Policy for Doors & Door Frames for Residential & Office Buildings

Objective:-

Objective of this policy is to standardize specifications of doors for different grades of projects inventories hardware for each of type of door and establish acceptance criteria. The policy shall also stipulate guidelines on methods of installation of door frame and stages when these will be installed. This policy deals with wooden doors only.

RESIDENTIAL PROJECTS :
These are categorized in four groups viz.,
(1) Luxury
(2) High end
(3) Aspirational
(4) Casa

OFFICE PROJECTS:
(1) Excelus
(2) Supremus
(3) I-Think segments.

Types of doors in each of above categories are:-
(1) Fire doors - FD
(2) Entrance door
(3) Internal door
(4) Doors for wet areas or
(5) Doors exposed to rain

A. FIRE DOORS FD:

1. Used where?
   Fire doors shall be provided at locations specified in fire NOC and are required in buildings taller than 24 meters. These will be generally required for:-

   a. Entrance to an apartment including Servant room entry from the Lobby
   b. Kitchen door (if provided)
   c. Escape stairway entrance
   d. Electrical shaft (if opening into staircase)

e. Electrical meter room
f. Plant rooms

2. Rating of fire doors shall be as stipulated in fire NOC.

3. 2 hours or more fire rated doors may be in steel.

4. Fire rated flush doors and frames shall conform to requirement of IS 3614.

5. All fire doors supplied at site shall have CBRI test certificate for specified fire rating.

6. Escape doors shall be provided with panic bars from inside.

7. Wherever fire doors are access controlled, provision shall be made to disable the access control in case of fire (signal from FA panel can disable access control).

8. Glass used for vision panel in fire rated door (if any) shall have the same fire rating as that of the door.

9. All escape doors shall be provided with an intumescent strip in such a way that in case of fire, gap between shutter and frame is completely sealed to prevent smoke entering into escape area.

10. Above specifications will be applicable for all grades of projects.

11. Finishing / Architrave treatment will differ according to project classification.

12. All main doors and bed room doors shall be provided with cover moulding or architrave. In case of luxury and high end projects these will be provided to toilet doors to.

13. For Buildings >30m height, fire doors to have door closers to keep them closed at all times. For important public areas they shall be concealed type and on other non public/prominent areas they shall be exposed type door closers.(This shall also be applicable for any retail building, even if height is<30m)

B. ENTRANCE DOORS:

1. Minimum wall thickness required shall be 150mm.

2. Door shutter shall be solid hot pressed flush door with thickness not less than 38mm.

3. Door frames shall preferably have provision of an additional rebate on outer side so that second door shutter (safety door shutter) can be installed at a later date by the customer without any alteration to existing door.

4. The door frame shall be fixed flush with outer face of the wall and joint between the frame and masonry (concrete) shall be treated with an architrave except in lobbies where wall paneling is provided.

5. In area where wall panelling is provided, door frames shall be fixed in such a way that door shutter is flush with finished wall panelling.

6. Care shall be taken to ensure that door shutter finish is identical with that of wall panelling (i.e., colour, stains or groove of the veneer) and that grooves match accurately.

7. In case of building above 70 meters in height, entrance doors shall be provided with friction hinges or concealed door stopper or door restrictor.

8. The width of the main door shutter should not exceed 3’ 6". In case where width of the door shutter exceeds 3’ 6", floor spring shall be used instead of door hinges.

9. In all buildings with height over 70 m, the architrave shall be placed at the junction of the door frame and the wall to ensure that cracks are not visible.

10. Factory made door shutters shall have solid infill with peripheral framing and lock rail, each 100 mm wide (Refer typical construction detail of factory made shutter below). Also, pre-cut provisions for locks & hinges in the door shutter to be done at factory during manufacturing process. One sample of approved locks & hinges are required to be sent to the factory prior to commencement of production. Procurement shall coordinate with Design for the same.

11. For Casa & Aspi buildings, concrete door frames may be considered given the cost advantage. If these are selected, necessary precautions for ensuring that the civil door opening is of proper size is to be taken by the CM team since it would not be possible to alter the size of the door frame or the door shutter (factory-made).

12. RCC mullion(size as per structural design- width to be restricted to align with wall thickness)to be provided at the junction of adjoining flats(common wall between units) to strengthen fixing of door frames.

C. INTERNAL DOORS:

1. Doors to bed room, study room will fall in this category.

2. Door shutters shall be solid hot pressed flush doors with thickness not less than 32mm (not applicable to the rated kitchen doors).

3. Door frame sections shall not be less than 125 x 58mm in case where frames are in teak wood and not less than 94 x 58mm where these are in red meranti. For Casa & Aspi buildings, concrete door frames may be considered given the cost advantage. If these are selected, necessary precautions for ensuring that the civil door opening is of proper size is to be taken by the CM team since it would not be possible to alter the size of the door frame or the door shutter (factory-made).

4. In case of imported factory manufactured doors, door frames shall be in MDF or HDF. Use of LDF will not be allowed.

5. Factory made door shutters shall have solid infill with peripheral framing and lock rail, each 100 mm wide (Refer typical construction detail of factory made shutter). Also, pre-cut provisions for locks & hinges in the door shutter to be done at factory during manufacturing process. One sample of approved locks & hinges are required to be sent to the factory prior to commencement of production. Procurement shall coordinate with Design for the same.

6. Adhesive glue shall be phenol formaldehyde or equivalent.

7. No alterations to door shutters shall be permissible at site.

8. All shutters shall be factory made. Wherever laminate or veneer finish is specified, the veneer or laminate shall be continuous over the lipping. Thickness of laminate or veneer shall not be less than 1mm. Where paper veneer is specified, its thickness should not be less than 0.5mm.

9. When two sides of door shutters have different finishes, the edge of the shutter will have the finish of external face of the shutter.

10. In all buildings with height over 70 m, the architrave shall be provided at the junction of the door frame and the wall to ensure that any cracks are not visible.

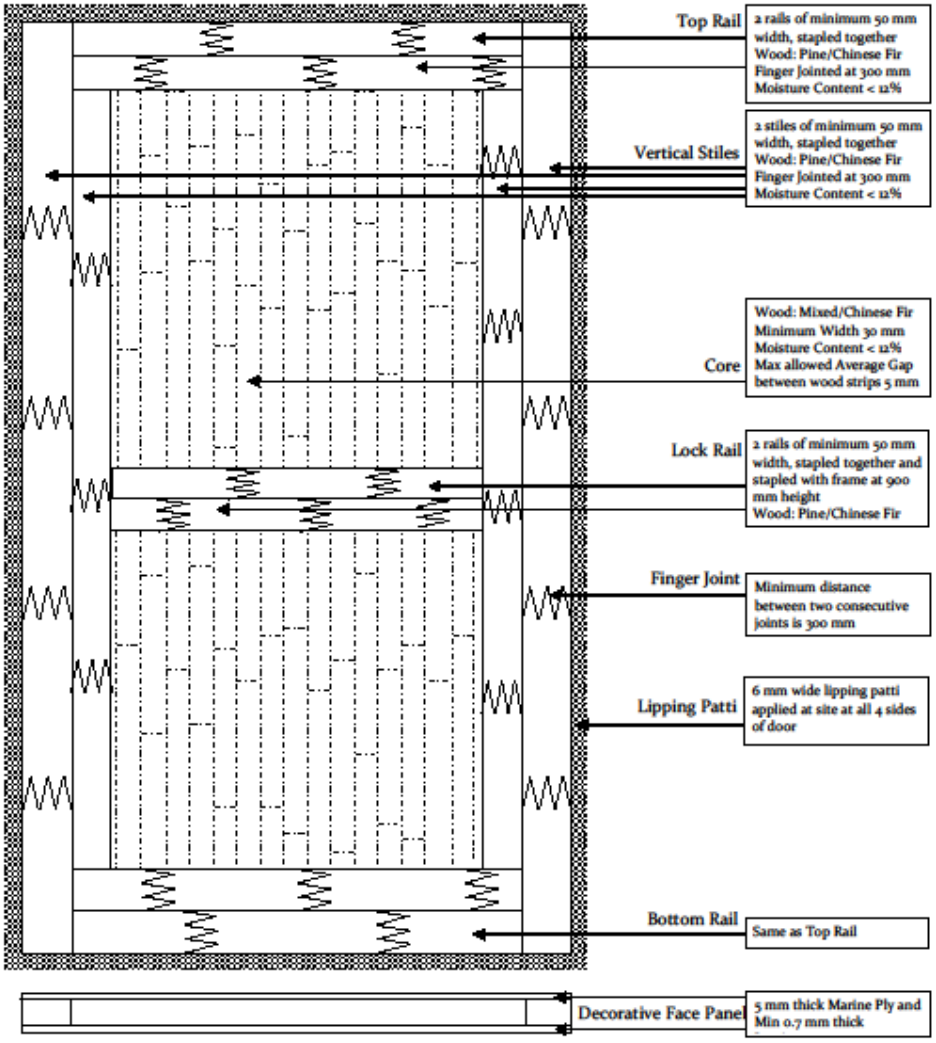
Typical Construction Detail of Factory Made Door Shutter (sourced from China)

Wooden Doors – PALAVA II (Both side Laminated)

Drawing and Technical Specifications

March 11, 2015

LODHA



Total Height and Width should be as specified in the purchase order
Doors are cold pressed with suitable water based adhesive
Decorative Face panels should be prepared by cold pressing first and then should be cold pressed on both sides of core
Use of one single piece of wooden batten for rail & stiles is avoided due to very high probability of bend
No engineered wood/mdf/hdf/particle board/plywood/honeycomb allowed for core
Finger joints should be at a minimum distance of 300 mm

D. DOORS FOR WET AREA:

1. Bath room and wash area doors will fall in this category.

2. Door frames shall be in Teak wood or Red Meranti with section not less than 94 x 58mm . In case of Casa and Aspi, Concrete door frames may also be considered as alternative, subject to execution issues being satisfactory .

3. In case of imported factory manufactured frames, only HDF or composite of wood pulp and PVC is permissible. MDF and LDF shall not be allowed.

4. Door shutters shall be 32mm thick solid core hot pressed door with phenol formaldehyde or marine grade adhesive and BWR grade plywood facing.

5. Factory made door shutters shall have solid infill with peripheral framing and lock rail, each 100 mm wide (Refer typical construction detail of factory made shutter). Also, pre-cut provisions for locks & hinges in the door shutter to be done at factory during manufacturing process. One sample of approved locks & hinges are required to be sent to the factory prior to commencement of production. Procurement shall coordinate with Design for the same. Resin shall be phenol formaldehyde or equivalent.

