

GENERAL SPECIFICATIONS FOR MULTISTORY RESIDENTIAL BUILDINGS

For MIG Flats

S.NO.	Items	Description
1	2	3
1	Foundation	
	Foundation	As per structural requirements
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 flush door shutter.
	Bath ,WC & toilet door	25 to 30mm thick WPC
	Other doors	of density 650kg per cum paneled/30 to 35 mm thick flush doors. 35 mm thick factory made flush door shutter.
	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

	lounge, Bed room	
	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
	Main 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	Rectified ceramic anti- skid tiles of size not less than 300x300 mm
	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
	Toilets/bathrooms/WC dado	Ceramic glazed/vitrified tiles of size not less than 300x450mm
5		
	(a) Railings in balconies	Clear 1.00m high stainless steel/mild steel railing made out of tubular balustrades.
	(b) Parapet on terrace	1200/150mm thick R.CC wall top up to 1.00m clear height
6		
	(a) Internal finishes	All walls & ceiling to be treated with 6mm thick POP punning (one time only) and painted with low VOC plastic emulsion paint. Synthetic enamel paint on all wood works and steel works
	(b) External finishes	Quartz reinforced texture acrylic paint finish of approved shade /premium acrylic smooth waterproof exterior finish/washed mosaic plaster in premium cement-based putty
	(c) Kitchen sink	Stainless steel A ISI 304 Grade (18/8) kitchen sink

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 equivalent brand & design as per approved
2	Water Supply Pipe	All pipes will be use ISI mark C PVC as per approved
3	Sanitary Pipe	All Sanitary pipe & fitting SWR ISI mark as per approved
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	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 (16A6 pins)	3 in drawing room 3 in dining room 2 in each bed room 2 in kitchen 1 in utility area
3	Light plug points (6A)	2in each room 1 in kitchen in store 1 in each balcony
4	Ceiling fans Points	2 in drawing room 1 in dining room 1 in each bed room 1 in each balcony
5	Call bell points	1 for each flat
6	Exhaust fans	1 each in kitchen & toilets
7	AC points (with MCB connected socket outlet with wiring)	1 in each room except kitchen & toilets
8	Geyser point (with MCB connected socket outlet with wiring)	1 in kitchen 1 in each toilet
9	EDB/MCB point	Three Phase