

Original Construction & Building Specifications

SMRITINSHA - TECHNICAL SPECIFICATION (AMENDED 12.12.11)

Buyer reference version. All rates, prices and cost references have been removed. Material, brand, dimension and construction details below are retained from the supplied technical specification.

Structure & masonry

- RCC superstructure, with roof slabs, lintels, chajjas and staircase to structural design.
- Well-burnt table-moulded lightweight brick walls, with RCC binder course at every 12th layer reinforced with 6 mm diameter rod.
- External walls specified at 9 in thickness in cement mortar 1:6; internal walls at 4 1/2 in thickness in cement mortar 1:4, with CC bands at sill and lintel levels.
- Brickwork includes superstructure walls, lift well, parapet wall, lift machine room and watchman quarters as required by drawings.

Plastering & paint

- Internal and external wall and ceiling surfaces cement-plastered in two coats to a sponge finish.
- External surfaces finished with cement primer and two coats of Apex exterior acrylic paint.
- Internal walls and ceilings finished with wall primer, Altec lappum preparation and two coats of Asian Paints Apcolite plastic emulsion.
- Woodwork enamel-painted or polished as specified; teak main doors spray-polished in natural colour with melamine protective coat.
- Mild-steel work enamel-painted over metal primer.

Doors & woodwork

- Main doors in best Andhra teak, with teak frame and panelled / glazed shutter construction; glazed portions use 4 mm Saint-Gobain / Modi glass.
- Internal doors use best Indian teak frames with 32 mm BWP-grade flush shutters.
- Toilet doors use teak frames and 32 mm BWP-grade flush shutters, teak-edged and lined internally with a waterproof PVC layer.
- Folding doors specified in best Indian teakwood with glazed openings and teak beading.
- Terrace doors are to be provided as per plan.

Windows, ventilators & safety

- Powder-coated windows in approximately 1.3-1.5 mm medium gauge, 18 mm series, with three-track sliding shutters and about two-thirds openable area.
- Windows fitted with 4 mm Saint-Gobain / Modi glass and required hardware; non-openable areas use fixed glass.
- Safety grills / mesh to windows and ventilators, with openings not greater than 4 in x 4 in.
- Ventilators combine adjustable glass louvers with two-track sliding shutters and 4 mm Saint-Gobain / Modi glass.

Flooring, tiles & waterproofing

- Internal apartment areas, excluding toilets and balconies, specified in 24 in x 24 in vitrified tile with matching 4 in skirting.
- Granite tile / aesthetically suitable durable finish specified to common areas, balconies and staircase.
- First-class anti-skid ceramic tiles specified to toilets and wash areas, laid to proper falls.

- Waterproof flooring to terraces, toilets and wet areas over cement-mortar base with polymer-based waterproof compound and proper slope.
- First-class ceramic wall tiles to toilets, kitchen dados, wash and utility areas; Johnson / Kajaria specified.
- Open terraces specified with neat cement flooring.

Electrical

- All electrical work to layout using multi-strand virgin copper Finolex / RR Kabel cables in concealed Sudhakar PVC conduit, with metal boxes and junction boxes.
- Modular switches on white plates; circuits controlled by MCBs and concealed in powder-coated distribution boards.
- Provision for fans / exhaust fans, lighting points, power points, television, telephone, intercom and internet.
- Electrical panels to include phase changers / generator switches, bus bars, distribution panels, meter boards, wiring from meter to flats, service wiring and underground cable from transformer.
- Integration provision for transformer, generator, lifts, pumps, intercom, telephone and television junction boards / boxes.
- Lift provision includes associated electrical wiring as per plan.

Water supply & plumbing

- Cold and hot water supply pipes specified in BIS-conforming Tata class GI pipe.
- Internal cold-water pipes wrapped and protected; external lines supported on MS brackets; downcomers controlled by Zoloto valves on terrace.
- Internal hot-water lines insulated; internal outlets left to receive premium faucets and fittings.
- Hot and cold openings provided for taps, mixers and shower outlets in toilets, kitchens and wash areas.
- All internal pipelines concealed.
- Two bulk water-supply lines to sub-levels in Tata class GI line, controlled by Zoloto valves.

Sanitary & bathrooms

- Wall-hung wash basins, basin mixers, overhead showers, telephonic showers and health faucets specified.
- Sanitary fittings grouped in coordinated colours; taps / CP fittings specified in matt-finish steel by Jaquar.
- Provision for geysers in all toilets and in the kitchen.
- Additional wash basin provision in dining area.
- UPVC sanitary, soil, waste, vent and rainwater piping specified in Sudhakar make; underground drainage connected through inspection chambers / gully traps with proper falls.
- Rainwater disposal from balconies and terraces through Sudhakar UPVC lines.

Kitchen & utility

- Kitchen counter specified in 3/4 in Khammam Jet Black granite, approximately 2 ft wide, with moulded round double edge over RCC counter.
- Stainless-steel sink with drain board specified.
- Glazed-tile dado provided above the kitchen platform.
- Utility and wash areas included within the ceramic / anti-skid tile specification.
- Provision for geyser and concealed water / drainage services in the kitchen.

Water storage & building services

- Underground water sump with waterproof construction and pumping provision connected to the overhead tank.
- Raised RCC overhead water tank on terrace with RCC cover and airtight inspection cover.
- Sump pumping arrangement specified with Texmo multistage pump and GI riser to overhead tank.
- Overhead tank connected to bathroom and kitchen points through graded GI distribution lines.
- Generator, transformer, lift, pump and communication-system integration included in building-services provisions.

Railings & external details

- Mild-steel railings specified to staircase, balconies, terrace parapets, compound wall at stilt level and other unsafe areas.
- RCM drop-wall/detail work specified for shelves, railings, elevation treatments and flower beds, reinforced internally with 6 mm MS bars.