

## **DETAILED STANDARD SPECIFICATIONS**

### **Specification No. 1 EARTH WORK EXCAVATION :-**

Earth work excavation in Regular soil Soil upto hard level and depositing the excavated earth around the building. The average depth of the foundation is upto hard soil from the natural ground level.

### **Specification No. 2 FOUNDATION CONCRETE :-**

Cement concrete (1:5:10) prop., using 40 mm size H.B metal is used for columns, Napa or Taki metal used for masonry walls. The average depth of concrete is 0.30. m (1'.0") below the columns and masonry walls, with curing.

### **Specification No. 3 R.R.MASONARY :-**

For foundation and basement in cm (1:8) prop. With Taki or Napa Stone with curing (Wall width 1'.3")

### **Specification No. 4 BASEMENT FILLING :-**

Filling the basement with gravel or stone dust and 2' filling of sand, with watering and ramming.

### **Specification No. 5 R.C.C. WORK :-**

R.C.C. (1:2:4) prop., using 20mm gauge H.B.G. metal with TMT bars like Kamadenu, Tirumala & sree xtra fe550, cement Jsw & Sagar, as per the structural Engineer's Computerized Designs for Footings, Columns, Beams, Roof Slab, Lintels Sunshades, and Staircase R.C.C. frame structure.

### **Specification No. 6 SUPER STRUCTURE :-**

All external walls are 0.203 m (8") thick with Nandyal Medium brick internal walls 0.10 m (4" thick with Nandyal Medium brick in cement mortar (1:6) prop. and parapet wall with 0.101 m (4" thick of Nandyal Medium brick in cement mortar (1:6) prop. of 0.91 m (3'.0") height. Building Plint Area is \_\_\_\_\_ sft. Rate per sft is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only)

i.e Total Cost of Building is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only).

**Signature of the Owner**  
Date :-

**Signature of the Builder**  
Date :-

**Specification No. 7 WOOD WORKS :-**

- a) Main Door for Office Room in Ground Floor :-
  - i) Frame :- Teak Wood
  - ii) Shutter :- Teak Wood
  
- b) Internal Doors :\_
  - i) Frame :-
  - ii) Shutter :-
  
  - iii) Frame :-
  - iv) Shutter :-
  
- c) Ventilators :-
  - i) Frame :-
  - ii) Shutter :-

UPVC

**Specification No. 8 PLASTERING :-**

- 1) Walls plastering with cement mortar (1:5) prop 20mm thick single coat of medium Sponz finish with curing of 7 days.
- 2) Ceiling plastering with cement mortar (1:4) prop 12mm thick single coat of medium sponz finish with curing of 7 days .

**Specification No. 9 FLOORING :-**

2' x 2' vetrified tiles in all rooms. Balconies with non skidded Tiles.

**Specification No. 10 COLOURING :-**

- 1) Colour wash for internal faces of all walls with Distemper of two coats over primer coat (Asian, Berger) over birla care putty.
- 2) Indocem cement colours for external walls.
- 3) For wood and grill work enamel paints 2 coats over a primer coat & FF with Polish.

**Specification No. 11 ELECTRIFICATION :-**

Electrical fittings over Standard quality switchboards, switches (Anchor & Goldmedal), and distribution panels, concealed wiring with standard ISI make, only points will be provided without fixtures.

**Signature of the Owner**  
**Date :-**

**Signature of the Builder**  
**Date :-**

**Specification No. 12 WATER SUPPLY AND SANITARY LINES :-**

20 MM (3/4') P.V.C. blue pipes water supply from the main line, 12 mm (1/2") GI 'A' Class pipes for bathrooms and P.V.C 100 mm (4") for sanitary lines and 50 mm (2") for bath rooms will be provided.

**Specification No. 13 TOILET :-**

- 1) Glazed ceramic tiles 8' x 6' upto 6'.0" height, flooring with ceramic tiles
- 2) Sanitary fittings of Gujarat make with Indian and another European.
- 3) Medium size washbasin in white / any colour.
- 4) Hot water, cold water, C.P. Taps quality provided.

**Specification No. 14 HARDWARE MATERIALS :-**

All the Hardware materials such as Aldrops + Hinges + Tower bolts are used for doors and windows are quality ISI material M.S. Based and alluminium and Brass.

**Specification No. 15 PLINTH HEIGHT :-**

Basement height (4'.0") only from the existing natural ground level.

**Specification No. 16 ROOF HEIGHT :-**

From Floor to roof bottom clear height is 10'.6" only.

**Specification No. 17 DOOR, WINDOWS & VENTILATORS SIZES :-**

- 1) Main Door - 4' x 7'
- 2) Common Doors - 3' x 7'
- 3) Toilet Doors - 2'6" x 7'
- 4) Windows - 4' x 4'
- 5) Ventilators for toilets - 3' x 1'6"

**Specification No. 18 COMPOUND WALL + GATE :-**

All round the building compound wall will be constructed with hollow blocks in cm (1:6) prop of 0.10 m (4") thick with pillars, upto a height of 1.67 m (5'.6") from existing natural ground level. The weight of the gate is 80 KGS. Extra Design & Weight will be charged extra cost.

**Signature of the Owner**  
**Date :-**

**Signature of the Builder**  
**Date :-**

## **TERMS & CONDITIONS OF PAYMENTS**

### **A - Building Cost :-**

1. 30% of the Building Cost : To be paid as advance at the time of Agreement.
2. 20% of the Building Cost : To be paid at the time of roof level work i.e. before slab
3. 30% of the Building Cost : To be paid at the time of Brick Work.
4. 20% of the Building Cost : To be paid at the one month of the finishing works.

Total Consideration of Building is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_)

### **B - DEVIATION AMOUNTS (If Any)**

100% Net payment has to be made before the commencing of the extra works.

### **C - HANDING OVER THE BUILDING :-**

The building will be handed over with all the finishing works only after clearing all the due amounts.

### **D - TO BE BORNE BY THE PURCHASER :-**

1. Any Taxes applicable extra.
2. Builder will not responsible for delay in construction of the building due to non payments of bills.
3. Water Supply --- Necessary depositing charges for the Municipal Corporation, Water tap connection etc.
4. The Interior Decoration, Furniture, and Furnishing are extra cost as per actuals.
5. The process of completion of the total construction will take upto 6 Months from the date of agreement.

We have studied the above specifications, terms and conditions, agree to construct the building.

**Signature of the Owner**  
**Date :-**

**Signature of the Builder**  
**Date :-**