

Highlights

1. Always ensure that the workmanship is of high quality at every stage of construction.
2. Calculate your total tentative expenditure in advance. Plan resources to meet the expenditure required stage wise.
3. Start curing / moistening a freshly laid structure just after the surface starts drying. Keep the exposed surface wet continuously up to 10-14 days.
4. Always buy electrical items, which carry the ISI mark.
5. Install a water level sensor to save water, electricity and prevent overflowing of water, which can seep into the structure.

Home Guide Series

1. Pre-Planning Home Construction
2. Planning Construction Costs
3. Construction Materials And Their Characteristics
4. Good Construction Practices
5. Protecting And Beautifying Your Home
6. Essential Utilities For Your Home
7. Heat Insulation And Rainwater Harvesting
8. Ensuring That Your New Home Lasts For Generations

Authorised stamp

For more information log on to www.acchelp.in

Disclaimer: ACC makes no representations or warranties about the information provided in this information booklet / pamphlet and reserves the right to make changes and corrections at any time, without notice in this information booklets / pamphlets. Any decision based on such information is the sole responsibility of the Customer. By using the information in this information booklet / pamphlet or any information collected through the ACC authorized information centers, you agree that ACC will not be liable for any inaccuracies or omissions or any direct, special, indirect or consequential damages or losses, or any other damages or losses of whatsoever kind resulting from whatever cause through the use of any information obtained either directly or indirectly from ACC published information booklet / pamphlet or through ACC authorized information centers and any decisions based on such information are the sole responsibility of the Customer.

ACC

Build with confidence

Home Guide 8

Ensuring That Your New Home Lasts For Generations



“Some Points You Should Keep In Mind When You Build Your Home.”

Dos

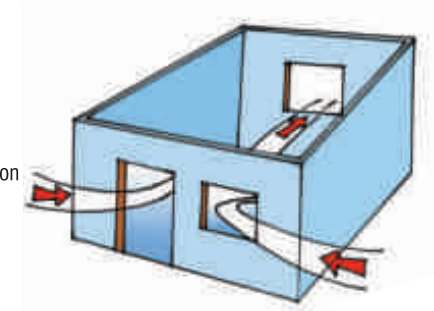
When you start constructing your home, keep in mind some tips and guidelines for hassle-free and good quality construction. Ensure that the workmanship is of high quality at every stage of construction. Listed below are some crucial points you need to know during construction.

Pre-construction

1. Obtain a certificate from the Registrar's office confirming that there is no legal hindrance on the land you are purchasing.
2. Be sure about the terms & conditions while finalizing deals with contractors, suppliers, and equipment & service providers.
3. Plan parallel activities to reduce total construction schedule.



4. Ensure cross ventilation and make adequate openings for natural light.



Estimating Construction Costs

1. Know your total tentative expenditure in advance. Plan your resources to meet the expenditure required stage wise.
2. Assess present and future requirements of your house.

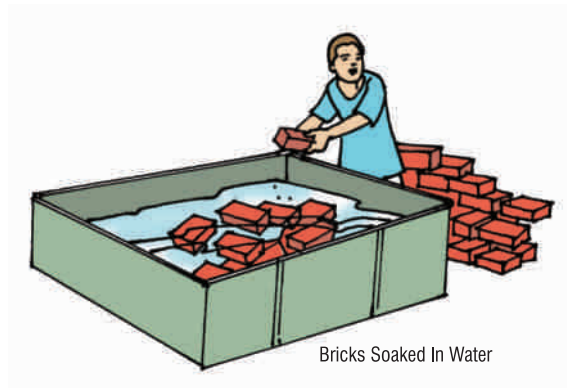
Construction Materials

1. Use blended / composite cement to ensure better long-term strength and durability of your construction.
2. Use cement bags on a 'first come-first use' basis during construction.
3. Water for construction & curing should be clear, clean and free from harmful salts.

