

SPECIFICATION



SPECIFICATION FOR RESIDENTIAL BUILDINGS

S.NO.	Particulars of Items	Specifications/Details	Remarks
01.	Cement	Grade : 43/53(PPC/OPC) Brand: Ultratech/Ambuja/Shriram	In case of non-availability of cements of these makes then makes of similar quality shall be used.
02.	Bricks	First quality of Haryana bricks (95 kg/sq. cm)	
03.	Fine Sand	First quality of fine Yamuna Sand will be used.	
04.	Stone Aggregate	First quality of Blue Colour Rodi	
05.	Iron/Steel	Brand: Rathi/Kamdhenu- TMT Grade: FE 500 Sizes to be used: a) columns and Beams:25/20/16/12mm b) Web(Jaal): 12/10mm c) Ring: 8 mm (As per drawings of structural engg.)	Make- Brand of material as per Client Requirements
06.	Mixing Ratio (Cement:Dust:Rodi)	Ratio: a) Columns/beams :- 1:1:2 b) Slab :- 1:1:2 c) Raft/Footing :- 1:1:2 d) 4"Wall :- e) 9"Wall :- f) Plinth level :- 1:6 g) Plaster (Cement:Sand) :- 1:4 f) Lean Concrete :- 1:4:8 (PCC)	
07.	Main Structure	a) Earthquake proof structure with columns beams with RCC lacing formed structure from foundation to top RCC slab. Earthquake proof and will have reinforcement designed as per seismic Zone 4 b) Anti termite treatment to be given in the entire foundation floor c) Water proofing treatment with Dr. Fixit compound to be done on plinth level, terrace and sunken area of bathrooms/ kitchen	

08.	Sanitary/Other Works	<p>a) Sanitary Pipes/Fittings (CPVC) Brand: Supreme (Heavy)</p> <p>b) Sewerage Pipe/Fittings: (PVC) Brand: Supreme Drainage pipe/Fittings: 4" & 6" Rain Water pipes: 4" & 3"</p> <p>c) Submersible Pump : Crompton</p> <p>d) water lifting motors: Crompton (1HP) Separate for each floor</p> <p>e) Water Storage tank: 1500ltr (Triple coated layers) Brand: Sheetal or similar quality make for each floor.</p>	Vertical-6Kg Pressure Under Ground-6 or 10Kg Pressure One only for all floors To be attached with MCD water main line separately for each floor To be connected with MCD line separately for each floor Rain water harvesting for the entire building.
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09.	Electrical	<p>Wires: Finolex/Havells (Fire Resistant) Multi strand Main line : 10mm Power points : 6mm/4mm/2.5mm in Light points: 1.5mm/1mm in. Earthing : 1/18 (One for whole building & one for lift shall be provided) Electric conduit PVC pipes : Brand : AKG,RKG,Setia (Heavy in Slab and medium in walls) M.S.Boxes: 18 gauges/Modular Boxes for switches and Fan Box MCB: Havells or similar Modular Switches & Plates: Crabtree, Schneider, northwest or similar Video door phone/Lock : ALBA, Samsung, Zicom or similar. FAN : Crompton, Havells, Usha or similar Size : 48"/36"/24"/18" upto Rs.2000/-MRP Exhaust Fans : Crompton, Havells, Usha Bathroom Geysers : 25 ltr. –Havells/Crompton or similar up to Rs.7000/-MRP Kitchen Geyser : Capacity : 5 ltrs Brand: AOSmith, Crompton. LED Light : Room, Drawing Room, Lobby, Bathroom, Kitchen (as per drawings) LED Light : parking, stairs, balconies and common area in whole building.</p>	<p>a) TV & Telephone points all Bed Rooms, Lobby, Drawing Room & kitchen</p> <p>b) Invertors points in all rooms/bathrooms/ kitchen/ Lobby/Store/Puja Room On the entire floor a.(inverter Not including)</p> <p>c) Separate conduit pipes for telephone/inter- com/internet and Cable wiring</p> <p>d) Separate electrical panel board for each floor</p> <p>e) 11 KW-3 Phase Meter for lift/Parking/lights/ Stairs lights/ submersible</p> <p>f) Fans to be provided in all bedroom/Drawing room/ Lobby/ Kitchen/ Bathroom in each floor</p> <p>g) LED down lights (6 Watt up to Rs. 300/- each) with 2 Years warranty will be provided & LED strips for COVE lights as per drawings</p>
10.	Bath Rooms	<p>C.P fittings of Grohe/Kohler or similar up to Rs.30,000/-MRP per Bathroom. (er, basin mixer, spout overhead rain r and concealed cistern) Basin: Wall mounting seats of Kohler Vit/Vitra or similar quality up to 000/-MRP er top basin: Kohler/Duravit/Vitra ar quality upto Rs. 8000/-MRP ar Vanity: Counter Top shall be of marble up to Rs.250/-Per Sq.Ft. drawing. ig mirrors SaintGobain/modiguard/ with light in the mirrors Drawing\$ er Enclosure: 10mm toughened glass shower area as per space available.</p>	<p>Taps of Kohler, Jaguar or similar will be provided in kitchen/ balconies/ parking areas/ washing machine/Roof Make- Brand of material as per Client Requirements</p>

