

## **SPECIFICATIONS**

### **a) Structure**

Earth work excavation for foundation 5 feet Depth or until hard strata is found. PCC & footings as per drawing.

Framed structure with Pillars & beams. Outside walls are with high quality 8" solid blocks & internal with 6" or 4" solid concrete block as per drawings.

Parapet wall of 3'6" ht with 4" Thick wall on the Terrace area. Roof Slab of 5" thick with necessary reinforcement with steel centering as per design. Cut-Lintels as per drawing. Chajja for windows and outside doors

Earthwork excavations for column footings and foundation.

1. Anti-Termite treatment as per IS 6313 part II or equivalent BS Specification.
2. M15 PCC bed for column footings, foundations and flooring.
3. Size stone masonry as per drawings.
4. Backfilling for column footings and flooring with available earth excavated, including watering and compacting.
5. M20 grade concreting for column footings, columns, plinth beams, lintel, chajjas, coping slabs, pergolas, roof slabs and beams with all necessary shuttering works.
6. RCC detail as provided by the Structural engineer/architect.
7. 8" and 6" Block masonry with 1:5 Cement Mortar and 4" block masonry with 1:4 cement Mortar with concrete bands every 1 meter.
8. RMC brand to be used is AVS or Ultratech. OPC brand to be used is Ultratech. Solid concrete blocks brand to be used is either AVS or APCO.

### **b) Plastering & External Finish**

Ceiling and inside are lime rendering. Outside sponge finish. Flat roof with brushed concrete finish. Water proofing to be done for terrace area and toilet sunken slabs. External wall cladding with Chocolate Brown stone as per front elevation.

1. Ceiling plastering 0.5" thick with 1:4 cement mortar with lime rendered finish.
2. Internal wall plastering 0.75" thick with 1:4 cement mortar with lime rendered finish.
3. External wall plastering 0.75" thick with 1:5 cement mortar with sponge finish as directed.
4. All joint between solid block masonry and RCC to be plastered with embedded chicken mesh.
5. Elevation features including cladding, cornice, Pergola, groves, bands as per elevation.

### **c) Flooring**

Floor Bed consisting of M15 grade concrete on hard consolidated level ground

to be used.

1. Wooden flooring in master bed room.
2. Premium Vitrified tiles of Kajaria/RAK make for other Bedrooms, Kitchen, Dining, Family room and passages.
3. Anti-skid tiles of Kajaria/RAK for Balcony & Utility area as selected by client.
4. Ceramic tiles of Kajaria /RAK for bathroom.
5. Rustic Paver Tiles for Car Parking areas.
6. Staircase flooring with 20mm polished black granite.

#### **d) Bath & Toilets**

1. Ceramic tiles of Kajaria/RAK make dado up to 7 feet height.
2. Premium sanitary wares of Hindware make including EWC and wash basin.
3. CP fittings of Jaquar make continental range.

#### **e) Joinery**

1. Teak wood door frames (6"x3" section) for Main door and (5"x3" section) for Pooja door. Sal wood door frames (5"x3" section) for other doors.
2. Wintech or LG make 3track uPVC windows including provision for mosquito with clear glass with thickness as specified in drawings for all windows along with painted MS safety grill. All windows will be of sliding type except front elevation windows.
3. Good quality Burma Teak wood shutter 1.5" thick for main door and pooja door.
4. Good quality flush doors of Maxon or Nikki makes with both side teak veneer for bedrooms.
5. Good quality flush doors of Maxon or Nikki makes with one side teak veneer for bathroom, utility and terrace doors.
6. Good quality locks of Europa make for main door and Godrej make for all other doors.
7. All other door fittings including, hinges and tower bolts are of good quality antique brass.
8. Simple design Stainless Steel handrail for staircase as per architectural drawing with Glass inserts in Balcony areas.
9. Mosquito shutters for doors and windows not included.

#### **f) Kitchen**

1. 2'0" ht. Dado above platform area with ceramic wall for Kajaria/RAK tiles at the cooking side.
2. 20mm polished Black Granite platform with stainless steel sink and drain board.
3. Provision for water purifier and chimney.

**g). Painting/Polishing:**

1. Internal wall and ceilings painting with 1 coat of wall primer of Asian paints make, 2 coats of patti of Asian make and 2 coats of Asian paints Premium emulsion
2. External wall painting with 1 coat of white cement primer Asian paints make and 2 coats of Asian Apex exterior emulsion.
3. Main door, pooja door and bedroom doors to be melamine spray polished.
4. Bathroom, utility and terrace doors to be one side enamel painted and one side melamine spray polished.
5. Asian Paints Premium Gloss Enamel painting for grills, railings and gates as directed.

**h). Electrical:**

1. Underground cable work using KPTCL approved cable.
2. Earthing as per KPTCL requirements.
3. Miniature Circuit Breaker (MCB) and Earth Leakage Circuit Breaker (ELCB) to be provided at the distribution box.
4. Sufficient number of electrical/TV/AC/Telephone points in each room as per architectural/electrical drawings to be provided. Solar water heater and water softener point to be provided on the terrace.
5. All electrical fittings are ISI approved and will be Anchor Roma/Crabtree make for switches and Finolex/Havells FR PVC insulated Copper wires through FR PVC conduits to be provided.
6. Provision for inverter to be provided at the appropriate location.
7. Providing and fixing of electrical Conduits, wiring, fixing of switch boxes, plates and switches, as per drawing and specification.
8. Good quality ISI marked RG 6 TV cable to be pulled till terrace.

**i). Plumbing**

1. Water supply to OHT via Sump to be provided.
2. Water Lines are cPVC with approved brand (Ashirwad/Finolex/Supreme).
3. Sanitary and Rain water lines are PVC of approved brand (Ashirwad / Finolex /Supreme).
4. Inspection chambers for sanitary pipes will be constructed at appropriate places.
5. R.C.C Sump with a capacity of **3000 ltrs** and Syntex Over Head tank of **1500 ltrs** is to be provided.

**j). Compound wall and gate**

1. Compound wall: 6" Thick Solid Concrete Block (AVS/APCO make) Compound Wall with a height of 4ft on all sides as per architectural/structural drawings.
2. Entrance Gate: MS Entrance gate as per architectural drawings.