

	Silver	Gold	Platinum	Remarks
	₹ 2250/- per sq. ft	₹ 2450/- per sq. ft	₹ 2850/- per sq. ft	
Design :-				
Architectural Design	2D – Floor Plans	Working drawing for all works, Schedule of Openings, 3D Section and Elevation.	Working drawing for all works, Schedule of Openings, 3D Section and Elevation.	
Structural Designing	Structural Design as per IS Code. Good for construction drawings, Soil Test report, Design Analysis Report.	Structural Design as per IS Code. Good for construction drawings, Soil Test report, Design Analysis Report.	Structural Design as per IS Code. Good for construction drawings, Soil Test report, Design Analysis Report.	
MEP Designing	basic Electrical Layout, Plumbing Water Line Layout	Electrical Layout, Plumbing Water Line Layout, Plumbing Drainage Line Layout, Heating Ventilation and Air Conditioning provisions.	Electrical Layout, Plumbing Water Line Layout, Plumbing Drainage Line Layout, Heating Ventilation and Air Conditioning provisions.	
Additional	-	Furniture Layout, Hardscape & Landscape, Rain Water Harvesting.	Furniture Layout, Hardscape & Landscape, Rain Water Harvesting.	
Civil Construction :-				
Foundation and basement	Earth Work Excavation Depth 5' and Basement Height 2' Basement will be Done by Fly ash Brick work Rs.8.5/N, Anti-Termite Treatment at foundation and plinth level	Earth Work Excavation Depth 5' and Basement Height 2' Basement will be Done by Fly ash Brick work Rs.8.5/N, Anti-Termite Treatment at foundation and plinth level	Earth Work Excavation Depth 5' and Basement Height 2' Basement will be Done by Fly ash Brick work Rs.8.5/N, Anti-Termite Treatment at foundation and plinth level	
Floor to floor height	Floor to floor height - 10'	Floor to floor height -10'	Floor to floor height - 10' to 11'	
Formwork	Slab shuttering wooden, Column and Beams : wooden attached to MS frames	Slab shuttering wooden, Column and Beams : wooden attached to MS frames	Slab shuttering Film faced plywood, Column and Beams : Plywood sheets attached to MS frames	
Reinforcement steel	Brands: GPR/ Thirumali / Sumangala	Brands: Durga, ARS, Isteel	Brands: tata jsw Jindal JSPL	
Cement	Brands: Priya / Zuari / Maha, Concrete – as per design	Brands: Dalmia / JSW / Chettinad, Concrete – as per design	Brands: Ramco / coromandel / UltraTech, Concrete – as per design	
Masonry	External walls 9", External walls 4.5", Superstructure will be Done by Chamfer Brick worth Rs.9.0/N, Parapet Height 3'	External walls 9", External walls 4.5", Superstructure will be Done by wirecut Brick worth Rs.11/N, Parapet Height 3'	External walls 9", External walls 4.5", Superstructure will be Done by wirecut Brick worth Rs.11/N as per drawing, Parapet Height 3'	
Sand	M sand and P sand	M sand and P sand	M sand, P sand	
Waterproofing	Dr. Fixit for Crystalline waterproofing at Toilet and terrace.	FOSROC / Building doctor for Crystalline waterproofing at Toilet and terrace.	Zydex /FOSROC /Bostik for Crystalline waterproofing at Toilet, bolcony and terrace.	
