

22. MINIMUM ACCEPTABLE SPECIFICATIONS

FOR EWS UNIT		
Sr. No.	Description	Minimum Specifications
1	RCC WORK	
	RCC in columns, beams and slabs	The detailed dimensions & mix of RCC to be adopted shall be as per approved structural design and as per IS 456
	Lift Well	Lift Well to be provided of reinforced cement concrete
	AAC Block Masonry work	Masonry work shall be in approved AAC Block (Autoclaved Aerated Concrete) and bond shall be made with used of approved Chemical and it shall be confirm to relevant IS code. All the joints between RCC and Block masonry will be bound by chicken mesh before plastering.
	Railing in staircase & Balcony	I. 0.9 m high MS railing in all the houses in the staircase of the approved pattern with hand railing 40mm MS tube (medium class pipes, app railing wt 14 kg / m) and vertical bars embedded in waist slab. The height of the railing shall be 0.90 m from finished level of step as specified in drawing. II. 1.15 m high MS railing in balconies of approved pattern with hand railing of 40mm MS tube (medium class pipes, app railing wt 14 kg / m) above floor. III. Parapet on the terrace shall be 1.15 m above the finished terrace level. Parapet shall be provided of 100 mm thick RCC wall.
	Conduits for electrical and Telecommunication cables	To be laid as per National Building Code/ BIS standards and to be concealed mostly.
2	Wood Work(Door Shutters)	
	Main Door	35 mm thick water proof flush door with 1.0 mm thick lamination on both side with all fixtures and fastening including eye halls. doors including bidding patti.
	Other Door	32 mm thick water proof flush door with three coats of oil paint on both sides with all fixtures and fastening.doors including bidding patti.
	Frame	Main door - wooden frame size 12x7 cm size of teak wood including primer and oil paints to frames. Other door - HMPS-Hollow Metal Pressed Steel Frame with full width of wall 105 x 60 x 1.2 mm width galvanize MS sheet including red oxide paint and oil paints to frames.

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	Door Fittings	Anodized aluminum fittings e.g. Tower bolts, handles, door stoppers, aldrops etc. will be provided. Anodized aluminum sliding bolts will be provided only at the entrance door with nickel plated MS pull lock bolts.
3	Aluminum Window section	
	Window	2 tracks or 3 track sliding aluminum anodize window (15 micron coat in) having aluminum section frame wt. 1.2 kg/m with 5 mm thick transparent glass with all fixtures and fastening. Kesariya Green Marble Stone sill at bottom and two sides. Full size Safety grill (15 kg/sqm) shall be provided.
	Ventilator	Aluminum anodized ventilation. Kesariyaji Green Marble Stone sill at bottom and two sides only.

4	Flooring and Skirting	Full body Vitrified tiles of 60 CM X 60 CM Size 8 to 9 mm thickness and 75 mm high skirting in all rooms and Passage and in commercial area and anti skid in wash area.
5	Roof treatment	China mosaic with waterproofing treatment
	Rain water pipes	PVC rain water pipe minimum 6 k/cm2 pressure.
6	Bath/W.C.	All sunk slabs of bath/WC shall be with waterproofing treatment.
	Wash Area	The floor area of wash area shall be provided of Kota stone.
7	Finishing	
	Internal Plastering and painting on walls	Smooth or mala plaster of 12 to 15 mm thick in CM (1:4) with birla or asian putty and washable Required coats oil bound distemper paint.
	External Plastering and painting.	20.0 mm thick double coat sand face(First coat 12 mm thick in CM (1:3) and second coat 8 mm thick in CM (1:1)) SF plaster with one coat primer and required coats of Whether proof exterior emulsion paint
8	Kitchen platform Top/Counter	Sandwich double polished granite top Platform with facia patti including chamfer to facia with S.S.Sink without drain board.
9	Finished bottom of RCC slab	10 mm thick Smooth plaster in CM (1:3) with birla or asian putty and required coats of washable oil bound distemper paint.
10	Primer	As per IS specifications.
11	Painting on wood and steel work	Superior quality ready mixed paint, ISI mark for all wood and steel work except outer faces which shall be synthetic enamel paint ISI mark
12	Plinth protection	Rcc wall if required and as per the approvals of engineer incharge
13	Parking flooring.	60 mm thick Rubber moulded paver blocks(M25) over 40 mm sand beddin and 50 mm thick PCC (1:5:10)
13	Wall Tiles	
	Kitchen	Glazed tiles of 300 x 300 mm(mat finish) or higher size up to lintel level
	Wash basin area	Glazed tiles of 300 x 300 mm or higher size up to 90 cm height

