

Indian Institute of Technology, Kanpur

Office of the Dean of Infrastructure and Planning

DOIP/IITK/2021/OO-03

Date: 30/03/2021

OFFICE ORDER

Sub: Standard specifications for houses of all categories (except apartment complexes) as per the new housing policy for Institute employees.

As per the approval of the competent authority, the following recommendations are as to be implemented as standard specifications for houses of all categories (except apartment complexes) as per the new housing policy for Institute employees:

Specification for tiles and mica for modular kitchen

For Type III, IV & V houses, the recommended specifications are given in Annexure A. The existing specifications for tiles of Type I and II houses remain unchanged.

Tile replacement

For tile replacements in case of repair or damage in the existing floor tiles/dado, IWD will use designer tiles/ motifs for the replacement tiles in a uniform pattern.

Options of Window AC and Split AC in houses

The rooms of all houses will have provisions for split AC installation. In addition to that, in Type III houses, IWD will retrofit the window grill in smaller bedrooms to convert to a window AC slot, if required.

Options of Western and Indian Style water closet in Toilets

In general, all water closets in the toilets will be western type. But for the bathroom located towards the entrance, the allottee will have the option of selecting the closet type during the time of allotment. IWD will furnish the bathrooms with the preferred choice within the lead time of moving in.

Fixing of Wash Basin

The existing mechanism of fixing wash basin should be modified with either GI pipe supports or vertically running granite supports as appropriate and should not use MS sections as these are prone to rusting.

Water Proofing work

The current water proofing methods adopted for the roofs of existing buildings creates significant long duration disturbance to the neighbours in terms of excessive sound and dust. In addition to that, the disposal of construction demolition waste from the roof creates a lot of environmental impact in terms of sound and dust. A better approach should be, to initiate such treatment *only when other repair alternatives are not viable* and *to include guidelines to ensure proper disposal*. It was also recommended that unnecessary water proofing work of sunshades should be completely avoided. Rather proper grading should be provided on top

of sunshades with cementitious water proofing agent and drip course should be provided wherever projections are beyond the face of the wall

External Window and Mesh Door/Window

The existing mechanism of wooden/MS frame glass windows, and mesh windows & doors on the exterior of houses causes a lot of problems due to seasonal moisture variations and issues related to the quality of wood and MS elements being prone to rusting. These should be replaced with better materials such as aluminium alloy or any other material as applicable and in phases by reviewing quality, durability and cost benefit analysis.

Switch Boards

The existing damaged wooden switch boards should be replaced with modular boards and switches.

Sanitary Items

For the sanitary items, the brands and specifications should be standardized, and the spare should be available of the similar brands for maintenance in stock

Change of Tiles

Unless extensively damaged, tiles and modular kitchen should not be changed unnecessarily as these are not only expensive but also cause huge environmental problems due to generation of significant construction demolition wastes. Fixing works for tiles should be done with utmost care to ensure good quality and as per specifications.

Installation of Roof Railing

The fixing of Railing on roof causes damage to water proofing and leads to visible cracks. Hence, it is recommended to modify railing fixing using mechanical anchors and nominal damage to parapets as applicable

Defect Liability

It is recommended to have a two-year Defect liability period for all house renovation projects. During the defect liability period, the Engineer in Charge of the renovation works will submit a report to DOIP office every 6 months comprising of the following

- ✓ Details of defects noted during his visit to the renovated house
- ✓ Complaints recorded by the user
- ✓ Notices to the contractor to rectify the defects.

in a standard format.

Mirrors in Bathroom

The existing mechanism of providing and fixing mirrors with hardboard frame in the bathrooms causes a lot of problems due to constant exposure to moisture and these mirrors get damaged within a short period of time. The installation/replacement of such mirrors should be carried out with better materials as applicable and in phases by reviewing quality, durability and cost benefit analysis.

Cutting of Ethernet Cables

Due to improper workmanship, ethernet cables are damaged during house renovations. Hence, the contractor should deploy trained manpower for work and a liability of 50k or the

cost of repair (whichever is minimum) for damage of Ethernet cables should be in-built in tender to deter such casual approach.

This is for the information of all concerned.



Dean of Infrastructure and Planning

To: All members

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- 1) Director
- 2) Dy. Director
- 3) DOAD
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