

Broad specifications of Interior works - Office Premises

Note: In case, if landlord is not interested to execute interior works as per the specifications and details, he has to give minimum 3 months as grace period to the Bank to execute the same.

No rent will be paid during this period.

The interiors in the office premises are to be executed as per the layout plan approved by the Bank.

The broad specifications of interior works are given as following and list of approved reputed makes of interior items in **Appendix - 1**

1 Flooring - If the Office premises approved by the Bank does not have good quality flooring, then Vitrified tiles 600 X 600 mm of RAK/Johnson /Euro / Kajaria / Asian make, Ivory / light colour to be provided .

2 Partitions(wooden) - Basic framework : 50 X 50 mm Aluminium Section square /rectangular or 50 X 50 mm hard wood / Sal wood frame already treated for antitermite / boarer proof to be fixed in floor and roof slabs. Spacing of section should be atleast at 600X600mm c/c.

Covering : Double skin covering with 8 mm thick BWR ply (phenol bonded / borer proof) finished both sides with laminate (light cream /approved shade). Full ht. partitions to be provided with partial glazing with 6 mm thick plain / opaque glass above 900 mm ht. from floor up to lintel level i.e. door height. Partitions to be executed as per approved drawing / layout. All beading / moulding to be polished with melamine polish.

Skirting - 75 x 19 mm T.W. skirting on both sides of partitions duly finished with melamine polish or ply board finished with laminate.

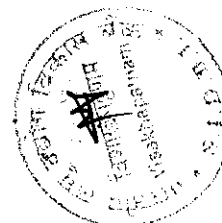
Alternatively, in place of wooden partitions, 10 mm thick toughned glass partitions with all necessary fittings / hardware may be provided in full height partitions.

3. Low Ht. Partitions.

(1350 mm height.)

For cubicles

The low height partitions shall be made of same basic frame & covering as mentioned above above finished both side with 1.0 mm thick laminate Green lam- **Fusion mapple or approved**



equivalent, upto 900 m.m height & in between 900 & 1350 m.m combination of 6 mm thick glass & 12 mm thick soft board with fabric and white board may be provided. Top & sides of partition shall have 75 x 38 mm T.W. Beading / trim duly finished with melamine polish. Alternatively, 50/70 mm thick modular partition of reputed /approved brand may be provided.

4. **Work stations-**

The top of the work station table shall be **24 mm thick board finished with Pastel Blue laminate 1.5 mm thick of Marino Brand or approved equivalent**. All vertical sides of work stations shall have the same finish as of workstation partition. The work stations with L.H.Partition could also be of modular make but adhering to the colour scheme as mentioned above.

5. **False ceiling**

False ceiling should be provided in the entire premises except in store / records room, to be made of Gypsum Board as per specification of Gypsum India, Mfg. Co. Wherever A/C diffusers / grills or light fittings are to be installed, it should be executed according to the manufacturer's details. Ceiling should be finished with two coats of white paint as per the manufacturer's detail. Alternatively combination of Gyp Board and Mineral Fibre Tiles false ceiling of Armstrong or Equivalent make may be provided.

6. **Wall Finishing-** Brick walls, wherever appearing in the premises interiors, must be finished with cement putty / POP punning and painted with plastic emulsion paint or texture paint. Toilet walls shall be finished with glazed tiles of approved make & quality.

7. **Wall Panelling /Column cladding** - Wall panelling or Column cladding may be done wherever required as per approved design.

8. **Doors (Entrance)** The entrance door may be provided with 12 mm thick toughened glass with floor spring Lock and S.S. handle of standard quality. For security purposes channel gate / rolling shutter must also be provided.

8a. **Cabin Doors** - Glass doors with locks, floor spring, SS handles & other hardware etc. with frosted film. Alternatively, 35 mm thick laminated finish flush door with, SS handles, locks and all hardware, door closer, etc may be provided.



9 **Window Dressing** - Vertical blinds of standard make (Vista levelor / Mac etc) of matching / contrast shades, alongwith sun control film wherever required may also be provided.

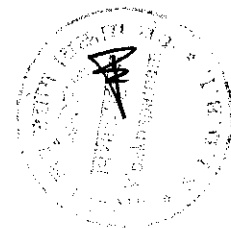
10 **Electrical Fixtures** - Adequate number of 600 x600 mm LED light fitting (with LED lamps) and spot lights in open hall area as per the requirement & smaller size light fitting 300 x300 mm approx. with LED lamps and spot lights as per the requirement in the full height cabins may be provided. The fittings may be provided from Philips, GE Wipro, etc. which are economical in the long run .

11. **Furniture** - The furniture and fixtures (Tables, side units, storage units, etc) may be fabricated at the site as per approved design or the same should be procured from reputed manufacturers / supplier (in case of Modular Furniture). The thickness of the table top board should be 24 mm. Sizes, Beading, finishing materials etc. for top & sides shall be in line with the specifications provided for workstations. This would be specifically mentioned in **drawings & estimates**. Modular furniture (of approved standard make) may also be considered, if feasible, convenient and cost effective.

