIDENT MISHAP, FIRE, ELECTRIC SHORT CIRCUIT

The developer is fully liable for any mishap, accident, fire, electric short circuit on site the council will not be responsible for these. The developer should take all precaution to prevent all above things.

19. DEVELOPER SHALL PROVIDE

- a] Separate electrical meter for each licencee and the required deposit and charges will be paid by the licencee.
- b] A detail plan for discharge of sewage and waste from the proposed building to the Municipal drain shall be made and executed properly.
- c] Electrification from the competent and qualified Engineer.
- d] Electric connections, the developer shall obtain the necessary connection and get the poles and transformer installed if required from M.S.E.B.at his cost and similarly all the above said works shall be done by the developer at his own costs as per approved working drawings.

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20. SPECIFICATION

The developer shall complete the construction as per the specifications approved by the council at his own costs. Any deviation from the specification shall be the responsibility of the developer and the council shall have the rights to reject such work and call upon the developer to rectify the same and comply within the specifications. However this will not entitle the developer to claim extension time or any compensation or any cost for the work so done. The decision of the Project Architect/ Consulting Engineer, Chief Officer shall be final in all respect.

21. PERIOD OF COMPLETION.

The building of the complex shall be completed in all respect within a period of 2 calendar months from the date of issue of the work order. Time is essence of contract. The developer shall maintain proportionate progress of work throughout. If the developer fails to complete the entire construction work within period of 2 calendar months then the council shall be entitled to recover compensation at the rate of Rs. 5000.00 (Rs. Five Thousand Only) per day from the developer and also terminate the contract and will be further entitled to get the work completed through others, at the risk, cost and consequences of the developer, and cost so incurred for completion of the construction work along with the compensation will be recovered from the developer. It is how ever made clear that, if the delay in completing construction of the commercial complex is for any reason not attributable to the developer, the said clause would not apply and the period of completion of the construction of the commercial complex would stand extended proportionately. The developer shall not claim any compensation on this account and shall complete the work after all hurdles are sorted out.

22. SCHEDULE OF PAYMENT

The developer shall pay the installments of the premium as mentioned in scheme of the project.

Payment of installments of premium is also the essence of the contract. Delay in payment as stipulated will attract interest at the rate of 15% per annum from due date.

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maximum up to a period of 1 month. After that works will be stopped by the Chief officer by giving a notice in writing to the developer and entitled to terminate the contract and will be further entitled to forfeit the earnest money. Council shall not pay any compensation for works done and the amount of premium paid by the developer to the council and council shall have right to use the works done and develop further from any other developer.

23. BANK GUARANTEE

The developer shall furnish bank guarantee of Rs.1,00,000/- (Rs. One Lakh only) of any nationalized bank or Scheduled Bank at the time of entering in to the contract, to the council as security deposit till the developer complete the construction in all respects and obtain a completion certificate from the Project Architect/ Consulting Engineer and hand over whole premises to the council in order. However, the amount of Bank Guarantee may be reduced proportionately to the premium offered by the developer.

On completion of the work the developer, furnish with certificate by the Project Architect/ Consulting Engineer of such completion, but no such certificate will be given and nor shall the work be considered to be complete until the developer shall have removed from the premises on which work shall have been executed, all scaffoldings, surplus materials and rubbish and shall have cleaned off the dirt from all wood work, doors and windows, walls floors, staircases or other parts of building, including cleaning and oiling of all their hardware fittings. The whole of the work shall be thoroughly inspected by the developer and deficiencies and defects out right. On completion of such inspection, the developer shall inform the Chief Officer & Project Architect/ Consulting Engineer in writing that he has finished the work and is ready for inspection. He shall keep the entire building neat, clean and ready for immediate occupation and to complete satisfaction of the Chief Officer and the Project Architect/ Consulting Engineer

The bank guarantee of Rs. 50,000/- will be released only after obtaining the completion certificate from the Project Architect/ Consulting Engineer and handing over the whole premises to the council.

After completion of constructions, during defect liability period of one year from date of completion the developer shall keep bank guarantee of Rs.50,000/- (Rs. Fifty

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Thousand only) with the council. Any defect noticed during the said period of one year, the developer shall rectify all the defects noticed or instructed by the Project Architect/ Consulting Engineer and if he fails to do so, the council shall be entitled to encash the bank guarantee to the extent of the amount spent for rectification of such defects.

24. INDEMNITY

The developer shall indemnify the council against all actions, suits, claims brought of made against him in respect of anything done or perported to be done by the Developer in execution of or in connection with the work of this contract and against any loss or damage to the council in consequence to any action or suit being brought done during the execution of this contract.

The council may at its discretion and entirely at the cost of the developer defend such suit either jointly with the developer or single in case the latter choose not to defend the case.

25. ISSUE OF LICENCE, PERIOD OF LICENCE AND TRANSFER OF LICENCE RIGHTS

- 1] The Council will grant licence to use in respect of said building in favour of the persons nominated or recommended by the developer in lieu of premium paid to the council. The said licence shall be for a period of 30 years (Thirty Years)
- 2] Licence fee shall be at the rate fixed by Municipal Council for different floors as mentioned below-

For ground floor - Rs. 2.00 per Sq.ft. of carpet area per month

- 3] The said period of 30 years will commence after two years from date of issuance of work order to the developer or from the date of licence deed entered into between council and respective licence holder is not liable to pay licence fee for the period of first 2 (Twelve) months to the council. However the said licence holder shall pay the MPL. tax and other taxes as may be applicable time to time for this period

of 2 months.

4] There shall be 10% increment on original licence fee fixed by Mpl. Council on expiry of every five year till thirty years.

5] The council shall have right to increase the licence fees after expiry of 30 (Thirty) years on basis on then prevailing market rates of licence fee at that time.

6] The agreement of the licence shall be entered in to and possession will be handed over to the licence holder by the council only after completion of the entire construction work and entire payment of premium amount as mentioned here in above.

7] The persons nominated by the developers shall become the licencees of the council only on entering in to the agreement of licence in writing with the council. Till that time the agreement of licences are entered into with council in writing, there will not be any priority of contract between council and prospective licencees, maintenance of the building shall be the responsibility vis-a-vis any agreement, assurance or promise given by and entered into by the developer with the prospective licencees. It shall be lawful for the developer to charge such premium from prospective licencees as the developer may deem fit without any interference from the council. It shall be competent for the developer to receive such premiums from such persons and the council will not be concerned with the same.

8] The licence hold rights granted by the council will be transferred with the permission of council in writing on payment of transfer fees licence hold rights.

a) To family members i.e. wife, and unmarried daughters of the licence holder on payment of Rs.10000.00 (Ten Thousand only) to the council and,

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- b) To persons other than family members as mentioned on payment of Rs.20,000.00 (Rs. Twenty Thousand Only) to the council.
- 9] All the cost of preparation of documents of licences stamp duty, registration fees, transfer of licence charges and all other charges will be borne by the developer or licence holder.
- 10] The said licences will be granted by the council to the prospective licencees only after payment of total premium and completion of the entire building and after obtaining completion certificate from the Project Architect/ Consulting Engineer . However if the developer desires early issue of licence to the perspective licencees the council may grant the same provided the developer furnishes the Bank Guarantee of the amount at the rate of Rs. 4300/- per sq.mt. of built-up area towards cost of construction of remaining built-up area to the satisfaction of the Project Architect/ Consulting Engineer and Chief Officer of the Council but not before the completion of Ground and First floor of the complex.
- 11] The developer shall form a registered maintenance society for the purpose of maintenance of the building i.e. cleaning, sweeping the passages, toilets, front and side open spaces, passage and external and internal lighting, minor or major repairs of building, to maintain sanitary and water supply systems, sumps and pumps for rain water, external paintings periodically, to appoint chowkidars etc.

For this purpose the developer shall collect from every licencee a sum equivalent to Rs.10000/- (Rs. Ten Thousand Only) or sum equivalent to Rs.50.00 per sq.ft. of carpet area in possession of licencee, which ever is more and deposit the same in a nationalized bank in the name of maintenance society as fixed deposit and interest

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thereof shall be used for maintenance purpose or if more sum is required, then the balance amount shall be collected proportionately from each licensee.

Each and every portion of the complex shall be used only for the purpose permissible under the development control rules. However, any portion of complex shall not be used for permit room or liquor bar or any other unlawful activity.

Licencees shall not be allowed to disturb the size and shape of display boards.

26. OWNERSHIP

The land described in schedule "A" and entire building to be constructed there on, shall be the property of the council and the developer shall have no rights on title or interest in the said developed property or any portion there on, in any manner or in any nature what so ever. The maintenance of the building shall be the responsibility of the registered maintenance society of licence holder subject to approval of the council. The licence holder shall not carry out any addition alteration without the permission of the council in writing.

The council reserve right to develop / extend further the premises of building in future without any claim of to he developer and the licensee.

27. INFORMATION OF BOOKING

The developer shall give report at the end of every month about the list of persons for licence holder rights of the premises in the said complex to be constructed by the developer. However till the agreement of licencees are entered into between the council and the prospective licensee after the completion of the project, there will not be any priority of the contract or agreement between council and prospective licensee, assurance or promise give by the developer in writing or orally to any such prospective licensee. Till then the council will not permit the developer to give possession or use the premises other than construction purpose.

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28. GROUND FLOOR OF THE COMPLEX

The portion of Ground floor shown in drawings admeasuring approx. 156.77 sq.mt. of built-up area is to be constructed by the developer at his own cost in the manner to satisfy the council and the Project Architect/ Consulting Engineer and to be retained by the developer or his nominee. The compound around the public toilet is to be constructed by the developer at his own cost and in the manner to satisfy the council and the the project Architect/ Consulting Engineer for the council purpose, fully finished entirely and externally, as shown in the drawings is to be handed over to the council free of cost. The developer shall not be entitled to claim any amount from the council on this account. This is the prime condition of the contract.

29. COMPENSATION

The developer or any person claiming through him shall not be entitled to claim any compensation from the council but however, if due to any reason not attributable to the developer, the scheme is closed at any intermediate stage, then the council shall refund the premium and pay to the developer the actual costs of the work already done by the developer which will be worked out on the basis of actual quantities of work done and schedule of rates of Public Works Department of Akola Division of the then prevailing year and in addition to this, the council will pay to the developer compensation as may mutually agreed upon and if there be no agreement, then as may be decided upon by an Arbitrator.

30. ACTS, RULES AND REGUALTION'S

The developer shall follow all the rules, acts and regulations in force from time to time.

31. USER OF THE COMPLEX

Each and every portion of the complex shall be used only for the purpose permissible under the Development Control rules.

32. RIGHTS FOR PLACING THE HOARDING

The council reserve the right for hoarding in or on the premises of the complex. Hoarding shall not be placed any where on the premises without written permission of the council.

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33. COSTS

All costs of stamp duty, registration fees and charges for the preparation of documents shall be borne by the developer.

34. MEASUREMENT OF WORK

After completion of work, the measurement there of shall be finished in presence of Architect and developer as per measurement details and drawings as specified. The Architect during the process of construction work shall be at liberty to take measurement of the work and the developer must satisfy him about the status and specifications for the work.

35. ACCEPTANCE OF TENDER

Any conditional tender may be rejected. The rights to accept or reject any tender shall vest with the Chief Officer of the Municipal Council without assigning any reason. The developer shall not be entitled to claim any right, compensation or anything on the ground that he has submitted his tender.

36. AGREEMENT

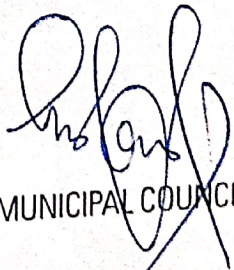
After acceptance of the tender an agreement incorporating the above terms and conditions and other terms as may be desired by the council, shall be entered into with the developer and in case the developer refuses to accord to any of the terms and conditions desired by the council then the council, shall be entitled to call for fresh tender or accept the tender of any other developer and in that event earnest money of the tenderer shall stand forfeited.

37. POSSESSION

The possession of land and the proposed building shall always be that of council.

38. DISPUTES

In case of any dispute of any nature whatsoever including termination of this agreement and consequence thereof and thereafter, the same shall be referred to an Arbitrator acceptable to both the parties, and decision of an Arbitrator will be binding on both the parties.


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SCHEDULE "A"

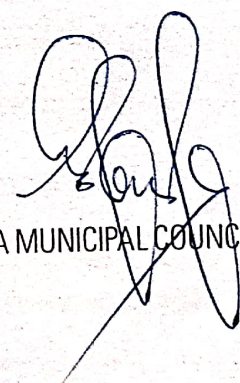
DETAILS OF THE SITE OF PROPOSED DEVELOPMENT OF SHOPPING CENTRE AND COMPOUND WALL TO PUBLIC TOILET ON PLOT NO. K-64 NAZUL SHEET NO: 48A, AKOT ROAD, ASHOK NAGAR, AKOLA FOR MUNICIPAL COUNCIL AKOLA IS BOUNDED AS UNDER -

Towards North	- Akot Road
Towards East	- Plot No. K -
Towards South	- Municipal Road
Towards West	- Plot No. K -

STATEMENT OF AREAS

Built up Area Statement in Sq.mts.

1) Ground Floor - 156.77 Sq.mt.


AKOLA MUNICIPAL COUNCIL, AKOLA.

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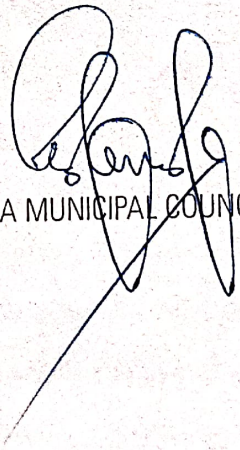
SCHEDULE "B"

DETAILS OF THE MAJOR ITEMS OF WORKS :

DETAILS OF THE MAJOR ITEMS ARE TO BE EXECUTED FOR CONSTRUCTION OF PROPOSED SHOPPING CENTRE AND COMPOUND WALL TO PUBLIC TOILET ON PLOT NO. K-64 NAZUL SHEET NO. 48A, AKOT ROAD, ASHOK NAGAR, AKOLA

1. Structure : RCC Frame Structure consisting of ground floor.
2. Foundation : RCC footing foundation.
3. Super : Column ,Beams, slabs.
Structure
4. Walls : Ground floor, outer walls shall be one brick thick and inner walls shall be half brick thick brick wall in C.M. 1:6
5. Finishes : Internal Surfaces : Neeru finishing on cement plaster painted with oil bound distemper in three coats.
Outer Surfaces : Double coat of cement plaster as directed by Project Architect / Consulting Engineer.during progress of construction work.
Flooring , Paving Dado etc. : All shops on ground floor shall be provided with gray marble mosaic tiles as approved by Project Architect / Consulting Engineer.
For all steps leading to Ground floor, steps of all staircases colour chequres tiles as approved shall be provided . Open spaces in front of the building left for parking etc. shall be provided with concrete .Flooring in passage, providing laying precast polish chequred cement tiles for flooring size 20 cm X 20 cm and 20mm thick plain cement as directed on a bed of 1:4 c.m. in required position including cement float filling joints in neat cement slurry, curring , polishing, and cleaning complete.
6. Doors : Shops MS Rolling of 18 guage with locking devide Doors in Shop / Offices.
All these items are to be oil painted of approved quality and colour as directed by the Project Architect / Consulting Engineer.
paving as directed by the Project Architect / Consulting Engineer.

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7. Painting : Externally : Water proof cement paint shall be applied in 2 or 3 coats as may be required at places where other finishes are not to be provided as directed and specified by Project Architect / Consulting Engineer.
Internally : Oil bound distemper in 2 or 3 coats as directed.
8. Overhead : Syntex Water Tank of capacity 1500 ltr.
Water tank
9. Borewell : 6" dia and about 35 mte. deep with supreme casing, 1.5 HP Jet pump with all fittings, accessories installation and connection to overhead tank by 1" dia GI pipe at location specified by project Architect/ Consulting Engineer or Chief Officer.
10. Electrification : All the shops shall have one MCB, one ELCB and 5 light points and one power plug point with earthing etc. of standard make.


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**Development of Shopping Centre, And Compound Wall to
public toilet on Plot No.K-64 Nazul Sheet No. 48A , Akot
Road, Ashok Nagar, Akola.**

DECLARATION OF THE DEVELOPER

I hereby declare that I have made myself thoughtly conversant with the local conditions regarding all construction materials (Such as cement, steel, stones, sand, metal, murum etc.) and labour and commercial aspect of developed properties on which I have based my non-refundable premium for this work, which is inclusive of all leads and lifts involved. The design and specifications and all other commercial aspects of work have been carefully studied and understood by me before submitting this tender. I under-take to construct the proposed building as per design and specifications given by the Project Architect / Consulting Engineer Mahendra Dave & Associates (Ar. Vrushali Deshmukh and Er. Mahendra Dave Akola), or his duly authorised assistant before starting the work and abide by his decision. I have sufficient experience in construction field and required machinery for construction purpose.

I hereby undertake to pay the labourers enagaged on the work as per minimum wages Act, 1948, as amended from time to time and applicable to the zone concerned.

I have also understood scope of work as below -

- 1) Shopping Centre :
 - a) Ground floor. : 156.77Sq.mt.
- 2) Boring : 6" dia and about 35 mte. deep with supreme casing, 1.5 HP Jet pump with all fittings, accessories installation and connection to overhead tank by 1" dia GI pipe at location specified by project Architect/ Consulting Engineer or Chief Officer.
- 3) Compound Wall around above mentioned Plot No. K-64 fully finished.

G. M. R.
Signature of Developer.

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MEASUREMENT SHEET

Name of the project : Development of shopping center and construction of compound wall around Public toilets on plot no. K-64, Sheet no. 48A, at Ashok Nagar, Akot Road, Akola, For Municipal Council Akola.

Sr. No	Item Code	Description	No.	Length	Breadth	Depth/ Height	Quantity
1.	BDA 1A	Excavation					
		a) For Footing	20	2.00	1.85	1.80	133.20
		b) For beams	2	27.36	0.45	0.30	7.39
			2	05.27	0.45	0.30	1.42
			8	00.77	0.45	0.30	0.83
		c) For compound wall foundation	1	18.90	0.90	1.20	20.41
			1	31.39	0.90	1.20	33.90
			1	25.91	0.90	1.20	27.98
			1	26.37	0.90	1.20	28.48
			1	23.62	0.90	1.20	25.51
							279.12
2.	BDA 14	Soling below footing	20	2.00	1.85	00.20	14.80
3.	BDA 13	Sand Cushioning					
		a) Below gr. beam	Half of Item no.1b				5.79
		b) Below compound wall foundation	1	18.90	0.90	0.15	2.55
			1	31.39	0.90	0.15	4.24
			1	25.91	0.90	0.15	3.50
			1	26.37	0.90	0.15	3.56
			1	23.62	0.90	0.15	3.19
							22.83
4.	BDA 11	Murumfilling					
		a) In foundation pit	Item no.1a-(4+5a+9)				87.70
		b) In plinth	9	02.90	04.27	00.45	50.15
		c) Around compound wall foundation	Item No.1c-(3b+5b+6)				56.78
							194.63
5.	BDE 1C	P.C.C.					
		a) Below footing	20	2.00	1.85	00.15	11.10
		d) Below U.C.R.	1	18.90	0.60	0.15	1.70
			1	31.39	0.60	0.15	2.83
			1	25.91	0.60	0.15	2.33
			1	26.37	0.60	0.15	2.37
			1	23.62	0.60	0.15	2.13
							22.46
6.	BDH 1	U.C.R. Masonry	1	18.90	0.45	0.90	7.65
			1	31.39	0.45	0.90	12.71
			1	25.91	0.45	0.90	10.49
			1	26.37	0.45	0.90	10.68
			1	23.62	0.45	0.90	9.57
							57.01

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Sr. No.	Item Code	Description	No.	Length	Breadth	Depth/Quantity	Height
7.	BDE 1A	a) R.C.C. below flooring in shop	1	27.36	4.77	00.08	10.42
		b) R.C.C. below flooring platform	1	27.36	1.00	00.08	2.19
							12.61
8.	BDF 2	R.C.C. Coping above U.C.R.	1	18.90	0.45	0.15	1.28
			1	31.39	0.45	0.15	2.19
			1	25.91	0.45	0.15	1.95
			1	26.37	0.45	0.15	1.78
			1	23.62	0.45	0.15	1.60
							8.60
9.	BDF 2	R.C.C. Footing	As per calculations * 20 x 0.98				19.60
10.	BDF 4	R.C.C. Columns	20	0.38	0.23	4.15	7.25
11.	BDF 6	R.C.C. Plinth & Floor Slab Beams					
		a) Accross the shop	4	27.36	0.23	0.30	7.55
			2	3.18	0.30	0.23	0.44
			7	3.00	0.30	0.23	1.45
			2	3.18	0.10	0.38	0.24
			7	3.00	0.10	0.38	0.80
		b) Along the shop	20	7.27	0.23	0.38	7.46
			20	1.00	0.23	0.38	1.75
							19.69
12.	BDF 8	R.C.C. Slab	2	4.27	2.84	0.10	2.42
			7	4.27	2.77	0.10	8.28
			2	2.84	1.00	0.10	0.57
			7	2.77	1.00	0.10	1.94
			9	1.20	0.60	0.10	0.65
							13.86
13.	BDF 11	R.C.C. Pardi	1	23.36	0.22	0.08	0.48
14.	BDG 7	Burnt Brick masonry	8	3.97	2.62	--	83.21
15.	BDG 5	Burnt Brick masonry For Compound Wall	1	18.90	2.15	0.23	9.35
			1	31.39	2.15	0.23	15.52
			1	25.91	2.15	0.23	12.18
			1	26.37	2.15	0.23	13.04
			1	23.62	2.15	0.23	11.68
		Rear wall of side shop	2	2.83	3.30	0.23	4.30
		Middle Shops	7	2.77	3.30	0.23	14.70
		Side Walls	2	4.27	3.30	0.23	6.48
		For steps (avg.)	9	1.20	0.83	0.60	5.38
		Side wall in passage	2	1.00	3.30	0.23	1.52
		Above shutter beams	9	2.83	0.20	0.23	1.17
		GF					95.32

106

64 404

Sr. No.	Item Code	Description	No.	Length	Breadth	Depth/ Height	Quantity
		Parapet	2	27.36	0.90	0.23	11.33
		FF	2	5.27	0.90	0.23	2.18
							13.51
16.	BDE 3	Coping to compound wall	1	18.90	0.23	0.10	0.43
			1	31.39	0.23	0.10	0.72
			1	25.91	0.23	0.10	0.60
			1	26.37	0.23	0.10	0.61
		GF	1	23.62	0.23	0.10	11.68
							62.40
		Coping to parapet top	2	27.36	0.23	0.08	1.01
		FF	2	5.27	0.23	0.08	0.19
							1.20
17.	BDM 14A	Flooring in shops	9	2.90	4.50	—	117.45
18.	BDM 33	Flooring in passage	1	27.36	1.00	—	27.36
19.	BDM 33B	Tread finish	18	1.20	0.30	—	06.48
20.	BDL 2A	Internal Plaster					
		Rear wall in-shops	9	2.90	2.90	—	75.69
		Sides wall in-shop	18	4.50	2.90	—	234.90
		Above shutter	9	2.90	0.50	—	13.05
		Shop Ceiling	9	2.90	4.50	—	117.45
		Passage ceiling	9	2.90	0.85	—	22.19
		Bracket beam sides	18	0.90	0.28	—	4.54
							467.82
21.	BDL 10	Neeru finish to internal plaster	As per item no. 20				467.82
22.	BDL 7	External Plaster					
		a) Compound wall	2	18.90	2.40	—	90.72
			2	31.39	2.40	—	150.67
			2	25.91	2.40	—	124.37
			2	26.37	2.40	—	126.58
			2	23.62	2.40	—	113.38
			2	18.90	0.30	—	5.67
			1	31.39	0.30	—	9.42
			1	25.91	0.30	—	7.77
			1	26.37	0.30	—	7.91
			1	23.62	0.30	—	7.09
		GF					469.03

109 105

Sr. No.	Item Code	Description	No.	Length	Breadth	Depth/ Height	Quantity
		b) Shops					
		Long wall	1	27.36	3.75	—	102.36
		Short walls	2	04.73	3.75	—	42.97
		Pardi from outside	1	27.36	0.60	—	16.42
		Pardi from inside	1	26.90	0.60	—	16.14
		Columns in front	10	2.40	0.23	--	5.52
		Belt above shutters	1	26.90	0.50	—	13.45
		Risers	27	01.20	0.15	—	4.86
		Steps sides	18	0.60	0.22	—	2.38
		GF					380.20
		c) Parapet wall	4	27.13	1.05	—	113.95
		(Avg. in-out)	4	5.50	1.05	—	23.10
		FF					137.05
23.	BDT 56	Rolling Shutters	2	02.83	02.75	—	15.56
			7	02.77	02.75	—	53.32
							68.88
24.	BDF 17	M.S.Reinforcement					
		a) In footings, Coping, Floorings & Pardi	0.45% of item no.7+8+9+13				2.15
		b) In Columns & Beams	0.80% of item no.10+11				2.67
		c) In slabs	0.70% of item no.12				1.00
							5.82
25.	BDP 7D	Primer coat to Neeru finish	As per item no. 22				469.03
26.	BDP 5C	Oil bound distemper	As per item no. 21				467.99
27.	BDO 3A	Oil paint to rolling shutter	2 x Item no. 23				137.76
28.	BDO 8A	Waterproof cement paint GF	As per item no. 22b				380.20
29.	BDO 8A	Waterproof cement paint FF	As per item no. 22c				380.20

Note : 1. Item code is serial number & item code number from CSR Public Works Department (Amravati Division) Public Works Circle Amaravati/Akola/Yavatmal.
 2. * indicates volume of frustrum + volume of base of footing.

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ABSTRACT SHEET

Name of the project : Development of shopping center and construction of compound wall
around Public toilets on plot no. K-64, sheet no. 48A, ar Ashok Nagar,
Akot Road, Akola, for Municipal Council Akola

Sr. No.	Item Code	Description of items	Quantity	Per	Rate Rs.	Amount Rs.
1	BDA1A	Excavation	279.12	Cum.	48.95	13662.92
2	BDA14	Soling below footing	14.80	Cum.	213.00	3152.40
3	BDA13	Sand cushioning	22.83	Cum.	173.30	3956.44
4	BDA11	Murumfilling	194.63	Cum.	111.50	21701.25
5	BDE1C	P.C.C in foundation	22.46	Cum.	1034.00	23223.64
6	BDH1	U.C.R. Mesonry	57.01	Cum.	660.00	37626.60
7	BDE1A	R.C.C. Below flooring	12.61	Cum.	1152.50	14533.03
8	BDF12	R.C.C. Coping over U.C.R.	8.60	Cum.	1752.50	15071.50
9	BDF2	R.C.C. Footing	19.60	Cum.	1777.50	34839.00
10	BDF4	R.C.C. Column	7.25	Cum.	2472.50	17925.63
11	BDF6	R.C.C. Beam	19.69	Cum.	2627.50	51735.48
12	BDF8	R.C.C. Slab	13.86	Cum.	2597.50	36001.35
13	BDF11	R.C.C. Pardi	0.48	Cum.	3572.50	1714.80
14	BDG7	Burnt Brick Masonry	83.21	Sqm.	211.00	17557.31
15	BDG5	Burnt Brick Masonry GF	95.32	Cum.	1236.00	117815.52
16	BDG5	Burnt Brick Masonry FF	13.51	Cum.	1266.00	17103.66
17	BDE3	Coping GF	62.40	Cum.	1667.50	104052.00
18	BDE3	Coping FF	1.20	Cum.	1715.35	2058.42
19	BDM14	Flooring in shop	117.45	Sqm.	233.50	27424.58
20	#	Flooring in passage	27.36	Sqm.	183.50	5020.56
21	BDM33A	Tread finish	6.48	Sqm.	193.50	1253.88
22	BDL2A	Single coat plaster	467.82	Sqm.	39.20	18338.54
23	BDL10	Neeru finish	467.82	Sqm.	7.00	3274.74
24	BDL7	Sand faced plaster GF	849.23	Sqm.	80.20	68108.25
25	BDL7	Sand faced plaster FF	137.05	Sqm.	82.55	11313.48
26	BDT55	Rolling shutter	68.88	Sqm.	1025.00	70602.00
27	BDF17	M.S.Reinforcement	4.98	MT.	20600.00	102588.00
28	BDP7D	Primer coat to neeru finish	469.03	Sqm.	4.65	2180.99
29	BDP5C	Oil Bound Distemper	469.03	Sqm.	11.75	5511.10
30	BDO3A	Oil paint	137.76	Sqm.	23.90	3292.46
31	BDO8A	Waterproof cement paint GF	380.20	Sqm.	13	4942.60
32	BDO8A	Waterproof cement paint FF	380.20	Sqm.	13.15	4999.63
TOTAL						862581.74
33		Add for contegencies	2%			17251.30
34		Add for Electrification	2%			17251.63
35		Add for water supply & sanitary	3%			25877.45
GRAND TOTAL						922962.45

(109) 109

**LEAD CHART FOR CONSTRUCTION OF COMMERCIAL COMPLEX ON
NZL SHEET NO. 48A, PLOT NO. K 64 , AKOT ROAD, ASHOK NAGAR, AKOLA.
FOR MUNICIPAL COUNCIL AKOLA**

ANALYSIS BASED ON CSR/ PWD/AKOLA 99-2000

S.NO.	MATERIAL	QUARRY/ SOURCE	DIST. IN KM
1.	Sand	Gandhidham	23
2.	Material all size	Malkapur	10
3.	Bricks	Chohtta	35
4.	Steel & Cement	Akola	00
5.	Flooring Tiles	Akola	00
6.	Hard Murum	Malkapur	10

ANALYSIS FOR LEAD FOR METAL

	40mm & above	Below 40 mm size
Quarry Malkapur		
Lead for 10 Km	85.68	81.75
Less Free Lead	-52.51	-50.23
	33.17 per cum	31.52 per cum

ANALYSIS FOR LEAD FOR SAND

Source Gandhigram	
Lead for 23 Km	138.51
Less free lead	-50.23
Total	88.28 per cum

ANALYSIS FOR LEAD FOR BRICKS

Source Chohtta	
35 Km	301.74
Less free lead	-82.52
Total	219.22 per 2 cum
	109.61 per cum

Qul.

118

for 1000

ANALYSIS FOR LEAD FOR STEEL AND CEMENT

Source Akola	
Local	0
Less free lead	0
Total	0 mt 0.00 per bag

ANALYSIS FOR LEAD FOR TILES

Source Akola	0
Less free lead	0
Total	0 per 100 0.00 per sqm.

