

GUJARAT INTERNATIONAL FINANCE

TEC-CITY

**REQUEST FOR PROPOSAL
FOR
MANAGEMENT OF COMMUNITY CENTRE
LOCATED AT BLOCK – 45, Zone -4,
GIFT CITY ON LEAVE AND LICENSE BASIS
Gandhinagar, Gujarat, India**

[RFP Reference No.: GIFT/CA/LS/2020/01](#)

December 16, 2020

**RFP for Management of Community Centre Located in Block -45, Zone - 4, GIFT City on
Leave and License Basis**

DISCLAIMER

GIFTCL, its employees and advisors shall have no liability for the information contained in this Request for Proposal document (the “RFP”) or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of GIFTCL or any of their employees or advisors. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements, and information contained in this RFP and obtain independent advice from appropriate sources.

GIFTCL, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder or Bidders under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFP or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP or arising in any way in this bidding process. Though adequate care has been taken in the preparation of this RFP Document, the Bidder should satisfy himself/ itself that the Documents are complete in all respects.

GIFTCL accepts no liability of any nature whether resulting from negligence or otherwise, howsoever caused arising from reliance by any Bidder upon the statements contained in this RFP.

The issue of this RFP does not in any way imply that GIFTCL is bound to select a Bidder or to appoint the Preferred Bidder for the Assignment. GIFTCL reserves the right to reject all or any of the Bidders or Bids without assigning any reason, whatsoever.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid including, but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by GIFTCL or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will be borne by the Bidder and GIFTCL shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation for submission of the Bid, regardless of the conduct or outcome of the Bidding Process.

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General Information

Proposal	Management of Community Centre Located in Block -45, Zone - 4, GIFT City on Leave and License basis.
Issue date of RFP	16/12/2020
Last date for receiving queries	26/12/2020
Date and Time of Pre-bid meeting	29/12/2020 @ 11:00 am
Response to queries	05/01/2021
Last Date and Time for Submission of Proposal	: 18/01/2021 on or before 15.00 hrs
Date and Time for Opening of Proposal	: 18/01/2021 at 15.30 hrs
Place of Submission and Opening of Sealed Proposal	At: Office of the Managing Director & Group CEO Gujarat International Finance Tec-City GIFT House, Block -12, Road 1-D, Zone - I, Taluka & District Gandhinagar - 382355
Registered Address of the Company	Gujarat International Finance Tec-City Company Limited EPS - Building no. 49A, Block 49, Zone 04, Gyan Marg, GIFT City, Gandhinagar - 382355

Note:

The Proposal in sealed cover should be submitted in person or by courier or speed post so as to reach at GIFTCL's Office at Gandhinagar before the due date and time for submission of the Proposal as mentioned hereinabove. The responsibility to ensure this lies with the bidder. The Proposal received after due date and time will not be accepted.

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Instructions to Bidder

- a. Gujarat International Finance Tec-City Company Limited (GIFTCL), invites proposal in sealed envelope for “**Management of Community Centre Located in Block -45, Zone - 4, GIFT City on Leave and License basis**”.
- b. Eligibility for submission of Proposal:
 1. The Bidder may be a company, partnership firm, limited liability partnership (LLP), sole proprietorship firm or any other legal entity validly incorporated and/or registered under the laws of India and is competent to enter into an agreement.
 2. Consortium is not allowed
 3. Financial Eligibility Criteria;
 - 3.1 Net worth should not be negative.
 - 3.2 Average Annual Turnover for the last 3 years from managing establishment of similar nature or hotel, restaurants, facility management, and events shall be Rs. 3 lakhs.
 4. Technical Eligibility Criteria;
 - 4.1 Bidder should have experience of managing establishment of similar nature or hotel, restaurants, facility management and events at least for 3 year.
- c. Bidders are requested to mention the name of the proposal, Bidder’s name, address and contact details, on the sealed cover to avoid the Bid being declared invalid.
- d. A non-refundable Tender Fee for the Proposal shall be **Rs.500/- (Rupees Five Hundred Only)** inclusive of GST payable in the form of Demand Draft / Banker’s cheque / Pay Order from any Nationalized / Scheduled Bank drawn in favour of “**Gujarat International Finance Tec-City Company Limited**”, payable at Ahmedabad.
- e. Bidders are requested to submit their bid documents in a sealed envelope at the GIFT Office on or before the stipulated date and time.

The Envelope should contain

- (1) Original and one copy of instrument of Tender Fee
 - (2) RFP documents [Section 1 to 5]] along with related documents, duly stamped & signed on each and every page, in physical form.
- f. The sealed bids will be opened at the specified time and date. Bidders' representatives may remain present at the time of bid opening if they so desire.
 - g. The Authorized officer of GIFTCL will first open sealed Envelope containing Tender fee and after review of tender fee, RFP documents will be opened.
 - h. The name and contact details of the Authorized officer to function as Officer is given below -

Mr. Rajesh Dhruv– Sr. Manager (CA)
Gujarat International Finance Tec City
 - i. Section 1 to 5 shall be deemed to be part of the Proposal

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- j. Conditional Bid: GIFTCL discourages stipulation of any conditions by the Bidders, as bidders are expected to accept the various provisions and conditions stipulated in the Bid documents. Conditional Bids will not be accepted. The Bidder has to submit the Bid without any precondition or footnotes etc. If such conditions are stipulated their bid will be treated as “Non-Responsive”.
- k. The bidder is advised to visit and examine the locations and its surroundings and obtain for himself on his own risk and responsibility all information that may be necessary for preparing the proposal and entering into an agreement. The costs of visiting the Site shall be at the bidder’s own expense.
- l. Clarification and amendment of RFP Documents - A bidder requiring any clarification of the bidding documents may so notify the GIFTCL in writing at the GIFTCL’s address indicated in the RFP and on email: contract@giftgujarat.in. GIFTCL will respond to the relevant points in the pre-bid meeting, to any request for clarification which is received on or before the last date for receiving queries. The response or clarification to the bid documents will be uploaded at the GIFTCL’s website <http://www.giftgujarat.in/>.
- m. At any time prior to the last date for submission of bids, GIFTCL may, for any reason, whether at his own initiative or in response to clarifications sought by bidder(s), modify the bidding documents by issuing addendum. Any addendum thus issued shall be part of the bidding documents.
- n. Each page of the Quotation should be stamped and signed by the Authorized person of the Bidder.
- o. Quoted prices shall be firm and shall not be subject to any price variation whatsoever.
- p. To assist in the examination, evaluation and comparison of Financial Bids, the GIFTCL may, at its discretion, ask any bidder for clarification of his Financial Bid.
- q. GIFTCL reserves the right to accept or reject any bid, and to annul the bidding process and reject all proposals, at any time, or initiate the Re-Tendering process without incurring any liability or any obligation to inform to any bidders.
- r. **Evaluation of Bid and Award of Contract:**
 - 1. GIFTCL will carry out a detailed evaluation of the documents in order to determine whether the bidders are qualified and whether the technical aspects are substantially responsive to the requirements set forth in the bidding documents. In order to reach such a determination, GIFTCL will examine the information supplied by the Bidders and other requirements in the bidding documents, taking into account the factors viz. qualification/ eligibility criteria and overall completeness and compliance as per GIFTCL’s requirements.
 - 2. The bidder shall be qualified on the basis of information furnished by the bidder, in support of his capability and eligibility criteria laid down under this Section.
 - 3. As a result of the technical evaluation, the bids which are substantially responsive shall be shortlisted. The Financial bids of the substantially responsive and

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technically qualified bidders only shall be opened on the date of opening of Financial bids, which date will be informed to those qualified bidders.

