

Pre-bid meeting with M/s UPSCALE VENTURES held on dated 14.06.2025, the following deviations discussed in details

TECHNICAL SPECIFICATION

Sr. No.	Page No. / Clause No. / Section No. / Volume No.	Requirements of the Specification	Deviation to the Specification	Remarks	Resolution
1	Page No. - 9 Clause No. - Masonry Section No. - 1 Volume No. - 2	Internal Solid block / AAC Block masonry wall with minimum 125 mm thickness	Wall with minimum 100 mm thickness shall be provided		100mm thickness plus plaster
2	Page No. - 11 Clause No. - Waterproofing Section No. - 1 Volume No. - 2	Performance warranty for a minimum of 10 years should be given	Performance warranty shall be as per Maharera guidelines		As per MahaRera norms
3	Page No. - 12 Clause No. - A. 8. Section No. - 1 Volume No. - 2	Water proofing: As per technical Specifications with 10 years guarantee	Specifications of Water proofing shall be as per Maharera guidelines		As per MahaRera norms
4	Page No. - 12 Clause No. - A. vii. Section No. - 1 Volume No. - 2	Performance Guarantee for water proofing shall be for 10 years.	Performance guarantee shall be as per Maharera guidelines		As per MahaRera norms
5	Page No. - 14 Clause No. - Height of Flats Section No. - 2 Volume No. - 2	All the flats of the society shall have a clear minimum height of 10 feet after flooring and plaster of the ceiling. This condition applicable to all floors	3 Meter floor to floor height shall be provided		Agree
6	Page No. - 15 Clause No. - Main Door Section No. - 2 Volume No. - 2	door with both side Veneer (3mm) with both side matt lamination polish,	Door finishing shall be as per Architect design		Door finishing shall be as per Architect design premium quality
7	Page No. - 16 Clause No. - Door Video Phone Section No. - 2 Volume No. - 2	Smart Platform integrations: Alexa, IFTTT, Google Assistant, Apple Home Kit AI: Person detection, facial recognition	Multi Apartment video door phone shall be provided		Multi Apartment video door phone shall be provided
8	Page No. - 16 Clause No. - Aluminium Sliding Section No. - 2 Volume No. - 2	Complete system shall be warranted for minimum 10 years against design & workmanship details	Sliding warranty shall be as per Maharera norms & Company guidelines.		Sliding warranty shall be as per Maharera norms & Company guidelines.
9	Page No. - 16 Clause No. - Mosquito net Section No. - 2 Volume No. - 2	SS mosquito net	Provision for SS mosquito net shall be provided.		Agree
10	Page No. - 16 Clause No. - Ceilin fans Section No. - 2 Volume No. - 2	As per area (1 or 2nos. As per size of the room)	Ceiling fans shall not be provided		Ceiling fans shall not be provided
11	Page No. - 17 Clause No. - Air conditioner (Split AC) Section No. - 2 Volume No. - 2	1.5 Ton & 5 star rated high wall units Outdoor unit fixing brackets for AC and opening in wall for Ac piping in wall.	Air conditioner shall not be provided		Air conditioner shall not be provided
12	Page No. - 17 Clause No. - Electrical (Concealed) Section No. - 2 Volume No. - 2	Developer to provide sleeves in RCC for drain pipe and cable / copper tubing for split Air Conditioners	Provisions /roote shall be provided as per MEP Drawing		Provisions /roote shall be provided as per MEP Drawing
13	Page No. - 19 Clause No. - Kitchen Platform Section No. - 2 Volume No. - 2	One water purifier Aqua guard	water purifier shall not be provided. Only provision shall be provided.		water purifier shall not be provided. Only provision shall be provided.
14	Page No. - 19 Clause No. - Mahanagar Gas Limited Section No. - 2 Volume No. - 2	Appropriate location for GAS meter (mostly outside flat at the entrance of flat /lobby) Gas leak detector to be provided	meters shall be as per Mahanagar Gas Limited guidelines		meters shall be as per Mahanagar Gas Limited guidelines

for Cosmopolitan-II Co-op.Hsg.Soc.Ltd.

