

CALL FOR BID / TENDER – SPECIFICATIONS

Bid Subject / Work:

Construction of a Multipurpose Centre measuring a built-up area of approximately **9,000 sq. ft.**, consisting of **Ground Floor (Split), First Floor, and Second Floor**, as per the approved working and floor plans.

Location: **Kalathumettu Street, Sangam Colony, House No. 341, Kottivakkam, Chennai – 600041**

DETAILS OF STANDARD FEATURES, SPECIFICATIONS, TERMS AND CONDITIONS

Item	Specification / Description
Structure	RCC framed structure complying with standard requirements. Outer walls – 9” thick; Inner walls – 4.5” thick.
Cement	UltraTech / Coromandel / JSW or equivalent approved brand.
Steel	Corrosion-resistant TMT steel – ARS / JSW or equivalent approved brand.
Concrete Grade	M25 Grade Ready-Mix Concrete (RMC) with 20mm blue metal aggregate.
Foundation	Excavation depth: 6 feet from Natural Ground Level. Plinth height: 4 feet above Normal Ground Level for Ground Floor.
Floor-to-Floor Height	10 feet floor-to-floor height.
Brick Work	9” chamber red bricks for outer walls; 4.5” bricks for inner walls from foundation to parapet level.
Plastering	Internal – P-sand plastering. External – P-sand plastering.
Lintel & Sill Beams	Through lintel and sill beams provided for all doors and windows.
Lofts	3” thick concrete lofts of 10’ width at lintel level – one per bedroom.
Parapet Wall	4.5” brickwork up to 3.5 feet height.
Sunshade	2 feet projection from wall and 9” projection on both sides of openings.
Overhead Tank	1 Nos. × 2000 litres (general use) and 1 Nos. × 1000 litres (drinking water) Sintex water tanks to be placed on headroom slab.

Item	Specification / Description
Termite Treatment	Anti-termite treatment at basement level. The top surface of the filled earth within plinth walls shall be treated with approved anti-termite chemicals (Pidilite or equivalent).
Waterproofing	Waterproofing treatment using Dr. Fixit or equivalent on all concrete surfaces and masonry walls. All surfaces shall be properly cleaned and treated before application.
Terrace	Weathering course finished with cool roof tiles.
Staircase	Staircase with RCC waist slab and RCC / brick steps to be provided.
General Flooring Size	Flooring tiles of size 4'x2' or 3'x6' to be used where specified.

FLOORING AND TILES

Area / Item	Specification / Description
Living, Drawing, Office, Dining, Hall & Kitchen Flooring	Vitrified tiles of size 4'x2' or 3'x6' (KAG / Johnson / Kajaria or equivalent) to be fixed in Living Room, Drawing Room, Bedrooms, Kitchen, Lounge and Dining areas. Tiles shall be laid using cement mortar (1:4). Joints shall be filled with white cement. Paper joints (no spacers) to be maintained. 4" skirting to be provided on walls.
Balconies	Flooring with 1'x1' anti-skid ceramic / vitrified tiles of Kajaria / KAG / Johnson or equivalent.
Parking Area	1'x1' vitrified anti-skid paving tiles.
Kitchen Platform	RCC slab structure, 2' depth and 2" thickness. Countertop to be finished with granite stone.
Kitchen Dado / Wall Tiling	Wall tiling with vitrified tiles up to 7 feet height.
Bathroom / Toilet Flooring	Ceramic / anti-skid tiles to be laid with paper joints (no spacers). Joint filling to be done using cementitious grout.
Bathroom / Toilet Wall Dado	Wall tiling (dado) up to 7 feet height from floor level.
Staircase	Granite tiles with embossed grooves on the treads

Plumbing & Sanitary

Item	Specification
Underground Sump	Brickwork construction.
Septic Tank	Brickwork construction.
Overhead Tank	1 x 2000 litres (general use) and 1 x 1000 litres (drinking) Sintex tanks.
Plumbing: Underground Sump	1½" uPVC pipes of Finolex / Ashirvad / Supreme or equivalent make.

Item	Specification
to Overhead Tank	
Bathroom Plumbing	Wall dado and flooring with ceramic tiles up to 7 feet from floor level.
CP Fittings & Sanitary Fixtures	Floor-mounted EWC, wall-mounted wash basin, pillar tap, shower set, wall mixer, health faucet, angle valves, stop valve, and floor drains.
Other Plumbing Provisions	Tap provision in parking area and on terrace.
Plumbing: Overhead Tank to Toilets	1½" uPVC pipes of Supreme / Ashirvad or equivalent make.
Kitchen Plumbing	Water connection for sink faucet and a separate line for drinking water with provision for RO/water purifier.