4. A substantially responsive bid is one, which to the satisfaction of GIFTCL conforms to all the terms and conditions of the bid documents, without material deviation or reservation. A material deviation or reservation is one –
 - i. which affects in any substantial way the Terms of Reference.
 - ii. which is not signed and sealed properly as per the terms of this RFP/ Bid documents.
 - iii. which contain any condition or qualification; or
 - iv. which is not as per the formats prescribed in this RFP/ Bid documents and not acceptable to GIFTCL; or
 - v. The rectification of which (deviation or reservation) would effect unfairly the competitive position of other bidders presenting substantially responsive bids.
5. If a bid is not substantially responsive, even after obtaining clarifications from the Bidder it will not be considered by GIFTCL and may not subsequently be made responsive by correction or withdrawal of the non-conforming deviation or reservation.
6. The bidders should meet the Technical and financial eligibility criteria on a pass or fail basis.
7. The Financial Bids of the substantially responsive and technically qualified bidders only shall be opened on the date of opening of Financial Bids which will be informed to all substantially responsive bidders.
8. Financial Bid evaluation will be based on the License fee quoted by the bidder in their bid and derived by GIFTCL for the entire license period.
9. GIFTCL will issue the LOI for the “Management of the Community Centre Located in Block -45, Zone - 4, GIFT City on Leave and License Basis” to the bidder whose bid has been determined to be responsive to the RFP documents, who has qualified the evaluation of Technical Bid and has offered the highest evaluated Financial Bid/ is considered as preferred bidder. However, the decision of GIFTCL pertaining to the selection of the bidder will be final and binding in this regard.
10. Upon issuance of LOI, the Preferred bidder shall be required to deposit Interest free refundable Security Deposit amount of Rs.1 Lakh within 15 days thereof.
11. After the submission of Security Deposit amount, GIFTCL and Preferred Bidder/Licensee will execute the Leave and License Agreement, in duplicate. The Leave and License agreement shall contain the detailed terms and conditions (including the General terms and conditions of this RFP) for use and management of the community centre by the licensee. The Applicable Stamp duty, registration charges and advocate fee will be paid by the Preferred/ Successful Bidder. Original copy of the Leave and License Agreement will be retained by the GIFTCL and second copy will be provided to the Preferred Bidder.
- s. The Bids should be without any conditions and shall remain valid for 6 (Six) Months from the last date of submission.

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Section - 1

Terms of Reference

Sr. No	Particulars	Details/Terms
1	Area of Community Centre	Area of Ground Floor Community Center – 554.63 sqm Area of First Floor Community Center – 230.91 sqm Total Area of Community Center- 785.54 sqm
2	General	<ol style="list-style-type: none"> 1. The Licensee has to bear the expenses for the interiors, acoustics, ceiling fans, lights, fittings, fixture and air conditioners/coolers etc. in making the community center comfortable for community use and user friendly which may in the range of Rs.10-15 lakhs. 2. The Licensee at his cost and expense shall purchase and maintain insurance policy for the property throughout the License Period and copy of the same to be shared with the GIFTCL. 3. In case there is a requirement of GIFTCL or its subsidiaries for organizing any event at community center shall be provided on priority basis and free of cost along with all furnishing and complete facilities.
3	License Period (on executing Leave and License Agreement)	<ol style="list-style-type: none"> 1. 20 Years with lock in period of 10 years. 2. After 10 years, either party may terminate the agreement by giving 3 months' notice in advance. 3. After expiry of License Period, if fresh bids are invited, first right to refusal will be given to existing Licensee.
4	Terms of Monthly License Fee	<ol style="list-style-type: none"> 1. Fixed Monthly License Fee* for first five years. *The reserve rate of monthly License Fee for first five years is Rs. 12,000/-. 2. Fixed Monthly License Fee** for sixth (6th) year. **The reserve rate of monthly License Fee for sixth (6th) year is Rs. 15,000/-. 3. Starting from 7th Year, 5% incremental increase each year cumulative in monthly License Fee.
5	Security Deposit	Preferred Bidder to deposit Interest free refundable Security Deposit amount of Rs 1 Lakh within 15 days of issuing LOI.
6	City Level Maintenance Charges (CLM)	Rs. 10 per Sq.Ft per annum or any revision thereof.
7	Maintenance	Licensee shall carry out all repairs and maintenance of civil, and MEPF works of the community center and its premises/parking during the License Period including painting etc.

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8	Connection and Utility Charges	Licensee shall pay connection and utility charges i.e., Electricity, water, sewage and solid waste on actuals.
9	Any major Structural nature repairs and maintenance	Major structural repair, if any, will be taken up by GIFTCL, if it is not caused by the Licensee or any of its contractors/agents/users.
10	Permitted Activities	<p>The activities permitted in the community center are as under:</p> <ol style="list-style-type: none"> 1. Sports 2. Gym 3. Yoga Centre, 4. Indoor Games, 5. Martial Arts classes, 6. Dinning Buffet facilities/ Mass dining area, 7. Exhibitions, 8. Music classes, 9. Social functions, 10. Conference/Meeting, 11. Art and Crafts, 12. Dance Classes, 13. Reading courses, 14. Workshops, Wellness and Nutrition Consultations 15. Catering Services in case of any event and help for any type of event management. 16. Wedding functions: <ul style="list-style-type: none"> - For society residents pre- and post-wedding functions would be allowed, - For outsiders, only post wedding functions like Reception etc. would be considered <p>Exclusions: Any permanent or full-time activity of continuing nature including Play School, Crèche, Kindergarten classes etc. shall not be permitted.</p>
11	Sub-letting of the Community Centre	Not Allowed
12	Termination of Leave and License Agreement	<ol style="list-style-type: none"> 1. In case of breach/default of any of the terms and condition of leave and license agreement, licensee shall rectify the breach within 30 days' (or an extension) from the date of notice received from GIFTCL. 2. If Licensee fails to rectify the breach/default, GIFTCL shall have the right to terminate the agreement by giving 30 days' notice.

