

## **Proposed Teaching Staff quarters at HIMB Bhadwar, Varanasi**

Stilt plus 9 floors, RCC framed structure with brick infill walls as per detailed structural drawings. 230 mm walls in cement mortar 1:6 for outer walls and 115 mm walls in cement mortar 1:4 . A rcc band to be provided in all internal walls of 115 mm at 1200mm height of 115 x 75mm as per details. All materials and work to be as per latest cpwd specifications.

Stilt floor height = 2850mm (floor to floor)

Typical floor height = 3000 mm (floor to floor) ( 1<sup>st</sup> to 9<sup>th</sup> floor)

Total building height = 2850 + (3000 x 9) = 29850mm.

### **Suggested brief finishing schedule**

#### **A. Flooring with skirting as per detail.**

#### **Ground/ Stilt Floor Plan**

- |                                     |                              |
|-------------------------------------|------------------------------|
| a. Staircase/ entrance lobby/ lobby | - Granite.                   |
| b. Toilets                          | - Ceramic tiles 400 x 400 mm |
| c. Parking                          | - Vacuum dewatered concrete  |
| d. Setback areas                    | - Vacuum dewatered concrete  |
| e. Outer parking areas              | - Grass pavers               |

#### **Typical floor plan**

- |                           |   |
|---------------------------|---|
| a. Staircase/             | - Granite   |
| b. Lift lobby             | - Double charged vitrified tiles of size 800 x 800 mm with granite border |
| c. Drawing/ Dining /Lobby | - Double charged vitrified tiles of Size 800 x 800 mm                     |
| d. Kitchen                | - Double charged vitrified tiles of Size 800 x 800 mm                     |

Granite border may be provided as per design.

- |              |   |
|--------------|---|
| e. Toilets   | - Ceramic tiles of size 400x 400 mm                   |
| f. Balconies | - Double charged vitrified tiles of Size 600 x 600 mm |
| g. Bedrooms  | - Double charged vitrified tiles of Size 600 x 600 mm |

#### **Terrace Floor Plan**

**Heat reflective tiles over brick bat coba waterproofing.**

## **B. Wall finishes / Dado**

- a. Lift Lobby of ground floor – Granite upto 2100 mm on lift walls and lobby walls. Acrylic emulsion paint above on white cement putty
- b. Staircases – Acrylic emulsion paint on white cement putty
- c. Railing of staircases – Stainless steel as per detail
- d. Toilets – Glazed Tiles upto 2100 of size 300 x 600
- e. Kitchen – Glazed tiles upto 1500 of size 300 x 600
- f. Kitchen Platforms – Granite
- g. All internal and external walls to have white cement putty over cement plaster and to be finished with acrylic emulsion paint.

## **C. Doors and Windows**

- a. Ground Floor – Toilet doors with wpc chaukhats of 5" x 2 ½" with 32 mm Flush doors , both sides 1mm laminate all complete with Fittings as per specifications.  
Service ducts- fire, electrical, lv and , garbage chute to have powder coated aluminium glazed doors with Toughened glass / or laminated panels as per Specifications.  
UPVC windows to have provision for exhaust fan in Toilets. Bottom shutters to be top hung. All as per detail.
  
- b. Typical floor - All doors to apartment i.e. main entrance door, bedroom and toilet doors to have wpc chaukhats of size 5" x 2.5" with 32 mm flush doors , both sides 1mm laminate all complete With fittings as per specifications. Beading as per Specifications to be provided at flush joint of chaukhats and Walls. Alternatively Tata Pravesha frames and doors may be also provided.  
  
Service ducts- fire, electrical, lv and , garbage chute to have powder coated aluminium glazed doors with Toughened glass / or laminated panels as per Specifications  
UPVC windows to have provision for exhaust fan in Toilets. Bottom shutters to be top hung. All as per detail.

Kitchen – UPVC door cum window. Will have provision for Exhaust fan. Casement window and upvc door with Toughened glass to be provided..

Room windows to have UPVC sliding windows with toughened glass as per detail and specifications.

