

**ANNEXURE-A**  
**SPECIFICATION FOR REPAIR AND MAINTENANCE WORKS FOR THE**  
**PROPERTY OF IIM (METAL HOUSE) AT AQ-13/4, SECTOR-V,**  
**SALT LAKE CITY, KOLKATA-700091.**

Sl.No.	Description of works
<b>1.0</b>	<b><u>BRICKWORK</u></b>
<b>1.1</b>	Supplying, constructing one or more brick thick burnt clay brickwork using bricks of compressive strength not less than 50 kgf/sq cm as defined in IS:1077 in cement sand mortar (1:6) in foundations, super structure, manholes, ducts, drains etc including fair cutting, waste, bonding, plumbing, lining, levelling, flushing, raking joints, scaffolding and curing, all as per drawings, specifications and directions of the Engineer/ Consultant, all materials, tools, plant and labour complete in all respect.
<b>1.1.1</b>	a) at all depths below finished ground level
<b>1.1.2</b>	b) at all heights above finished ground level
<b>1.2</b>	Supplying and constructing half-brick thick burnt clay brickwork, using bricks of compressive strength not less than 50 kgf/sq cm as defined in IS:1077 in cement sand mortar (1:4) with continuous HB wire netting reinforcement at every fourth course at and at all heights and depths above and below finished ground level for partition walls and including fair cutting, waste, bonding, plumbing, lining, levelling, raking joints, scaffolding and curing, all as per drawings, specifications and directions of the Engineer/ Consultant, all materials, tools, plant and labour complete in all respect.
<b>1.3</b>	Supplying and constructing 75 mm thick burnt clay brickwork in partition walls, parapets, fins etc at and at all heights and depths above and below finished ground level using bricks of compressive strength not less than 50 kgf/sq cm as defined in IS:1077 in (1:4) cement sand mortar with continuous HB wire netting reinforcement at every third course, including fair cutting, waste, bonding, plumbing, lining, levelling, raking joints, scaffolding and curing as per drawings, specifications and directions of the Engineer/Consultant, all materials, tools, plant and labour complete in all respect.

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<b>1.4</b>	Supplying, constructing one or more brick thick flyash brick work using bricks (Falg) as defined in IS:12894 in cement sand mortar (1:6) in foundations, super structure, manholes, ducts, drains etc including fair cutting, waste, bonding, plumbing, lining, levelling, flushing, raking joints, scaffolding and curing, all as per drawings, specifications and directions of the Engineer/ Consultant, all materials, tools, plant and labour complete in all respect.
<b>1.4.1</b>	a) at all depths below finished ground level
<b>1.4.2</b>	b) at all heights above finished ground level
<b>1.5</b>	Supplying and constructing half-brick thick flyash brickwork, using bricks of compressive strength not less than 50 kgf/sq cm as defined in IS:1077 in cement sand mortar (1:4) with continuous HB wire netting reinforcement at every fourth course at and at all heights and depths above and below finished ground level for partition walls and including fair cutting, waste, bonding, plumbing, lining, levelling, raking joints, scaffolding and curing, all as per drawings, specifications and directions of the Engineer/ Consultant, all materials, tools, plant and labour complete in all respect.
<b>1.6</b>	Providing and laying brick masonry walls in cement mortar 1:3 including scaffolding, curing, raking joints, etc. complete as per specifications and drawings and as directed by the Engineer.
<b>1.6.1</b>	a) 125mm thick blocks at all heights above finished ground level for partitions
<b>1.6.2</b>	b) 250mm thick blocks at all heights above finished ground level for partitions
<b>2.0</b>	<b><u>PLASTER &amp; DESIGN WORK</u></b>
<b>2.1</b>	Supplying and laying plaster with (1:4) thick cement sand mortar (approved and branded cement as Ultratech Cement/ ACC Cement/ Ambuja Cement) at and at all heights and depths above or below finished ground level to ceilings, beams, staircases lintel soffits, chajjas, projections, narrow bands and widths etc including chipping of concrete surfaces, raking joints, scaffolding, cleaning and curing all as per drawings, specifications and directions of the Engineer/Consultant, all materials, tools, plant and labour complete in all respect.
<b>2.1.1</b>	a) 6 mm thick
<b>2.2</b>	Supplying and laying plaster with (1:4) cement sand mortar (approved and branded cement as Ultratech Cement/ ACC Cement/ Ambuja Cement) at and at all heights and depths above and below finished ground level to faces of walls, pillars, columns, posts, lintel sides, drains, jambs, column projections, narrow bands and widths etc including chipping and hacking of concrete surfaces, raking joints, scaffolding, cleaning and curing, all as per drawings, specifications and directions of the Engineer/Consultant, all materials, tools, plant and labour complete in all respect:

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<b>2.2.1</b>	a) 12 mm thick (in one operation)
<b>2.2.2</b>	b) 20 mm thick (in two operations)
<b>2.3</b>	Making vertical and horizontal grooves in cement plaster at and at all heights above finished ground level, finished neatly in line and level with sharp and square edges including scaffolding, curing etc, all as per drawings, specifications and directions of the Engineer/Consultant, all materials, tools, plant and labour complete in all respect:
<b>2.3.1</b>	a) 10 mm. X 10 mm.
<b>2.3.2</b>	b) 25 mm. X 10 mm.
<b>2.4</b>	Supplying and laying following thickness of plaster with (1:3) cement sand mortar (approved and branded cement as Ultratech Cement/ ACC Cement/ Ambuja Cement) at and at all heights and depths above and below finished ground level including supplying and mixing approved waterproofing agent as per manufacturer's specification (Conplast X421 IC of Fosroc/Plastocrete Super/Cico No.1 of Cico or other approved equivalent) thickness of plaster applied in three layers (25 mm) and then finished with a coat of neat cement finish including chipping and hacking of concrete surfaces, raking joints, scaffolding, cleaning and curing, all as per drawings, specifications and directions of the Engineer/Consultant, all materials, tools, plant and labour complete in all respect.
<b>2.4.1</b>	a) 25 mm thick (for wall and base slab)
<b>2.4.2</b>	b) 10 mm thick (for ceiling)
<b>2.5</b>	Supplying drip course 30 mm wide and 15 mm deep at chajjas, sills and other outside projections at all heights above finished ground level cement sand mortar (1:4), all materials, tools, plant and labour complete in all respect.
<b>3.0</b>	<b><u>PAINTING</u></b>
<b>3.1</b>	Supplying and applying three coats of white washing with white cement ( J.K. / Birla) over the plastered surfaces/concrete surface as per drawings and as specified at all heights and depths above and below finished ground level including scaffolding, all materials, tools, plant and labour complete in all respect.
<b>3.2</b>	Supplying and applying two coats of colour washing with approved and branded colour pigments over one coat of white wash with white cement (Birla/ J.K.) as specified in approved shades at all heights and depths above and below finished ground level, as per drawings and specifications including scaffolding, all materials, tools, plants and labour complete in all respect.

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3.3	Supplying and applying two coats of exterior quality acrylic emulsion paint of approved shade and branded make (Asian Paints/ Berger Paints/ Nerolac Paints) over one coat of <b>approved Damp Proof Primer</b> as per manufacturer's specification to exposed surface including thorough cleaning of all loose, dirt, fungi, algae and fill up minor cracks of surface with cement sand mortar (1:3) at all heights above finished ground level all as per drawings, specifications and directions of the Engineer/ Consultant, all materials, tools, plants and labour complete in all respect.
3.4	Supplying and laying two coats of exterior quality <b>Weather Coat/ Weather Shield</b> paint of approved shade and branded make (Berger Paints/ Asian Paints) over <b>one coat of approved primer</b> as per manufacturer's specifications, to concrete/plastered surfaces including thorough cleaning of all loose, dirt, fungi, algae and fill up minor cracks of surface with cement sand mortar (1:3) at all heights above finished ground level, all as per drawings, and/or manufacturer's specification and direction of the Engineer/ Consultant, all materials, tools, plant and labour complete in all respect.
3.5	Supplying and laying two coats of exterior quality <b>Cement Based Paint</b> of approved shade and make (Snowcem/ Seacem) without primer over existing painted surface as per manufacturer's specifications, to concrete/plastered surfaces including thorough cleaning of all loose, dirt, fungi, algae and fill up minor cracks of surface with cement sand mortar (1:3) at all heights above finished ground level, all as per drawings, and/or manufacturer's specification and direction of the Engineer/ Consultant, all materials, tools, plant and labour complete in all respect.
3.6(a)	Supplying and applying two coats of approved <b>interior quality Acrylic Emulsion Paint</b> of approved shade and branded make (Asian Paints/ Berger Paints/ Nerolac Paints) <b>over a coat of approved cement primer as per manufacturer's specifications</b> at at all heights and depths above and below finished ground level as per the drawings, specifications, and directions of the Engineer/Consultant including all materials, tools, plants and labour complete in all respect.
3.6(b)	Supplying and applying two coats of approved <b>interior quality Acrylic Emulsion Paint</b> of approved shade and make (Asian Paints/ Berger Paints/ Nerolac Paints) <b>without primer</b> over existing painted surface as per manufacturer's specification at at all heights and depths above and below finished ground level as per the drawings, specifications, and directions of the Engineer/Consultant including all materials, tools, plants and labour complete in all respect.