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Section - 2

Financial Proposal

Sr.no	Item Description	Unit	Qty.	Monthly License Fee	Total Amount
1.0	Monthly License Fee				
1.1	Monthly License Fee for first five years	Monthly	60 Months		
1.2	Monthly License Fee for Sixth Year	Monthly	12 Months		

Note: 5% incremental increase each year cumulative in monthly License Fee starting from 7th Year.

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SECTION-3

(General Terms and Conditions)

1. Definition

In the agreement (as hereinafter defined) the following words and expressions shall have the meanings hereby assigned to them, except where the context otherwise requires:

- i. **“GIFTCL/ Licensor”** means Gujarat International Finance Tec-City Company Limited (GIFTCL) having its registered office at EPS - Building no. 49A, Block 49, Zone 04, Gyan Marg, GIFT City, Gandhinagar – 382355 represented through its Managing Director and includes it’s group companies, successor(s) and assigns.
- ii. **“Licensee”** means the person/ firm/ company declared as preferred bidder who will enter into an agreement with GIFTCL.
- iii. **“Officer”** means the person appointed by the Licensor to act as Officer for the purposes of the agreement, or any other competent person appointed by the Licensor and notified to the agreement to act in replacement to such person and shall include his authorized representative.
- iv. **“Officer - In - Charge”** means the person appointed by the Licensor to act as Officer-in-Charge for the purposes of the agreement, or any other competent person appointed by the Licensor and notified to the Licensee, to act in replacement to such person and shall include his authorized representative.
- v. **“License Period”** means the period of 20 Years commencing from the date of agreement with lock in period of 10 years.

2. Payments:

2.1 The Licensee shall pay the Monthly License Fee to the Licensor in advance, on or before 05th day of each English calendar month. License shall also pay refundable interest free Security Deposit of Rs. 1 Lakhs.

2.2 The Licensee shall pay city level maintenance charges (CLM) at the rate of Rs. 10 per Sq. ft per Annum or as may be revised from time to time.

2.3 Licensee shall pay connection and utility charges i.e., Electricity, water, sewage and solid waste on actuals.

3. Indemnity

The Licensee shall indemnify, protect and defend, GIFTCL at the Licensee’s own expense, from and against all actions, claims, losses or damages arising out of Licensee’s failure to perform its obligation or breach of any obligations under the agreement.

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4. Liability

The Licensee shall be solely responsible for any loss or damage due to accident or otherwise caused to the life and property of the Licensee including its employees, workers, representatives, agents etc., during the License Period and in no case GIFTCL shall be liable/ responsible for the same.

The Licensee's liability under the agreement shall be the sole liability of the Licensee under or in connection with the agreement for breach of statutory duty, tort, negligence or otherwise howsoever arising.

5. Compliance with Statutes, Regulations

The Licensee shall confirm and comply in all respects, with the provisions of all the Acts, Rules, Regulations & Ordinance of State or Central Government and other local authorities as are applicable for management and activities undertaken by the Licensee for use of the community center.

6. Settlement of Disputes

- a) Any difference or dispute or any breach of the agreement by either party shall first be resolved amicably through mutual discussion and negotiation between the Officer in Charge of the Licensor and the Authorized representative of the Licensee.
- b) If the dispute cannot be resolved between the parties with mutual discussion as per clause (a) above within 30 days, the CEO or MD (or their authorized representative) of the Parties shall meet for negotiation at a mutually agreed date, time and place, and make their best endeavor to resolve the difference in most equitable and justifiable manner.
- c) In case of dispute is not resolved amicably by them within 30 (days) or in case of failure of amicable settlement, the matter may be referred to the Court of competent Jurisdiction for adjudication.
- d) The Courts at Gandhinagar shall have exclusive Jurisdiction in the matter.

7. Miscellaneous

- a) The relationship between the parties under the agreement will be on "Principal to Principal basis". Nothing contained herein and/or in the agreement, shall be deemed or construed by and between GIFTCL and the Licensee, as creating or intending to create a relationship of a partnership or a joint venture or an association of persons or an owner and an agent. The Licensee acknowledges and understands that the agreement will not create or transfer any interest, easement, tenancy or sub tenancy granted or deemed to be granted to the Licensee, in or over the said premises.
- b) The Licensee will not carry out any permanent/temporary structural additions/deletion/removal to the said Premises from inside or outside and will not do any kind of activity which may cause damage, either directly or indirectly, to the structure of the said Premises or the Building.


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- c) The Licensee will not keep any hazardous or inflammable items / goods etc. in the said Premises, which can cause damage or nuisance to the said Premises.
- d) The Licensee will not carry out any anti-social activity, offensive / illegal trade or business prohibited under the prevailing Act or Law.
- e) The Licensee will not create any further license, assign or sublet any part or whole of the said Premises to any other person during the License period.
- f) Relaxation of any condition of the agreement at any time by GIFTCL will not construe to be a waiver of that condition of the agreement.
- g) The agreement will be binding on the Licensee and its successors-in-title and permitted assigns. The Licensee does not have the right to assign or otherwise transfer any rights and obligations under or interest in the agreement without the prior written consent of GIFTCL.
- h) All the terms and conditions mentioned above shall form part and parcel of the agreement and the Licensee is required to comply with all these terms and conditions in performance of the agreement.

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**Section - 4
Sample Forms**

1. Business Partner information Form

	GUJARAT INTERNATIONAL FINANCE TEC-CITY
<u>BUSINESS PARTNER INFORMATION FORM</u>	
Name of Vendor / Customer *	:
Address *	:
Line 2	:
Line 3	:
State & Postal Code *	:
Phone / Mobile Number *	:
Contact Person Name *	:
Mail ID of contact Person *	:
Permanent Account Number (PAN) *	:
Tax Account Number (TAN)	:
GST Number *	:
LUT Reference Number (for SEZ)	:
MSME Certificate Number (If MSME)	:
<u>Bank Details for RTGS / NEFT</u>	
Beneficiary Name *	:
Bank Name *	:
Branch *	:
Branch Address *	:
	:
State & Postal Code *	:
Bank Account Number *	:
IFSC Code *	:
BSR Code	:
MICR Number	:

Note : Please provide complete details mentioned above. Fields marked with " *" is mandatory. Business Partner code with incomplete details will not be created in SAP

Kindly provide following along with form

- 1) Certified copy of cancelled cheque / Bank Mandate for mentioned Bank Account
- 2) Certified copy of PAN Card
- 3) Certified copy of GST Registrataion Certificate
- 4) Copy of ARN No. for LUT given for SEZ, (if Supply or services are for GIFT SEZ)
- 5) Copy of MSME Certificate
- 6) Cetificate for experience in the similar nature of work/Services.
- 7) Yearly Turnover Certificate duly certified by the Chartered accountant

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POWER OF ATTORNEY

Know all men by these presents, we, (name of the Licensee and address of the registered office) do hereby constitute, nominate, appoint and authorize Mr / Ms..... son/daughter/wife of and presently residing at, who is presently employed with us and holding the position of as our true and lawful attorney (hereinafter referred to as the "Authorized Representative") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our Proposal for and selection as the Licensee for _____ including but not limited to signing and submission of all applications, proposals/bids and other documents and writings, participating in pre-bid and other conferences and providing information/ responses to GIFTCL, representing us in all matters before GIFTCL, signing and execution of all contracts and undertakings consequent to acceptance of our proposal and generally dealing with GIFTCL in all matters in connection with or relating to or arising out of our Proposal for the said License and/or upon award thereof to us till the entering into of the agreement with GIFTCL.

