



Expression of Interest (EOI)

1. Introduction:

Arunoday Sahkari Aavas Samiti Limited (ASAL), Gautambudhnagar (hereinafter referred to as “the Society or ASAL”), a registered housing society under the Uttarpradesh Sahkaari Samiti Adhiniyam 1965 and Uttarpradesh Adhiniyam sankhya 11, 1966 clause 8(1), having registered office at House No. G-594 Alpha 2 Tugapur, Gautambudhnagar UP-201310.

2. Objective

ASAL invites Expressions of Interest (EOI) from reputed builders, developers, landowners, or consultant firms. The objective of this EOI is to identify and engage a qualified builder/ developer/ landowner/ consultant to:

- Either acquire a suitable land parcel (2.5 acre to 5 acre) for the development of a Group Housing Project on behalf of the society or facilitate the sale of an existing group housing land parcel to the society (2.5 acre to 5 acre).
or
- Acquisition or availability of a suitable land parcel in the specified areas and construction of a high-rise residential society for ASAL, through a Joint Venture (JV) or Joint Development Agreement (JDA), as per mutually agreed terms and conditions.
or
- Engaging reputed builders with ongoing group housing projects offering a minimum of 100 ready-to-sell flats of different sizes constructed using Mivan technology.

3. Eligibility Criteria

Applicants must meet the following eligibility criteria to participate in the EOI:

- Legal Entity:** The applicant must be a registered company, partnership firm, or individual landowner with legal authority to sell land or undertake construction projects in Uttar Pradesh.
- Experience:** The applicant must have a proven track record of developing high-rise residential projects (preferably 10+ floors) with at least 5 years of experience in real estate development or construction.
 - For land purchase: The applicant must own or have legal rights to sell a land parcel suitable for group housing in the authority areas of Noida, Greater Noida and YEIDA, with a minimum size of 2.5 acres or as per authority regulations for high-rise projects. Land should have clear title, all no dues from authorities should be available.
 - For construction: The applicant must have expertise in Mivan construction technology and provide evidence of completed or ongoing projects using this method.



- iii. For existing projects: The applicant must have a RERA-registered group housing project with at least 100 flats (Mivan construction) available for allocation to Society members, loanable from any of nationalised bank and registration of flats is allowed.

- C. **Financial Capability (for clause 2 a & 2 b):** The applicant must demonstrate financial stability with a minimum annual turnover of ₹50 crores in the last 3 financial years and provide audited financial statements.
- D. **RERA Compliance:** The applicant must comply with the Real Estate (Regulation and Development) Act, 2016 (RERA) and provide RERA registration details for existing projects, if applicable.
- E. **No Blacklisting:** The applicant must not be blacklisted by any government authority, including Noida, YEIDA, GNIDA, or other statutory bodies and any of project should not face NCLT trials.
- F. **Local Approvals:** The applicant must ensure that the proposed land/project complies with authority regulations, including zoning, land use, and environmental clearances.

G. Eligibility checklist:

SN	Eligibility Criteria	Ref Document
01	Participate as per clause 2 a/ 2 b/ 2 c	
02	Legal Entity	
03	Land Documents with Size	
04	Mivan Construction Experience	
05	RERA Registration No. for existing Project (if at least 100 flats are available for sale preferably in one or two towers)	
06	RERA Compliance	
07	Financial Capability	
08	No Blacklisting (No dues from authorities)	
09	Declaration by Applicant- "Bank Account should be a performing and standard account not a NPA Account."	

4. Submission Requirements:

Interested applicants must submit the following documents as part of their EOI:

- A. **Company Profile:** Detailed profile of the applicant, including registration details, experience, and past projects.

