



SPECIFICATION FOR THE PROPOSED RESIDENTIAL CONSTRUCTION OF **CHENNAI**

EARTH WORK EXCAVATION:

Foundation for all clauses of soil including cutting, Shoring, Strutting, dewatering etc.

PCC BELOW COLUMN FOUNDATION:

Plain Cement Concrete 1:4:8 using 40mm downgraded aggregates as per Standard Architectural Specification.

RCC COLUMN FOOTING:

Reinforcement Cement Concrete 1:1.5:3 using 20mm as per Standard Architectural Specification.

FILLING IN BASEMENT:

Basement height **3 feet** will be filled with available Earth pit sand or Quarry Dust.

ROOF:

Roof Height will be **10 feet** from floor finish and Headroom Roof top height will be **8 feet**.

RCC COLUMNS:

RCC Column will be built using 20mm downgraded aggregates in M20 mix as per the given structural drawings.

RCC BEAMS:

RCC Beams will be built using 20mm downgraded aggregates in M20 mix as per the given structural drawings.





RCC SLABS:

RCC Slabs with minimum 5” thickness will be built using **20mm** downgraded aggregates in **M20** mix as per the given structural drawings with mix Dr fixit water proofing.

RCC SUN SHADES:

RCC Sun Shades will be built using **20mm** downgraded aggregates in **M20** mix as per Standard Architectural Specification.

RCC STAIRS:

RCC Stairs will be built using **20mm** downgraded aggregates in **M20** mix as per Standard Architectural Specification.

RCC LINTEL:

RCC Lintel will be build using **20mm** downgraded aggregates in **M20** mix as per the given structural drawings.

SUPER STRUCTURE WORK:

- 1) Outer walls with 9” thick Brick work in **C.M. 1:6** mix using quality chambered bricks.
- 2) All partition walls with 4½” thick brick work with **C.M.1:4** mix.
- 3) Internal Partition walls with RCC ties at sill level.
- 4) Single Brick Work shall be used for the Parapet Work.



REINFORCED STEEL:

Fixing Steel Reinforcement (High Yield Strength Deformed Bars Conforming to Fe550 and Fe500) for R.C.C in all items. Work including transporting, recoiling cutting, straightening, bending and placing in position at all levels & binding with approved gauge binding wire.

CEMENT:

53/43 Graded Ordinary Portland cement or Portland Pozzolana Cement of Coromandal, Ultratech used for Roof work and Penna, Maha, Bharathy, Birla used for Plastering Brick work.

SAND:

Good Quality Crushed M-Sand and River Sand mix shall be used for all RCC and Super Structural Works. Good Quality River Sand and Crushed P-Sand which is specially graded for the plastering purpose shall be used for all plastering works as per the availability in the open Market.

JOINERY WORK (FRAMES WITH FLAT & RODS):

- ❖ **Main Door** – 2nd quality **Teakwood** Frame (5"x3" thick) Finish door design including fixing Brass Hinges, Handle, full Brass fittings (Antique) etc., (Size 3'6" x7'0") including frame.
- ❖ **Bedroom Doors** – 2nd quality **Teakwood** Frame (4"x2½" thick) and water proof flush doors of 30mm necessary Stainless Steel Hinges, SS tower bolts etc., (Size 3'0" x7'0") frame.
- ❖ **Bathroom Doors** – PVC door with frame.
- ❖ **Window, Ventilator & Other Doors** – **UPVC** System Sectional windows with proper safety grill.





INSIDE PLASTERING WORK:

Inside plastering work shall be in Cement Mortar **1:6, 9mm to 12mm** Thick.

CEILING PLASTERING WORK:

Ceiling plastering work shall be in **1:3** Cement Mortar below **10mm** Thick.

OUTSIDE PLASTERING WORK:

Outside wall plastering work shall be in Cement Mortar **1:5, 12mm to 15mm** Thick.

HANDRAILS:

Mild Steel Handrails shall be used in Staircase Areas.

ELECTRICAL WORKS:

Hall	Light, Fan, Telephone, DTH, AC, Two-way control light Socket.
Master Bedroom	Light, Fan, DTH, AC, Two way control, etc.
Other Bedrooms	Light, Fan, Socket, etc.
Bathroom	Fan, Light & Geyser Point in toilets.
Kitchen	Light, Fan, Exhaust, Additional power sockets for Mixer Grinder, Oven, Water purifier, etc.
Others	Fridge, Washing Machine, Calling Bell, Pooja Light, Power Socket's
Car Parking	Necessary Lighting for Car parking
Staircase	Two way Premises for Stair
Cables	Orbit
Switches & Sockets	Anchor Roma





PLUMBING AND SANITARY WORK:

Complete Plumbing and Sanitary works shall be executed by the Contractor using the below mentioned Brands.