AND GENERALLY to act as our Attorney or agent in relation to the Proposal for and selection as the Licensee for [_____] and on our behalf to execute and do all instruments, acts, deeds, matters and things in relation to the said Proposal or any incidental or ancillary activity, as fully and effectually in all respects as we could do if personally present.

AND We hereby for ourselves, our heirs, executors and administrators, ratify and confirm and agree to ratify and confirm all acts, deeds and things whatsoever lawfully done or caused to be done by our said Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF, 2020

For
(Signature, name, designation and address)

Witnesses:

- 1.
- 2.

Notarised

Accepted
.....
(Signature, name, designation and address of the Attorney)

Notes:

To be executed by the Bidder.

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The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure. The Power of Attorney should be executed on a non-judicial stamp paper of Rs. 300 (three hundred) and duly notarized by a notary public.

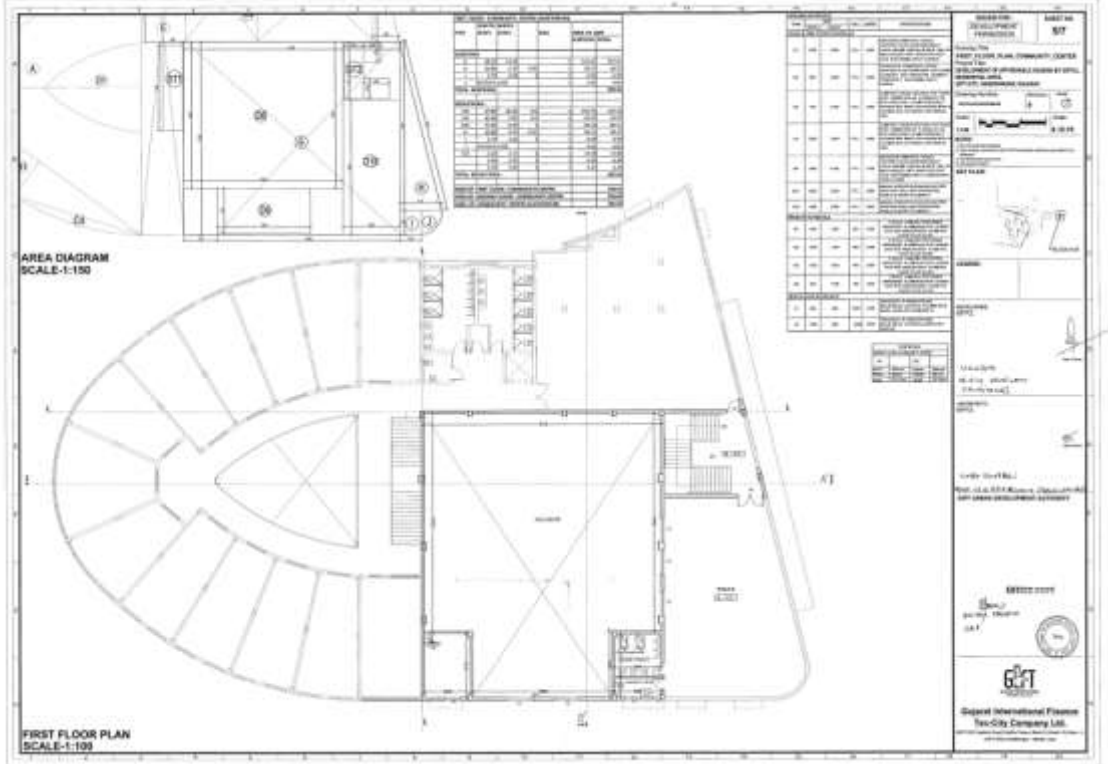
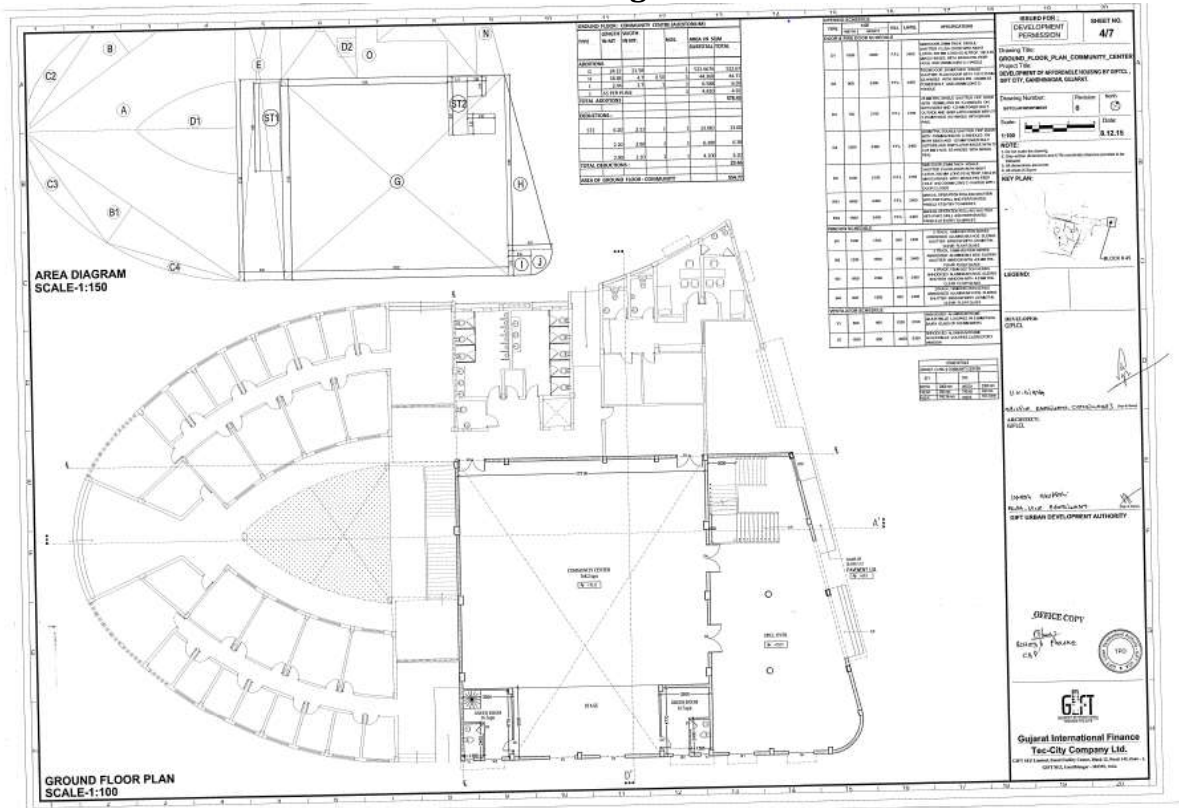
Wherever required, the Bidder should submit for verification the extract of the charter documents and other documents such as a resolution/power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.