7 Fittings & Fixtures

Item	Specification
Kitchen Waste Disposal	Wastewater disposal connection for kitchen sink to be provided.
Sink & Faucet	Stainless steel single-bowl sink with sink faucet to be provided.
General Provision	All the above plumbing connections shall be provided.

7 External Plumbing

Item	Specification
S.W.R. Pipes	S.W.R. pipes to be installed for drainage.
Rainwater Harvesting	Rainwater harvesting system to be provided.
Soil Pipes	All soil pipes to be 4" PVC pipes.
Rainwater Pipes	All rainwater pipes to be 4" PVC pipes.
Inspection Chambers	Inspection chambers (minimum 450 mm × 450 mm) to be provided at every point where new pipes connect to the drainage line or where the line changes direction or alignment.
Pipe Make	Supreme / Ashirvad / Finolex or equivalent make pipes to be used for the above works.

7 Internal Plumbing – Toilets

Water Supply (from Overhead Tank)

Pipe Specification ¾" CPVC pipes

Water Supply Points
1) Bath mixer (hot and cold water)
2) Health faucet with 2-in-1 bib cock
3) Basin mixer (cold water only)
4) Geyser connections

Water Supply Points

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| 5) Shower point |
| 6) Water supply connection for flush tank / cistern |
| 7) Water connection for washing machine / sink in utility area along with bib cock |

Drainage System

Pipe Specification 3" / 4" PVC pipes

Drainage Points (connected to vertical stacks)

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| 1) Floor / Nahni trap |
| 2) Floor-mounted connection for wash basin bottle trap |

Sanitary Fittings & Fixtures

Item	Specification
Floor-mounted EWC	Floor-mounted EWC (strap type) with seat cover and lid.
Flushing Cistern	Exposed PVC flushing cistern.
Wash Basin	Wash basin with or without pedestal.
Wall Mixer	2-in-1 wall mixer.
Shower	Overhead shower.
Health Faucet	Health faucet.
Angle Cock (2-way)	2-way angle cock for water supply connections to wash basin, geyser, and cistern.
Angle Cocks & Connections	Angle cocks and necessary connections for wash basin, geyser, and cistern.

Make: CP fittings and sanitary fixtures shall be of Hindware / Parryware make or equivalent.

Electrical Specifications

Wiring & Cables

Item	Specification
Wiring	To be done as per approved electrical drawings.
Wires/Cables	Orbit / Finolex make or equivalent.

Switches & Sockets

Item	Specification
Switches & Sockets	Anchor Roma Classic (white color) or equivalent make.

MCB

Item	Specification
MCB	To be provided as per requirement. Orbit / Finolex make or equivalent.

Distribution Board (DB)

Item	Specification
DB	To be provided as per requirement.

Concealed Metal Boxes

Item	Specification
Switch Outlet Boxes	16-gauge metal boxes of minimum 50 mm depth to be used, as per the size requirement of the plate and type of switches.

Conduits

Item	Specification
Installation	All conduits shall be concealed within walls by cutting chases.
Minimum Diameter	20 mm.
Minimum Thickness	2 mm for slabs and 1.5 mm for walls.
Separate Conduits	Separate conduits shall be provided for the following systems:

Separate Conduit Systems

Sl. No.	System
1	Normal lights, fans, and 6A socket outlets
2	Power points
3	TV outlets
4	Telephone and data points (with flexible bends where required)

Inverter / UPS Provision

Item	Specification
Inverter / UPS Wiring	Wiring to be provided for inverter / UPS provision.

Solar Power Connection

Item	Specification
Solar Power	Provision for solar power connection to be provided.

Electrical Points Details

Bed Rooms

Description	Quantity
Lights	2 Nos
Fan	1 No.
5 Amps Socket	4 Nos
AC Point	1 No.
2-Way Switch (for Light & Fan)	1 No. each
TV Cable Point	1 No.

Living Room

Description	Quantity
Lights	2 Nos
Fans	2 Nos
Chandelier Point	1 No.
5 Amps Socket	7 Nos
AC Point	1 No.
TV Cable Point	1 No.
Internet Point	1 No.

Dining Room

Description	Quantity
Lights	2 Nos
Fan	1 No.
5 Amps Socket	3 Nos

Kitchen

Description	Quantity
Lights	2 Nos
Fan	1 No.
5 Amps Socket	3 Nos
15 Amps Socket	3 Nos
Refrigerator Point	1 No.
HOB Point	1 No.

