



SCHEDULE “C” CONSTRUCTION SPECIFICATION

EARTH WORK

- Excavation for footings and plinth beam up to 5'0" depth (ordinary soil) basement filling max. up to 3'0" from the existing road level

REINFORCED CEMENT CONCRETE

- Reinforced cement concrete 1:2:4 along with ISI steel reinforcement will be used for footing, columns, roof slab, beams, lintels, lofts, sunshades and kitchen platform etc
- 16mm dia Reinforcement bar in Columns Main rod in necessary area as per Structural Engineer guidance
- Framed structure work, each floor height max. 11'0" (from floor to roof top)

BRICK WORK

- All outer walls will be 9" thick 1st quality Brick work using cement mortar 1:5 mix
- All inner partition walls will be 4.5" thick Brick work using cement mortar 1:3 mix
- Basement brickwork for a height of 3'0" from existing ground level will be done.

PLASTERING

- All walls will be plastered using cement mortar 1:4 mix. Inner walls will have smooth finish
- Outer walls will have roughcast finish
- All ceilings will be plastered with cement mortar 1:3 mix.

JOINERY:

For Main door .

- Main door of size 3'6" x 7'0" will be with 1st Quality teak wood frame of sec.is 5" * 3"
- Shutters flush door shutters - OST (panels)-32mm thick approved make
- Hardware – Lock with key, Tower Bolt 6" long 1 No. SS finish door stopper 1 No. - SS finish, Eye hole-1 No., SS hinges 5"-3No



FOR BED ROOM DOOR

- Size – having size 7'0" * 3'0"
- Frame – Padauk wood frame will have door frame of sec. is 4" * 2.5"
- Shutter- Flush door shutters 30mm thick approved make
- Hardware – Lock with key, Tower Bolt 6" long 1 No.-aluminum with powder coat, door stopper 1 No.-aluminum with powder coat, SS Hinges 5"-3No

FOR TOILET AND BALCONY DOORS:

- Size – Having size of 7'0" * 2.5"
- Frame -Padauk wood frame will have door frame of sec. is 4" * 2.5" Shutters PVC Door
- Hardware – Lock, Tower Bolt 6" long 1 No.-aluminum with powder coat, door stopper 1 No.-aluminum with powder coat, SS Hinges 5"-3No

FOR WINDOWS AND VENTILATORS

- Size -Having size of 4'0" * 4'0" and for kitchen 4'0" * 3'0'
- All Windows: UPVC Sliding windows with plain glass 5mm thick ISI branded
- All Ventilator – UPVC with pin head glass -5mm thk.
- MS Grill 10mm MS square bars and fixed grill

FLOORING (TILING, GRANITE AND CEMENT);

- Halls – Floor : 4' * 2' vitrified tiles (basic cost Rs.60/- per sft.)
- Bed room- Floor : 4' * 2' vitrified tiles (basic cost Rs.60/- per sft.)
- Master Bedroom full wall tiles upto Roof level
- Kitchen –Floor : 4' * 2' vitrified tiles (basic cost Rs.60/- per sft.)
- Kitchen counter top : 18mm th. Granite slab (Basic cost Rs.120/- per sft.)
- Kitchen - wall above counter : 15" * 10" glazed tiles up to 4'0" high (Basic cost Rs.40/-per sft.)
- Toilet – Floor : 12" * 12" anti skid tiles (Basic cost Rs.45/- per sft.)
- Toilet - wall : 2'0" x 1'0" glazed tiles up to 7'0" high (Basic cost Rs.50/-per sft.)
- Starircase area : tread and mid landing BELL tiles 12" * 12" (Basic cost Rs.40/-per sft.)



SHELVES AND LOFTS :

- Masonry Lofts provide 2'0" wide Loft for bedrooms (one side only) and kitchen (double side.)
- Shelves provide 18mm cudappah shelves of size 4'0" x7'0" with brick work for 1 No/ Each Bedrooms

PAINTING :

- Ceiling finished with white wash
- Internal walls Finished with cement based putty with ASIAN tractor emulsion
- Hall or any one wall Finished with Royal play
- External walls Finished with ASIAN ACE (with out putty)
- Main door Finished with polish (hand)
- Grill Finished with Enamel paint ASIAN
- Common area Finished with tractor emulsion ASIAN

PLUMBING AND SANITARY WORKS :

- Toilet :One EWC – (White) with ordinary type - (Parryware), control valve-1 No (basic Divertor- 1No(Parryware), shower with arm -1No(Parryware), Wash Basin – 1 No(Parryware)
- Hand shower in Master Bedroom only
- Kitchen SS Sink, Sink cock- 1No
- Dining : Wash basin – White (Parryware)
- Master Bedroom Wash Basin fixing in outside
- Pipe Homes : for water line from OHT to toilets and kitchen 40sch pipes(25mm dia), waste water line / soil line 2.5" and 4" pvc pipe for (6kg/cm2). Rainwater pipe from terrace by 4" dia.



ELECTRICAL WORKS :

- Hall cum dining : 5amps point-6 Nos. / 5Amps socket with switch -3 Nos. 15Amps point switch cum socket 1 No.
- .Bed rooms : 5amps point-4 Nos. / 5Amps socket with switch -3 Nos. 15Amps point switch cum socket 1 No(AC point).
- Kitchen : 5amps point-6 Nos. / 5Amps socket with switch -6 Nos. 15Amps point switch cum socket 2 No.
- Service area : 5amps point-2 Nos. / 5Amps socket with switch -2 Nos.
- Balcony : 5amps point-1 Nos. / 5Amps socket with switch -1 Nos.
- Car parking area : 5amps point-3 Nos. / 5Amps socket with switch -2 Nos.
- Head room : 5amps point-2 Nos. / 5Amps socket with switch -2 Nos.
- Staircase area :5amps point-2 Nos.(two way)each floor / / 5Amps socket with switch -1 Nos.
- Anchor make for all metal box
- Inverter point in all rooms light and fan
- TV cable conduit cable from Terrace to Master Bedroom

OTHER SPECIFICATION (ELECTRICAL) :

- Three phase connected electrical wiring (Orbit or polycable or Finolex or equivalent make) & electrical supply for each floor with MCB approved make.
- Provision for A/C in all rooms.
- Night light in all bed rooms.
- Switches will be of GM make or Anchor Roma, Great White.

STAIRECASE HANDRAIL:

- MS handrail 2"*2" pipe railing finish with enamel paint



Approved Make/ Brand for Raw Materials

S.No.	Description	Brand
1	Cement	Priya / Zuwari/ Coromental/ Penna
2	Steel	TMT rods ISI
3	Brick	Chamber 1 st Quality
4	Sand	M sand / Double wash M.sand using for Brick work and Plastering
5	Wood	Teak and Padauk 1 st Quality
6	Flush Door	Good Quality ISI Brand