



GS CONSTRUCTIONS · TECHNICAL SPECIFICATION

Residential Building Specifications

Construction standards, materials and workmanship we follow on every home we build.

APPLICABLE TO

Residential projects

PREPARED BY

Technical Division

VERSION

1.0

STATUS

Client & site reference

Office

Plot no 33 & 34, 3rd Floor, Gomathi Nagar,
Velachery, Chennai – 600042

+91 99446 92063

gsconstructionsest2025@gmail.com

Instagram: @gsconstructions.chennai

www.gsconstructionschennai.com

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01 · INTRODUCTION & SCOPE

Built to a written standard.

This document sets out the technical specifications, materials and workmanship standards GS

Constructions follows on residential projects. It is a reference for clients, consultants, contractors and site engineers, so every stage of construction is consistent and of the quality promised.

These specifications apply to standard residential construction — independent houses, villas and low-rise apartments. Project-specific requirements are agreed separately through approved drawings and documents, and where they differ, the project-specific terms apply.

M25

CONCRETE GRADE

Fe 500D

TMT STEEL

10 ft

FLOOR TO FLOOR

9 in

AAC EXTERNAL WALLS

02 Materials & Brands We Use

STRUCTURE

Cement	UltraTech / Ramco / Dalmia
Steel	Sumangala / ARS / Pulkit
Sand	M Sand
Bricks / Blocks	Red Bricks / AAC Blocks

WATERPROOFING

Foundation	Dr Fixit Bitufix
Bathroom	Dr Fixit Bitufix

TILES

Floor tiles	Somany / Kajaria / RAK
Bathroom tiles	Somany / Kajaria / RAK
Kitchen wall dadoing	Somany / Kajaria / RAK

PLUMBING

Concealed & hot water pipes	Ashirvad / Finolex / Hindware
Potable cold-water pipes	Ashirvad / Finolex / Hindware
Grey water pipes	Ashirvad / Finolex / Neroplast
Plumbing fittings	Parryware / Kohler / Somany

ELECTRICAL

Wires	Orbit / Havells / Anchor
Switches	Legrand / Anchor / Havells / L&T

KITCHEN

Countertop	Granite
Sink	Quartz / Johnson / Franke

DOORS & WINDOWS

Main door frame	Ghana Teakwood / Teakwood
Main door shutter	Readymade Teakwood
Internal door frame	Teakwood
Internal shutter	Readymade Flush Door
Door locks	Europa / Godrej / Dorset
Windows	Fortune / Koemmerling / Venesta

RAILINGS & GRILLS

Staircase handrail	SS / MS Handrail
Balcony railing	SS / MS Handrail
Window grills	MS Grill

PAINT

Wall putty	Birla Opus / Asian / Nippon
Damp-proof primer	Birla Opus / Asian / Nippon
Interior wall paint	Birla Opus / Asian / Nippon
Exterior wall paint	Birla Opus / Asian / Nippon

LIFT

Lift	Johnson / Schindler / IBEA
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All materials brought to site are inspected and approved by the site engineer before use.

03 Site Work & Earthwork

Site clearance	Removal of vegetation, debris and existing surface soil.
Excavation	Mechanical / manual excavation as per foundation drawing, to firm strata or design depth.
Soil testing	Soil investigation report used to confirm safe bearing capacity before footing design.
Backfilling	Approved soil is filled back around the foundation and compacted properly to ensure a firm and stable ground surface.
Anti-termite treatment	Chemical treatment for plinth area and foundation trenches.

04 Foundation & RCC Structural Work

Structural design (foundation type, column and beam sizing, slab thickness and reinforcement detailing) is prepared by a licensed structural engineer for each project, based on the soil report and building loads.

Foundation	Isolated footing up to 6' depth from present ground level.
Concrete grade	M25 for foundation / plinth beam, columns, beams and slabs (project-specific).
Reinforcement steel	Fe 500D / 550D TMT bars, corrosion-resistant, from approved manufacturers.
Ground floor height	Up to 3' height from present ground level.
Ceiling height	10' FFL to FFL.

