

Sub.:– Painting of door beading, flush doors, edge building, marble cracks, etc.

Procedure to be adopted for miscellaneous works shall be as follows:

Door beading - The quality of luppum on door beadings is poor. Therefore, it is suggested that the beading should be sand-papered and luppum applied in the painting workshop before being fixed on to the door frames.

Main door beading – In apartments the bottom member of the door frame and the corridor flooring must be covered either by a small beading or by continuing the skirting. Project managers may choose an option of their convenience.

Flush doors painting - Flush doors are being provided in semi deluxe apartments and villas. The quality of painting is very poor. From hereon the doors shall be sand-papered using an electric sander. Painters may be given a loan for purchasing the sander and the loan can be recovered @ 500/- per week. It is better to do the first coat of painting in the painting work shop rather than after fixing the door.

Marble / granite Cracks – Cracks appearing in marble have been successfully treated using a chemical (Timax available in 1 kg bottle packing, costing Rs. 450/- per kg). Project managers and purchase are advised to get details of similar products that can be used for granite and vitrified tiles. These products are available in several colors. It may be a good idea to try the product being used for marble on granite and vitrified tiles.

Edge building – Edge building and other minor corrections within and outside flats and villas should be done using Birla wall care putty. The main advantages are that it does not require curing, dries up in few hours and is water proof. Mix the wall care putty with sand in a 1:2 ratio for all external works and internal works where smooth finishing is not done, to ensure that the texture is consistent with the surrounding. After applying the putty brush it with wet sponge after an hour.

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