Good Construction Practices

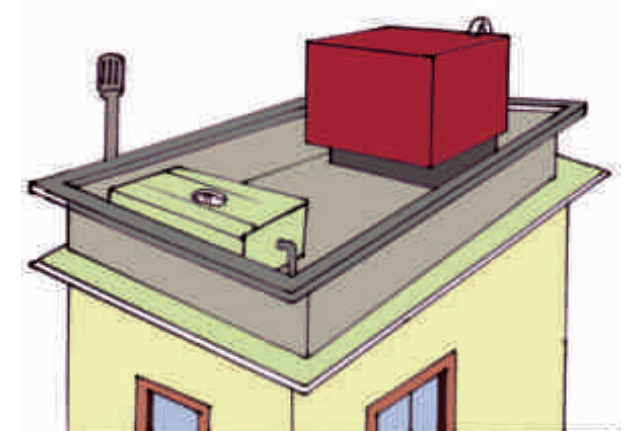
1. Provide proper cover blocks before concreting of RCC.
2. Provide proper lap length and anchorage of steel reinforcement.

3. Carry out proper batching and mixing of constituents while making concrete/mortar mix.
4. Use the concrete / mortar mix within an hour from the time water is added.
5. In case of hand-mixing of concrete, ensure that cement and sand are well mixed first. Mix in the stone aggregates. Add water only at the end.
6. Use a vibrator to compact the concrete mix.
7. Start curing / moistening the freshly laid structure just after the surface starts drying. Keep the exposed surface wet continuously up to 10-14 days.
8. Bricks should be soaked in water properly before the start of brick work
9. Keep the brick surface moist and saturated before plastering, by adequate spraying of water.
10. Provide chicken wire mesh while plastering the joining surface between a concrete work and brickwork.



Protecting And Beautifying Your Home

1. Complete all repairs for cracks, loose plaster etc., Before painting the surface.
2. Keep one water tank for the kitchen, wash-basin and bathrooms. It is advisable to keep an additional water tank for the WC and gardening separately.
3. Providing thermal insulation measures on the rooftop enhances the comfort level within the house.
4. Inspection chambers / manholes should be clear of any gunny bags.
5. Always buy ISI certified electrical items.
6. Recharge your groundwater through rain water harvesting.

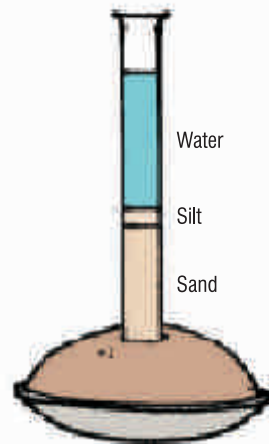
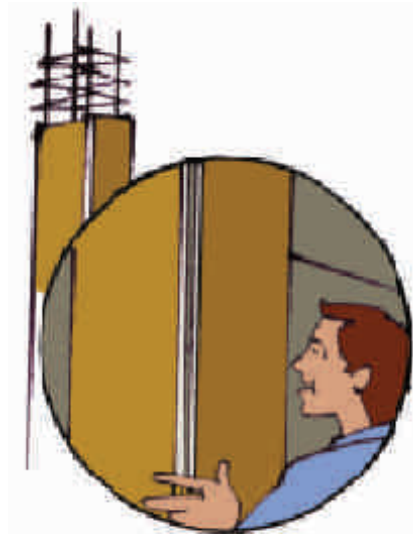


Separate Watertank For Kitchen & Toilets

Don'ts

Construction And Construction Materials

1. Don't allow gaps in shuttering joints.
2. Avoid selecting cement solely on the ground of its fast-setting property. Rather, select the cement, which will make your structure durable and produce higher long-term strength.
3. Don't accumulate stocks of building materials and related items, which are not used immediately.
4. Don't be in a hurry to deshutter. Give adequate time as required.
5. Don't use sea water for construction or curing.
6. Don't allow more than 50% of steel bars to be lapped at one cross section.
7. The colour of cement has no bearing on its quality.