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	W.C.	Glazed tiles of 300 x 300 mm or higher size up to 120 cm height
	Bath	Ceramics tiles of 300 x 300 mm or higher size up to 210 cm height
14	Internal Sanitary/Water Supply System	
	W.C. Pan	European type WC pan, 580 mm with flush cock.
	Wash Basin	White/color vitreous China flat back wash basin 550 x 450 with one CP brass pillar tap, ISI mark of approved quality.
	Sewage and waste Pipes horizontal pipe.	110/75 mm PVC pipes of 6kg/cm ² including all PVC fittings as per approved plumbing design.
	Sewage and waste Pipes vertical pipe.	110/75 mm PVC pipes of 6kg/cm ² including all PVC fittings as per approved plumbing design. Vertical line is separate for Wc and bath.
	Gully Trap	Brick Masonry Chamber with Gully trap with FRC cover and frame.
	Chamber	Brick masonry with brick work with CI OR SFRC cover medium duty as per requirement and approved by engineer in charge
	Internal Manhole	Circular brick masonry manhole with Rcc slab and copin and bottom PCC ETC complete size as per site requirements and as per approved by engineer in charge with CI or SFRC cover and frame.
	Pipe connecting house manhole and service manhole and onwards	SW pipe of 150mm dia. and RCC NP2 class pipes of required Diameter
	Internal Water supply	UPVC lines from OHT & terrace, From Terrace downward to all floors UPVC composite pressure pipes and fittings confirming to IS code, as per approved design.
	External Water Supply	Main network 75 mm and above dia shall be of D.I. materials and branch lines shall be of UPVC composite pressure pipes and fittings confirming to IS code, as per approved design.
	Painting of GI/SCI Pipes	Ready mixed oil paint over steel primer.
	Fittings	ISI marked.
	Overhead tank	PVC water Tank (3 Layer) as per design of approved make, To be designed as per norms. Guaranty of the tank shall be provided for 7 years.
15	Hook for fan.	Fan hook shall be provided as per norms.
16	Internal Roads parking and paths	
	Sub grade	Sub grade to be prepared by excavating earth to an average depth of 25cm, leveling and dressing to complete and consolidating with road roller 8-10 tone as per specification.FDD and OMC must be checked.

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	Road	(Concrete road as per IRC Standard approved design) RCC road 150 mm thick with trimix concrete finish of grade M25 over PCC 1:4:8, 100 mm thick and with reinforcement @4.5 kg per sq. mt. and expansion joint filled with sealant.
	Surfacing	Concrete surface, For external service like water supply or cabling. Concrete paver block may be provided.
	Kerb Stone	CC 1:2:4 Precast Kerb stone 0.3m long and 0.45m x 0.15 m section complete as per CPWD specifications a per direction of Engineer-in-charge. Below kerbing PCC Of 1:4:8 must be done.
	Paths	60 mm thick Rubber moulded paver blocks(M35) over 50 mm thick sand beddin and 50 mm thick PCC (1:5:10)
17	Electrification	As per Detail Given in Annexure IV ON PAGE NO 163.
18	Boundary wall with gates	1.80 m high from internal finished G. L. boundary wall constructed with BB Masonry or CC block with required no of MS gates of approved design with finish plaster. In front of shopping area railing must be provided with MS posts and chain link.
19	Numbering	The numbering of size 100mm in height shall be printed on Aluminum/Fibre plate above the entrance door. block numbering of size 0.6 X 0.45 mtr. Alluminium/Fibre plate
20	Lift.	6 person capacity lift (1.5 m / sec.) shall be provided confirming to relevant BIS Code and façade shall be cladded with granite slab at GF only (fully automatic of approved make).
21	Cement	Only OPC 53 grade cement to be used ISI mark.
22	Parking flooring	60 mm thick Rubber moulded paver blocks(M35) over50 mm thick sand bed and 50 mm thick PCC (1:5:10).
23	Staircase	Flooring of Steps, landing, trader, riser and skirting with polished kota stone 1" thick. In tread of steps, shall be of two pieces.
24	General	Efficient Rain Water harvesting network/ system to be laid / installed. Environment friendly material (green) to be used as far as possible. Good landscaped are to be provided.
25	Fire safety	As per GDCR norms/ Notifications/ Fire Officer Instructions / Acts/ NBC / Bylaws at the time of the implementation. All works shall be carried out related to fire safety as per the requirement and instructions of fire officers concerned.
26	Rolling Shutter	Manually operated MS Rolling shutter with Hood cover of standard approved design.
27	Roof top Solar panels	Standard quality of solar panels is to be installed on terrace for producing the electricity and supply the same to street lights and common passage lights, Lift and general common lights (These lights are to be LED type luminous)