Painting :-				
	Brand: Asian(Tractor)/ Birla /JSW (pixa)	Brand: Asian(Apcolite)/ Birla /Berger/ JSW (aurus)	Brand: Asian(royale)/ Birla /Berger/ JSW(halo)	
Internal Portion	Wall - Two coats of Wall putty, One coat of primer and two coats	Wall - Two coats of Wall putty, One coat of primer and two coats	Wall - Two coats of Wall putty, One coat of primer and two coats	
	Ceiling - 1 coat Primer & 2 Coat (No Putty)	Ceiling - Two coats of Wall putty, 1 coat Primer & 2 Coat	Ceiling - Two coats of Wall putty,1 coat Primer & 2 Coat	
Exterior Portion	One Coat of Primer and two coats	One Coat of Primer and two coats	One coat for elevation, One Coat of Primer and two coats	
Grills	Red oxide 1 coat, Asian Enamel paint 1 coats	Red oxide 1 coat, Asian Enamel paint 2 coats	Red oxide 1 coat, Asian Enamel paint 2 coats	

Flooring & Wall tiling :-				
Flooring & Wall tiling	>Living Room, Dining, Kitchen & Bedrooms: Vitrified Tiles (value upto Rs.55 per sqft) >Balcony, Sit-out, Passage & Common areas: Anti-skid tiles (value upto Rs.55 per sqft) >Staircase: tile (value upto Rs.55 per sqft) > Toilet Floor: Anti-skid tiles (value upto Rs.55 per sqft) >Toilet Wall Dado (Up to 7ft height): Light & Highlighting tiles (value upto Rs.50 per sqft) >Parking Area: Parking tiles value upto Rs.55 per sqft) >Kitchen countertop: Granite (value upto Rs.110 per sqft) >Kitchen Wall Dado (Up to 2' above counter): (value upto Rs.50 per sqft	>Living Room, Dining, Kitchen & Bedrooms: Vitrified Tiles (value upto Rs.75 per sqft) 2x4 >Balcony, Sit-out, Passage & Common areas: Anti-skid tiles (value upto Rs.70 per sqft) >Staircase: Granite (value upto Rs.80 per sqft) >Toilet Floor: Anti-skid tiles (value upto Rs.70 per sqft) >Toilet Wall Dado (Up to 7ft height): Light & Highlighting tiles (value upto Rs.70 per sqft) >Parking Area: Parking tiles value upto Rs.60 per sqft) >Kitchen countertop: Granite (value upto Rs.130 per sqft) >Kitchen Wall Dado (Up to 2' above counter): (value upto Rs.60 per sqft	>Living Room, Dining, Kitchen & Bedrooms: Vitrified Tiles (value upto Rs.90 per sqft) >Balcony, Sit-out, Passage & Common areas: Anti-skid tiles (value upto Rs.85 per sqft) >Staircase: Granite (value upto Rs.150 per sqft) >Toilet Floor: Anti-skid tiles (value upto Rs.85 per sqft) >Toilet Wall Dado (Up to 7ft height): Light & Highlighting tiles (value upto Rs.90 per sqft) >Parking Area: Parking tiles value upto Rs.80 per sqft) >Kitchen countertop: Granite (value upto Rs.160 per sqft) >Kitchen Wall Dado (Up to 2' above counter): (value upto Rs.85 per sqft	
		>Weathering course coolant tiles(white)/terracotta shall be provided in open terrace.Rs 45/- per sqft	>Weathering course coolant tiles(white)/terracotta shall be provided in open terrace.Rs 55/- per sqft	
Doors & Windows :-				
Main door	>Main Door – 2nd qualityTeak wood Door frame & Door including hardware door, worth Rs.20000 Including Fixtures.	>Main Door – 1st quality Door frame & Door including hardware door, worth Rs.35000 Including Fixtures.	>Main Door – 1st quality Door frame & Door including hardware door, worth Rs.45000 Including Fixtures.	
Internal door	>Internal Door – Door frame & Door including hardware door, worth Rs.10000 Including Fixtures.	>Internal Door – Door frame & Door including hardware door, worth Rs.17000 Including Fixtures.	>Internal Door – Door frame & Door including hardware door, worth Rs.22000 Including Fixtures.	
Bathroom door	>Bathroom Door – Door frame & Door including hardware door, worth Rs.8000 Including Fixtures.	>Bathroom Door – Door frame & Door including hardware door, worth Rs.10000 Including Fixtures.	>Bathroom Door – Door frame & Door including hardware door, worth Rs.14000 Including Fixtures.	