CP Fittings	(Wall Mixer, Long Body Taps, Shower Set, Health Faucets, Pillar Taps Bathrooms, Pillar Tap for Hall, Sink Taps, Angle Valves)
Sanitary	Indian or Western Closet
Dining Area	Wash Basin for Dinning Area
Water Tank	Sintex or Equivalent quality of 500 Litre capacity
Kitchen Sink	24x18 Sink for Kitchen and 18x16 Sink for Work area
PVC Pipes	Star Pipes

FLOORING TILES:

Branded Vitrified (**600mm x 600mm**) size tiles for all rooms and Skirting 4” with proper fixing, pointing, etc., (**Rs.50/-per sq. ft. with laying**)

KITCHEN DADOING WALL TILES:

Dadoing tile Works shall be done above the kitchen slab with good quality tiles (**Size: 45x30 Cms**) (Choice of Design, Colour & Brand as per the Client; **Rate of Rs.50/-per sq. ft. with laying**)

KITCHEN TOP:

Good quality Granite Slabs shall be used for the Kitchen Top. (**Rate of Rs.130/- per sq. ft.**)





BATHROOM FLOORING AND WALL TILES:

- i. Good quality Anti-Skid Tiles shall be used for bathrooms floor (**Size: 30x30 Cms**)
- ii. Good quality Bathroom Wall Tiles (**Size: 45x30 Cms**) of High lighter Model up to a maximum height of **7 Feet** shall be used (Choice of Design, Colour & Brand as per the Client; **Rate of Rs.50/- per sq. ft. with laying**)

CAR PARKING TILES:

Good Quality tiles shall be used with laying. (Choice of Design, Colour & Brand as the client; **Rate of Rs.50/- per sq. ft. with laying**)

WOODEN POLISH:

All Wooden Surfaces shall be polished with Good Quality sealer.

PUTTY WORKS:

Putty works shall be done in all the interiors Areas. (Brand: Asian, Birla or JK Wall Putty)

PAINTING WORK:

- ❖ All Internal walls will have **2 coat** putty, **1 coat** primer with **2 coats** of (**TRACTOR Emulsion**) roller finish.
- ❖ Ceiling will have **1 base coat** and **2 coats** of **Interior Emulsion**.
- ❖ All External walls will have **1 base coat with 2 coats** of **Exterior Emulsion finish.** (**ACE**)





- ❖ Grills and wood works painted with **2coats** of **Enamel paint** over **1 coat** primer.
- ❖ Main door finished with **2 coats** of **varnish** after doing its sealer work other doors are painted with **2 coats** of **Enamel**.

GRILL WORK:

All Windows safety Grill will be provide.

WOODEN FITTINGS:

All Wooden Fittings like Hinges, Tower Bolts and Mortise Lock shall be provided from Branded Companies having Stainless Matt Finish. Whereas the Front Door Fittings shall be of Brass. (Rate for Front Door Lock: Rs.2500/- and All other Door Locks: Rs.1000/-)

WORKS NOT INCLUDED IN THE ABOVE SPECIFICATIONS:

- ❖ Paving Block outside the building
- ❖ Interior Works (Plywood)
- ❖ Balcony Safety grills.
- ❖ Compound Wall (**Rs.1900/- per running feet**)
- ❖ Septic Tank (**Rs.15/- per Litre**)
- ❖ Sump(**Rs.22/- per Litre**)
- ❖ RCC overhead Tank (**Rs.25/-per Litre**)
- ❖ Weathering Tiles (**Rs.120/- per sq. ft.**)
- ❖ Any changes in plan after construction



WORKS INCLUDED IN THE ABOVE SPECIFICATIONS:

- ❖ Structural Design – By engineering consultant.
- ❖ 2D Design, 3D elevation working and Electrical, Plumbing drawing.
- ❖ Anti-termite control is being done.
- ❖ Elevation as per drawing given.
- ❖ Rain water harvesting arrangement as per corporation rule.

CLIENT SCOPE:

- ❖ New EB service connection. (Single and three phase)
- ❖ Approval of plan
- ❖ Charges towards electricity and water supply.

MATERIALS TO BE USED THECONSTRUCTION:

- ❖ **Cement:** ULTRATECH/CORAMANDAL
- ❖ **Sand:** M-sand
- ❖ **Bricks:** 1st Quality chamber brick (Red brick)
- ❖ **Steel:** T.M.T bars ISI marks (**Fe500 and Fe550**) Grade
- ❖ **Blue Metal:** Approved quality of ¾” blue metals.



வல்லக்கோட்டை (முருகன் திருவிளையாடல்)



80562 26845/9841868824 /044-4006 6445



omnaveenconstruction@gmail.com

Office Address: No.26/65, Anna Main Road, KK Nagar, MGR Nagar, Chennai-78.

Sub Office: No.4/26, Gandhi Nagar, Saligramam, Kaveri Street, Canara Bank Colony, Chennai-93.