BASIC RATE OF METER RATES

Cement	Rs.2600 Per Mt.
Mild Steel	Rs.16000 Per Mt.
Tor Steel	Rs.16000 Per Mt.

FOR MAHENDRA DAVE & ASSOCIATES

**RATE ANALYSIS FOR CONSTRUCTION OF COMMERCIAL COMPLEX ON
NZL SHEET NO. 48A, PLOT NO. K 64 , AKOT ROAD, ASHOK NAGAR, AKOLA.
FOR MUNICIPAL COUNCIL AKOLA**

RATE ANALYSIS BASED ON CSR/PWD/AKOLA/99-2000

LEAD CHARGES FOR MATERIAL PER UNIT

METAL	40MM & ABOVE	33.17	PER CUM M
	BELOW 40MM SIZE	31.52	PER CUM
SAND		88.28	PER CUM S
BRICKS		109.61	PER CUM B
STEEL		0.00	PER MT
FL TILES		0.00	PER SQM
CEMENT		0.00	PER BAG

ANALYSIS OF RATES BASED ON CSR / PWD / AKOLA 99-2000

ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/CEMENT	TOTAL	UNIT	REMARK
1.	EXCAVATION IN EARTH	BDA-2 P 259	43			43	CUM	
2.	EXCAVATION IN H M	BDA-3 P 259	50			50	CUM	
3.	EXCAVATION IN EARTH AND BOULDER	BDA-3 P 259	57			57	CUM	
4.	EXCAVATION IN SOFT ROCK	BDA-4 P 259	115			115	CUM	

(11)

54/10/24

ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/ CEMENT	TOTAL	UNIT	REMARK
5.	1:4:8 BED CONCRETE	BDE-1 P 287	960	73.99	0.0	1034	CUM	9m + 5s + 3.39c
6.	PCC COPING	BDE-3	1595	72.51	0.0	1667.5	CUM	
7.	CONCRETE ROAD		1780	72.51	0.0	1852.50	CUM	
	PCC BED BLOCK		1595	72.51	0.0	1667.5	CUM	
8.	80 mm METAL SOLING	BDA-14	180	33.17		213	CUM	
9.	RCC M 15 FOOTING	BDF-2	1705	72.51	0.0	1777.50	CUM	
10	RCC M-15 COLUMN	BDF-4	2400	72.51	0.0	2472.50	CUM	
11.	RCC M-15 BEAMS	BDF 6 P 300						
		IS 456(1978)	2555	72.51	0.0	2627.5	CUM	9m + 5s + 6.24c
13.	RCC M-15 SLAB	BDF 8 P 302						
		IS 456(1978)	2525	72.51	0.0	2597.5	CUM	9m + 5s + 6.24c
12.	RCC M-15 CHAJJA		2600	72.51	0.0	2672.5	CUM	
14.	RCC M-15 WAIST SLAB		2540	72.51	0.0	2612.5	CUM	
15.	R.C.C. FLORING M-10	BDE-1A	1080	72.51		1152.50	CUM	
15A.	RCC FLOORING M-15	AS DIRECTED	1595	72.51	0.0	1667.5	CUM	9m + 5s + 6.24c
16.	RCC M-15 WALL, PARDI	BDF 11 P 304						
		IS 456(1978)	3500	72.51	0.0	3572.50	CUM	9m + 5s + 6.24c
17.	PROVIDING M.S./HYSD	BDF 17 P 306						
		IS 456(1978)	20600		0.0	20600	MT	

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7.5.2

ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/ CEMENT	TOTAL	UNIT	REMARK
						660	CUM	1m + 3s + 1.65c
18.	UCR MASONRY IN 1:6	BDH 1 P 329	600	59.65	0.0	1266	CUM	
19.	PROVIDING 2ND CLASS	BDG 5 P 315	1130	136.09	0.0	1236	CUM	
20.	PROVIDING 2ND CLASS		1100	136.09	0.0			
	BRICK MASONRY PLINTH					211.0	CUM	
21.	HALF BRICK MASONRY		195	15.65		238	SQM	
22.	WATER PROOFING BY		220	15.65	2.6			
	BRICK COBA							
23.	CEMENT PLASTER 20MM	BDL 4a	52.25	2.21	0.0	54.40	SQM	02s
	SINGLE COAT WITH							
	NEERU							
23A.	CEMENT PLASTER 12 MM	BDL-2B	39	2.2		41.20		
24.	SAND FACED PLASTER	BDL 7 P 369	78	2.21	0.0	81.20	SQM	02s
	FOR EXTERNAL							
25.	NEERU FINISHING TO	BDL 10	7			7	SQM	
	WALL							
26.	NEERU FINISHING TO	BDL 10A	9			9	SQM	
	CEILING							
27.	TUCK POINTING		28	0.88	0.0	29	SQM	
28.	MARBLE MOSAIC TILES	BDM 6A	260	3.53	0.0	263.50	SQM	
	FLOORING							

11/2

411/2

ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/ CEMENT	TOTAL	UNIT	REMARK
29.	MARBLE MOSAIC TILES	BDM 3	275	3.53	0.0	278.50	SQM	
29B.	MARBLE MOSAIC TILES	BDM14	230	3.53		233.50	SQM	
30.	POLISHED KOTA FLOOR		420	3.53	0.0	424	SQM	
30B.	CHEQURED TILES IN PASSAGE AS DIRECTED BY ENGINEER		180	3.53		183.50	SQM	
31.	POLISHED KOTA DADO		435	3.53		439	SQM	
32.	POLISHED KOTA TREADS AND TREADS	BDM 22B	435	3.53	0.0	439	SQM	
33.	SILLS OF POLISHED KOTA		430	3.53		434	SQM	
34.	CERAMIC TILES FLOORING		560	3.53		564	SQM	
35.	CERAMIC TILES DADO		630	0.00		630	SQM	
36.	1:2:4 FLOORING 50MM TH	BDM 7 A	92	3.63		96	SQM	
37.	WHITE GLAZED TILES	BDM 12	400	0.00		400	SQM	
38.	SUPPLY OF 80 mm METAL		80	33.17		113	CUM	
39.	SUPPLY OF 40 mm METAL		95	33.17		128	CUM	
40.	SUPPLY OF SOFT MURUM		17	31.52		43.50	CUM	
41.	SUPPLY OF SAND	BDA13	85	88.28		173.3	CUM	

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FOR MAHENDRA DAVE & ASSOCIATES

(12)

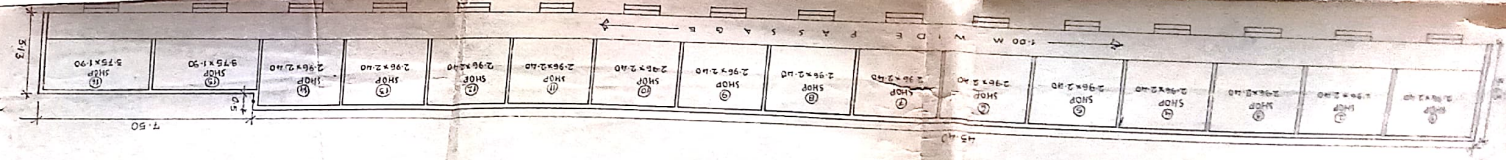
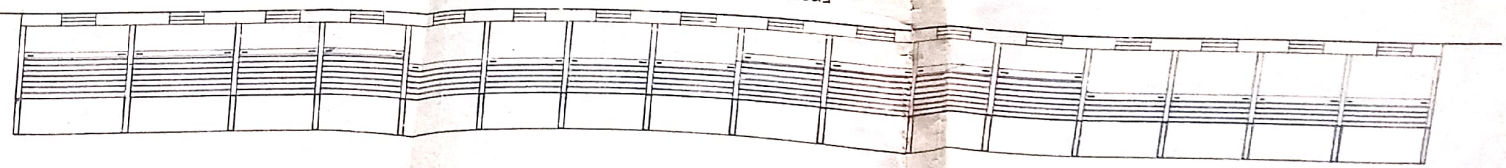
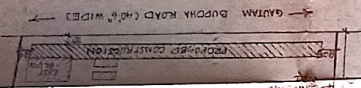
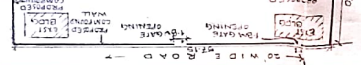
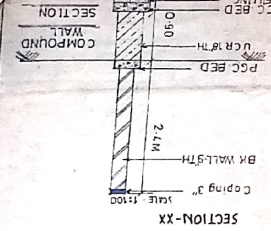
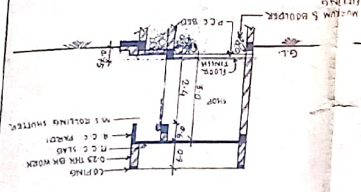
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PROPOSED SHOPPING COMPLEX
AND COMPOUND WALL TO
PUBLIC TOILET AT PLOT NO. K-42
SHEET NO. 54-D, KADRIKURA,
GAUTAM BUDDHA ROAD, AKOLA.

DATE - 10/12/2000
SCALE - AS SPECIFIED
NORTH

DR. HARSHDEEP KAMBLE
THE ARCHITECT
AKOLA MUNICIPAL COUNCIL, AKOLA

CONSULTANT ARCHITECT ENGINEERS
AKOLA



FRONT ELEVATION
SCALE - 1/100

GROUND FLOOR PLAN
SCALE - 1/100

SITE PLAN
SCALE - 1/100

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12537 (118)

AKOLA MUNICIPAL COUNCIL TENDER NOTICE (FOR BOT PROJECT)

NO.- AMC / PWD / BOTB 2000 / Dt.: 16-12-2000

Akola Municipal Council invites sealed Tenders for the project information furnished below on Build Operate and Transfer (BOT) Basis.

Sr. No.	Name of the Project	Stipulated Period of Completion	Earnest Money Rs.	Expected Premium (Rs.)
1.	Development of Shopping Centre On Nazul Sheet No. 39 D. Plot No. 81/2 Near Open Air Theatre, Akola.	2 Months	50,000/-	25,00,000/-
2.	Development of Shopping Centre & Compound Wall to Public toilet on Plot No. K-42 Sheet No. 340, Kadipura Gautam Buddha Road, Ashok Nagar, Akola.	2 Months	50,000/-	1,50,000/-
3.	Development of Shopping Centre & Compound Wall to Public toilet on Plot No. K-64 Sheet No. 48 A, Akot Road, Ashok Nagar, Akola.	2 Months	50,000/-	2,50,000/-

1) Copy of Tender form conditions of contract. Specifications and contract drawings can be had on cash payment (non-refundable) of Rs. 2500/- (Rs. Two Thousand Five Hundred Only) per set from following centres.

- Office of PWD, Municipal Council, Akola.
- Office of Er. Mahendra Dave, Saylee Apartment, Ratanlal Plots, Akola. Ph.: 450614

2) The Tenderer offering highest non-refundable cash premium payable to the council will be given preference.

3) The offer shall be valid for 90 days from the date of opening of the tender.

4) Completed Filled Tender Forms in all respect shall be submitted at any of the centres as mentioned above in 1) a) either by hand delivery or by post but Municipal Council will not be responsible for postal delay within the prescribed date and time mentioned below.

Issue of Tender Forms 22-12-2000 to 28-12-2000 during working hours

Submission of Tender Forms 22-12-2000 to 29-12-2000 up to 1.30 p.m.

Opening of Tender (in presence of Tenderers : 29-12-2000 At 4.00 P.M.

The Akola Municipal Councils reserves the right to reject any or all the tenders without assigning any reason whatsoever.

Dr. Harshdeep Kamble

Administrator Akola Municipal Council, Akola, 444 001.

दर्श समाजाची निर्मिती करण्याकरीता
रुपांनी सुध्दा पुढाकार घेतल्यास कळत
कळत समाजासुद्धा कडून देशाच्या
ार्थीक परिस्थितीस सुध्दा याचा लाभ
शकतो असे मनोगत नवरदेव श्री
मराज चे जेष्ठबंधू श्री धनराज व श्री
वराज यांनी व्यक्त केले. या आदर्श
वार्थाची नोंद घेऊन समाजातील जेष्ठ
व्यक्ती जि.प. सदस्य श्री. के.पाराव
तवकार यांनी वधु-वरास आशिर्वाद
ला व समाजाकरीता ही गौरवाची बाब
सून सर्वांनी असाच आदर्श निर्माण
रावा अशी विनंती केली.

य संघातर्फे

इविवाद स्पर्धा

गाळाची गरज की एक राजकीय थोंताड?
राष्ट्रिय प्रतिभा साहित्यसंघाने खुली
योजित केली असून ह्या स्पर्धेत संपूर्ण
विद्यार्थी व विद्यार्थिनी सहभागी होऊन
नी संबंधित प्राचार्यांचा सहि शिक्का
क आहे. स्पर्धेच्या नियम व अटी - ह्या
सी. चे विद्यार्थी व विद्यार्थिनी भाग घेवू
हिले. प्रत्येक स्पर्धेकाल आपले विचार
स्पर्धेकाला अनुकूल व प्रतिकूल यापैकी
संपल्यानंतर अर्घ्यातासात स्पर्धेचा
क राहिल.

न 'त्या' पुलामुळे होत

सनाने थांबवावे

क्याला लागून असलेला मोठा पुल हा
प्रकारचे त्याचे पुनरुज्जीवन करण्यात
तरी पातूर शहराच्या दृष्टीकोनातून तो
वर सुध्दा शासनाने कोणतेच पाऊल
च ह्या पुलाला आधाराला कुठल्याही
अपघात होऊ नये या ठिकाणी घडत असल्याचे
च्या दोनही बाजूला समोर आणि मागे
त आहे. त्यामुळे प्रत्येक वाहनाला ब्रेक
य म्हणून शासनाने गती रोधक सुध्दा
ळ आणि सायंकाळी तर पुलावरून
ची खुप वर्दळ असते. त्यामुळे वाहनांस
मुळे व वाहन दोन्हीकडून जोरात येत
सतात तेव्हा शिराईडच्या शेतामधून
पुप, अडचणीचा सामना करावा लागतो.
च्या आणि छोटी वाहने पुलाखाली पडले
घात सावधानतेची कुठल्याही प्रकारची
तसेच ह्या पुलाखालून सुवर्णा नावाची
हत नसेल तरी दर पावसाळ्याला एवढा
रून जात असल्याचे दिसते त्यावेळी
की वितभरून पाणी पुलावरून जात
ला मागे पुढे पाहात नाहीत तेव्हा सुध्दा
राला रेलींग किंवा सिमेंटचे उंच बुंधे
जात असल्याचे कित्येकदा निदर्शनास
देण्याची विनंती शासनाला जनतेच्या
कानी व्यक्त केलेल्या भावनांवरून आणि
कत आहे.

AKOLA MUNICIPAL COUNCIL AKOLA

Tender Form

for

DEVELOPMENT OF SHOPPING CENTRE

And Compound to public toilet on Nazul Sheet No. 48A, Plot
No. K-64 Akot Road, Ashok Nagar, Akola.

PROJECT ARCHITECT/CONSULTING ENGINEER

MAHENDRA DAVE & ASSOCIATES

Ar. Vrushali Deshmukh

B.Arch.

Er. Mahendra Dave

B.E. (Structures), AMIE (Civil)

Saylee Apartment, Ratanlal Plot, Akola.

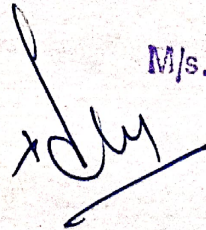
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INDEX

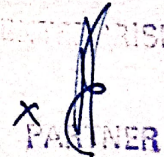
**Name of Project :- Development of Shopping Centre, And
Compound Wall to public toilet on Plot
No.K-64 Nazul Sheet No. 48A , Akot
Road, Ashok Nagar, Akola.**

Sr. No.	Description	Page No.
1.	Form of Tender.	2
2.	Tender Notice	3
3.	Details of Tender Notice	4 to 5
4.	Terms & Conditions of Tender	6 to 22
5.	Schedule "A"	23
6.	Schedule "B"	24 to 25
7.	Declaration of the Developer	26
8.	Set of Architectural Drawing	2 nos.
9.	Set of structural Drawings	1 nos.
10.	Estimate of project	

Note :- Sr. No. 8,9, and 10 are attached separately.



M/s. PURVA ENTERPRISES


PARTNER

FORM OF TENDER

Dear Sir,

With reference to the Tender invited by you for the proposed Development of Shopping Centre and compound wall to public toilet on Plot No. K-64 Nazul Sheet No. 48A, Akot Road, Ashok Nagar, Akola

I/ We do hereby offer to perform provide, execute, complete and maintain the works in conformity with the Drawings, Specifications, Terms and Conditions of Tender, Article of Agreement, Conditions of contract. I have sufficient experience and machinery required for construction purpose.

I/ We have satisfied myself. ourselves as to the location of site, examined the Drawings and read the terms and conditions of Tender, Article of Agreement and the specifications etc. and I/We understand that the works are to be completed within 2 (Two) calendar months from the date of work order, fully understanding that time will be the essence of the contract.

I/We offer total Non-refundable premium of Rs. 2,99,001/-

(Two LAC NINETY NINE THOUSAND ONE
ONLY 2

I/We understand that you are not bound to accept any or all Tender you may receive.

Place :- AKOLA

Dated :- 29.12.2000

Yours faithfully,

Ms. PURVA ENTERPRISES

Signature of Developer

Address.

Opened by me on 29.12.2000 4:15

1) Correction

2) Overwriting

Chief Officer

Akola Municipal Council

AKOLA MUNICIPAL COUNCIL

TENDER NOTICE (FOR BOT PROJECT)

NO. AMC/PWD/BOTB 2003/2000 dt 18/12/2000

Akola Municipal Council invites sealed Tenders for the project information furnished below on Build Operate and Transfer (BOT) basis :-

Sl. No	Name of the Project	Stipulated Period of Completion	Earnest Money (Rs.)	Expected Premium (Rs.)
1.	Development of Shopping Centre On Nazul Sheet No. 39 D, Plot No. 81/2, Near Open Air Theatre, Akola.	2 Months	50,000/-	25,00,000/-
2.	Development of Shoping Centre & Compound Wall to public toilet on Plot No. K-42 Sheet NO.34D, Kadripura, Gautam Buddha Road, Ashok Nagar, Akola	2 Months	50,000/-	1,50,000/-
3.	Development of Shoping Centre & Compound Wall to public toilet on Plot No. K-64 Sheet NO.48A, Akot Road, Ashok Nagar, Akola.	2 Months	50,000/-	2,50,000/-

1) Copy of Tender form conditions of contract, specifications and contract drawings can be had on cash payment (non-refundable) of Rs. 2500/- (Rs. Two Thousand Five Hundred Only) per set from following centres.

a) Office of PWD, Municipal Council, Akola

b) Office of Er. Mahendra Dave, Saylee Apartment, Ratanlal Plots, Akola. Ph. 450614

2) The Tenderer offering highest non-refundable cash premium payable to the council will be given preference.

3) The offer shall be valid for 90 days from the date of opening of the tender.

4) Completed Filled Tender Forms in all respect shall be submitted at any of the centres as mentioned above in 1)a) - either by hand delivery or by post but Municipal Council will not be responsible for postal delay within the prescribed date and time mentioned below.

Issue of Tender Forms : 22/12/2000 to 28/12/2000 during working hours

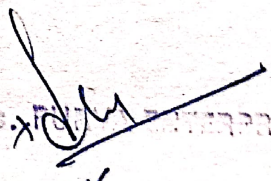
Submission of Tender Forms : 22/12/2000 to 29/12/2000 up to 1.30 p.m.

Opening of Tender (In presence of Tenderers: 29/12/2000 At. 4.00 p.m.

The Akola Municipal Council reserves the right to reject any or all the tenders without assigning any reason whatsoever.

Dr. Harshdeep Kamble

Administrator, Akola Municipal Council, Akola. 444 001.

M/s.  ENTERPRISES

PARTNER

AKOLA MUNICIPAL COUNCIL
DETAILS OF TENDER NOTICE

Issue of Tender Forms : 22/12/2000 to 28/12/2000 during working hours
Submission of Tender Forms : 22/12/2000 to 29/12/2000 up to 1.30 p.m.
Opening of Tender (In presence of Tenderers: 29/12/2000 At. 4.00 p.m.

1) Akola Municipal Council invites sealed tenders from reputed developers/ Construction Firms for the construction of shopping Centre and compound wall to public toilet on Plot No. K-64 Nazul Sheet No. 48A, Akot Road, Ashok Nagar, Akola on premium basis. The Architectural drawings and details are prepared by the Project Architect/ Consulting Engineer Mahendra Dave & Associates (Ar. Vrushali Deshmukh & Er. Mahendra Dave). The cost of construction of the proposed commercial complex (Shopping Centre) is to be borne by the developers (Developers/ Construction Firms) and in lieu there of, the council will grant licence to use to the persons nominated by the developer on licence fee basis for the carpet area of shops ground floor for the period of 30 years. The money so collected by way of premium from prospective licencees will be retained by the developer.

2) The tender of the developer offering highest non-refundable cash premium payable in installments to the council will be given preference.

3) The description of land and built up area as proposed by the council is as follows:

Description of land - Nazul Sheet No. 48A , Plot No. K-64
Akot Road, Ashok Nagar, Akola
Proposed Total Built Up Area 156.77 Sq.Mt. of commercial complex, on Ground floor.

M/s. PURVA ENTERPRISES

PARTNER

M/s. PURVA ENTERPRISES

PARTNER

5) Copy of Tender form, conditions of contract, specifications and contract drawings can be had on cash Payment (non-Refundable) of Rs. 2500/- (Rs. Two Thousand Five Hundred Only) per set from any of the following centres up to 28/12/2000 between 11.00 to 5.00 p.m. on working days.

a) Office of PWD, Municipal Council, Akola

b) Office of Er. Mahendra Dave, Saylee Apartment, Ratanlal Plots, Akola. Ph. 450614

6) If the premium offered by the Tenderers is not up to the expectation of the council, the decision of the council in this regard will be final and binding.

7) Sealed tenders along with Xerox copy of the receipt for the payment of Rs. 2500/- for tender form and the call deposit of Rs. 50,000/- (Rs. Fifty Thousand only) as earnest money deposit drawing in favour of Akola Municipal Council issued by any Nationalised Bank should be submitted at any of the centres as mentioned in 5a) on or before 29/12/2000 up to 1.30 p.m. the call deposit receipt and the xerox copy of the tender form receipt should be submitted in separate sealed envelope along with the tender. Conditional tenders will be rejected outright.

8) The Council reserves the right to reject any or all the tenders without assigning any reason. Therefore, the decision for acceptance of tender will rest with the council. The tenders shall be treated as offer given by the prospective developers only.

9) If possible, the tenders will be opened on the same day ie 29/12/2000 at 4.00 p.m. in the presence of the such intending tenderers or his/their authorised representatives who may present at the time in the office of administrator, Akola Municipal Council, Akola.

10) If the tenderer is firm, names with full address of all the partners along with power of attorney of the person signing the tender shall be given in a statement which shall be enclosed in seperate envelope with main tender form. No change will be allowed in partnership without prior permission to council.

Akola :

Date : 18/12/2000

M/s. PURVA ENTERPRISES

M/s.

PARTNER
(5)

Dr. Harshdeep Kamble,

Administrator

Akola Municipal Council, Akola

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**TERMS & CONDITIONS REGARDING COMMERCIAL
COMPLEX TO BE CONSTRUCTED IN THE LAND OF
COUNCIL ON NAZUL SHEET NO. 48A, PLOT NO. K-64,
ASHOK NAGAR, AKOT ROAD, AKOLA AS SPECIFIED IN
THE MAP AND SCHEDULE**

1. SCHEME OF THE PROJECT - The scheme envisages construction mentioned in the schedule "A" and "B" and as specified by the council in the map annexed, by the developer at his own cost within 2 calendar months from the date of work order and in lieu there of the council will grant licence to use to the person nominated by the developer on licence fee basis for the Built-up area of shoppes/offices on First Floor for the period of 30 (Thirty) years. The council shall not claim any licence fee from prospective licencees nominated/ recommended by the developer for the period of one year from date of completion of all floors, but Municipal tax has to be paid from date of issue of licences.

The money derived by way of premium from developer will pay non-refundable premium which shall be paid in installments as follows -

Ist Installment- 25% of total premium on signing of agreement.

IInd Installment- 50% of total premium within 1 month of casting of ground floor slab or 1 month from date of work order which ever is earlier.

III rd Installment- 25% of total premium on completion of building and before issue of completion certificate by the Project Architect/consulting Engineer or 2 months from date of work order which ever is earlier.

The tenderer offering highest non-refundable premium to the council will be given preference.

2. Sealed tenders should be addressed to the Chief Officer, Akola Municipal Council, Akola 444 001 however submission may be done at any of centres i.e. 5) a mentioned in the detail Tender Notice.

3. The tenderers must obtain for himself, on his own responsibility and at his own expenses, all the information which may be necessary for the purpose of this tender and for entering into a contract for the execution of the same and must examine the drawing and inspect

the site of the work and acquaint himself with all local conditions water availability and matter prevailing there to.

4. Each of the tender document is required to be signed by the person or persons submitting the tender in token of his / their having acquired himself/ themselves with the terms and the conditions of contract etc. as laid down. Any tender with any of the document not so signed will be rejected.

5. The tender form must be filled in English and all the entries must be hand written in ink. If any of the document is missed or not signed, the tender shall be considered invalid.

6. The intending tenderer will have to furnish call deposit of Rs. 50,000/- (Rs. Fifty Thousand Only) as earnest money drawn in favour of Akola Municipal Council Akola issued by any Nationalised Bank at the time of submitting the tender. If the developer whose offer is accepted, fails to enter in to the an agreement within 15 days from date of opening of tender undertaking to execute the project, the amount of Rs. 50,000/- (Rs. Fifty Thousand Only) deposited by him as earnest money will stand forfeited by the Akola Municipal Council, Akola. The deposit of unsuccessful tenderers will be return without interest immediately after a decision is taken regarding the award of the contract or 90 days from date of opening of tender which ever is earlier. The earnest money deposit of the successful tenderer will be ratified by the council and will be adjusted in the last installment of premium. A tender not accompanied by earnest money deposit will not be considered.

7. Successful tenderer shall be liable to fulfill his obligation under provident fund act, workman compensation act, 1923 works contract act, Apprentices Act 1951, Contract labour Act 1970, and all other act applicable to the Developer and contractor as in force time to time. The committee shall no way be responsible for the liabilities under above acts.

8. This is the total contract to develop the 'commercial complex as per drawings and specification given by the project Architect / consulting Engineer. Under any circumstances the Council will not be responsible for any or compensation to the developer due to 1) Delay in giving commencement order by Council, 2) Suspension for any part of the work , 3) Alteration in

specification by the architect or consulting engineer. 4) Any increase in costs of material and labour. 5) eventualities like heavy rains or flood which may cause damage to the executed work. However proposed Roads & Municipal Drains along Roads as shown in the Development plans will be Developed by the Akola Municipal Council. The developer has to complete the project in stipulated time of 2 calendar months and obtain the completion certificate from the consulting Engineer/ Architect.

9. CONSTRUCTION :- The tenderer shall carry out and complete the construction work to the satisfaction of council and the Project Architect/ Consulting Engineer and in accordance with plans, detail drawings, specifications and structural details supplied by the Project Architect/ Consulting Engineer appointed by Akola municipal council (Ar. Vrushali Deshmukh & Er. Mahendra Dave Akola) and approved by the council and may from time to time issue further drawings and or written instructions which are here after referred to as Architect's instructions in regard to

- a) The variations or modifications of design and specifications.
- b) The removal from site of any inferior material brought there on by the developer.
- c) The removal and/ or re-execution of any works executed by the developer.
- d) The amending up for inspection of any work covered up
- e) The amending and or making good of any defects.

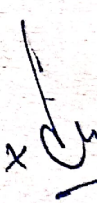
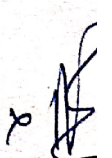
On complete set of drawings and specifications shall be furnished by the council to the developer, and the council shall furnish one additional copy of drawing which in their opinion may be necessary for execution of any part of work. Such copies shall be kept on the site and Project Architect/ Consulting Engineer or the Chief Officer shall at all reasonable times have access to the same.

The surplus excavated materials from excavation of foundation pits etc. Shall be transported to a location as specified by the council within the area of Municipal Council at developers cost. The excavated material may be retained by the developer, to the extent it is required for filling work for the complex or any other use. Any kind of demolition work of old structure required or as directed should be carried out by developer at his own cost which is included in his offer, however the council shall not claim any amount towards scrap material if the same is useful to the developer.

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The developer will be provided working drawing for every stage of construction of the said commercial complex viz. demarcation of column pits, construction up to plinth level, construction up to lintel level, slab, roof-level, for each floor and such working drawings will be supplied by the Project Architect/Consulting Engineer before commencement of each work. The developer shall not proceed with the construction work at any stage unless the working drawings are supplied by Architect Engineer. Any modifications in working drawings by the council will not qualify the developer to demand any payment from council. For the purpose of construction of commercial complex, the developer shall execute all construction works and use of all the construction materials as per the Indian Standard specifications, as provided in the book "Standard Specifications" of the public works department and from the specifications of items mentioned in the Estimate enclosed. All the materials to be used for the construction such as cement, bricks, lime, steel, stone, tiles etc. Shall be in conformity with items shown in the current schedule rates of P.W.D. & Standard specifications shown therein. The quality of all the items mentioned in the working drawings should be got approved from the Project Architect / Consulting Engineer before commencing with the respective construction work. Decision of the Project Architect / Consulting Engineer for items not covered or any items regarding execution of work shall be binding on the Developer.

All the work shall be done by the developer under the supervision of the Architect Engineer up to his satisfaction. The developer shall not have entitled for indemnity or protection from defective work on account of the supervision. The developer should satisfy himself about the correctness of the information. Any variation in the plan will not entitle the developer to claim any amount. The plan may be changed as per statutory requirement or otherwise by the council of any nature what so ever will not qualify the developer to demand any payment from the Municipal Council. Developer shall pay the proportionate additional premium for the additional built up area allowed by Municipal Council in progress of project.

x 
x 

The quantities contained in the schedule and estimate are only approximate. The works has to be carried out as per the drawings specification and instructions of

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the Project Architect/Consulting Engineer. All elevational treatment, internal finishes are to be provided as per drawings issued at constructions stage by the Architect without any compensation or cost. However expenditure towards elevational treatment not considered in the estimate or Drawings would be limited to maximum of 5% of the estimated cost of complex. The Project Architect/Consulting Engineer reserves the right to alter or amend the drawings and specifications.