For a Power of Attorney executed and issued overseas, the document will also have to be legalized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being issued. However, Bidders from countries that have signed the Hague Legislation Convention, 1961 need not get their Power of Attorney legalized by the Indian Embassy if it carries a conforming Appostille certificate

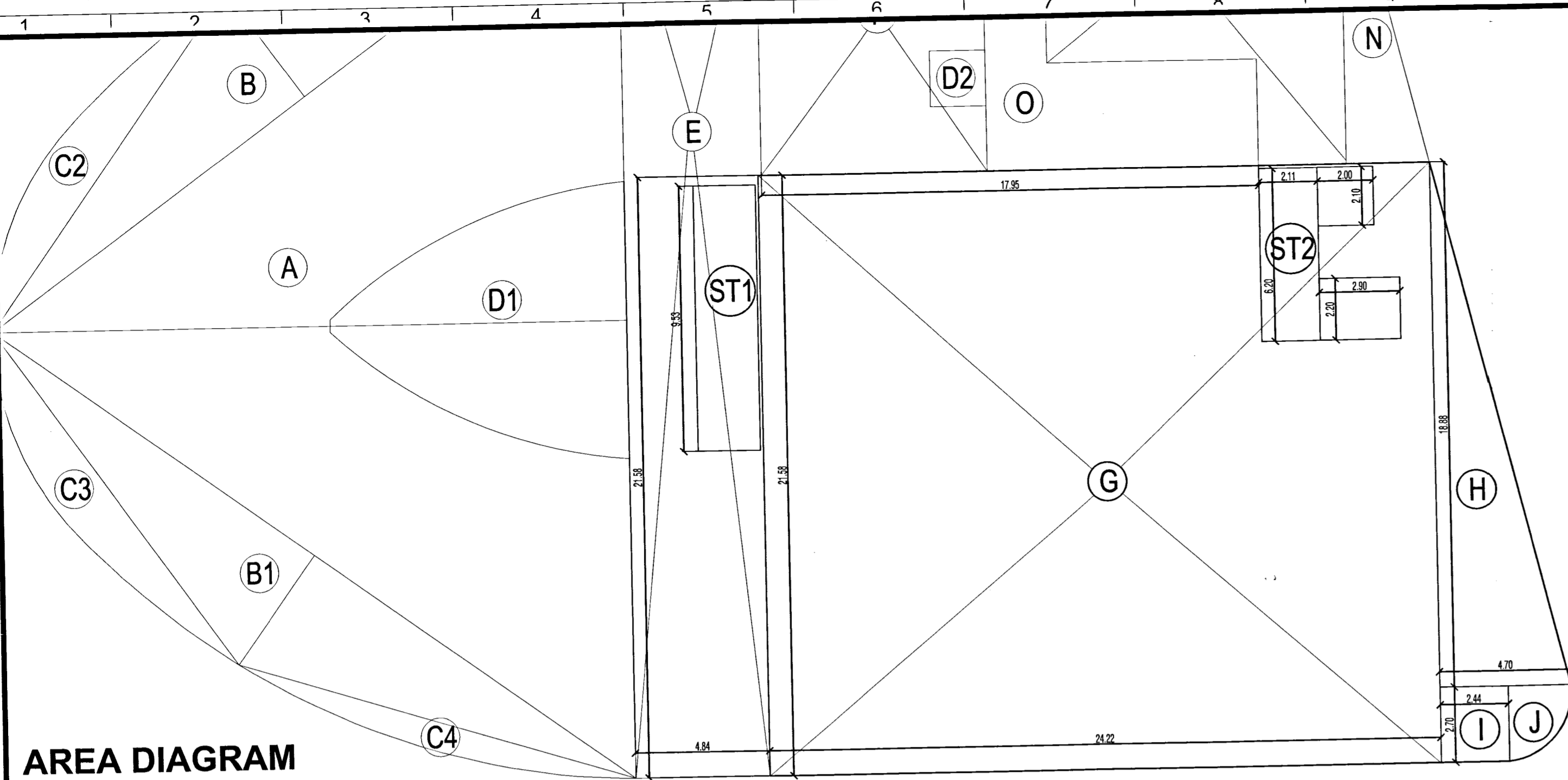
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Section - 5

Drawings



**AREA DIAGRAM
SCALE-1:150**



GROUND FLOOR : COMMUNITY CENTRE (AUDITORIUM)					
TYPE	LENGTH IN MT.	WIDTH IN MT.	NOS.	AREA IN SQM	SUBTOTAL TOTAL
ADDITIONS					
G	24.22	21.58	1	522.6676	522.67
H	18.88	4.7	0.50	44.368	44.37
I	2.44	2.7	1	6.588	6.59
J	AS PER PLINE		1	4.810	4.81
TOTAL ADDITIONS					578.43
DEDUCTIONS :					
ST2	6.20	2.11	1	13.082	13.08
	2.20	2.90	1	6.380	6.38
	2.00	2.10	1	4.200	4.20
TOTAL DEDUCTIONS :					23.66
AREA OF GROUND FLOOR - COMMUNITY					554.77

