

**SCHEDULE OF TECHNICAL DEVIATION**

( Clause 4.0 EXCLUSIONS / DEVIATIONS, Clause 30, Pre bid meeting of Section -2 of Volume - I)

**DEVIATIONS IN REFERENCE TO THE TECHNICAL TERMS AND CONDITIONS OF VOLUME - II**

1. Vendor may give here a consolidated list of technical deviations for all sections of the SPECIFICATIONS, which for an appropriate offer is considered unavoidable by him.
2. Deviations mentioned elsewhere in the offer shall not be taken cognizance by the Society and any such deviations if indicated elsewhere other than this form will render the offer non-responsive and shall liable to be rejected.
3. Bidder shall state the reasons for the deviations in the 'Remark' column.
4. All other clauses of the SPECIFICATIONS (not mentioned in this form) shall be deemed to be fully compiled by the bidder
5. Only the deviations listed herein, in conjunction with the SPECIFICATIONS, shall constitute the contract requirements for the award of job to the bidder.
6. Society reserves the right to reject the offer based on the deviations

Sr. No.	Page No. / Clause No. / Section No. / Volume No.	Requirements of the Specification	Deviation to the Specification	Remarks
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1	Vol II / Pg 8 / Clause Building Life expectancy	Life expectancy of 100 years	Only our Structural Consultant Watve Joshi can comment on this after assessing the design and proposing the same to us.	
2	Vol II / Pg 8 / Clause Anti-Termite Chemical Treatment	Anti-Termite Chemical Treatment	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants	
3	Vol II / Pg 8 / Clause HDPE membrane with a pressure-sensitive adhesive, The water table level of our plot is @ 3 meters	Basements Rafts and Retaining Walls It is recommended to thick high density polyethylene (HDPE) membrane with a pressure-sensitive adhesive. this forms a bond with the wet concrete poured over it and becomes monolithic part of the structure. This prevents water ingress tracking between the unbonded membrane	Based on design, specifications, approvals by our architects and consultants and as per Government/CIDCO/NMMC approvals if any.	

		and structure		
4	Vol II / Pg 9 / Clause Building foundation	Raft foundation, the foundation slabs are reinforced with double reinforcement i.e.	Based on design, specifications, approvals by our architects and consultants and as per Government/CIDCO/NMMC approvals if any.	
5	Vol II / Pg 9 / Clause Raft Foundation	two steel bar meshes , one placed at the lower fibers and one at the upper fibers (minimum 300 mm thick). the design calculations of the raft slab shall be submitted to the society for verification The retaining wall shall be constructed on all side of the foundation raft to arrest soil erosion and enhancing aesthetic appeal. Raft foundation detail drawings , raft foundation detail plan area and section view in detail information, concrete cement	Based on design, specifications, approvals by our architects and consultants and as per Government/CIDCO/NMMC approvals if any.	

		ration and portion in foundation , reinforcement concrete detail etc. to be submitted to the society.		
6	Vol II / Pg 9 / Clause Design Mix Concrete (Ready mix concrete)	Shall be in accordance with IS: 10262 & SP 23 with strength not less than as given in IS 456. The Design Mix will vary from M 35 & above for various structural elements. Ultratech /ACC / Binani	Based on design, specifications, approvals by our architects and consultants and as per Government/CIDCO/NMMC approvals if any.	
7	Vol II / Pg 9 / Clause Fusion bonded Epoxy coated Reinforcement TMT Bars OR Corrosion Resistant Steel (CRS) Bars	Fusion bonded epoxy coating reinforcement steel bars IS 13620 (2004) The test certificates of at least one batch shall be produced to the PMC/Society (Coating thickness/Impact test/ Hardness test/ Cathodic disbondment test/chemical Resistance test/Salt spray test /continuity of coating)	Based on design, specifications, approvals by our architects and consultants and as per Government/CIDCO/NMMC approvals if any.	

