

SPECIFICATIONS

1. Earthwork excavation.

1.80 m x 1.80 m x 1.80m , 1.50 m x 1.50 m x 1.50m

2. P.C.C Bed concrete:

1:4:8 mix with 40 mm broken stone 15 cm depth For Column footings.

3. Column :- R.C.C. 1:2:4

C1 :- 22 cm x 40 cm 16mm # 4nos ,12mm # 2nos and stirrups with 8# @15cmc/c

C1 :- 22 cm x 30 cm 12mm # 6nos and stirrups with 8# @15cmc/c

4. Plinth Beam:-

R.C.C. 1:2:4 , 0.22 x 0.45cm. 12 mm 6 nos -at corners and stirrups with 8#@15cm c/c.

6. Basement filling:-

Basement will be filled with the excavated soil and Laterite (Murram Gravel) soil. Necessary ramming shall be done to each layer to get a maximum density.

7. Brick work :-

22cm thick and clear height as approved using wire cut bricks of best quality in cement mortar 1:6 curing shall be done as per the standards prior and after masonry works.

8. Lintels :-

4Nos. Of 8 mm, tor and 6 mm stirrups at maximum 23 cm c/c. 22 cm width and 15 cm. height in 1:2:4. Extra lintel will be provided at the bottom level of windows in ground and first floor 22 cm width and 10 cm height with 2 no's of 8 mm steel in CC 1:2:4.

9. Roofing :-

a) Flat roofs will be of 10 cm. thick reinforced cement (RCC) M20 Mix

b) 8 mm tor steel will be used as the main bar as distributors respectively place to a distance as per the standard norm.

c) for RCC beams & Pillars 16 & 12 mm tor steel will be used, detailed drawing should be provided for approval (Changes shall be made depending on the span as per the drawings)

10. Plastering:- The wall will be plastered using C.M 1:4 and roof slab & Ceiling will be with CM 1:3, 12 mm thick.

11. Doors:-

Front Door is with teak wood frame 22cm x 7.5 cm and the shutter is with framed paneled teak wood with goderage handle lock (Rs.5,000/-)and 5"brass hinges 4 nos and other door frames with 1st class anjily wood 5" x 3" section and the shutters should be with

jack wood (paneled , framed) SS. hinges 4 nos. 6" tower bolt 2 nos, handle lock (apprx. Rs.2000/-) etc should be provided for bed rooms doors shutters.

Bath room doors will be water proof PVC door

12.Windows:-

Windows frames should be provided with 1st class anjily wood of section 5 x 3 ". Window shutters with jack wood, fully glazed (4mm thick plane glass) single shutters. 32mm X6mm MS flats 3 Nos. with 12mm plain Ms rods in square pattern should be provided leaf. SS hinges 3Nos. 3" steel hook & eye 2 Nos 6" stay 1No. should be provided per shutter

13.Flooring :

Bed flooring with 1:4:8 using 40 mm broken stone in 75 mm thick. Complete flooring (other than of toilets) will be finished with vitrified tiles (of approx. range of RS.55 /sft.). Ceramic flooring tiles (non slippery) of approved color and lump sum range of Rs.50/sft). (Johnson brand) will be used for toilets. Toilet walls will be finished with ceramic wall tiles of approved color and of lump sum range of RS.50/ sft. (Up to 2.1 m height) Glue fixing of tiles is not permitted. All patterns are subject to the approval of the client.

14.Electrification

Wiring cable used will be of finolex / havells brand of appropriate and proper earthing as per ISI standard will be done and tested as per rules. ELCB (Havells) and ISI marked PVC pipes (BALCO Brand) will also be provide by the second party. Switches used will be of Legrand brand.

Verandah	-	12 light points, 1 Bell Push
Master Room	-	2 light points, 1 fan points, 2 five amps sockets
Room	-	2 light points, 1 fan points, 2 five amps sockets
Reception	-	2 light points, 1 fan points, 2 five amps sockets
Dressing Room	-	1 light points
Meditation hall	-	6 light points, 3 fan points, two 6 amps sockets, 1A /C point
Yoga Practicing Hall	-	4 light points, 8fan points, two 6 amps sockets, 1A /C point
Treatment Room	-	2 light points, 2 fan points, 2 five amps sockets
Toilets	-	One 15 amps socket, one 6 amps socket, 1 light points and 1 exhaust fan point.

15.Plumbing & Sanitary

Concealed work (with brass fittings of approved quality and ISI marked PVC pipes

will be done for the proper water supply and drainage system of the project with standard quality materials.

Hot and Cool water connection and provision for water heater will be provided in each bathroom.

C P V C Pipes will be provided for hot water line

Each bathroom consists of

- a) A European closet with concealed flush tank (Jaquar/Parryware brand) of range Rs15,000
- b) Shower with mixer tap (Jaguar/ Cera / Parryware brand) of Range of Rs.3500.00
- c) A Head Shower (Jaguar/ equivalent brand)of Range of Rs.1000.00
- d) Washbasin of Range of Rs.3000.00
- e) Angle Cock (Heavy) of Range of 850.00
- f) A health faucet (Jaguar brand)of range of Rs. 1500.00

One (1) Nos. of PVC Water Tank (of capacity 750Ltr. Syntex/equivalent brand) will be provided and sufficient septic tank with earthing will be constructed. Separate soak pits will be provided for toilets.

All taps, mixer units, showers, valves and other fittings shall be of standard brand and of high quality will be used for the complete plumbing works.

All concealed pipe joints, bends, valves etc, comprising the entire plumbing(water system) to be tested for any leakage , by fully filling with water in the overhead water tank and retaining it at least for 3 days to make sure that no leakage is visible. Only when this leakage test is successfully completed, the plastering works at above mentioned location will be done.

Proper slopping (Around 1.5% approx) will be provided in bathrooms for easy draining of water.

16.Painting:-

Surfaces of all the walls (Exterior & Interior) and ceiling will be covered with one coat of White Cement.

BRAND SPECIFICATIONS

Cement	-	Shankar / Ramco (Ultra Tech for roof concrete)
Steel	-	ISI Marked TMT (Metcon/Kairally,Kalliyath,Paragon)
Sanitary fittings	-	Jaquar/Cera/Parryware
Taps, Mixer units, Showers & Valves	-	Jaguar/ equivalent
Electric fittings (ELCB & MCB)	-	Legrant/Havells
Modular Switches	-	Legrant(mylink) /equivalent
Electrical Cables	-	Finolex
Electrical Pipes	-	Balco
PVC Pipes & Fittings	-	Hycount/Finolex/supreem,good will (ISI marked)
Glass	-	Modiguard
Door locks	-	Godrej/Equivalent
Roof tiles	-	St.Francis

Total Plinth Area:- 3387.00 Sqft

Total Cost:- 60,96,000.00