

VILLA SPECIFICATION

a) Structure

Earth work excavation for foundation 5 feet Depth or until hard strata is found. PCC & footings as per drawing. Framed structure with columns & beams. Outside walls are with good quality 6" solid blocks & internal with 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. 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 Nandicon Mix / AVS or equivalent. OPC brand to be used is Penna/equivalent. Good quality concrete blocks brand will be used.

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 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, groves, bands as per elevation.

c) Flooring

Floor Bed consisting of M15 grade concrete on hard consolidated level ground to be used.

1. Wooden finish vitrified flooring in master bed room.
2. Good quality Double charged Vitrified tiles of branded make for other Bedrooms, Kitchen, Dining, Family room and passages.
3. Anti-skid tiles of Orient Bell or equivalent make for Balcony & Car parking.
4. Ceramic tiles of branded make for bathrooms.
5. Staircase flooring with 20mm Steel Grey granite

d) Bath & Toilets

1. Ceramic tiles of branded make dado up to 7 feet height.
2. Sanitary ware of Hindware make including EWC and wash basin.
3. CP fittings of Jaquar make continental range.

e) Joinery

1. African Teak wood door frames (5"x3" section) for Main door. Sal wood door frames (5"x3" section) for other doors.
2. Wintech/equivalent make 3 track uPVC windows including provision for mosquito mesh with 6 mm clear glass with for all windows along with painted MS safety grill as per elevation.
3. Good quality Teak veneer wood shutter 1.5" thick for main door
4. Good quality skin doors for bedrooms, bathrooms, utility and terrace.
5. Good quality locks of Europa/Godrej make for doors.
6. Simple design M.S handrail for staircase as per architectural drawing.
9. Mosquito shutters for doors and windows not included.

f) Kitchen

1. 2'0" ht. Dado above platform area with ceramic wall 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, 2 coats of Birla putti and 2 coats of Asian paints Premium emulsion.
2. External wall painting with 1 coat of white cement primer 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 Enamel painting for grills, railings and gates as directed.

h). Electrical:

1. Underground cable work using BESCO approved cable.
2. Earthing as per BESCO norms.
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 provision to be provided on the terrace.
5. All electrical fittings are ISI approved and will be Havells/Standard /equivalent make for switches and Havells/equivalent 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/Supreme).
3. Sanitary and Rain water lines are PVC of approved brand (Ashirwad/Supreme).
4. Inspection chambers for sanitary pipes will be constructed at appropriate places.
5. R.C.C Sump with a capacity of 3000 liters and Syntex Over Head tank of 1000 liters is to be provided.

j). Compound wall

Compound wall: 4" Thick Solid Concrete Block (AVS make) Compound Wall with a height of 4ft on two/three sides as per architectural drawings.