SN	Description	Document Detail and Ref.
01	Name of Applicant:	
02	Address of Applicant:	
03	Registration Details of Firm:	

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04	RERA Registration Details:	
05	PAN No	
06	GST No.	
07	Experience Details:	
a.	Project 1	
b.	Project 2	
c.	Project 3	

B. Land Documents (if applicable):

SN	Description	Document Detail & Ref.
01	Landowner Detail:	
02	Land Area in Acre:	
03	Land Revenue Record:	
04	Land Title:	
05	Survey Number:	
06	Location Map:	
07	Authority Approval:	
08	Authority No Dues:	
09	Declaration from landowner:	
10	Details of court cases- NCLT/Consumer Court/Complaint in RERA (if any):	

C. Existing Project Details (if applicable):

SN	Description	Document Detail & Ref.
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01	Project Name:	
02	Project Location Map:	
03	Builder Detail	
04	PMC Details	
05	Project Registration Details including RERA:	
06	Size of Plot:	
07	Construction Type:	
08	Total No. of Flats in the project with Type:	
09	No. of available Flats with details:	
10	Project Start Date:	
11	Project Completion Timeline:	
12	Details of court cases- NCLT/Consumer Court/Complaint in RERA (if any):	
13	Loanable from Bank (Name of Banks):	
14	Registration of flats is permitted or not by authority:	

D. Technical Capability: (To be submitted by Applicant)

- Evidence of expertise in Mivan construction technology.
- Project references and certifications.



E. Financial Documents: (To be submitted by Applicant)

- Audited financial statements for the last 3 years,
- Bank solvency certificate,
- Proof of turnover.

F. Undertaking: A self-declaration stating compliance with eligibility criteria, non-blacklisting status, Bank Account is performing and adherence to RERA and authority regulations on the stamp paper which should be natarised.

5. Financial Bid: (to be submitted by applicant in separate envelope)

SN		
01	Applicant Name:	
02	Registration Details:	
03	Land Cost per square meter (INR):	
04	Interest charged by Authority (for non-payment)-	
05	Authority Dues (if any)-	
06	Estimated Construction Cost (per Sq Ft):	
07	Lease Rent (%) as applicable	
08	GST (%) as applicable	
09	Paid Parking price in INR-	
10	No. of Free Parking per flat and area of Parking:	
11	IFMS Charges:	
12	Charge collected by Builder on first transfer-	
13	Charge collected by Builder on subsequent transfer-	



14	Any Other Charges	
15	Final Bidding price per SqFt for first 200 Flats:	
16	Final Bidding price per SqFt for Next 100 Flats:	
17	Final Bidding price per SqFt for Next 100 Flats:	
18	Final Bidding price per SqFt for Next 100 Flats:	
19	Final Bidding Prices (firm or Negotiable):	

6. Submission Process

- **Application Form:** Download the EOI application form from the Society's official website (www.asal.org.in).
- **Submission Deadline:** Submit the completed EOI application along with all required documents by [20.09.2025].
- **Mode of Submission:** Applications may be submitted physically at the Society's office or online (through email- info@asal.org.in).
- **Contact Details:** For queries, contact the Society at [9650332004] or [info@asal.org.in].

7. Evaluation Process (to be completed on or before 15th Oct 2025)

- **Stage 1 - Eligibility Check:** The Society will verify the eligibility of applicants based on the submitted documents.
- **Stage 2 - Technical and Financial Evaluation:** Shortlisted applicants will be evaluated based on their technical expertise (particularly in Mivan construction), financial stability, and suitability of the proposed land/project.
- **Stage 3 - Presentation/Negotiation:** Shortlisted applicants may be invited to present their proposals and negotiate terms with the Society.
- **Stage 4 - Selection:** The Society will select the most suitable applicant(s) based on merit, compliance, and alignment with the Society's objectives. The decision of the Society will be final and binding.



- **Stage-5** – Submission of Bank Guarantee in favour of ASAL, as per mutually agreed terms and condition.

8. Terms of Payment

- **Land Purchase:** Payment terms for land purchase will be finalized post-selection, with an initial deposit of 10% of the land cost upon agreement within 45 days of final selection, followed by instalments as per mutual agreement and authority norms.
- **Construction/Flat Allocation:** Payment for construction or flat allocation will be milestone-based, linked to project progress, and subject to RERA compliance. A 10% booking amount will be required for flat allocation in existing projects within 45 days of final selection.
- **Escrow Account:** Payments may be routed through an escrow account to ensure transparency and compliance with RERA regulations.