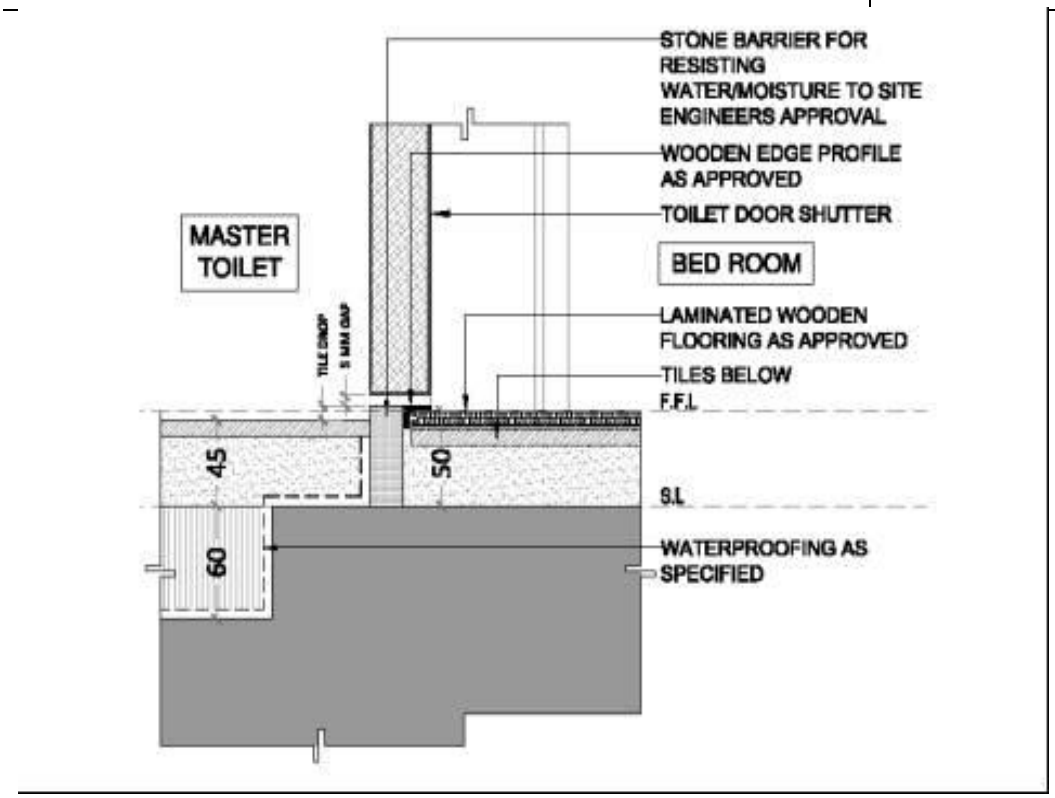
6. Door frames shall be fixed flush with the external face of bath room wall.

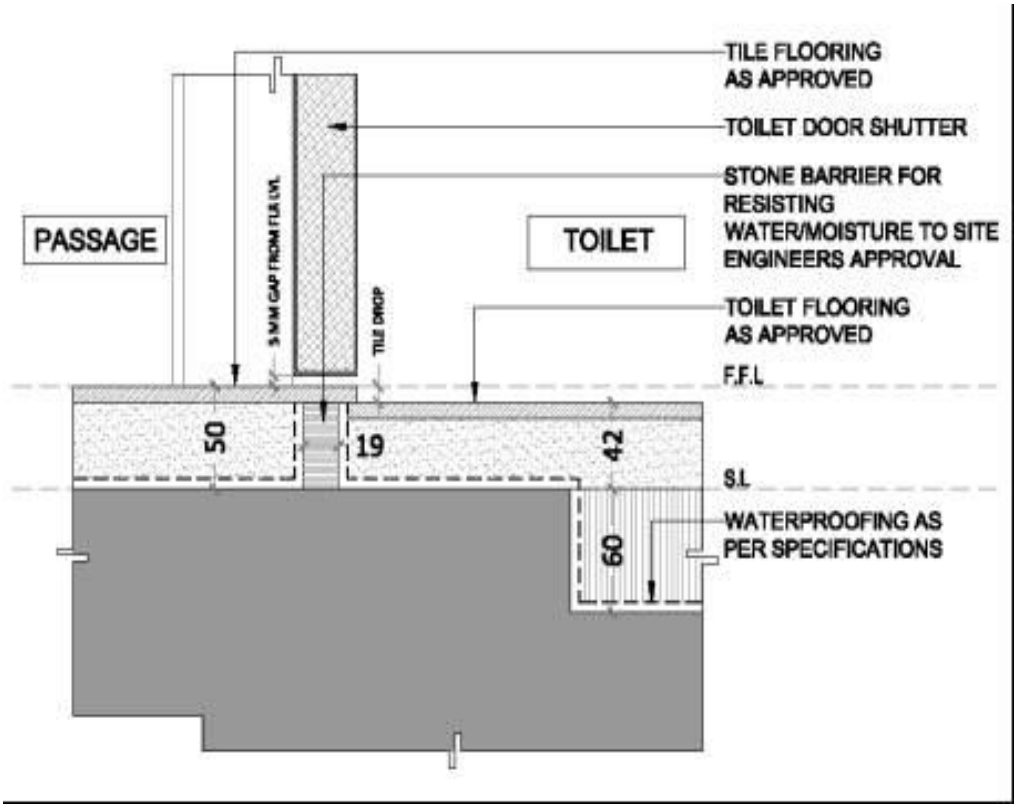
7. Non-factory made door shutter shall be provided with 2mm thick aluminium capping on the bottom edge to prevent water ingress.

8. Frames shall be provided resting on the finished floor of area external to the bathroom.

9. Flooring of the bed room or area external to bathroom shall be continued all the way up to external face of the bath room door shutter and shall be kerbed with marble / granite threshold in such a manner that ;-

    a. Threshold falls exactly under the bathroom shutter and hence is not visible when door is in closed position.
    b. Thickness of the threshold shall be more than the difference in floor levels of wet & dry area (i.e., drop in floor for wet area) at the threshold. ***(See Sketch below)***


STONE BARRIER FOR RESISTING WATER/MOISTURE TO SITE ENGINEERS APPROVAL
WOODEN EDGE PROFILE AS APPROVED
TOILET DOOR SHUTTER
MASTER TOILET
BED ROOM
LAMINATED WOODEN FLOORING AS APPROVED
TILES BELOW
F.F.L
45
50
S.L
60
WATERPROOFING AS SPECIFIED


TILE FLOORING AS APPROVED
TOILET DOOR SHUTTER
STONE BARRIER FOR RESISTING WATER/MOISTURE TO SITE ENGINEERS APPROVAL
PASSAGE
TOILET
TOILET FLOORING AS APPROVED
F.F.L
50
19
42
S.L
60
WATERPROOFING AS PER SPECIFICATIONS

10. Bathroom door shutter will have provision to unlock from outside in case of emergency.

11. External finish of bathroom shutter will match with the internal finish of bedroom door. Internal finish of bathroom door shall be in laminate or waterproof panel or veneer with PU polish.

12. Gap between door frame and wall on external side shall be treated with Architrave in case of high end and luxury apartments.

E. DOORS EXPOSED TO RAIN:

1. Door opening on terrace or opening out of the covered area of building will fall into this category.

2. All such doors shall have RCC chajja protruding atleast 2’ beyond external face of wall.

3. Door frames and shutters will have same specifications for bathroom doors except that external facing shall be of marine ply.

4. Doors shall be fixed at least 30cm above the finished terrace/pavement level so that wall below can be waterproofed with watta.

5. External face of both shutter and frame need to be protected with PU paint.

6. Door shutter will have drip mould fixed at the bottom on its external face so that water does not enter inside.

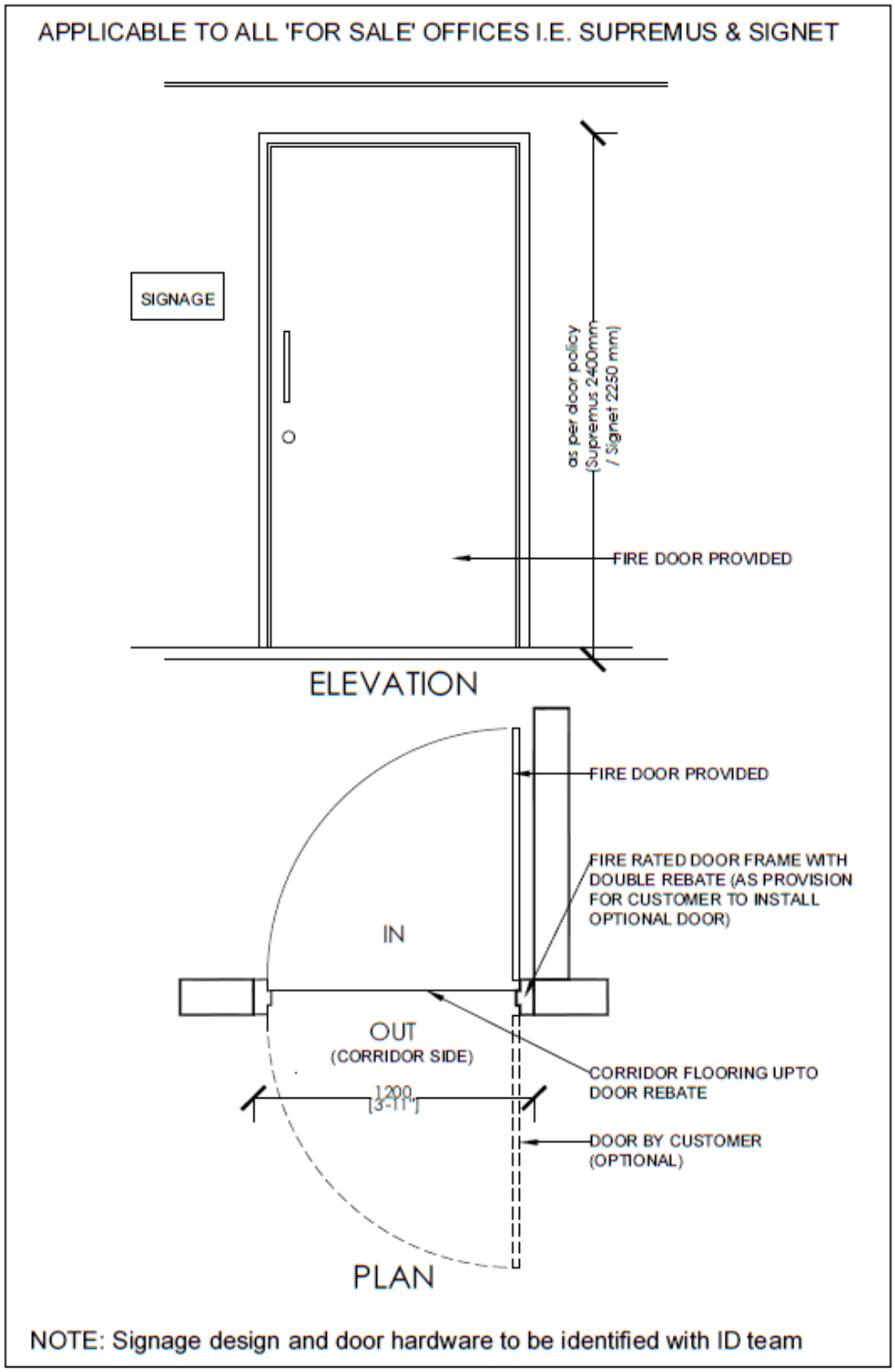
7. All doors shall be compulsorily provided with door closers.

