The minimum requirements desired by the contract shall be as below but not limited to:

Table-1.2

Sl.No.	**Particulars**	**1BHK**
01.	Grade of Concrete	Minimum M25
02.	Foundation Work	Foundation as per approved Design based on SBC
03.	Type of Structure	RCC single stage construction using mivan shuttering (structural walls in the upper floors and stilt on columns) as per tenderers own design with latest IS Code and NBC. The structure should be designed for 2 hr. Fire rating.
04.	Wall thickness	All walls 160 mm thick
05.	Internal Painting	Oil Bound Distemper/ Plastic Emulsion
06.	External Painting	Acrylic Emulsion
07.	Flooring	Vitrified tiles for Living, Bed Room, Kitchen, Passage and Balcony. Antiskid Tiles for Bath and WC.
08.	Ceramic tiles DADOOING in WC and Kitchen	Bath Room up to 2.10 M WC Room up to 1.20M Kitchen up to 0.60 M (above Platform)
09.	Flooring for Corridor, Staircase Tread & Riser	19 mm thick Hassan Green/ River Pink Granite of width not less than 900 mm.
10.	Windows & Ventilators with guard bars	Powder Coated Aluminium Two track Sliding/UPVC windows with sofits, sides and top with Granite.
11.	Doors	**Frames:** Main Door: Salwood Bed Room/ Kitchen: RCC frame of 125 X 65mm (Non-Monolithic) Bath and WC: GFRP/PVC **Shutters:**

		Main Door: 30mm thick Flush Shutters Bed Room/Kitchen: 30 mm thick Flush Shutters Bath and WC: GFRP/PVC Shutters All Door Sills (except bath and WC door frames) with Granite slab
12.	Railing to Balcony	1.2 M height M S Railing as per approved Design
13.	Staircase Handrails	Shall conform to Fire Norms and height shall be minimum 1.2m Solid Minimum 1.2 M height. MS 50 mm X 50 mm Square pipe Hand rail (main) with 25 X 25 mm MS Square tube.
14.	Parapet	Construction of Parapet wall with the same technology used for construction of building on terrace floor with a minimum height of 1100 mm.
15.	Sanitary & Water Supply (concealed piping)	All tenements must be provided with Internal Water supply arrangement in Attached Toilet, WC, BATH and Kitchen from the storage tank on terrace floor as per approved Design. The capacity of the storage tank. Sump : 1 Day Capacity for 5 people per Unit with 135 Lpcd. OHT : 0.5 Day Capacity for 5 people per Unit with 135 Lpcd. Treated water for Flushing Taps to be provided in all WC, bathroom, Kitchen and Utility. **European Water Closet**, Wash Basin, Gully Trap, Floor trap are to be provided.
16.	Internal wiring (concealed wiring)	As per the stipulations of BESCOM with approved materials of BIS.
17.	Generator	Back-up Generator of required capacity to be provided for common area lighting, Stilt floor, STP, lifts and domestic pumps.
18.	External Water	Bore wells to be sunk to provide ample water supply to

	Supply	the residents as per NBC norms for Drinking and other purposes. Capacity of UG sumps shall be minimum 1 day capacity. Appropriate pumps shall be provided to pump water to overhead tanks on the terrace of individual blocks separately. The permanent connection for Municipal Water Supply/BWSSB/KUWS&DB from statutory authority is to be obtained by the tenderer. All statutory fees / deposits will be reimbursed by RGHCL.
19.	External Electrification	Detailed load calculation is to be submitted to RGHCL. Design for the external electrification to be furnished and got approved by the competent authority. The required load is to be got approved by BESCOM and the adequate capacity of transformers are to be procured, installed and commissioned by the tenderer. The space for provision for electrical sub-station inside the layout is to be provided. Lay out electrification and corridor for common facilities including necessary cabling work with adequate transformers are to be provided. The Energy meter is to be purchased from BESCOM only. The main control panel and distribution panel and cabling work is to be carried out by the Tenderer. Street lights and Corridor lights are with solar lighting and with LED to be provided for maximum lighting of open areas in consultation with local body. Design for street light to be furnished and got approved by the competent Authority. All statutory fees / deposits will be reimbursed by RGHCL.
20.	Road	All the internal road of 7.5m wide, carriage way will be bituminous (minimum intermediate lane width), specification as per MORTH. The road work will be carried out as per approved layout drawing and with IRC Specification.
21.	Drains	**Box drains on both sides of the road** are to be constructed to discharge the rain water into the main drain. The entry point to each block should be of covered drains with minimum offsets. Main drain upto the disposal point has to be constructed by the Contractor. For all the main drains the minimum size of opening should be of 45cm X 45cm subjected to design criteria. Box culvert to be designed for Road crossing, if any. Design for drain work to be furnished and got approved by the competent authority. The drains should cater to the draining of rain water taking into consideration of