Windows	>Windows will be UPVC Sliding Type with Pinhead Glass. (350/Sft) Iron grills will be provided in all windows. Square rod type or flat.(12mm)	>Windows will be UPVC Sliding Type with Pinhead Glass. (350 to 450/Sft) Iron grills will be provided in all windows. Square rod type or flat.(12mm)	>Windows will be UPVC Sliding Typewith Pinhead Glass. (550/Sft) Iron grills will be provided in all windows. Square rod type or flat.(12mm)	
Fabrication :-				
Handrail	MS Railing	SS 202 Railing	SS 304 Railing with Toughened Glass	
Electrical :-				
	Concealed copper wiring with three phase supply, and individual meter and necessary MCB (miniature circuit Breakers) in the DB inside the flat.	Concealed copper wiring with three phase supply, and individual meter and necessary MCB (miniature circuit Breakers) in the DB inside the flat.	Concealed copper wiring with three phase supply, and individual meter and necessary MCB (miniature circuit Breakers) in the DB inside the flat.	
	MODULAR Switches- Orbit or equivalent, Wires- Orbit or equivalent make with ISI Quality	MODULAR Switches- Orbit, Anchor Roma or equivalent, Wires- Orbit, Finolex or equivalent make with ISI Quality	MODULAR Switches- GM, Anchor Roma, Legrand/Litaski or equivalent, Wires- Orbit, Finolex, havel's or equivalent make with ISI Quality	
Stilt floor	Outer area – 8 – 10 light points,	Outer area – 8 – 10 light points	Outer area – 8 – 10 light points, CCTV at car parks and wherever necessary.	
Living	3 Light point 2 fan point 1 TV point, 1 telephone point, 2 Nos 5 Amps provision.	spot lights-6, 4 light point, 2 fan point, 4 -5 amps point, 1-A/c Point, TV and telephone point.	spot lights-6, 4 light point, 2 fan point, 4 -5 amps point, 1-A/c Point, TV and telephone point.	
Dining	2 light points and 1 fan point 15a point for fridge, 1 No 5a point.	spot lights-4, 2 light points, 2fan point, 2- 5 amps point. 1- 15A point.	spot lights-6, 4 light points, 2fan point, 2- 5 amps point. 1- 15A point 1 A/c point.	
Kitchen	2 light point, 1 exhaust fan point, 15 A point for grinder, 2 nos 5 A point for mixie and aqua guard	2 light point, 1 –Exhaust fan point, 2- 5 amps point,4-15 amps point	spot lights-6, 2 light point, 1 –Exhaust fan point, 2- 5 amps point,4-15 amps point and RO point	
Bed rooms	1 A/c point, 1 fan point, 2 light point, 1 TV point 1 telephone point, 5 A points, (1 Light & Fan will be 2 way)	spot lights-4,2 light points, 1 fan point, 3 -5 amps point, 1 A/C & 1-telephone point.(T.V & Telephone point in all bedroom)	spot lights-4,2 light points, 1 fan point, 3 -5 amps point, 1 A/C & 1-telephone point.(T.V & Telephone point in all bedroom)	
Toilets	1 light point, 1 mirror point, 1 exhaust, 15 A geyser point, 5A point.	1 light point, 1 mirror point, 1 exhaust, 15 A geyser point, 5A point.	1 light point, 1 mirror point, 1 exhaust, 15 A geyser point, 5A point.	