OFFICE PROJECTS:

Detailed Specifications for Excelus,Supremus and i-Think segments are outlined in table 1,2,3 respectively, some broad guidelines are outlined:

1. Door Frames size for all Office projects is now finalized to 58 X 119mm.
2. The Joint of the Wall & Door Frame on both Sides is covered by a Lipping Patti & a Corner patti.
3. Red Meranti Wood shall be used for Door Frames.
4. Special care needs to be taken for the level/threshold detail where there is possibility of Water Ingress from one area to another. Eg: Lobby to Toilet, Lobby to Pantry, Lift Landing to Lift Lobby, etc
5. Similarly, Door Shutters are specified according to Frame Sizes.
6. Special care needs to be taken for Shutters exposed to Water/Moisture.
7. While designing any door which provides access to the building/unit, any linkage to security should be considered and design of the door/its movement system be designed accordingly.(eg. If there is access control, the door should be integrated with the access control)
8. The Staircase Door Frame & Shutters need to be minimum 2 hr fire rated.
9. FRD Policy:
    a. Excelus & Supremus: In case of FRD which are visible for Public Areas(eg. Main Lobby, Lift Lobby,etc), we will use Fire Doors which have Finishing co-ordinated with the Interiors. In case of FRD which are not visible from Public areas(eg, in Servcice Areas, etc) we will use readymade FRD with Fire Resistant Coating.
    b. I-Think: To Use readymade FRD with Fire Resistant Coating.

Main doors applicable to 'For Sale' offices i.e. Supremus & Signet:
Refer Annexures:
39 Anx D Signet Supremus Main Door 2022.05.15.pdf
39 Anx D Signet Supremus Main Door 2022.05.15.dwg


APPLICABLE TO ALL 'FOR SALE' OFFICES I.E. SUPREMUS & SIGNET
SIGNAGE
as per door policy
(Supremus 2400mm
/ Signet 2250 mm)
FIRE DOOR PROVIDED
ELEVATION
FIRE DOOR PROVIDED
FIRE RATED DOOR FRAME WITH
DOUBLE REBATE (AS PROVISION
FOR CUSTOMER TO INSTALL
OPTIONAL DOOR)
IN
OUT
(CORRIDOR SIDE)
1200
[3-11"]
CORRIDOR FLOORING UPTO
DOOR REBATE
DOOR BY CUSTOMER
(OPTIONAL)
PLAN
NOTE: Signage design and door hardware to be identified with ID team

General Notes:
All the opening sizes are clear Masonry sizes.
All the wooden members sizes are finished sizes.
Lipping patti provided for Shutter adjustment is to be finished with 3 coats of Polish to match Shutter Finish.
All shutters to be of Water Proof Quality.
Architects to check CFO NOC for the thickness of the Shutters(Main Door) before Finalizing the Door Schedule.
The Shutter sizes mentioned are with the Lipping 'Patti' on all sides as per Detail.
Internal doors in the toilet are Modular Partition systems.
All dimensions are in mm.

GUIDELINES FOR FIXING DOOR FRAMES:

FOR CONCRETE DOOR FRAMES:

1. While laying internal walls, due care should be taken to ensure that the size of the door opening is within +/- 5 mm ofthe design size, since no alteration is possible in the door frame or the door shutter (factory-made).

2. Concrete frames are to be installed along with masonry by anchor fasteners/coach screws & polyurethane foam between the frame & masonry.

3. Coach Screws shall be fixed as follows:
    - 3 Nos. on either side of the frame, 1' from top and bottom of the frame and third at the centre.
    - 2 Nos. on the top member of the frame.

4. Alignment of the frame is checked with respect to the starter layer of the masonry keeping allowance for internal wall plaster / gypsum.

FOR NON-CONCRETE DOOR FRAMES:

1. Frames shall be fixed:
    a. Prior to internal plaster where no sub frames are provided. This will typically be applicable to an Aspirational and high end category projects.
    b. After gypsum plaster where sub frames are provided. Provision of sub frames shall be compulsory in luxury residential projects.

2. Imported factory manufactured frames can be fixed only after completion of internal plaster and flooring (including initial coat of polish).

3. In case of (1a) ;
   a. Dimensional integrity of masonry opening shall be maintained by use of a template.
   b. Alignment of frame is maintained in line with plaster with the help of levelling strips of gypsum plaster or with plaster stop beads.
   c. Frames shall be fixed with coach screws or anchor fasteners suitable for masonry/concrete.
   d. Gap between the masonry and the frame is sealed with PU foam.

4. In case of (1b);
   a. After completion of masonry sub frames are fixed to define outer dimension of the frame (sub frame will therefore provide accurate "finished" masonry opening).
   b. Masonry opening shall be left with;
      W = width of door frame + 2 x thick of sub frame
      H = height of door frame + 1 x thick of sub frame
      ('H' is always measured from FFL).
   c. Sub frames shall be fixed with expansion screws or expansion bolts.
   d. Sub frames can be fabricated from salwood or marine plywood or any other hardwood and will have same thickness as of internal plaster.

   e. After completion of internal plaster and flooring (including initial polishing) frames are fixed into the finished opening with coach screws or anchor bolts suitable for masonry or concrete as the case may be.
   f. Imported factory manufactured door frames are fixed with PU foam (manufacturer's instructions need to be followed).
   g. If door section has architrave sections, these can be fixed after fixing door shutters.

<u>IMPORTANT CHECK LIST :</u>

<u>At P.O.:-</u>

1. Provision of procurement policy for frames & shutters will apply.
2. It will be ensured that timber scantlings obtained from cutting rebate in the frame, is supplied along with the frame. These can be used on architrave. (Manufacturers are stating that they use this for packaging and hence, cannot supply free of cost - need to verify).

<u>In Godown:-</u>

1. All frames and shutters shall be stored 1' clear off the floor.
2. Frame and shutters will be stacked horizontally with at least 3 supports.
3. Distance between supports and height of stack shall be as per manufacturer's instructions.
4. No material shall be stacked above door frame / shutters.

At site:-

1. Protect the edges of door frames by taping cardboard or foam rubber.
2. Do not remove protection plastic from factory manufactured doors until handover.
3. Should any wet work become necessary after doors are fixed, then protection plastic has to be provided.
4. Always keep the door shutter in 'closed' position when not in use.
5. Provide rubber bush and magnetic door stopper immediately after fixing door shutter.
6. Ensure that in fully open position, magnetic door stopper has full contact between strike plate and magnet.

Schedule of door hardware:-

1. Schedule of door hardware shall be as per Annexure - C enclosed.
2. Make and material of hardware shall be as per Architect's approval.

Acceptance criteria:-

1. Acceptance criteria, sampling frequency and tests to be carried out along with permissible deviation limits are given in Annexure - B & C hereto
2. Any dispute regarding acceptability shall be referred to Head Procurement whose decision shall be final and binding on the supplier.

Please refer Annexure A1, A2, A3 and A4 for standard door frame dimensions and other details. Dimensions given in above annexure may be changed only with approval of HOD-Design.

Acceptance criteria for door shutters- Please refer Annexure B1

Acceptance criteria for door frames - Please refer Annexure B2

Schedule of hardware - Please refer Annexure C

Annexure A1

Segment – Luxury																
Sr. No	**Module**	**Type**	**Masonry Opening**		**Door frame**	**Frame Specs**	**Rebate in Frame**	**Grooves in Frame**	**Shutter size**			**Shutter Specs**	**Architrave**		**Remarks**	
			Width	**Height**	**Size (in mm)**				**Width**	**Height**	**Thickness**		**Size (in mm)**	**specs**		
			C	**D**	**X x Y**				**E**	**F**			**A x B**			
1	Main Door	Single leaf flush door	1200	2450	180 X 58	Teakwood factory manufactured frame finished in 3 coats of Polish to match shutter finish	**51 x 12**	**Specification required**	1102	2400	48 mm	40 mm thk solid core shutter with 4 mm thk **recon** veneer on both sides finished with 3 coats of Polish	na	na	The Door Frame size and design needs to be coordinated with the Lobby design in specific .	The frame size mentioned is the minimum dimension .
2	Service / Servants Entry	Single leaf flush door	1050	2450	143 X 58	Teakwood factory manufactured frame finished in 3 coats of Polish to match shutter finish	**41 x 12**	**Specification required**	952	2400	38 mm	30 mm thk solid core shutter with 4 mm thk recon veneer on both sides finished with 3 coats of Polish	na	na	The Door Frame size and design needs to be coordinated with the Lobby design in specific .	The frame size mentioned is the minimum dimension .
3	Pooja area		-	2450	-	-			-	-	-	-	-	-		
General Notes :																
All the Opening sizes are clear masonry sizes. (|The dimension above FFL are 50 mm less then what are mentioned above)																
Kitchen* - kitchen door is applicable only for air conditioned residences.																
lipping patti provided for shutter adjustment is to be finished with 3 coats of polish to match shutter finish																
All shutters should be as per quality norms defined by QC & purchase department.																
Architects to check CFO NOC for the thickness of the Shutters (kitchen/ Main door) before finalizing the Door Schedule...																
The Shutter Sizes mentioned are with the Lipping 'Patti' on all the sides as per detail . Lipping 'Patti' to be in Teak wood - size 8 mm.																