9. Technical Specifications

- The construction must adhere to Mivan technology specifications provided by the Society at **Annexure-II**.
- The project must comply with authority building bylaws, including height restrictions, floor area ratio (FAR), and safety standards.
- The applicant must ensure timely completion of the project within the agreed timeline (i.e., 3 years from the date of agreement).

10. General Conditions

1. **Compliance:** The applicant must comply with all applicable laws, including RERA, YEIDA/GNIDA regulations, and environmental norms.
2. **Timeline:** The project must be completed within the timeline agreed upon in the final agreement, with penalties for delays as per RERA guidelines.
3. **Quality Assurance:** The applicant must adhere to quality standards specified by the Society and obtain necessary certifications (e.g., structural safety, fire safety).
4. **Termination:** The Society reserves the right to terminate the agreement in case of non-compliance, delays, or failure to meet quality standards, with forfeiture of EMD.
5. **Dispute Resolution:** Any disputes will be resolved through arbitration in Greater Noida, as per the Arbitration and Conciliation Act, 1996.
6. **Reservation:** The Society reserves the right to accept or reject any EOI without assigning any reason.

12. Important Dates

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हेमंत गार्ग (अध्यक्ष)
राजेन्द्र जाट (सचिव)

रजि० सं० 4701

- **EOI Release Date:** [25.08.2025]
- **Last Date for Submission:** [20.09.2025]
- **Evaluation Completion:** [15.10.2025]
- **Announcement of Shortlisted Applicants:** [20.10.2025]

13. Disclaimer

Arunoday Sahkaari Aavas Samiti Limited (ASAL), Gautambudhnagar reserves the right to modify, cancel, or extend the EOI process without prior notice. Submission of an EOI does not guarantee selection or confer any rights to the applicant.

Contact Information

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Annexure-I

Terms and Condition for “Either acquire a suitable land parcel for the development of a Group Housing Project on behalf of the society or facilitate the sale of an existing group housing land parcel to the society”.

1. Land Title and Legal Compliance

- **Clear Title Guarantee:**
 - The builder shall provide a Title Certificate, verified by a competent lawyer, confirming the land is free from encumbrances, litigation, or notices under the Land Acquisition Act, 1894, or other laws.
 - The builder shall share Authority’s original allotment letter, proving legitimate acquisition via e-auction or Authority’s process.
 - No dues from Authority
 - Clearance from legal bodies like NCLT and No dues Certificates
- **No Unauthorized Development:**
 - The land must not be part of unauthorized colonies, verifiable via Authority’s GIS portal.
 - The builder shall confirm the land’s zoning complies with Authority’s Master Plan 2031 for group housing.
- **Authority Approval for Transfer:**
 - The transfer or sublease of the land from the builder to the society requires Authority’s prior written approval, with all dues, taxes, and fees cleared by the builder.
 - The builder shall indemnify the society against any claims or liabilities arising from prior ownership or Authority disputes.

2. Financial Safeguards

- **Escrow Account for Payments:**
 - All payments from the society to the builder shall be deposited into a tripartite escrow account (involving Authority, the builder, and the society), managed by a reputed bank as listed by Authority.
 - Funds shall be released to the builder only upon verification of construction milestones by an independent architect or authority’s inspection team.
- **Payment Schedule:**

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- Payment terms for land purchase will be finalized post-selection, with an initial deposit of 10% of the land cost upon agreement within 45 days of final selection, followed by instalments as per mutual agreement and authority norms
- Payments to the builder for development shall be linked to milestone, certified by a third-party engineer.
- **Cost Transparency:**
 - The builder shall provide a detailed cost breakdown, including land premium, FAR charges, registration fees, stamp duty, and taxes, with no hidden costs imposed on the society.
 - Any additional FAR granted by Authority shall be paid by the builder to authority, not the society, unless explicitly agreed in writing.
- **Refund and Penalty Clauses:**
 - If the builder fails to deliver the developed property or authority cancels the allotment due to the builder's default, the builder shall refund all society payments with 12% annual interest within 30 days.
- **Penal Interest for Builder Delays:**
 - The builder shall pay 1% of the project cost per month for delays beyond the agreed timeline, up to a maximum of 12 months, after which the society may terminate the agreement.