Developer shall not make any addition or alternation or ommision of works without written permission of the Chief Officer & Project Architect/Consulting Engineer.

10. DEVELOPER TO ARRANGE EVERYTHING NECESSARY,

The tenderer must arrange for himself on his own responsibility and at his own expenses all the information which may be necessary for the purpose of making the tender and for entering into contract and must examine the drawings and must consider and inspect the site of the works and acquiant himself with all local conditins, means of access to the works, nature of the works and all matters appertaining thereto.

The developer on starting the work shall furnish to the Project Architect/ Consulting Engineer programme for carrying out the works stage by stage in stipulated time. The records showings the progress of works weekly shall be maintained by the developer.

The developer shall arrange everything necessary for the proper execution of the works according to intent and meanings of the drawings and specifications. If the developer finds any discrepancy he shall immediately and in writing refer the same to the Project Architect/ Consulting Engineer, the decision gien by the Project Architect/ Consulting Engineer in that respect shall be final and binding. The developer shall make arrangement for ground and fresh water as well as electricity for the construction and development work at his own costs and at his own risk.

The developer shall arrange, supply and maintain at his cost, during execution of works, all the necessary equipment, centering, scaffolding, staging, planking, timebering, strutting, fencing, hoarding, watching, and lighting by night as well as by day, required for proper execution of works and protection of any adjacent roads, streets or buildings etc.

The developer shall carry out all the R.C.C. works strictly in accordance

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with the drawings, details and instruction of the Architect/ Engineer. If any changes have to be made in the R.C.C. designs in conformity with other plans/ designs, the developer shall carry out the same without any extra charges. The Project Architect's/ Consulting Engineer's decision in such cases shall be final.

12. Safety/ Structural Soundness :

Developer will be responsible for the safety and the structural soundness of the building along with all the fixtures and fittings, during progress of all works, and for a further period of 12 months from the date of issue of certificate of completion of works by the Project Architect/ Consulting Engineer . Any defects in workmanship or materials during the time of works progressing or the maintenance defect liability period developer shall replace the same and make it good at his won cost as provided in the contract.

The premium quoted by the developer shall be exclusive of sale tax actual, workd contracts tax or any other duty levied by any Govt/ Public bodies. The premium is firm and shall not subject to any variations.

The developer shall give all notices and pay all fees and shall comply with provisions of all acts and regulations for the necessary execution of the contract. The developer shall meet the chief officer of the council and Project Architect/ Consulting Engineer whenever required and so informed by the chief officer or the Project Architect/ Consulting Engineer

The developer shall be responsible for the true and perfect setting out of all the works and for the correctness of the position, levels dimensions and alignment of all parts there of.

13. SUPERVISION AND SUPERVISOR.

The developer shall give necessary personal superintendence during the execution of the works and even there after until the expiration of the Defects Liability period of one year. The developer shall also appoint and employ during the whole period of works under progress a competent supervisor who shall be constantly in attendance at the building while the men are at work. Any directions, explanations, instructions or notices given by the Project Architect/ Consulting Engineer Council to such supervisor shall be held to be given to the developer.

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14. FAILURE BY DEVELOPER TO COMPLY WITH ARCHITECT AND CHIEF OFFICER.

If developer after receipt of written notice from Architect & Chief Officer within seven days fails to comply with the Project Architect/Consulting Engineer & Chief Officer's instructions, Municipal Council may with the consent of the Project Architect/Consulting Engineer employ and pay other person to execute any such work whatsoever as may be necessary and costs and expenses incurred in connection therewith shall be recoverable from the developer. And the security deposit will also be forfeited fully.

15. QUALITY CONTROL

The materials to be used on work, such as cement, lime, aggregates stone, steel, wood, tile, etc. shall be got approved from Project Architect/ Consulting Engineer

The developer shall be solely responsible for the quality of works and material in the entire construction work within the contract. However, Project Architect/Consulting Engineer can take any sample of materials at any time of the work in progress or completed. The charges for testing the same should be borne by the developer.

In case of rejection of sample in laboratory test the part of that construction (where from the sample taken) should be removed by the developer and reconstruct it at his own cost.

16. AUTHORITIES NOTICES.

The developer shall conform to the provisions of any Act of the legislature relating to the work and to the regulations and bye laws of any authority and of any water, lighting and other companies and or authorities with whose system the structure is proposed to be connected and shall before making any variations from the drawings or specifications that may be necessary by so conforming, the Municipal Council written notice specifying the variations proposed to be made and the reason making it, and apply for instructions thereon. In case the developer does not receive any instructions from the Council within 10 days he shall proceed with the work, conforming with the provisions regulation or bye laws in question.

The developer shall arrange to file all notices required by the said Acts, Regulations or Bye-Laws to be public office all fees that may be properly chargeable in respect of the works and lodge the receipts with Municipal Council.

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17. DAMAGE TO PERSONS, PROPERTY, INSURANCE IN RESPECT OF.

The developer shall be responsible for all injury to person animals or things and for all damage to the structural and/ or decorative part or property which may arise from the operation or neglect of himself or his employees, whether such injury or damage arise from carelessness, accident or any other cause whatever in any way connected with carrying out of this project. This clause shall be held to include inertia, any damage to building and any damage cause to the building and works forming the subject of this project by rain or other inclemency of weather.

The developer shall reinstate all damages of every sort mentioned in this clause, so as to deliver up the whole project complete and perfect in every respect so as to make good or otherwise satisfy all claims for damages to the property of third parties.

The developer shall make insurance of the work and person engaged on the work.

18. PRECAUTION TO PREVENT ACCIDENT MISHAP, FIRE, ELECTRIC SHORT CIRCUIT

The developer is fully liable for any mishap, accident, fire, electric short circuit on site the council will not be responsible for these. The developer should take all precaution to prevent all above things.

19. DEVELOPER SHALL PROVIDE

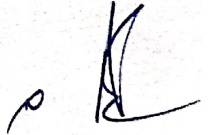
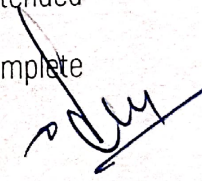
- a] Separate electrical meter for each licensee and the required deposit and charges will be paid by the licensee.
- b] A detail plan for discharge of sewage and waste from the proposed building to the Municipal drain shall be made and executed properly.
- c] Electrification from the competent and qualified Engineer.
- d] Electric connections, the developer shall obtain the necessary connection and get the poles and transformer installed if required from M.S.E.B. at his cost and similarly all the above said works shall be done by the developer at his own costs as per approved working drawings.

20. SPECIFICATION

The developer shall complete the construction as per the specifications approved by the council at his own costs. Any deviation from the specification shall be the responsibility of the developer and the council shall have the rights to reject such work and call upon the developer to rectify the same and comply within the specifications. However this will not entitle the developer to claim extension time or any compensation or any cost for the work so done. The decision of the Project Architect/ Consulting Engineer, Chief Officer shall be final in all respect.

21. PERIOD OF COMPLETION.

The building of the complex shall be completed in all respect within a period of 2 calendar months from the date of issue of the work order. Time is essence of contract. The developer shall maintain proportionate progress of work throughout. If the developer fails to complete the entire construction work within period of 2 calendar months then the council shall be entitled to recover compensation at the rate of Rs. 5000.00 (Rs. Five Thousand Only) per day from the developer and also terminate the contract and will be further entitled to get the work completed through others, at the risk, cost and consequences of the developer, and cost so incurred for completion of the construction work along with the compensation will be recovered from the developer. It is how ever made clear that, if the delay in completing construction of the commercial complex is for any reason not attributable to the developer, the said clause would not apply and the period of completion of the construction of the commercial complex would stand extended proportionately. The developer shall not claim any compensation on this account and shall complete the work after all hurdles are sorted out.



22. SCHEDULE OF PAYMENT

The developer shall pay the installments of the premium as mentioned in scheme of the project.

Payment of installments of premium is also the essence of the contract. Delay in payment as stipulated will attract interest at the rate of 15% per annum from due date,

maximum up to a period of 1 month. After that works will be stopped by the Chief officer by giving a notice in writing to the developer and entitled to terminate the contract and will be further entitled to forfeit the earnest money. Council shall not pay any compensation for works done and the amount of premium paid by the developer to the council and council shall have right to use the works done and develop further from any other developer.

23. BANK GUARANTEE

The developer shall furnish bank guarantee of Rs.1,00,000/- (Rs. One Lakh only) of any nationalized bank or Scheduled Bank at the time of entering in to the contract, to the council as security deposit till the developer complete the construction in all respects and obtain a completion certificate from the Project Architect/ Consulting Engineer and hand over whole premises to the council in order. However the amount of Bank Guarantee may be reduced proportionately to the premium offered by the developer.

On completion of the work the developer, furnish with certificate by the Project Architect/ Consulting Engineer of such completion, but no such certificate will be given and nor shall the work be considered to be complete until the developer shall have removed from the premises on which work shall have been executed, all scaffoldings, surplus materials and rubbish and shall have cleaned off the dirt from all wood work, doors and windows, walls floors, staircases or other parts of building, including cleaning and oiling of all their hardware fittings. The whole of the work shall be thoroughly inspected by the developer and deficiencies and defects out right. On completion of such inspection, the developer shall inform the Chief Officer & Project Architect/ Consulting Engineer in writing that he has finished the work and is ready for inspection. He shall keep the entire building neat, clean and ready for immediate occupation and to complete satisfaction of the Chief Officer and the Project Architect/ Consulting Engineer

The bank guarantee of Rs. 50,000/- will be released only after obtaining the completion certificate from the Project Architect/ Consulting Engineer and handing over the whole premises to the council.

After completion of constructions, during defect liability period of one year from date of completion the developer shall keep bank guarantee of Rs.50,000/- (Rs. Fifty

Thousand only) with the council. Any defect noticed during the said period of one year, the developer shall rectify all the defects noticed or instructed by the Project Architect/ Consulting Engineer and if he fails to do so, the council shall be entitled to encash the bank guarantee to the extent of the amount spent for rectification of such defects.

24. INDEMNITY

The developer shall indemnify the council against all actions, suits, claims brought or made against him in respect of anything done or purported to be done by the Developer in execution of or in connection with the work of this contract and against any loss or damage to the council in consequence to any action or suit being brought done during the execution of this contract.

The council may at its discretion and entirely at the cost of the developer defend such suit either jointly with the developer or single in case the latter choose not to defend the case.

25. ISSUE OF LICENCE, PERIOD OF LICENCE AND TRANSFER OF LICENCE RIGHTS

1] The Council will grant licence to use in respect of said building in favour of the persons nominated or recommended by the developer in lieu of premium paid to the council. The said licence shall be for a period of 30 years (Thirty Years)

2] Licence fee shall be at the rate fixed by Municipal Council for different floors as mentioned below-

For ground floor - Rs. 2.00 per Sq.ft. of carpet area per month

3] The said period of 30 years will commence after two years from date of issuance of work order to the developer or from the date of licence deed entered into between council and respective licence holder is not liable to pay licence fee for the period of first 2 (Twelve) months to the council. However the said licence holder shall pay the MPL, tax and other taxes as may be applicable time to time for this period

of 2 months.

- 4) There shall be 10% increment on original licence fee fixed by Mpl Council on expiry of every five year till thirty years.
- 5) The council shall have right to increase the licence fees after expiry of 30 (Thirty) years on basis on then prevailing market rates of licence fee at that time.
- 6) The agreement of the licence shall be entered in to and possession will be handed over to the licence holder by the council only after completion of the entire construction work and entire payment of premium amount as mentioned here in above.
- 7) The persons nominated by the developers shall become the licencees of the council only on entering in to the agreement of licence in writing with the council. Till that time the agreement of licences are entered into with council in writing, there will not be any priority of contract between council and prospective licencees, maintenance of the building shall be the responsibility vis-a-vis any agreement, assurance or promise given by and entered into by the developer with the prospective licencees. It shall be lawful for the developer to charge such premium from prospective licencees as the developer may deem fit without any interference from the council. It shall be competent for the developer to receive such premiums from such persons and the council will not be concerned with the same.
- 8) The licence hold rights granted by the council will be transferred with the permission of council in writing on payment of transfer fees licence hold rights.
 - a) To family members i.e. wife, and unmarried daughters of the licence holder on payment of Rs.10000.00 (Ten Thousand only) to the council and,

b) To persons other than family members as mentioned on payment of Rs. 20,000 00 (Rs. Twenty Thousand Only) to the council.

9] All the cost of preparation of documents of licences stamp duty, registration fees, transfer of licence charges and all other charges will be borne by the developer or licence holder.

10] The said licences will be granted by the council to the prospective licencees only after payment of total premium and completion of the entire building and after obtaining completion certificate from the Project Architect/ Consulting Engineer . However if the developer desires early issue of licence to the perspective licencees the council may grant the same provided the developer furnishes the Bank Guarantee of the amount at the rate of Rs. 4300/- per sq.mt. of built-up area towards cost of construction of remaining built-up area to the satisfaction of the Project Architect/ Consulting Engineer and Chief Officer of the Council but not before the completion of Ground and First floor of the complex.

11] The developer shall form a registered maintenance society for the purpose of maintenance of the building i.e. cleaning, sweeping the passages, toilets, front and side open spaces, passage and external and internal lighting, minor or major repairs of building, to maintain sanitary and water supply systems, sumps and pumps for rain water, external paintings periodically, to appoint chowkidars etc.

For this purpose the developer shall collect from every licencee a sum equivalent to Rs. 10000/- (Rs. Ten Thousand Only) or sum equivalent to Rs. 50.00 per sq.ft. of carpet area in possession of licencee, whichever is more and deposit the same in a nationalized bank in the name of maintenance society as fixed deposit and interest

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thereof shall be used for maintenance purpose or if more sum is required, then the balance amount shall be collected proportionately from each licensee

Each and every portion of the complex shall be used only for the purpose permissible under the development control rules. However, any portion of complex shall not be used for permit room or liquor bar or any other unlawful activity.

Licencees shall not be allowed to disturb the size and shape of display boards.

26. OWNERSHIP

The land described in schedule "A" and entire building to be constructed there on, shall be the property of the council and the developer shall have no rights on title or interest in the said developed property or any portion there on, in any manner or in any nature what so ever. The maintenance of the building shall be the responsibility of the registered maintenance society of licence holder subject to approval of the council. The licence holder shall not carry out any addition alteration without the permission of the council in writing.

The council reserve right to develop / extend further the premises of building in future without any claim of to the developer and the licensee.

27. INFORMATION OF BOOKING

The developer shall give report at the end of every month about the list of persons for licence holder rights of the premises in the said complex to be constructed by the developer. However till the agreement of licencees are entered into between the council and the prospective licensee after the completion of the project, there will not be any priority of the contract or agreement between council and prospective licensee, assurance or promise give by the developer in writing or orally to any such prospective licensee. Till then the council will not permit the developer to give possession or use the premises other than construction purpose.



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28. GROUND FLOOR OF THE COMPLEX

The portion of Ground floor shown in drawings admeasuring approx. 156.77 sq.mt. of built-up area is to be constructed by the developer at his own cost in the manner to satisfy the council and the Project Architect/ Consulting Engineer and to be retained by the developer or his nominee. The compound around the public toilet is to be constructed by the developer at his own cost and in the manner to satisfy the council and the the project Architect/ Consulting Engineer for the council purpose, fully finished entirely and externally, as shown in the drawings is to be handed over to the council free of cost. The developer shall not be entitled to claim any amount from the council on this account. This is the prime condition of the contract.

29. COMPENSATION

The developer or any person claiming through him shall not be entitled to claim any compensation from the council but however, if due to any reason not attributable to the developer, the scheme is closed at any intermediate stage, then the council shall refund the premium and pay to the developer the actual costs of the work already done by the developer which will be worked out on the basis of actual quantities of work done and schedule of rates of Public Works Department of Akola Division of the then prevailing year and in addition to this, the council will pay to the developer compensation as may mutually agreed upon and if there be no agreement, then as may be decided upon by an Arbitrator.

30. ACTS, RULES AND REGUALTIONS

The developer shall follow all the rules, acts and regulations in force from time to time.

31. USER OF THE COMPLEX

Each and every portion of the complex shall be used only for the purpose permissible under the Development Control rules.

32. RIGHTS FOR PLACING THE HOARDING

The council reserve the right for hoarding in or on the premises of the complex. Hoarding shall not be placed any where on the premises without written permission of the council.

33. COSTS

All costs of stamp duty, registration fees and charges for the preparation of documents shall be borne by the developer.

34. MEASUREMENT OF WORK

After completion of work, the measurement there of shall be finished in presence of Architect and developer as per measurement details and drawings as specified. The Architect during the process of construction work shall be at liberty to take measurement of the work and the developer must satisfy him about the status and specifications for the work.

35. ACCEPTANCE OF TENDER

Any conditional tender may be rejected. The rights to accept or reject any tender shall vest with the Chief Officer of the Municipal Council without assigning any reason. The developer shall not be entitled to claim any right, compensation or anything on the ground that he has submitted his tender.

36. AGREEMENT

After acceptance of the tender an agreement incorporating the above terms and conditions and other terms as may be desired by the council, shall be entered into with the developer and in case the developer refuses to accord to any of the terms and conditions desired by the council then the council, shall be entitled to call for fresh tender or accept the tender of any other developer and in that event earnest money of the tenderer shall stand forfeited.

37. POSSESSION

The possession of land and the proposed building shall always be that of council.

38. DISPUTES

In case of any dispute of any nature whatsoever including termination of this agreement and consequence thereof and thereafter, the same shall be referred to an Arbitrator acceptable to both the parties, and decision of an Arbitrator will be binding on both the parties.


AKOLA MUNICIPAL COUNCIL, AKOLA.

SCHEDULE 'K'

DETAILS OF THE SITE OF PROPOSED DEVELOPMENT OF SHOPPING CENTRE AND COMPOUND WALL TO PUBLIC TOILET ON PLOT NO K-64 NAZUL SHEET NO 48A, AKOT ROAD, ASHOK NAGAR, AKOLA FOR MUNICIPAL COUNCIL AKOLA IS BOUNDED AS UNDER.

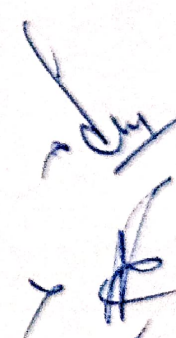
Towards North	- Akot Road
Towards East	- Plot No. K - 68
Towards South	- Municipal Road
Towards West	- Plot No. K - 63

STATEMENT OF AREAS

Built up Area Statement in Sq.mts.

1) Ground Floor - 156.77 Sq.mt.


AKOLA MUNICIPAL COUNCIL, AKOLA.



(150) (1907)

SCHEDULE "B"

DETAILS OF THE MAJOR ITEMS OF WORKS :

DETAILS OF THE MAJOR ITEMS ARE TO BE EXECUTED FOR CONSTRUCTION OF PROPOSED SHOPPING CENTRE AND COMPOUND WALL TO PUBLIC TOILET ON PLOT NO. K-64 NAZUL SHEET NO. 48A, AKOT ROAD, ASHOK NAGAR, AKOLA

1. Structure : RCC Frame Structure consisting of ground floor.
2. Foundation : RCC footing foundation.
3. Super : Column ,Beams, slabs.

Structure

4. Walls : Ground floor, outer walls shall be one brick thick and inner walls shall be half brick thick brick wall in C.M. 1:6
5. Finishes : Internal Surfaces : Neeru finishing on cement plaster painted with oil bound distemper in three coats.

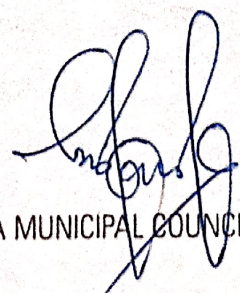
Outer Surfaces : Double coat of cement plaster as directed by Project Architect / Consulting Engineer.during progress of construction work.

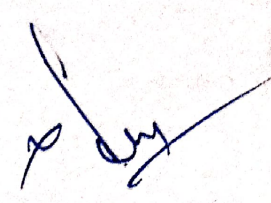
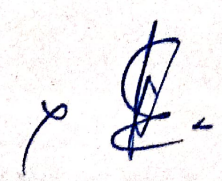
Flooring , Paving Dado etc. : All shops on ground floor shall be provided with gray marble mosaic tiles as approved by Project Architect / Consulting Engineer.

For all steps leading to Ground floor, steps of all staircases colour chequres tiles as approved shall be provided . Open spaces in front of the building left for parking etc. shall be provided with concrete .Flooring in passage, providing laying precast polish chequered cement tiles for flooring size 20 cm X 20 cm and 20mm thick plain cement as directed on a bed of 1:4 c.m. in required position including cement float filling joints in neat cement slurry, curring , polishing, and cleaning complete.

6. Doors : Shops MS Rolling of 18 guage with locking devide Doors in Shop / Offices.
All these items are to be oil painted of approved quality and colour as directed by the Project Architect / Consulting Engineer.
paving as directed by the Project Architect / Consulting Engineer.

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7. Painting : Externally : Water proof cement paint shall be applied in 2 or 3 coats as may be required at places where other finishes are not to be provided as directed and specified by Project Architect / Consulting Engineer.
Internally : Oil bound distemper in 2 or 3 coats as directed.
8. Overhead : Syntex Water Tank of capacity 1500 ltr.
Water tank
9. Borewell : 6" dia and about 35 mte. deep with supreme casing, 1.5 HP Jet pump with all fittings, accessories installation and connection to overhead tank by 1" dia GI pipe at location specified by project Architect/ Consulting Engineer or Chief Officer.
10. Electrification : All the shops shall have one MCB, one ELCB and 5 light points and one power plug point with earthing etc. of standard make.


AKOLA MUNICIPAL COUNCIL, AKOLA.

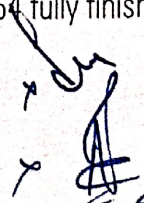
DECLARATION OF THE DEVELOPER

I hereby declare that I have made myself thoughtly conversant with the local conditions regarding all construction materials (Such as cement, steel, stones, sand, metal, murum etc.) and labour and commercial aspect of developed properties on which I have based my non-refundable premium for this work, which is inclusive of all leads and lifts involved. The design and specifications and all other commercial aspects of work have been carefully studied and understood by me before submitting this tender. I under take to construct the proposed building as per design and specifications given by the Project Architect / Consulting Engineer Mahendra Dave & Associates (Ar. Vrushali Deshmukh and Er. Mahendra Dave Akola), or his duly authorised assistant before starting the work and abide by his decision. I have sufficient experience in construction field and required machinery for construction purpose.

I hereby undertake to pay the labourers enagaged on the work as per minimum wages Act, 1948, as amended from time to time and applicable to the zone concerned.

I have also understood scope of work as below -

- 1) Shopping Centre :
 - a) Ground floor. : 156.77Sq.mt.
- 2) Boring : 6" dia and about 35 mte. deep with supreme casing, 1.5 HP Jet pump with all fittings, accessories installation and connection to overhead tank by 1" dia GI pipe at location specified by project Architect/ Consulting Engineer or Chief Officer.
- 3) Compound Wall around above mentioned Plot No. K-64 fully finished.


Signature of Developer.

MEASUREMENT SHEET

Name of the project : Development of shopping center and construction of compound wall around Public toilets on plot no. K-64, Sheet no. 48A, at Ashok Nagar, Akot Road, Akola, For Municipal Council Akola.

Sr. No.	Item Code	Description	No.	Length	Breadth	Depth/Height	Quantity
1	BDA 1A	Excavation					
		a) For Footing	20	2.00	1.85	1.80	133.20
		b) For beams	2	27.36	0.45	0.30	7.39
			2	05.27	0.45	0.30	1.42
		c) For compound wall foundation	8	00.77	0.45	0.30	0.83
			1	18.90	0.90	1.20	20.41
			1	31.39	0.90	1.20	33.90
			1	25.91	0.90	1.20	27.98
			1	26.37	0.90	1.20	28.48
			1	23.62	0.90	1.20	25.51
							279.12
2	BDA 14	Soling below footing	20	2.00	1.85	00.20	14.80
3	BDA 13	Sand Cushioning					
		a) Below gr. beam					
		b) Below compound wall foundation	Half of Item no. 1b				5.79
			1	18.90	0.90	0.15	2.55
			1	31.39	0.90	0.15	4.24
			1	25.91	0.90	0.15	3.50
			1	26.37	0.90	0.15	3.56
			1	23.62	0.90	0.15	3.19
							22.83
4	BDA 11	Murumfilling					
		a) In foundation pit					
		b) In plinth	Item no. 1a-(4+5a+9)				87.70
		c) Around compound wall foundation	9	02.90	04.27	00.45	50.15
			Item No. 1c-(3b+5b+6)				56.78
							194.63
5	BDE 1C	P.C.C.					
		a) Below footing	20	2.00	1.85	00.15	11.10
		d) Below U.C.R.	1	18.90	0.60	0.15	1.70
			1	31.39	0.60	0.15	2.83
			1	25.91	0.60	0.15	2.33
			1	26.37	0.60	0.15	2.37
			1	23.62	0.60	0.15	2.13
							22.46
6	BDH 1	U.C.R. Masonry	1	18.90	0.45	0.90	7.65
			1	31.39	0.45	0.90	12.71
			1	25.91	0.45	0.90	10.49
			1	26.37	0.45	0.90	10.68
			1	23.62	0.45	0.90	9.57
							57.01

MUNICIPAL COUNCIL AKOLA

Sr. No.	Item Code	Description	No.	Length	Breadth	Depth/ Height	Quantity
7.	BDF 1A	a) R.C.C. below flooring in shop	1	27.36	4.77	00.08	10.42
		b) R.C.C. below flooring platform	1	27.36	1.00	00.08	2.19
							12.61
8.	BDF 2	R.C.C. Coping above U.C.R.	1	18.90	0.45	0.15	1.28
			1	31.39	0.45	0.15	2.19
			1	25.91	0.45	0.15	1.95
			1	26.37	0.45	0.15	1.78
			1	23.62	0.45	0.15	1.60
							8.60
9.	BDF 2	R.C.C. Footing	As per calculations * 20 x 0.98				19.60
10.	BDF 4	R.C.C. Columns	20	0.38	0.23	4.15	7.25
11.	BDF 6	R.C.C. Plinth & Floor Slab Beams					
		a) Accross the shop	4	27.36	0.23	0.30	7.55
			2	3.18	0.30	0.23	0.44
			7	3.00	0.30	0.23	1.45
			2	3.18	0.10	0.38	0.24
			7	3.00	0.10	0.38	0.80
		b) Along the shop	20	7.27	0.23	0.38	7.46
			20	1.00	0.23	0.38	1.75
							19.69
12.	BDF 8	R.C.C. Slab	2	4.27	2.84	0.10	2.42
			7	4.27	2.77	0.10	8.28
			2	2.84	1.00	0.10	0.57
			7	2.77	1.00	0.10	1.94
			9	1.20	0.60	0.10	0.65
							13.86
13.	BDF 11	R.C.C. Pardi	1	23.36	0.22	0.08	0.48
14.	BDG 7	Burnt Brick masonry	8	3.97	2.62	--	83.21
15.	BDG 5	Burnt Brick masonry For Compound Wall	1	18.90	2.15	0.23	9.35
			1	31.39	2.15	0.23	15.52
			1	25.91	2.15	0.23	12.18
			1	26.37	2.15	0.23	13.04
			1	23.62	2.15	0.23	11.68
		Rear wall of side shop	2	2.83	3.30	0.23	4.30
		Middle Shops	7	2.77	3.30	0.23	14.70
		Side Walls	2	4.27	3.30	0.23	6.48
		For steps (avg.)	9	1.20	0.83	0.60	5.38
		Side wall in passage	2	1.00	3.30	0.23	1.52
		Above shutter beams	9	2.83	0.20	0.23	1.17
		GF					95.32

Sr. No.	Item Code	Description	No.	Length	Breadth	Depth/Quantity	Height
		Parapet	2	27.36	0.90	0.23	11.33
		FF	2	5.27	0.90	0.23	2.18
							13.51
16.	BDL 3	Coping to compound wall	1	18.90	0.23	0.10	0.43
			1	31.39	0.23	0.10	0.72
			1	25.91	0.23	0.10	0.60
			1	26.37	0.23	0.10	0.61
		GF	1	23.62	0.23	0.10	11.68
							62.40
		Coping to parapet top	2	27.36	0.23	0.08	1.01
		FF	2	5.27	0.23	0.08	0.19
							1.20
17.	BDM 14A	Flooring in shops	9	2.90	4.50	—	117.45
18.	BDM 33	Flooring in passage	1	27.36	1.00	—	27.36
19.	BDM 33B	Tread finish	18	1.20	0.30	—	06.48
20.	BDL 2A	Internal Plaster					
		Rear wall in-shops	9	2.90	2.90	—	75.69
		Sides wall in-shop	18	4.50	2.90	—	234.90
		Above shutter	9	2.90	0.50	—	13.05
		Shop Ceiling	9	2.90	4.50	—	117.45
		Passage ceiling	9	2.90	0.85	—	22.19
		Bracket beam sides	18	0.90	0.28	—	4.54
							467.82
21.	BDL 10	Neeru finish to internal plaster	As per item no. 20				467.82
22.	BDL 7	External Plaster					
		a) Compound wall	2	18.90	2.40	—	90.72
			2	31.39	2.40	—	150.67
			2	25.91	2.40	—	124.37
			2	26.37	2.40	—	126.58
			2	23.62	2.40	—	113.38
			2	18.90	0.30	—	5.67
			1	31.39	0.30	—	9.42
			1	25.91	0.30	—	7.77
			1	26.37	0.30	—	7.91
			1	23.62	0.30	—	7.09
		GF					469.03

Sl. No.	Item Code	Description	No.	Length	Breadth	Depth/ Height	Quantity
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b) Shops

Long wall

1 27.36 3.75 — 102.36

Short walls

2 04.73 3.75 — 42.97

Pardi from outside

1 27.36 0.60 — 16.42

Pardi from inside

1 26.90 0.60 — 16.14

Columns in front

10 2.40 0.23 — 5.52

Belt above shutters

1 26.90 0.50 — 13.45

Risers

27 01.20 0.15 — 4.86

Steps sides

18 0.60 0.22 — 2.38

GF

380.20

c) Parapet wall

4 27.13 1.05 — 113.95

(Avg. in-out)

4 5.50 1.05 — 23.10

FF

137.05

23. BDT 56 Rolling Shutters

2 02.83 02.75 — 15.56

7 02.77 02.75 — 53.32

68.88

24. BDF 17 M.S.Reinforcement

a) In footings, Coping, Floorings & Pardi 0.45% of item no.7+8+9+13 2.15

b) In Columns & Beams 0.80% of item no.10+11 2.67

c) In slabs 0.70% of item no.12 1.00

5.82

25. BDP 7D Primer coat to Neeru finish

As per item no. 22 469.03

26. BDP 5C Oil bound distemper

As per item no. 21 467.99

27. BDO 3A Oil paint to rolling shutter

2 x Item no. 23 137.76

28. BDO 8A Waterproof cement paint GF

As per item no. 22b 380.20

29. BDO 8A Waterproof cement paint FF

As per item no. 22c 380.20

Note :1. Item code is serial number & item code number from CSR Public Works Department (Amravati Division) Public Works Circle Amaravati/Akola/Yavatmal.