OPENING SCHEDULE					
TYPE	SIZE		SILL	LINTEL	SPECIFICATIONS
	WIDTH	HEIGHT			
DOOR & FIRE DOOR SCHEDULE					
D1	1000	2400	F.F.L.	2400	MAIN DOOR, 35MM THICK SINGLE SHUTTER FLUSH DOOR WITH RIGHT LATCH, 300 MM LONG SS ALTRIP, 100 X 35 MM SS HINGES WITH BRASS PIN, PEEP HOLE AND 200MM LONG C-HANDLE
D2	900	2400	F.F.L.	2400	ROOM DOOR, 30 MM THICK SINGLE SHUTTER FLUSH DOOR WITH 100 X 35 MM SS HINGES WITH BRASS PIN, 200MM SS TOWER BOLT AND 200MM LONG C-HANDLE
D3	750	2100	F.F.L.	2100	25 MM THK. SINGLE SHUTTER FRP DOOR WITH 150MM LONG SS C-HANDLES ON BOTH SIDES AND 125 MM TOWER BOLT OUTSIDE AND BABY LATCH INSIDE WITH 75 X 25 MM 3 NOS SS HINGES WITH BRASS PINS.
D4	2000	2400	F.F.L.	2400	26 MM THK. DOUBLE SHUTTER FRP DOOR WITH 150MM LONG SS C-HANDLES ON BOTH SIDES AND 125 MM TOWER BOLT OUTSIDE AND BABY LATCH INSIDE WITH 75 X 25 MM 3 NOS SS HINGES WITH BRASS PINS.
D5	1000	2100	F.F.L.	2100	MAIN DOOR, 35MM THICK SINGLE SHUTTER FLUSH DOOR WITH RIGHT LATCH, 300 MM LONG SS ALTRIP, 100 X 35 MM SS HINGES WITH BRASS PIN, PEEP HOLE AND 200MM LONG C-HANDLE WITH DOOR CLOSER
RS1	4500	2400	F.F.L.	2400	MANUAL OPERATION ROLLING SHUTTER WITH PART GRILL AND PERFORATED PANELS AT ENTRY TO MARKET.
RS2	1600	2400	F.F.L.	2400	MANUAL OPERATION ROLLING SHUTTER WITH PART GRILL AND PERFORATED PANELS AT ENTRY TO MARKET.
WINDOW SCHEDULE					
W1	1800	1500	900	2400	3 TRACK, 19MM SECTION SERIES ANNOIDISED ALUMINIUM 3 NOS. SLIDING SHUTTER WINDOW WITH 4.5 MM THK. CLEAR FLOAT GLASS
W2	1200	1500	900	2400	2 TRACK, 19MM SECTION SERIES ANNOIDISED ALUMINIUM 2 NOS. SLIDING SHUTTER WINDOW WITH 4.5 MM THK. CLEAR FLOAT GLASS
W3	1600	1950	450	2400	3 TRACK, 19MM SECTION SERIES ANNOIDISED ALUMINIUM 3 NOS. SLIDING SHUTTER WINDOW WITH 4.5 MM THK. CLEAR FLOAT GLASS
W4	845	1950	450	2400	2 TRACK, 19MM SECTION SERIES ANNOIDISED ALUMINIUM 3 NOS. SLIDING SHUTTER WINDOW WITH 4.5 MM THK. CLEAR FLOAT GLASS
VENTILATOR SCHEDULE					
V1	600	900	1200	2100	ANNOIDISED ALUMINIUM FRAME ADJUSTIBLE LOUVRES IN 5.5MM THICK BAURA GLASS OF 100 MM WIDTH.
V2	1800	950	4450	5300	ANNOIDISED ALUMINIUM FRAME ADJUSTIBLE LOUVRES CLERESTORY WINDOW

STAIR DETAILS			
MARKET, CLINIC & COMMUNITY CENTER			
ST1		ST2	
WIDTH	2000 mm	WIDTH	2000 mm
TREAD	300 mm	TREAD	300 mm
RISE	148.74 mm	RISE	148.74 mm

ISSUED FOR :
DEVELOPMENT PERMISSION

SHEET NO.
4/7

Drawing Title:
GROUND_FLOOR_PLAN_COMMUNITY_CENTER

Project Title:
DEVELOPMENT OF AFFORDABLE HOUSING BY GIFTCL, GIFT CITY, GANDHINAGAR, GUJARAT.

Drawing Number: GIFTCLAFRD/DP/INK/01
Revision: 0
North

Scale: 1:100
Date: 8.12.15

NOTE:
1. Do not scale the drawing.
2. Only written dimensions and UTM coordinate reference provided to be followed.
3. All dimensions are in mm
4. All areas in Sq.mt

KEY PLAN:
BLOCK # 45

LEGEND:

DEVELOPER:
GIFCL

ARCHITECT:
GIFCL

U.K. Senthil
(Sign & Stamp)