Annexure-II

Draft Technical Specification for Construction of Group Housing Project for ASAL:

Technical Specification- ASAL		
General Overview	Location:	Yamuna Expressway/ Noida Extension/ Greater Noida
	Approx. Size of Plot	Upto 5 Acre (217800 sqft)
	Average Area per Flat considering (2BHK, 3BHK & 4BHK) Flats (sqft)	1200/ 1500/ 1800 (tentative)
	Compliance	Adheres to YEIDA Noida Authority or Greater Noida authority (as applicable) bylaws, RERA, NBC 2016, and IGBC/LEED green building norm
	Building Type:	Multi-story residential towers (Tentative G+30) with 2BHK, 3BHK, and 4BHK units, including amenities.
	Construction Technology	Mivan formwork system for monolithic RCC construction, ensuring speed, precision, and seismic resistance.
	Sustainability	IGBC Gold or LEED Silver certification, with emphasis on energy efficiency, water conservation, and waste management.
	Structural Specifications	Mivan Technology
Sub Structure	Foundation:	
	The foundation and structural system shall support a 30-story building (approximately 90–120 meters tall) in Noida/Greater Noida/ YEIDA authority area, ensuring structural stability, minimal settlement, and compliance with seismic and environmental conditions. The Mivan formwork system shall be used for rapid construction of monolithic reinforced concrete (RC) walls and slabs.	
	Type:	Pile foundation (bored cast-in-situ) or raft foundation, based on soil investigation (alluvial soil prevalent).
	Design Standards:	Indian Standards: IS 456:2000 (Plain and Reinforced Concrete), IS 1893 (Part 1):2016 (Seismic Design), IS 2911 (Parts 1–4):2010 (Pile Foundations), IS 875 (Parts 1–5):1987 (Loads), IS 14687:1999 (Falsework for Concrete). Supplementary Standards: ACI 318-19, ASCE 7-16 for reference where IS codes are silent.

	Local Regulations: Compliance with authorities building bye-laws and National Building Code of India (NBC 2016).	
	Project specific Geotechnical Investigation is to be carried out, Perform Standard Penetration Tests (SPT) and Cone Penetration Tests (CPT) at 1.5-meter intervals to determine soil properties (shear strength, compressibility, bearing capacity).	
	Install piezometers to monitor groundwater levels, particularly during monsoons.	
	Design for a peak ground acceleration (PGA) of 0.24g (Seismic Zone IV).	
	Perform soil-structure interaction (SSI) analysis to account for dynamic response, using software like ETABS or STAAD Pro.	
	Use a response reduction factor (R) of 5 for RC shear wall systems (per IS 1893:2016).	
	Preliminary load per floor assumed as 500 kg/m ² (4.9 kN/m ²) for analysis, adjustable via detailed design in ETABS or STAAD Pro.	
	Foundation to transfer axial loads (30–50 MN total), lateral loads (wind/seismic), and moments to deeper soil layers, targeting differential settlement < 25 mm (per IS 1904:1986).	
	Design each pile for a safe working load of 2500–3000 kN, verified through static/dynamic load tests per IS 2911.	
	Material:	M35 grade concrete (35 MPa compressive strength) per IS 456:2000, with sulfate-resistant cement if required. Reinforcement with Fe 500 bars per IS 1786:2008.
Superstructure	Reinforcement:	TMT bars (Fe 500D or Fe 550D) as per IS 1786.
	Suggested Manufacturer	TATA Tiscon, JSW Steel, SAIL
	All materials and workmanship shall conform to the project's quality control plan, with testing and inspection as per IS 2386 (Methods of Test for Aggregates) and IS 516 (Method of Tests for Strength of Concrete).	
	Framework:	Monolithic RCC structure using Mivan aluminum formwork for walls, columns, beams, and slabs cast in a single pour.