Provision for window acs to be made in bedrooms with no balconies,, below the window by providing powder coated aluminium frame with laminated board insert as per detail and specifications.

Provision for split airconditioners to be made in bedrooms with balcony and in drawing/ dining area.

Sliding upvc doors with toughened glass to be provided in drawing/ dining, bedrooms with balconies, as per detailed specifications.

c. Terrace floor

Door chaukhats to be of wpc of size 5" x 2 ½" with 32 mm flush doors as per specifications.

D . Internal cupboards and storage in Kitchen and Bedrooms.

Internal framing of cupboards in bedrooms and in kitchen (above and below the counters) to be done with bison board board as per detail and specifications. Front shutters of cupboards to be of 19mm board with both sides lamination as per specifications. In kitchen drawers to be provided as per detail with front of 19mm ply with laminate finish on both sides. Cupboard below cill in windows to be provided with bison board boxing and shutters as per specifications. shutters to be of 19mm board with both sides laminate. All cupboards internal framing to be done with bison board. All above complete as per details and specifications.

E OTHER DETAILS

External and internal cement plaster , white cement putty and paint to be done as per specifications. Parapet wall of 1350mm height as per specifications. MS Railing in balconies upto 1200 mm height – all such railings to be fixed on rcc wall of 450 mm height (constructed from the beam of the roof slab) fixed with appropriate fastners, holdfasts etc. as per details and specifictations.

## ELECTRICAL WORK IN STAFF QUARTERS.

All work as per standard safety requirements and specifications shall be followed including but not limited to earthing, cabling, wiring, earthing, conduiting, switches, dbs, mcbs etc. All material to be as per approval and specifications. All work as per drawings and directions of engineer in charge.

Suggested make of wires/ cables- Polycab/ Havells/ RRKabel

Mcbs/ dbs Legrand/ Schnieder/Siemens

Switches Legrand/ MK/ Crabtree/Northwest

Pvc conduit AKG/ Polycab

Panel Locally fabricated with components from  
ABB/Schneider/Siemens

Accessories Anchor

Typical description of various points required are mentioned here.

They are only generic in nature and may change as per final drawings/ directions of engineer in charge.

Bell push at flat entrance. Light and ceiling fan points as per drawing in all rooms, toilets, kitchen, balconies etc as per drawing..

Power points for ac/ heater in all rooms

Power points in kitchen.

Geyser points for toilets

Washing machine point

Bed side points for mobile charging

Tv/ telephone/ cable tv points.

Inverter point.

## FIRE DUCTS

All required work as per NBC to be done for fire . All pipes, hose reels, cabinets etc. i.e.complete system for fire fighting for apartment building of 30m height to be done as per details and specifications and directions of engineer in charge.

### LV Ducts

Cable tv cabling/ wiring / switches and Internet connectivity cables/ wires etc. to be provided as per requirement.

## SANITARY AND PLUMBING WORKS

Overhead tank of 50000 litres (aprox) to be provided as per details.

Separate lines to be provided for rain water disposal, balcony water disposal as per details.

CPVC pipes of approved manufacturers of different diameters as per drawings to be provided for water supply.(Astral/ Supreme/ Ajay)

UPVC pipes of approved manufacturers to be provided as per drawings for drainage and sewerage (Astral/ Supreme/Prince)

Sanitary fittings to be provided as per approved make – washbasin and water closet (manufacturers Hindware/ Jaquar/ Parryware/ Cera)

CP fittings to be provided as per approved make – bibcock, angle cock, anglevalves, longbody bib cock, sink mixer, basin mixer, wall mixer , shower etc. as per requirement of approved manufacturer ( Jaquar/ Grohe/Kohler)

#### FALSE CEILING IN TOILETS and KITCHENS

In general only 75mm sunk slab shall be provided in toilet floors and in part of kitchen floors. Hanging upvc pipelines complete with all fittings etc. shall be provided and grid false ceiling shall be provided below this. Sleeves to be placed in beams before casting, for pipes if required. False ceiling to be of Calcium Silicate board/ or as per specifications and directions of engineer in charge in full area of toilets and in partial area of Kitchen.