Check For Clay Content In Sand

8. Don't use sand with clay & salt in it.
9. Don't make the concrete mix very loose or very stiff. Add optimum water to lubricate the constituents, extra water is also harmful.
10. Don't add water in the mix repeatedly. Use the mix as soon as possible.
11. Maximum free fall of the concrete while pouring should not be more than 1.5 m.
12. The joint thickness of brickwork should not be more than 1 cm.

Protecting Your Home

1. Avoid accumulation of water on the surface and provide a proper slope so that water doesn't percolate into the structure. Provide a good drainage facility.
2. Don't let small plants and vegetation grow on the water pipe, roof or wall cracks.



Plant Growth Can Lead to Cracks

Griha Pravesh And Final Check-up

Your dream home is now ready for possession. Ensure that you and your family do not face any difficulty when you start residing in the house. You should inspect each and every item in your newly constructed home, including electricals and water supply, at the time of Griha Pravesh.

Listed below are some of the checks and inspections you need to conduct

before you take up residence at your new home.

1. Call your engineer / architect to inspect the house after the construction is complete.
2. Check for any leakage and stagnant water (roof, bathroom floor).
3. Check that water is not blocked in any pipelines, rainwater spouts, etc.
4. Ensure a proper slope in an open area/ground for effective drainage.
5. Check that all the taps are functioning well and that water doesn't drip after shutting the tap.



6. Check that all electrical items like tubes, fans, etc. are functioning properly. Make sure that earthing systems and electrical installations are safe for occupants. Ensure that the RCCB is working.
7. Check that your house is safe from insects, rats, snakes etc. Check the gap between the shutter and the frame.
8. Check that your doors & windows are fixed properly and can be closed and opened easily. Inspect their locking positions for safety.
9. Check that your compound wall and main gate ensure proper safety from theft, etc.
10. Check that the inspection chamber or manhole is clear of any gunny bag.
11. Ensure that there is no deterioration in concrete structure and finishing, completed recently. Check the cracks on external and internal walls.
12. You could get the final coat of painting and floor polishing done after the Griha Pravesh ceremony so that they don't get soiled during the function.

Future Maintenance

Taking Care Of Your New Home

The pleasure of owning and residing in your house is much greater than the pain you took while executing the task. With the help of some proactive steps, you can ensure that your home remains as new and beautiful as it was today for its entire service life. After all, preventive maintenance is better than costly repairs.

Points To Remember

- Remember that security, safety, water and general repairs are the four major areas that need to be looked after.
- Inspect the building from time to time. It is recommended to employ a civil engineer or a



maintenance expert every 10 years for inspection.

- Checks for growth of plants & vegetation on the structure, leakage of water, rusting of steel etc., must be done more frequently.
- Do not wait for the original painting to discolour completely.

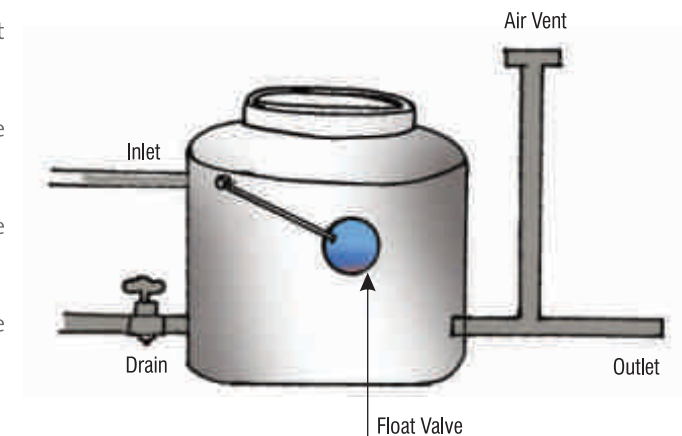
Remember that

painting is not done

only for decorative

but for protective

purposes as well.



- Install a water level sensor to save water, electricity and prevent overflowing of water, which can seep into the structure.
- Check for water stagnation and dampness from time to time. Cleaning of drains and spout pipes should be done regularly.