

## ANNEXURE-I

### **GENERAL SPECIFICATIONS FOR THE BRANCH/OFFICE BUILDING OF STATE BANK OF INDIA**

1. Document storage strong room floor slab to be strengthened to take the load of safes documents .
2. All external walls should be at least of 9” thickness in brick masonry, duly plastered, on both sides.
3. All openings/windows to have M.S. Grill 12mm Sq. bars placed at 3” c/c both ways.
4. Flooring to be of granite/ vitrified tiles of any reputed make and approved shade (in combination of two shades) of size 600x600 mm.
5. Provision of Gents Toilet (two urinals, one European W.C., oval shaped washbasins over granite stone slab counter and other modern accessories), Ladies toilet (one European W.C., one washbasin and other modern accessories) and toilet attached with AGM's.' cabin (one European W.C., one washbasin & other modern accessories).
6. Provision of Ceramic tiles of size 12”x18” with highlighter on walls upto a height of 7’ and 12”x12” on floor in toilets.
7. Structural adequacy of the building to be ensured by the landlord. Structural safety certificate is to be submitted by the landlord through his/her architect before handing over possession to the bank.
8. Round the clock adequate water supply. Underground/Overhead water tank storage with water boosting arrangements to be provided by the landlord.
9. Sewer connection/septic tank to be provided in the building.
10. Plinth level of the building to be at least 2’ above Centre of present road level.
11. TW doors and aluminum/ pvc windows to be provided in the building with openable glazed panels and wire mesh for windows.
12. Walls/ceiling to be painted with plastic paint of approved shade after applying POP.
13. Collapsible grill to be provided at the entrance and safe room(for Branch).
14. Rolling shutter to be provided at the entrance and emergency door.
15. The front elevation and all external walls of the Bank to be painted with APEX-ULTIMA.

16. Sanitary fitting of first quality such as PARKO/ZIM/JAQUAR or equivalent should be provided in the toilets.

17. A ramp for disabled at the entrance of around 3' width to be provided along with SS Railing in addition to steps.

18. Parking space and inner pathways to be provided with Paver Tiles in required design and shades.

19. Electrical load of 25 KW has to be provided by the landlord for the exclusive use of the BANK at his cost with power connection on banks name ( deposit will be paid by owner ). Bank will pay actual electrical consumption charges.

20. Electrical wiring, Electrical panel, Earthing will be done as per Bank's requirement. Bank will provide electrical fixtures such as fans/tube lights etc.

21. Proper building plan showing various dimensions, side elevations, proposed designing, parapet wall, sunshades, porch etc. to be submitted by the landlord.

22. Boundary wall will 3' railing over it and Iron Gate.

23. Granite/Marble stone/SS Railing in main entrance area.

24. Construction of document storage room with 9" thick brick walls, floor with sufficient load taking capacity and fixation of strong room door at owners cost.

25. Brick coba water proofing on the roof.

26. Provision for Parking for cards two wheelers.

27. Municipal taxes to be borne by land lord.

28. Rights to place V-sat equipment/ any other similar equipment on terracae.

29. Provision for Generator.

30. TDS will deducted from rentals

I undertake to construct the building in accordance with the above specifications.

SIGNATURE OF LANDLORD