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28	Street light with under ground cabling	As approved by Engineer in charge with LED lights
29	Main gate of the project side	To be provided at entries with the name of project As directed by Engineer in charge
30	Lightning arrestor	Provision to be made at suitable level of the building for arrest of lightning
31	Anti termite treatment	As per requirement and directed by Engineer in charge
32	Plumbing Accesories	As per requirement,approved and directed by Engineer in charge
32	Septic Tank & Soak Pit	As per requirement

Note:-

1. UG sump and over head (PVC)water capacity shall be arrived considering water requirement 675 liters per DU for 1 day storage.

2. Separate UG tank And Over head (PVC)tank for fire safety is to be provided as per norms.

1. The legal sanction from respective departments shall be the responsibility of bidder/contractor (i.e. approval of project plans/drawings, necessary Airport NOC, Environmental NOC, Fire NOC, Lift NOC, DG Set NOC, BU Certificate etc.) All Charges for the approval shall be borne by Bidder/contractor.
2. Contractor has to submit compliance report of remarks (observation) given by VUDA/PMC/consultant during scrutiny and review of architectural, structural and MEP drawings with revision of the drawings invariably.
3. Shifting of any underground / overhead services of any agency /utility provider, require to shift for execution of work. All related liaisioning and shifting expenditure shall be borne by the contractor.
4. The fire tank shall be of the necessary capacity as approved by fire authority. The fire line network shall be approved by fire authority of VUDA. For which NOC should be obtained by contractor.The pump house/room shall be constructed as per instruction of VMC fire department requirement.
5. The applications for electric meter for individual flats and common facilities shall be done by the contractors. All the deposits shall be paid by Contractor in the name of Vadodara Urban Development Authority for availing electric meters / transformers & other related activities. The original receipts shall be submitted to VUDA.
6. All electric meter shall be marked with flat number.
7. The street light network shall be laid with LED lights ,in such a way that all roads, COP and marginal space is fully illuminated as approved by VUDA/GDCR.

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- 8 The contractor (agency) shall be responsible for paying the rent of electric meter till the possession of the building is given, after the work is over or till minimum 6 months. The agency shall also be responsible to pay the minimum bill.

SCHEDULE OF FIXTURES AND FASTENINGS

Sr. No.	Particulars of fixtures & Fastenings	Size in Mm	Da:S.1: B 900 T-32	Da:S.1: B 900 T-35	Da: S.2: B 900 T-38	Da: S.2: B 900 T-35
1	Hold Fast	300x40x3	6	6	6	6
2	Hold Fast	200x40x3	-	-	-	-
3	Butt Hinges	125	-	-	-	-
4	Butt Hinges	100	3	3	6	6
5	Butt Hinges	75	-	-	-	-
6	Sliding Door Bolts	250x16	1	1	1	1
7	Tower Bolts(Barrel type)	200x10	1	1	2	2
8	Tower Bolts (Barrel type)	100xs10	-	-	-	-
9	Door Latch	200x16x5	1	1	1	1
10	Handles	100	2	2	3	3
11	Handles	75	-	-	-	-
12	Door Stoppers	75	1	1	2	2
13	Aluminum window	Locking mechanism in sliding window				

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