

TECHNICAL SPECIFICATIONS

FOR PROPOSED CONSTRUCTION OF HOUSING COMPLEX OF

MIGSUN ULTIMO

A. STRUCTURE

- **TYPE:** Earthquake resistant R.C.C. framed Structure

B. MATERIALS

- **CONCRETE WORK:** Ready Mix Concrete (machine mixed design R.M.C.) of grade M-30 for Foundations & M-40 for Super Structure
- **FORM WORK:** Steel/Wooden shuttering
- **STEEL REINFORCEMENT WORK:** Thermo-Mechanically Treated Fe-500 bars
- **MASONRY WORKS:** Autoclaved aerated cement blocks masonry with 200 mm & 100 mm thick AAC blocks
- **PLASTER WORKS:** Cement and sand mortar on interior and exterior walls

C. DRAWING / LIVING ROOM

- **FLOOR:** Vitrified floor tiles.
- **WALLS & CEILING:** Acrylic emulsion paint on walls & ceiling over cement based putty work of J.K. White or equivalent.
- **MAIN ENTRY DOOR:** Flush Door With Decorative Laminates.
- **BALCONY DOORS & WINDOWS:** uPVC (un-plasticised Poly Vinyl Chloride) frames with sliding shutters of uPVC reinforced profiles and refractive glasses
- **INTERNAL DOORS:** Flush Door With Decorative Laminates.
- **HARDWARES:** All internal doors with stainless steel fittings of superior grade along with mortice lock on the main entry door
- **ELECTRICAL FITTINGS:** Modular switches with protective M.C.B's
- **ELECTRICAL:** Copper wiring and PVC concealed conduits, Provision of adequate light and power points as well as telephone and TV outlets as per space utilisation Plan.
- **AIR-CONDITIONING:** Provision only for split type air-conditioner to be provided by occupant.

D. DINING ROOM

- **FLOOR:** Vitrified floor tiles of superior grade
- **WALLS & CEILING:** Acrylic emulsion paint on walls & ceiling over cement based putty work of J.K. White or equivalent.
- **BALCONY DOORS & WINDOWS:** uPVC (un-plasticised Poly Vinyl Chloride) frames with sliding shutters of uPVC reinforced profiles and refractive glasses
- **INTERNAL DOORS:** Flush Door With Decorative Laminates.
- **HARDWARES:** All internal doors with stainless steel fittings of superior grade
- **ELECTRICAL FITTINGS:** Modular switches

- **ELECTRICAL:** Copper wiring and PVC concealed conduits, Provision of adequate light and power points as per space utilisation Plan
- **AIR-CONDITIONING:** Provision only for split type air-conditioner to be provided by occupant.

E. MASTER BED ROOM

- **FLOOR:** Wooden floor tiles of superior grade
- **WALLS & CEILING:** Acrylic emulsion paint on walls & ceiling over cement based putty work of J.K. White or equivalent.
- **BALCONY DOORS & WINDOWS:** uPVC (un-plasticised Poly Vinyl Chloride) frames with sliding shutters of uPVC reinforced profiles and refractive glasses
- **INTERNAL DOORS:** Flush Door With Decorative Laminates.
- **HARDWARES:** All internal doors with stainless steel fittings of superior grade
- **ELECTRICAL FITTINGS:** Modular switches
- **ELECTRICAL:** Copper wiring and PVC concealed conduits, Provision of adequate light and power points as well as telephone and TV outlets as per space utilisation Plan
- **AIR-CONDITIONING:** Provision only for split type air-conditioner to be provided by occupant.

F. BED ROOMS

- **FLOOR:** Vitrified floor tiles
- **WALLS & CEILING:** Acrylic emulsion paint on walls & ceiling over cement based putty work of J.K. White or equivalent.
- **BALCONY DOORS & WINDOWS:** uPVC (un-plasticised Poly Vinyl Chloride) frames with sliding shutters of uPVC reinforced profiles and refractive glasses
- **INTERNAL DOORS:** Flush Door With Decorative Laminates.
- **HARDWARES:** All internal doors with stainless steel fittings of superior grade
- **ELECTRICAL FITTINGS:** Modular switches
- **ELECTRICAL:** Copper wiring and PVC concealed conduits, Provision of adequate light and power points.
- **AIR-CONDITIONING:** Provision only for split type air-conditioner to be provided by occupant.

G. KITCHEN

- **FLOOR:** Vitrified floor tiles
- **KITCHEN PLATFORM:** Granite stone of superior grade
- **WALLS & CEILING:** Acrylic emulsion paint on walls & ceiling over cement based putty work of J.K. White or equivalent.
- **WALL DADO:** Ceramic wall tiles on all insidewalls up to the level of 2' height from the kitchen platform
- **BALCONY DOORS:** uPVC (un-plasticised Poly Vinyl Chloride) frames with openable shutters of uPVC reinforced profiles and reflective glasses

- **EXTERNAL WINDOWS:** uPVC (un-plasticised Poly Vinyl Chloride) frames with casement type shutters of uPVC reinforced profiles and reflective glasses
- **ELECTRICAL FITTINGS:** Modular switches
- **ELECTRICAL:** Copper wiring and PVC concealed conduits, Provision of adequate lights per space utilisation Plan
- **FITTINGS:** Swan neck sink mixture over stainless steel sound & scratch proof double / single bowl sink with drain board.
- **WATER SUPPLY:** Underground and overhead water tanks with 24 hours water supply
- **WATER SUPPLY PIPES:** uPVC / cPVC pipes
- **SANITARY PIPES:** uPVC pipes