		Rebar confirming to IS 1786. Fe 550 D /Fe 600 D grade TMT steel of Minimum dia. Size of 10 mm. TMT bars: Metro Ispat, Guardian, JSW, TISCO / TATA steel		
8	Vol II / Pg 9 / Clause Masonry	As specified in IS 2185 (part 1,2 &3) and IS 2572. Cement: sand ratio should be 1:4 in Mortar. Internal Solid block / AAC Blocks masonry  Page 10 of 127 wall with minimum 125 mm thickness	Based on design, specifications, approvals by our architects and consultants and as per Government/CIDCO/NMMC approvals if any.	
9	Vol II / Pg 10 / Clause Internal Plaster	Cement plaster shall be applied to all internal surfaces of <b>walls and ceilings</b> .  The total plaster thickness shall be <b>20 mm</b> , applied in <b>two coats</b> .  At all <b>junctions between masonry and RCC members</b> , a <b>galvanized chicken mesh of 24 gauge with 12 mm opening</b> shall be provided,	The Developer submits that providing 20 mm thick plaster to ceiling is not practically feasible due to the risk of sagging, excessive load on RCC members, and industry best practices.	

		<p>extending <b>50 mm on either side</b> of the junction.</p> <p>A <b>bonding coat</b> shall be mandatorily applied on <b>RCC surfaces</b> before plastering.</p>		
10	Vol II / Pg 10 / Clause External Plaster (sand face)	<p>The plaster shall be <b>25 mm thick</b>, applied in <b>two coats</b>.</p> <p>A <b>waterproofing compound</b> shall be mixed with the plaster to enhance moisture resistance.</p> <p>A <b>bond coat</b> must be applied on all <b>RCC surfaces</b> prior to plastering to ensure proper adhesion.</p> <p><b>Recron fibres</b> or equivalent approved synthetic fibres shall be added to the plaster mix for improved tensile strength and crack resistance.</p> <p><b>Raking of masonry joints</b> shall be carried out thoroughly before both <b>internal and external plastering</b> to ensure proper bonding.</p>	<p>The specified plastering system shall be applicable only to non-MIVAN (conventional brick/block masonry) walls. For MIVAN (aluminum formwork) RCC walls, which already provide a smooth, aligned, and crack-resistant surface, external plastering in two coats of 25 mm thickness with Recron fibres and raking is not applicable or required. For MIVAN RCC surfaces, only a skim coat or thin plaster as per site conditions and architectural requirements shall be provided, along with appropriate surface preparation and waterproofing treatment where necessary.</p>	

11	Vol II / Pg 14 / Clause 2.2	Vitrified Flooring: Kajaria / AGL / Johnson	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants	Top 3 equivalent makes proposed for flexibility and timely procurement.
12	Vol II / Pg 17 / Clause 2.5	Electrical Wires: Polycab / KEI / Havells	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants	All are ISI-certified and meet safety standards.
13	Vol II / Pg 18 / Clause 2.8	CP Fittings: Jaquar / Kohler / Grohe	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants	Maintaining premium quality and aesthetic appeal.
14	Vol II / Pg 19 / Clause 2.10	Sanitaryware: Cera / Hindware / Roca	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants	All ISI approved with wide market availability.

15	Vol II / Pg 20 / Clause 2.13	Lifts: Schindler / Kone / Johnson	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants	Brands chosen for reliability and AMC support.
16	Vol II / Pg 14 / Clause Gypsum punning on walls	Gypsum shall be applied on cement plastered surfaces of walls. All corners / sharp edges of beams, column or walls should be smooth rounded off with gypsum, as approved by society  St Gobain – India Gypsum	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants	
17	Vol II / Pg 15 / Clause Interior Paint on walls	3 coats of Premium- acrylic luxury Emulsion paint on the prepared surface of all sides of wall. PRIMER: same company primer to be used SHADES TO BE DECIDED BY DEVELOPER IN CONSULTATION WITH SOCIETY  Dulux – Velvet Touch / Asian Paints- Royale	2 coats and shades to be decided by architect and developer solely.  Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants	