2. * indicates volume of frustrum + volume of base of footing.

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ABSTRACT SHEET

Name of the project : Development of shopping center and construction of compound wall around Public toilets on plot no. K-64, sheet no. 48A, ar Ashok Nagar, Akot Road, Akola, for Municipal Council Akola

Sr. No.	Item Code	Description of items	Quantity	Per	Rate Rs.	Amount Rs.
1	BDA1A	Excavation				
2	BDA14	Soling below footing	279.12	Cum.	48.95	13662.92
3	BDA13	Sand cushioning	14.80	Cum.	213.00	3152.40
4	BDA11	Murumfilling	22.83	Cum.	173.30	3956.44
5	BDE1C	P.C.C in foundation	194.63	Cum.	111.50	21701.25
6	BDH1	U.C.R. Mesonry	22.46	Cum.	1034.00	23223.64
7	BDE1A	R.C.C. Below flooring	57.01	Cum.	660.00	37626.60
8	BDF12	R.C.C. Coping over U.C.R.	12.61	Cum.	1152.50	14533.03
9	BDF2	R.C.C. Footing	8.60	Cum.	1752.50	15071.50
10	BDF4	R.C.C. Column	19.60	Cum.	1777.50	34839.00
11	BDF6	R.C.C. Beam	7.25	Cum.	2472.50	17925.63
12	BDF8	R.C.C. Slab	19.69	Cum.	2627.50	51735.48
13	BDF11	R.C.C. Pardi	13.86	Cum.	2597.50	36001.35
14	BDG7	Burnt Brick Masonry	0.48	Cum.	3572.50	1714.80
15	BDG5	Burnt Brick Masonry GF	83.21	Sqm.	211.00	17557.31
16	BDG5	Burnt Brick Masonry FF	95.32	Cum.	1236.00	117815.52
17	BDE3	Coping GF	13.51	Cum.	1266.00	17103.66
18	BDE3	Coping FF	62.40	Cum.	1667.50	104052.00
19	BDM14	Flooring in shop	1.20	Cum.	1715.35	2058.42
20	#	Flooring in passage	117.45	Sqm.	233.50	27424.58
21	BDM33A	Tread finish	27.36	Sqm.	183.50	5020.56
22	BDL2A	Single coat plaster	6.48	Sqm.	193.50	1253.88
23	BDL10	Neeru finish	467.82	Sqm.	39.20	18338.54
24	BDL7	Sand faced plaster GF	467.82	Sqm.	7.00	3274.74
25	BDL7	Sand faced plaster FF	849.23	Sqm.	80.20	68108.25
26	BDT55	Rolling shutter	137.05	Sqm.	82.55	11313.48
27	BDF17	M.S.Reinforcement	68.88	Sqm.	1025.00	70602.00
28	BDP7D	Primer coat to neeru finish	4.98	MT.	20600.00	102588.00
29	BDP5C	Oil Bound Distemper	469.03	Sqm.	4.65	2180.99
30	BDO3A	Oil paint	469.03	Sqm.	11.75	5511.10
31	BDO8A	Waterproof cement paint GF	137.76	Sqm.	23.90	3292.46
32	BDO8A	Waterproof cement paint FF	380.20	Sqm.	13	4942.60
			380.20	Sqm.	13.15	4999.63
		TOTAL				862581.74
33		Add for contegencies	2%			17251.30
34		Add for Electrification	2%			17251.63
35		Add for water supply & sanitary	3%			25877.45

GRAND TOTAL 922962.45

(149) 24/11/20

**LEAD CHART FOR CONSTRUCTION OF COMMERCIAL COMPLEX ON
NZL SHEET NO. 48A, PLOT NO. K 64 , AKOT ROAD, ASHOK NAGAR, AKOLA.
FOR MUNICIPAL COUNCIL AKOLA**

ANALYSIS BASED ON CSR/ PWD/AKOLA 99-2000

S.NO.	MATERIAL	QUARRY/ SOURCE	DIST. IN KM
1.	Sand	Gandhidham	23
2.	Material all size	Malkapur	10
3.	Bricks	Chohtta	35
4.	Steel & Cement	Akola	00
5.	Flooring Tiles	Akola	00
6.	Hard Murum	Malkapur	10

ANALYSIS FOR LEAD FOR METAL

	40mm & above	Below 40 mm size
Quarry Malkapur		
Lead for 10 Km	85.68	81.75
Less Free Lead	-52.51	-50.23
	33.17 per cum	31.52 per cum

ANALYSIS FOR LEAD FOR SAND

Source Gandhigram	
Lead for 23 Km	138.51
Less free lead	-50.23
Total	88.28 per cum

ANALYSIS FOR LEAD FOR BRICKS

Source Chohtta	
35 Km	301.74
Less free lead	-82.52
Total	219.22 per 2 cum
	109.61 per cum

2/11/20

2/11/20

Rash

ANALYSIS FOR LEAD FOR STEEL AND CEMENT

Source Akola

Local

Less free lead

Total

0

0

0 mt

0.00 per bag

ANALYSIS FOR LEAD FOR TILES

Source Akola

Less free lead

Total

0

0

0 per 100

0.00 per sqm.

BASIC RATE OF METER RATES

Cement

Mild Steel

Tor Steel

Rs.2600 Per Mt.

Rs.16000 Per Mt.

Rs.16000 Per Mt.

FOR MAHENDRA DAVE & ASSOCIATES

Geet

Mahendra

x day
x AD

**RATE ANALYSIS FOR CONSTRUCTION OF COMMERCIAL COMPLEX ON
NZL SHEET NO. 48A, PLOT NO. K 64 , AKOT ROAD, ASHOK NAGAR, AKOLA.
FOR MUNICIPAL COUNCIL AKOLA**

RATE ANALYSIS BASED ON CSR/PWD/AKOLA/99-2000

LEAD CHARGES FOR MATERIAL PER UNIT

METAL	40MM & ABOVE	33.17	PER CUM M
	BELOW 40MM SIZE	31.52	PER CUM
SAND		88.28	PER CUM S
BRICKS		109.61	PER CUM B
STEEL		0.00	PER MT
FL TILES		0.00	PER SQM
CEMENT		0.00	PER BAG

ANALYSIS OF RATES BASED ON CSR / PWD / AKOLA 99-2000

ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/CEMENT	TOTAL	UNIT	REMARK
1.	EXCAVATION IN EARTH	BDA-2 P 259	43			43	CUM	
2.	EXCAVATION IN H M	BDA-3 P 259	50			50	CUM	
3.	EXCAVATION IN EARTH AND BOULDER	BDA-3 P 259	57			57	CUM	
4.	EXCAVATION IN SOFT ROCK	BDA-4 P 259	115			115	CUM	

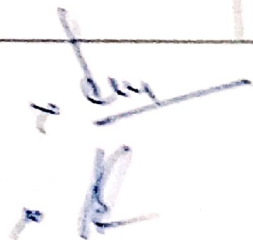
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ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/ CEMENT	TOTAL	UNIT	REMARK
5.	1:4:8 BED CONCRETE	BDE-1 P 287	960	73.99	0.0	1034	CUM	9m + 5s + 3.39c
6.	PCC COPING	BDE-3	1595	72.51	0.0	1667.5	CUM	
7.	CONCRETE ROAD		1780	72.51	0.0	1852.50	CUM	
	PCC BED BLOCK		1595	72.51	0.0	1667.5	CUM	
8.	80 mm METAL SOLING	BDA-14	180	33.17		213	CUM	
9.	RCC M 15 FOOTING	BDF-2	1705	72.51	0.0	1777.50	CUM	
10	RCC M-15 COLUMN	BDF-4	2400	72.51	0.0	2472.50	CUM	
11.	RCC M-15 BEAMS	BDF 6 P 300						
		IS 456(1978)	2555	72.51	0.0	2627.5	CUM	9m + 5s + 6.24c
13.	RCC M-15 SLAB	BDF 8 P 302						
		IS 456(1978)	2525	72.51	0.0	2597.5	CUM	9m + 5s + 6.24c
12.	RCC M-15 CHAJJA		2600	72.51	0.0	2672.5	CUM	
14.	RCC M-15 WAIST SLAB		2540	72.51	0.0	2612.5	CUM	
15.	R.C.C. FLORING M-10	BDE-1A	1080	72.51		1152.50	CUM	
15A.	RCC FLOORING M-15	AS DIRECTED	1595	72.51	0.0	1667.5	CUM	9m + 5s + 6.24c
16.	RCC M-15 WALL, PARDI	BDF 11 P 304						
		IS 456(1978)	3500	72.51	0.0	3572.50	CUM	9m + 5s + 6.24c
17.	PROVIDING M.S./HYSD	BDF 17 P 306						
		IS 456(1978)	20600		0.0	20600	MT	





ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/ CEMENT	TOTAL	UNIT	REMARK
18.	UCR MASONARY IN 1:6	BDH 1 P 329	600	59.65	0.0	660	CUM	1m + 3s + 1.65c
19.	PROVIDING 2ND CLASS	BDG 5 P 315	1130	136.09	0.0	1266	CUM	
20.	PROVIDING 2ND CLASS BRICK MASONARY PLINTH		1100	136.09	0.0	1236	CUM	
21.	HALF BRICK MASONARY		195	15.65		211.0	CUM	
22.	WATER PROOFING BY BRICK COBA		220	15.65	2.6	238	SQM	
23.	CEMENT PLASTER 20MM SINGLE COAT WITH NEERU	BDL 4a	52.25	2.21	0.0	54.40	SQM	02s
23A.	CEMENT PLASTER 12 MM	BDL-2B	39	2.2		41.20		
24.	SAND FACED PLASTER FOR EXTERNAL	BDL 7 P 369	78	2.21	0.0	81.20	SQM	02s
25.	NEERU FINISHING TO WALL	BDL 10	7			7	SQM	
26.	NEERU FINISHING TO CEILING	BDL 10A	9			9	SQM	
27.	TUCK POINTING		28	0.88	0.0	29	SQM	
28.	MARBLE MOSAIC TILES FLOORING	BDM 6A	260	3.53	0.0	263.50	SQM	

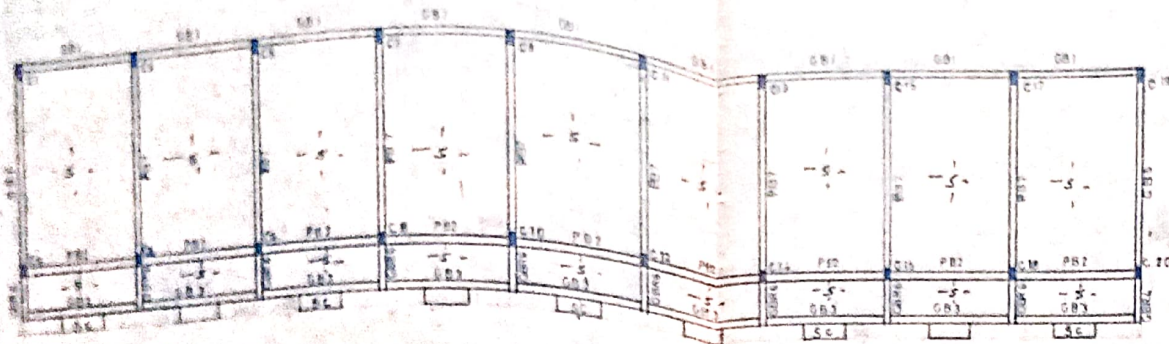
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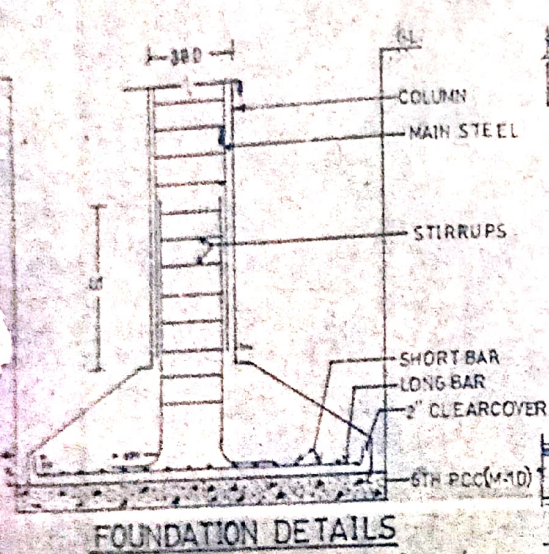
153

ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/ CEMENT	TOTAL	UNIT	REMARK
29.	MARBLE MOSAIC TILES	BDM 3	275	3.53	0.0	278.50	SQM	
29B.	MARBLE MOSAIC TILES	BDM14	230	3.53		233.50	SQM	
30.	POLISHED KOTA FLOOR		420	3.53	0.0	424	SQM	
30B.	CHEQURED TILES IN PASSAGE AS DIRECTED BY ENGINEER		180	3.53		183.50	SQM	
31.	POLISHED KOTA DADO		435	3.53		439	SQM	
32.	POLISHED KOTA TREADS AND TREADS	BDM 22B	435	3.53	0.0	439	SQM	
33.	SILLS OF POLISHED KOTA		430	3.53		434	SQM	
34.	CERAMIC TILES FLOORING		560	3.53		564	SQM	
35.	CERAMIC TILES DADO		630	0.00		630	SQM	
36.	1:2:4 FLOORING 50MM TH	BDM 7 A	92	3.63		96	SQM	
37.	WHITE GLAZED TILES	BDM 12	400	0.00		400	SQM	
38.	SUPPLY OF 80 mm METAL		80	33.17		113	CUM	
39.	SUPPLY OF 40 mm METAL		95	33.17		128	CUM	
40.	SUPPLY OF SOFT MURUM		17	31.52		48.50	CUM	
41.	SUPPLY OF SAND	BDA13	85	88.28		173.3	CUM	

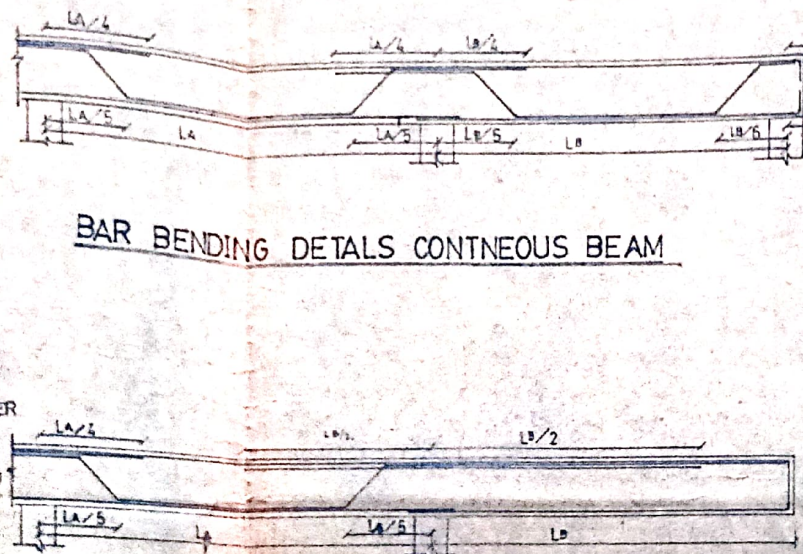
FOR MAHENDRA DAVE & ASSOCIATES



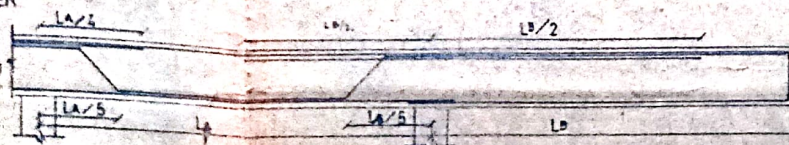
KEY PLAN



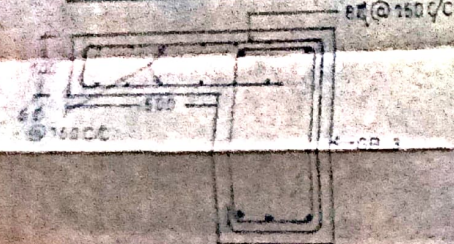
FOUNDATION DETAILS



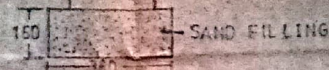
BAR BENDING DETAILS CONTNEOUS BEAM



DETAILS OF CANTILEVER BEAM



DETAILS OF SC



SAND COUSIONING TO G.B.

COLUMN NO	EXCAVATION		FOOTING		FOOTING MESH		COLUMN	
	SIZE	DEPTH	SIZE	T	S BAR	L BAR	SIZE	STEEL STIRRUPS
1, 2, 3, 4, 5, 6 7, 8, 9, 10, 11, 12 13, 14, 15, 16, 17, 18 19, 20	1850 X 2000	1800	1700 X 1800	450 150	8-10 @ 100	8-10 @ 100	230X380	6-12 @ 150

SCHEDULE OF GROUND & PLINTH BEAM

BEAM NO.	SIZE		MAIN STEEL			STIRRUPS	REMARK
	B	D	TOP	BOTTOM	CRANK		
GB1	230	300	2-10 @ -C	2-12 @	1-12 @ -C	6 @ 150	
PB2	230	300	2-10 @ -C	2-10 @	1-10 @ -C	6 @ 150	
GB3	230	300	2-10 @ -C	2-10 @	1-12 @ -C	6 @ 150	
GBR4	230	380	2-10 @ -C 3-12 @ -C	2-10 @ Return	---	6 @ 150	CONTINUED
GB5	230	380	2-10 @ -C	2-16 @	2-12 @ -C	6 @ 150	
GBR6	230	380	2-10 @ -C 3-12 @ -C	2-10 @ Return	---	6 @ 150	CONTINUED
PB7	230	360	2-10 @ -C	2-16 @	2-12 @ -C	6 @ 150	

SCHEDULE OF GROUND LEVEL SLAB

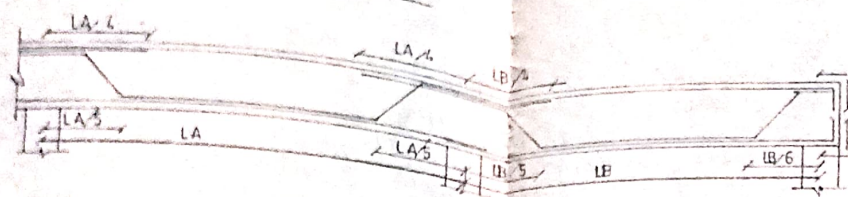
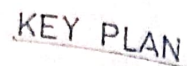
SLAB NO	THICK	TYPE	MAIN STEEL		DISTRIBUTION STEEL	REMARK
			SHORT BAR	LONG BAR		
SC	100	ONE WAY	8 @ 150	---	8-10 @ 100	CANTILEVER
S	80	TWO WAY	6 @ 160 NO bent up	6 @ 160 NO bent up	---	

CONSTRUCTION OF SHOPPING COMPLEX

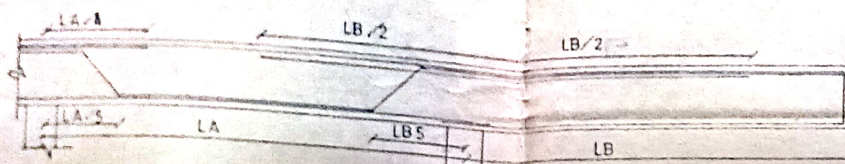
AT SHEET NO. 42A, 42B, 42C, 42D, 42E, 42F, 42G, 42H, 42I, 42J, 42K, 42L, 42M, 42N, 42O, 42P, 42Q, 42R, 42S, 42T, 42U, 42V, 42W, 42X, 42Y, 42Z

COLUMN FOOTING GROUND BEAM

DR. HARSHDEEP KUMAR MUNICIPAL COUNCIL, AKOLA	MR. VRUSHALI DESHMUKH AKOLA	MR. MAHENDRA DIVE AKOLA
---	--------------------------------	----------------------------



BAR BENDING DETAILS CONTINUOUS BEAM



DETAILS OF CANTILEVER BEAM

[illegible]

SCHEDULE OF FLOOR SLAB						
S NO.	THICK	TYPE	MAIN STEEL		DISTRIBUTION STEEL	REMARK
			SHORT BAR	LONG BAR		
S1	100	ONE WAY	8 Φ @ 130 all bent up		6 Φ @ 160 top & bottom	
S2	100	ONE WAY	8 Φ @ 170		6 Φ @ 160	

PROJECT
CONSTRUCTION OF SHOPPING
COMPLEX

DETAILS BEAMS FLOORS SLAB

ADMINISTRATOR

PROJECT ARCHITECT & CONSULTING ENGINEERS
MAHENDRA DAVE & ASSOCIATES

DR. HARSHDEEP KAMBLE
MUNICIPAL COUNCIL AKOLA

AR VRUSHALI DESHAMUM ER MAHENDRA DAVE

156
157

proposed shopping
complex & compound wall
to public toilet at plot
no 1:64 sheet no 48A
ashok nager

akola

scale 1:100 1:400

date

administrator

sign

municipal council
akola

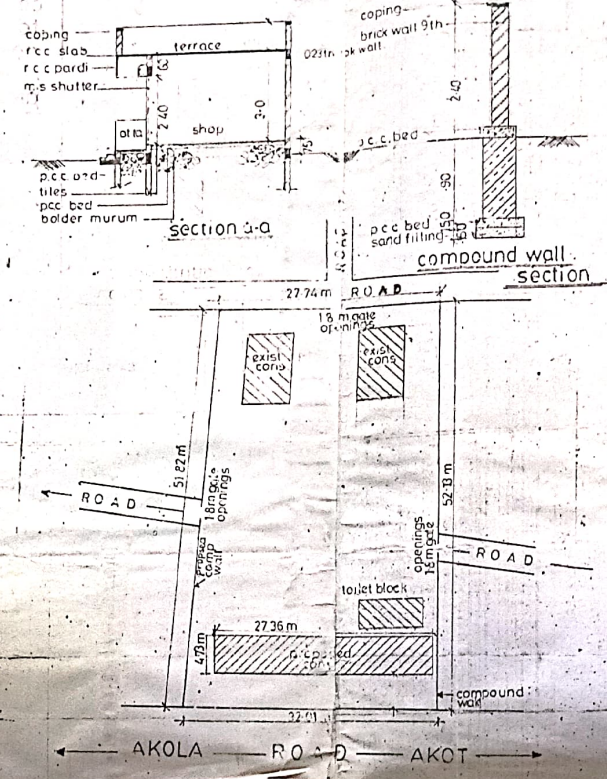
consultants architect engineers

architect
vrushal deshmukh

architect, engineers
maheshwar dave

Del

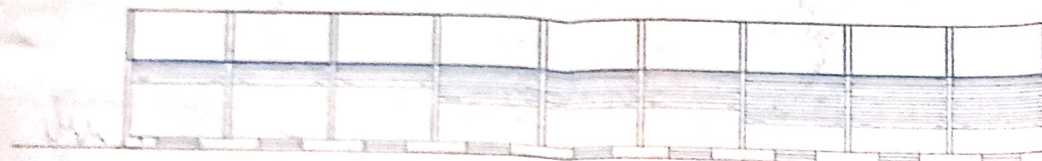
Sharma



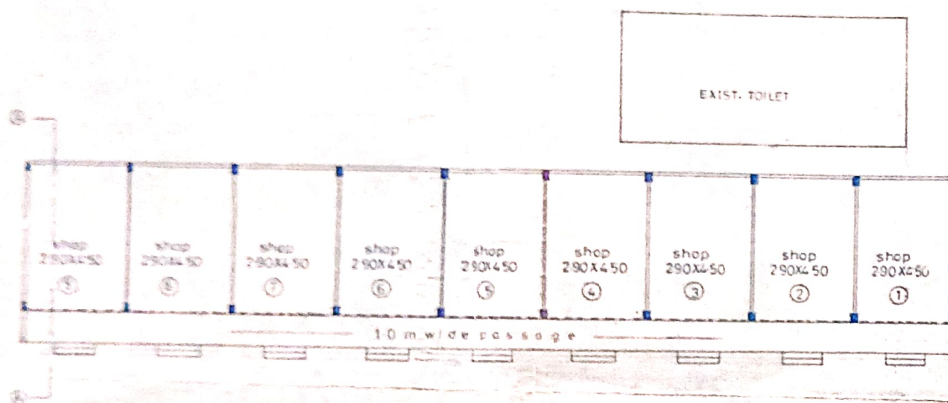
elevation

EXIST. TOILET

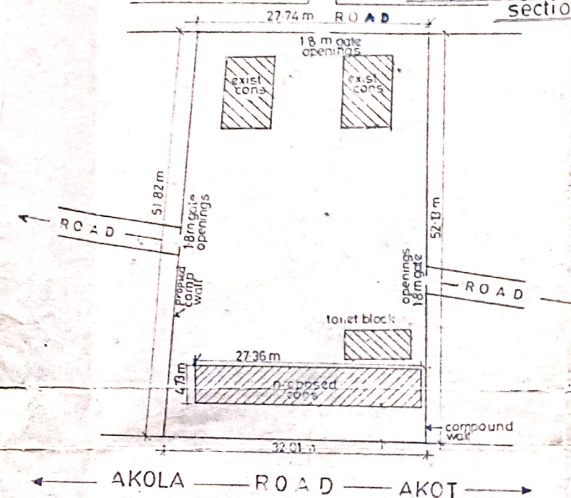
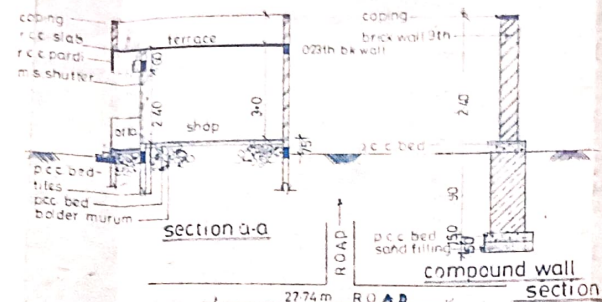
ground floor plan



elevation



ground floor plan



site plan

proposed shopping
complex & compound wall
to public toilet at plot
no 64 sheet no 48A
ashok nagar

akola

scale 1:100 1:400

date

administrator

sign

municipal council
akola

consultants architect engineers

architect
vrushali deshmukh
akola

architect, engineers
mahendra dave
akola

E.M.D. & Receipt 79

FROM: -

PURVA ENT.
AKOLA

Tender for Development of
Shopping centre & compound
wall to Public Toilet on
Nazul sheet no. 48A, Plot K-64
Akot-road, Akot.

To, Chief Officer
Municipal Commi,
AKOLA.

नमूना २

(लिपि १२, ११०, (२) ११४, ११६; (२) आणि ११७ (१) (२) व (३) पहा)

सर्व साधारण पावती

४८९

बुक No. 155

No. 000091

अकोला नगर परिषद

श्री पुर्वी इन्टरप्राइजेस

यांच्या कडून लिपि ११० आणि ११४ व ११६ व ११७ (१) (२) व (३) पहा

रुपये

१५००/-

(अक्षरी) रु.

होतुल्लार पावती कुपण माल.

दिनांक

लिपीकाची सही

प्राधिकृत अधिकार्याची सही

रोकड वाहत नोंद केली पृष्ठ क्रमांक

लेखापाल, रोखपाल

(160) TENDER FOR DEVELOPMENT OF SHOPPING
(161) CENTRE & COMPOUND WALL TO

PUBLIC TOILET ON NAZUL SHEET NO
48 A, PLOT NO. K-64, AKOT RO
AKOCA

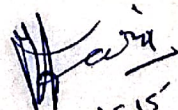
FROM:

PURVA ENTERPRISES
Opp. Birla Gate,
AKOCA.

TO,

Chief officer
Municipal Council,
AKOCA.

Received


1-15

82 168
15 38

AKOLA MUNICIPAL COUNCIL AKOLA

Tender Form

for

DEVELOPMENT OF SHOPPING CENTRE

And Compound to public toilet on Nazul Sheet No. 48A, Plot
No. K-64 Akot Road, Ashok Nagar, Akola.

PROJECT ARCHITECT/CONSULTING ENGINEER

MAHENDRA DAVE & ASSOCIATES

Ar. Vrushali Deshmukh

B.Arch.

Er. Mahendra Dave

B.E. (Structures), AMIE (Civil)

Saylee Apartment, Ratanlal Plot, Akola.

INDEX

**Name of Project :- Development of Shopping Centre, And
Compound Wall to public toilet on Plot
No.K-64 Nazul Sheet No. 48A , Akot
Road, Ashok Nagar, Akola.**

Sr. No.	Description	Page No.
1.	Form of Tender.	2
2.	Tender Notice	3
3.	Details of Tender Notice	4 to 5
4.	Terms & Conditions of Tender	6 to 22
5.	Schedule "A"	23
6.	Schedule "B"	24 to 25
7.	Declaration of the Developer	26
8.	Set of Architectural Drawing	2 nos.
9.	Set of structural Drawings	1 nos.
10.	Estimate of project	

Note :- Sr. No. 8,9, and 10 are attached separately.

FORM OF TENDER

Dear Sir,

With reference to the Tender invited by you for the proposed Development of Shopping Centre and compound wall to public toilet on Plot No. K-64 Nazul Sheet No. 48A, Akot Road, Ashok Nagar, Akola

I/ We do hereby offer to perform provide, execute, complete and maintain the works in conformity with the Drawings, Specifications, Terms and Conditions of Tender, Article of Agreement, Conditions of contract. I have sufficient experience and machinery required for construction purpose.

I/ We have satisfied myself. ourselves as to the location of site, examined the Drawings and read the terms and conditions of Tender, Article of Agreement and the specifications etc. and I/We understand that the works are to be completed within 2 (Two) calendar months from the date of work order, fully understanding that time will be the essence of the contract.