H. TOILETS

- **FLOOR:** Anti-skid ceramic floor tile.
- **WALL DADO:** Ceramic wall tiles of superior grade up to 7' Level
- **VENTILATORS:** uPVC (un-plasticised Poly Vinyl Chloride) frames with casement type top hinged shutters of uPVC reinforced profiles and frosted glasses
- **INTERNAL DOORS:** Flush Door With Decorative Laminates.
- **HARDWARES:** Internal door with stainless steel fittings of superior grade
- **ELECTRICAL FITTINGS:** Modular switches
- **ELECTRICAL:** Copper wiring and PVC concealed conduits, Provision of adequate lights per space utilisation Plan
- **FITTINGS:** C.P. fittings including wall mixture, wash basin, European water closet of superior grades
- **WATER SUPPLY:** Underground and overhead water tanks with 24 hours water supply
- **WATER SUPPLY PIPES:** uPVC / cPVC pipes
- **SANITARY PIPES:** uPVC pipes
- **FALSE CEILING:** Grid false ceiling

I. SERVANT ROOM

- **FLOOR:** Vitrified floor tiles
- **WALLS & CEILING:** Acrylic emulsion paint on walls & ceiling over cement based putty work of J.K. White or equivalent.
- **BALCONY DOORS & WINDOWS:** uPVC (un-plasticised Poly Vinyl Chloride) frames with shutters of uPVC reinforced profiles and reflective glasses
- **INTERNAL DOORS:** Flush Door With Decorative Laminates.
- **HARDWARES:** Internal doors with stainless steel fittings of superior grade
- **ELECTRICAL FITTINGS:** Modular switches
- **ELECTRICAL:** Copper wiring and PVC concealed conduits, Provision of adequate lights per space utilisation Plan

J. DRESSING ROOM

- **FLOOR:** Vitrified floor tiles.

- **WALLS & CEILING:** Acrylic emulsion paint on walls & ceiling over cement based putty work of J.K. White or equivalent.
- **ELECTRICAL FITTINGS:** Modular switches
- **ELECTRICAL:** Copper wiring and PVC concealed conduits, Provision of adequate lights as per space utilisation Plan

K. BALCONIES

- **FLOOR:** Anti-skid ceramic tiles
- **WALLS & CEILING:** Premium acrylic smooth exterior paint over cement based primer
- **DOORS & WINDOWS:** uPVC (un-plasticised Poly Vinyl Chloride) frames with sliding shutters of uPVC reinforced profiles and reflective glasses
- **ELECTRICAL FITTINGS:** Modular switches
- **ELECTRICAL:** Copper wiring and PVC concealed conduits, Provision of adequate lights as per space utilisation Plan
- **SANITARY PIPES:** uPVC pipes
- **RAILINGS:** M.S. decorative type railing with Enamel Paint.

L. ENTRANCE LOUNGE / LOBBY

- **FLOOR:** Granite stone flooring
- **EXTERIOR STEPS:** Granite stone slab including risers
- **WALLS & CEILING:** Acrylic emulsion paint on walls & ceiling over cement based putty work of J.K. White or equivalent.
- **EXTERNAL DOORS:** Patch fitted toughened glass doors
- **EXTERNAL DOOR HARDWARES:** stainless steel tubular type U-shaped round handle bars, lock and double action hydraulic floor spring systems
- **INTERNAL DOORS:** Flush Door With Decorative Laminates.
- **INTERNAL DOOR HARDWARES:** All internal doors with stainless steel fittings of superior grade
- **ELECTRICAL FITTINGS:** Modular switches
- **ELECTRICAL:** Copper wiring and PVC concealed conduits, Provision of adequate light and power points as per space utilisation Plan.
- **RAMP FOR DIFFERENTLY ABLED :** Heavy duty vitrified floor tiles, M.S. decorative type railing with Enamel Paint
- **AIR-CONDITIONING:** Provision of split type air-conditioner

M. LIFT LOBBIES & CORRIDORS

- **FLOOR:** Vitrified floor tiles
- **LIFT FACIA WALL DADO:** Granite stone tile around Lift doors
- **WALLS & CEILING:** Acrylic emulsion paint on walls & ceiling over cement based putty work of J.K. White or equivalent.
- **ELECTRICAL FITTINGS:** Modular switches
- **ELECTRICAL:** Copper wiring and PVC concealed conduits, Provision of adequate lights as per space utilisation Plan

N. STAIRCASES

- **FLOOR:** Granite stone flooring up to First Floor including risers & Kota stone flooring for rest of the Floors
- **RAILINGS:** M.S. decorative type railing with Enamel Paint
- **WALLS & CEILING:** Acrylic emulsion paint on walls & ceiling over cement based putty work of J.K. White or equivalent.
- **DOORS:** Fire check doors with fire rated accessories
- **ELECTRICAL FITTINGS:** Modular switches
- **ELECTRICAL:** Copper wiring and PVC concealed conduits, Provision of adequate lights as per space utilisation Plan

O. EXTERIOR FINISH

- **WALLS:** Combination of different approved shades of Premium Exterior Emulsion paint over cement based primer

P. BASEMENT

- **FLOOR:** Tri-mix concrete flooring
- **WALLS & CEILING:** Waterproofing cement painting on columns, walls & ceiling.

Q. NOTE

- The work shall be carried out as per CPWD specifications.
- Material shall be used as per approved vendor list enclosed here with.

-----END OF SPECIFICATIONS-----