Annexure – A2:

Segment - High End																
Sr.No	**Module**	**Type**	**Masonary Opening**		**Frame**	**Frame Specs**	**Rebate in Frame**	**Grooves in Frame**	**Shutter size**			**Shutter Specs**	**Architrave**		**Remarks**	
			Width	**Height**	**size**				**Width**	**Height**	**Thickness**		**Size (in mm)**	**specs**		
			C	**D**	**X x Y**				**E**	**F**			**A x B**			
1	Main Door	Single leaf flush door	1200	2450	180 x 58	Teakwood frame finished in 3 coats of Polish to match shutter finish	**51 x 12**	**Specification required**	1102	2400	48 mm	40 mm thk solid core shutter with 4 mm thk Veneer on both sides finished with 3 coats of Polish	75 x 12	Teakwood Architrave finished in 3 coats of Polish		accessories details
2	Other rooms	Single leaf flush door	1050	2450	143 x 58	Teakwood frame finished in 3 coats of Polish to match shutter finish	**41 x 12**	**Specification required**	952	2400	38 mm	30 mm thk solid core shutter with 4 mm thk Veneer on both sides finished with 3 coats of Polish	75 x 12	Teakwood Architrave finished in 3 coats of Polish		
3	Pooja area		-	2450		-			-	-	-	-	-	-	As per design	
4	Kitchen	Single leaf Sliding door	900	2450	143 x 58	Teakwood frame finished in 3 coats of Polish to match shutter	**41 x 12**	**Specification required**	965	2400	38 mm	30 mm thk solid core shutter with 4 mm thk Veneer on both sides finished with 3 coats of Polish	75 x 12	Teakwood Architrave finished in 3 coats of Polish		
5	Toilets	Single leaf flush door	900	2450	143 x 58	Teakwood frame finished in 3 coats of Polish to match shutter finish	**41 x 12**	**Specification required**	802	2400	38 mm	30 mm thk solid core shutter with 4 mm thk Veneer on both sides finished with 3 coats of Polish	75 x 12	Teakwood Architrave finished in 3 coats of Polish		
6	Powder Toilet	Single leaf sliding door	800	2450	na	Top hung system			865	2400	12 mm	**12 mm thk** Toughened Glass Shutters .			Sliding flush door can also be opted	

7	Utility	Single leaf	1100	2450	143 x 58	Teakwood frame finished in 3 coats of Polish to match shutter finish	**41 x 12**	**Specification required**	1002	2400	38 mm	30 mm thk solid core shutter with 4 mm thk Veneer on both sides finished with 3 coats of Polish	75 x 12	Teakwood Architrave finished in 3 coats of Polish		
7	Store	Single leaf door	1100	2400	143 x 58	Teakwood frame finished in 3 coats of Polish to match shutter finish	**41 x 12**	**Specification required**	1002	2350	38 mm	12 mm thk Toughened Glass Shutters .	75 x 12	Teakwood Architrave finished in 3 coats of Polish		
8	Shaft Doors for Dry balcony	Single Shutter	600	1500	na	Stone frame from all sides	**asper design**	**as per design**	548	1450	30 mm	30 mm thk solid core shutter with textured Paint same as the sorrounding wall colour.	Stone Jambs & Cill to protrude by 15 mm outside the wall face.	na		
General Notes :																

All the Opening sizes are clear masonary sizes . (The dimension above FFL are 50 mm less then what are mentioned above)
All the wooden members sizes are finished sizes.
Kitchen* - kitchen door is applicable only for air conditioned residences.
lipping patti provided for shutter adjustment is to be finished with 3 coats of polish to match shutter finish
All shutters to be of water proof quality
Architects to check CFO NOC for the thichness of the Shutters (kitchen/ Main door) before finalizing the Door Schedule...
APD - As per design

Annexure – A3

Standardization of Doors and Frames
Segment – Aspirational

Sr.No	Module	Type	Masonary Opening		Door frame	Frame Specs	Rebate in Frame	Grooves in Frame	Architraves for Frames		Shutter size			Shutter Specs	Details	Dimensions are from the Bottom of the Shutter.				Notes
			Width	Height	size						Width	Height	Finished Thickness			Height of Handle	Height of Latch	Height for the name plate location	Height for the Eye piece	
			C	D	X x Y				L1	L2	E	F								
1	Main Door	Single leaf flush door	1100	2250	119 x 58	Red Miranti frame finished in 3 coats of Polish to match shutter finish or Concrete Door Frame finished in 3 coats of Cement Primer + Wood Polish to match shutter finish	45 x 12	No Grooves	Out of 19 x 19 (refr drg)	38 x 6	1008	2205	42 mm	34 mm thk solid core shutter with 4 mm thk veneer on both sides finished with 3 coats of Polish	refer Annexure 1, 3, 7 -dig 1 & Annexure 4/5 for end condition	1000	900	1680	1500	Civil Work : "Return" of wall by 6" is desirable . A Threshold needs to be planned to prevent Dust & Water enrty .
2	Other rooms	Single leaf flush door	900	2250	94 x 58	Red Miranti frame finished in 3 coats of Polish to match shutter finish or Concrete Door Frame finished in 3 coats of Cement Primer + Wood Polish to match shutter finish	35 x 12	No Grooves	Out of 19 x 19 (refr drg)	38 x 6	808	2205	32 mm	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 1, 3, 8 -dig 4 & Annexure 4/5 for end condition	1000	900	na	na	For flats Above 90 Mtrs all the internal Doors to have Door Closer .
3	Kitchen*	Single leaf Sliding door	900	2250	N / A	Stone frame. Polished	na	No Grooves	NA	NA	1000	2250	32 mm	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 6, 8 -dig 3, Annexure 3 dig 2 / 3	1000	900	na	na	To ensure clear opening size for the movement of the Kicthen/dry balcony Gadets (Washing machine /fridge etc0
4	Utility next to the Kitchen	Double leaf un equal shutter .	1100	2250	N / A	Stone frame. Polished	na	No Grooves	NA	NA	as/design	as/design	as per detail	Aluminum Sliding Folding Door as per detail Drawing .	NA	as/design	900	na	na	To ensure that the clear opening is enough for the movement of Washng machine .
5	Utility away from kitchen	Single leaf flush door	900	2250	94 x 58	Red Miranti frame finished in 3 coats of Polish to match shutter finish or Concrete Door Frame finished in 3 coats of Cement Primer + Wood Polish to match shutter finish	35 x 12	No Grooves	Out of 19 x 19 mm (refr drg)	38 x 6	808	2205	32 mm	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 1, 3 & Annexure 4/5 for end condition	1000	900	na	na	Tile drop should be planned on the outer side of door . Please refer the drawing.
6	Store in the Kitchen	Single leaf Openable	800	2250	N / A	Stone frame. Polished	Single Rebate (Size to be determined)	No Grooves	NA	NA	708	2205	32 mm	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 1, 3 & Annexure 4/5 for end condition	1000	na	na	na	
		Sliding Door	750	2250	na	Stone frame. Polished	No Rebate	No Grooves	NA	NA	850	2250	32	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 1, 6, 8 -dig 3, Annexure 3 dig 2 / 3	1000	na	na	na	
6	Store away from Kitchen	Single leaf flush door	800	2250	94 x 58	Red Miranti frame finished in 3 coats of Polish to match shutter finish or Concrete Door Frame finished in 3 coats of Cement Primer + Wood Polish to match shutter finish	35 x 12	No Grooves	Out of 19 x 19 mm (refr drg)	38 x 6	708	2205	32	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 1, 3 & Annexure 4/5 for end condition	1000	na	na	na	
5	Toilets	Single leaf flush door	800	2250	94 x 58	Red Miranti frame finished in 3 coats of Polish to match shutter finish or Concrete Door Frame finished in 3 coats of Cement Primer + Wood Polish to match shutter finish	35 x 12	No Grooves	Out of 19 x 19 mm (refr drg)	38 x 6	708	2205	32 mm	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 1, 3 dig 2 / 3 & Annexure 8 -dig 4	1000	900	na	na	Threshold to be planned for the tToilet door which is abutting bedroom with wooden flooring.
			750	2250	N / A	Stone frame. Polished	Specification require	No Grooves	na	Na	710	2225	32 mm	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 3 dig 2 / 3 & Annexure 8 -dig 4	1000	900	na	na	Stone frame can be used where the frame is not in continuation with other door Frames .
6	Shaft Doors in Deck	Single Shutter	600	1500	na	Stone frame. Polished	Specification require	No Grooves	na	Na	560	1460	32 mm	30 mm thk solid core shutter finished with textured paint same as the external wall finish.	refer Annexure -3 dig 2 / 3	1000	as/design	na	na	

General Notes :
All the Opening sizes are clear masonary sizes . (The height above FFL is 50 mm less then the mentioned height)
All the wooden members sizes are finished sizes.
Kitchen* - kitchen door is applicable only for air conditioned residence
All shutters should be as per quality norms defined by QC & purchase
All dimension mentioned are in mm .

Annexure – A4

Segment - CASA																			
Sr.No	Module	Type	Masonary		Door frame	Frame Specs	Rebate in Frame	Grooves in Frame	Lipping "Patti"		Shutter size			Shutter Specs		Dimensions from the bottom of the Door shutter				
			Width	Height	Size						Width	Height	Thickness		Details	Height of Handle	Height of Latch	Height Of the Name Plate	Eye piece	Notes
			C	D	X x Y				L1	L2	E	F								
1	Main Door	Single leaf flush door	1100	2250	119 x 58	Red Miranti frame finished in 3 coats of Polish to match shutter finish or Concrete Door Frame finished in 3 coats of Cement Primer + Wood Polish to match shutter finish	43 x 12	No Grooves	Out of 19 x 19 (refr drg)	38 x 6	1008	2205	40 mm	40 mm thk solid core shutter finished with 0.8 mm thk textured laminate on both sides	refer Annexure 1, 3, 7 -dig 1 & Annexure 4/5 for end condition	1000	900	1680	1500	
2	Other rooms	Single leaf flush door	900	2250	94 x 58	Red Miranti frame finished in 3 coats of Polish to match shutter finish or Concrete Door Frame finished in 3 coats of Cement Primer + Wood Polish to match shutter finish	35 x 12	No Grooves	Out of 19 x 19 (refr drg)	38 x 6	808	2205	32 mm	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 1, 3, 8 -dig 4 & Annexure 4/5 for end condition	1000	900	na	na	
3	Kitchen *	Single leaf Sliding door	900	2250	Specification required	Stone frame. Polished	Specification required	No Grooves			1000	2250	32 mm	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 6, 8 -dig 3, Annexure 3 dig 2 / 3	1000	900	na	na	
4	Utility next to the Kitchen	Double leaf unequal shutter .	1100	2250	Specification required	Stone frame. Polished	Specification required	No Grooves			APD	APD	as per detail	Aluminum Sliding Folding Door as per Drawing .	NA	APD	900	na	na	
5	Utility away from kitcheb	Single leaf flush door	900	2250	94 x 58	Red Miranti frame finished in 3 coats of Polish to match shutter finish or Concrete Door Frame finished in 3 coats of	35 x 12	No Grooves	Out of 19 x 19 (refr drg)	38 x 6	808	2205	32 mm	30 mm thk solid core shutter finished with 1 mm thk laminate on	refer Annexure 1, 3 & Annexure 4/5 for end condition	1000	900	na	na	

