METHODOLOGY FOR INSTALLATION OF DOOR FRAMES:

There has been serious concern over the customers' strong disapproval of the quality of door frames in new apartments handed over to them. This has a potential risk of erosion in the brand value. The methodology of installation and the stage at which these should be installed have been discussed and debated at various meetings. It is very clear that traditional practice of installing door frames along with masonry makes the door frames prone to construction damages and continuous wet conditions resulting in increase in moisture content and warping. Such frames will not be suitable for decorative coatings and would result in wide gaps around the shutters.

In order to pre-empt these conditions and give a high quality finished product following methodology shall hence forth be adopted at all LODHA projects.

1. Door frames shall be ordered so as to be received just before start of phase 2 finishing works i.e. after floor polishing and gypsum works are complete in the apartments.
2. Dimensional integrity of door openings shall be maintained by using templates for each type of the door or by use of sub frames (rough grounds) where specified.
3. The template will be so sized that the width of the opening is 5 to 6 mm more than outer dimension of the frame in width and 3 mm in height.
4. Door openings in walls shall be finished to the template size.
5. Templates shall be correctly positioned with respect to the finished floor level.
6. Frame dimension to be ordered shall be for the height of frame above the FFL as the frame is going to be installed above the finished floor without any embedment. This incidentally saves length of the frame and some cost.
7. Door frames shall be installed only after the wet works in the area are completely finished and when site is ready for installation of shutters.
8. In case any small repairs around the frames these shall be protected with protective wrapping.
9. Frames shall be fixed with the poly urethane foam or the anchor bolts as specified.
10. Moisture content of the frames shall be strictly controlled and monitored and care taken for their dry and safe storage.

IN NO CASE SHALL DOOR FRAMES BE FIXED ALONG WITH MASONRY OR BEFORE COMPLETION OF WET WORKS.

Installation of door frames has been deleted from civil contractors' scope with immediate effect.