Umesh Shukla
(Sign & Stamp)
Asst. Vice President

Reshmi Phadke
(Sign & Stamp)
CAP

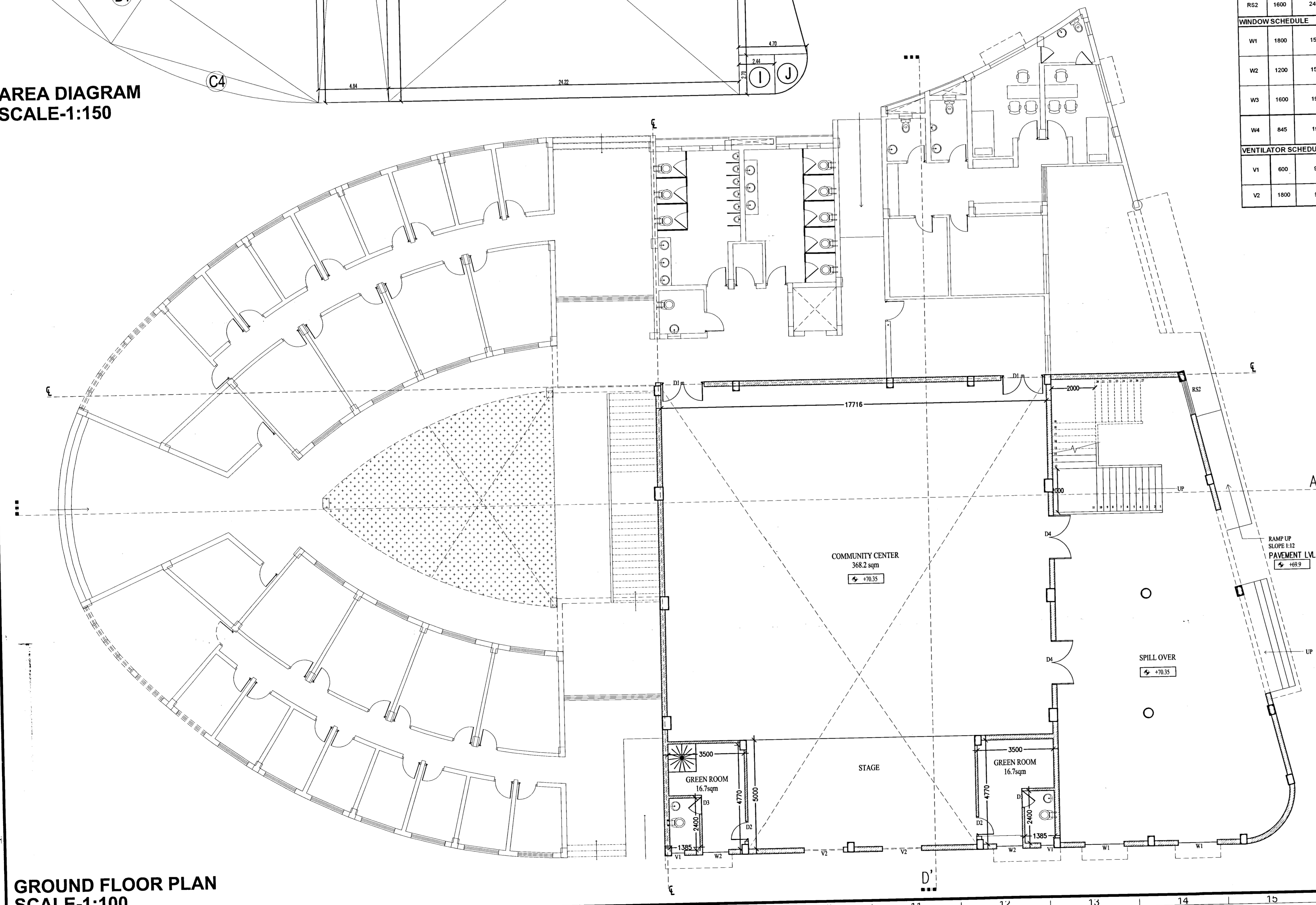
GIFT URBAN DEVELOPMENT AUTHORITY

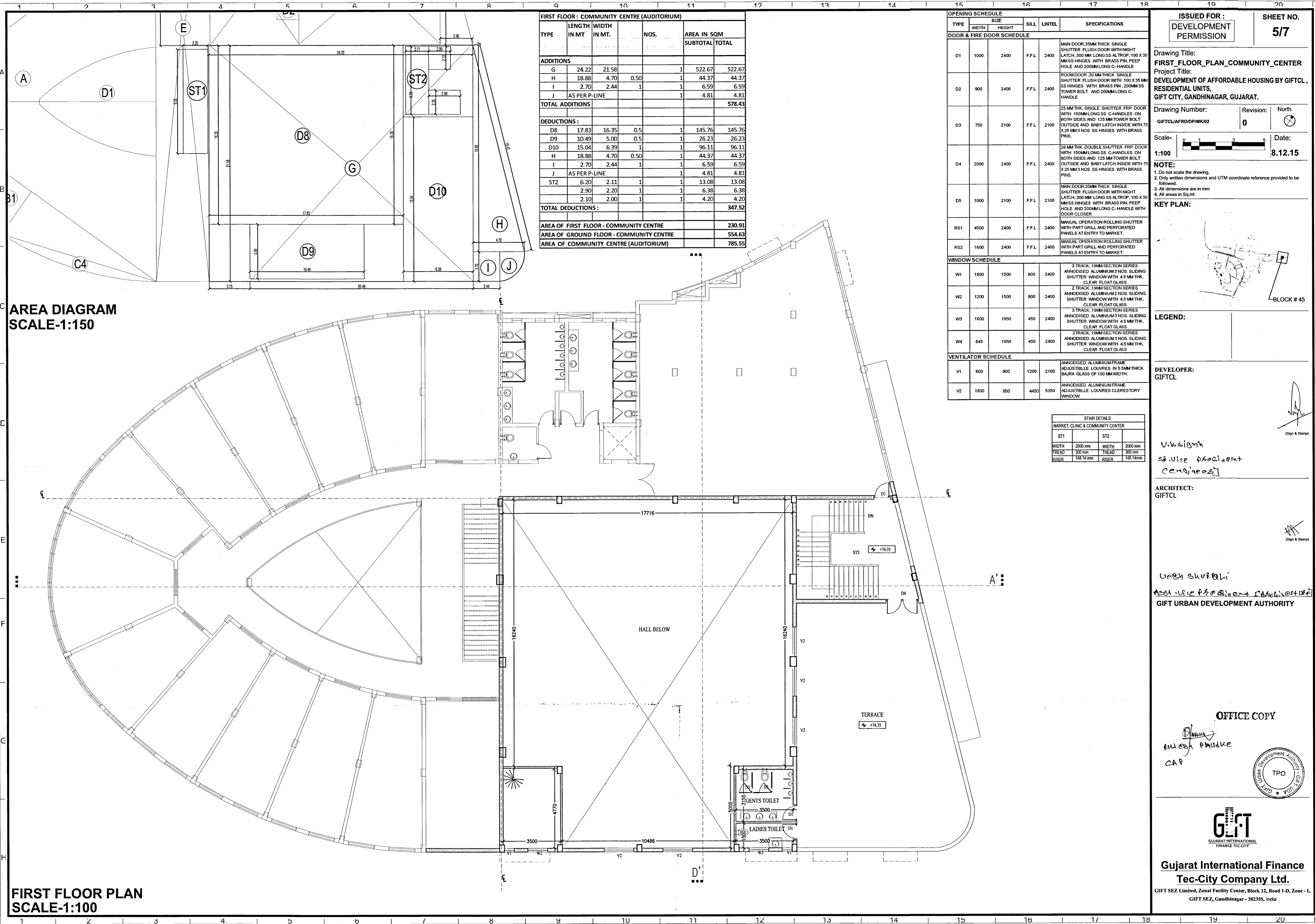
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GIFT
GUJARAT INTERNATIONAL FINANCE TEC-CITY

Gujarat International Finance Tec-City Company Ltd.
GIFT SEZ Limited, Zonal Facility Center, Block 12, Road 1-D, Zone - I, GIFT SEZ, Gandhinagar - 382355, India

**GROUND FLOOR PLAN
SCALE-1:100**





FIRST FLOOR: COMMUNITY CENTRE (AUDITORIUM)

TYPE	LENGTH IN MT.	WIDTH IN MT.	NOS.	AREA IN SQM	SUBTOTAL	TOTAL
ADDITIONS						
G	24.22	21.58	1	522.67	522.67	
H	18.88	4.70	0.50	44.37	44.37	
I	2.70	2.44	1	6.59	6.59	
J	AS PER P-LINE		1	4.81	4.81	
TOTAL ADDITIONS						578.43
DEDUCTIONS:						
D8	17.83	16.35	0.5	145.76	145.76	
D9	10.49	5.00	0.5	26.23	26.23	
D10	15.04	6.39	1	96.11	96.11	
H	18.88	4.70	0.50	44.37	44.37	
I	2.70	2.44	1	6.59	6.59	
J	AS PER P-LINE		1	4.81	4.81	
ST2	6.20	2.11	1	13.08	13.08	
	2.90	2.20	1	6.38	6.38	
	2.10	2.00	1	4.20	4.20	
TOTAL DEDUCTIONS:						347.52
AREA OF FIRST FLOOR - COMMUNITY CENTRE				230.91		
AREA OF GROUND FLOOR - COMMUNITY CENTRE				554.63		
AREA OF COMMUNITY CENTRE (AUDITORIUM)				785.55		

