



GAJRAJ NIWAS PRIVATE LIMITED

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CIN No. : U45400WB2012PTC183546 Mobile : 9830036067

TECHNICAL SPECIFICATION AND AMENITIES

PROJECT: 54A, TOLLYGUNGE CIRCULAR ROAD, Kolkata 700 053

Specification of Materials

Cement: Ordinary portland 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 & 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 25 mm. in beams, slabs and staircases.

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 loose mill-scales, dust, loose rust, any coats of paints or oily material which may destroy or reduce bond.

Specification of Work

Materials: All materials shall be new & 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 sacks not exceeding six (06) 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

For GAJRAJ NIWAS PVT. LTD.


Director



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

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 18 mm for external plaster, 15 mm for internal plaster and 9 mm for ceiling plaster.

Surfaces 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 of doors, windows, columns, etc.

Specifications of General Building Work

- (a) All external walls should be 200 mm including plastering.
- (b) All internal partition walls should be of 125 to 75 mm including plaster.
- (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) Elevation of the building should be nicely decorated with snowcem cement paint.
- (f) The G.I. pipe fittings should be of ISI standards.
- (g) Electrical switches, cables and other fittings and fixtures should be of ISI specifications.
- (h) In the ground floor Rolling Shutter of reputed brand should be provided for shops / showrooms / carparks.

Specification of Finishing Work in Building

Common areas & exterior of the building:

- i) Exterior with snowcem colour.
- ii) The common areas in front portion of the Ground floor shall be provided with granite / marble / vitrified tile floorings. Plaster of Paris finished walls.
- iii) Proper light arrangement in the Ground floor, lobby and drive ways in entrance to be provided.
- iv) Proper waterproofing 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) Telephone wiring to be done in each flat for 1 No. of telephone. Master antenna and cable T.V. connection and arrangement for intercom facility to be made on the a proportionate cost of the Flat Owners.
- vii) Lift of standard make like SRIJAN etc. of adequate to be provided.
- viii) Water reservoirs for corporation water to be provided for storing water in sufficient quantity at developers cost.

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Inside of Flat

- i) Plaster of Paris coating to be made on walls.
- ii) Main gate to be provided with a Godrej Night Latch & handle.
- iii) Flush doors with good quality of lock to be provided for all other doors.
- iv) Inside partitions as per sanction plans.
- v) Toilet fitting shall be of ISI standard of reputed brands like JAGUAR/ CERA/ESSCO etc. All fittings shall be of ESSCO, JAGUAR or equivalent brand.
- vi) Marble / Vitrified Tile flooring shall be provided in the rooms, drawing rooms and other areas excepting that in kitchen and toilet, where ceramic tiles on walls and vitrified / ceramic tiles in floor will be provided.

Electrical work

- i) In drawing room wiring arrangements for 4 lights, 4 fan, 2 No. 15 amps plug (sockets and 3 No. 5 amps plug socket) are to be provided.
- ii) In each Bed room wiring arrangement for 2 lights, 2 fans 1 5 amps. Plug socket and one 15 amps plug socket are to be provided.
- iii) In toilet wiring for 1 light, 1 power, 1 exhaust fan, 1 GEYSER.
- iv) In kitchen wiring arrangement for 1 light, 1 exhaust fan, 1 no. 5 amps. Plug socket to be provided.

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