

ANNEXURE-1

SPECIFICATIONS FOR CONSTRUCTION

1. SITE CLEARING:

Clearing the proposed site of all Debris, Shrubs, Thickets.

2. EARTH WORK EXCAVATION:

Earth work excavation in all types of soil except soft and hard rock and depositing on bank with an initial lead upto 50cm and lift upto 0.60m including breaking clods, watering, ramming and sectioning of spoil from the site etc.

3. RR FOUNDATION WORK:

60cm x 60cm fitting and packing of rubble with available soil.

4. RR BASEMENT:

45cm x 45cm fitting and packing of rubble in cement mortar 1:8 as per standard structural and architectural specification.

5. BRICK MASONRY

Brick masonry in cement mortar 1:6 using 6" cement solid bricks of size 20x15x40 on ground floor and 6" pipe hollow bricks of size 20x15x40 on 1st floor including scaffolding, cost and conveyance of all materials and labour charges including curing etc. Complete wall: 20 cm thick.

6. REINFORCED CEMENT CONCRETE:

In 1:2:4 mix, using 20mm broken stone including all materials, form work, steel work, concreting, curing etc. Complete for the following items.

- (i) Belt concrete : 23cm x 15cm size all over the basement
Reinforcement : 4 nos. 8MM ϕ bars and 8mm ϕ stirrups @20cm c/c.
- (ii) Lintel : 23cm x 12cm size all over the wall at 2.10m height.
Reinforcement : 4 nos. 8MM ϕ bars and 8mm ϕ stirrups @ 20cm c/c.
- (iii) Sunshade (45cm wide) : Should provide over the outside Openings.
8mm ϕ bar @ 20cm c/c in main bars
And 6mm ϕ bar @ 25cm c/c as Distributors
Reinforcement : 8mm ϕ bars @ 20cm c/c in main bars
and 6mm ϕ bar @ 25cm c/c as distributors

- (v) Roof beams : 23cm x 30cm size in required positions.
 Reinforcement : 2 Nos. 16mm ϕ bars at bottom and 2 Nos. 12mm ϕ bars at top with 8mm Φ stirrups @ 20cm c/c c/c with 10mm ϕ column mat @ 17.5cm c/c
- (vii) Roof slab : 10cm thick roof slab with single way Reinforcement
 Reinforcement : 8mm ϕ bars @ 17.50cm c/c on both ways.

7. WOOD WORK:

- 1) Front Door : 5" x 3" Size door frame in best quality Teak wood.
 Door Shutters : Shutter in best quality Teak wood using 4" x 1 $\frac{1}{2}$ " Shutter frame and 1" thick planks as per approved design.

Front Door fitting as follows:

- Mortise lock - 1 No (cost of 2,000/E)
 6" S S tower bolts - 2 Nos
 5" S S hinges - 4 Nos

2) Inside Doors

- Door Frame : 4" x 2 $\frac{1}{2}$ " size door frame in best quality Anjili Wood.
 Door Shutter : Shutter in best quality Mahagony wood with 4" x 1 $\frac{1}{2}$ " shutter frame and $\frac{3}{4}$ " planks as per approved design

Door fitting as follows:

- Mortise lock – 1 Nos each (cost Rs 1200)
 6" ordinary tower bolts - 2 Nos each
 4" ordinary hinges - 4 Nos. each

(3) Windows:

- Window frame : 4" x 2 $\frac{1}{2}$ " Window frame in best quality anjali wood
 Window bars : 12mm ϕ window bars @ 10cm c/c and Strengthened with 2 Nos 25 x 6mm M.S flat between each shutter openings.

Fittings : Ordinary hinges (3")- 2 Nos.each
Eye hook – 2 Nos each, Stay hook 1 No each

Glass : 4 mm thick plane glass

(4) Ventilators:

Ventilators : (0.90 x 0.60 m) – 3 Nos

8. PLAIN CEMENT CONCRETE:

Providing and laying Plain Cement concrete 1:4:8 using 40 mm and 20 mm broken stones in the ratio 2:1 for flooring the sunken portions of the slabs and gf floor etc. including cost and conveyance of all materials, labour charge, labour for form work watering for curing etc. complete to specification and as directed by the site incharge.