						Cement Primer + Wood Polish to match shutter finish								both sides					
6	Store in the Kitchen	Single leaf Openable	800	2250	Specification required	Stone frame. Polished	Single Rebate (Specification required)	No Grooves			760	2230	32 mm	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 1, 3 & Annexure 4/5 for end condition	1000	na	na	na	
		Sliding Door	750	2250	Specification required	Stone frame. Polished	No Rebate	No Grooves			850	2230	32	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 1, 6, 8 -dig 3, Annexure 3 dig 2 / 3	1000	na	na	na	
6	Store away from Kitchen	Single Leaf Door	800	2250	94 x 58	Red Miranti frame finished in 3 coats of Polish to match shutter finish or Concrete Door Frame finished in 3 coats of Cement Primer + Wood Polish to match shutter finish	35 x 12	No Grooves	Out of 19 x 19 (refr drg)	38 x 6	714	2207	32	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 1, 3 & Annexure 4/5 for end condition	1000	na	na	na	
5	Toilets	Single leaf flush door	800	2250	94 x 58	Red Miranti frame finished in 3 coats of Polish to match shutter finish or Concrete Door Frame finished in 3 coats of Cement Primer + Wood Polish to match shutter finish	35 x 12	No Grooves	Out of 19 x 19 (refr drg)	38 x 6	714	2207	32 mm	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 1, 3 dig 2 / 3 & Annexure 8 -dig 4	1000	900	na	na	
			750	2250	Specification required	Stone frame. Polished	Specification required	No Grooves			710	2230	32 mm	30 mm thk solid core shutter finished with 1 mm thk laminate on both sides	refer Annexure 3 dig 2 / 3 & Annexure 8 -dig 4	1000	900	na	na	
6	Shaft Doors in Decks .	Single Shutter	600	1500	Specification required	Stone frame. Polished	Specification required	No Grooves	na	na			32 mm	30 mm thk solid core shutter finished with textured paint	refer Annexure -3 dig 2 / 3	1000	APD	na	na	

														same as the external wall finish.						

General Notes :
All the Opening sizes are clear masonary sizes . (The height above FFL is 50 mm less then the mentioned height)
All the wooden members sizes are finished sizes .
19 mm Stone considered for the " stone frames ".
Kitchen* - kitchen door is applicable only for air conditioned residences.
lipping patti provided for shutter adjustment is to be finished with 3 coats of polish to match shutter finish
All shutters should be as per quality norms defined by QC & purchase department.
Fire rated Door set can used for staircases where the door is not directly seen from the lobby .
Where the Door is directly in the lobby the Door needs to follow the Specification of the Main door of the Flats But.
The Shutter Sizes mentioned are with the Lipping 'Patti' on all the sides as per detail . Lipping 'Patti' to be in Teak wood - size 8 mm.
APD - As per design

Table 1: Office Door - Lodha Excelus

Sr.No	Module	Type	Masonry Opening		Door Frame Size(in mm)	Frame Specs	Shutter Size			Shutter Specs	Architrave		Accessories		Details	Remarks
			Width	Height			Width	Height	Thickness		Size(in mm)	Specs	Handle of Handle	Height of Latch/Key		
			C	D	X x Y		E	F			AXB					
1	Main Lobby-Office Entrance Door	Double Shutter Glass Door	2100	2400	As per Design	As per Design	As per Design	As per Design	As per Design	12 mm thk Toughened Glass Shutters	As per Design	As per Design	1000	900	Na	The Door Needs to be planned & Designed to accommodate the Access card reader near to the Door.
2	Staircase Door	Single Leaf Flush Door	1100	2250	119X 58*	2 hrs Fire Rated Door with Frame or as per CFO	1002	2200	48mm	48mm thk flushed door finished with Veneer or laminate as per co-ordination with Lobby Design	NA	Teakwood Architrave finished in 3 coates of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	To be in-line with the FRD door policy
3	Service Lobby Door	Single Leaf Door	1100	2400	119X58*	Teakwood frame finished in 3 coats of Polish to match shutter	1002	2350	38mm	30mm thk Solid Core shutter with 4mm thk Veneer on both Sides finished with 3 coats of Polish	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	
4	Electrical & LV Shaft door	Single leaf door when Shaft is in Meter Room	1100	2400	119X58*	Teakwood frame finished in 3 coats of Polish to match shutter	1002	2350	34mm	30mm thk Solid Core shutter with 4mm thk Veneer on outer Side finished with 3 coats of Polish on both sides	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	The Finishing Material of the Door on External side needs to be co-ordinated with finishing material of the Lobby
		Double Leaf door(when shaft is opening in Lobby or Common space)	1100	Floor to floor	119X58*	Teakwood frame finished in 3 coats of Polish to match shutter	1002	As per design	34mm	30mm thk Solid Core shutter with 4mm thk Veneer on outer Side finished with 3 coats of Polish on both sides	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	The Finishing Material of the Door on External side needs to be co-ordinated with finishing material of the Lobby

5	**Meter Room Door**	**Single leaf Door**	**1100**	**2250**	**119X58***	**Teakwood frame finished in 3 coats of Polish to match shutter**	**1002**	**2200**	**34mm**	**30mm thk Solid Core shutter with 4mm thk Veneer on outer Side finished with 3 coats of Polish on both sides**	**75X12**	**Teakwood Architrave finished in 3 coats of Polish**	**1000**	**900**	**Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition**	**The Finishing Material of the Door on External side needs to be co-ordinated with finishing material of the Lobby**
6	**Toilet Door**	**Single leaf Door**	**1100**	**2250**	**119X58***	**Teakwood frame finished in 3 coats of Polish to match shutter**	**1002**	**2200**	**38mm**	**30mm thk Solid Core shutter with 4mm thk Veneer on both Sides finished with 3 coats of Polish**	**75X12**	**Teakwood Architrave finished in 3 coats of Polish**	**1000**	**900**	**Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition**	
7	**Plumbing Shaft Door**	**Single leaf door**	**900**	**2250**	**119X58***	**Teakwood frame finished in 3 coats of Polish to match shutter**	**802**	**2200**	**34mm**	**30mm thk Solid Core shutter with 4mm thk Veneer on Outer side& finished with 3 coats of Polish on both sides**	**75X12**	**Teakwood Architrave finished in 3 coats of Polish**	**1000**	**900**	**Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition**	**The Finishing Material of the Door on External side needs to be co-ordinated with finishing material of the Lobby**
8	**Handicap Toilet Door**	**Single Leaf Flush Door**	**1200**	**2250**	**119X58***	**Teakwood frame finished in 3 coats of Polish to match shutter**	**1102**	**2200**	**38mm**	**30mm thk Solid core shutter with 4mm thk Veneer on both sides finished with 3 coats of Polish**	**75X12**	**Teakwood Architrave finished in 3 coats of Polish**	**1000**	**900**	**Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition**	
9	**AHU Doors**	**Single leaf Flush Door**	**1500**	**2250**	**119X58***	**Teakwood frame finished in 3 coats of Polish to match shutter**	**1402**	**2200**	**38mm**	**30mm thk Solid core shutter with 4mm thk Veneer on both sides finished with 3 coats of Polish**	**75X12**	**Teakwood Architrave finished in 3 coats of Polish**	**1000**	**900**	**Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition**	
10	**Server Room Doors**	**Single Leaf flush door**	**1100**	**2250**	**119X58***	**Teakwood frame finished in 3 coats of Polish to match shutter**	**1002**	**2200**	**38mm**	**30mm thk Solid core shutter with 4mm thk Veneer on both sides finished with 3 coats of Polish**	**75X12**	**Teakwood Architrave finished in 3 coats of Polish**	**1000**	**900**	**Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition**	

11	**Fire Hydrant Shaft door**	**Singlt Leaf door with Vision panel**	**900**	**1500**	**N.A**	**N.A**	**N.A**	**N.A**	**N.A**	**Readymade MS Door with Louvers**	**N.A**	**N.A**			**N.A**	**Readymade MS Door including Frame**

***. Frame Size remaining the same, the rebate size changes due to thickness of Door.**

Table 2: Office Door -Lodha Supremus

Sr.No	Module	Type	Masonry Opening		Door Frame Size(in mm)	Frame Specs	Shutter Size			Shutter Specs	Architrave		Accessories		Details	Remarks
			Width	Height			Width	Height	Thickness		Size(in mm)	Specs	Handle of Handle	Height of Latch/Key		
			C	D	X x Y		E	F			AXB					
1	Main Lobby-Office Entrance Door	Single Shutter solid Door	1200	2400	As per Design	As per Design	As per Design	As per Design	As per Design	38mm thk Flush Door	As per Design	As per Design	No Handle	900	Na	Door will open outside & will require a portal, as it will be kept open during office working hours.
2	Staircase Door	Single Leaf Flush Door	1100	2250	119X 58*	2 hrs Fire Rated Door with Frame or as per CFO	1002	2200	48mm	48mm thk flushed door finished with Veneer or laminate as per co-ordination with Lobby Design	NA	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	To be in-line with the FRD door policy
3	Service Lobby Door	Single Leaf Door	1100	2250	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	1002	2200	38mm	30mm thk Solid Core shutter with 4mm thk Veneer on both Sides finished with 3 coats of Polish	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	
4	Electrical & LV Shaft door	Single leaf door	1100	2250	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	1002	2200	34mm	30mm thk Solid Core shutter with 4mm thk Veneer on outer Side finished with 3 coats of Polish on both sides	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	The Finishing Material of the Door on External side needs to be co-ordinated with finishing material of the Lobby
5	Meter Room Door	Single leaf Door	1100	2250	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	1002	2200	34mm	30mm thk Solid Core shutter with 4mm thk Veneer on outer Side finished with 3 coats of Polish on both sides	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	The Finishing Material of the Door on External side needs to be co-ordinated with finishing

																material of the Lobby
6	Toilet Door(External)	Single leaf Door	1100	2250	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	1002	2200	38mm	30mm thk Solid Core shutter with 4mm thk Veneer on both Sides finished with 3 coats of Polish	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	
	Toilet Door(Internal)	Single leaf Flush Door	800	2250	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	702	2200	38mm	30mm thk Solid Core shutter with 4mm thk Veneer on both Sides finished with 3 coats of Polish	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	
7	Plumbing Shaft Door	Single leaf door	900	2250	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	802	2200	34mm	30mm thk Solid Core shutter with 4mm thk Veneer on Outer side& finished with 3 coats of Polish on both sides	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	The Finishing Material of the Door on External side needs to be co-ordinated with finishing material of the Lobby
8	Handicap Toilet Door	Single Leaf Flush Door	1200	2250	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	1102	2200	38mm	30mm thk Solid core shutter with 4mm thk Veneer on both sides finished with 3 coats of Polish	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	
9	AHU Doors	Single leaf Flush Door	1500	2250	119X58*	Teakwood frame finished in 3 coats of Polish to match shutter	1402	2200	38mm	30mm thk Solid core shutter with 4mm thk Veneer on both sides finished with 3 coats of Polish	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	
10	Fire Hydrant Shaft door	Singlt Leaf door with Vision panel	900	1500	N.A	N.A	N.A	N.A	N.A	Readymade MS Door with Louvers	N.A	N.A			N.A	Readymade MS Door including Frame

*. Frame Size remaining the same, the rebate size changes due to thickness of Door.