18	Vol II / Pg 15 / Clause Ceiling paint	3 coats of Premium acrylic Emulsion paint White Color on the prepared surface. 2 MS Hooks of appropriate size for Ceiling Fan & 1 / 2 hooks for the chandelier to be provided. Asian Paint/ Dulux	2 coats and shades to be decided by architect and developer solely.  Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants. Same for kitchen, master bed room, bedroom	
19	Vol II / Pg 15 / Clause Main Door	40 / 45 / 50 mm (as per CFO requirement) thick Solid core pinewood flush door of 7' x 3'6" size with both side Veneer (3mm) with both side matt lamination polish, with heavy duty Brass hinges fitted with brass screws and all other necessary fittings such as SS Tower Bolt, SS safety chain, Kundi, Night latch, Magnetic Door Stopper & decorative handle all of Brass metal from both sides etc. Eye hole with 200	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants. Same for kitchen, master bed room, bedroom	

		degree angle. Decorative Wooden Safety Door of same size with the above mentioned accessories to be provided. Night Latch- Hafele / Yale / Godrej / EUROPA		
20	Vol II / Pg 16 / Clause Door Video Phone	Wireless or Hardwired Video Quality - 1080p HD Night Vision – Infrared Audio – Two way Smart Platform integrations : Alexa, IFTTT, Google Assistant, Apple Home Kit AI: Person detection, facial recognition	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants	
21	Vol II / Pg 16 / Clause Anodised Aluminium Sliding (coloured) French Windows with Mosquito net- Netlon provision throughout section	Three/four track heavy section of minimum 27 mm and 16 gauge anodized Aluminium sliding windows with 5 mm clear / tinted brown color glass with interlocking arrangement resting on jambs, top should be Aluminium sub frame. Glass or stainless steel railing shall be provided	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants. Same for kitchen, master bed room, bedroom	

		<p>and invisible grill can be provided above railing.</p> <p>The minimum height of windows shall be four feet</p> <p>Complete system shall be warranted for minimum 10 years against design &amp; workmanship details</p> <p>The same specifications are applicable to all the windows of the buildings</p>		
22	Vol II / Pg 16 / Clause Ceiling fans As per area	(1 or 2 nos. as per size of the room)	Only provision/points will be provided.Same for kitchen, master bed room, bedroom	
23	Vol II / Pg 16 / Clause Internet connectivity / internal CCTV	All rooms shall have fiber optic / cat 6 output for high speed fiber optic internet, which shall be fully fiber optic network and have provision for cable / dish TV, cable routing	Only provision/points will be provided.Same for kitchen, master bed room, bedroom	

24	Vol II / Pg 17 / Clause Air conditioner (Split AC)	1.5 Ton & 5 star rated high wall units Outdoor unit fixing brackets for AC and opening in the wall for AC piping in wall.	Only provision/points will be provided.Same for kitchen, master bed room, bedroom	
25	Vol II / Pg 17 / Clause ELECTRICAL (CONCEALED)	Only ISI approved copper wires of 1.5 sq Wires – Polycab / mm for lighting circuits, 2.5 sq mm for Kei – FRLS type / power circuits and 4.0 sq mm for AC or Havells India / R Geyser circuits through PVC conduits. R Kabel Separate conduits for TV Cable / Internet /Telephone with adequate spacing to be provided at appropriate locations. Sufficient no. (As approved by society.) Switches – Modular switches) & 20 / 16 / 6 Amp. Power points. Main supply after Electric meter shall be through ELCB Room wise MCB shall be provide Developer to provide sleeves in RCC for drain pipe and cable / copper tubing for splitAir Conditioners	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants. Same for kitchen, master bed room, bedroom	

