

GENERAL SPECIFICATIONS FOR MULTISTORY RESIDENTIAL BUILDINGS

For HIG Flats

S.NO.	Items	Description
1	2	3
1	Foundation	
	Foundation	As per structural requirements Considering basement (4.5m ht.) and as per site condition.
2-		
	multi-storey structure	RCC frame with RCC walls
	For composite structure load bearing RCC structure	RCC wall with MIVAN shuttering
	Internal Partition	As per design with RCC wall
	Sunken floor for toilets with four course waterproofing treatment	Sunk recess in RCC floor of required size and depth for floor trap and W.C. traps
3-	Doors and windows (a) frames (Except of toilets /bath & WC)	
	i)Door	Sal wood frame work for external entrance having double rebate
	ii)Window	Sal wood /UPVC extruded frame sections of minimum wall thickness of 2mm /powder coated or color anodized aluminum extruded tubular section having double rebate /three tracks sliding system for glazed shutters and wire mesh shutters
	iii)Doors & windows of toilet/bath /WC	Sal wood/uPVC extruded frame sections with wall thickness minimum 2.0mm
	(b) shutters	
	i)Main door/external door shutters	Double shutters one safety grill single/double leaf door in SS-304 grade frame with mosquito proof stainless steel wire-mesh stainless steel fittings and other with 35mm thick factory made both side decorative veneered type flush door shutter with melamine polish.
	Bath ,WC & toilet door	25 to 30mm thick WPC of density 650kg per cum paneled/30 to 35 mm thick flush doors.
	Other doors	35 mm thick factory made exterior grade both side decorative veneered type flush door shutter with melamine polish.
	c)Window shutters	Double shutter one glazed shutters with frames of/powder coated or colour anodized aluminum extruded tubular sections/ uPVC extruded profiles of minimum wall thickness of 2 mm/30 mm thick 2 nd class teak wood with glazing of float glass and with / without reflective coating
	d)Hardware & Fittings Main units	Stainless steel fittings SS-304 grade or chromium / nickel/ chromium & nickel plated brass fittings.
	a)Flooring Living/drawing room, dining & family	Vitrified tile flooring of size not less than 600x600 mm. Living/Drawing room & one bed room can also have scratch

	lounge, Bed room	resistant engineered wood or laminated wooden flooring.
	Kitchen	Antiskid vitrified tiles of size not less than 600 x 600 mm with joints finished with matching grout.
	Kitchen counter	18 mm thick pre-polished granite with nosing as per design
	Common circulation area	18 mm thick granite Stone polished/Flamed or vitrified tiles in all designs and shades of size not less than 600 x 600 mm.
	Main Staircase	18 mm thick honed/ flamed finish granite in single length of treads & risers
	Fire Staircase	18 mm thick honed/ flamed finish granite in single length of treads & risers
	Lift area	Facia in front of Lift & Front Flooring will be with granite stone.
	Toilets/bathroom/WC Floor	Anti skid- vitrified/ceramic tiles of size not less than 300x300 mm or 18 mm th. gang saw cut pre polished granite stone
	Skirting in rooms and other areas	100 to 150mm high skirting matching the floor material.
	Kitchen dado	Ceramic glazed/vitrified tiles of size not less than 300x450mm as per design.
	Toilets/bathrooms/WC dado	Ceramic glazed/vitrified tiles of size not less than 300x450mm as per design.
5	RAILING/PARAPETS IN BALCONIES/TERRACE	
	(a) Railings in balconies	Clear 1.00m high stainless steel made out of tubular balustrades with horizontal tubular SS tubes as rail on top (as per approved design)
	(b) Parapet on terrace	1200/150mm thick R.CC wall top up to 1.00m clear height
6	Finishes	
	(a) Internal finishes	Premium acrylic emulsion paint with low VOC of approved shade in roller finish over 6 mm thick POP wall punning synthetic enamel paint on all wood works and steel works.
	(b) External finishes	Quartz rein forced texture acrylic paint finish of approved shade /premium acrylic smooth waterproof exterior finish/washed mosaic plaster in premium cement-based putty/exposed brick/stone work/GRC designer cement concrete tile cladding/ACP cladding in combination with structural glazing.
	(c) Kitchen sink	Stainless steel A ISI 304 Grade (18/8) kitchen sink as per IS13983 with drain board.

