

Foundation: Earthwork excavation, Sand filling, Compaction using Earth rammer, Mud mat concreting using 40 mm Blue metals. The mix ratio shall be Cement: Sand: Blue metal 1:4:8, Steel Reinforced Cement Concrete (RCC) pile caps or Independent Mat Footing. Protective coating on concrete surface using Tar and Polythene sheets, Plinth beams with 20mm blue metal ratio 1:2:4, 8" thick Hollow Concrete block masonry above plinth beams and up to floor level using cement mortar of mix ratio Cement: ALPM: (Activated Lime Puzzalona Mix) Sand 0.5:0.5:6 Earth filling up to plinth level and consolidation by soaking with water.

Lobby, Stair Case, Corridor: Flooring is of Non slip Tiles over R.C.C Slab. Walls will be finished with rough plastering using cement mortar of ratio 0.5:0.5:6, (Cement: ALPM: Sand) 2 Coats. It will be painted using White colour cement paint 2 coats. Hand rails using M.S. Square pipes to a height of 3'0". 2 coats rough plastering on ceiling, and 2 coats white colour paint using supercem cement paint.

Terrace: Pressed clay tiles of size 9"x9"x0.5" on the top of brick jelly & lime above the roof slab. The average thickness of brick jelly shall be 4". Parapet walls will be of 6" thick hollow block masonry, Height 3'6" from the structural slab. There will be rainwater outlet pipes.

Water Supply System

Well Water Supply System: One bore well to suit the under ground water table in the area as advised by the water diviner. The yield of the bore/open well and the quality of water varies according to the season. Pumping is by Centrifugal Monoblock pump 1 HP Single phase 230V and PVC pipes.

Drinking Water Supply System: There will be an underground sump of 6,000 liters capacity at the Ground floor. If the water Mains are available on the abutting road, connection will be obtained. Pumping is by 1"x1" self priming monobloc type 1 HP Single Phase 230V/50Hz Motor and PVC pipes.

Water Tank: Overhead water tank shall be of capacity equal to 135 litres per capita consumption filling twice a day. It has separate compartments for Bore water and Sump water. The water distribution from over head water tank will be using common risers and ring main system. There will be one stop valve fixed in each flat.

Electricity supply system

Panel Board: There will be a Panel Board containing a Separate energy meters and ISI marked Main switch for each flat. This Board will contain single-phase meter for power supply to water pumps and common lighting, another 3-Phase meter for lift and each flat has Three Phase 230 V Energy meter 15 Amps capacity fixed by TNEB, Main Switch of 32 Amps Capacity.

There will be light points on open terrace, corridors, and staircase and out side open space around the building. The installation charge payable to the TNEB and CMWSSB are calculated according to the rules and regulations existing on the date of starting the construction of the building and are already included in the estimated cost. However if there is any additional levy subsequently announced is not included.

Telephone: There will be a distribution box on the compound wall at the Ground floor. Double pair wires will be provided from this junction Box to each flat. The termination at the flat will be at one point marked in the drawing.

TV Wiring: Necessary conduits for co-axial cable wiring for T.V. will be provided by us. The termination at the flat will be at one point marked in the drawing.

Lift: For the buildings of Ground plus one floor there will be no lift. For buildings of Ground plus 3 floors there will be an electrical passenger lift manufactured by M/s Johnson Lift of 4-passenger capacity with M.S. doors with door closers at the entrance of each floor. License and Insurance for first year only will be paid by us.

Specifications for individual flats

Structural: Slabs, Beams, Lofts, Lintel & Sunshades are in R.C.C 1:2:4. For further details please ask for structural drawings.

Walls: Walls shall be of 6" thick Hollow concrete blocks masonry, Joints Shall be of cement, ALPM mortar of ratio 0.5:0.5:5.5 and 0.5:0.5:4 for ceiling. Cement: ALPM: Sand.

Wall Finish: Inner Surface: Two coats plaster walls shall be treated with one coat of white cement, two coats of putty and two coats of emulsion Ivory colour from Asian Paints. For Outer surface, White , Dovegrey and Orange colour cement paint of the Supercem Brand.

Door Frames: Doorframes shall be of Padauk wood 4"x2.5" sections. The structural openings shall be as follows: 1) Entrance: 7'0"x3'3" 2) Bedrooms: 7'0"x3'0"

Doors: All Doors shall be made of Feroply Brand Pre laminated particle board Exterior Grade ISI Marked. These are manufactured by M/s Feroply Ltd.,. These are fitted using Powder coated hinges.

Entrance Door: The Entrance door is of 30mm thick wood masonite paneled door. It has Godrej Brand Round Lock, Door stopper, Door Eye at 5 ft. Height from Finished Floor Level, Aluminum tower bolt.

Bedroom Door: The Bedroom door is of 30mm thick Commerical Panel Door. It has Godrej Brand Round Lock, Door stopper and Aluminium tower Bolt.