11.	Door & Chowkhat	<p>Chowkhat - Ivory coast Teak wood of Section 6"X2.5" and 8 ft. height. Flush Doors: 32mm thickness, Heavy Quality, ISI Marked. Veneer/Teakply -: 4mm Brand : Century ply, Green ply, Duro, Durian, or Similar.</p>	<p>1) Chowkhats height will be 8 ft. 2) Jaali Doors in front side and back side of the building will be provided. 3) Windows of jaali in back and shaft side will be provided</p>
12.	Wardrobe	<p>Ply Board: Carcasses / Boxes made of High Quality 18mm & 12mm ISI Marked. Modular Wardrobes up to 50 sqft. Each Bedroom as per space available.</p>	<p>1) Material for wardrobes: High Quality board of 18mm Thickness. Layered by 0.8mm Thick Laminate 2) Modular Shutters- High- Gloss UV coated shall be Used as per design. 3) All wood work shall be treated with termite proof chemicals.</p>

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13.	Kitchen	<p>Fittings: Hettichor similar. Wood Work: Moduler Boxes with Designer shutters and Hettich fittings. Appliances: Hob & Chimney Brand: Kaff or Faber up to 20000/-MRP. Sink: SS Double Bowl up to 10000/-MRP</p>	<p>Designer Shutters finish would be selected in High-Gloss UV coated/Glass (as per drawings). All under counter boards used shall be WPC Water & Termite Proof. Provision for RO Cost of Kitchen shall be up to Rs.3 Lakh including all.</p>
14.	Hardware	<p>Fittings : a) Doorhandles & Lock Set: Doorset, Archies, Hardwyn up to Rs. 1800/- per set b) Entrance door Lock(Night Latch) :Dorset c) Entrance Door: Eye Glass</p>	<p>All Hardware will be made of Stainless Steel Make- Brand of material as per Client Requirements</p>
15.	Railings & Gates	<p>a) Front balcony railing shall be of S.S. (304 grade) With10mm Toughened Glass as per drawing b) Main Gate stainless steel (304 grade) as per drawing c) Internal railing S.S. steel (304 grade) d) M.S. rear gate with frame/Lock Handles etc. e) M.S. Security Jaal on the back side/ shafts of every floor made of 12mm thick bars (as per drawings) f) M.S Boxes for water motors with Handles/ Locks etc.</p>	<p>All MS Work shall be painted in Matt finish Make- Brand of material as per Client Requirements</p>


16.	Paint Polish/ Finishing	<p>Plastic paint/velvet touch of Asian Paints co (Royale) on smooth base in all inner walls & ceiling Melamine (walnut) polish on all Doors, Windows, chowkhats (MRF or similar) with high gloss/Matt as per choice. Wall papers/designer paint shall be used on selected walls as per choice interior designer False ceiling shall be done as per interior designer drawings POP punning on all walls (Nirman/Birla/ JK Lakshmi)</p>	Make- Brand of material as per Client Requirements
17.	Flooring/Marble/ Wall Tiles	<p>Flooring : a) Italian marble up to Rs.300/- Per Sq.Ft including wastage in drawing room, lobby, kitchen & bed rooms Bathroom : a) Italian marbles in bathroom flooring up to Rs.250/- Per Sq.Ft. including fitting/ polishing/wastage. b) imported/branded tiles in bathroom Walls up to Rs.150/- Per Sq.Ft. including fitting. Kitchen : a) Kitchen slabs of marble up to Rs 200 Per Sq.Ft including fitting/polishing/wastage. b) Kitchen Wall Tiles-Imported/Branded up to 150 Per Sq.Ft. including fittings. Common Area & Others : a) Granite flooring up to Rs.100/- per sq. ft. in</p>	<p>Thickness : 16 mm (Bottochino/perlatosicilia/Custonac hi) All Italian marble/Granite shall be diamond polished. Make- Brand of material as per Client Requirements</p>

		<p>balconies, common stairs, stilt parking, driveway & rear and front open court yards. Including fitting/wastage.</p> <p>b) Marble up to Rs.150/-Per Sq.Ft. including fitting/Polishing/wastage. on exterior wall of lift on every floor (as per drawing)</p> <p>c) Terrace flooring of Kota Stone with fitting/polishing.</p> <p>d) Tiles /Marble look Paint on parking area walls up to Ceiling height.</p>	
18.	Front Elevation	<p>Italian Marble / Lamina (4'X2') Granite/Wood /HPL and texture paints as per mutually decided design.</p> <p>UPVC windows & doors in front& rear of the building (with mosquito mesh shutter).</p>	Make- Brand of material as per Client Requirements
19.	Lift	<p>Provision of lift (Machines are not included)</p> <p>Make :Kone or schindler with ARD</p> <p>Capacity :5-6 Passenger</p> <p>Type : Machine room less</p> <p>Finish:Powder Coating</p>	
20.	Air Conditioning	<p>Provision of Split AC (Copper Piping/Drain Piping/Electrical Wiring) (Machines are not included)</p>	
21.	Other terms and conditions	<p>Any change in the specifications mentioned in the above annexure, the difference is chargeable.</p> <p>All other allied works shall be as per requirement/Drawings All Selection of Product shall be owned by architect/Interior Designer</p> <p>Construction work shall not be stopped because of delay in selection of materials by owner to be consumed in building except bearable time delay.</p> <p>In case any specification or product is not detailed above the same will be mutually decided well in time before the execution of the construction work.</p>	



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