  
Secretary





15	Page No. - 20 Clause No. - LOFT Section No. - 2 Volume No. - 2	One full length concrete loft 24" wide to be provided	Loft shall not be provided		Loft shall not be provided
16	Page No. - 20 Clause No. - Provision of LPG line Section No. - 2 Volume No. - 2	Mahanagar Piped gas line on the counter. LPG meters should be installed at a free FSI area for all the flats at a common location. LPG gas connection pipe line should also be provided in kitchen.	As per Mahanagar Gas Ltd. guidelines		As per Mahanagar Gas Ltd. guidelines
17	Page No. - 21 Clause No. - Electrical (Concealed) Section No. - 2 Volume No. - 2	One ceiling fan	Ceiling fans shall not be provided		Ceiling fans shall not be provided
18	Page No. - 21 Clause No. Modular kitchen Section No. - 2 Volume No. - 2	The developer shall provide 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 high gloss laminates. It shall be provided with chimney from	Modular kitchen shall not be provided		Modular kitchen shall not be provided
19	Page No. - 23 Clause No. Ceiling fans Section No. - 2 Volume No. - 2	As per area (1 or 2 nos.)	Ceiling fans shall not be provided		Ceiling fans shall not be provided
20	Page No. - 23 Clause No. Air conditioner (Split AC) Section No. - 2 Volume No. - 2	1.5 Ton & 4/5 star rated high wall units Outdoor unit fixing brackets for AC and opening in wall for AC piping in wall.	Air conditioner shall not be provided		Air conditioner shall not be provided
21	Page No. - 23 Clause No. - LOFT Section No. - 2 Volume No. - 2	L shape One full length concrete loft 24" wide 4" thick to be provided (covers two wall)	Loft shall not be provided		Loft shall not be provided
22	Page No. - 24 Clause No. - EWC Section No. - 2 Volume No. - 2	Toilet paper holder	Toilet paper holder shall not be provided		Toilet paper holder shall not be provided
23	Page No. - 24 Clause No. - Water storage heaters (Geysers) Section No. - 2 Volume No. - 2	One Number instant geyser, with 25 Amp MCB, supply point	Geyser shall not be provided		Geyser shall not be provided
24	Page No. - 25 Clause No. Water Proofing Treatment Section No. - 2 Volume No. - 2	Performance Guarantee for water proofing shall be for 10 years.	Performance Guarantee shall be as per Mahara guidelines		Performance Guarantee shall be as per Mahara guidelines
25	Page No. - 25 Clause No. - Exhaust fan Section No. - 2 Volume No. - 2	Exhaust fan to be fitted in window	Provision for Exhaust fan shall be provided		Provision for Exhaust fan shall be provided
26	Page No. - 25 Clause No. - toilet / bathroom window Section No. - 2 Volume No. - 2	Aluminium frame and glass ventilators with mosquito repellent net (louvered windows / openable with marble sills.) With opening for exhaust fan			Provision for additional track for mosquito net will be provided
27	Page No. - 26 Clause No. Ceiling fans Section No. - 2 Volume No. - 2	As per area (1 or 2 Nos.)	Ceiling fans shall not be provided		Ceiling fans shall not be provided

