



Invitation For Developers

for 'Housing Project' at Lanjigarh, Odisha
on 'BOOT' Basis

- ✓ 'Zero' Marketing Risk
- ✓ 'Zero' Demand / Revenue Risk
- ✓ 'Zero' Operating Risk

June 2021



BACKGROUND

Vedanta operates an alumina refinery at Lanjigarh, Odisha and is planning to expand its production capacity.

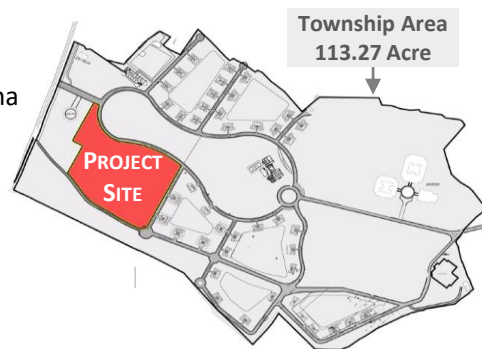
Vedanta intends to develop a multi-storied employee housing complex ('Project') within existing township and plans to engage suitable partner/developer for implementing the Project on Build-Own-Operate-Transfer (BOOT) basis.

PROPOSED BOOT ARRANGEMENT [Open to discussion with interested parties]

- Vedanta to provide right of way on project land (~8.5 Acre) to Developer.
- Vedanta to contribute equity for project and to support Developer for raising low-cost debt.
- Developer to design the project, secure necessary approvals/permissions, undertake construction and hand over the housing complex to Vedanta.
- Developer to receive assured annual payments from Vedanta after construction completion. The amount and tenure of annual payments would be mutually agreed between Vedanta and the Developer.

PROJECT SITE

- **Location:** Vedanta Township, Alumina Refinery Complex at Lanjigarh, Odisha
- **Extent Available:** 8.5 Acre
- **Nearest City:** Vizag (280km), Raipur (318 km), Bhubaneshwar (375 km)
- **Nearest State Highway:** Rayagada-Bhawanipatna State Highway (8 Km)
- **Nearest Railway Station:** Muniguda on Rayagada–Titlagarh route (20 Km)
- **Nearest Airport:** Vizag



PROJECT REQUIREMENTS (Residential Units)

- **Approx. Carpet Area** ~ 5.0 lakh sqft
- **Approx. Total Built-up Area** ~ 6.5 lakh sqft

S. No	Typology	Carpet Area (in sqft)	Nos.	Description
1	2 BHK	800	172 Quarters	Two Bedrooms, Two Toilets, Living & Dinning Room, Kitchen, Modular Facility, Balcony, Utility Area, Storeroom
2	2.5 BHK	950	318 Quarters	Two Bedrooms, Study Room, Two Toilets, Living & Dinning Room, Kitchen, Modular Facility, Balcony, Utility Area, Storeroom
3	3 BHK	1150	42 Quarters	Two Bedrooms and a Guest Room, Two Toilets, Living & Dinning Room, Kitchen, Modular Facility, Balcony, Utility Area, Storeroom
4	3 BHK (Type-B)	1600	6 Quarters	Two Bedrooms and a Guest Room, Three Toilets, Living & Dinning Room, Kitchen, Modular Facility, Balcony, Utility Area, Storeroom
5	Bachelor Accommodation	170	56 Double-Occupancy Rooms	Single Room with attached furnished toilet, refresh area; Common Room, bed with all accessories for each; reading table, chair, cupboard/almirah, AC for each room. Total requirement to be divided for both gents & ladies at a ratio of 70:30.

PROJECT REQUIREMENTS (Associated Facilities)

- Drinking Water Facilities including Water Reservoir/Storage, Overhead Tanks, Distribution System with valves etc.
- Plumbing Facilities, Sanitary Fixtures & Fittings etc.
- Roads, Pavements, Jogging Track, Pathways, Kerb Walls
- Storm Water Drainage, Sewerage System & its connection to STP
- Electrification, Distribution System, Electrical Fixtures & Fittings etc. along with sub-station with transformer
- IT Facilities, Distribution, IT Fixtures & Fittings etc.
- Mechanical Fixtures & Fittings, Procurement & Installation of required Elevators as per latest Standards & Norms etc.
- Rainwater Harvesting System
- Solar Panel System for common area lighting in the buildings
- CCTV, Its fixtures & fittings etc.
- Lightning Protection System for quarters, common facilities.
- Fire Hydrant Facilities for buildings such as fire tank, pipeline for fire hydrant, pumping facilities etc. as per standard.
- Building Management System along with Control Room
- Power Back-up for elevators and common area
- Upgradation of existing 250KLD STP and synchronization with sewerage lines of the proposed township. Connection of all buildings to the main STP.
- Street Lightings