26	Vol II / Pg 18 / Clause Providing & Fixing Door Shutter	<p>Approved make 35mm thick solid core Green flush door, with both sides</p> <p>4mm thick natural teak veneer/laminate factory finished &amp; lapping on all sides.</p> <ul style="list-style-type: none"> <li>• Approval make S.S. butt hinges with S.S. pin, fixed with S.S. screws</li> <li>• Approved make S.S. handle CSSM 14, mortise lock CLB 10, brass cylinder CCY 22 from outside, bolt latch CBL 09 &amp; round button CBL 13 from inside</li> <li>• Reputed make 12" long S.S. (304 grade) tower bolt.</li> <li>• Reputed make Magnetic door stopper.</li> <li>• Finished with Melamine Polish.</li> </ul>	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants.	
27	Vol II / Pg 19 / Clause Kitchen Platform	<p>Platform in granite either L shaped or parallel counters as approved by individual flat owners with fascia in front – molded vertical partitions in Indian sandwiched / thick marble, (12"X12") 300 mm x 300 mm ceramic tiles below the counter.</p> <p>The granite platform shall be 27" wide, with patti (one inch above</p>	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and consultants	

		<p>platform) to protect spilling of water.</p> <p>Height of the platform = 850 /900 mm ( 3' )</p> <p>Stainless steel sink from Nirali 28" x 22" x 10", or approved make shall be provided, with all fittings</p> <p>Kitchen shall have an extra tap for borewell water</p> <p>Provision shall be made for the dishwasher and washing machine.</p> <p>With water taps/connection</p> <p>One water purifier Aqua guard</p> <p>12" x 12" ivory color ceramic tiles below the kitchen platform on all the periphery of the platform.</p> <p>Additional Water taps for water purifier,Washing Machine and dish washer to be provided along with necessary angle cocks.</p> <p>Sink water tap – long neck – swivel type with pull out.</p>		
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28	Vol II / Pg 20 / Clause Flush Door	35 mm thick Flush door with both side laminate, with heavy duty Brass hinges fitted with SS screws and all other necessary fittings such as handle and mortice lock from both sides etc. CFO norm shall be followed.	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants. Same for kitchen, master bed room, bedroom,toilets	
29	Vol II / Pg 21 / Clause modular kitchen	The developer shall provide a modular kitchen which will consist of tandem units, pull out trolleys, shutters, overhead storage units for L shaped and parallel counters measuring 14 feet in length. Hardware (Soft closing type channels, tandem , soft closing type hinges ) shall be from Hafele or equivalent as approved by society. All shutters shall be from marine grade plywood. Finished in hi- gloss laminates. It shall be provided with a chimney from Glen, Faber, Kaff along with a 4 burner Hob from Faber, Kaff. Water purifier from Aquaguard or Kent.	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants	

30	Vol II / Pg 23/ Clause wardrobe	2 door wardrobe with sliding doors, upto full height shall be provided. Length of wardrobe shall be 7 feet. It shall be made with 19mm marine plywood from Anchor, Greenply, Century and finished in veneer from Green or Natural Veneers or solid color in laminates from Greenlam, Formica, Marino – 1mm thick as approved by society. It shall have a drawer 100 mm high. The depth shall be 600mm i.e. 24".Inside finishing of wardrobe shall be 1mm thick. HP laminate including edge finishing. All required ironmongery like spring loaded hinges, soft closing channels drawers from Hettich, Hafele, locks. Etc. complete	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants	
31	Vol II / Pg 24/ Clause dado	1' x 2' or larger vitrified Tile (Premium quality) up to ceiling height (Glossy).	Developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants	



