

VILLA SPECIFICATION

Krishna Nagar, Maduravoyal



Structure:	<p>Earth work excavation for foundation 5 feet Depth or until hard strata is found. PCC & footings as per drawing. Framed structure with columns & beams. Outside walls are with good quality 9" brick work. Parapet wall of 3'6" ht with 4" Thick brick wall on the Terrace area. Roof Slab of 5" thick with necessary reinforcement with steel centering as per structural drawing. Earthwork excavations for column footings and foundation.</p> <ul style="list-style-type: none">● Anti-Termite treatment as per IS 6313 part II or equivalent BS Specification.● M15 PCC bed for column footings, foundations and flooring.● Size stone masonry as per drawings.● Backfilling for column footings and flooring with available earth excavated, including watering and compacting.● M20 grade concreting for column footings, columns, plinth beams, lintel, chajjas, coping slabs, pergolas, roof slabs and beams with all necessary shuttering works.● RCC detail as provided by the Structural engineer/architect.● 9" brick masonry with 1:7 Cement Mortar and 4" brick masonry with 1:4 cement Mortar with concrete bands every 1 meter.
Plastering & External Finish:	<p>Ceiling and inside are lime rendering. Outside sponge finish. Flat roof with brushed concrete finish. Water proofing to be done for terrace area and toilet sunken slabs. External wall cladding with stone as per front elevation.</p> <ul style="list-style-type: none">● Ceiling plastering 0.5" thick with 1:4 cement mortar with sponge finish.● Internal wall plastering 0.75" thick with 1:4 cement mortar with sponge finish.● External wall plastering 0.75" thick with 1:5 cement mortar with sponge finish as directed.● All joint between solid brick masonry and RCC to be plastered with embedded chicken mesh.● Elevation features including cladding, cornice, groves, bands as per elevation.
Flooring:	<p>Floor Bed consisting of M15 grade concrete on hard consolidated level ground to be used.</p> <ul style="list-style-type: none">● Good quality Vitrified 4x2 tiles of RAK/Kajaria make for Bedrooms, Kitchen, Dining, Family room and passages.● Anti-skid 1x1 tiles of RAK/Kajaria make for Balcony & Car parking.● Ceramic tiles of RAK/Kajaria make for bathrooms walls and 20mm granite for bathroom entrance border.● Staircase flooring with 20mm granite
Bath & Toilets:	<ul style="list-style-type: none">● Ceramic tiles of RAK/Kajaria make dado up to 7 feet height.● Sanitary ware of Jaquar make including Closet wall mounting type and wash basin.● CP fittings of Jaquar make continental range.
Joinery:	<ul style="list-style-type: none">● Teak wood door frames (7"x3" section) for Main door and other doors.● Good quality Teak veneer wood shutter 1.5" thick for main door and teak wood safety door attached● Good quality skin doors for bedrooms, bathrooms, utility and terrace.● Good quality locks of Europa/Godrej make for doors.

	<ul style="list-style-type: none">● Simple design S.S handrail for staircase as per architectural drawing.
Kitchen:	<ul style="list-style-type: none">● 2'0" ht. Dado above platform area with ceramic wall tiles at the cooking side.● 20mm polished Black Granite platform with stainless steel sink and drain board.● Provision for water purifier and chimney.
Painting/Polishing:	<ul style="list-style-type: none">● Internal wall and ceilings painting with 1 coat white cement, 1 coat of wall primer, 2 coats of wall putti and 2 coats Asian Paint Apex Ultima Weather Proof Paint.● External wall painting with 1 coat of white cement, 1 coat of primer and 2 coats of Asian Paint Apex Ultima Weather Proof Paint.● Main door and safety door to be melamine spray polished.● Bathroom, utility and terrace doors to be both side enamels.● Asian Paints Enamel painting for grills, railings and gates as directed.
Electrical:	<ul style="list-style-type: none">● Sufficient number of electrical/TV/AC/Telephone points in each room to be provided.● All electrical fittings are ISI approved and will be Anchor Roma Plus make for switches and Orbit FR PVC insulated Copper wires through FR PVC conduits to be provided.● Provision for inverter to be provided at the appropriate location.● Providing and fixing of electrical conduits, wiring, fixing of switch boxes, plates and switches● Good quality ISI marked RG 6 TV cable to be pulled till terrace.
Plumbing:	<ul style="list-style-type: none">● Concealed piping work in bathrooms and kitchen.● Water supply to OHT via Sump and bore to be provided.● Water Lines are cPVC with Finolex make pipes.● Sanitary and Rain water lines are PVC of Finloex make pipes● Inspection chambers for sanitary pipes will be constructed at appropriate places.● R.C.C Sump with a capacity of 10000 litres and Over Head tank of 5000 litres is to be provided.
Compound wall:	Compound wall: 4" Thick brick Compound Wall with a height of 7ft on three sides.
Main Gate:	14' length and 5'6" height Ms Fabricated gate duly painted in Enamel paint.