

Intl Memo no. **912/97** - Construction

Date: 16.10.2017

Sub.: Column casting on terrace floor.

In most villa projects we are now giving an option to the customer to add an additional floor or two after a lock-in period specified in the agreement as per standard designs provided by us. In order to enable the customer to extend the column for upper floors construction, steel for overlapping has to be provided.

Accordingly, steel for overlapping upto a height of 34 or 35 inches above the SFL of the terrace floor slabs must be provided. The columns must be covered with lean mix concrete. The concrete may be broken on a later date to extend the columns. The proportion of the lean mix should be 1:4:8. In place of 40mm metal 12mm or baby chips could also be used. The lean mix column must be 36" in height. Accordingly the parapet wall on the terrace floor should also be 36" from SFL.

The maximum no. of floors permitted in each project is given below. Columns may be curtailed at the terrace floor level if we are already constructing upto to the maximum height permitted.

1. Bloomdale – G + 1 only.
2. Siveroak Villas – G + 2 only.
3. AVR Gulmohar Homes – G +2 only.
4. Nilgiri Estates – G + 1 only.
5. Villa Orchids & Serene – Do not leave steel for addition of floors.

Soham Modi.