Toilet Door: The toilet door is of 12mm thick PVC Door. It has PVC Tower Bolt and handle on either sides. The structural openings of the doors shall be : 7'0"x2'3"

Balcony Opening and Windows: Frames are made of Power coated GI or Anodized Aluminum Channels. Shutters are also of Power coated GI or Anodized Aluminum channels, Shutters are also of Power coated GI or Anodized Aluminum channels, sliding type with plain glass 4mm thick. Suitable locking arrangements also will be made. The structural balcony openings shall be: 7'0"x5'0". All windows and balcony opening shall have Security grills, made of 50mmX 25mm M.S. square pipes. Top of all windows shall be at 7'0" height measured from F.F.L (Finished Floor Level).

Ventilators: Ventilators are made of Anodized Aluminum frames and 4mm thick pinhead glass louvers with security steel bars.

Flooring: All places except Bathrooms and Balcony: Vitrified Floor Tiles, 2'x2'x10mm thickness.

Skirting: In all walls except Bathrooms and Balcony shall have vitrified skirting size 300mmx150mmx10mm thick.

Bath Rooms and Balcony Finish: Bathroom and Balcony flooring shall be of Anti skid tiles. Size 300mmx300mmx10mm thickness laid in 1:50 slope for easy draining of water. Bath room walls Dadoing shall be using branded glazed tiles of white colour and size 200mmx300mm up to 7' ft. Corner edge shall be finished by PVC edging for easy washing.

Kitchen: Platform at Kitchen shall be finished with Black Granite of 18mm thickness single side polished. This platform contains a Stainless Steel sink, "Parryware" brand of size 21"x18". The wall near the platform has Brand Glazed tiles, Ivory colour, up to 2' height from Kitchen platform, there will be R.C.C slab 1" thickness below the kitchen platform. There will be a round opening on the wall above the platform of 7" dia for fitting exhaust fan at a later date. It has an electrical point of 5 Amps capacity.

Lofts: In each bedroom and kitchen there will be a loft 2' wide at 7'3" height measured to the top from F.F.L. There are no shutters for lofts.

Electrical Power supply: Each flat has Three Phase 230 V Energy meter 15 Amps capacity fixed by TNEB, Main Switch of 32 Amps Capacity. Wiring, shall be in concealed PVC using 1/8 SWG, 3/20 SWG and 7/20 SWG. Mounting height (measured from F.F.L to bottom of Electrical items) shall be as follows:

1. Fan/Light Points	Ceiling
2. Bathroom Heater Socket outlets	7'6"
3. Lights for Bathroom	7'6"
4. Distribution Box Circuit Breaker	7'6"
5. Change over Switch	7'6"
6. Socket outlet for A/c	7'6"
7. Switch Board	5'0"
8. Socket outlet for washing M/c	5'0"
9. TV/Telephone sockets	3'6"

Inside each flat there will be Change over switch, Circuit Breakers, Ceiling light points, fan points and plug and socket points as shown in the plan. The switches and socket outlets are ISI marked Brand model plate series fitted over concealed of metal box. The distribution box is made of powder coated metal box with door.

Sanitary Fittings: One white colour wash basin of size 22"x16"(or) 18"x12 at 2'8" height from F.F.L measured to the top of wash basin. In each Toilet and W.C, there will be one European style Water Closet ordinary with PVC flushing cistern, white colour. Also, there will be Water Tap near by at 1'6" height. All ceramic fittings be of "Parryware" Brand.

Water Supply: The shower will be at 7'6" height. The shower control shall be at 3'6" height. The cold and hot water outlets will be at 2'6" height from Finished Floor Level. The cold and hot water outlets will be fitted with wall mixer taps. Concealed Water pipes are of 0.5" dia. Pipes made of composite material. Chrome Plated Taps are of Ark brand and PVC Taps are of Watertec Brand. Angle Valve and Connection are of Watertec brand. Kitchen water taps both for well water and drinking water will be at 9" from the top of finished platform.

Hot water supply: There will be a Provision for fitting a Geyser at a later date. Inlet and outlet water connections will be at 7'6" height closed with steel plugs.

The Brand names such as CRI Pumps, Sharp Pumps, Johnson Lift, Rider Switches, SupercemPaint, Parryware, Watertec, Ark, Johnson etc. are used to clarify the specifications. However if certain brands are not readily available other equal brand materials will be used.

Exclusions: Kindly note that the following items are not included.

1. Air-conditioners, Washing machines, Light fittings, fans, geysers and other Electrical/Sanitary fittings.
2. Shutters for Cupboards and lofts.
3. Doors for kitchen, study rooms and pooja rooms.
4. New Compound wall construction.
5. Watchman's Room & toilet.
6. Any other item not specifically mentioned in this document.

Note: Super Built-up Area is calculated as accurately as possible according to the present plan. However there may be a small variation due to minor changes in plan while construction. The final cost will be revised to the plan as constructed.