**AREA DIAGRAM
SCALE-1:150**

**FIRST FLOOR PLAN
SCALE-1:100**

OPENING SCHEDULE

TYPE	SIZE		SILL	LINTEL	SPECIFICATIONS
	WIDTH	HEIGHT			
DOOR & FIRE DOOR SCHEDULE					
D1	1000	2400	F.F.L.	2400	MAIN DOOR 35MM THICK SINGLE SHUTTER FLUSH DOOR WITH NIGHT LATCH, 300 MM LONG SS ALTRIP, 100 X 35 MM SS HINGES WITH BRASS PIN, PEEP HOLE AND 200MM LONG C-HANDLE
D2	900	2400	F.F.L.	2400	ROOM DOOR 30 MM THICK SINGLE SHUTTER FLUSH DOOR WITH 100 X 35 MM SS HINGES WITH BRASS PIN, 200MM SS TOWER BOLT AND 200MM LONG C-HANDLE
D3	750	2100	F.F.L.	2100	25 MM THK. SINGLE SHUTTER FRP DOOR WITH 150MM LONG SS C-HANDLES ON BOTH SIDES AND 125 MM TOWER BOLT OUTSIDE AND BABY LATCH INSIDE WITH 75 X 25 MM 3 NOS SS HINGES WITH BRASS PINS.
D4	2000	2400	F.F.L.	2400	26 MM THK. DOUBLE SHUTTER FRP DOOR WITH 150MM LONG SS C-HANDLES ON BOTH SIDES AND 125 MM TOWER BOLT OUTSIDE AND BABY LATCH INSIDE WITH 75 X 25 MM 3 NOS SS HINGES WITH BRASS PINS.
D5	1000	2100	F.F.L.	2100	MAIN DOOR 35MM THICK SINGLE SHUTTER FLUSH DOOR WITH NIGHT LATCH, 300 MM LONG SS ALTRIP, 100 X 35 MM SS HINGES WITH BRASS PIN, PEEP HOLE AND 200MM LONG C-HANDLE WITH DOOR CLOSER
RS1	4500	2400	F.F.L.	2400	MANUAL OPERATION ROLLING SHUTTER WITH PART GRILL AND PERFORATED PANELS AT ENTRY TO MARKET.
RS2	1600	2400	F.F.L.	2400	MANUAL OPERATION ROLLING SHUTTER WITH PART GRILL AND PERFORATED PANELS AT ENTRY TO MARKET.
WINDOW SCHEDULE					
W1	1800	1500	900	2400	3 TRACK, 19MM SECTION SERIES ANODISED ALUMINIUM NOS. SLIDING SHUTTER WINDOW WITH 4.5 MM THK. CLEAR FLOAT GLASS
W2	1200	1500	900	2400	3 TRACK, 19MM SECTION SERIES ANODISED ALUMINIUM NOS. SLIDING SHUTTER WINDOW WITH 4.5 MM THK. CLEAR FLOAT GLASS
W3	1600	1950	450	2400	3 TRACK, 19MM SECTION SERIES ANODISED ALUMINIUM NOS. SLIDING SHUTTER WINDOW WITH 4.5 MM THK. CLEAR FLOAT GLASS
W4	845	1950	450	2400	3 TRACK, 19MM SECTION SERIES ANODISED ALUMINIUM NOS. SLIDING SHUTTER WINDOW WITH 4.5 MM THK. CLEAR FLOAT GLASS
VENTILATOR SCHEDULE					
V1	600	900	1200	2100	ANODISED ALUMINIUM FRAME ADJUSTIBLE LOUVRES IN 5.5MM THICK BARRA GLASS OF 100 MM WIDTH.
V2	1800	950	4450	5350	ANODISED ALUMINIUM FRAME ADJUSTIBLE LOUVRES CLEARESTORY WINDOW

STAIR DETAILS

MARKET, CLINIC & COMMUNITY CENTER	
ST1	ST2
WIDTH 2000 mm	WIDTH 2000 mm
TREAD 300 mm	TREAD 300 mm
RISE 148.14 mm	RISE 148.14 mm

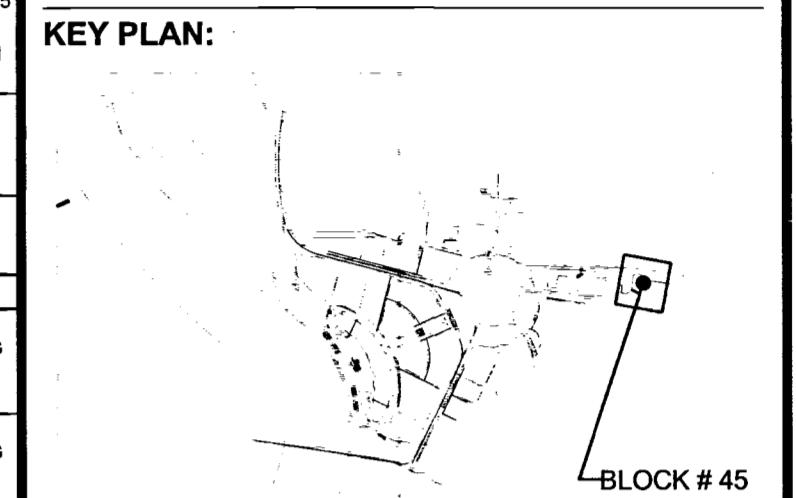
ISSUED FOR: **DEVELOPMENT PERMISSION** SHEET NO. **5/7**

Drawing Title: **FIRST FLOOR PLAN COMMUNITY CENTER**
 Project Title: **DEVELOPMENT OF AFFORDABLE HOUSING BY GIFTCL, RESIDENTIAL UNITS, GIFT CITY, GANDHINAGAR, GUJARAT.**

Drawing Number: **GIFTCL/AFRD/DP/MK/02** Revision: **0** North

Scale: **1:100** Date: **8.12.15**

NOTE:
 1. Do not scale the drawing.
 2. Only written dimensions and UTM coordinate reference provided to be followed.
 3. All dimensions are in mm
 4. All areas in Sq.mt.



LEGEND:

DEVELOPER:
GIFTCL

Vikash
Sh. Vire Prasad
Chairman

ARCHITECT:
GIFTCL

Umesh Shukla
Joint Vice President
GIFT URBAN DEVELOPMENT AUTHORITY

OFFICE COPY

Pratik
RAJESH PANDYA
 CAP

GIFT
 GUJARAT INTERNATIONAL FINANCE TEC-CITY

Gujarat International Finance Tec-City Company Ltd.
 GIFT SEZ Limited, Zonal Facility Center, Block 12, Road I-D, Zone - 1, GIFT SEZ, Gandhinagar - 382355, India