28	Page No. - 26 Clause No. - Air conditioner Section No. - 2 Volume No. - 2	1.5 Tn 4/5 star rated high wall units from	Air conditioner shall not be provided		Air conditioner shall not be provided
29	Page No. - 26 Clause No. - LOFT Section No. - 2 Volume No. - 2	One full length concrete loft 24" wide to be provided	Loft shall not be provided		Loft shall not be provided
30	Page No. 28 Clause No. - water Section No. - 2 Volume No. - 2	One No. 25 Amp MCB	Geyser shall not be provided		Geyser shall not be provided
31	Page No. 28 Clause No. - Exhaust fan Section No. - 2 Volume No. - 2	Exhaust Fan of appropriate size	Provision for Exhaust fan shall be provided		Provision for Exhaust fan shall be provided
32	Page No. - 28 Clause No. - Lofts Section No. - 2 Volume No. - 2	Lofts shall be provided above toilets to the members who desire the same.	Loft shall not be provided		Loft shall not be provided
33	Page No. - 28 Clause No. Additional wash basin Section No. - 2 Volume No. - 2	Additional wash basin outside bathroom	Additional wash basin shall not be provided		Additional wash basin shall not be provided
34	Page No. - 28 Clause No. - Wash basin in Section No. - 2 Volume No. - 2	Wash basin in passage and cabinet with mirror, Napkin holder and soap dish /stand	Toilet accessory shall not be provided		Toilet accessory shall not be provided
35	Page No. - 31 Clause No. - D. viii. Section No. - 3 Volume No. - 2	Handrails should be extended 12 inch at top and bottom of the staircase and ramp. Ends of handrails should be rounded	shall not be provided		shall not be provided
36	Page No. - 31 Clause No. - F. II. Section No. - 3 Volume No. - t	Mandatory gas leak detection system shall be installed in kitchen and rooms with attached kitchen.	gas leak detection system shall not be provided		gas leak detection system shall not be provided
37	Page No. - 31 Clause No. - G. 2. Section No. - 3 Volume No. - 2	Toilet paper roll dispensers should be able to withstand heavy loads and hand rail shall be provided near commode.	Toilet paper roll dispensers should be able to withstand heavy loads shall not be provided		Toilet paper roll dispensers should be able to withstand heavy loads shall not be provided
38	Page No. - 31 Clause No. - G.4 Section No. - 3 Volume No. - 2	Bathrooms shall be provided with outward opening doors so bathrooms can be accessed in an emergency when the senior citizen is inside the bathroom.	Layout shall be as per architect drawing		Layout shall be as per architect drawing
39	Page No. - 31 Clause No. - I. Safety and Security Section No. - 3 Volume No. - 2	Incorporate alarm system in the premises, especially with separate switches in main entry doors, bathroom, bedroom and common areas. Emergency alarm and lights controls at bedside and bathrooms near toilets seat		To be discussed	Bider Will check & revert back
40	Page No. - 40 Clause No. - LOFT Section No. - 5 Volume No. - 2	Full length loft of 24" width on two side walls	Loft shall not be provided		Loft shall not be provided