SCALE OF AMENITIES FOR SANITARY AND WATER SUPPLY FITTING

S.NO.	Items	Description
1	2	3
1	Sanitary Fittings	All Sanitary ware & fitting to be provided Jaquar or its equivalent brand & design as per approved by GDA
2	Water Supply Pipe	All pipes will be use ISI mark CPVC as per approved by GDA.
3	Sanitary Pipe	All Sanitary pipe & fitting SWR ISI mark as per approved by GDA
4	EWC /WC with trap (EWC with seat rim and cover)and low level dual flushing cistern.	One in each toilet
5	Water jet with WC.	Water jet /Health faucet with each WC
6	Wash basin with CP brass basin mixture for hot & cold water, single lever quarter turns type.	One in each toilet & one in dining area as per design.
7	Tap (In Kitchen, toilet, bath & WC) CP brass bib cock provided quarter turn type with ceramic cartridges.	As per requirement and approved by GDA.
8	Shower with CP brass diverter /mixture single liver type for hot & cold water	One in each toilet/bath

SCALE OF AMENITIES FOR ELECTRICAL INSTALLATION

S.NO.	Items	Description
1	2	3
1	Load	5Kw
2	Power plug Points (16A 6 pins)	4 in drawing room, 3 in dining room, 2 in family lounge, 2 in each bed room, 2 in kitchen, 1 in utility area, as approved by GDA.
3	Light plug points (6A)	1 in office, 2 in each room, 1 in kitchen, 1 in store, 1 in each balcony, as approved by GDA.
4	Ceiling fans Points	2 in drawing room 1 in dining room 1 in each bed room 1 in each balcony, 1 in family longue, as approved by GDA
5	Call bell points	1 for each flat, as approved by GDA
6	Exhaust fans	1 in each in kitchen & toilets, as approved by GDA
7	AC points (with MCB connected socket outlet with wiring)	1 in each room except kitchen & toilets, as approved by GDA
8	Geyser point (with MCB connected socket outlet with wiring)	1 in kitchen 1 in each toilet, as approved by GDA

9	EDB/MCB point socket out let With wiring)	Three Phase
10	EDB/MCB Point (single phase)	Three Phase
11	Decorative light fittings	4 in drawing room, 4 in dining room, 2 in each bedroom, as approved by GDA
12	LED tube light fittings (excluding tubes)	1 in office, 1 in drawing room, 1 in dining room 1 in family lounge, 1 in each bedroom, as approved by GDA
13	Modular switches	Yes

Note:

- 1- All the common areas e.g. lifts & staircases, lobbies, connecting corridors etc. shall have lighting arrangement along with LED light fixtures as per actual design.
- 2- Connection from meter to main switch board in EWS, LIG & MIG houses will be 6sqmm cable.
- 3- Connection from meter to main switch board in HIG houses will be 10sqmm cable as per requirement.
- 4- Light, Fan & Plug point sub main will be use 2.5 sq mm copper wire from main to internal switch board.
- 5- From internal switch board to light, fan & plug point will be use 1.5 sq mm copper wire.
- 6- For power point 4 sq mm copper wire will be used up to the point.
- 7- Every point will be connect with inverter wire.
- 8- Every point will be connect 1sq mm copper earth wire & proper earthing will be done of building.
- 9- Separate MCB & circuit provide for each circuit.
- 10- Main board will be fixed with MCB & MCB box as per requirement.

Internal Development:-

- 1- Boundary Wall will be RCC with M25 & proper Foundation as required. Wall high will be 1.2mtr RCC wall from Road level & 45 cm Mild Steel Grill, Gates and its locking arrangements etc.
- 2- Internal water supply as per design required with the various dia of CPVC pipe of schedule 80 as per CPWD specification including UGT, Pump, Sluice valve, Fire Hydrant & its chamber as per design. Calculation of line & capacity will be on total proposed units in the scheme as per norms.
- 3- Laying of Sewer line connect with flat sewerage of varies dia as per norms/ specification including Man hole, Chamber also include STP as required capacity. Sewage will be treated by means of DSTP on Zero liquid discharge.
- 4- Storm water drains will be with RCC wall & RCC crossing on road as per design. SW drain above width of 75 cm will covered with RCC drain cover.
- 5- Internal electrification will include outer electric line, Poles, Street Lights, Cables, Transformers of required capacity of the scheme.

- 6- Internal road & pathway with CC, Bitumen & Factory made CC paver block over required compacted bed of WMM GSB. Footpath will be Factory made paver block 80 or 60 mm thickness as required.
- 7- Park will be made in Green area with sufficient lighting (High Mast), Benches, Children play equipments etc. Wall well be MS Grill with Entry & Exit Gates with locking arrangement.
- 8- All area covered spacing with plantations of approved species of plants.