अरुणोदय सहकारी आवास समिति लिमिटेड

हेमंत राई
(अध्यक्ष)

रजि० सं० ४७०१

राजेन्द्र जाट
(सचिव)

	Concrete Grade:	M35/M40 for structural elements to ensure high strength and smooth finish.
	Mix Design:	As per IS 10262 (Concrete Mix Proportioning). Use Ready-Mix Concrete (RMC) from batching plants with strict quality control.
	Formwork	Mivan aluminum panels for precision, reduced joints, and faster construction (cycle time: 7-10 days per floor). Mivan aluminum formwork system, consisting of high strength aluminum alloy panels (4 mm thick skin plate, 6 mm thick ribbing).
	Shear Walls:	150-200 mm thick RCC shear walls for seismic zone IV compliance (IS 1893:2016).
	Suggested Manufacturer:	UltraTech Cement, ACC Cement for concrete; Mivan India or Kumkang Kind for aluminum formwork systems.
Finishing	Masonry (for non-structural partitions, if required)	
	Internal Partitions	100-150 mm thick AAC blocks for lightweight, thermal insulation.
	Suggested Manufacturer:	Brikolite AAC Blocks, Siporex.
	Architectural Specifications	
	Flooring	
	Living/Dining:	600x600 mm vitrified tiles in light shades (e.g., Kajaria, Somany, or Orientbell) to enhance spaciousness. vitrified tiles (800x800 mm or 1200x600 mm) with polished finish.
		Wall-mounted shelves or modular TV units with push-to-open drawers for a sleek look (e.g., Livspace or Urban Ladder).
	Bedrooms:	Laminated wooden flooring or vitrified tiles.
	Kitchen/Bathrooms:	Anti-skid ceramic tiles (300x300 mm or 600x600 mm). Pull-out shelves, corner units, and organizers (Hettich or Hafele) for efficient storage.
		Chimney (Faber or Elica) to reduce humidity and odors. Handleless overhead and base cabinets in engineered wood or plywood with laminate or acrylic finish (e.g., Sleek Kitchens, Godrej Interio, or Hettich).
	Balconies	Rustic ceramic tiles or natural stone. Railing height (stainless steel) is typically dictated by building codes, with a minimum of 50 inches.

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	Suggested Manufacturer for tiles:	Kajaria Ceramics, Somany Ceramics, Johnson Tiles.
	Wall Finishes	
	Internal:	Acrylic emulsion paint over minimal putty.
	External:	Weather-resistant textured paint or stone/ACP cladding for aesthetic appeal.
	Suggested Manufacturer:	Asian Paints, Berger Paints, Alstrong (for ACP cladding).
	Doors and Windows:	
	Main Door:	35 mm thick solid wood flush door with veneer finish and digital lock system.
	Internal Doors:	Laminated flush doors (32 mm thick) or Sliding Doors can be opted.
	Windows:	UPVC windows with double-glazed toughened glass for sound and thermal insulation. - Sliding
	Suggested Manufacturer:	Fenesta (UPVC windows), Jindal Aluminium, Godrej (for locks and door)
	Ceiling:	False ceiling in living, dining, and bedrooms with gypsum boards and LED lighting.
	Suggested Manufacturer:	Saint-Gobain (Gyproc) for gypsum boards.
MEP (Mechanical, Electrical, Plumbing)	Electrical	
	Wiring:	Fire-resistant copper wiring (FRLS) as per IS 694.
		Along with AC Wiring there should be provision of DC Wiring Power circuit- minimum 4sqmm copper Lighting circuit- minimum 2.5sqmm copper
	Switches/Sockets:	Modular switches with smart home automation compatibility.
	Power Backup:	100% DG backup for common areas and 5-10 kVA for individual units.
	Suggested Manufacturer:	Havells, Polycab (for wires and cables), Legrand, Schneider Electric (for switches).
	Plumbing	
	Water Supply:	CPVC/PVC pipes for internal water supply; UPVC pipes for external drainage.
	Sanitary Fittings:	Premium CP fittings, wall mounted EWC with concealed cisterns.
	Suggested Manufacturer	Astral Pipes, Supreme Industries (for pipes), Jaquar, Kohler (for sanitary fittings).