Table 3: Office Door - Lodha iThink

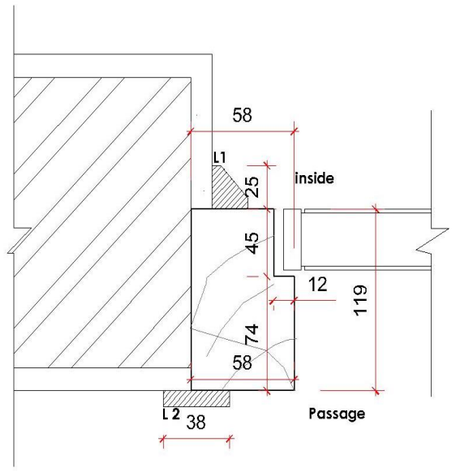
Sr.No	Module	Type	Masonry Opening		Door Frame Size(in mm)	Frame Specs	Shutter Size			Shutter Specs	Architrave		Accessories		Details	Remarks
			Width	Height			Width	Height	Thickness		Size(in mm)	Specs	Handle of Handle	Height of Latch/Key		
			C	D	X x Y		E	F			AXB					
1	Main Lobby-Office Entrance Door	Single Shutter solid Door	1200	2400	As per Design	As per Design	As per Design	As per Design	As per Design	38mm thk Flush Door	As per Design	As per Design	No Handle	900	Na	Door will open outside & will require a portal, as it will be kept open during office working hours.
2	Staircase Door	Single Leaf Flush Door	1100	2250	119X 58*	2 hrs Fire Rated Door with Frame or as per CFO	1002	2200	48mm	48mm thk flushed door finished with Veneer or laminate as per co-ordination with Lobby Design	NA	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	To be in-line with the FRD door policy
3	Service Lobby Door	Single Leaf Door	1100	2400	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	1002	2350	38mm	30mm thk Solid Core shutter with 4mm thk Veneer on both Sides finished with 3 coats of Polish	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	
4	Electrical & LV Shaft door	Single leaf door	1100	2400	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	1002	2350	34mm	30mm thk Solid Core shutter with 4mm thk Veneer on outer Side finished with 3 coats of Polish on both sides	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	The Finishing Material of the Door on External side needs to be co-ordinated with finishing material of the Lobby
5	Meter Room Door	Single leaf Door	1100	2250	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	1002	2200	34mm	30mm thk Solid Core shutter with 4mm thk Veneer on outer Side finished with 3 coats of Polish on both sides	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	The Finishing Material of the Door on External side needs to be co-ordinated with finishing

																material of the Lobby
6	Toilet Door(External)	Single leaf Door	1100	2250	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	1002	2200	38mm	30mm thk Solid Core shutter with 4mm thk Veneer on both Sides finished with 3 coats of Polish	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	
	Toilet Door(Internal)	Single leaf Flush Door	800	2250	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	702	2200	38mm	30mm thk Solid Core shutter with 4mm thk Veneer on both Sides finished with 3 coats of Polish	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	
7	Plumbing Shaft Door	Single leaf door	900	2250	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	802	2200	34mm	30mm thk Solid Core shutter with 4mm thk Veneer on Outer side& finished with 3 coats of Polish on both sides	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	The Finishing Material of the Door on External side needs to be co-ordinated with finishing material of the Lobby
8	Handicap Toilet Door	Single Leaf Flush Door	1200	2250	119X58*	Red Meranti frame finished in 3 coats of Polish to match shutter frame	1102	2200	38mm	30mm thk Solid core shutter with 4mm thk Veneer on both sides finished with 3 coats of Polish	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	
9	AHU Doors	Single leaf Flush Door	1500	2250	119X58*	Teakwood frame finished in 3 coats of Polish to match shutter	1402	2200	38mm	30mm thk Solid core shutter with 4mm thk Veneer on both sides finished with 3 coats of Polish	75X12	Teakwood Architrave finished in 3 coats of Polish	1000	900	Refer Annexure 1a,2 – fig1,2 & 4&Annexure 4/5 for end condition	
10	Fire Hydrant Shaft door	Singlt Leaf door with Vision panel	900	1500	N.A	N.A	N.A	N.A	N.A	Readymade MS Door with Louvers	N.A	N.A			N.A	Readymade MS Door including Frame

***. Frame Size remaining the same, the rebate size changes due to thickness of Door.**

Annexures – 1,2,3,4 & 5:

ANNEXURE - '1'
Door frame size policy
Segment - I Think / Supremus / Excellus

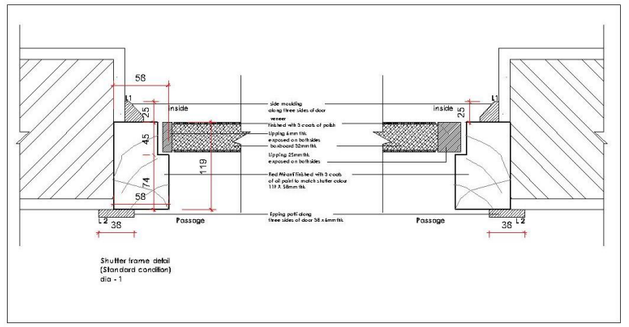


Shutter Frame detail

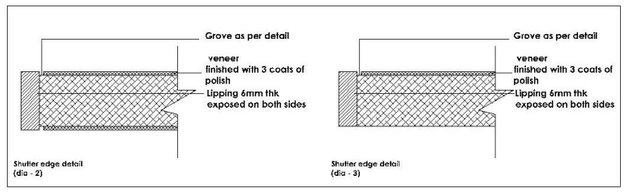
DIA 1

SEGMENT :	I Think / SUPREMUS / EXCELLUS
FRAME SIZE :	119X59
MATERIAL:	RED Miranti
REBATE:	ON ONE SIDE
LOCATION:	MAIN

ANNEXURE - '2'
Segment - I Think / Supremus / Excellus
Shutter frame & Shutter edge detail

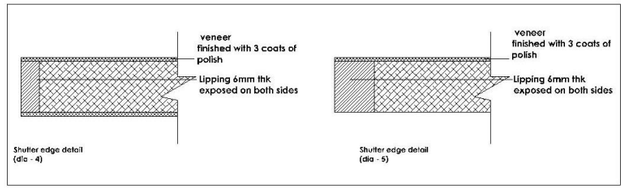


Shutter frame detail
(Standard condition)
dia - 1



Shutter edge detail
(dia - 2)

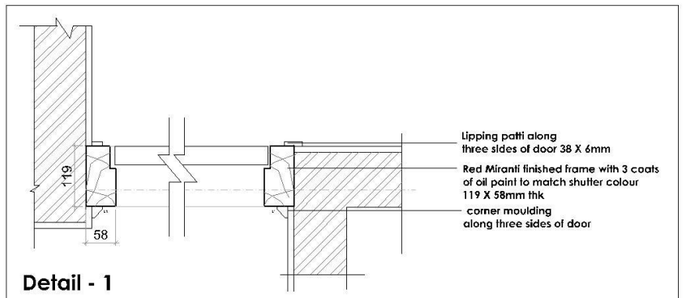
Shutter edge detail
(dia - 3)



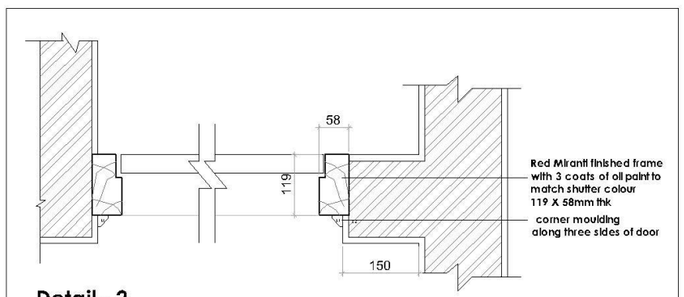
Shutter edge detail
(dia - 4)

Shutter edge detail
(dia - 5)

ANNEXURE - '3'
Shutter related edge detail for Internal doors policy
Segment - I Think / Supremus / Excelus

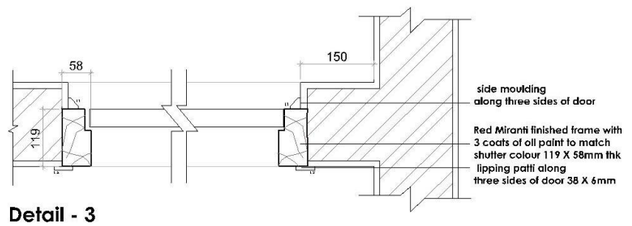


Detail - 1
Door in between two perpendicular walls &
a wall parallel one perpendicular walls

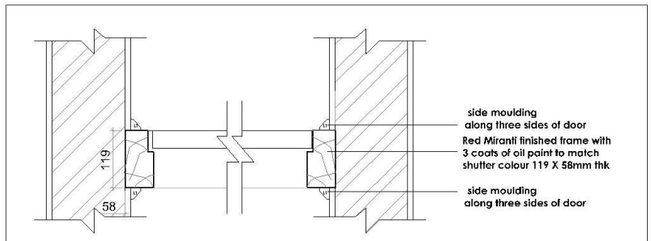


Detail - 2
Two parallel walls with 150mm
wall along one side

ANNEXURE - '4'
Shutter related edge detail for Internal doors policy
Segment - I Think / Supremus / Excelus