I/We offer total Non-refundable premium of Rs. 2,59,000/-

देव लक्ष्म एकात्मक ठेगाना

I/We understand that you are not bound to accept any or all Tender you may receive.

Place :-

Dated :-

Yours faithfully ,

Opened by me on 22.12.2000 at 15

1) Correction

2) Overwriting

Chief Officer

Akola Municipal Council

Signature of Developer
Address.

AKOLA MUNICIPAL COUNCIL

TENDER NOTICE (FOR BOT PROJECT)

NO.-AMC/PWD/BOTB 2003/2000 dt.18/12/2000

Akola Municipal Council invites sealed Tenders for the project information furnished below on Build Operate and Transfer (BOT) basis :-

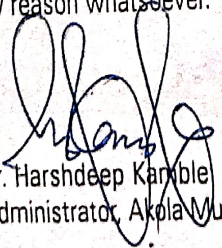
Sr. No	Name of the Project	Stipulated Period of Completion	Earnest Money (Rs.)	Expected Premium (Rs.)
1.	Development of Shopping Centre On Nazul Sheet No. 39 D, Plot No. 81/2, Near Open Air Theatre, Akola.	2 Months	50,000/-	25,00,000/-
2.	Development of Shoping Centre & Compound Wall to public toilet on Plot No. K-42 Sheet NO.34D, Kadripura, Gautam Buddha Road, Ashok Nagar, Akola	2 Months	50,000/-	1,50,000/-
3.	Development of Shoping Centre & Compound Wall to public toilet on Plot No. K-64 Sheet NO.48A, Akot Road, Ashok Nagar, Akola.	2 Months	50,000/-	2,50,000/-

1) Copy of Tender form conditions of contract, specifications and contract drawings can be had on cash payment (non-refundable) of Rs. 2500/- (Rs. Two Thousand Five Hundred Only) per set from following centres.

- Office of PWD, Municipal Council, Akola
 - Office of Er. Mahendra Dave, Saylee Apartment, Ratanlal Plots, Akola. Ph. 450614
- 2) The Tenderer offering highest non-refundable cash premium payable to the council will be given preference.
- 3) The offer shall be valid for 90 days from the date of opening of the tender.
- 4) Completed Filled Tender Forms in all respect shall be submitted at any of the centres as mentioned above in 1)a) either by hand delivery or by post but Municipal Council will not be responsible for postal delay within the prescribed date and time mentioned below.

Issue of Tender Forms : 22/12/2000 to 28/12/2000 during working hours
Submission of Tender Forms : 22/12/2000 to 29/12/2000 up to 1.30 p.m.
Opening of Tender (In presence of Tenderers: 29/12/2000 At. 4.00 p.m.

The Akola Municipal Council reserves the right to reject any or all the tenders without assigning any reason whatsoever.


Dr. Harshdeep Karmble
Administrator, Akola Municipal Council, Akola. 444 001.

(166) (165)

AKOLA MUNICIPAL COUNCIL
DETAILS OF TENDER NOTICE

Issue of Tender Forms : 22 /12/2000 to 28/12 /2000 during working hours
Submission of Tender Forms : 22/12/2000 to 29/12/2000 up to 1.30 p.m.
Opening of Tender (In presence of Tenderers: 29/ 12/2000 At. 4.00 p.m.

1) Akola Municipal Council invites sealed tenders from reputed developers/ Construction Firms for the construction of shopping Centre and compound wall to public toilet on Plot No. K-64 Nazul Sheet No. 48A, Akot Road, Ashok Nagar, Akola on premium basis. The Architectural drawings and details are prepared by the Project Architect/ Consulting Engineer Mahendra Dave & Associates (Ar. Vrushali Deshmukh & Er. Mahendra Dave). The cost of construction of the proposed commercial complex (Shopping Centre) is to be borne by the developers (Developers/ Construction Firms) and in lieu there of, the council will grant licence to use to the persons nominated by the developer on licence fee basis for the carpet area of shops ground floor for the period of 30 years. The money so collected by way of premium from prospective licencees will be retained by the developer.

2) The tender of the developer offering highest non-refundable cash premium payable in installments to the council will be given preference.

3) The description of land and built up area as proposed by the council is as follows:

Description of land - Nazul Sheet No. 48A , Plot No. K-64
Akot Road, Ashok Nagar, Akola
Proposed Total Built Up Area 156.77 Sq.Mt. of commercial
complex, on Ground floor.

5) Copy of Tender form, conditions of contract, specifications and contract drawings can be had on cash Payment (non -Refundable)of Rs. 2500/- (Rs. Two Thousand Five Hundred Only) per set from any of the following centres up to 28/12/2000 between 11.00 to 5.00 p.m. on working days.

a) Office of PWD, Municipal Council, Akola

b) Office of Er. Mahendra Dave, Saylee Apartment, Ratanlal Plots, Akola. Ph. 450614

6) If the premium offered by the Tenderers is not up to the expectation of the council, the decision of the council in this regard will be final and binding.

7) Sealed tenders along with Xerox copy of the receipt for the payment of Rs. 2500/- for tender form and the call deposit of Rs. 50,000/- (Rs. Fifty Thousand only) as earnest money deposit drawing in favour of Akola Municipal Council issued by any Nationalised Bank should be submitted at any of the centres as mentioned in 5a) on or before 29/12/2000 up to 1.30 p.m. the call deposit receipt and the xerox copy of the tender form receipt should be submitted in separate sealed envelope along with the tender. Conditional tenders will be rejected outright.

8) The Council reserves the right to reject any or all the tenders without assigning any reason. Therefore, the decision for acceptance of tender will rest with the council. The tenders shall be treated as offer given by the prospective developers only.

9) If possible, the tenders will be opened on the same day ie 29/12/2000 at 4.00 p.m. in the presence of the such intending tenderers or his/their authorised representatives who may present at the time in the office of administrator, Akola Municipal Council, Akola.

10) If the tenderer is firm, names with full address of all the partners along with power of attorney of the person signing the tender shall be given in a statement which shall be enclosed in seperate envelope with main tender form. No change will be allowed in partnership without prior permission to council.

Akola :

Date : 18/12/2000

Dr. Harshdeep Kamble,

Administrator

Akola Municipal Council, Akola

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**TERMS & CONDITIONS REGARDING COMMERCIAL
COMPLEX TO BE CONSTRUCTED IN THE LAND OF
COUNCIL ON NAZUL SHEET NO. 48A, PLOT NO. K-64,
ASHOK NAGAR , AKOT ROAD, AKOLA AS SPECIFIED IN
THE MAP AND SCHEDULE**

1. SCHEME OF THE PROJECT - The scheme envisages construction mentioned in the schedule "A" and "B" and as specified by the council in the map annexed, by the developer at his own cost within 2 calendar months from the date of work order and in lieu there of the council will grant licence to use to the person nominated by the developer on licence fee basis for the Built-up area of shoppes /offices on First Floor for the period of 30 (Thirty) years. The council shall not claim any licence, fee from prospective licencees nominated/ recommended by the developer for the period of one year from date of completion of all floors, but Municipal tax has to be paid from date of issue of licences.

The money derived by way of premium from developer will pay non-refundable premium which shall be paid in installments as follows -

Ist Installment- 25% of total premium on signing of agreement.

IInd Installment- 50% of total premium within 1 month of casting of ground floor slab or 1 month from date of work order which ever is earlier.

III rd Installment- 25% of total premium on completion of building and before issue of completion certificate by the Project Architect/consulting Engineer or 2 months from date of work order which ever is earlier.

The tenderer offering highest non-refundable premium to the council will be given preference.

2. Sealed tenders should be addressed to the Chief Officer, Akola Municipal Council, Akola 444 001 however submission may be done at any of centres i.e. 5)a mentioned in the detail Tender Notice.

3. The tenderers must obtained for himself, on his own responsibility and at his own expenses, all the information which may be necessary for the purpose of this tender and for entering into a contract for the execution of the same and must examine the drawing and inspect

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the site of the work and acquaint himself with all local conditions water availability and matter prevailing there to.

4. Each of the tender document is required to be signed by the person or persons submitting the tender in token of his / their having acquired himself/ themselves with the terms and the conditions of contract etc. as laid down. Any tender with any of the document not so signed will be rejected.

5. The tender form must be filled in English and all the entries must be hand written in ink. If any of the document is missed or not signed, the tender shall be considered invalid.

6. The intending tenderer will have to furnish call deposit of Rs. 50,000/- (Rs. Fifty Thousand Only) as earnest money drawn in favour of Akola Municipal Council Akola issued by any Nationalised Bank at the time of submitting the tender. If the developer whose offer is accepted, fails to enter in to the an agreement within 15 days from date of opening of tender undertaking to execute the project, the amount of Rs. 50,000/- (Rs. Fifty Thousand Only) deposited by him as earnest money will stand forfeited by the Akola Municipal Council, Akola. The deposit of unsuccessful tenderers will be return without interest immediately after a decision is taken regarding the award of the contract or 90 days from date of opening of tender which ever is earlier. The earnest money deposit of the successful tenderer will be ratified by the council and will be adjusted in the last installment of premium. A tender not accompanied by earnest money deposit will not be considered.

7. Successful tenderer shall be liable to fulfill his obligation under provident fund act, workman compensation act, 1923 works contract act, Apprentices Act 1951, Contract labour Act 1970, and all other act applicable to the Developer and contractor as in force time to time. The committee shall no way be responsible for the liabilities under above acts.

8. This is the total contract to develop the commercial complex as per drawings and specification given by the project Architect / consulting Engineer. Under any circumstances the Council will not be responsible for any or compensation to the developer due to 1) Delay in giving commencement order by Council, 2) Suspension for any part of the work, 3) Alteration in

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specification by the architect or consulting engineer. 4) Any increase in costs of material and labour, 5) eventualities like heavy rains or flood which may cause damage to the executed work. However proposed Roads & Municipal Drains along Roads as shown in the Development plans will be Developed by the Akola Municipal Council. The developer has to complete the project in stipulated time of 2 calender months and obtain the completion certificate from the consulting Engineer/ Architect.

9.. CONSTRUCTION :- The tenderer shall carry out and complete the construction work to the satisfaction of council and the Project Architect/ Consulting Engineer and in accordance with plans, detail drawings, specifications and structural details supplied by the Project Architect/ Consulting Engineer appointed by Akola municipal council (Ar. Vrushali Deshmukh & Er. Mahendra Dave Akola) and approved by the council and may form time to time issue further drawings and or written instructions which are here after referred to as Architect's instructions in regard to

- a) The variations or modifications of design and specifications.
- b) The removal from site of any inferior material brought there on by the developer.
- c) The removal and/ or re-execution of any works executed by the developer.
- d) The amending up for inspection of any work covered up
- e) The amending and or making good of any defects.

On complete set of drawings and specifications shall be furnished by the council to the developer, and the council shall furnish one additional copy of drawing which in their opinion may be necessary for execution of any part of work. Such copies shall be kept on the site and Project Architect/ Consulting Engineer or the Chief Officer shall at all reasonable times have access to the same.

The surplus excavated materials from excavation of foundation pits etc. Shall be transported to a location as specified by the council within the area of Municipal Council at developers cost. The excavated material may be retained by the developer, to the extent it is required for filling work for the complex or any other use. Any kind of demolition work of old structure required or as directed should be carried out by developer at his own cost which is included in his offer, however the council shall not claim any amount towards scrap material if the same is useful to the developer.

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The developer will be provided working drawing for every stage of construction of the said commercial complex viz. demarcation of column pits, construction up to plinth level, construction up to lintel level, slab, roof-level, for each floor and such working drawings will be supplied by the Project Architect/Consulting Engineer before commencement of each work. The developer shall not proceed with the construction work at any stage unless the working drawings are supplied by Architect Engineer. Any modifications in working drawings by the council will not qualify the developer to demand any payment from council. For the purpose of construction of commercial complex, the developer shall execute all construction works and use of all the construction materials as per the Indian Standard specifications, as provided in the book "Standard Specifications" of the public works department and from the specifications of items mentioned in the Estimate enclosed. All the materials to be used for the construction such as cement, bricks, lime, steel, stone, tiles etc. Shall be in conformity with items shown in the current schedule rates of P.W.D. & Standard specifications shown therein. The quality of all the items mentioned in the working drawings should be got approved from the Project Architect / Consulting Engineer before commencing with the respective construction work. Decision of the Project Architect / Consulting Engineer for items not covered or any items regarding execution of work shall be binding on the Developer.

All the work shall be done by the developer under the supervision of the Architect Engineer up to his satisfaction. The developer shall not have entitled for indemnity or protection from defective work on account of the supervision. The developer should satisfy himself about the correctness of the information. Any variation in the plan will not entitle the developer to claim any amount. The plan may be changed as per statutory requirement or otherwise by the council of any nature what so ever will not qualify the developer to demand any payment from the Municipal Council. Developer shall pay the proportionate additional premium for the additional built up area allowed by Municipal Council in progress of project.

The quantities contained in the schedule and estimate are only approximate. The works has to be carried out as per the drawings specification and instructions of

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the Project Architect/Consulting Engineer. All elevational treatment, internal finishes are to be provided as per drawings issued at constructions stage by the Architect without any compensation or cost. However expenditure towards elevational treatment not considered in the estimate or Drawings would be limited to maximum of 5% of the estimated cost of complex. The Project Architect/Consulting Engineer reserves the right to alter or amend the drawings and specifications.

Developer shall not make any addition or alternation or ommission of works without written permission of the Chief Officer & Project Architect/Consulting Engineer.

10. DEVELOPER TO ARRANGE EVERYTHING NECESSARY,

The tenderer must arrange for himself on his own responsibility and at his own expenses all the information which may be necessary for the purpose of making the tender and for entering into contract and must examine the drawings and must consider and inspect the site of the works and acquiant himself with all local conditins, means of access to the works, nature of the works and all matters appertaining thereto.

The developer on starting the work shall furnish to the Project Architect/Consulting Engineer programme for carrying out the works stage by stage in stipulated time. The records showings the progress of works weekly shall be maintained by the developer.

The developer shall arrange everything necessary for the proper execution of the works according to intent and meanings of the drawings and specifications. If the developer finds any discrepancy he shall immediately and in writing refer the same to the Project Architect/Consulting Engineer, the decision gien by the Project Architect/Consulting Engineer in that respect shall be final and binding. The developer shall make arrangement for ground and fresh water as well as electricity for the construction and development work at his own costs and at his own risk.

The developer shall arrange, supply and maintain at his cost, during execution of works, all the necessary equipment, centering, scaffolding, staging, planking, timebering, strutting, fencing, hoarding, watching, and lighting by night as well as by day, required for proper execution of works and protection of any adjacent roads, streets or buildings etc.

The developer shall carry out all the R.C.C. works strictly in accordance

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with the drawings, details and instruction of the Architect/ Engineer. If any changes have to be made in the R.C.C. designs in conformity with other plans/ designs, the developer shall carry out the same without any extra charges. The Project Architect's/ Consulting Engineer's decision in such cases shall be final.

12. Safety/ Structural Soundness :

Developer will be responsible for the safety and the structural soundness of the building along with all the fixtures and fittings, during progress of all works, and for a further period of 12 months from the date of issue of certificate of completion of works by the Project Architect/ Consulting Engineer . Any defects in workmanship or materials during the time of works progressing or the maintenance defect liability period developer shall replace the same and make it good at his won cost as provided in the contract.

The premium quoted by the developer shall be exclusive of sale tax actual, workd contracts tax or any other duty levied by any Govt/ Public bodies. The premium is firm and shall not subject to any variations.

The developer shall give all notices and pay all fees and shall comply with provisions of all acts and regulations for the necessary execution of the contract. The developer shall meet the chief officer of the council and Project Architect/ Consulting Engineer whenever required and so informed by the chief officer or the Project Architect/ Consulting Engineer

The developer shall be responsible for the true and perfect setting out of all the works and for the correctness of the position, levels dimensions and alignment of all parts there of.

13. SUPERVISION AND SUPERVISOR.

The developer shall give necessary personal superintendence during the execution of the works and even there after until the expiration of the Defects Liability period of one year. The developer shall also appoint and employ during the whole period of works under progress a competent supervisor who shall be constantly in attendance at the building while the men are at work. Any directions, explanations, instructions or notices given by the Project Architect/ Consulting Engineer Council to such supervisor shall be held to be given to the developer.

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14. FAILURE BY DEVELOPER TO COMPLY WITH ARCHITECT AND CHIEF OFFICER.

If developer after receipt of written notice from Architect & Chief Officer within seven days fails to comply with the Project Architect/Consulting Engineer & Chief Officer's instructions, Municipal Council may with the consent of the Project Architect/Consulting Engineer employ and pay other person to execute any such work whatsoever as may be necessary and costs and expenses incurred in connection therewith shall be recoverable from the developer. And the security deposit will also be forfeited fully.

15. QUALITY CONTROL

The materials to be used on work, such as cement, lime, aggregates, stone, steel, wood, tile, etc. shall be got approved from Project Architect/ Consulting Engineer.

The developer shall be solely responsible for the quality of works and material in the entire construction work within the contract. However, Project Architect/Consulting Engineer can take any sample of materials at any time of the work in progress or completed. The charges for testing the same should be borne by the developer.

In case of rejection of sample in laboratory test the part of that construction (where from the sample taken) should be removed by the developer and reconstruct it at his own cost.

16. AUTHORITIES NOTICES.

The developer shall conform to the provisions of any Act of the legislature relating to the work and to the regulations and bye laws of any authority and of any water, lighting and other companies and or authorities with whose system the structure is proposed to be connected and shall before making any variations from the drawings or specifications that may be necessary by so conforming, the Municipal Council written notice specifying the variations proposed to be made and the reason making it, and apply for instructions thereon. In case the developer does not receive any instructions from the Council within 10 days he shall proceed with the work, conforming with the provisions regulation or bye laws in question.

The developer shall arrange to file all notices required by the said Acts, Regulations or Bye-Laws to be public office all fees that may be properly chargeable in respect of the works and lodge the receipts with Municipal Council.

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17. DAMAGE TO PERSONS, PROPERTY, INSURANCE IN RESPECT OF.

The developer shall be responsible for all injury to person animals or things and for all damage to the structural and/ or decorative part or property which may arise from the operation or neglect of himself or his employees, whether such injury or damage arise from carelessness, accident or any other cause whatever in any way connected with carrying out of this project. This clause shall be held to include inertia, any damage to building and any damage cause to the building and works forming the subject of this project by rain or other inclemency of weather.

The developer shall reinstate all damages of every sort mentioned in this clause, so as to deliver up the whole project complete and perfect in every respect so as to make good or otherwise satisfy all claims for damages to the property of third parties.

The developer shall make insurance of the work and person engaged on the work.

18. PRECAUTION TO PREVENT ACCIDENT MISHAP, FIRE, ELECTRIC SHORT CIRCUIT

The developer is fully liable for any mishap, accident, fire, electric short circuit on site the council will not be responsible for these. The developer should take all precaution to prevent all above things.

19. DEVELOPER SHALL PROVIDE

- a) Separate electrical meter for each licensee and the required deposit and charges will be paid by the licensee.
- b) A detail plan for discharge of sewage and waste from the proposed building to the Municipal drain shall be made and executed properly.
- c) Electrification from the competent and qualified Engineer.
- d) Electric connections, the developer shall obtain the necessary connection and get the poles and transformer installed if required from M.S.E.B. at his cost and similarly all the above said works shall be done by the developer at his own costs as per approved working drawings.

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20. SPECIFICATION

The developer shall complete the construction as per the specifications approved by the council at his own costs. Any deviation from the specification shall be the responsibility of the developer and the council shall have the rights to reject such work and call upon the developer to rectify the same and comply within the specifications. However this will not entitle the developer to claim extension time or any compensation or any cost for the work so done. The decision of the Project Architect/ Consulting Engineer, Chief Officer shall be final in all respect.

21. PERIOD OF COMPLETION.

The building of the complex shall be completed in all respect within a period of 2 calendar months from the date of issue of the work order. Time is essence of contract. The developer shall maintain proportionate progress of work throughout. If the developer fails to complete the entire construction work within period of 2 calendar months then the council shall be entitled to recover compensation at the rate of Rs. 5000.00 (Rs. Five Thousand Only) per day from the developer and also terminate the contract and will be further entitled to get the work completed through others, at the risk, cost and consequences of the developer, and cost so incurred for completion of the construction work along with the compensation will be recovered from the developer. It is how ever made clear that, if the delay in completing construction of the commercial complex is for any reason not attributable to the developer, the said clause would not apply and the period of completion of the construction of the commercial complex would stand extended proportionately. The developer shall not claim any compensation on this account and shall complete the work after all hurdles are sorted out.

22. SCHEDULE OF PAYMENT

The developer shall pay the installments of the premium as mentioned in scheme of the project.

Payment of installments of premium is also the essence of the contract. Delay in payment as stipulated will attract interest at the rate of 15% per annum from due date,

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maximum up to a period of 1 month. After that works will be stopped by the Chief officer by giving a notice in writing to the developer and entitled to terminate the contract and will be further entitled to forfeit the earnest money. Council shall not pay any compensation for works done and the amount of premium paid by the developer to the council and council shall have right to use the works done and develop further from any other developer.

23. BANK GUARANTEE

The developer shall furnish bank guarantee of Rs.1,00,000/- (Rs. One Lakh only) of any nationalized bank or Scheduled Bank at the time of entering in to the contract, to the council as security deposit till the developer complete the construction in all respects and obtain a completion certificate from the Project Architect/ Consulting Engineer and hand over whole premises to the council in order. However the amount of Bank Guarantee may be reduced proportionately to the premium offered by the developer.

On completion of the work the developer, furnish with certificate by the Project Architect/ Consulting Engineer of such completion, but no such certificate will be given and nor shall the work be considered to be complete until the developer shall have removed from the premises on which work shall have been executed, all scaffoldings, surplus materials and rubbish and shall have cleaned off the dirt from all wood work, doors and windows, walls floors, staircases or other parts of building, including cleaning and oiling of all their hardware fittings. The whole of the work shall be thoroughly inspected by the developer and deficiencies and defects out right. On completion of such inspection, the developer shall inform the Chief Officer & Project Architect/ Consulting Engineer in writing that he has finished the work and is ready for inspection. He shall keep the entire building neat, clean and ready for immediate occupation and to complete satisfaction of the Chief Officer and the Project Architect/ Consulting Engineer

The bank guarantee of Rs. 50,000/- will be released only after obtaining the completion certificate from the Project Architect/ Consulting Engineer and handing over the whole premises to the council.

After completion of constructions, during defect liability period of one year from date of completion the developer shall keep bank guarantee of Rs.50,000/- (Rs. Fifty

Thousand only) with the council. Any defect noticed during the said period of one year, the developer shall rectify all the defects noticed or instructed by the Project Architect/ Consulting Engineer and if he fails to do so, the council shall be entitled to encash the bank guarantee to the extent of the amount spent for rectification of such defects.

24. INDEMNITY

The developer shall indemnify the council against all actions, suits, claims brought or made against him in respect of anything done or purported to be done by the Developer in execution of or in connection with the work of this contract and against any loss or damage to the council in consequence to any action or suit being brought done during the execution of this contract.

The council may at its discretion and entirely at the cost of the developer defend such suit either jointly with the developer or single in case the latter choose not to defend the case.

25. ISSUE OF LICENCE, PERIOD OF LICENCE AND TRANSFER OF LICENCE RIGHTS

- 1] The Council will grant licence to use in respect of said building in favour of the persons nominated or recommended by the developer in lieu of premium paid to the council. The said licence shall be for a period of 30 years (Thirty Years)
- 2] Licence fee shall be at the rate fixed by Municipal Council for different floors as mentioned below-

For ground floor - Rs. 2.00 per Sq.ft. of carpet area per month

- 3] The said period of 30 years will commence after two years from date of issuance of work order to the developer or from the date of licence deed entered into between council and respective licence holder is not liable to pay licence fee for the period of first 2 (Twelve) months to the council. However the said licence holder shall pay the MPL tax and other taxes as may be applicable time to time for this period

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of 2 months.

- 4] There shall be 10% increment on original licence fee fixed by Mpl. Council on expiry of every five year till thirty years.
- 5] The council shall have right to increase the licence fees after expiry of 30 (Thirty) years on basis on then prevailing market rates of licence fee at that time.
- 6] The agreement of the licence shall be entered in to and possession will be handed over to the licence holder by the council only after completion of the entire construction work and entire payment of premium amount as mentioned here in above.
- 7] The persons nominated by the developers shall become the licencees of the council only on entering in to the agreement of licence in writing with the council. Till that time the agreement of licences are entered into with council in writing, there will not be any priority of contract between council and prospective licencees, maintenance of the building shall be the responsibility vis-a-vis any agreement, assurance or promise given by and entered into by the developer with the prospective licencees. It shall be lawful for the developer to charge such premium from prospective licencees as the developer may deem fit without any interference from the council. It shall be competent for the developer to receive such premiums from such persons and the council will not be concerned with the same.
- 8] The licence hold rights granted by the council will be transferred with the permission of council in writing on payment of transfer fees licence hold rights.
 - a) To family members i.e. wife, and unmarried daughters of the licence holder on payment of Rs. 10000.00 (Ten Thousand only) to the council and,

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b) To persons other than family members as mentioned on payment of Rs.20,000.00 (Rs. Twenty Thousand Only) to the council.

9) All the cost of preparation of documents of licences stamp duty, registration fees, transfer of licence charges and all other charges will be borne by the developer or licence holder.

10) The said licences will be granted by the council to the prospective licencees only after payment of total premium and completion of the entire building and after obtaining completion certificate from the Project Architect/ Consulting Engineer . However if the developer desires early issue of licence to the perspective licencees the council may grant the same provided the developer furnishes the Bank Guarantee of the amount at the rate of Rs. 4300/- per sq.mt. of built-up area towards cost of construction of remaining built-up area to the satisfaction of the Project Architect/ Consulting Engineer and Chief Officer of the Council but not before the completion of Ground and First floor of the complex.

11) The developer shall form a registered maintenance society for the purpose of maintenance of the building i.e. cleaning, sweeping the passages, toilets, front and side open spaces, passage and external and internal lighting, minor or major repairs of building, to maintain sanitary and water supply systems, sumps and pumps for rain water, external paintings periodically, to appoint chowkidars etc.

For this purpose the developer shall collect from every licensee a sum equivalent to Rs.10000/- (Rs. Ten Thousand Only) or sum equivalent to Rs.50.00 per sq.ft. of carpet area in possession of licensee, which ever is more and deposit the same in a nationalized bank in the name of maintenance society as fixed deposit and interest

(121) (100)

thereof shall be used for maintenance purpose or if more sum is required, then the balance amount shall be collected proportionately from each licencees.

Each and every portion of the complex shall be used only for the purpose permissible under the development control rules. However, any portion of complex shall not be used for permit room or liquor bar or any other unlawful activity.

Licencees shall not be allowed to disturb the size and shape of display boards.

26. OWNERSHIP

The land described in schedule "A" and entire building to be constructed there on, shall be the property of the council and the developer shall have no rights on title or interest in the said developed property or any portion there on, in any manner or in any nature what so ever. The maintenance of the building shall be the responsibility of the registered maintenance society of licence holder subject to approval of the council. The licence holder shall not carry out any addition alteration without the permission of the council in writing.

The council reserve right to develop / extend further the premises of building in future without any claim of to the developer and the licensee.

27. INFORMATION OF BOOKING

The developer shall give report at the end of every month about the list of persons for licence holder rights of the premises in the said complex to be constructed by the developer. However till the agreement of licencees are entered into between the council and the prospective licensee after the completion of the project, there will not be any priority of the contract or agreement between council and prospective licensee, assurance or promise give by the developer in writing or orally to any such prospective licensee. Till then the council will not permit the developer to give possession or use the premises other than construction purpose.

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28. GROUND FLOOR OF THE COMPLEX

The portion of Ground floor shown in drawings admeasuring approx. 150.77 sq mt. of built-up area is to be constructed by the developer at his own cost in the manner to satisfy the council and the Project Architect/ Consulting Engineer and to be retained by the developer or his nominee. The compound around the public toilet is to be constructed by the developer at his own cost and in the manner to satisfy the council and the the project Architect/ Consulting Engineer for the council purpose, fully finished entirely and externally, as shown in the drawings is to be handed over to the council free of cost. The developer shall not be entitled to claim any amount from the council on this account. This is the prime condition of the contract.

29. COMPENSATION

The developer or any person claiming through him shall not be entitled to claim any compensation from the council but however, if due to any reason not attributable to the developer, the scheme is closed at any intermediate stage, then the council shall refund the premium and pay to the developer the actual costs of the work already done by the developer which will be worked out on the basis of actual quantities of work done and schedule of rates of Public Works Department of Akola Division of the then prevailing year and in addition to this, the council will pay to the developer compensation as may mutually agreed upon and if there be no agreement, then as may be decided upon by an Arbitrator.

30. ACTS, RULES AND REGULATIONS

The developer shall follow all the rules, acts and regulations in force from time to time.

31. USER OF THE COMPLEX

Each and every portion of the complex shall be used only for the purpose permissible under the Development Control rules.

32. RIGHTS FOR PLACING THE HOARDING

The council reserve the right for hoarding in or on the premises of the complex. Hoarding shall not be placed any where on the premises without written permission of the council.

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33. COSTS

All costs of stamp duty, registration fees and charges for the preparation of documents shall be borne by the developer.

34. MEASUREMENT OF WORK

After completion of work, the measurement there of shall be finished in presence of Architect and developer as per measurement details and drawings as specified. The Architect during the process of construction work shall be at liberty to take measurement of the work and the developer must satisfy him about the status and specifications for the work.

35. ACCEPTANCE OF TENDER

Any conditional tender may be rejected. The rights to accept or reject any tender shall vest with the Chief Officer of the Municipal Council without assigning any reason. The developer shall not be entitled to claim any right, compensation or anything on the ground that he has submitted his tender.

36. AGREEMENT

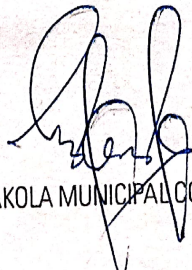
After acceptance of the tender an agreement incorporating the above terms and conditions and other terms as may be desired by the council, shall be entered into with the developer and in case the developer refuses to accord to any of the terms and conditions desired by the council then the council, shall be entitled to call for fresh tender or accept the tender of any other developer and in that event earnest money of the tenderer shall stand forfeited.

37. POSSESSION

The possession of land and the proposed building shall always be that of council.

38. DISPUTES

In case of any dispute of any nature whatsoever including termination of this agreement and consequence thereof and thereafter, the same shall be referred to an Arbitrator acceptable to both the parties; and decision of an Arbitrator will be binding on both the parties.