32	<p>Vol II / Pg 24/ Clause Bathroom fittings</p> <p>EWC</p> <p>Plumbing</p> <p>Electrical (Concealed)</p>	<p>Single lever diverter mixer with head shower &amp; hand shower</p> <p>Wall mounted P trap EWC with all fittings like concealed flush tank, soft closing seat cover, brackets, PVC connector, angle cock, 2 way Bib Cock with health faucet, Nahani trap with cockroach repellent S.S. Jali etc. Toilet paper holder Option to be given to the flat owner for Indian toilet seat (Provision to be made for one such toilet)</p> <p>All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of CPVC SDR 11 Master Stop Cock (Is o l a t i n g v a l v e ) to stop the water supply during any repairing work</p> <p>one Points (20 Amp ), 1 Exhaust fan (6A), 2 light (6A) All the cables/wires should be as mentioned in the Technical specification.</p>	<p>The developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants.</p>	
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	Water storage heaters (Geysers)	One Number instant geyser, with 25 Amp MCB, supply point.		
33	Vol II / Pg 25/ Clause Plumbing Accessories  Bathroom door  Exhaust fan	Single lever diverter mixer with thermostat. Overhead shower/ hand shower / spout/ two in one Bib cock with health faucet /Angle cock / Stop Cock / gate valve / tall boy basin pillar cock as per society's requirement  Fiber Reinforced Plastic door (FRP) and keyless cylindrical lock.  Exhaust fan to be fitted in window	The developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants.	
34	Vol II / Pg 29- Pg 32/ Clause PROVISIONS OF MAHARERA FOR SENIOR CITIZENS	ALL POINTS	DEVELOPER WILL DESIGN AND PLAN AS PER UDCPR NORMS..	
35	Vol II / Pg 33- Pg 37/ Clause DOMESTIC WATER SUPPLY ,PUMP HOUSE, STORAGE TANKS, PIPING, VALVES	ALL POINTS	The developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants.	

36	Vol II / Pg 38- Pg 44/ Clause SOCIETY OFFICE,FITNESS CENTRE AND SECURITY ROOM	ALL POINTS	The developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants.	
37	Vol II / Pg 45- Pg 48/ Clause LIFT LOBBIES, STAIRCASES AND ENTRANCE LOBBIES, REFUSE AREA	ALL POINTS	The developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants.	
38	Vol II / Pg 49- Pg 51/ Clause WATER SUPPLY, WATER TANKS, WATER LEVEL CONTROLLER SYSTEM	ALL POINTS	Based on design, availability, and specifications approved by our architects and M.E.P consultants.	
39	Vol II / Pg 52- Pg 54/ Clause MISCELLANEOUS	ALL POINTS	The developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants.	

40	Vol II / Pg 55- Pg 57/ Clause LIFTS/ELEVATORS	ALL POINTS	The developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants.	
41	Vol II / Pg 58- Pg 66/ Clause DIESEL GENERATOR SET	ALL POINTS	The developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants.	
42	Vol II / Pg 67- Pg 75/ Clause FIRE FIGHTING SYSTEM	ALL POINTS	The developer proposes based on design, availability, and specifications approved by our architects and M.E.P consultants. / AS PER UDCPR NORMS.	
43	Vol II / Pg 76- Pg 80/ Clause CCTV AND SURVELLIANCE SYSTEM	ALL POINTS	The developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants.	

44	Vol II / Pg 81- Pg 85/ Clause ROOF TOP SOLAR SYSTEM	ALL POINTS	The developer proposes using any of the top 3 brands for flexibility and timely procurement based on design, availability, and specifications approved by our architects and M.E.P consultants/ AS PER UDCPR NORMS.	
45	Vol II / Pg 86- Pg 90/ Clause RAIN WATER HARVESTING SYSTEM	ALL POINTS	The developer proposes based on design, availability, and specifications approved by our architects and M.E.P consultants. / AS PER UDCPR NORMS.	
46	Vol II / Pg 91- Pg 94/ Clause SEVERAGE/ DRAINAGE WATER SYSTEM	ALL POINTS	The developer proposes based on design, availability, and specifications approved by our architects and M.E.P consultants. / AS PER UDCPR NORMS.	
47	Vol II / Pg 95- Pg 101/ Clause ELECTRICAL POWER SUPPLY AND INSTALLATION	ALL POINTS	The developer proposes based on design, availability, and specifications approved by our architects and M.E.P consultants. / AS PER MSEDCL NORMS.	

Signature of the authorized signatory Name of the authorized

Name of signatory

Stamp & Date

Seal & Sign of the Bidder