05 Masonry Work

External walls	9-inch (230 mm) AAC blocks, providing good strength and thermal insulation.
Internal partition walls	4-inch (100 mm) AAC blocks — a lightweight, space-efficient solution.
Lintels	RCC lintels above all openings.
Sunshades	As per elevation design.
Lofts	RCC lofts at 7'0" height from the basement / roof in the kitchen and all bedrooms.

06 Flooring & Tiling

AREA	FINISH	TILE BUDGET
Living	Vitrified tiles	₹45–60 / sq.ft
Dining	Vitrified tiles	₹45–60 / sq.ft
Kitchen	Vitrified tiles	₹45–60 / sq.ft
Bedrooms	Vitrified tiles	₹45–60 / sq.ft
Balcony	Anti-skid vitrified tiles	₹45–60 / sq.ft
Bathroom floor	Anti-skid ceramic tiles	approx. ₹40 / sq.ft
Kitchen walls	Ceramic wall tiles	approx. ₹50 / sq.ft
Bathroom walls	Ceramic wall tiles	approx. ₹45 / sq.ft
Terrace	Cooling tiles	approx. ₹45 / sq.ft

07 Doors & Windows

Main door	Ghana Teak main door with a designer finish.
Internal doors	Designer flush doors.
Bathroom doors	WPVC doors suitable for wet areas.
Windows	UPVC windows in the hall, bedrooms and kitchen for natural light and ventilation.
French door	At the balcony, for easy access and natural light.
Ventilators	2 × 2 ft UPVC ventilators.

08 Electrical Installation

Power supply	3-phase power supply connection.
Safety devices	MCB & ELCB (Earth Leakage Circuit Breaker).
Switches & sockets	BIS-approved modular switches and sockets.
Wires	BIS-approved FRLS copper wires.
EV charging	Electric vehicle charging point in the stilt area.
TV points	Hall and master bedroom.
AC points	Split AC point in the hall and all bedrooms.
Exhaust fan points	Kitchen and all bathrooms.
Geyser points	All bathrooms.
Inverter	Inverter provision for each home.
Hob point	Provided in the kitchen.

09 Plumbing & Sanitary

Water supply	CPVC / UPVC pipes, with hot and cold-water lines in the kitchen and bathrooms.
Drainage	PVC / SWR pipes for drainage and soil lines, with external drainage connected as applicable.
Sanitary fittings	Wall-mounted / floor-mounted EWC, wash basins and CP fittings from approved brands.
Water storage	Underground sump and overhead tank with automatic water level controller.
Rainwater harvesting	Provision as per applicable requirements.
Concealed plumbing	Lines concealed within walls and floors for a neat, clean finish.

10 Painting & Finishing

Internal walls	Plastering, two coats of wall putty, primer and two coats of paint.
External walls — side & rear	Plastering, white cement, damp-proof paint and two coats of paint.
External walls — front	Plastering, white cement finish with texture putty and two coats of paint.

Ceiling	Plastering, white cement finish and two coats of paint.
Metal surfaces	Black paint / enamel finish for grills, with SS railings as specified.
Wood surfaces	Wood primer on wooden doors and frames.

11 Amenities

Amenities are provided as applicable to each project. Contact us for project-specific details.

Power backup	For essential common-area electrical needs during outages.
Common toilet	Dedicated common toilet at ground floor for residents and visitors.
CCTV surveillance	Cameras covering the ground floor and common areas.
Rainwater harvesting	Collection and recharge / reuse of rainwater.
EV charging	Individual charging point for each unit.
Biometric entry	Secure biometric access at ground floor.
Video door phone	See and speak to visitors before letting them in.
Digital door lock	Keyless electronic access.
French door	Balcony access with ample natural light.
Water storage	Underground sump of over 10,000 litres and overhead tank of approx. 3,000 litres.

PLEASE NOTE

This document presents general specifications for standard residential construction by GS Constructions. Specific brands, exact dimensions and finishes for a given project are confirmed in the signed agreement. GS Constructions reserves the right to substitute materials with equivalent or superior alternatives, subject to client consent.

TALK TO US

Questions about a specification? Ask us.

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