9. PLASTERING IN CEMENT MORTAR:

OUTSIDE PLASTERING WORK:

Plastering outside of the external walls in CM 1:5, 12mm thick, 12mm thick, one coat floated hard and trowelled smooth to perfect level for walls including cost and conveyance of all materials to site, labour charges, labour and hire charges of scaffolding, watering for curing etc complete to specification and as directed by the site incharge. including parapet wall

INSIDE PLASTERING WORK:

Plastering inside of the internal walls in CM 1:5, 12mm thick, and Plastering the under side of slab, waist slabs, column faces, concrete walls, beam faces and bottom etc., with CM 1:4, 9 mm thick one coat floated hard and trowelled smooth to perfect level for walls including cost and conveyance of all materials to site, labour charges, labour and hire charges of scaffolding, watering for curing etc complete to specification and as directed by the Site incharge.

10. FLOOR FINISHING AND TILE WORK

- A. Providing and laying vitrified tiles with 800mm x 800mm size flooring of approved quality, type, size and colour of minimum 6.5mm thick to correct line and level over a bed of cement mortar 1:3 upto 12mm thick average, adding necessary pure cement grout for proper binding of tiles to mortar, including pointing the joints with approved compound as per directions of manufacturer, and wiping clean etc complete to

specification and as directed by the Site incharge. tiles (cost of tiles not exceed Rs 60 /sqft)

- B. Providing and laying granite slab of standard quality of required size for kitchen counter thin slab top minimum 12mm thick to correct line and plumb over a bed of cement mortar 1:3 upto 12mm thick average , adding necessary pure cement grout or so for proper binding of tiles to mortar, including cost and conveyance of materials and labour charges etc.complete to specification and as directed by the Site incharge. (cost of granite Rs 200/Sq.ft.)
- C. Providing and laying glazed tiles dadoing of approved quality, type, size and colour of minimum 5mm thick to correct line and plumb over a bed of cement mortar 1:3 upto 12mm thick average , adding necessary pure cement grout or so for proper binding of tiles to mortar, including pointing the joints with approved compund as per directions of manufacturer, and wiping clean etc complete to specification and as directed by the Site incharge The kitchen ,wash,work area wall above the counter is dadoing with 20cm x 40cm size wall tiles of 0.6m height approved colour.(cost of tile not exceed Rs 45/Sq.ft)
- D. Providing and laying ceramic tiles flooring (skid proof) of approved quality, type, size and colour of minimum 6.5mm thick to correct line and level over a bed of cement mortar 1:3 upto 12mm thick average , adding necessary pure cement grout for proper binding of tiles to mortar, including pointing the joints with approved compund as per directions of manufacturer, and wiping clean etc complete to specification to toilet floors complete to specification and as directed by the Site incharge.(antiskid tiles Rs.35/-)
- E. Providing and laying glazed tiles dadoing of approved quality, type, size and colour of minimum 5mm thick to correct line and plumb over a bed of cement mortar 1:3 upto 12mm thick average , adding necessary pure cement grout or so for proper binding of tiles to mortar, including Finish with epoxy joints in 3mm as per directions of manufacturer, and wiping clean etc complete to specification and as directed by the Site incharge The bathroom walls are dadoing with 20cm x 40cm size wall up to a height of 1.80m (cost of tiles Rs 40 /sqft)

- F. Providing and laying step tiles (size:90x30) of approved quality, type, size and colour of minimum 6.5mm thick to correct line and level over a bed of cement mortar 1:3 upto 12mm thick average , adding necessary pure cement grout or so for proper binding of tiles to mortar, including pointing the joints with approved compound as per directions of manufacturer, and wiping clean etc complete to specification and as directed by the Site incharge (cost of tile 60/sq ft)

11. BATHROOM DOOR:

All bathroom doors shall be done using branded PVC panel doors with PVC frame including all fittings such as hinges tower bolts etc (Rs 3000/- per No)

12. ELECTRIFICATION:

Concealed PVC flexible ducting and wiring using ISI marked FR pt; cables (Vguard)
.ELCB,MCB,And normal three phase DB I .Switches (Legrand My Link) would be IC .1 fan pt., 1 light pt., and one tube light pt., 6 amps socket (2 Nos) ., PowerPoint's in kitchen(3 Nos) and Power points in work area. AC points will be provided in all bedrooms. Gezer point will be provided in all attached bathrooms.outside light points (10 Nos). KSEB connection at cost of the owner.