AKOLA MUNICIPAL COUNCIL, AKOLA.

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SCHEDULE "A"

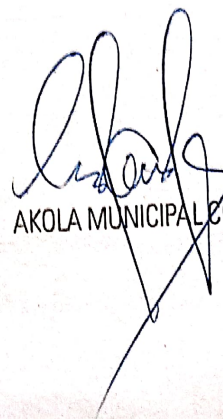
DETAILS OF THE SITE OF PROPOSED DEVELOPMENT OF SHOPPING CENTRE AND COMPOUND
WALL TO PUBLIC TOILET ON PLOT NO. K-64 NAZUL SHEET NO. 48A, AKOT ROAD, ASHOK NAGAR,
AKOLA FOR MUNICIPAL COUNCIL, AKOLA IS BOUNDED AS UNDER .

Towards North	• Akot Road
Towards East	• Plot No. K -
Towards South	• Municipal Road
Towards West	• Plot No. K -

STATEMENT OF AREAS

Built up Area Statement in Sq.mts.

1) Ground Floor • 156.77 Sq.mt.


AKOLA MUNICIPAL COUNCIL, AKOLA.

(178) (183)

SCHEDULE "B"

DETAILS OF THE MAJOR ITEMS OF WORKS :

DETAILS OF THE MAJOR ITEMS ARE TO BE EXECUTED FOR CONSTRUCTION OF PROPOSED SHOPPING CENTRE AND COMPOUND WALL TO PUBLIC TOILET ON PLOT NO. K-64 NAZUL SHEET NO. 48A, AKOT ROAD, ASHOK NAGAR, AKOLA

1. Structure : RCC Frame Structure consisting of ground floor.
2. Foundation : RCC footing foundation.
3. Super : Column, Beams, slabs.

Structure

4. Walls : Ground floor, outer walls shall be one brick thick and inner walls shall be half brick thick brick wall in C.M. 1:6
5. Finishes : Internal Surfaces : Neeru finishing on cement plaster painted with oil bound distemper in three coats.
Outer Surfaces : Double coat of cement plaster as directed by Project Architect / Consulting Engineer during progress of construction work.
Flooring, Paving Dado etc. : All shops on ground floor shall be provided with gray marble mosaic tiles as approved by Project Architect / Consulting Engineer.
For all steps leading to Ground floor, steps of all staircases colour chequered tiles as approved shall be provided. Open spaces in front of the building left for parking etc. shall be provided with concrete. Flooring in passage, providing laying precast polished chequered cement tiles for flooring size 20 cm X 20 cm and 20mm thick plain cement as directed on a bed of 1:4 c.m. in required position including cement float filling joints in neat cement slurry, curbing, polishing, and cleaning complete.
6. Doors : Shops MS Rolling of 18 gauge with locking device Doors in Shop / Offices.
All these items are to be oil painted of approved quality and colour as directed by the Project Architect / Consulting Engineer.
paving as directed by the Project Architect / Consulting Engineer.

Painting

Externally : Water proof cement paint shall be applied in 2 or 3 coats as may be required at places where other finishes are not to be provided as directed and specified by Project Architect / Consulting Engineer.

Internally : Oil bound distemper in 2 or 3 coats as directed.

8. Overhead : Syntex Water Tank of capacity 1500 ltr.
Water tank

9. Borewell : 6" dia and about 35 mte. deep with supreme casing, 1.5 HP Jet pump with all fittings, accessories installation and connection to overhead tank by 1" dia GI pipe at location specified by project Architect/ Consulting Engineer or Chief Officer.

10. Electrification : All the shops shall have one MCB, one ELCB and 5 light points and one power plug point with earthing etc. of standard make.


AKOLA MUNICIPAL COUNCIL, AKOLA.

(181) (185)

**Development of Shopping Centre, And Compound Wall to
public toilet on Plot No.K-64 Nazul Sheet No. 48A , Akot
Road, Ashok Nagar, Akola.**

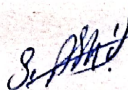
DECLARATION OF THE DEVELOPER

I hereby declare that I have made myself thoughtly conversant with the local conditions regarding all construction materials (Such as cement, steel, stones, sand, metal, murum etc.) and labour and commercial aspect of developed properties on which I have based my non-refundable premium for this work, which is inclusive of all leads and lifts involved. The design and specifications and all other commercial aspects of work have been carefully studied and understood by me before submitting this tender. I under take to construct the proposed building as per design and specifications given by the Project Architect / Consulting Engineer Mahendra Dave & Associates (Ar. Vrushali Deshmukh and Er. Mahendra Dave Akola), or his duly authorised assistant before starting the work and abide by his decision. I have sufficient experience in construction field and required machinery for construction purpose.

I hereby undertake to pay the labourers enagaged on the work as per minimum wages Act, 1948, as amended from time to time and applicable to the zone concerned.

I have also understood scope of work as below -

- 1) Shopping Centre :
 - a) Ground floor. : 156.77Sq.mt.
- 2) Boring : 6" dia and about 35 mte. deep with supreme casing, 1.5 HP Jet pump with all fittings, accessories installation and connection to overhead tank by 1" dia GI pipe at location specified by project Architect/ Consulting Engineer or Chief Officer.
- 3) Compound Wall around above mentioned Plot No. K-64 fully finished.


Signature of Developer.

188 26 488

MEASUREMENT SHEET

Name of the project : Development of shopping center and construction of compound wall around Public toilets on plot no. K-64, Sheet no. 48A, at Ashok Nagar, Akot Road, Akola, For Municipal Council Akola.

Sl. No.	Item Code	Description	No.	Length	Breadth	Depth/ Height	Quantity
1.	BDA 1A	Excavation					
		a) For Footing	20	2.00	1.85	1.80	133.20
		b) For beams	2	27.36	0.45	0.30	7.39
			2	05.27	0.45	0.30	1.42
			8	00.77	0.45	0.30	0.83
		c) For compound wall foundaton	1	18.90	0.90	1.20	20.41
			1	31.39	0.90	1.20	33.90
			1	25.91	0.90	1.20	27.98
			1	26.37	0.90	1.20	28.48
			1	23.62	0.90	1.20	25.51
							279.12
2.	BDA 14	Soling below footing	20	2.00	1.85	00.20	14.80
3.	BDA 13	Sand Cushionining					
		a) Below gr. beam	Half of Item no. 1b				5.79
		b) Below compound wall foundaton	1	18.90	0.90	0.15	2.55
			1	31.39	0.90	0.15	4.24
			1	25.91	0.90	0.15	3.50
			1	26.37	0.90	0.15	3.56
			1	23.62	0.90	0.15	3.19
							22.83
4.	BDA 11	Murrumfilling					
		a) In foundation pit	Item no. 1a-(4+5a+9)				87.70
		b) In plinth	9	02.90	04.27	00.45	50.15
		c) Arround compound wall foundation	Item No. 1c-(3b+5b+6)				56.78
							194.63
5.	BDE 1C	P.C.C.					
		a) Below footing	20	2.00	1.85	00.15	11.10
		d) Below U.C.R.	1	18.90	0.60	0.15	1.70
			1	31.39	0.60	0.15	2.83
			1	25.91	0.60	0.15	2.33
			1	26.37	0.60	0.15	2.37
			1	23.62	0.60	0.15	2.13
							22.46
6.	BDH 1	U.C.R. Masonry	1	18.90	0.45	0.90	7.65
			1	31.39	0.45	0.90	12.71
			1	25.91	0.45	0.90	10.49
			1	26.37	0.45	0.90	10.68
			1	23.62	0.45	0.90	9.57
							57.01

Sr. No.	Item Code	Description	No.	Length	Breadth	Depth/Quantity	
						Height	
7	BDF 1A	a) R.C.C. below flooring in shop	1	27.36	4.77	00.08	10.42
		b) R.C.C. below flooring platform	1	27.36	1.00	00.08	2.19
							12.61
8	BDF 2	R.C.C. Coping above U.C.R.	1	18.90	0.45	0.15	1.28
			1	31.39	0.45	0.15	2.19
			1	25.91	0.45	0.15	1.95
			1	26.37	0.45	0.15	1.78
			1	23.62	0.45	0.15	1.60
							8.60
9	BDF 2	R.C.C. Footing	As per calculations * 20 x 0.98				19.60
			20	0.38	0.23	4.15	7.25
10	BDF 4	R.C.C. Columns					
11	BDF 6	R.C.C. Plinth & Floor Slab Beams a) Accross the shop	4	27.36	0.23	0.30	7.55
			2	3.18	0.30	0.23	0.44
			7	3.00	0.30	0.23	1.45
			2	3.18	0.10	0.38	0.24
			7	3.00	0.10	0.38	0.80
			20	7.27	0.23	0.38	7.46
			20	1.00	0.23	0.38	1.75
							19.69
		b) Along the shop					
12	BDF 8	R.C.C. Slab	2	4.27	2.84	0.10	2.42
			7	4.27	2.77	0.10	8.28
			2	2.84	1.00	0.10	0.57
			7	2.77	1.00	0.10	1.94
			9	1.20	0.60	0.10	0.65
							13.86
13	BDF 11	R.C.C. Pardi	1	23.36	0.22	0.08	0.48
14	BDG 7	Burnt Brick masonry	8	3.97	2.62	--	83.21
15	BDG 5	Burnt Brick masonry For Compound Wall	1	18.90	2.15	0.23	9.35
			1	31.39	2.15	0.23	15.52
			1	25.91	2.15	0.23	12.18
			1	26.37	2.15	0.23	13.04
			1	23.62	2.15	0.23	11.68
			2	2.83	3.30	0.23	4.30
			7	2.77	3.30	0.23	14.70
			2	4.27	3.30	0.23	6.48
			9	1.20	0.83	0.60	5.38
			2	1.00	3.30	0.23	1.52
			9	2.83	0.20	0.23	1.17
							95.32
		GF					

Sr. No.	Item Code	Description	No.	Length	Breadth	Depth/Quantity	
						Height	
		Parapet	2	27.36	0.90	0.23	11.33
			2	5.27	0.90	0.23	2.18
		FF					13.51
16. BDE 3		Coping to compound wall	1	18.90	0.23	0.10	0.43
			1	31.39	0.23	0.10	0.72
			1	25.91	0.23	0.10	0.60
			1	26.37	0.23	0.10	0.61
			1	23.62	0.23	0.10	11.68
		GF					62.40
		Coping to parapet top	2	27.36	0.23	0.08	1.01
			2	5.27	0.23	0.08	0.19
		FF					1.20
17. BDM 14A		Flooring in shops	9	2.90	4.50	—	117.45
18. BDM 33		Flooring in passage	1	27.36	1.00	—	27.36
19. BDM 33B		Tread finish	18	1.20	0.30	—	06.48
20. BDL 2A		Internal Plaster					
		Rear wall in-shops	9	2.90	2.90	—	75.69
		Sides wall in-shop	18	4.50	2.90	—	234.90
		Above shutter	9	2.90	0.50	—	13.05
		Shop Ceiling	9	2.90	4.50	—	117.45
		Passage ceiling	9	2.90	0.85	—	22.19
		Bracket beam sides	18	0.90	0.28	—	4.54
							467.82
21. BDL 10		Neeru finish to internal plaster	As per item no. 20				467.82
22. BDL 7		External Plaster					
		a) Compound wall	2	18.90	2.40	—	90.72
			2	31.39	2.40	—	150.67
			2	25.91	2.40	—	124.37
			2	26.37	2.40	—	126.58
			2	23.62	2.40	—	113.38
			2	18.90	0.30	—	5.67
			1	31.39	0.30	—	9.42
			1	25.91	0.30	—	7.77
			1	26.37	0.30	—	7.91
			1	23.62	0.30	—	7.09
		GF					469.03

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Item No.	Description	No.	Length	Breadth	Depth/Quantity Height
	b) Shops	1	27.36	3.75	— 102.36
	Long wall	2	04.73	3.75	— 42.97
	Short walls	1	27.36	0.60	— 16.42
	Pardi from outside	1	26.90	0.60	— 16.14
	Pardi from inside	10	2.40	0.23	-- 5.52
	Columns in front	1	26.90	0.50	— 13.45
	Belt above shutters	27	01.20	0.15	— 4.86
	Risers	18	0.60	0.22	— 2.38
	Steps sides				380.20
	GF				
	c) Parapet wall	4	27.13	1.05	— 113.95
	(Avg. in-out)	4	5.50	1.05	— 23.10
	FF				137.05
23. BDT 56	Rolling Shutters	2	02.83	02.75	— 15.56
		7	02.77	02.75	— 53.32
					68.88
24. BDF 17	M.S.Reinforcement				2.15
	a) In footings, Coping, Floorings & Pardi		0.45% of item no. 7+8+9+13		2.67
	b) In Columns & Beams		0.80% of item no. 10+11		1.00
	c) In slabs		0.70% of item no. 12		5.82
25. BDP 7D	Primer coat to Neeru finish		As per item no. 22		469.03
26. BDP 5C	Oil bound distemper		As per item no. 21		467.99
27. BDO 3A	Oil paint to rolling shutter		2 x Item no. 23		137.76
28. BDO 8A	Waterproof cement paint GF		As per item no. 22b		380.20
29. BDO 8A	Waterproof cement paint FF		As per item no. 22c		380.20

Note : 1. Item code is serial number & item code number from CSR Public Works Department (Amravati Division) Public Works Circle Amaravati/Akola/Yavatmal.
 2. * indicates volume of frustrum + volume of base of footing.

Qest *Alah*

ABSTRACT SHEET

Name of the project : Development of shopping center and construction of compound wall around Public toilets on plot no. K-64, sheet no. 48A, ar Ashok Nagar, Akot Road, Akola, for Municipal Council Akola

Sr. No.	Item Code	Description of items	Quantity	Per	Rate Rs.	Amount Rs.
1	BDA1A	Excavation	279.12	Cum.	48.95	13662.92
2	BDA14	Soling below footing	14.80	Cum.	213.00	3152.40
3	BDA13	Sand cushioning	22.83	Cum.	173.30	3956.44
4	BDA11	Murum filling	194.63	Cum.	111.50	21701.25
5	BDE1C	P.C.C in foundation	22.46	Cum.	1034.00	23223.64
6	BDH1	U.C.R. Mesonry	57.01	Cum.	660.00	37626.60
7	BDE1A	R.C.C. Below flooring	12.61	Cum.	1152.50	14533.03
8	BDF12	R.C.C. Coping over U.C.R.	8.60	Cum.	1752.50	15071.50
9	BDF2	R.C.C. Footing	19.60	Cum.	1777.50	34839.00
10	BDF4	R.C.C. Column	7.25	Cum.	2472.50	17925.63
11	BDF6	R.C.C. Beam	19.69	Cum.	2627.50	51735.48
12	BDF8	R.C.C. Slab	13.86	Cum.	2597.50	36001.35
13	BDF11	R.C.C. Pardi	0.48	Cum.	3572.50	1714.80
14	BDG7	Burnt Brick Masonry	83.21	Sqm.	211.00	17557.31
15	BDG5	Burnt Brick Masonry GF	95.32	Cum.	1236.00	117815.52
16	BDG5	Burnt Brick Masonry FF	13.51	Cum.	1266.00	17103.66
17	BDE3	Coping GF	62.40	Cum.	1667.50	104052.00
18	BDE3	Coping FF	1.20	Cum.	1715.35	2058.42
19	BDM14	Flooring in shop	117.45	Sqm.	233.50	27424.58
20	#	Flooring in passage	27.36	Sqm.	183.50	5020.56
21	BDM33A	Tread finish	6.48	Sqm.	193.50	1253.88
22	BDL2A	Single coat plaster	467.82	Sqm.	39.20	18338.54
23	BDL10	Neeru finish	467.82	Sqm.	7.00	3274.74
24	BDL7	Sand faced plaster GF	849.23	Sqm.	80.20	68108.25
25	BDL7	Sand faced plaster FF	137.05	Sqm.	82.55	11313.48
26	BDT55	Rolling shutter	68.88	Sqm.	1025.00	70602.00
27	BDF17	M.S.Reinforcement	4.98	MT.	20600.00	102588.00
28	BDP7D	Primer coat to neeru finish	469.03	Sqm.	4.65	2180.99
29	BDP5C	Oil Bound Distemper	469.03	Sqm.	11.75	5511.10
30	BDO3A	Oil paint	137.76	Sqm.	23.90	3292.46
31	BDO8A	Waterproof cement paint GF	380.20	Sqm.	13	4942.60
32	BDO8A	Waterproof cement paint FF	380.20	Sqm.	13.15	4999.63
TOTAL						862581.74
33		Add for contegencies	2%			17251.30
34		Add for Electrification	2%			17251.63
35		Add for water supply & sanitary	3%			25877.45

GRAND TOTAL 922962.45

Des. H. K. K.

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**LEAD CHART FOR CONSTRUCTION OF COMMERCIAL COMPLEX ON
PLOT NO. 48A, PLOT NO. K 64, AKOT ROAD, ASHOK NAGAR, AKOLA
FOR MUNICIPAL COUNCIL AKOLA**

ANALYSIS BASED ON OBR/ PWD/AKOLA 99 2000

MATERIAL	QUARRY/ SOURCE	DIST. IN KM
Sand	Gandhidham	23
Material all size	Malkapur	10
Bricks	Chohtta	35
Steel & Cement	Akola	00
Flooring Tiles	Akola	00
Hard Murum	Malkapur	10

ANALYSIS FOR LEAD FOR METAL

	40mm & above	Below 40 mm size
Quarry Malkapur		
Lead for 10 Km	86.68	81.75
Less Free Lead	-62.51	-60.23
	33.17 per cum	31.52 per cum

ANALYSIS FOR LEAD FOR SAND

Source Gandhigram	
Lead for 23 Km	138.51
Less free lead	-60.23
Total	88.28 per cum

ANALYSIS FOR LEAD FOR BRICKS

Source Chohtta	
35 Km	301.74
Less free lead	-82.52
Total	219.22 per 2 cum
	109.61 per cum

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ANALYSIS FOR LEAD FOR STEEL AND CEMENT

Source Akola

Local

0

Less free lead

0

Total

0 mt

0.00 per bag

ANALYSIS FOR LEAD FOR TILES

Source Akola

0

Less free lead

0

Total

0 per 100

0.00 per sqm.

BASIC RATE OF METER RATES

Cement

Rs.2600 Per Mt.

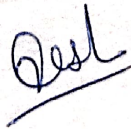
Mild Steel

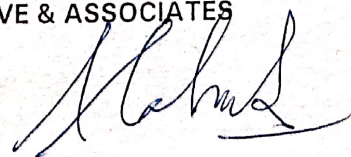
Rs.16000 Per Mt.

Tor Steel

Rs.16000 Per Mt.

FOR MAHENDRA DAVE & ASSOCIATES





**RATE ANALYSIS FOR CONSTRUCTION OF COMMERCIAL COMPLEX ON
NZL SHEET NO. 48A, PLOT NO. K 64, AKOT ROAD, ASHOK NAGAR, AKOLA.
FOR MUNICIPAL COUNCIL AKOLA**

RATE ANALYSIS BASED ON CSR/PWD/AKOLA/99-2000

LEAD CHARGES FOR MATERIAL PER UNIT

METAL	40MM & ABOVE		
	BELOW 40MM SIZE	33.17	PER CUM M
SAND		31.52	PER CUM
BRICKS		88.28	PER CUM S
STEEL		109.61	PER CUM B
FL TILES		0.00	PER MT
CEMENT		0.00	PER SQM
		0.00	PER BAG

ANALYSIS OF RATES BASED ON CSR / PWD / AKOLA 99-2000

ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/CEMENT	TOTAL	UNIT	REMA
1.	EXCAVATION IN EARTH	BDA-2 P 259	43			43	CUM	
2.	EXCAVATION IN H M	BDA-3 P 259	50			50	CUM	
3.	EXCAVATION IN EARTH AND BOULDER	BDA-3 P 259	57			57	CUM	
4.	EXCAVATION IN SOFT ROCK	BDA-4 P 259	115			115	CUM	

ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/ CEMENT	TOTAL	UNIT	REMARK
						1034	CUM	9m + 5s + 3.39c
5.	1:4:8 BED CONCRETE	BDE-1 P 287	960	73.99	0.0	1667.5	CUM	
6.	PCC COPING	BDE-3	1595	72.51	0.0	1852.50	CUM	
7.	CONCRETE ROAD		1780	72.51	0.0	1667.5	CUM	
	PCC BED BLOCK		1595	72.51	0.0	213	CUM	
8.	80 mm METAL SOLING	BDA-14	180	33.17		1777.50	CUM	
9.	RCC M 15 FOOTING	BDF-2	1705	72.51	0.0	2472.50	CUM	
10	RCC M-15 COLUMN	BDF-4	2400	72.51	0.0			
11.	RCC M-15 BEAMS	BDF 6 P 300						
		IS 456(1978)	2555	72.51	0.0	2627.5	CUM	9m + 5s + 6.24c
13.	RCC M-15 SLAB	BDF 8 P 302						
		IS 456(1978)	2525	72.51	0.0	2597.5	CUM	9m + 5s + 6.24c
12.	RCC M-15 CHAJJA		2600	72.51	0.0	2672.5	CUM	
14.	RCC M-15 WAIST SLAB		2540	72.51	0.0	2612.5	CUM	
15.	R.C.C. FLORING M-10	BDE-1A	1080	72.51		1152.50	CUM	
15A.	RCC FLOORING M-15	AS DIRECTED	1595	72.51	0.0	1667.5	CUM	9m + 5s + 6.24c
16.	RCC M-15 WALL, PARDI	BDF 11 P 304						
		IS 456(1978)	3500	72.51	0.0	3572.50	CUM	9m + 5s + 6.24c
17.	PROVIDING M.S./HYSO	BDF 17 P 306						
		IS 456(1978)	20600		0.0	20600	MT	

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ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/ CEMENT	TOTAL	UNIT	REMARKS
18.	UCR MASONARY IN 1:6	BDH 1 P 329	600	59.65	0.0	660	CUM	1m + 3s + 1.65c
19.	PROVIDING 2ND CLASS	BDG 5 P 315	1130	136.09	0.0	1266	CUM	
20.	PROVIDING 2ND CLASS BRICK MASONARY PLINTH		1100	136.09	0.0	1236	CUM	
21.	HALF BRICK MASONARY		195	15.65		211.0	CUM	
22.	WATER PROOFING BY BRICK COBA		220	15.65	2.6	238	SQM	
23.	CEMENT PLASTER 20MM SINGLE COAT WITH NEERU	BDL 4a	52.25	2.21	0.0	54.40	SQM	02s
23A.	CEMENT PLASTER 12 MM	BDL-2B	39	2.2		41.20		
24.	SAND FACED PLASTER FOR EXTERNAL	BDL 7 P 369	78	2.21	0.0	81.20	SQM	02s
25.	NEERU FINISHING TO WALL	BDL 10	7			7	SQM	
26.	NEERU FINISHING TO CEILING	BDL 10A	9			9	SQM	
27.	TUCK POINTING		28	0.88	0.0	29	SQM	
28.	MARBLE MOSAIC TILES FLOORING	BDM 6A	260	3.53	0.0	263.50	SQM	

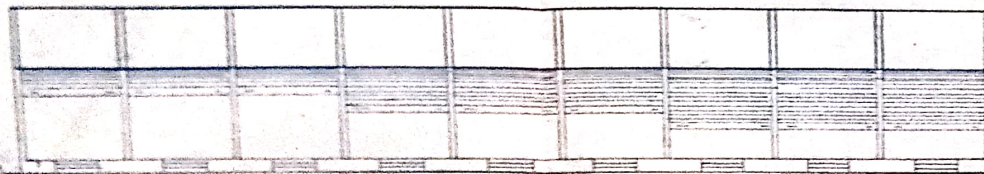
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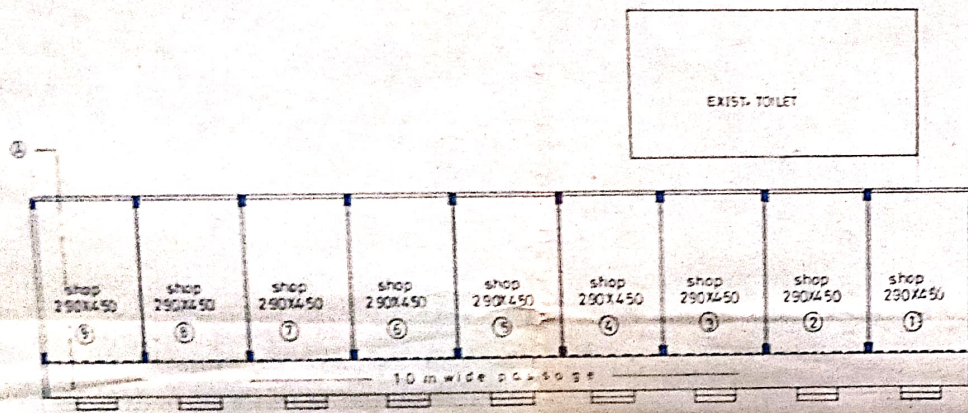
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ITEM NO.	PARTICULARS OF RATE	SPECIFICATION NO.	RATE AS PER CSR 99-2000	LEAD CHARGES	CHARGES FOR STEEL/ CEMENT	TOTAL	UNIT	REMARK
29.	MARBLE MOSAIC TILES	BDM 3	275	3.53	0.0	278.50	SQM	
29B.	MARBLE MOSAIC TILES	BDM14	230	3.53		233.50	SQM	
30.	POLISHED KOTA FLOOR		420	3.53	0.0	424	SQM	
30B.	CHEQURED TILES IN PASSAGE AS DIRECTED BY ENGINEER		180	3.53		183.50	SQM	
31.	POLISHED KOTA DADO		435	3.53		439	SQM	
32.	POLISHED KOTA TREADS AND TREADS	BDM 22B	435	3.53	0.0	439	SQM	
33.	SILLS OF POLISHED KOTA		430	3.53		434	SQM	
34.	CERAMIC TILES FLOORING		560	3.53		564	SQM	
35.	CERAMIC TILES DADO		630	0.00		630	SQM	
36.	1:2:4 FLOORING 50MM TH	BDM 7 A	92	3.63		96	SQM	
37.	WHITE GLAZED TILES	BDM 12	400	0.00		400	SQM	
38.	SUPPLY OF 80 mm METAL		80	33.17		113	CUM	
39.	SUPPLY OF 40 mm METAL		95	33.17		128	CUM	
40.	SUPPLY OF SOFT MURUM		17	31.52		48.50	CUM	
41.	SUPPLY OF SAND	BDA13	85	88.28		173.3	CUM	

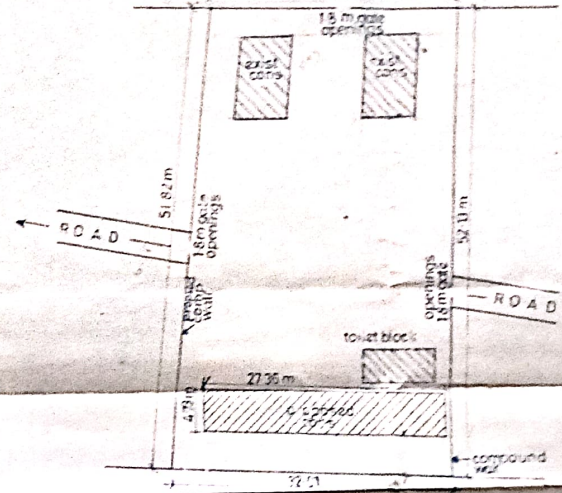
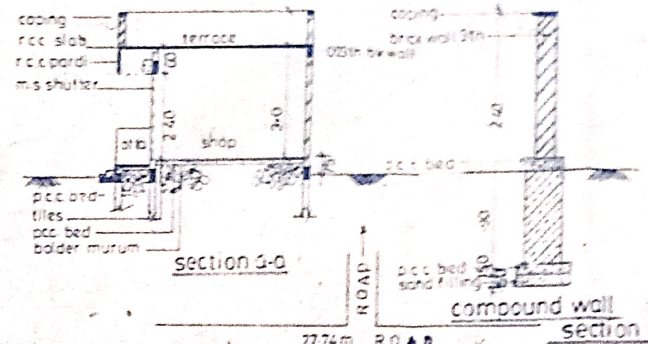

 FOR MAHENDRA DAVE & ASSOCIATES



elevation



ground floor plan

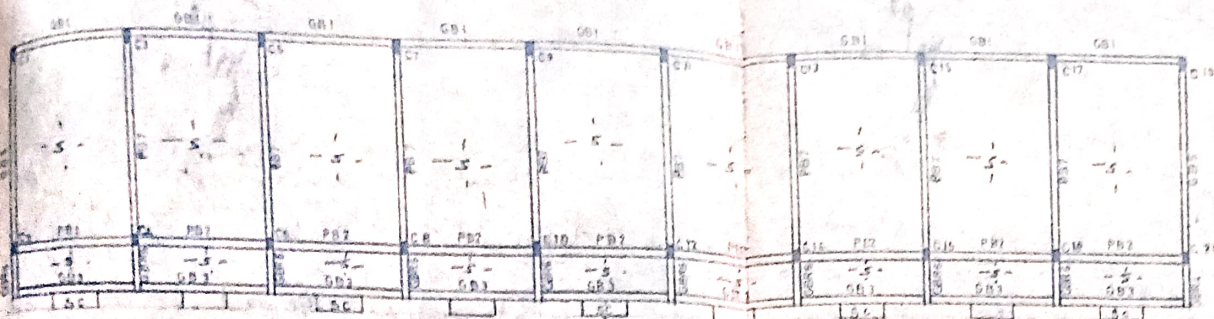


site plan

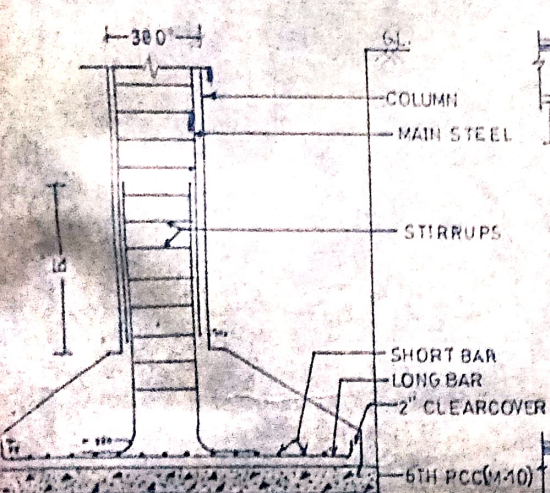
proposed shopping complex & compound wall to public toilet at plot no K-64 sheet no 48A ashok nagar AKOLA

scale 1:100 1:400	North
date	
administrator	
sign	
municipal council Akola	

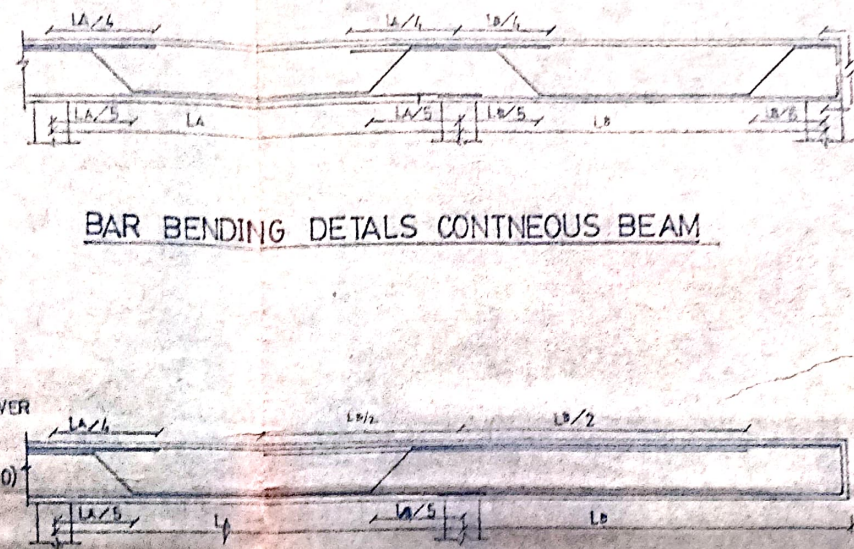
consultants architect engineers	
architect vrushal deshmukh akola	architect, engineer mahendra dave akola
Gul	Heb



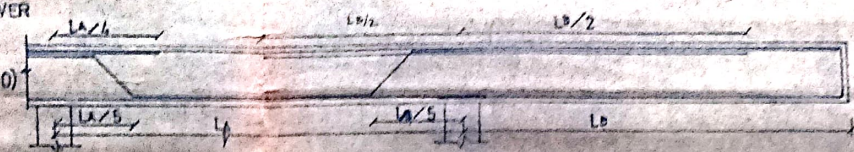
KEY PLAN



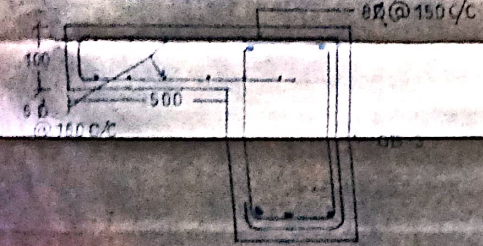
FOUNDATION DETAILS



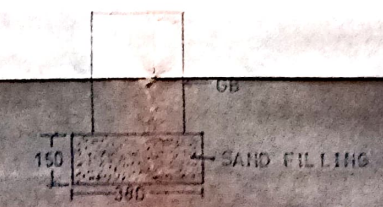
BAR BENDING DETAILS CONTNEOUS BEAM



DETAILS OF CANTILEVER BEAM



DETAILS OF SC



SAND COUSIONING TO G.B.