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<b>3.7(a)</b>	Supplying and applying two coats of approved <b>oil bound Washable Distemper</b> of approved shade and branded make (Asian Paints/ Berger Paints) <b><u>over a coat of primer</u></b> as per manufacturer's specification to plastered surfaces at all heights and depths above and specification to plastered surfaces at all heights and depths above and below finished ground level as per drawings, specifications and directions of the Engineer/ Consultant, including scaffolding, all materials, tools, plants and labour complete in all respect.
<b>3.7(b)</b>	Supplying and applying two coats of approved <b>oil bound Washable Distemper</b> of approved shade and branded make (Asian Paints/ Berger Paints) <b><u>without primer</u></b> over existing painted surface as per specification to plastered surfaces at all heights and depths above and below finished ground level as per drawings, specifications and directions of the Engineer/Consultant, including scaffolding, all materials, tools, plants and labour complete in all respect.
<b>3.8(a)</b>	Supplying and applying two coats of approved shade of <b>branded Synthetic Enamel Paint</b> (Asian Paints/ Berger paints/ Nerolac Paints) <b><u>over one coat of approved primer</u></b> confirming to IS:2074 as specified at all heights and depths above and below finished ground level including rubbing, cleaning, putty filling etc and scaffolding, all materials, tools, plant & labour complete in all respect (measurement will be according to IS:1200):
<b>3.8(b)</b>	Supplying and applying two coats of approved <b>branded Synthetic Enamel Paint</b> (Asian Paints/ Berger paints/ Nerolac Paints) <b><u>without primer</u></b> over existing surface confirming to IS:2074 as specified at all heights and depths above and below finished ground level including heights and depths above and below finished ground level including rubbing, cleaning, putty filling etc and scaffolding, all materials, tools, plant & labour complete in all respect (measurement will be according to IS:1200):
<b>3.9</b>	Supplying and applying two coats of approved shade of <b>branded Synthetic Enamel Paint</b> (Asian Paints/ Berger paints/ Nerolac Paints) <b><u>over one coat of approved primer</u></b> confirming to IS:2074 as specified to all exposed soil, waste and water supply pipe lines including all fittings such as bends, junctions, elbows, tees, sockets, clamps, bobbins etc including rubbing, cleaning, putty filling etc and scaffolding, all materials, tools, plant & labour complete in all respect:

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<b>3.10</b>	Supplying and applying <b>Plaster of Paris</b> on cement plastered surfaces at and at all heights and depths above and below finished ground level including scaffolding, all as per drawings, specifications and directions of the Engineer/Consultant, all materials, tools, plant and labour complete in all respect.
<b>3.11</b>	Supplying and applying two coats of approved brand of high build chemical resistant epoxy protective coating finish paint ( <b>minimum dry film thickness of 150 micron per coat</b> ) over one coat of approved epoxy resin based primer on masonry or concrete wall, floor etc including cleaning the surface as per manufacturer's instructions all as per drawings, specifications and directions of the Engineer/Consultant, all materials, tools, plant and labour complete in all respect.
<b>3.12</b>	Providing neat cement finish on green plastered surfaces of drains, walls, pits, manholes, sewers etc at and at all heights and depths above and below finished ground level, all as per drawings, specifications and directions of the Engineer/ Consultant, all materials, tools, plant and labour complete in all respect.
<b>3.13</b>	Providing and applying 2 coats of <b>Birla White/Nerolac/JK Wall Care Putty or equivalent as approved by engineer</b> over prepared surface including pre-wetting, cleaning with wire brush to remove dirt, dust, grease oil etc., WCP to be mixed thoroughly with mechanical stirrer / manually by adding 35 to 40% of clean potable water and waiting for 10 to 15 minutes before application. The second coat to be applied after 2 to 3 hours of complete drying of 1st coat and after rubbing with emery paper of size 500 and above to remove the putty blade marks. With total thickness of 1.5mm
<b>4.0</b>	<b><u>CONCRETE</u></b>
<b>4.1</b>	M-20 Grade Cement concrete with well graded stone chips excluding shuttering and reinforcement as per direction of Engineer-in-charge. Consumption of cement will not be less than 300 kg of cement with Super plasticiser per cubic metre of controlled concrete. In ground floor and foundation.(using concrete mixture) M 20 Grade
<b>5.0</b>	<b><u>REINFORCEMENT</u></b>
<b>5.1</b>	Removing corroded worn out portion of reinforcement (when the area of the damaged portion is more than 25%) by cutting and replacing the same by new bar of requisite diameter by binding with required lap length/ welding with old bar including the cost of reinforcement, complete in all respect. Payment on weight (Kg) of new reinforcement.

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