



Construction Specifications

Specifications

Substructure

Individual footing foundation with R.C.C. columns, plinth beam, and random rubble masonry work as suggested by the Structural Engineer.

Superstructure

R.C.C columns, beams, slabs, 4" cement blocks, 5" clay brick and 9" brick walls as directed by the Architect. The above-mentioned blocks and bricks are used as per the customer requirement.

Finishes Floor

All tiles shall be of superior quality as available in the industry
Living and dining areas to be completed with floor tiles
Bedrooms and other internal areas to be laid with floor tiles
Veranda to be laid with non-slippery floor tiles
Bathroom floors to be laid with non-slip floor tiles

Finishes Bathroom Walls

Bathroom walls to be laid with wall tiles for the specific height, and above that to be plastered smooth and painted as appropriate.

Wall

Color scheme to be selected by the Architect

Internal walls to be plastered smooth, apply two coats of putty, filler coat, and two coats of emulsion paint. All external walls to be plastered rough or semi-rough, and apply one coat of wall primer, two coats of weather

Roof & Ceiling

Roof covering with exposed rafters in a sloping ceiling, as directed by the Architect

Electrical Work

Single-phase power supply with a separate electric meter, 13-amp socket outlets as directed by the Architect. All switches and sockets shall be available in the industry
Point wiring for ceiling fans for the living area and bedrooms

Light Fittings

No fittings shall be provided by the Developer; only the point wiring shall be done

Specifications (Contd.)

Water Supply & Drainage

A PVC cold water pipe network is to be placed for each bathroom via a common PVC water tank placed on the rooftop.

Sewer & wastewater disposal system shall be soakage pits, and necessary manholes, catch pits as directed by the MEP Engineer.

Plumbing Work And Sanitary Fittings

All fittings and accessories shall be available in the industry

Fully fitted bathroom with a water closet, wash basin, and all required accessories to be provided for all bathrooms.

An inlet and outlet water point, along with a power point to be provided for the washing machine.

A water tank shall be provided.

Doors & Windows

Ironmongeries for timber doors shall be available in the industry

Front door and rear door to be out of Solid Engineering Timber Doors with a timber frame

Bedroom doors, bathroom doors & bathroom door to be out of Engineering Timber Doors with timber frame

All French and other windows, & bathroom doors are powder-coated aluminum with necessary accessories as directed by the Architect

Waterproofing

All bathroom floors, shower area walls, and water tank areas are to be waterproofed by a reputed company with the 10 years warranty

A separate car porch and pantry cupboard can be provided at an additional cost.