13. KITCHEN COUNTER:

Kitchen counter with granite top and 45cm bowl and single drain stainless steel sink .

14. WORK AREA:

Counter with granite top. Tiles above granite counter for a height of 60cm.

15. PLUMBING AND SANITARY FITTINGS

UPVC piping (Supreme or equivalent), Branded CP fittings(cera or equivalent) and sanitary fixtures(cera or equivalent). Hot and cold water mixer tap with head shower and pipe connection provision for geyser/water heater/ in all toilets. If concealed flush tank is required labor charge extra.

Toilet pvc – 4”

Waste water – 2.5”

Cost of bathroom fittings

European water closet, health faucet Tap, Shower,Angle valve , water tap,connectors &wash basin	: Rs 15000/- per toilet
Wash basin in dining +Tap	: Rs 4000/-
Kitchen zink + Tap	: Rs.6000/-
Outside 3 Tap connection	: our scope
PVC water tank (ordinary black)	: 1000 Ltr

16. WATER PROOFING:

Water proofing for all toilets confirming to BIS (Dr fix it pidfin 2)

17. PAINTING

One coat Putty,one coat primer and two coat plastic emulsion(Rs 200/LTR) for all internal walls and ceiling. Exterior painting with One coat putty (front area),one coatprimer, and two coat antifungal emulsion(Rs 250/ltr).Windows and Door enamel painting(No putty finish).

18. ANTI- TERMITE TREATMENT: Anti termite treatment confirming to BIS

19. PARAPET WALL: parapet wall is made with 4”thick cement bricks.

20. HANDRAILS: Stainless steel box for inside and M S Box for outside .

21. WATER SUPPLY : Seperate KWA connection/open well at cost of the owner

22. SEPTIC TANK AND SOAK PIT NOT INCLUDED.

Terms and Conditions (Annexure 3)

1. The total outside measurement is taking for the plinth area Calculation.
2. Fifty percent area of the roof projections more than 60cm wide are also considered in the plinth area calculation.
3. Any additional work if required by the owner shall be arranged by constructor at extra cost. The rate for such work shall be fixed as manually agreed before execution.
4. The external works such as yard leveling, yard finishing, Garden, Inter locking Tiles, compound wall, Gate etc. are not included in this contract.
5. All departmental payment such as permit fee, building tax, charges for electricity and water supply during construction shall be paid by owner
6. Electric connections and water connection required for the construction work should be arranged by the owner at side before starting work. Electrical & water charges during construction should be paid by owner
7. The building will be handed over complete in all respects in a period not exceeding the 30 the day of the 8th month starting from the date of receiving building permit. (A period of 45 days is allowed in case of natural factors like incessant rains.)
8. It is very well understood that time is the main essence of the contract and either party is liable to compensate the in case of either the building not being completed in time or the payments getting delayed.
9. All materials used in the building shall be ISI marked quality and will be made available for scrutiny at any point of time.

Payment Schedule (Annexure 4)

One lakh token advance and other payment should be at 8 equal intervals

1. Token advance Rs **100,000/-** (One Lakhs Only)
2. On commence of Foundation work:
3. On commencement of GF Brick work:
4. On commencement of Formwork for concrete of GF roof slab:
5. On commencement of FF Brick work:
6. On commencement of Formwork for concrete of FF roof slab:
7. On commencement of Plastering work:
8. On commencement of plumbing& electrical work:
9. On commencement of Painting work:

(Non refundable advance payment including architectural and design fees: Rs 100,000/-)