**SPECIFICATIONS**

**1.STRUCTURE**

 R.C.C.Framed Structure.RCC Design mix M20 Grade Concrete for footing, Plinth beam, column lintel and roof slab, PCC 1:4:8 mix for footing and basement, floor finish to roof top will be 10’0’’basement height 3’0’’ from NGL, size flooring, plinth beam, roof slab, column etc., will be as per structural drawing.(In case pile or any other foundation it will not accommodate in our specification)

**2.SUPER STRUCTURE**

 Walls with 1st class clay bricks outer walls of 9” thick and inner wall of 4 1/2” thick, CM 1:5 for 9” thick walls and CM 1:4 for 4 ½” walls, wall plastering with CM:1:4 of ½” thick celing with rough plastering CM:1:4 of ½”thick.Eterior plastering of rough finish with CM:1:4 of 3/4 thick.

**3.FLOORING**

**Living / Dining Hall Bedrooms & Kitchen:** 1ST QUALITY 24” X24” vitrified tiles @ Rs.60/- sft Including laying with CM 1:6 with cement slurry

**Dado in Toilets:** Walls up to 7’0” height with tiles of 8”X12” Glassed tiles @ Rs.40/ sq. ft, floor with anti skid tiles.

**Kitchen Platform top:** Jet black granite platform 2’0” wide with 10’0” length 2’0”height Glassed tiles over it with Johnson make stainless steel sink of single bowl with Drain board.

**Staircase Flooring:** Stair case and car park with DESIGNER tiles Rs.35/sq. ft will be provided

**4.CARPENTRY** **Main Doors :** Main Door of 3’6”X7’0”size Burma teak 1st quality wood frame of 5”X3” size with teak wood Door or Shutter made door are used.

**Other Doors :** Bed room doors 3’0”X7’0” padak or African teak 2nd quality of 4”X3”size frame with factory made skin door of 32mm thick frame with flush door and door is not provided in the kitchen.

**Toilet Doors :**Door frame with flush door

**Windows :** African teak 2nd quality wood windows of 5’0”X4’0” at each bed-rooms and 4’0”X3’0” at kitchen, 2 window of 4’0”X4’0” at hall will be provided.

**Grills :** Standard design of 12 mm sq. Rod @ 1.5 kg/sq. ft Staircase hand rail m.s.3/4’’X 3/4 Hallo square tube with 2” dia S.S.pipe over it.

**Door fittings :** GODREJ ultra mortise lock 1 ck Brass GODREJ vetribod lock with S.S.Finish for other doors ,standard door stopper and Tower bolt will be provided, Balcony door with 9” S.S.finishaltrap provided.

**5.LOFT**

Each bedroom and kitchen will be provided with one loft and one side of the room with no shutters for covering.

**6.CUPBOARDS**

Each bedroom and kitchen cupboard will be provided with Kadappa stones without shutters.

**7.ELECTRICAL**

Concealed wiring with copper wires, Finolex / Equal brand confirming to ISI specifications. Necessary safety measures will be taken. ANCHOR ROMA/ Equal switches (Switch Rs.35 / Nos)with metal box will be used, provision for 3 phase connection is provided in the ground floor with main switch, of ISI STANDARD Brand and MCB of STANDARD Brand are provided.

**8. ELECTRICAL POINTS**

**Hall Cum Dining :** One bell point, four light points, two fan points, two 5 amps plug points, one 15 amps point a TV and a telephone socket point .One internet point.
 **Bed Rooms1 :** Four light points, one fan point and one 5 amps point, one A/c point, one T.V point & telephone socket point.

**Bed Rooms2 :** Four light points, one fan point, one A/c point and one 5 amps point.

**Bed Rooms3 (if applicable):** Four light points, one fan point, , one A/c point and one 5 amps point.

**Kitchen :** Two light points, one exhaust fan point, two 5 amps plug point and two 15 amps socket point.

**Toilet :** One light point and one 5 amps and one 15 amps plug point in each toilet.

**Balconies :** One light points

**9. SANITARY & PLUMBING**

Concealed plumbing water line by ISI brand CPVC pipes for cold water and hot water pipe lines, wash basins with standard size / type fixed.

Common toilet with IWC and other with EWC. Necessary CP fittings of metro make shall be provided. All sanitary fittings are Parry ware make of basic model with white color.

**10. PAINTING**

Wooden joineries & grills will be enamel painted in black color, walls will be painted in any light color emulsion with Birla putty and celing will be painted with white color distemper.

Main door will be varnished (Asian Paints)
Exterior will be painted with ACE Exterior emulsion paint.

**11.WEATERING COURSE**

Brick jelly, lime with cement Morter 1:6 with laying of Roof top tile

**For the above Specification and scope of works the rate is Rs.1,650/- per sq .ft (Rupees One Thousand six Hundred and Fifty only)**

**Works not included in the above specifications**
1. Lift Works
2. Underground sump with concrete wall @ Rs.16/- litre
3.Water tank with concrete wall @ Rs.19/- litre
4.Compound wall
5.Septic tank with concrete wall @Rs.14/- litre
6.Paving block outside the building
7. Specific Elevation Design works if any
8. Charges towards Electricity Board water connection etc.