

TECHNICAL SPECIFICATION AND AMENITIES

PROJECT: REF: 52, RAHIM OSTAGAR ROAD, WARD-93, BOROUGH-X, PS-LAKE, KOLKATA-700045.

SPECIFICATION OF MATERIALS

Cement: Ordinary Port land 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 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.

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.

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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 entire 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 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.

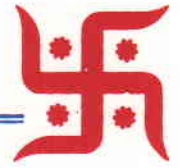
The selection, grading, clearing by sieves and by washing aggregate mixing, control of water cement ratio, pouring, mechanical vibration and manual compaction shall all be guided by the strictest vigilance of experienced supervisor.

Reinforcement work: Tested mild steel, torsteel bars shall be used and 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 importance and any displacement and disturbance is not desirable.

Form work: The formwork shall conform to the shapes, lines and dimension shown in the drawings and be of 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 disturb in the process.

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Stripping time for different parts shall be as follows:

1) Walls, columns and vertical side of beam	24hours
2) Soffits of slabs(less than 3.5m span)	7 days
3) Soffits of beams(less than 3.5m span)	10 days
4) Soffits of slabs (less than 4.5m span)	14 days
5) 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 necessary for first 7 days.

Brick work: Brick shall be first class well burnt, metallic sound when struck each other well shaped and of standard dimensions. The bricks shall be immersed and soaked in water for twelve hours (12 hours) before use in the jobs.

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

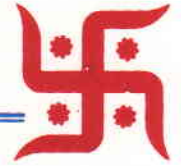
Plaster: The joints in the brick or stone work shall be hacked to a depth of 12mm the surface thoroughly cleaned wetted and concrete surfaces roughed, hacked cleaned and wetted.

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

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Specifications of General Building Work:

- (a) All external walls should be 200mm including plastering.
- (b) All internal partition walls should be of 125 to 75mm 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) Elevation of the building should be nicely decorated with snowcem cement paint.
- (f) The PVC pipe fittings should be of ISI brand.
- (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 if any, and Iron gates for car parks.

Specification of finishing work in building:

Common areas & exterior of the building:

- i) Exterior with snowcem colour.
- ii) The common areas in the front portion of the ground floor shall be well painted with snowcem.
- iii) Proper light arrangement in the ground floor, lobby and driveways 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/office for 1no telephone. Master antenna and cable T.V. connection and arrangement for

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intercom facility to be made on the a proportionate cost of the Flat Owners.

- vii) Lift of Standard make M.E.W/ L.T. Elevator etc. of adequate to be provided.
- viii) Water reservoirs for corporation water to be provided for storing water in sufficient quantity at Developers cost.

Inside of Flat

- i) Plaster of paris coating to be made on walls.
- ii) Main gate to be provided with stainless steel door bolt and Handle.
- iii) Flush doors with good quality, shall be fitted with buffer, door stopper.
- iv) Inside partitions as per sanction Plans.
- v) Toilet fittings shall be of ISI brand, of reputed brands like Essco/jains etc.
- vi) Marble tile 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.

Electrical Work

- i) In drawing room wiring arrangements for 2 lights, 1 fans, 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 fans 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 nos 5 amp plug, plug.socket to be provided.

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