12. **Chairs-** The chairs to be provided may be of Godrej / Eurotech / Featherlite or other standard approved brand. All cabin chairs to be revolving high back with hand rest, gas lift and tilting. Officers chairs and meeting room chairs to be same as cabin chairs but with medium back. All visitors chairs (each cabin minimum 2 nos.) to be low back revolving chairs, with hand rests.

13. **Sofa-** 2 to 3 seater sofas to be provided in the cabins and one sofa set of 5-6 seats with side / centre table in reception / waiting area. The fabric of sofa to be matching with interiors.

14. **Air conditioning** -The requirement of airconditioning of the Premises shall be worked out properly as per the lay out plan and heat load. The combination may also be worked out by using Cassette ACs, Split A/C & Ductable A/C. The best solution / option shall be provided by the Architect. Necessary power cabling / points and drainage line for AC to be provided. Alternatively, Central AC wherever available alongwith necessary AHU, ducting, grills, control panels may be provided for proper cooling.



15. Telephone wiring conduit

Telephone wiring with 4 pair cable in concealed PVC conduits to be provided with one outlets points at all the workstation and 2 points in all the cabins / cubicles. All the cables to be terminated at one point in a crone type tag block of 25-50 pairs at the place where EPBX to be installed.

16. Computer Power points / wiring

All workstations / seats to be provided with computer power cabling through UPS DB with 2 nos. X 2.5 sq. mm and 1 no. 1.5 sq.mm PVC insulated multistrand copper cable in PVC conduits. A set of 3 nos. X 6 / 16 AMP modular type sockets with switches to be provided in all W/S seats. Each circuit of computer / UPS wiring should not have more than 2 sets of 6/16 Amp. Socket (i.e. 2 seats). All circuit wiring to be terminated in a DB controlled by Incoming ELCB and outgoing MCBs of suitable rating to be installed in UPs Room.

17. LAN Cabling -From UPS / Switch room to all the workstations / seats LAN cabling

with CAT - 6 approved make cable to be provided in PVC conduit alongwith suitable modular type outlet boxes and RJ-45 connectors.

18. **Earthing-** Besides a separate earthing for main Panel, an exclusive earthing with copper strip / wire to be provided for UPS / computer in the premises as per relevant Indian Standard (BIS).

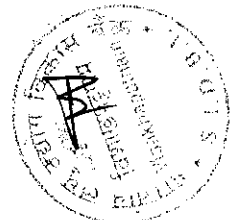
19. Electrical cabling / fittings / fixtures

All circuit wiring for light fans points to be in 2.5 sq.mm multistrand copper wires in PVC conduit and point wiring to be in 1.5 sq.mm copper wire. One switch should not control more than 4 lights. All power points (16 AMP) and 25 AMP for ACs to be with 4 sq.mm copper cable. All switches sockets / outlets to be modular type.

20. **Fans** - A few no. Of ceiling / wall fans of reputed make should be provided which can be used in case power supply is running on DG Set.

21. Other equipments required in the office premises

Adequate Fire fighting equipments like Smoke detectors, Fire Alarm, Fire Extinguishers and CCTV etc. to be provided. Sprinklers to be provided wherever needed as per Fire Norms.



List of reputed Makes

Chairs -Godrej / Eurotech / Feather Light- Different for various grades of Officers and Visitors

False Ceiling- Gypsum Board from India Gypsum, Mineral Fibre tiles ceiling from Armstrong

Blinds -Vista Levelor / Mac / Aerolex

Paint- ICI /Berger /Asian /Johnson & Nicholson

Putty- Shalimar / Berger /Asian / Birla/ JK

Texture Paint- Spectrum / Unatile / Heritage

Flush Doors- Duro / Alpro / Swastik / Anchor / ISI Mark

Door Closer -Dorma/ Haffle / Everite / Hardwin/ Godrej

Brass hardware- Sigma / Earl behari/ Godrej

Locks -Godrej /Golden /Secure / Vijayan / Dorma

Hardware -Sigma / Everite

Aluminium Hardware- ----Do-----

Glazed Tiles- Johnson / Somani / Kajaria/ Nitco

Laminate- Greenlam / Marino / Century

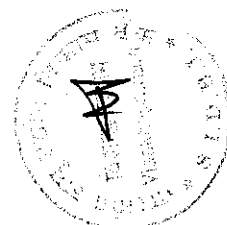
Ply & Board- Duro /Alpro /Century /Kit / Anchor

PVC Flooring- Armstrong / Krishna Vinyle Ltd.

Venition Blind Tracks -Vista Levelor / Mac / Aerolex

Glass / Mirror- Modiguard /Ashai /Atul / fish /Saintgobain

Resin based Adhesie -Fevicol / Vemicol



Melamine polish- Asian / Berger / ICI

Vitrified tiles -Johnson / Euro / Asian / Bell/RAK

Modular Furniture -BP Ergo / Godrej / Featherlite / PSL

ACs -Voltas, Carrier Aircon, LG, BlueStar, Videocon

Modular switches / sockets /plates -Anchor Roma / Crabtree / MK Schneider

PVC wire / cable -Finolex / Polycab / RPC / ICI

LAN Cable Telephone cable - Cat 5/6 AT&T approved, D-Link, Finolex