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(अध्यक्ष)

रजि० सं० 4701

राजेन्द्र जाट
(सचिव)

	HVAC:	Provision for split AC units in all bedrooms and living areas.
		Centralized VRF/VRV systems for premium towers or common areas.
	Suggested Manufacturer:	Daikin, Mitsubishi Electric.
	Fire Safety:	Sprinkler systems, smoke detectors, and fire alarms in compliance with NBC 2016.
		Fire-rated doors and hydrants in common areas.
	Suggested Manufacturer:	Ceasefire, Agni Devices
	Elevators- At least 3 lift per tower (2 passenger and 1 material shifting)	
	Type:	High-speed passenger elevators (1.5-2 m/s) with ARD (Automatic Rescue Device). (Passengers and Material lifting- separate lifts)
	Capacity- Passenger lift:	10-15 passengers per elevator.
	Finishes	Stainless steel cabin with glass accents.
	Suggested Manufacturer:	Otis, KONE, Schindler.
	Energy Efficiency:	LED lighting in common areas and apartments.
		Solar panels for common area lighting (mandatory as per authority guidelines).
	Suggested Manufacturer:	Philips, Havels LED.
Amenities	Water Conservation:	Rainwater harvesting systems as per authority norms.
		Dual plumbing for flushing with treated water.
	Water Tanks	Sintex (for water storage tanks)-All weather specification
	Waste Management:	Segregated waste collection systems for wet and dry waste.
		On-site composting for organic waste.
	Suggested Manufacturer:	Ecube Labs (for waste management systems).
	Clubhouse	Gymnasium, indoor games, multipurpose hall, and co-working spaces, Common Guest House Facilities along with old age Home in Club Building.
	Outdoor Facilities:	Swimming pool, tennis/badminton/basketball courts, jogging track, children's play area, skating ring,
	Landscaping:	0-80% open spaces with native plants, water features, and shaded walkways, Green Spaces and Parks,
	Parking	Single Parking and Double Parking with additional Payment

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हेमंत गार्ग
(अध्यक्ष)

रजि० सं० 4701

राजेन्द्र जाट
(सचिव)

	Security:	24/7 CCTV surveillance, intercom, and biometric/smart card access.
	EV Infrastructure	Electric Vehicle (EV) Charging Stations
	Suggested Manufacturer:	Hikvision, Dahua (for CCTV systems).
Compliance and Certifications	RERA Compliance	Mandatory registration with UPRERA for transparency in specifications and timelines.
	Green Certification:	IGBC Gold or LEED Silver certification for sustainable design.
	Seismic Compliance:	Structures designed for Zone IV as per IS 1893:2016.
	Fire Safety:	Adherence to NBC 2016 for fire safety norms.
	YEIDA Guidelines:	Compliance with Master Plan 2041 and plot allotment terms (e.g., 90-year lease, 10% EMD, 60% payment in 5 years).
Suggested Material Manufacturers (Summary)	Cement	UltraTech, ACC, Ambuja
	TMT Bars	TATA Tiscon, JSW Steel, SAIL
	AAC Blocks	Brikolite, JK Lakshmi
	Tiles	Kajaria, Somany, Johnson
	Paints	Asian Paints, Berger Paints
	Windows	Fenesta, Jindal Aluminium
	Electrical	Havells, Polycab, Legrand
	Plumbing	Astral, Supreme, Jaquar
	Elevators	Otis, KONE, Schindler
	Lighting	Philips, Havells LED
Verification and Quality Assurance	Mivan-Specific Considerations:	Requires skilled labor and precise planning for formwork installation.
	Local Sourcing:	Preference for locally sourced materials to comply with authority's sustainability goals and reduce carbon footprint.
	Verification:	Refer to authority's official website for the latest bylaws, plot schemes, and approved material lists.
	Quality Assurance:	Materials must comply with BIS standards and be sourced from ISO 9001:2015-certified vendors.

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