707

COLUMN NO	EXCAVATION		FOOTING		FOOTING REIN		COLUMN	
	SIZE	DEPTH	SIZE	FOOTING	1'S BAR	2'S BAR	SIZE	STEEL
1, 2, 3, 4, 5, 6	1850	1800	1700	450	8-10	8-10	220x220	4-6
7, 8, 9, 10, 11, 12	2000	1800	1850	150	8-10	8-10	220x220	4-6
13, 14, 15, 16, 17, 18								
19, 20								

BEAM NO.	SIZE		MAIN STEEL			STIRRUPS	REMARKS
	B	D	TOP	BOTTOM	CHALK		
GB1	230	300	2-10	2-12	1-12	6	1-2
PB2	230	300	2-10	2-10	1-10	6	
GB3	230	300	2-10	2-10	1-12	6	
GBR4	230	380	2-10	2-10		6	Continue
GB5	230	380	2-10	2-10	2-12	6	
GBR6	230	380	2-10	2-10		6	Continue
PB7	230	380	2-10	2-10	2-12	6	

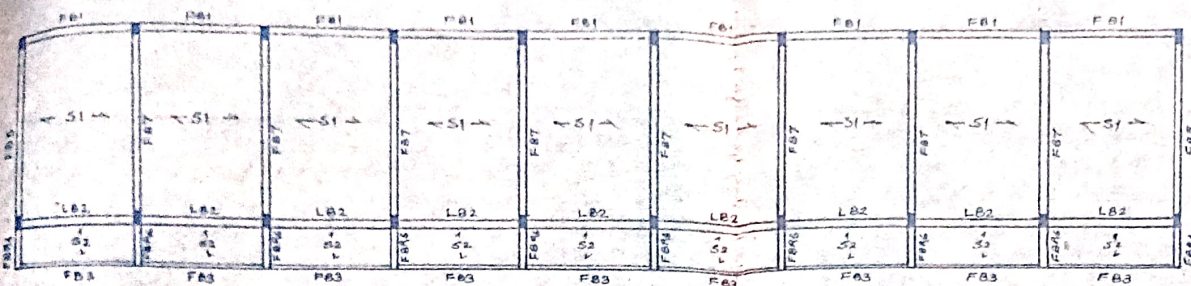
SLAB NO	THICK	TYPE	MAIN STEEL		DISTRIBUTION STEEL	REMARKS
			SHORT BAR	LONG BAR		
SC	100	ONE WAY	8 @ 150		8 @ 150	CANTILE
S	80	TWO WAY	6 @ 160	6 @ 160		

CONSTRUCTION OF SHOPPING COMPLEX AT CHERRY LAKE, KARWALE, DIST. ROAD-AROLA

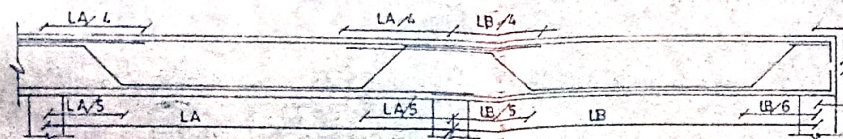
DR. HARSHDEEP KAMBLE
MUNICIPAL COUNCIL, AROLA

COLUMN FOOTING GROUND BEAM

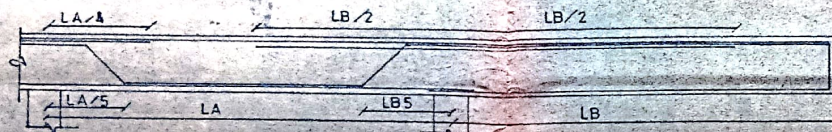
MAHENDRA DESAI & ASSOCIATES
AR. Vrushali Deshmukh, E.P. Mahendra Desai



KEY PLAN



BAR BENDING DETAILS CONTNEOUS BEAM



DETAILS OF CANTILEVER BEAM

SCHEDULE OF BEAMS FLOOR SLAB

BEAM NO	SIZE		MAIN STEEL			STIRRUPS	REMARK
	B	D	TOP	BOTTOM	CRANK		
FB1	230	300	2-10 ϕ - C	2-10 ϕ	1-12 ϕ - C	6 ϕ @ 150	
LB2	230	300	2-10 ϕ - C	2-12 ϕ	1-12 ϕ - C	6 ϕ @ 150	
FB3	100	380	2-10 ϕ - C	2-10 ϕ	1-12 ϕ - C Pin	6 ϕ @ 150	
FB4	230	380	2-10 ϕ - C 3-12 ϕ - C	2-12 ϕ Return	—	6 ϕ @ 130	Contine
FB5	230	350	2-12 ϕ - C	2-16 ϕ	3-12 ϕ - C	6 ϕ @ 130	
FB6	230	380	2-10 ϕ - C 3-12 ϕ - C	2-12 ϕ Return	—	6 ϕ @ 130	Contine
FB7	230	380	2-12 ϕ - C	3-16 ϕ	3-12 ϕ - C	6 ϕ @ 150	

SCHEDULE OF FLOOR SLAB

S.NO.	THICK	TYPE	MAIN STEEL		DISTRIBUTION STEEL	REM.
			SHORT BAR	LONG BAR		
S1	100	ONE WAY	8 ϕ @ 130 all bent up		6 ϕ @ 150 top & bottom	
S2	100	ONE WAY	8 ϕ @ 170		6 ϕ @ 160	

PROJECT
CONSTRUCTION OF SHOPPING
COMPLEX
AT SHEET NO. 6-A PLOT NO. 64 AKOT R. B. A.

DETAILS

BEAMS FLOORS SLAB

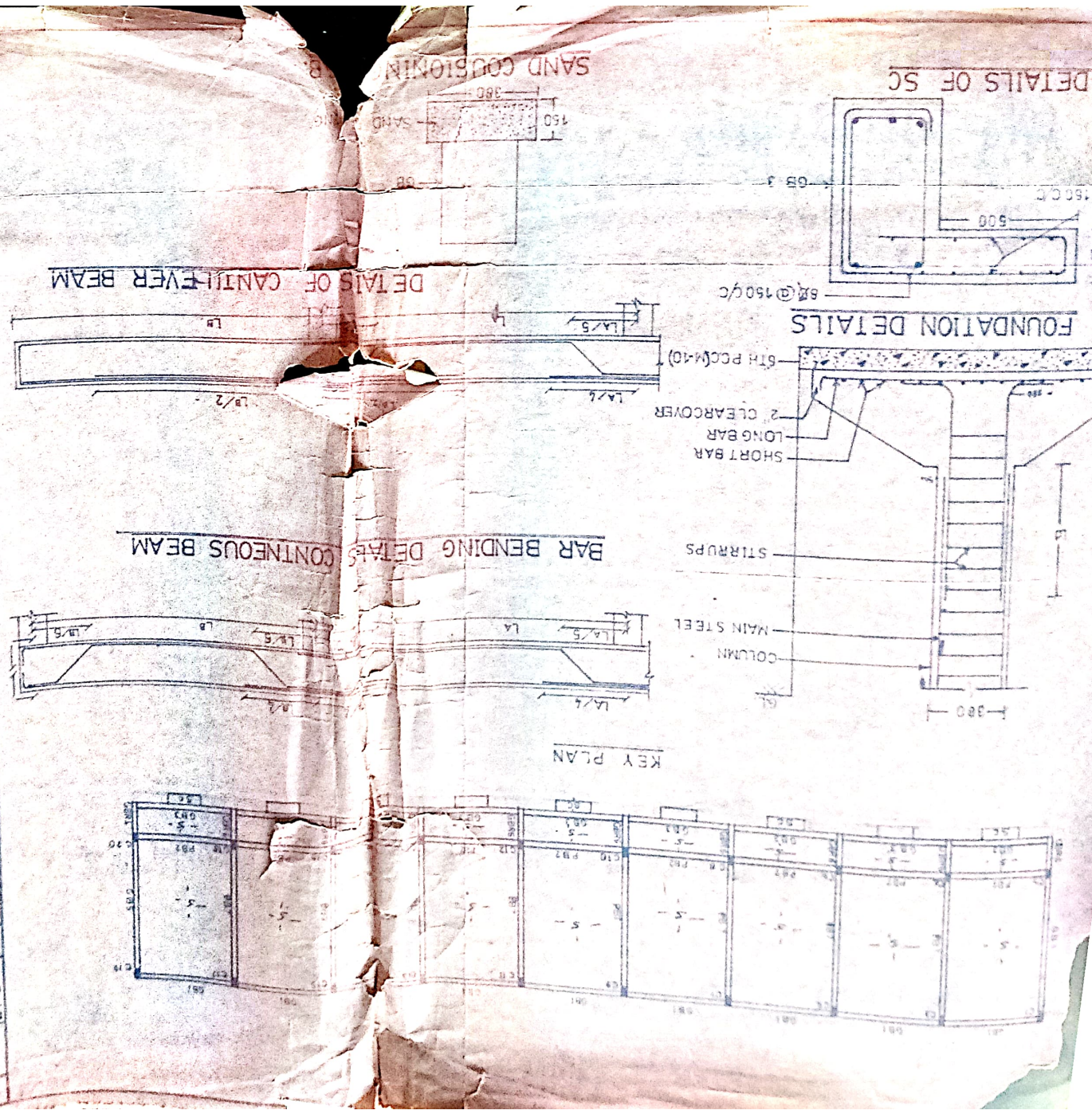
ADMINISTRATOR

DR HARSHDEEP RAMBLE
MUNICIPAL COUNCIL AKOLA

PROJECT ARCHITECT & CONSULTING ENGINEER
MAHENDRA DAVE & ASSOCIATES

AR VRUSHALI DESHAMURTHI ER MAHENDRA

DETAILS OF COLUMN FOOTING			
EXCAVATION	NOTES	FOOTING AREA	FOOTING PERIMETER
SIZE	DEPTH	SIZE	PERIMETER
1.25 x 1.25	1.00	1.25 x 1.25	5.00
1.50 x 1.50	1.25	1.50 x 1.50	6.00
2.00 x 2.00	1.50	2.00 x 2.00	8.00
2.50 x 2.50	2.00	2.50 x 2.50	10.00
3.00 x 3.00	2.50	3.00 x 3.00	12.00
3.50 x 3.50	3.00	3.50 x 3.50	14.00
4.00 x 4.00	3.50	4.00 x 4.00	16.00
4.50 x 4.50	4.00	4.50 x 4.50	18.00
5.00 x 5.00	4.50	5.00 x 5.00	20.00
5.50 x 5.50	5.00	5.50 x 5.50	22.00
6.00 x 6.00	5.50	6.00 x 6.00	24.00
6.50 x 6.50	6.00	6.50 x 6.50	26.00
7.00 x 7.00	6.50	7.00 x 7.00	28.00
7.50 x 7.50	7.00	7.50 x 7.50	30.00
8.00 x 8.00	7.50	8.00 x 8.00	32.00
8.50 x 8.50	8.00	8.50 x 8.50	34.00
9.00 x 9.00	8.50	9.00 x 9.00	36.00
9.50 x 9.50	9.00	9.50 x 9.50	38.00
10.00 x 10.00	9.50	10.00 x 10.00	40.00
10.50 x 10.50	10.00	10.50 x 10.50	42.00
11.00 x 11.00	10.50	11.00 x 11.00	44.00
11.50 x 11.50	11.00	11.50 x 11.50	46.00
12.00 x 12.00	11.50	12.00 x 12.00	48.00
12.50 x 12.50	12.00	12.50 x 12.50	50.00
13.00 x 13.00	12.50	13.00 x 13.00	52.00
13.50 x 13.50	13.00	13.50 x 13.50	54.00
14.00 x 14.00	13.50	14.00 x 14.00	56.00
14.50 x 14.50	14.00	14.50 x 14.50	58.00
15.00 x 15.00	14.50	15.00 x 15.00	60.00
15.50 x 15.50	15.00	15.50 x 15.50	62.00
16.00 x 16.00	15.50	16.00 x 16.00	64.00
16.50 x 16.50	16.00	16.50 x 16.50	66.00
17.00 x 17.00	16.50	17.00 x 17.00	68.00
17.50 x 17.50	17.00	17.50 x 17.50	70.00
18.00 x 18.00	17.50	18.00 x 18.00	72.00
18.50 x 18.50	18.00	18.50 x 18.50	74.00
19.00 x 19.00	18.50	19.00 x 19.00	76.00
19.50 x 19.50	19.00	19.50 x 19.50	78.00
20.00 x 20.00	19.50	20.00 x 20.00	80.00
20.50 x 20.50	20.00	20.50 x 20.50	82.00
21.00 x 21.00	20.50	21.00 x 21.00	84.00
21.50 x 21.50	21.00	21.50 x 21.50	86.00
22.00 x 22.00	21.50	22.00 x 22.00	88.00
22.50 x 22.50	22.00	22.50 x 22.50	90.00
23.00 x 23.00	22.50	23.00 x 23.00	92.00
23.50 x 23.50	23.00	23.50 x 23.50	94.00
24.00 x 24.00	23.50	24.00 x 24.00	96.00
24.50 x 24.50	24.00	24.50 x 24.50	98.00
25.00 x 25.00	24.50	25.00 x 25.00	100.00
25.50 x 25.50	25.00	25.50 x 25.50	102.00
26.00 x 26.00	25.50	26.00 x 26.00	104.00
26.50 x 26.50	26.00	26.50 x 26.50	106.00
27.00 x 27.00	26.50	27.00 x 27.00	108.00
27.50 x 27.50	27.00	27.50 x 27.50	110.00
28.00 x 28.00	27.50	28.00 x 28.00	112.00
28.50 x 28.50	28.00	28.50 x 28.50	114.00
29.00 x 29.00	28.50	29.00 x 29.00	116.00
29.50 x 29.50	29.00	29.50 x 29.50	118.00
30.00 x 30.00	29.50	30.00 x 30.00	120.00
30.50 x 30.50	30.00	30.50 x 30.50	122.00
31.00 x 31.00	30.50	31.00 x 31.00	124.00
31.50 x 31.50	31.00	31.50 x 31.50	126.00
32.00 x 32.00	31.50	32.00 x 32.00	128.00
32.50 x 32.50	32.00	32.50 x 32.50	130.00
33.00 x 33.00	32.50	33.00 x 33.00	132.00
33.50 x 33.50	33.00	33.50 x 33.50	134.00
34.00 x 34.00	33.50	34.00 x 34.00	136.00
34.50 x 34.50	34.00	34.50 x 34.50	138.00
35.00 x 35.00	34.50	35.00 x 35.00	140.00
35.50 x 35.50	35.00	35.50 x 35.50	142.00
36.00 x 36.00	35.50	36.00 x 36.00	144.00
36.50 x 36.50	36.00	36.50 x 36.50	146.00
37.00 x 37.00	36.50	37.00 x 37.00	148.00
37.50 x 37.50	37.00	37.50 x 37.50	150.00
38.00 x 38.00	37.50	38.00 x 38.00	152.00
38.50 x 38.50	38.00	38.50 x 38.50	154.00
39.00 x 39.00	38.50	39.00 x 39.00	156.00
39.50 x 39.50	39.00	39.50 x 39.50	158.00
40.00 x 40.00	39.50	40.00 x 40.00	160.00
40.50 x 40.50	40.00	40.50 x 40.50	162.00
41.00 x 41.00	40.50	41.00 x 41.00	164.00
41.50 x 41.50	41.00	41.50 x 41.50	166.00
42.00 x 42.00	41.50	42.00 x 42.00	168.00
42.50 x 42.50	42.00	42.50 x 42.50	170.00
43.00 x 43.00	42.50	43.00 x 43.00	172.00
43.50 x 43.50	43.00	43.50 x 43.50	174.00
44.00 x 44.00	43.50	44.00 x 44.00	176.00
44.50 x 44.50	44.00	44.50 x 44.50	178.00
45.00 x 45.00	44.50	45.00 x 45.00	180.00
45.50 x 45.50	45.00	45.50 x 45.50	182.00
46.00 x 46.00	45.50	46.00 x 46.00	184.00
46.50 x 46.50	46.00	46.50 x 46.50	186.00
47.00 x 47.00	46.50	47.00 x 47.00	188.00
47.50 x 47.50	47.00	47.50 x 47.50	190.00
48.00 x 48.00	47.50	48.00 x 48.00	192.00
48.50 x 48.50	48.00	48.50 x 48.50	194.00
49.00 x 49.00	48.50	49.00 x 49.00	196.00
49.50 x 49.50	49.00	49.50 x 49.50	198.00
50.00 x 50.00	49.50	50.00 x 50.00	200.00
50.50 x 50.50	50.00	50.50 x 50.50	202.00
51.00 x 51.00	50.50	51.00 x 51.00	204.00
51.50 x 51.50	51.00	51.50 x 51.50	206.00
52.00 x 52.00	51.50	52.00 x 52.00	208.00
52.50 x 52.50	52.00	52.50 x 52.50	210.00
53.00 x 53.00	52.50	53.00 x 53.00	212.00
53.50 x 53.50	53.00	53.50 x 53.50	214.00
54.00 x 54.00	53.50	54.00 x 54.00	216.00
54.50 x 54.50	54.00	54.50 x 54.50	218.00
55.00 x 55.00	54.50	55.00 x 55.00	220.00
55.50 x 55.50	55.00	55.50 x 55.50	222.00
56.00 x 56.00	55.50	56.00 x 56.00	224.00
56.50 x 56.50	56.00	56.50 x 56.50	226.00
57.00 x 57.00	56.50	57.00 x 57.00	228.00
57.50 x 57.50	57.00	57.50 x 57.50	230.00
58.00 x 58.00	57.50	58.00 x 58.00	232.00
58.50 x 58.50	58.00	58.50 x 58.50	234.00
59.00 x 59.00	58.50	59.00 x 59.00	236.00
59.50 x 59.50	59.00	59.50 x 59.50	238.00
60.00 x 60.00	59.50	60.00 x 60.00	240.00
60.50 x 60.50	60.00	60.50 x 60.50	242.00
61.00 x 61.00	60.50	61.00 x 61.00	244.00
61.50 x 61.50	61.00	61.50 x 61.50	246.00
62.00 x 62.00	61.50	62.00 x 62.00	248.00
62.50 x 62.50	62.00	62.50 x 62.50	250.00
63.00 x 63.00	62.50	63.00 x 63.00	252.00
63.50 x 63.50	63.00	63.50 x 63.50	254.00
64.00 x 64.00	63.50	64.00 x 64.00	256.00
64.50 x 64.50	64.00	64.50 x 64.50	258.00
65.00 x 65.00	64.50	65.00 x 65.00	260.00
65.50 x 65.50	65.00	65.50 x 65.50	262.00
66.00 x 66.00	65.50	66.00 x 66.00	264.00
66.50 x 66.50	66.00	66.50 x 66.50	266.00
67.00 x 67.00	66.50	67.00 x 67.00	268.00
67.50 x 67.50	67.00	67.50 x 67.50	270.00
68.00 x 68.00	67.50	68.00 x 68.00	272.00
68.50 x 68.50	68.00	68.50 x 68.50	274.00
69.00 x 69.00	68.50	69.00 x 69.00	276.00
69.50 x 69.50	69.00	69.50 x 69.50	278.00
70.00 x 70.00	69.50	70.00 x 70.00	280.00
70.50 x 70.50	70.00	70.50 x 70.50	282.00
71.00 x 71.00	70.50	71.00 x 71.00	284.00
71.50 x 71.50	71.00	71.50 x 71.50	286.00
72.00 x 72.00	71.50	72.00 x 72.00	288.00
72.50 x 72.50	72.00	72.50 x 72.50	290.00
73.00 x 73.00	72.50	73.00 x 73.00	292.00
73.50 x 73.50	73.00	73.50 x 73.50	294.00
74.00 x 74.00	73.50	74.00 x 74.00	296.00
74.50 x 74.50	74.00	74.50 x 74.50	298.00
75.00 x 75.00	74.50	75.00 x 75.00	300.00
75.50 x 75.50	75.00	75.50 x 75.50	302.00
76.00 x 76.00	75.50	76.00 x 76.00	304.00
76.50 x 76.50	76.00	76.50 x 76.50	306.00
77.00 x 77.00	76.50	77.00 x 77.00	308.00
77.50 x 77.50	77.00	77.50 x 77.50	310.00
78.00 x 78.00	77.50	78.00 x 78.00	312.00
78.50 x 78.50	78.00	78.50 x 78.50	314.00
79.00 x 79.00	78.50	79.00 x 79.00	316.00
79.50 x 79.50	79.00	79.50 x 79.50	318.00
80.00 x 80.00	79.50	80.00 x 80.00	320.00
80.50 x 80.50	80.00	80.50 x 80.50	322.00
81.00 x 81.00	80.50	81.00 x 81.00	324.00
81.50 x 81.50	81.00	81.50 x 81.50	326.00
82.00 x 82.00	81.50	82.00 x 82.00	328.00
82.50 x 82.50	82.00	82.50 x 82.50	330.00
83.00 x 83.00	82.50	83.00 x 83.00	332.00
83.50 x 83.50	83.00	83.50 x 83.50	334.00
84.00 x 84.00	83.50	84.00 x 84.00	336.00
84.50 x 84.50	84.00	84.50 x 84.50	338.00
85.00 x 85.00	84.50	85.00 x 85.00	340.00
85.50 x 85.50	85.00	85.50 x 85.50	342.00
86.00 x 86.00	85.50	86.00 x 86.00	344.00
86.50 x 86.50	86.00	86.50 x 86.50	346.00
87.00 x 87.00	86.50	87.00 x 87.00	348.00
87.50 x 87.50	87.00	87.50 x 87.50	350.00
88.00 x 88.00	87.50	88.00 x 88.00	352.00
88.50 x 88.50	88.00	88.50 x 88.50	354.00
89.00 x 89.00	88.50	89.00 x 89.00	356.00
89.50 x 89.50	89.00	89.50 x 89.50	358.00
90.00 x 90.00	89.50	90.00 x 90.00	360.00
90.50 x 90.50	90.00	90.50 x 90.50	362.00
91.00 x 91.00	90.50	91.00 x 91.00	364.00
91.50 x 91.50	91.00	91.50 x 91.50	366.00
92.00 x 92.00	91.50	92.00 x 92.00	368.00
92.50 x 92.50	92.00	92.50 x 92.50	370.00
93.00 x 93.00	92.50	93.00 x 93.00	372.00
93.50 x 93.50	93.00	93.50 x 93.50	374.00
94.00 x 94.00	93.50	94.00 x 94.00	376.00
94.50 x 94.50	94.00	94.50 x 94.50	378.00
95.00 x 95.00	94.50	95.00 x 95.00	380.00
95.50 x 95.50	95.00	95.50 x 95.50	382.00
96.00 x 96.00	95.50	96.00 x 96.00	384.00
96.50 x 96.50	96.00	96.50 x 96.50	386.00
97.00 x 97.00	96.50	97.00 x 97.00	388.00
97.50 x 97.50	97.00	97.50 x 97.50	390.00
98.00 x 98.00	97.50	98.00 x 98.00	392.00
98.50 x 98.50	98.00	98.50 x 98.50	394.00
99.00 x 99.00	98.50	99.00 x 99.00	396.00
99.50 x 99.50	99.00	99.50 x 99.50	398.00
100.00 x 100.00	99.50	100.00 x 100.00	400.00



समुदाय

(विभाग १२, ११०, (२) ११४, ११५, (२) आणि ११७ (१) (२) व (२) पदा)

सर्व सामाज्य पावती

४८२

Nº 000052

अकोला नगर परिषद

बुक No. 155

श्री ल. मणिक जे. रिमल

भा.भा. फडत १९७३

बदल

हमने २५/१०/७३ (अगरी) व. पु. म. रि. २५/१०/७३

दिनांक २३-१०-७३

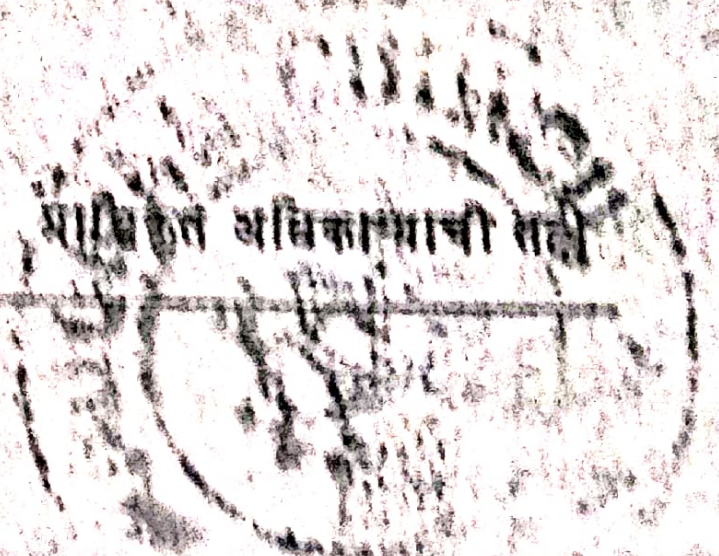
लिपीकाची सही

Chaudhary

मा.सि.के.त अ.सि.का.भा.ची सही

रोकड नहित तोंव केली पुढे कमांक

लेखापाल रोखपाल



प्रति;

सा. प्रशासक

नगर परिषद्. धकोला

विस्तार, दुकानें सेक्टर साणी क्वार्टर-३

ग्रिड सार्वजनिक संजय. (क्वार्टर. नं.

