



CITY OFFICE : 7B, KIRON SHANKAR ROY ROAD, 5th FLOOR
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MITRA GUHA ASSOCIATES

ENGINEERS • BUILDERS • CONTRACTORS

TECHNICAL SPECIFICATION AND AMENITIES

TAPASH GREEN

Specification of Materials

Cement: Ordinary Pozzolana cement shall be used. Rapid hardening cement may be used if compelled by the condition of availability, only under strict supervision ensuring casting and mechanical consolidation within fifteen minutes from delivery of the mix by the mixing machine.

Sand: Medium/ Medium Coarse sand, free from clay and all other foreign matters shall be used. Screening and washing shall be done for sand containing impurities & intolerable properties.

Coarse Aggregates: Properly graded mixes of stone chips are to be used. The material shall be hard homogeneous, free from pores, flakes and deleterious impurities. The material should not contain any sulphate and should not absorb more than 10% of its own weight of water. Maximum size of aggregate may be 25mm. in beams, slabs and staircases.

Water: Water shall be clean and free from deleterious impurities. Potable water shall be used for mixing and curing.

Reinforcement: Tor steel ribbed bars or TMT bars of tested quality are to be used. These should be clean and free from loose mill- scales, dust, loose rust, any coats of paints or oily material which may destroy or reduce bond.

Specification of Work

Earth work: The rate shall be deemed to provide for excavation in soil and include all dewatering and slush – clearance and shoring, if any, is required. The contractor should satisfy himself as to the actual nature of soil and site conditions by personally visiting the site.

Materials: All materials shall be new & best of its kind and shall confirm to its specifications or equivalent. No materials shall be used in work without prior approval of the Architect. The contractor must submit samples of various materials to the Architect, for approval before ordering for supply.

Workmanship: All workmanship must be best of its respective kinds and shall confirm to the latest practice and shall be subject to the approval of the architect.

For Mitra Guha Associates

Proprieto



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Storage: Materials shall be transported handled with care and shall enter site carefully to prevent any damage or deterioration.

Cement shall be in a dry water tight shed on an elevated platform in sacks not exceeding six bags in height. Reinforcement shall be stored free from contact with moist surfaces.

Structural Concrete Work: All concrete work shall be of controlled variety as per I.S. - 456 of 2000. The selection, grading, clearing by sieves and by washing, aggregate mixing, control of water cement ratio, pouring, mechanical vibration and manual compaction shall all be guided by the strictest vigilance of an experienced supervisor.

Reinforcement Work: Tested, mild steel, tor-steel or TMT bars shall be used and shall be cleaned from mill scales, rust, oil, grease or other harmful adherents and shall be cold bend to shapes and dimensions shown in the drawings, tied together with 20 gauge annealed wires closely and tightly to prevent displacement during casting. Casting will not be started till all the necessary arrangements, materials, equipment and implements are kept ready in site. It must be remembered that the position of reinforcement is of utmost importance and any displacement and disturbance is not desirable.

Formwork: The formwork shall conform to the shapes, lines and dimension shown in the drawings and be of strong, rigid and leak-proof construction. Timber shuttering will be rebated and joined with PVC tapes to make the joints leakproof. The propping, staging, strutting and bracing will be done with materials of sufficient strength to withstand all static and dynamic loads, possible during such construction. Care is to be taken to see that the from work is not disturbed in the process.

Stripping time for different parts shall be as follows:

- | | | |
|--|-------|----------|
| 1) Walls, columns and vertical sides of beam | . . . | 24 hours |
| 2) Soffits of slab (less than 3.5M Span) | . . . | 7 days |
| 3) Soffits of beams (less than 3.5M Span) | . . . | 10 days |
| 4) Soffits of slabs (Less than 4.5M Span) | . . . | 14 days |
| 5) Soffits of beams (less than 4.5M Span) | . . . | 21 days |

The props for supported spans are to be removed from mid- span towards supports and those for cantilever spans from cantilever towards supports.

Curing: The RCC members shall be kept continuously wet by spraying water. The columns wrapped with sack or hessian cloth shall be kept wet continuously.