41	Page No. - 41 Clause No. - Drinking <sup>water</sup> provision Section No. - 5 Volume No. - 2	One Aquaguard /Kent water purifier	water purifier shall not be provided		water purifier shall not be provided
42	Page No. - 41 Clause No. - Attached Toilet Section No. - 5 Volume No. - 2	Same as Room Toilet specification Wash basin with mirror	Toilet shall be provided on the same floor		Toilet shall be provided on the same floor
43	Page No. - 46 Clause No. - Railing Section No. -6 Volume No. - 2	Teak wood / SS pipe hand rail as approved by society	Railing shall not be provided		Railing shall not be provided
44	Page No. - 53 Clause No. - Letter Box Section No. - 8 Volume No. - 2	12" x 8" size decorative wooden polish letter box fixed from outside of the main door of each flat. Or at Common at entrance lobby	Individual Letter Box shall not be provided		Individual Letter Box shall not be provided
45	Page No. - 55 Clause No. - Technical Specification for Lifts / Elevators Section No. - 9 Volume No. - 2	<b>Technical Specification for Lifts / Elevators</b>	Technical Specification for Lifts / Elevators shall be as per MEP guidelines and interiors shall be as <b>per architect's design</b> & company availability for design		Technical Specification for Lifts / Elevators shall be as per MEP guidelines and interiors shall be as <b>per architect's design</b> & company availability for design
46	Page No. - 58 Clause No. - Technical Specification for Diesel Generator set Section No. - 10 Volume No. - 2	Technical Specification for Diesel Generator set	Technical Specification for Diesel Generator set as per MEP guidelines		Technical Specification for Diesel Generator set as per MEP guidelines
47	Page No. - 67 Clause No. - Specification for Fire Fighting System Section No. - 11 Volume No. - 2	Specification for Fire Fighting System Technical Specifications for CCTV & Surveillance System	Specification for Fire Fighting System as per MEP guidelines		Specification for Fire Fighting System as per MEP guidelines NMMC Norms
48	Page No. - 76 Clause No. - • Technical Specifications for CCTV & Surveillance System Section No. - 12 Volume No. - 2		Technical Specification for CCTV & Surveillance System shall be Architect Design/Plan		Technical Specification for CCTV & Surveillance System shall be Architect Design/Plan
49	Page No. - 81 Clause No. - Technical Specification for Rooftop Solar System Section No. - 13 Volume No. - 2	Technical Specification for Roof top Solar System	Technical Specification for Roof top Solar System shall be as per Norms		Spec Prevails
50	Page No. - 86 Clause No. - Technical ecification for Rain water Harvesting System Section No. - 14 Volume No. - 2	Technical"Specification for Rain water Harvesting System	Technical Specification for Rain water Harvesting System shall be as per Norms		Technical Specification for Rain water Harvesting System shall be as per Norms
51	Page No. - 91 Clause No. - Technical Specification for Sewerage / Drainage water System Section No. - 15 Volume No. - 2	Technical Specification for Sewerage / Drainage water System	Technical Specification for Sewerage / Drainage water System shall be as per Norms		Technical Specification for Sewerage / Drainage water System shall be as per Norms

52	Page No. - 95 Clause No. - Technical Specification for Electrical power supply & Installation Section No. - 16 Volume No. - 2	Technical Specification for Electrical power supply & Installation			Spec Prevails
53	Page No. - 112 Clause No. - a.1 Section No. - 19 Volume No. - 2	Mild & TMT Steel	SAIL, TISCO, MITC, Guardian, Bhagwati		Agree with Epoxy coating or CRS
54	Page No. - 112 Clause No. - a.2 Section No. - 19 Volume No. - 2	Construction chemicals or Plasticizers	Globus, Dr. Fixit, Fosroc, Sunanda, Sika		Agree
55	Page No. - 112 Clause No. - a.4 Section No. - 19 Volume No. - 2	Hardware	Shalimar, Navbharat, Amarbhoy, Dossaj, Godrej		Agree
56	Page No. - 112 Clause No. - a.6 Section No. - 19 Volume No. - 2	Metal Primer	Shalimar, Asian, Garware Paints, Berger		Agree
57	Page No. - 112 Clause No. - a.8 Section No. - 19 Volume No. - 2	Hardener	Irnonite, Fosroc, Dr Fixit		Agree
58	Page No. - 112 Clause No. - a.12 Section No. - 19 Volume No. - 2	Paver blocks	Conwood, Unifab, Nitco, Super Tiles		Checker tiles or Granite finish
59	Page No. - 112 Clause No. - a.13 Section No. - 19 Volume No. - 2	Chequered Tiles	NITCO, Super Tiles		Checker tiles or Granite finish
60	Page No. - 112 Clause No. - a.13 Section No. - 19 Volume No. - 2	Cement	Gujrat Ambuja, ACC L&T, Birla Super, Coromandel, India cements, Chettinad		Agree
61	Page No. - 112 Clause No. - a.13 Section No. - 19 Volume No. - 2	Structural Steel	SAIL, TISCO, JINDAL, Zenith, Bhagwati, MITC, Guardian		Agree
The above mentioned resolutions on the deviations are minuted by the undersigned and will be the part of development agreement (DA). Further declared that the rest of specifications of the volume I & II are accepted in toto.					
SOCIETY		PMC		M/s UPSCALE VENTURES	

*[Handwritten Signature]*



for Cosmopolitan-II Co-op.Hsg.Soc.Ltd

*[Handwritten Signature]*  
Secretary