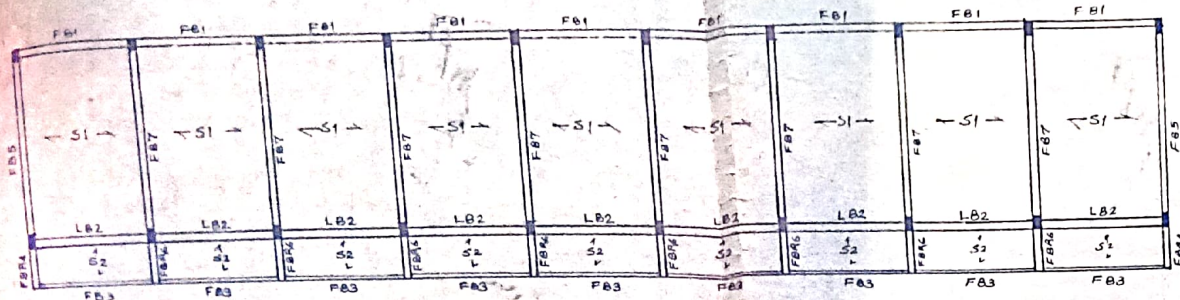
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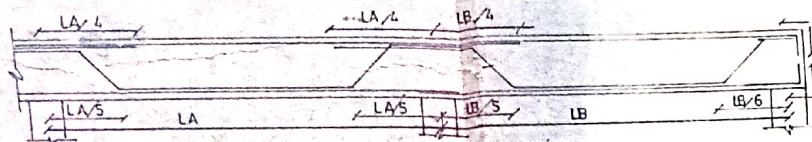
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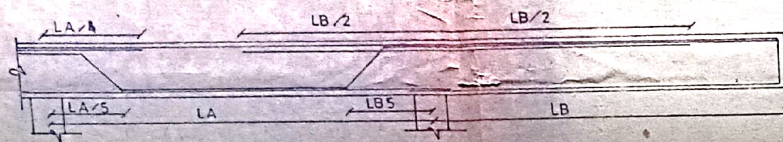
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KEY PLAN



BAR BENDING DETAILS CONTINUOUS BEAM



DETAILS OF CANTILEVER BEAM

SCHEDULE OF BEAMS FLOOR SLAB

BEAM NO	SIZE	MAIN STEEL			STIRRUPS	REMARK
		TOP	BOTTOM	CRANK		
FB1	230 300	2-10 Φ - C	2-10 Φ	1-12 Φ - C	6 Φ @ 150	
LB2	230 300	2-10 Φ - C	2-12 Φ	1-12 Φ - C	6 Φ @ 150	
F83	100 380	2-10 Φ - C	2-10 Φ	1-12 Φ - C pin	6 Φ @ 150	
FBR4	230 380	2-10 Φ - C 3-12 Φ - C	2-12 Φ Return		6 Φ @ 130	Cantilever
FB5	230 380	2-12 Φ - C	2-16 Φ	3-12 Φ - C	6 Φ @ 130	Cantilever
FBR6	230 380	2-10 Φ - C 3-12 Φ - C	2-12 Φ Return		6 Φ @ 150	
FB7	230 380	2-12 Φ - C	3-16 Φ	3-12 Φ - C	6 Φ @ 150	

SCHEDULE OF FLOOR SLAB

S NO	THICK	TYPE	MAIN STEEL		DISTRIBUTION STEEL	REMARK
			SHORT BAR	LONG BAR		
S1	100	ONE WAY	8 Φ @ 130 all bent up		6 Φ @ 150 top & bottom	
S2	100	ONE WAY	8 Φ @ 170		6 Φ @ 160	

PROJECT
CONSTRUCTION OF SHOPPING
COMPLEX

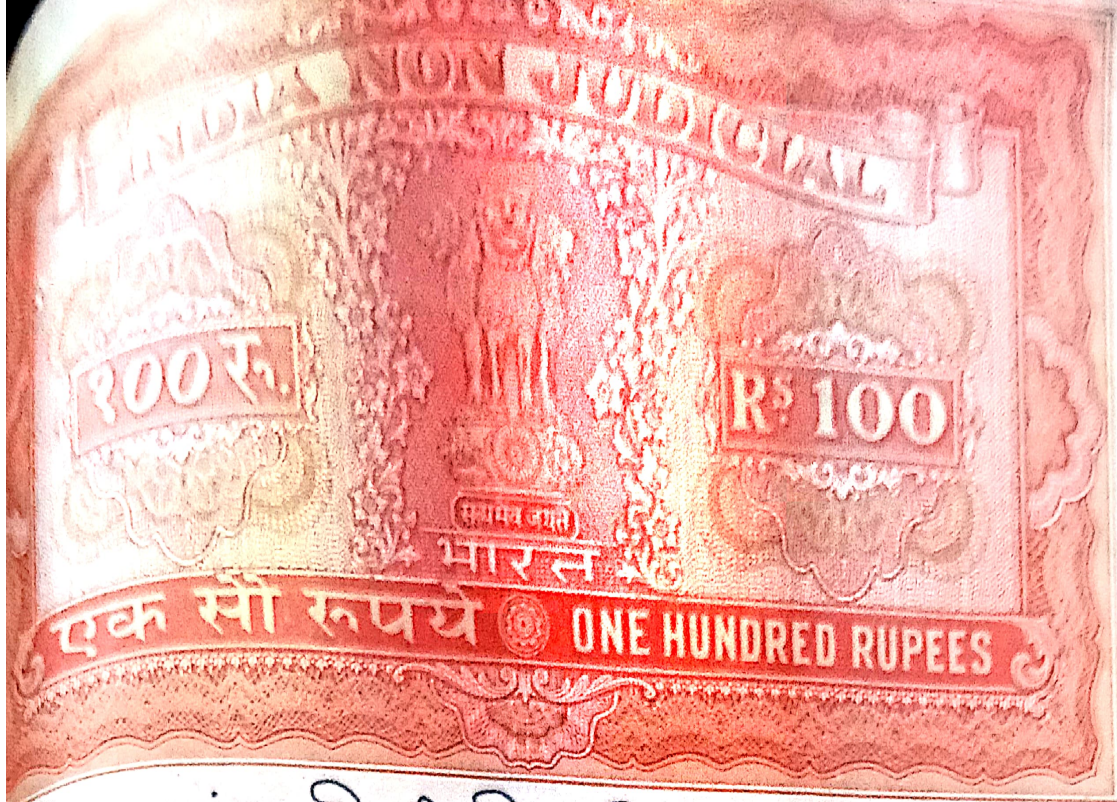
DETAILS
BEAMS FLOORS SLAB

ADMINISTRATOR

DR HARSHDEEP KAMBLE
MUNICIPAL COUNCIL AKOLA

PROJECT ARCHITECT & CONSULTING ENGINEERS
MAHENDRA DAVE & ASSOCIATES

AR VRUSHALI DESHAMUHE ER MAHENDRA DAVE



चंद्रमणी गेजुजी माने. अकोला

C. Mane

डॉनोल्ड र. बावडे
मद्रांक विक्रेता अकोला

AGREEMENT

This agreement is made on this 15th day of Jan. 2001 between Akola Municipal Council, Akola represented by the Chief Officer, Akola, Tq. & Distt. Akola (hereinafter referred to as Council, which expression shall include its successors and assigns) of the one part and Chandramani Genuji Mane, carrying on business at Akola. (hereinafter referred to as developer, which expression shall include its heirs, executors, successors, administrators) of 2nd part.

Whereas Municipal Council, Akola through its Administrator has taken a decision on developed a Commercial Complex on Nazul Sheet No. 48A Plot No. K 64 of Akola on Akot Road to Ashok Nagar Road and whereas for the purpose of construction of said Commercial Complex, tenders were invited by the Council by issuing public notice in Daily Matrubhumi dated 21.12.2000 and whereas offer given by the Developer (party of 2nd part) in his tender, was the highest one which is accepted by Council through its chief officer and Administrator and it is decided on 19.1.2001 to allot the work of development and construction of said Commercial Complex to the Developer (party of 2nd part) on following terms and conditions.

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DESCRIPTION OF THE WORK

Development of shopping Centre on Sheet No. 48A Plot No.K 64 to construct Shopping Centre with Compound Wall, in Akot Road to Ashok Nagar Road, Akola.

TERMS AND CONDITIONS

1. The project envisages the construction mentioned in Schedule-A and B, as specified by the Council in the map annexed, by the Developer, at his own costs, within 6 calendar months from the date of work order and in lieu thereof, the Council will grant licence to us to the person nominated by the developer licence fee basis for the Built-up area of shops on the first floor for the period of 30 (thirty) years. The council shall not claim any licence fee from prospective licences nominated/ recommended by the developer for the period of one year from date of completion of all floors, but the Municipal taxes will be required to be paid by the licensee, if legally payable. The licence will be issued by the council after payment of the total premium and completion of the building, however, in case developer intends and willing to recommend a licensee before the completion of total project and completion thereof, the council will grant licence to said person or persons on furnishing a bank guarantee equal to the amount required for the remaining in completed construction work, which is given by the developer and council will have no objection for granting such licence and certificate to commence the use of that portion of the building of the commercial complex.

The money derived by way of premium from the prospective licensee would be retained by the developer. The developer will pay nonrefundable premium, of Rs.3,01,111/- (Rupees Three Lac One Thousand One Hundred Eleven Only) which shall be paid in instalments, as follows;

- | | | |
|----------------|---|--|
| 1st instalment | : | 25% of total premium at the time of signing the agreement. |
| 2nd instalment | : | 25% of total premium within two months from getting clear site in possession and starting of the construction work. |
| 3rd instalment | : | 25% of total premium within four months from getting clear site in possession and starting of the construction work. |
| 4th instalment | : | Remaining 25% of premium will be paid on completion of building. |

The earnest money of Rs. 50,000/- (Rupees Fifty Thousand Rs) only) shall be adjusted in the last 4th instalment.

2. This is the total contract to develop the commercial complex as per drawings and specification given by the consulting Engineer/Architect. Under any circumstances the council will not be responsible for any loss or compensation to the developer due to any increase in costs of material and labour, eventualities like heavy rains or flood which may cause damage to the

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Administrator
Municipal Council, AKOLA
15-1-2001

Signature of the Developer

executed work. However proposed roads and municipal drains along roads as shown in the development plans will be developed by the Akola Municipal Council. The developer has to complete the project in stipulated time of 6 calendar months and obtain the completion certificate from the consulting Engineer/Architect/Chief Officer of Municipal Council, Akola.

3. CONSTRUCTION: The developer shall carry out and complete the construction work to the satisfaction of council and the engineer and in accordance with plans, detail drawings, specification and structural details supplied by the Architect appointed by Akola Municipal Council and approved by the council and may from time to time issue further drawings and or written instructions which are here after referred to as Architect's instructions a regard to:-

- a) The variations or modifications of design and specification.
- b) The removal from site of any inferior material brought there on by the developer.
- c) The removal and/or-execution of any inferior/improper works executed by the developer.
- d) The opening up for inspection of any work covered-up.
- e) The amending and or making good of any defects.

One complete set of drawings and specifications shall be furnished by the council to the developer, and the council shall furnish one copy of any additional drawing, which in their opinion may be necessary for execution of any part of work. Such copies shall be kept on the site and Architect/Engineer or the Chief Officer shall at all reasonable times have access to the same.

The surplus excavated materials from excavation of foundation pits etc. shall be transported to a location as specified by the council within the area of Municipal Council at developers cost. The excavated material may be retained by the developer, to the extent it is required for filling work for the complex or any other use.

The developer is provided with the basic working drawings and specifications along with this agreement, however minor details and designs required during the execution of different stages of works will be supplied by the Architect as and when required. The Architect shall not make any delay in the supply of such details. The council/architect shall not make any modifications or ammendements in the basic working drawings and specifications which will cause the increase in any item of work by more than 50%. The developer shall not claim any extra payment for this increase in the quantity of any item upto 50%. For the purpose of construction of commercial complex, the developer shall execute all construction works and use of all the construction materials as per the Indian Standard Specifications, as provided in the book "STANDARD SPECIFICATIONS" of the public works department and from the specification of items mentioned in the Estimate enclosed. All the materials to be used for the construction such as cement, bricks, lime, steel, stone, tiles etc. shall be in conformity with items shown in the current schedule rate of P.W.D. and Standard Specifications shown therein.

The quality of all the items mentioned in the working drawings should be get approved from the Architect before commencing with the respective construction work.

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15.1.2001

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(4)

All the work shall be done by the developer under the supervision of the Architect/ Council up to their satisfaction. The developer shall not be entitled for indemnity or protection from defective work on account of the supervision. The developer should satisfy himself about the correctness of the information. The plan may be change as per statutory requirement or otherwise by the council of any nature what so ever will not qualify the developer to demand any payment from the Municipal Council. The developer shall pay the proportionate additional premium for the additional built-up area permitted by the council in the progress of work. If the additional built-up area is permitted to be given on licence by the council and the developer is given right to nominate or recommend licence for the same. It is further agreed that in case the built-up area for which the developer is entitled to recommend or nominate the licensee, is reduced for any reason what-so-ever, the premium payable by the developer will be proportionately reduced.

The works has to be carried out as per the drawings specification and instructions of the Architect. All elevational treatment, internal finishes are to be finalised before execution of this agreement.

Developer shall not make any addition or alteration or omission of works without written permission of the Chief Officer and Architect.

4. The developer on starting the work shall furnish to the Architect/ Council programme for carrying out the works stage by stage in stipulated time. The records showings the progress or works weekly shall be maintained by the developer and shall be submitted to the council.

The developer shall arrange everything necessary for the proper execution of the works according to intent and meanings of the drawings and specifications. If the developer finds any discrepancy he shall immediately and in writing refer the same to the Architect, decision given by the Council and Architect in that respect shall be final and binding. The developer shall make arrangement for ground and fresh water as well as electricity for the construction and development work at his own costs and at his own risk.

The developer shall arrange, supply and maintain at his cost, during execution of works, all the necessary equipment, centering, scaffolding, staging, planking, timbering, strutting, fencing, hoarding, wathing, and lighting by night as well as by day, required for proper execution of work and protection of any adjacent roads, streets or buildings etc.

The developer shall carry out all the R.C.C. works strictly in accordance with the drawings, details and instruction of the Architect/Engineer.

5. SAFETY/STRUCTURAL SOUNDNESS: Developer will be responsible for the safety and the structural soundness of the building along with all the fixtures and fittings, during progress of all works, and for a further period of 12 months from the date of issue of certificate of completion of works by the Architect. Any defects in workmanship or materials during the time of works progressing or the maintenance defect liability period developer shall replace the same and make it good at his own cost as provided in the contract.

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Municipal Council, KOLA
15.1.2007

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The premium quoted by the developer shall be exclusive of sale tax actual, works contracts tax or any other duty levied by any Govt./public bodies. The premium is firm and shall not subject to variation due to above reason.

The developer shall give all notices and pay all fees and shall comply with provisions of all acts and regulations for the necessary execution of the contract. The developer shall meet the chief office of the council and Architect whenever required and so informed by the chief officer or the Architect.

The developer shall be responsible for the true and perfect setting out of all the works and for the correctness of the position, levels dimensions and alignment of all parts there of.

6. SUPERVISION AND SUPERVISOR: The developer shall give necessary personal superintendence during the execution of the works and even there after until the expiration of the Defects liability period of one year. The developer shall also appoint and employ during the whole period of works under progress a competent supervisor who shall be constantly in attendance at the building while that men are at work. Any directions, explanations, instructions or notices given by the Architect/Council to such supervisor shall be held to be given to the developer.

7. FAILURE BY DEVELOPER TO COMPLY WITH ARCHITECT: If developer after receipt of written notice from Architect within 7 days fails to comply with the Architect instructions, Municipal Council may with the consent of the Architect employ and pay other person to execute any such work whatsoever as may be necessary and costs and expenses incurred in connection there with shall be recoverable from the developer.

8. AUTHORITIES NOTICES: The developer shall confirm to the provisions of any act of the legislature relating to the work and to the regulations and bye laws of any authority and of any water, lighting and other companies and or authorities with whose system the structure is proposed to be connected and shall before making any variations from the drawings or specifications that may necessary by so conforming, the Municipal Council written notice specifying the variation proposed to be made and the reason making it, any apply for instructions thereon. In case the developer does not receive any instructions from the council within 10 days he shall proceed with the work, conforming with the provisions regulation or bye laws in question.

The developer shall arrange to file all notices required by the said Acts, Regulations or Bye-Laws to be given to any authority and pay to such authority or to any a public office all fees that may be properly chargeable in respect of the works and lodge the receipts with Municipal Council. At present, there are two distribution panels of Electricity Board which are located in the site and they are inter-connected by High Tension Wires. Some of the construction work is likely to be affected by said High Tension wires. In view of the above problem the council is required to tackle the said problem and do all necessary acts which are necessary for the removal of said high tension wires and make the site available for the construction. The responsibility of removal will be on the council, however the necessary cost for the same will be borne by the developer.

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Municipal Council, AKOLA

15.1.2009

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9. DAMAGE TO PERSONS, PROPERTY, INSURANCE IN RESPECT OF: The developer shall be responsible for all injury to person animals or things and for all damage to the structural and / or decorative part of property which may arises from the operation or neglect of himself or his employees. whether such injury or damage arise from carelessness, accident or any other cause whatever in any way connected with carrying out of this project. This clause shall be held to include inertia, any damage to building and any damage cause to the building and works forming the subject of this project by rain or other inelamacy of weather.

The developer shall reinstate all damages of every sort mentioned in this clause, so as to deliver up the whole project complete and perfect in every respect so as to make good or otherwise satisfy all claims for damage to the property of third parties.

10. DEVELOPER SHALL PROVIDE:

- a) Separate electrical meter will be fitted, for each licence and the required deposit and charges will be paid by the licence.
- b) A detail plan for discharge of sewage and waste from the proposed building to the Municipal drain shall be made and executed properly.
- c) Over head water tanks to be of size of mentioned in schedule so as to have a sufficient water supply to entire complex.
- d) Water connections to be taken from Municipal Council and under ground water tanks with pumps to be constructed to fulfill the need of the complex as detailed in the tender notice.
- e) Electrification from the competent and qualified Engineer.
- f) Plumbing in respect of water supply and sanitary fittings and electric connections. The developer shall obtain the necessary connection and get the poles and transformer installed if required from M.S.E.B. at his cost and similarly all the above said works shall be done by the developer at his own costs as per approved working drawings.

The required number of W.C. urinals, Drinking Water, Water Foundation, Wash basin etc. shall be provided by the developer on each floor of the complex, as specified by the Architect, in the working drawings, to be connected to septic tanks as shown in drawings and discharge of same to be connected to Municipal drain as specified by the Architect.

11. SPECIFICATION: The developer shall complete the construction as per the specifications approved by the council at his own costs. Any deviation from the specification shall be the responsibility of the developer and the council shall have the rights to reject such work and call upon the developer to rectify the same and comply with the specifications. However this will not entitle the developer to claim extension time or any compensation or any cost for the work so done. The decision of the Architect/ Chief Officer shall be final in all respect.

12. PERIOD OF COMPLETION: The building of the Complex shall be completed in all respect within a period of 6 months from the date of issue of the work order. Time is essence of contract. The developer shall maintain proportionate progress of work throughout. If the developer fails to complete the

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entire construction work within period of 6 months then the council shall be entitled to recover compensation at the rate which may extend upto Rs.1000/- (Rupees One Thousand Only) per day from the developer and may also terminate the contract and will be further entitled to get the work completed through others, at the risk, cost and consequences of the developer, and cost so incurred for completion of the construction work along with the compensation will be recovered from the developer. It is how ever made clear that, if the delay in completing construction of the commercial complex is for any reason not attributable to the developer, the said clause would not apply and the period of completion of the construction of the commercial complex would stand extended proportionately. The developer shall not claim any compensation on this account and shall complete the work after all hurdles are stored out.

13. SCHEDULE OF PAYMENT: The developer shall pay the instalments of the premium as mentioned in scheme of the project.

Payment of installments of premium is also the essence of the contract. Delay in payment as stipulated will attract interest at the rate of 15% per annum from due date maximum upto a period of 1 months. After that works may be stopped by the chief officer by giving a notice inwriting to the developer and entitled to terminate the contract and will be further entitled to forfeit the amount upto Rs..... (RupeesOnly) council may develop further remaining work from any other developer.

14. On completion of the work the developer shall furnish the certificate by the Architect of such completion, but no such certificate will be given and nor shall the work be considered to be complete until the developer shall have removed from the premises on which work shall have been executed, all scaffoldings, surplus materials and rubbish and shall have cleaned off the dirt from all wood work, doors and windows, walls floor, staircases or other parts of building, including cleaning and oiling of all their hardware fittings. The whole of the work shall be thoroughly inspected by the developer and deficiencies and defects out right. On completion of such inspection, the developer shall inform the Chief Officer and Architect in writing that he has finished the work and is ready for inspection. He shall keep the entire building neat, clean and ready for immediate occupation and to complete satisfaction of Chief Officer and Architect.

After completion of constructions, for defect liability period of one year from date of completion the developer shall given bank guarantee of Rs. 50,000/- (Rupees Fifty Thousand Only) with the council. Any defect noticed during the said period of one year, the developer shall rectify all the defects noticed or instructed by the Architect and if he fails to do so, the council shall be entitled to encash the bank guarantee to the extent of the amount spent for rectification of such defects.

15. ISSUE OF LICENCE, PERIOD OF LICENCE AND TRANSFER OF LICENCE RIGHTS:

i) The council will have to grant licence to use and enjoy the possession and carry on the activity in respect of said building in favour of persons nominated or recommended by the developer in lieu of premium paid to the council. Said licence shall be for a period of 30 years. The licence will8

be granted by the council to the person recommended or nominated by the developer within 30 days from the date of communication or recommendation or nomination to the council. In case the council fails to issue the same within the above period of 30 days, it shall be deemed to be granted at stipulated rate and terms & conditions prescribed under the agreement.

ii) The licence fee shall be payable at the rate fixed by the council for different floors, as under :

For First Floor : Rs.2.00 per sq.ft. of carpet area per month.

iii) It has been agreed that the Developer should be given a grace period of one year from the date of completion of project to get and obtain suitable licence and recommend or nominate to council for granting licence. Under these circumstances, the licence fee will be charged and period of licence will be reckoned to the licence after a period of 12 months from the date of completion of project by the developer. The licence holder is not liable to pay the licence fee for the period of first 12 months to the council. However, the Municipal taxes and other taxes applicable will be paid for this period.

iv) There shall be 10% increment on the original licence fee fixed by the council on expiry of every five years till 30 years.

v) The council shall have right to increase the licence fee after expiry of 30 years on the basis of the then prevailing market rate of licence fee at the relevant time.

vi) The persons nominated by the developer shall become the licences of the council only on entering in to the agreement of licence in writing with the council. Till the time the agreement of licences are entered in to with council in writing, there will not be any priority of contract between council and prospective licences. It shall be lawful for the developer to charge such premium from prospective licences as the developer may deem fit without any interference from the council. It shall be competent for the developer to receive such premiums from such persons and the council will not be concerned with the same.

vii) The licence hold rights granted by the council will be transferred with the permission of council in writing on payment of transfer fees licence hold rights.

a) To family members i.e. wife, son, daughter, father of the licence on payment of Rs.10,000/- (Rupees Ten Thousand Only) to the council.

b) To persons other than family members as mentioned on payment of Rs.20,000/- (Rupees Twenty Thousand Only) to the council.

c) In case of death of licence, the licence shall be transferred in the name of his/her legal heirs, without any transfer fee.

d) Entering into partnership by the licence will not be constructed as transfer. However, liability to pay licence fee will be of the licence only.

viii) All the cost of preparation of documents of licence stamp duty, registration fees, transfer of licence charges and all other charges will be borne by the developer or licence holder.

xi) The developer shall take initiative and give co-operation to form a registered maintenance society for the purpose of maintenance of the building i.e. cleaning, sweeping and passages, toilets, front and side open spaces, passage and external and internal lighting, minor or major repairs of building to maintain sanitary and water supply systems, sumps and pumps for rain water, external painting periodically, to appoint chowkidar etc.

For this purpose the developer shall collect from every licence a sum equivalent to Rs.10,000/- (Rupees Ten Thousand Only) or sum equivalent to Rs.50/- per sq.ft. of carpet area in possession of licence, which ever is more and deposit the same in a nationalised bank in the name of the maintenance society as fixed deposit and interest thereof shall be used for maintenance purpose or if more sum is required, then the balance amount shall be collected proportionately from each licence.

Each and every portion of the complex shall be used only for the purpose permissible under the development control rules. However, any portion of the complex shall not be used for permit room or liquor bar or any other unlawful activity.

Licences shall not be allowed to disturb the size and shape of display boards.

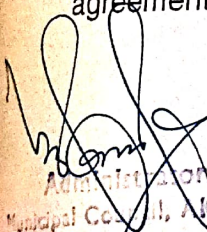
16. OWNERSHIP: The land described in schedule "A" and entire building to be constructed thereon, shall be the property of the council and the developer shall have no rights on title or interest in the said developed property or any portion thereof in any manner or in any nature whatsoever. The maintenance society of licence holder subject to approval of the council. The licence holder shall not carry out any addition without the permission of the council in writing.

The council reserve right to develop/extend further the permission of building in further without any claim of the developer.

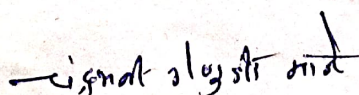
17. INFORMATION OF BOOKING: The developer shall give report at the end of every month about the list of persons for licence holder rights of the premises in the said complex to be constructed by the developer. However till the agreement of licences are entered into between the council and the prospective licence there will not be any priority of the contract or agreement between council and prospective licence, assurance or promise given by the developer then the council will not permit the developer to give possession or use the premises other than for construction purpose.

18. COMPENSATION: The developer or any person claiming through him shall not be entitled to claim any compensation from the council but however, if due to any reason not attributable to the developer, the scheme is closed at any intermediate stage, then the council shall refund the premium and pay to the developer the actual cost of the work already done by the developer which will be worked out on the basis of actual quantities of work done and schedule of rates of public works department of Akola Division of the then prevailing year and in addition to this, the council will pay to the developer compensation as may mutually agreed upon and if there be no agreement, then as may be decided upon by a Arbitrator.

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Administrator
Municipal Council, AKOLA

15-10-2001


Engineer

214
225

19. ACTS, RULES & REGULATIONS: The developer shall follow all the rules Acts and regulations in force from time to time.

20. USE OF THE COMPLEX: Each and every portion of the complex shall be used only for the purpose permissible under the Development Control rules.

21. RIGHTS FOR PLACING THE HOARDING: The council reserve the right for hoarding in or on the premises of the complex. Hoarding shall not be place any where on the premises without written permission of the council.

22. COSTS: All costs of stamp duty, registration fees and charges for the preparation of documents shall be borne by the developer.

23. MEASUREMENT OF WORK: The developer will submit to the council the detailed measurement of all the works executed at the end of every 15 days.

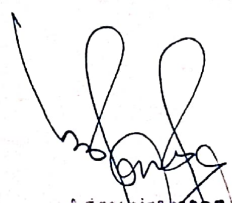
24. POSSESSION: The possession of land and the proposed building shall always be that of council.

25. DISPUTES: In case of any dispute of any nature whatsoever between the parties including termination of this agreement and consequences arising therefrom and thereafter, the same shall be referred to the Arbitrator which is agreed by both the parties and in case both parties do not, accept a common Arbitrator, then each party will be entitled to appoint one Arbitrator of his choice and both Arbitrators shall appoint one Umpire and arbitration will be done according to the provisions of arbitration Act in force.

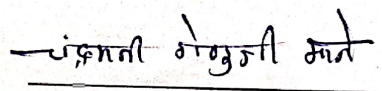
IN TOKEN WHEREOF, the parties have signed this agreement out of their free will on this 15th day of Jan 2001.

Witness:

1. _____


Administrator
Municipal Council, AKOLA
Party No. 1
15.1.2001

2. _____


Party No. 2

(11)

SCHEDULE "A"

DETAILS OF THE SITE OF PROPOSED DEVELOPMENT OF SHOPPING CENTRE ON IN THE AKOT ROAD TO ASHIK NAGAR ROAD, AKOLA PLOT NO. K 64, SHEET NO. 48A CONSTRUCTION OF SHOPPING CENTRE WITH BOUNDARY WALL IS BOUNDED AS UNDER:

Towards North :

Towards East :

Towards South :

Towards West :

STATEMENT OF AREAS

Built-up area statement in sq.mtrs.

1) Ground floor -

2) First Floor -

Total Built-up area -

(246)
(227)

SCHEDULE "B"

DETAILS OF THE MAJOR ITEMS OF WORK:

DETAILS OF THE MAJOR ITEMS ARE TO BE EXECUTED FOR CONSTRUCTION OF PROPOSED SHOPPING CENTRE IN AKOT ROAD TO ASHOK NAGAR ROAD, PLOT NO. K 64, SHEET NO. 48A, AKOLA CONSTRUCTION OF SHOPPING CENTRE WITH COMPOUND WALL.

1. STRUCTURE : R.C.C. Framed structure consisting of Ground floor, First floor and Second Floor.
2. FOUNDATION : R.C.C. Footing foundation.
3. SUPER STRUCTURE : R.C.C. Columns, beams slabs.
4. WALLS : Ground floor, and first floor outer walls shall be 230mm thick and inner walls shall be 115mm thick brick wall in C.M. 1:6.
5. FINISHES :

Internal Surfaces: Neeru finishing on cement plaster painted with oil bound distemper in 3 coats.

Outer Surfaces: Double coat of cement plaster with finishing coat of Synthetic plaster "Renove" from "Damani Dye-Chem" or from Terraco or "Heritage" from bake lite hylam or cladding of Dhole-pur / Marble / Ganite as directed by Architect / Engineer during progress of construction work.

Flooring, Paving Dado etc.: All shops on ground floor, offices on first floor and second floor shall be provided with marble mosaic tiles as approved by Architect / Engineer.

Area around shops in first floor, lobbies, circulation area toilet blocks, open terraces, etc shall be provided with polish kota stone flooring with marble strips shall be provided as approved by Architect / Engineer.

Open spaces in front of the building left for parking etc. shall be provided with kota stone or concrete paving as directed by the Architect or consulting Engineer.
6. DOORS AND WINDOWS:

Shops MS Rolling of 18 guage with locking device. Door in officers, toilet block, staircase block shall be T.W. panelled or flush door with laminated sheet both side finish as directed.

Windows: M.S. or Aluminium Glazed windows with guard bars/grill as directed.

Ventilators: T.W./M.S. Framed glazed ventilators with guard bars.

All these items are to be oil painted of approved quality and colour as directed by the Architect or consulting Engineer.

SANITARY & DRAINAGE:

Sanitary wares such as W.C. seats urinal pans, wash basins etc. shall be various china or Hindustan sanitary ware or Nycer of CERA make.

All fittings such as taps, flush valves shall be S.S. Finish of A.R.K. make.

All drainage lines such as soil pipe, waste water pipe, rains water pipe shall be of cast iron pipes "NECO" make or any standard company with lead joints.

8. UNDERGROUND WATER TANK: Separate underground water storage tank with pump and pump house shall be provided at specified locations as shown in the drawings and as required.

9. OVERHEAD WATER TANK: Separate overhead water storage tank in R.C.C. of required capacity shall be constructed as directed by the Architect or consulting Engineer.

10. RAILING ETC. : M.S. pipe of hollow section in the given design finished with oil paint shall be provided to all staircases, terraces and such other places as per the Architects or Consulting Engineer design and direction.

11. PAINTING : Externally: Snocem or Sandtax matt paint shall be applied in 2 or 3 coats as may be required at places where other finishes are not to be provided and in elevation enro finish in J.K. white cement shall be provided as directed and specified by consulting Engineer/Architect.
Internally: Oil bond distemper in 2 or 3 coats as directed.

12. WATER PROFFING : All toilets floor shall have waterproof treatment with 10 years guarantee in writting before laying ceramic or kota stone flooring.

All terraces shall have water proof treatment with 10 years guarantee in writting before laying grey m.m. tiles as finish.

13. BOREWELL : 6" and about 35m deep with supreme casing, 1.5 H.P. submersible K.S.B. type pump with all fittings, accessories, installation and connection to over head tanks by 1" diameter G.I. Pipe (at location specified by consulting engineer or Chief Officer).

Administrator
Municipal Council, AKOLA

15.1.2001

—*Signature*—