ILLUSTRATIVE LAYOUT PLAN

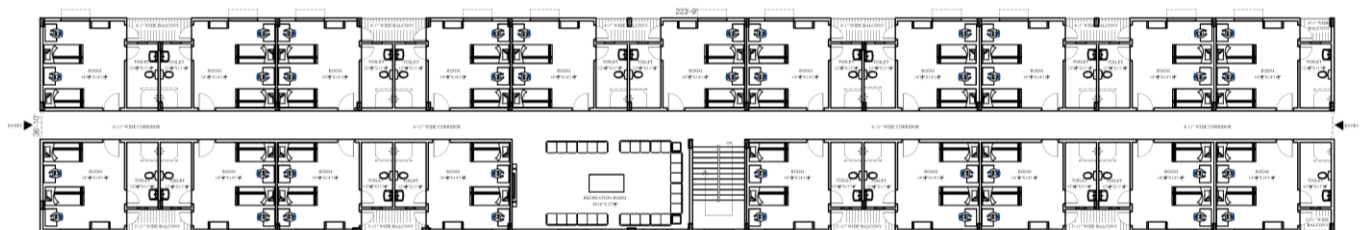
- Below illustrations are only for the understanding of interested parties.
- Developer would need to prepare overall plan and design and get the same approved before commencing execution.
- While designing the layout, the selected Developer would have to keep adequate provisions for common & associated facilities (like multipurpose auditorium, indoor stadium, supermarket, gymnasium, ATM, etc). List of such facilities will be provided by Vedanta and the same would be developed in Phase-II. Vedanta may consider awarding Phase-II development also to the selected Developer [Open to discussion at a later stage].



TYPICAL FLOOR PLAN FOR 2 BHK and 3 BHK



TYPICAL FLOOR PLAN FOR BACHELOR ACCOMMODATION



SPECIFICATIONS / STD. MAKE LIST**CIVIL & STRUCTURAL WORKS**

S. No.	Description	Make
1	Cement	Ambuja, Ultratech, Lafarge, Equivalent
2	TMT Steel	SAIL, TATA, Jindal, Vizag steel, Electrosteel
3	White Cement	JK/Birla
4	Plastic Emulsion Paint (Internal)	Asian, Berger, Nerolac
5	External Weather coat	Asian, Berger, Nerolac
6	Synthetic Enamel Paint	Asian, Berger, Nerolac
7	Epoxy Paint	Asian, Berger, Nerolac
8	Fire Paint	VIPER (Navair International Ltd)- Fireguard-FR-880
9	Glazed Tiles	Kajaria, Somany, RAK
10	Water Proofing Compound	Dr Fixit, CICO, Equivalent
11	Metal Grid Ceiling & Frame	Armstrong, Equivalent
12	Gypsum Board Ceiling & Frame	Indian Gypsum, Equivalent
13	Laminate	Greenlam , Marino, Century, Equivalent
14	Flush door	Green Ply , Duro, Century, Hindustan Board or equivalent
15	POP	Birla, India Gypsum, Equivalent
16	Toughened Glass	Saint Gobain, AIS, Modiguard, Equivalent
17	Floor Spring	Doorset/ Dorma/Godrej/Equivalent
18	Door Closer	Doorset/ Dorma/Godrej/Equivalent
19	Cylindrical Door Lock	Doorset/ Dorma/Godrej/Equivalent
20	Stainless Steel	304 GRADE
21	FIRE DOOR	ADADHUNIK TECHNOLOGIES, Equivalent
22	MS PIPE	TATA , SAIL , JINDAL, Electro steel
23	Aluminum window frames	HINDALCO, JINDAL, Indal or equivalent as approved by VL

