

SRI SASTHA BUILDERS & PROMOTERS

Construction Work at, Coimbatore.

Specifications of the Project:

Foundation:

Foundation will be constructed as per structural design that consists of RCC footing placed over PCC 1:5:10 mix **bed of 4" thick**. Average **depth of footing** is up to **6'0" below ground level**. **Based on the hard strata** earthwork may extend beyond the said depth at extra cost. Hardrock excavation at client scope.

Basement:

Plinth beam is levelled with brickwork one layer at bottom beam. Above plinth beam, Brickwork will be constructed in CM 1:5 up to **height of 3'** for building area **and 1'6" for parking area**. Gravel will be fill up to basement level and floor concrete will be laid using **PCC 1:5:10 up to thickness of 4"**.

Super Structure:

R.C.C. framed structure with column, roof beam, roof slab will be constructed based on the structural design. **Walls all-round the building will be 9" thick** in CM 1:6 and the wall in between the rooms will be as per design in drawing given. Necessary openings as shown in the plan will be provided for fixing the joineries and there will be a **provision for exhaust fan for kitchen**. All the window openings will contain a sill slab and necessary **sunshades of 1'6" wide and length 1'**more than the length of the windows. **Lofts over one side of the room** will be provided in **3" thickness** in R.C.C. 1:2:4 in Bedroom and Kitchen. Windows and doors will be fixed in the center of the walls.

Terrace:

Parapet wall will be constructed up to **height of 3'** from the top of the roof slab. Parapet wall will be of **4.5" thick** wall in CM 1:4. **Terrace flooring will be finish by Ellis's pattern**.

Plastering:

Ceiling plastering will be done using CM 1:3 and inner faces of the rooms will be plastered using CM 1:5 with **sponge finish**. Outer faces of the building will be plastered using CM 1:5 with rough finish to suit the climatic conditions.

Flooring:

Flooring will be of **vitrified tile** (@ a rate of **Rs. 50 per sq. ft**) and **skirting** will be of same tile and **3” height** in walls.

Bathroom and Toilet:

Separate tap concealed plumbing will be done for bathroom and toilet which will contain a water **mixture provision** and **ceramic tile flooring** will be done for bathroom and toilet and the walls up to a **height of 7’** (@ a rate of **Rs. 35 per sq. ft for flooring and walls**). **UPVC and CPVC pipes** will be provided in any **ISI brand**. **Sanitary fixtures** and taps will be provided in **Parry ware, Cera, Hind ware brand. (Basic model)**

Kitchen:

Kitchen top for one side of the wall will be provided and finished with **Granite and tile** (@ a rate of **100 & 35 per sq. ft**) for the **height of 4’** will be cladded over the kitchen top.

Doors:

Main door frame and shutter will be made using **Teak wood** and **all other door frames** will be in **Sal wood** and **shutters will be ready made flush shutters**.

Bathroom doors are in PVC.

Windows:

UPVC Sliding windows and ventilators will be provided. All the windows will be fixed with **MS grills** of standard design as approved by the contractor.

Painting:

Plastered walls and **ceiling** will be painted with **1 coat of white cement** and **1 coat of primer**. Inner walls will be finished with **2 coat of putty** and **2 coat Emulsion**.

Elevation Works:

Elevation works will be done at extra cost as per the drawing given.

Plumbing Works:

Plumbing **inside** the house only will be **concealed**. **Concealed pipe line** using **CPVC and UPVC** pipes and fittings. Bathroom and **Toilet waste outlet** linewill be in **PVC pipes** and fittings of **ISI quality**. **2000 lit capacity syntax tanks** will be provided in terrace for Overhead water tank.

Electrical Works:

Electrical works **inside** the house only will be **concealed**. Electrical points will be provided as per table below

	Light Point	Fan Point	5 amps plug	15 amps power	Bell Point	TV Point	AC. Point
Hall	4	2	3	-	1	1	1
Bed	3	1	2	-	-	1	1
Kitchen	2	1	2	2	-	-	-
Toilet	2	1	-	1	-	-	-
Portico	2	1	1	1	-	-	-

15 amps power point will be provided in any two of the bathrooms. AC point will be provided in any two of the rooms. Exhaust fan point will be provided in Kitchen.

Main board and other accessories will be done at extra cost.

Quality of the material to be used:

Description of materials used	Quality	Brand
Cement	43 or 53 Grade or equivalent	Chettinadu or equivalent
Bricks	Chamber bricks or Fly ash Bricks	-
M. Sand and Plastering Sand	Silt less than 8%	-
Jelly	HB stone jelly	-
Steel	ISI make steel with standard height	ISI Brand (Agni or Equivalent)
Wires	Necessary Gauge Wires	ISI Brand (Kundan or Equivalent)
Switches	Modular switches	GM Brand, Fybros Brand or equivalent
Doors	Main door – Teak Other doors frame– Sal wood Shutters – Flush Shutters Bathroom – PVC Doors	ISI quality
Windows and Ventilators	UPVC make	EITI or Equivalent
Pipes	CPVC and UPVC	ISI
Tap fittings and Sanitary ware	-	Parry ware, Cera, Hind ware or Equivalent (Basic model)