Description	Quantity
Chimney Point	1 No.
RO (Water Purifier) Point	1 No.

Bathroom

Description	Quantity
Lights	2 Nos
Fan	1 No.
5 Amps Socket	1 No.
Mirror Light	1 No.
Geyser Point	1 No.
Exhaust Fan Point	1 No.

Utility Area

Description	Quantity
Light	1 No.
Washing Machine Point	1 No.
5 Amps Socket	1 No.

Entrance Area

Description	Quantity
Lights	2 Nos
Calling Bell Point	1 No.
5 Amps Socket	1 No.

Balconies

Description	Quantity
Light	1 No.
5 Amps Socket	1 No.

Parking Area

Description	Quantity
Lights	2 Nos
15 Amps Socket	1 No.
15 Amps EV Charging Socket	1 No.

Staircase Wall (Per Floor)

Description	Quantity
Lights (with 2-Way Switches)	2 Nos
5 Amps Socket	1 No.

Other Areas

Location	Description	Quantity
Terrace	Lights	2 Nos
Terrace	5 Amps Sockets	2 Nos
Setback Area	Lights	4 Nos
Setback Area	Motor Points	2 Nos

Doors and Windows Schedule

External / Main Door

Item	Specification
Opening Size	3' 6" × 7'
Frame	5" × 3" First Quality Teak Wood, finished with melamine clear polish
Shutter	32 mm thick Teak Wood shutter with melamine polish

Hardware – Outside

Item	Quantity
Brass Handle	1 No.
Brass Aldrop	1 No.
Brass Hinges	As required
Brass Night Latch	1 No.
Brass Handle (8"–9")	1 No.

Hardware – Inside

Item	Quantity
Brass Aldrop	1 No.
6" Brass Tower Bolt	1 No.
Brass Handle	1 No.

Internal Doors

Item	Specification
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Item	Specification
Opening Size	3' 0" × 7' 0"
Frame	4" × 3" Sal / Mahogany wood frame with enamel paint finish
Total Openings	26 Nos.
Shutter	25 mm thick Flush Door Shutter
Finish	2 coats of enamel paint with smooth finish

Hardware – Inside

Item	Quantity
Aldrop	1 No.
Tower Bolt	1 No.
Cylindrical Lock	1 No.
Door Stopper	1 No.

Special Doors Included

Type	Quantity
Bedroom Doors	As per plan
Balcony Door	1 No.

Hardware – Outside

Item	Quantity
Aldrop	1 No.
SS Hinges	As required
Finish	All hardware to be Stainless Steel (SS)

Toilet Doors

Item	Specification
Opening Size	2' 6" × 7' 0"
Type	WPC (Wood Plastic Composite) Door
Finish	Enamel paint finish

Windows

Item	Specification
Size	4' 0" × 3' 0"
Frame	UPVC frame
Shutters	2 Glass Shutters per window

RAILING / GRILLS / GATES

Description	Specification
Staircase Handrail	MS railing with enamel paint finish.
Balcony Railing	SS handrail with glass.
Window Grills	MS grills with enamel paint finish.

PAINTING SPECIFICATIONS

Description	Specification
Internal Walls	To be painted with 2 coats of water-based interior emulsion. Surface preparation includes 2 coats of putty and 1 coat of primer. Asian Paints Tractor Emulsion to be used.
Exterior Walls	To be painted with 1 coat of primer and 2 coats of exterior emulsion. Asian Paints Apex Exterior to be used.
MS Surfaces (Gates & Grills)	To be painted with 2 coats of water-based satin finish enamel paint.
Natural Wood	Wooden door frames to be finished with clear enamel paint, except the main door facing the road, which shall be finished with polish.

Terms and Conditions

The Authority/Chairperson of Asha Niketan reserves the right to modify any condition of the tender, cancel the tender, or cancel the issued purchase order at any stage without assigning any reason whatsoever. The Authority also reserves the right to accept, reject, incorporate changes, or re-tender without giving any reason.

Services to be Borne by the Tenderer

The following services shall be provided by the Tenderer:

- i) 2D drawings for building construction
- ii) Structural design
- iii) Electrical and plumbing layout
- iv) Elevation drawings
- v) Working drawings and floor plans, etc.

The completed tender documents shall be submitted in a sealed envelope at the Asha Niketan Office or through the following emails: **chennaiashaniketan@gmail.com** and copy to **adenraj65@yahoo.co.uk**

For any clarification, plans, or other required documents, please contact the following persons:

1. Mr. Aden Raj – Chairperson (+91 9791174492)
 2. Mrs. Sagayamary (+91 7397481477)
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