PLUMBING AND SANITATION WORKS

S. No.	Description	Make
1	Quarter Pillar Cock	Jaquar or equivalent
2	2Way Bib Cock with wall Flange	Jaquar or equivalent
3	Wall mixer 3 in 1 system with provision for both hand shower & overhead shower complete with 115mm long bend pipe, connecting legs & wall flange with hand & overhead shower	Jaquar or equivalent
4	Flush valve completes with 32mm size control cock with Elbow set (ISI) & Wall flange	Jaquar or equivalent
5	Single towel rail 600mm long	Jaquar or equivalent
6	Tumbler Holder	Jaquar or equivalent
7	Flair Floor mounted coupled closet with Dura sheen hush seat cover & cistern set including fittings	Parryware, Hindware or equivalent
8	Provision of floor trap, cover & other accessories required for Completion	As per VL Approval
9	Geyser of 6lt capacity of 5star rating	Racold, Bajaj, Havels or equivalent
10	Cover for Gully trap, inspection chamber...etc.	Cast Iron
11	Circular Towel Ring	Jaquar or equivalent
12	PVC Coated Steel Anti-Rust Wire Rope Washing Line Clothesline With 2 Hooks	As per VL Approval
13	GI Pipes	Tata steel, Jindal Star, Surya Tubes
14	CPVC & UPVC pipes & fittings	Astral, Ashirwad, Finolex, Supreme, Prince
15	GI Fittings	Zoloto, Jainson, Kirti, Leader, Fouress & Unik

SPECIFICATIONS / STD. MAKE LIST

ELECTRICAL WORKS		
S. No.	Description	Make
1	15amp Point for AC plug point with switch	Anchor, Roma, Legrand, Havels or equivalent
2	6 amp Point	Anchor, Roma, Legrand, Havels or equivalent
3	Ceiling Fan	Crompton Greaves, Havels, Bajaj or equivalent
5	Tube Light LED	Philips, CG, Havels, Surya or equivalent
6	Zero power bulb with holder	Philips, CG, Havels, Surya or equivalent
7	Switch for respective fittings	Anchor, Roma, Legrand, Havels or equivalent
8	Exhaust Fan with Flap cover	Crompton Greaves, Bajaj, V-guard or equivalent
9	Tube Light LED	Philips, Syska, Wipro, CG or equivalent
10	6 amp point	Anchor, Roma, Legrand, Havels or equivalent
11	Switch for respective fittings	Anchor, Roma, Legrand, Havels or equivalent
12	External Lighting	Philips, CG, Bajaj, Havels or equivalent
13	MCCB,MCB,ELCB with modular board	L&T, ABB, Schneider or equivalent
14	Wiring with colour code	Finolex, Polycab, Havels or equivalent
15	Cables(1.1KV,XLPE,Aluminium Cable)	GC, Polycab or equivalent
16	Fire Extinguisher for Class-A,B & C wall hanging type(5kg Capacity)	Steelage Industries Ltd Minimax Division

IT WORKS			
S. No.	Description	Make	Model
1	WiFi devices	DLINK	DWL 3610 AP
2	WiFi controller for 500 devices	DLINK	CWM-100
3	CCTV	HIKVISION	DS-2CD3041G0
4	UTP CAT 6 Cable	AMP/ DLINK	CAT 6E, UTP, 4 pair
5	STP CAT 6 Cable	AMP/ DLINK	CAT 6E, STP, 4 pair
6	Network Rack(9U)	AMP/ DLINK	9U, with cable manager & PDU
7	Network Rack(12U)	DLINK/ HCL	12U, with cable manager & PDU
8	UTP Jack Panel	AMP/ DLINK	24 port UTP jackpanel
9	LIU, 12 port	AMP/ DLINK	12 port fiber patch panel, SMF, SC type
10	PVC Pipes	ISI	
11	I/O with SMB	AMP/ DLINK	
12	SM Pig tails, SC type	AMP/ DLINK	SM Pig tails, SC type
13	Patch cords(3ft utp)	AMP/ DLINK	DLINK
14	Patch cords(7ft utp)	AMP/ DLINK	DLINK
15	Fiber SFP module, SM, LC type	Cisco	
16	Copper SFP module, RJ45	Cisco	
17	Fibre Patch cords(SC-LC)	AMP/ DLINK	Fibre Patch cord, SM, SC-LC type
18	Network switch 24 POE-4 SMF	Cisco	C9200L-24P-4X _Cisco 9200 24 port 10/100/1000, full PoE, 4 port SFP slots, 1G/10G
19	Network switch 48 POE-4 SMF	Cisco	C9200L-48P-4G _Cisco 9200 48 port 10/100/1000, full PoE, 4 port SFP slots
20	Network switch 48 POE-2 SMF	Cisco	C9200-48P _ Cisco 9200 48 port 10/100/1000, full PoE, 2 port SFP slots
21	OFC cable	Molex/Sterlite	
22	HDPE Pipe	ISI	1", with nylon rope
23	IP Phone	Cisco	Cisco-7940
23	UPS	Emerson	GXTMT+LB- 3KVA