



SCOPE OF WORK

S.no	Description	Specification
1	Land (Plot) Area	2679 sq.mt. (approx.)
2	Available FSI	1.75 (available)
3	Proposed Built Up Area	23000 sq.mt. (approx.)
4	Total number of floors (Min.)	21 floors (2 Retail & 19 Office)
5	No. of DUs proposed (Min.)	190 offices and 40 shops
6	Carpet Area per Dwelling Unit	60 : 40
7	Carpet Area per Floor	80 : 20
8	Retail Height of Floors (Min.)	6 meter

9	Office Height of Floors (Min.)	4.2 meter
10	Proposed Parking Area (Min.)	497
11	Proposed Car Parking (Basement)	263 (4 level of basement)
12	Proposed 9 floor MLC park	136
13	Proposed Surface Car Park	98
14	Proposed Elevators	8 office and 2 Retail
15	Proposed Escalators in Retail	2 Escalators
16	Proposed Skywalk (Connecting 2 Bldg.)	3 Levels



STATUTORY / COMPLIANCES

The structural details shall be designed to meet the durability and safety requirements of applicable loads including earthquakes, cyclone and flood in accordance with the applicable Indian/International standards. Selected Developer / Agency will be required to provide all the necessary Infrastructure with built-up area as provided for in the Urban Areas Act of 1975 and other relevant Acts / Laws of Haryana along with drawings but not limited to following mentioned as:

- a. Provision of 100% Power Back up installation (Gas based)
- b. Provision of 100% Air Conditioner system
- c. Internal Water Supply
- d. Water Supply System including underground water reservoir
- e. RCC storm water drain
- f. Sewerage Treatment Plant/ Septic Tank
- g. Laying of Sewerage Pipe Line
- h. Rain Water Harvesting
- i. Provisions for Fire Fighting
- j. Internal Electrification
- k. Street light with LED lamps
- l. Internal Road & Pathway (CC and Bituminous Road Marble / Granite Pathways)
- m. Landscaping of the entire site of 3.187 acres
- n. Solar Street Light System
- o. External Electrification
- p. Compound wall with Boundary Gates around 3.187 acres
- q. Horticulture facilities
- r. Providing 10 High Speed Lifts in building blocks (min. 23 KMPH)
- s. Solid Waste Management

FINISHES

The Freedom Tower is expected to be a unique proposition and a true manifestation of Free India wherein the common men of India has risen up to claim its rights and committed itself for the vision of our beloved Prime Minister Hon'ble Sh. Narendra Modi ji. The Freedom Tower shall be a showcase of a Modernization embraced by an ancient civilization.

- 01 External Cladding**

Combination of glass curtain wall and horizontal bands of metal accents that serve as solar shades, panels of LED lights, aluminium panels, handcrafted marble pillars and polished marble stone.
- 02 Floorings & Internal Walls**

Lobbies: Combination of inlay marble work, Stainless Steel, Lacquered Glass, Mirrors, handcrafted Wooden Panels, ceramic tiles, art gallery and large LED Screen displays.
Basement: Combination of Tiles, Concrete, EPOXY and cobble stones.
Tenant floor finish: Marble Inlay work, Wooden Panels and Customized Wall Papers.
- 03 Security and Life Safety**

Video Surveillance, boom barriers, AI based threat recognition system, Emergency Response System, First Aid Room, Assembly area and other safety apparatus.
- 04 Landscaping and Services**

Video Surveillance, boom barriers, AI based threat recognition system, Emergency Response System, First Aid Room, Assembly area and other safety apparatus.