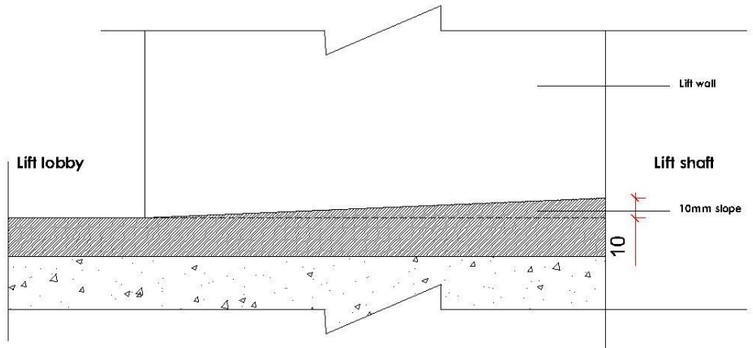
Detail - 3
Two perpendicular walls with
150mm wall along the junction



Detail - 4
Two parallel walls

ANNEXURE - '5'

Thresh hold detail
Segment - I Think / Supremus / Excellus



Threshold detail for Lift door
dia - 2

Annexure – B1

ACCEPTANCE CRITERIA FOR DOOR SHUTTERS							
Related IS code : As per IS 2202 (part- 1) - 1999							
Testing Criteria : As per IS 4020 (part 1 to 16) - 1998							
Test Frequency : one door sampel for Lot size upto 300nos and 2 door samples for above 300 numbers							
SR. No.	**NAME OF THE TEST**	**PROCEDURE**	**TO BE CONDUCTED WHEN**	**TO BE CONDUCTED WHERE**	**ACCEPTENCE CRITERIA**	**OUTCOME OF FAILURE (Action to be taken in case of test failure)**	**Action to be taken in case of Performance Failure (i.e. after installation of doors)**
1	Dimensions and squareness	Measure the Height, width, thickness & squareness of the door sample	After material arrived at site	At site by QC personnel / Random door sample send to external laboratary	The dimensions of nominal width and height shall be within a limit of +/-5mm. The door shutter shall not deviate by more than 1mm on a length of 500mm. The thickness of the door shutter shall be uniform throughout with the permissible variation of not more than 0.8mm between any two points. the nominal thickness of the shutter shall be within a limit of +/-1mm	Lots not confirming will not be put to use and will be returned back to the supplier	PHASE I If item fails during first 24 months from delivery, the following to be recovered from supplier a) Replacement cost b) Penalty recovery from supplier (Penalty will be 10% of the failed door value which includes door installation cost) Recovery to be enabled through a recurring performance bank guarantee which shall be taken from the suppliers. The applicable peformance bank guarantee will be 5 lakhs for the suppliers having annual turnover of more than 30 lacs from lodha and 2 lacs for the suppliers having annual
2	General Flatness	Measurement of Twist: the door shutter is held freely in vertical plane or mounted vertically so that there is no external restraint.Any three corners of this face determina a plane of reference. The deviation of the fourth corner is measured with respect to this plance with a plumb bob. Measurement of Warping and cupping: Measurement of warping and cupping on one of the faces of the door shutters is measured with respect to straight lines parallel to each edge and located 20mm or less from the edge. The distance of the face from these straight lines is measure.	After material arrived at site	Random door sample send to external laboratary	The twist, cupping and warping shall not exceed 6mm	1% devaluation on P.O amount	
3	Local planeness test	The door shutter shall be placed in a horizontal position or held freely in convenient position. Squares of 200mmx200mm shall be drawn, spread over the entire area of the shutter for measurement purpose. A suitable measuring	After material arrived at site	Random door sample send to external laboratary	The depth of deviation measured at any point shall not be more than 0.5mm	1% devaluation on P.O amount	

		device suitably fixed at the centre of a straight edge of 150mm length shall be placed on the ten different squares on the face of the door shutter. The depth at each point shall be measured to an accuracy of 01mm					turnover of less than 30 lacs from Lodha. Phase II: (Deadline 31 Dec 2010)
4	Impact indentation test	the door shutter shall be placed horizontally resting on a suitable frame equally on all the four edges. A steel ball of about 50mm diameter and weighing 500+/- 10g shall be allowed to fall freely from a height of 750 +/- 5mm at any randomly selected 10 different points on both the surfaces of the door shutter leaving distance of 75mm from the deges. The depth of indentation shall be measured to an accuracy of 0.1mm	After material arrived at site	Random door sample send to external laboratary	No defects such as cracking, tearing or delamination and the depth of indentation shall not be more than 0.2mm	1% devaluation on P.O amount	At least 10 suppliers to be evaluated and ranked jointly by quality and purchase dept. Standard manufacturing procedures and incentive methods to be developed for the suppliers to manage our quality standards. It will help us to eliminate "Failure in test" clause. Quarterly audits to be made jointly with purchase and quality department for selected suppliers.
5	Flexure test	The door shutter shall be held firmly along one long edge and the adjacent short edge and it shall be ensured that the three fixed corners are in one horizontal plane. Loading shall be done on the top corner of the door shutter 50 mm from the free edge, resulting deformation in the vertical plane of the door shutter. The loading shall be done in steps of 100 N (10 kgt) upto a maximum of 500 N (50 kgf) and unloaded after 15 min in the same steps. The deflection shall be measured initially and after 15 min with the load and finally after 3 min of the removal of the load. All deflections of the free corner shall be measured to an accuracy of 0.1 mm with reference to the diagonally opposite fixed corner.	After material arrived at site	Random door sample send to external laboratary	There shall not be any residual deflection of more than one tenth of the maximum deflection. The deflection at the maximum load shall not be more than one thirtieth of the length and one fifteenth of the width, whichever is less.	1% devaluation on P.O amount	
6	Edge loading test	The door shutter shall be hung vertically, bearing or with 12 mm dia pivot supported at the top and bottom or hinged on one longitudinal edge. The load shall be applied on the top of the other longitudinal edge parallel to the plane of the door shutter at a distance of 25 f 5 mm from the edge. The loading shall be done in steps of not more than 200 N (20 kgl) at a time until a load of 1 000 N (100 kgf) is reached and kept constant for a period of 15 min. The deflection at the loaded edge at the end of 15 min shall be recorded. The deflection shall also be measured 3 min after the removal of the load	After material arrived at site	Random door sample send to external laboratary	The deflection of the edge at the maximum load shall not be more than 5 mm. On removal of the loads, the residual deflection shall not be more than 0.5 mm, failing which the test may be repeated on the other edge in the reverse direction. Also there shall be no lateral buckling by more than 2 mm during loaded condition and no residual lateral buckling after removal of the load.	1% devaluation on P.O amount	

		to an accuracy of 0.1 mm.					
7	Shock Resistance test	The door shutter shall be hinged in a vertical plane flush with a fixed frame. The rope with a leather ball of approximately 200 mm in dia and containing 50 N (5 kgf) of sand hung vertically by a rope required for giving the shock for soft and light body impact. for soft and heavy body impact A spherical leather sail cloth bag of approximately 350 mm in diameter is filled with sand until it reaches a mass of 300 N	After material arrived at site	Random door sample send to external laboratary	There shall be no visible damage in any part of the door after twentyfive blows on each end. Door shutters, when tested in accordance with 3.1 of IS 4020 (Part 8), the normally hung shutter, with angings, fixings and fastenings hould with stand without any significant permanent deformation and without deterioration the five impacts on both	1% devaluation on P.O amount	
8	Buckling test	The door shutter shall be placed in a rigid rig and fixed in a way similar to actual installation. The door shutter shall be opened to an angle of 90 * 5' and secured at its top free corner to prevent any lateral movement. A typical method of attachment of the load and its location is shown in Fig.1 for guidance. A load of 400 N (40 kgf) is applied at 1000 f 5 mm from the bottom of the door at right angles to the plane of the door shutter and in the direction of opening, in increments of 100 N each. Incremental load is applied only after stabilization of the deformation created by the previous loading. The deformation at the lower free corner is measured to an accuracy of 1 mm 5 minutes after the application of the load and 15 minutes after unloading.	After material arrived at site	Random door sample send to external laboratary	sides of the shutter Shall not show any detoriation and any residual deformation more than 5 mm after 15 minutes of unloading and the initial deflection also shall not be more than 50 mm.	1% devaluation on P.O amount	16
9	Slamming Test	Suitable fixture shall be made to hold the door shutter horizontally flat and hinged on one long edge and resting freely on a wooden rail 50 mm from the other long edge. The door shutter shall be placed in a horizontal position suitably hinged at three equidistant places or at the discretion of the manufacturer on one of the long edges. The other edge is lifted up so as to form an angle of not less than 30" at the hinged edge and allowed to drop under its own weight, 50 times on the rail at the rate of 4-5 drops per minute.	After material arrived at site	Random door sample send to external laboratary	Shall not have any visible damage in any part of the door at the end of 50 successive impacts. Only superficial damage of laminate is accepted	1% devaluation on P.O amount	
10	Misuse test	Suitable frame to hold the door simtter vertically in a manner similar to its installation in practice shall be made. The	After material arrived at	Random door sample send to external	There shall not be any permanent	1% devaluation on P.O	

		door shutter shall be hinged on one long edge to the frame. A hard wood slip such as Laurel,Sal, Bijasal of 50 mm x 50 mm and of thickness, adequate to match the thickness of the door shutter shall be placed vertically at the bottom of the hinged stile of the frame in such a way as to keep the door ajar at 70 f 5'. The force is applied progressively to the handle or equivalent position and at right angles to the plane of the frame in the direction of closing until it reaches	site	laboratary	deformation of the fixing or any other part of the door set in hindering its normal working after the test.	amount
11	End Immersion Test	200 N (20 kgt) The door shutter shall be immersed to a minimum depth of 300 mm in water at ambient temperature for 24 hours and then allowed to dry for 24 hours at ambient temperature. This cycle shall be repeated eight times.The door shutter shall be examined for any delamination in the immersed portion of the shutter	After material arrived at site	Random door sample send to external laboratary	Shall have no delamination at the end of the test. This test shall be carried out on door shutters only after they pass in glue adhesion test.	1% devaluation on P.O amount
12	Glue Adhesion Test	Two square sections, 150 mm x 150 mm shall be cut from the corners of the door shutter. These corner sections, as cut from the door shutter, shall be submerged in a pan of water at ambient temperature, care being taken that the pieces do not touch the bottom of the pan. The water shall then be brought to the boiling temperature and maintained at this temperature for 4 hours and then dried in a chamber at 27 f 2°C and relative humidity of 65 f 5 percent for 24 hours. At the end of the drying period the samples shall be examined for delamination. Glue lines in all the four exposed edges of the plywood on both faces of a specimen and the glue lines between the plywood faces and the stile and rail shall be examined for delamination.	After material arrived at site	Random door sample send to external laboratary	Shall be considered to have passed the test if no delamination has occurred in the glue lines in the plywood or if no single delamination of more than 50mm in length and more then 3mm in depth has occurred in the assembly glue lines between the plywood faces and stile and rail. Delamination at a knot, knot hole, a pitch pocket and worm hole or other permissible; wood defects shall not be considered in assessing the sample. A door shutter shall be deemed to have passed the test if both the specimen tested passed the test.	2% devaluation on P.O amount
13	Screw withdrawal Resistance Test	This test shall be carried out on three test specimens of size 150 mm x 75 mm cut along the longitudinal edge of upper/lower half portion of the door shutter, using a suitable test equipment having an arrangement to pull the screws fixed on the specimen so as to measure the maximum load required for complete withdrawal. Prior to testing, the test specimen shall be conditioned at 27 f 2°C	After material arrived at site	Random door sample send to external laboratary	The required load to withdraw the screw completely shall not be less than 1000 N. On withdrawal, there shall be no visible damage to the surface either by delamination or	1% devaluation on P.O amount

