

SKB AGENCIES PRIVATE LIMITED

15, Chittaranjan Avenue, Ground Floor, Kolkata 700072

Tel : (033) 40054439 / 22378134 / 22129636

CIN NO. U51109AS1992PTC003641

TECHNICAL SPECIFICATION AND AMENITIES

PROJECT – 468(306) G.T. ROAD, WARD – 03, P.S. BAIDYABATI, HOOGHLY

SPECIFICATION OF MATERIALS

Cement : Portland pozzolana cement shall be used. Rapid hardening cement may be used, if compelled by condition of availability, only under strict supervision ensuring effective casting and mechanical consolidation within fifteen minutes from delivery of the mix by the mixing machine.

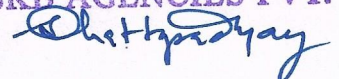
Sand : Coarse sand free from clay and all other foreign matters shall be used, screening and washing arrangement are to be kept at site for use with sands containing impurities and intolerable properties.

Coarse Aggregates : Properly graded mixes of stone chips are to be used. The material shall be hard, homogeneous, free from pores, flakes and deleterious impurities. The material should not contain any sulphate and should not absorb more than 10% of its own weight of water. Maximum size of aggregate may be 25mm in beams, slabs and staircase.

Water : Water shall be clean and free from deleterious impurities. Portable water shall be used for mixing and curing.

Reinforcement : Torsteel ribbed bars of tested quality are to be used. These should be clean and free from mill-scales, dust, loose rust, any coats of paints or oily material which may destroy or reduce bond.

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Specification of work :

Materials : All materials shall be new and best of its kind and shall confirm to its specifications or equivalent. No materials shall be used in work without prior approval of the Architect. The contractor must submit samples of various materials to the Architect, for approval before ordering for supply.

Workmanship : All workmanship must be best of its respective kinds and shall confirm to the latest practice and shall be subject to the approval of the Architect.

Storage : Materials shall be transported handled with care and shall enter site carefully to prevent any damage or deterioration. Cement shall be stored in a dry water tight shed on an elevated platform in stacks not exceeding six bags in height. Reinforcement shall be stored free from contact with moist surfaces.

Structural Concrete Work : All concrete work shall be of controlled variety as per provision of I.S.456. Concreting should be mixed with Hopper machine or R.M.C.

The selection, grading, clearing by sieves and by washing aggregate mixing, control of water cement ratio, pouring, mechanical vibration and manual compaction shall all be guided by the strictest vigilance of experienced supervisor.

Reinforcement Work : Tested mild steel, torsteel bars shall be cleaned from mill scales, rust, oil, grease or other harmful adherents and shall be cold bend to shapes and dimensions shown in the drawings, tied together with 20 gauge annealed wires closely and tightly to prevent displacement during casting. During casting all tools, plant and workmen will move on other elevated walkways without touching the reinforcement. Casting will not be started till all these arrangements are complete. It must be remembered that the position of reinforcement is of utmost and any displacement and disturbance is not desirable.

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Form Work: The formwork shall conform to the shapes, lines and dimension shown in the drawings and be strong, rigid and leak-proof construction. Timber shuttering will be rebated and jointed with polythene sheets covering the joints. The propping, staging, strutting and bracing will be done with materials of sufficient strength to withstand all static and dynamics loads, possible during such construction. Care is to be taken to see that the form work is not disturbed in the process.

Stripping time for different parts shall be as follows :

a) Walls, columns and vertical side of beam	24 hours
b) Soffits of slabs (less than 3.5m span)	7 days
c) Soffits of beams (less than 3.5m span)	10 days
d) Soffits of slabs (less than 4.5m span)	14 days
e) Soffits beams (less than 4.5m span)	21 days

The props for supported spans are to be removed from mid-span towards supports and those for cantilever spans from cantilever towards supports.

Curing : The beams shall be kept continuously wet by spraying water from below. The columns wrapped with sacks or hessian and kept wet continuously.

Earthen bands are to be made on the floor slabs for at least ten days (10 days). However, absolutely continuous wetting is necessary for the first 7 days.

Brick Work : Brick shall be first class well shaped and of standard dimensions.

Mortar shall be 1:6 cement sand for 200mm and 1:4 for 125mm partition walls. All walls shall be perfectly true and vertical laid with frogs upward, perfectly bonded, levelled and thoroughly cured with water for 7 days.

Plaster : The joints in the brick or stone work shall be hacked to a depth of 12 mm and the surface thoroughly cleaned wetted and concrete surfaces roughed, hacked, cleaned and wetted.

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The mortar shall be composed of 1:6 cement sand for internal plaster, 1:4 for external plaster and 1:3 for ceiling plaster. The average thickness shall be 18mm for external plaster 15mm for internal plaster and 9 mm for ceiling plaster.

Surface shall be finished smoothed, edged and lines true to shape and thoroughly cured with water for 7 days. No extra consideration shall be paid for plastering in recess, jambs for doors, windows, columns, etc.

Specifications of General Building Work :

- a) All external walls should be 200 mm excluding plastering.
- b) All internal partition walls should be of 125mm to 175 mm including plastering.
- c) Plaster with mortar should be done on both sides of the walls and finally plaster of paris coating should be done on all the walls excepting exterior walls.
- d) Proper water treatment to be done in the basement floor and retaining walls of the basement and all the toilets and on the terrace of the building.
- e) The PVC pipe fittings should be of ISI brand.
- f) Electrical switches, cables and other fittings and fixtures should be of ISI specifications.

Specification of finishing work in building :

Common areas and exterior of the building :

- i) Exterior with plaster. Design to be finalised in consultation with Architect.
- ii) The common areas in front portion of the ground floor shall be well painted.
- iii) Proper light arrangement in the ground floor, lobby, entrance and driveway to be provided.

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- iv) Proper water proofing and water discharge system to be made for basement and ground floor.
- v) Arrangement for local authority water supply to be made, with necessary pumping arrangement; to ensure 24 hours water supply by the builder at their cost.
- vi) Lift of Standard make to be provided.
- vii) Water reservoirs of municipality water to be provided for storing water in sufficient quantity at Developer's cost.

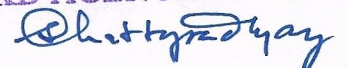
Inside of Flat :

- i) Plaster of paris coating to be made on walls.
- ii) Flush doors with good quality, shall be fitted with buffer, door stopper.
- iii) Inside portions as per sanction plans.
- iv) Toilet fittings shall be of ISI reputed brands.
- v) Marble/ tiles flooring shall be provided in the rooms, drawing rooms and other areas and in kitchen and toilet, where ceramic tiles on the walls shall be provided.

Electric Work :

- i) In drawing room wiring arrangements for 2 lights, 2fans, 2 nos 15 amps plug (socket and 3 nos of 5 amp plug socket) are to be provided.
- ii) In each bedroom wiring arrangement for 2 lights, 1 fan, 15 amps plug socket and 1 – 15 amps plug socket are to be provided.
- iii) In toilet wiring for 1 light, 1 power, 1 exhaust fan point are to be provided.
- iv) In kitchen wiring arrangement for 1 light, 1 exhaust fan, 1 no 5 amp plug, plug socket to be provided.

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