PROJECT COST

The members of the Palm Spring Plaza have decided in their GBM that the said project shall be developed on the Cost + Management Fee basis wherein the selected agency / developer / company shall charge the individual owners on the basis of the actual cost incurred plus a Development Management Fee as negotiated and agreed upon between PSPCA and the selected agency / developer / company. The estimated actual cost shall involve the following cost components :-

01

License Cost

The Association has already filed LC 1 file with the department of Town and Country Planning vide File no 1382 dated 13.03.2023. The License file of the proposed new building has been scrutinized by the revenue department of DTCP validating the ownership over the said land of 159 owners of 230 shops and offices of the Palm Spring Plaza. The selected party / agency / developer / company shall be required to complete the entire procurement process of the license from here onwards and pay the necessary requisite license fee over 3.187 acres, 25% of the EDC, IDC and the liaisoning cost (including the cost to bound the site area)

02

Design and Drawings

It shall be the responsibility of the selected developer to provide and finalise the structural and architectural design in consultation and to the satisfaction of the Select Committee for the proposed building. The expected design shall be combination of glass façade, stainless steel solar shades, LED Panels, carved marble pillars and other specification provided herein for the lobbies, atrium, corridors and other features.

03

Building Approvals

It shall be the responsibility of the selected developer to procure all the necessary and statutory approvals and sanctions from all the concerned authorities for the development and completion of the entire project in a time bound manner.

Construction Cost

The cost of construction shall include the Civil works along with internal infrastructure including planning and design charges, preparation of Detailed Project Report including Architectural and working drawings which are suitable for Construction, preparation of structural design, vetting of structural design from reputed institutions like IITs/ NITs, required testing from NABL accredited labs, contingency charges etc. Project cost shall also include infrastructure development cost including cost of construction of the proposed MLCP, internal roads, pathways, common green area, boundary wall, water supply, water tank,

site development, internal electrification, sewerage, drainage, firefighting system, lift shafts and machine room, Ultra High Speed lifts for office block, transformers along with HT/LT panel, Sewage Treatment Plant (STP) and CNG set for emergency 100 % backup power for the complex, etc.

PMC & Legal Cost

The cost of the Project Management Consultant appointed by the Palm Spring Plaza Condominium Association for the said project shall be part of the overall project cost. All the cost involving any drafting of applications, forms, agreements, indemnities, sanctions, memo, notices and other legal and paralegal activities undertaken during the course of construction and handover of the project shall also form part of the overall cost of project.

PROJECT FUNDING

The 159 members of the Palm Spring Plaza shall fund the entire project from their own sources. Each individual member / owner of the Palm Spring Plaza shall be entering into a Builder Buyer's Agreement with the selected agency / developer / company consenting to pay for the project in accordance with the Payment Plan as agreed. The selected developer / agency / company shall be entitled to recover the entire cost of the project including a Development Management Fee.

The selected developer / agency / company shall be required to enter into a provisional Builder Buyer's Agreement with the 159 owners of 3.187 acres of the licensed land agreeing to provide entire funding for the procurement of the TOD license from the concerned authorities. Upon successful procurement of the license from the authorities, the developer shall enter into the registered Builder Buyer's Agreement with the respective individual owners of the land and only then shall charge the respective individual owner as per the agreed Payment Plan. **It is important to note here that the entire estimated cost of the procurement of the license shall be initially borne by the selected agency / developer / company initially and the same shall form part of the total cost of the project recoverable from the individual owners in accordance with the agreed Payment Plan.**

The selected agency / developer / company shall charge a Development Management Fee (Rs. per square feet) over and above the estimated cost of construction proposed by the agency / developer / company. The estimated cost of construction shall include the procurement of license and other necessary statutory building sanctions, design and architectural fees, contingency fees, PMC fees, legal fees and the escalation cost. The escalation cost shall be within +_ 7% only and would have to be validated by the appointed PMC

PAYMENT PLAN

The selected agency shall prepare the Payment Plan with due consideration to the following :

01

It shall be in strict compliance with the various relevant provisions laid down in the RER Act 2016.

02

03

It shall be validated by the appointed PMC and the Select Committ

The first instalment shall be due only after the necessary statutory sanctions and permissions are in place. It shall be based on expenses estimated to be incurred by the Agency / developer / company