

Technical Specification Sheet

For General Reference Only

9 / 11-Floor Residential Building – Structural, Architectural & MEP Specifications**1. PROJECT OVERVIEW**

Item	Specification
Project Type	Residential Apartment Building
No. Of Floors	-1+G + 10 (12 Floors Total)
Structural System	RCC Framed Structure
Construction Method	Conventional Shuttering with Modern Tools
Seismic Zone	As Per IS 1893 (Zone III)
Design Life	75–100 Years
Codes Followed	IS 456, IS 13920, IS 875, IS 1893, NBC 2016

2. SITE DEVELOPMENT**2.1 Earthwork**

- Excavation In All Soil Types as Per IS 1200
- Backfilling With Selected Earth in Layers \leq 200 Mm
- Compaction To 95% Proctor Density

2.2 Sub-Base & PCC

- 100 Mm Thick PCC (1:4:8) Under Footings
- Anti-Termite Treatment as Per IS 6313

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3. STRUCTURAL WORKS

3.1 Concrete

- **RMC Grades:** M25 / M30 (As Per Structural Design)
- **Cement:** OPC 53 Grade / PPC (IS 12269 / IS 1489)
- **Admixtures:** IS 9103 Compliant Plasticizers
- **Slump:** 100–150 Mm (Pumpable)
- **Testing:**
 - Cube Tests At 7 & 28 Days
 - Slump Test for Every Transit Mixer

3.2 Reinforcement Steel

- **Grade:** Fe500 / Fe500D TMT (IS 1786)
- **Fabrication:** Machine-Cut and Bent
- **Couplers:** Mechanical Couplers Where Required
- **Cover Blocks:** RCC / PVC As Per IS 456

3.3 Formwork (Conventional Shuttering)

- **Material:**
 - Film-Faced Shuttering Plywood
 - Steel Props, Channels, And Adjustable Jacks
- **Verticality Tolerance:** ± 6 Mm
- **Alignment:** Checked Using Laser Tools
- **De-Shuttering Time:**
 - Slabs: 14 Days
 - Beams: 14–21 Days
 - Columns: 24–48 Hours

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4. MASONRY WORK

4.1 Blockwork

- **Material:** AAC Blocks (IS 2185 Part 3)
- **Thickness:**
 - External Walls: 150–200 Mm
 - Internal Walls: 100–125 Mm
- **Mortar:** Ready-Mix Block Jointing Adhesive
- **Curing:** Light Water Spray (AAC Requires Minimal Curing)

5. PLASTERING & FINISHING

5.1 Internal Plaster

- 12 Mm Thick Single Coat Plaster
- Cement Mortar 1:4 With Polymer Additives
- Smooth Finish with Putty (Optional)

5.2 External Plaster

- 18–20 Mm Two-Coat Plaster
- Waterproofing Compound Added
- Final Coat with Texture / Elastomeric Paint

5.3 Flooring

- As Mentioned,
- Anti-Skid Tiles in Toilets & Balconies
- Granite For Staircase Treads

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6. WATERPROOFING SYSTEMS

6.1 Terrace

- APP Membrane (3 Mm)
- Protective Screed (50 Mm)
- UV-Resistant Topcoat

6.2 Bathrooms

- Two-Coat Polymer-Modified Cementitious Waterproofing
- 48-Hour Pond Test
- Proper Slope Formation

6.3 External RCC

- Anti-Carbonation Coating
- Crack-Bridging Elastomeric Paint

7. DOORS, WINDOWS & HARDWARE

7.1 Doors

- Main Door: Solid Wood.
- Internal Doors: Engineered Wooden Doors / Flush Doors with Veneer/ Laminate
- Toilet Doors: FRP Shutters

7.2 Windows

- UPVC Casement/Tilt Windows with Mosquito Mesh
- Toughened Glass for Railings (Where Applicable)

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8. ELECTRICAL SYSTEMS

8.1 Wiring & Conduits

- FRLS Copper Wiring (IS 694)
- PVC Conduits (IS 9537)
- Modular Switches

8.2 Distribution

- MCB/ELCB Based Dbs
- Earthing As Per IS 3043
- Lightning Protection System

9. PLUMBING & SANITARY SYSTEMS

9.1 Internal Plumbing

- PPR/CPVC Pipes with Heat-Fusion Joints
- UPVC For Soil & Waste Lines
- Pressure Testing Before Concealment

9.2 External Plumbing

- Underground Drainage With RCC/HDPE Pipes
- Manholes With SFRC Covers

9.3 Water Supply

- Overhead Tank + Underground Sump
- Automatic Pump Control System

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10. FIRE SAFETY SYSTEMS

- Fire Extinguishers on Each Floor
- Fire Escape Staircase
- Fire-Rated Doors (Where Required)
- Hydrant System (If Applicable as Per Height)
- Smoke Detectors in Common Areas/Kitchen and Storeroom.

11. LIFTS

- 2 Nos. Passenger Lifts.
- 1 No. Service /Staff Lift
- Auto-Rescue Device
- VVVF Drive
- IS 14665 Compliant

12. QUALITY ASSURANCE & CONTROL

12.1 Material Testing

- Cement: Fineness, Consistency
- Steel: UTS, Yield Strength
- Aggregates: Sieve Analysis, Impact Value
- Concrete: Cube Tests

12.2 On-Site Testing

- Rebound Hammer Test
- Ultrasonic Pulse Velocity Test
- Cover Meter Checks
- Slump Test

12.3 Documentation

- Stage-Wise Checklists
- Photographic Records
- Third-Party Audits

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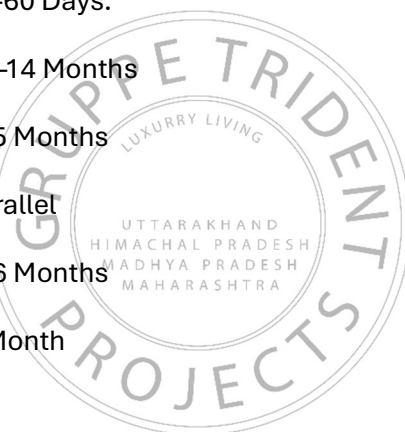
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13. SAFETY & SITE MANAGEMENT

- PPE Mandatory for All Workers
- Barricading & Signage
- Daily Toolbox Talks
- Fire Extinguishers at Site
- First-Aid Station

14. PROJECT TIMELINE (Indicative)

Activity	Duration
Excavation & Foundation	30-60 Days.
RCC Superstructure	12-14 Months
Masonry & Plaster	4-5 Months
MEP Rough-Ins	Parallel
Finishing Works	4-6 Months
Testing & Handover	1 Month



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