Earthen bands are to be made on the floor slabs for at least seven days. Curing shall be done as specified in standards. However, continuous wetting is necessary for the first 7 days.

For Mitra Guha Associates

H. J. Guha



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Brickwork: Brick shall be first class well burnt, sound well shaped and of standard dimensions or Flyash bricks and, or AAC Blocks shall be used. Bricks shall be wetted before use in the jobs.

Mortar shall be 1:6 cement sand for 200 mm and 1:4 for 125 mm partition walls. AAC Block mortar shall be of standard quality. All walls shall be perfectly true and vertical laid with frogs upward, perfectly bonded, levelled and thoroughly cured with water for 7 days.

Plaster: The plaster joints where applicable shall be appropriately hacked, thoroughly cleaned wetted and concrete surface roughed, hacked cleaned and wetted. The putty shall be laid directly on the internal surface of the AAC Block walls.

The plaster mortar shall be composed of 1:6 cement sand for internal surface of the brickwork, 1:4 for external plaster and 1:3 for ceiling plaster. The average thickness shall be 18 mm for external plaster, 15 mm for internal and 9 mm for ceiling plaster.

Surfaces shall be finished smoothed, edged and lines true to shape and thoroughly cured with water for 7 days. No extra consideration shall be paid for plastering in recess, jambs of doors, windows, columns, etc.

Specifications of General Building Work

- a) All external walls should be 200/250 mm with AAC Block/ Flyash bricks/ burnt bricks.
- b) All internal partition walls should be of 125/100/75 mm thick.
- c) Plaster with mortar should be done on external walls and white putty coating shall be done on internal walls.
- d) Proper water treatment to be done in the ground floor and all the toilets and on the terrace of the building.
- e) Elevation of the building should be nicely decorated with cement based/external acrylic paint.
- f) The CPVC, UPVC, G.I. pipe and fittings should be of reputed make/ISI standards.
- g) Electrical switches, cables and other fittings and fixtures should be of ISI specifications.
- h) Flooring shall be made of Vitrified tiles.

Specification of Finishing Work in Building

Common areas & exterior of the building

- a) Exterior with external acrylic colour.
- b) The common areas like community hall, gymnasium, entrance lobby etc. shall be finished with marble flooring and other external areas with vitrified tiles/ concrete floorings/ blocks
- c) Proper lighting arrangement in the Ground floor, lobby and drive ways in entrance to be provided.
- d) Proper waterproofing and water discharge system to be made for terrace and floor.
- e) Arrangement for water supply in the flats to be made, with necessary pumping arrangement; to ensure 24 hours water supply by the builder at their cost.
- f) Telephone wiring to be done in each flat for 1 No. of telephone. Cable T.V. connection conduits shall be laid and arrangement for intercom facility to be made.
- g) Lift of standard makes with metal/ stainless steel interior shall be provided.
- h) Water reservoirs to be provided for storing water in sufficient quantity.



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Inside of Flat

- a) Plaster of Paris/ Putty coating with a coat of white primer to be made on walls.
- b) Main Door to be provided with a Godrej Night Latch.
- c) Flush door with good quality of hatch bolt/mortis lock to be provided for rooms.
- d) Inside partitions as per sanction plans.
- e) Toilet fitting shall be of ISI standard, reputed brands like PARRY, Hindustan, CERA etc. All fitting shall be of ESSCO, Kolar or equivalent brand.
- f) Vitrified Tile flooring shall be provided in the rooms, drawing rooms and other areas excepting that in kitchen and toilet, where ceramic tiles on walls vitrified/ ceramic tiles in floor will be provided.
- g) Glazed Aluminum sliding windows shall be provided.
- h) Three lights points in the living/dining, two light points in rooms, and one light point each in balcony, toilets and kitchen. Electrical points for a Geyser and an exhaust fan in each toilet, and provision for an exhaust fan in the kitchen. Modular switches and concealed copper wiring inside the flats.

For Mitra Guha Associates

Himadri Chakraborty
Proprietor