		and at relative humidity of 65 f 5 percent for one week. Two prebores of 3 mm diameter shall be made along the stile at an interval of 50 mm on the face and along the edges of the specimen. Screws of size No. 8 and 50 mm length (see IS 6760) shall be fixed at these points to a depth of 25 mm. The specimen shall then be placed on the test equipment and load applied at the specified rate of 2 mm per minute for withdrawal of one screw at a time. The maximum load required for complete withdrawal shall be noted in each case.			**extra chipping off at the points of withdrawal.**		
14	**Knife test**	**The test shall be carried out on a stout table to which is screwed a wooden batten against which the edge of the test specimen is placed. The knife is inserted with its cutting edge parallel to the grain of the outer veneer and worked into, or if possible, along a glue line and the veneer is prised upward. It is essential that the knife be firmly guided along the glue line.**	**After material arrived at site**	**Random door sample send to external laboratary**	**The adhesion is excellent when it is difficult to find the glue line and impossible to keep the tool within it for more than 6 mm without cutting into adjuncent wood. On prising upwards, the veneer/facing sheet usually breaks off over a width only slightly greater than that of the tool.**	**1% devaluation on P.O amount**	

Notes:

All the shutters visually inspected for Test 1, Bubbles, Undulations, scraches etc. at site
For laboratory test, quality team will select and stamp the flush door from the lot being manufactured at supplier's factory. The selected flush door will be sent by supplier to our site with remaining quantity. From the site it will be
All the tests at external laboratory should be conducted without decorative veneer / laminate.
All the shutters should be packed with Polyethyelene bags and Tightly strapped with corrugated sheets.

ANNEXURE - B2

ACCEPTANCE CRITERIA FOR DOOR FRAMES

Type of Wood : Teak / Red meranti **Checking Criteria : As per IS 4021 :1995**

Test Frequency : For each frame

S.NO.	NAME OF THE TEST	PROCEDURE	TO BE CONDUCTED WHEN	TO BE CONDUCTED WHERE	ACCEPTENCE CRITERIA (Second Grade)	OUTCOME OF FAILURE(ACTION to be taken)
1	Moisture content	With Electronic Moisture meter. 1.The moisture meter reading shall be taken at 6 points along the length of the each frame. 2.To take the average of 6 readings. 3. The average reading must comply with the acceptance criteria	After the material has arrived at site	On site by CM personnel.	Between 1st july and 30th September upto 22% and for the rest of the period upto 20% moisture content is allowed.	Lots not confirming will not be put to use and will be returned back to the supplier
2	Sound knots and live knots	Visual inspection/Physical Measurement Sound knot: A tight knot free from decay, which is solid across its fact, and at least as hard as the surrounding wood. Live knot: A knot free from decay and other defects, in which the fibers arc firmly intergrown with those of the surrounding wood.	After the material has arrived at site	On site by CM personnel.	Maximum 3 knots/meter with permissible size of Maximum 60mm	Accept/Reject based on meeting the alongside criteria. No devaluation.
3	Sap wood	Visual Inspection Sap wood: The outer layers of the log, which in the growing tree contain living cells and food material. The sapwood is usually lighter in color and is readily attacked by insects and fungi	After the material has arrived at site	On site by CM personnel.	Total not exceeding 25% on each surface area	Lots not confirming will not be put to use and will be returned back to the supplier
	If there are 3 knots of more than 35 mm per meter then only 10% Sap wood is allowed in a particular member of the frame.					
4	Decayed knots, dead knots and knots holes	Visual inspection Dead knots :A knot in which the layers of annual growth are not completely intergrown with those of the adjacent wood. It is surrounded by pith or bark. The encasement may be partial or complete.	After the material has arrived at site	On site by CM personnel.	Not more than 10mm size centrally located and not more than 2 knots/meter. These shall be completely filled and tightly plugged with seasoned timber of the same species and properly glued.	Accept / Reject the frames based on criteria. No devaluation.
5	Pin holes	Visual Inspection Pin holes: Hole not over 2 mm in diameter, usually darkly stained and not containing bore dust or frass.	After the material has arrived at site	On site by CM personnel.	Should not be in cluster. In finished frames all other pinholes shall be completely filled and tightly plugged with seasoned timber of the same species and properly glued.	If live termites found in the pinholes the timber will be rejected. Accept / Reject the frames based on criteria. No devaluation.
6	worm holes	Visual Inspection of Worm holes	After the material has arrived at site	On site by CM personnel.	Not Permitted.	Accept / Reject the frames based on criteria. No devaluation.
7	Checks	Visual Inspection/Physical Measurement Checks : separation of fibers along the grain which is confined to one face of a piece of wood.	After the material has arrived at site	On site by CM personnel.	One fourth of the total thickness of piece or 6mm whichever is less, provided it is fully stopped	Accept / Reject the frames based on criteria. No devaluation.
8	Cracks	Visual Inspection	After the material has arrived at site	On site by CM personnel.	Hair cracks upto 12" in length; Major cracks - length 6", width upto 1 mm and depth upto 10mm. The cracks shall not occur at joints.	Accept / Reject the frames based on criteria. No devaluation.
9	Dimensions, construction and workmanship	Visual Inspection / Physical Measurement	After the material has arrived at site	On site by QA/QC personnel.	Dimensions +3mm -2mm for width and +2mm -3mm for thickness. The length tolerance will +5mm. All members of frame shall be exactly at right angles. All members of frame shall be straight	Accept/Reject based on meeting the alongside criteria. No devaluation acceptable.

					without any warp or bow and shall have smooth, well-planed on three sides exposed at right angles to each other.	
11	**Antitermite treatment**	**Type of preservative - Organic solvent. Recommended preservative chemicals - Copper naphthenates / copper abietates / zinz naphthenates / zinc abietates / synthetic pyrethroids / chlorpyrifos procedure - As per Manufacturer's specifications and application procedure**	**For Ready made frames - After the frames has arrived at site For wood - After the material has arrived at site and Before doing the joinery work for frame**	**On site by contractors**	**Copper naphthenates/abietates recommended absorption shall be 0.5 kg/cum as per IS 401-2001 table no -2 Zinc naphthanates/abietates recommended absorption shall be 0.8 kg/cum as per IS 401- 2001 Table No-2 Chlorpyrofos / synthetic pyrethroids recommended absorption shall be as per manufacturer's specifications**	**Copper naphthenates/abietates recommended absorption shall be 0.5 kg/cum as per IS 401-2001 table no -2 Zinc naphthanates/abietates recommended absorption shall be 0.8 kg/cum as per IS 401-2001 Table No-2 Chlorpyrofos / synthetic pyrethroids recommended absorption shall be as per manufacturer's specifications**

NOTES

All the frames should be immediately unloaded and visually inspected when received. Rejected material to be handed over to the supplier immediately.

Detail checking should be completed by the end of next working day after delivery. On detail checking, site CM should give a report on Acceptance / rejection which should be conveyed to the suppliers.

All frames will be bought in finished form. (Polishing will be done on site by contractors)

In certain cases, based on practical implications inspection will be conducted at supplier's factory based on the mutual agreement between Supplier and purchase department.

SCHEDULE OF IRON MONGERY / DOOR HARDWARE

ANNEXURE - C

DESCRIPTION	ENTRANCE DOOR			BEDROOM & PASSAGE			KITCHEN			BATHROOM			TERRACE		
	C	A	H & L	C	A	H & L	C	A	H & L	C	A	H & L	C	A	H & L
Friction hinges for building height > 70 mtrs	Y	Y	Y	N	N	Y	N	N	N	N	N	N	N	N	N
Railway type hinges for building height < 70 mtrs	N	Y	Y	N	Y	Y	N	Y	Y	N	N	N	N	Y	Y
Ordinary butt hinges for building height less than 70 mtrs	Y	N	N	Y	N	N	Y	N	N	Y	Y	Y	Y	N	N
Night latch with lock	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
Night latch with multipoint magnetic lock	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N
Decorative handle from outside	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N
Door stopper (magnetic / manual leg operated)	Y	Y	Y	Y	Y	Y	NA	NA	NA	N	N	N	N	N	N
Door buffer (rubber bush)	N	N	N	N	N	N	NA	NA	NA	Y	Y	Y	N	N	N
Internal tower bolt	Y	Y	Y	N	N	N	N	N	N	N	N	N	Y	Y	Y
Cylindrical lock	N	N	N	Y	Y	Y	N	N	N	Y	Y	Y	N	N	N
Aldrop bolt	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y
Latch	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N
Door closer	N	N	Y	N	N	N	N	N	N	N	N	N	Y	Y	Y
7 Lever mortice lock as an option to cylindrical lock	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N	N
Eye piece	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N

ABBREVIATIONS :- C- CASA, A- ASPIRATIONAL, H – HIGH END, L - LUXURY

NOTES:

1. Standard heights for fixing door hardware
   All locks and lock bolts - 900 mm above FFL.
   All door handles - 1050 mm 1bove FFL.
   Eye piece - 1500 mm above FFL.
   Bottom end of the tower bolt - 1800 mm above FFL.

2. Provision of panic bar to escape staircase door shall be as specified by the architect.

3. All service shaft doors shall have Allen key locks.

4. No of hinges to be used:

a. Min. Size of hinges to be 4" across all door types. If required higher size of hinges may be prescribed by the Architect / Interior Design Team for larger doors
b. 4 nos of 4" hinges for should be used in doors with shutter dimension greater than 2350mm in height or 950mm width (2 hinges at top, one in middle and one at bottom as standard)
c. Tower bolt to be eliminated in doors greater than 2350mm in height