Other	Calling bell point and Stairs wall light point	Calling bell point and Stairs wall light point	Calling bell point and Stairs wall light point	
	-	Invertor wiring	Invertor wiring	

<u>Plumbing :-</u>				
Water supply	All Water Supply and Sanitary Pipe Lines (Open Line — PVC) (Concealed line CPVC) Brand: PVD GOLD/Prince/Star ,ALWINE	All Water Supply and Sanitary Pipe Lines (Open Line — PVC&Upvc) (Concealed line CPVC) Brand: Ashirwad/ Finolex , ASTRAL	All Water Supply and Sanitary Pipe Lines (Open Line — PVC&Upvc) (Concealed line CPVC) Brand: Ashirwad/ Finolex ,ASTRAL	
Drainage and waste water	4” PVC pipe for drainage line and 2 ½” PVC pipe for waste water line Brand: Alwine,/Prince/Star	4” PVC 4kg pipe for drainage line and 2 ½” 4kg PVC pipe for waste water line Brand: Ashirwad/ Finolex	4” PVC 6kg pipe for drainage line and 2 ½” 6kg PVC pipe for waste water line Brand: Ashirwad/ Finolex ,astral	
External sewage system	Inspection chambers & sewage outlet to site boundary	Inspection chambers & sewage outlet to site boundary	Inspection chambers & sewage outlet to site boundary	
<u>Fixtures :-</u>				
Kitchen sink:	SS/Granite/Carysal (Sink value up to 3000 rs).	SS/Granite/Carysal (Sink value up to 5000 rs).	SS/Granite/Carysal (Sink value up to 8000 rs).	
Bathroom Fixtures:	CP & Sanitary fixtures such as Wash Basin, WC, Taps and other accessories like bottle trap, gratings for bathroom attached toilet and powder room, Worth upto Rs.13000 per Bathroom attached toilet. Up to 3 Toilets covered in our scope.	CP & Sanitary fixtures such as Wash Basin, WC, Taps and other accessories like bottle trap, gratings for bathroom attached toilet and powder room, Worth upto Rs.17000 per Bathroom attached toilet. Up to 4 Toilets covered in our scope.	CP & Sanitary fixtures such as Wash Basin, WC, Taps and other accessories like bottle trap, gratings for bathroom attached toilet and powder room, Worth upto Rs.30000 per Bathroom attached toilet. Up to 3 Toilets covered in our scope.	
Electrical Fixtures	Not included	Not included	Not included	
<u>Elevation :-</u>				
	Elevation budget – 1% of the Project value. This proposal includes aesthetically plastering elevation.	Elevation budget – 1% of the Project value. This proposal includes aesthetically plastering elevation.	Elevation budget – 1% of the Project value. This proposal includes aesthetically plastering elevation.	
<u>Exclusions & Incidentals :-</u>				
	Septic Tank, sump and Overhead tank not included in this Cost.			
	Setback filling and related work not included in this Cost.			
	Grill gates (or) collapsible gates, and Compound Gates & Compound wall works not included in this Cost.			
	EB, Temporary Connection, EB Deposits, EB bills upto work completion. Wiring for EB main to post, EBpost to EB mains wiring			
	Motor fittings, Pipe Fittings for borewell			
	Earth filling within compound.			
	Outer pavement or flooring within compound area.			
	Security Routing, for security Systems & Audio Routing and wiring			
	Electrial work, separate earthing, scaffolding for lift commissioning			
	Fitting charges for exrra fancy items such as concealed tank of closet, Tub arrangements. Fancy hand showers, Fancy hardware fittings etc.			
	In case of Rock removal in foundation- Breaker charges			
	Supply of water at site, In case of Insufficient supply by borewell.			
	Elevation Works like Stone Cladding, Texture painting and All wood works for Modular Kitchen, False ceiling, Cupboards stainless Steel and Wooden Handrail & French Doors/Windows.			
	Any work not mentioned within this package or outside the site boundary shall be charged for accordingly.			
	SBC of soil is considered at 180 KN/M2 and depth of the foundation considered at 5 Feet, any increase in depth shall be charged accordingly on actuals upon site conditions.			
	The Rate/Sqft quoted above is for the independent column foundation only, in case pile or raft foundation is prescribed by structural Engineer, cost difference will be charged additionally.			
	If there are constraints in material delivery or Storage place and materials to be order in small quantities, the additional charges for the same shall be charged on actuals.			
	One point of electricity & water needs to be provided by the client free of cost to facilitate construction.			
	A specific area to construct labour and material shed needs to be provided within 50 feet from the construction place by the client.			
	Any road cutting charges for the connection of Electricity and Sewage lines is not included, such works shall be charged additionally.			
	Any government Approval, Electrical, drainage and waterline and other government developing charges shall be paid by the client.			
	Validity of the above offer is 45 days from the date of this letter			