		Bengaluru Annual Average & Peak Rainfall.
22.	Rainwater Harvesting	Rain water harvesting system to be provided inside project site for maximum utilisation of rain water as per BWSSB/KUWS&DB/MoEF/any other applicable mandatory guidelines. Rain water sump connected to the UG sump is to be provided to collect the rainwater collected from the terrace of each block with necessary filters. Adequate Recharge Pits/Percolation Pits.
23.	Horticulture	Ample number of fruit bearing plants is to be planted of approved species and watered regularly and maintained properly as per MoEF regulations.
24.	Entrance Gate	Minimum 6 m height and 12m wide Entrance gate with guard room of 10 Sqm with attached bath & WC of 3 sqm. (The design to be approved by RGHCL)
25.	Ramp for Physically Challenged persons	Ramp with stainless steel hand rails are to be provided at each entrance in each block as per NBC.
26.	Name board: Tower numbering, House numbers	Should be displayed at the stilt floor with a provision to place the name of the owner. At each floor the flat numbers are to be displayed for each flat/tenement.
27.	Shafts	Shafts for Electrical, Water supply and Sanitary to be provided and any other as per NBC norms.
28.	Compound Wall with Security Guard Shed	Construction of 1.80m height Boundary wall using Concrete Block (solid) Masonry/RCC/PSC with entrance arch along with Security Guard Room (with attached WC) as approved by Engineer-in-Charge.
29.	Other requirements	Minimum required capacity RCC Overhead/GLSR (sump) water tank to be provided shall be as per NBC and shall not be less than Sump : 1) One Day Capacity for 5 people per Unit with 135 Lpcd. OHT : 1) 0.5 Day Capacity for 5 people per Unit with 135 Lpcd. 2) Treated water for Flushing Terrace and Mumty roof slab thicnkness: minimum of 150mm thick

		All bore holes for pipes in Bath and Kitchen should be cleanly packed and water proofing to be done and for Bath, WC, Terrace floor & Corridors water proofing should be adopted, with a guarantee of 10(ten) years. Terrace shall be treated with approved Weather proof coarse methodology. Kitchen platform of 600mm wide using 20 mm thick Granite slab over 75mm thick RCC Platform and a Granite sink of 600 X 450 mm. Inspection chambers are to be constructed at required points with required size till it is connected to the Sewer/trunk line/ Man hole. Separate CPVC waste water lines are to be provided for bathroom and kitchen waste water disposal. Sewer lines below ground level should be PVC-U pipe (minimum dia 160mm)

1.14 SCHEDULE OF INTERNAL SANITARY, WATER SUPPLY FITTING & FIXTURES

Table-1.3

Sl.No.	Particulars	1 BHK
01.	EWS with PVC low level flushing cistern	1
02.	Hand wash basins with Piller Cock	1
03.	Long body bib cock in Bath & kitchen	2+2 for hot water
04.	Health Faucet in WC	1
05.	Kitchen Sink – 0.60X0.45m of Granite	1

Note: The provisions given above are only indicative. The bidder has to provide the fittings and fixtures as per requirement and as per approved drawings. All internal piping (concealed) with CPVC pipes as per NBC.