

SPECIFICATION

Design :-

Architectural Design	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.
MEP Designing	Electrical Layout, Plumbing Water Line Layout, Plumbing Drainage Line Layout, Heating Ventilation and Air Conditioning provisions.
Additional	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
Floor to floor height	Floor to floor height -10', Parapet wall height-3'
Formwork	Slab shuttering wooden, Column and Beams: wooden attached to MS frames
Reinforcement steel	Brands: Durga, ARS, Isteel
Cement	Brands: Dalmia / Ultratech and Ramco, Concrete – as per design
Masonry	External walls 9", External walls 4.5", Superstructure will be Done by wirecut Brick worth Rs.11/N, Parapet Height 3'
Sand	M sand and P sand
Waterproofing	All bathroom and terrace area waterproof FOSROC / Building doctor for Crystalline waterproofing at Toilet and terrace.
Water tank	➤ Sump – 15000 litter ➤ Overhead tank – 6000 litter

Painting :-

	Brand: Asian (Apolite)/ Birla /Berger/ JSW (Aurus)
Internal Portion	Wall - Two coats of Wall putty, One coat of primer and two coats
	Ceiling - Two coats of Wall putty, 1 coat Primer & 2 Coat
Exterior Portion	One Coat of Primer and two coats
Grills	Red oxide 1 coat, Asian Enamel paint 2 coats

Flooring & Wall tiling :-

Flooring & Wall tiling (kajaria)	➤ Living Room, Dining, Kitchen & Bedrooms: Vitrified Tiles (value upto Rs.70 per sqft) 2x4 ➤ Balcony, Sit-out, Passage & Common areas: Anti-skid tiles (value upto Rs.60 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)
	➤ Weathering course coolant tiles(white)/terracotta shall be provided in open terrace.Rs 45/- per sqft

Doors & Windows :-

Main door	➤ Premium teak wood 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.17000 Including Fixtures.
Bathroom door	➤ Bathroom Door – Door frame & Door including hardware door, worth Rs.10000 Including Fixtures.
Windows	➤ 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)

Fabrication :-

Handrail	SS 202 Railing
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Electrical :-

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, Anchor Roma or equivalent, **Wires-** Orbit, Finolex or equivalent make with ISI Quality

Stilt floor	Outer area – 8 – 10 light points
Living	spot lights-6, 4 light point, 2 fan point, 4 -5 amps point, 1-A/c Point, TV and telephone point.
Dining	spot lights-4, 2 light points, 2fan point, 2- 5 amps point. 1- 15A point.
Kitchen	2 light point, 1 –Exhaust fan point, 2- 5 amps point,4-15 amps point
Bed rooms	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.
Other	Calling bell point and Stair's wall light point
	Invertor wiring

Plumbing :-

Water supply	All Water Supply and Sanitary Pipe Lines (Open Line — PVC&Upvc) (Concealed line CPVC) Brand: Ashirwad / Finolex
Drainage and waste water	4" PVC 4kg pipe for drainage line and 2 ½" 4kg PVC pipe for waste water line Brand: Ashirwad / Finolex
External sewage system	Inspection chambers & sewage outlet to site boundary

Fixtures :-

Kitchen sink:	SS/Granite/Carysal (Sink value up to 5000 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.17000 per Bathroom attached toilet. Up to 4 Toilets covered in our scope.
Electrical Fixtures	Not included

Elevation :-

	Elevation budget – 1% of the Project value. This proposal includes aesthetically plastering elevation.
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2. VARIABLE COST- CONSTRUCTION

1	Construction of Underground Sump (Excluding motor and other accessories)	14000	litre	25	350000
2	Construction of Overhead tank	6000	litre	27	162000
3	Paving block for the setback area	rate only	Sqft	205	
4	Ledge wall for Gardening in the setback areas (including PCC, Brick work, plastering, painting on the outer side of the ledge wall)	rate only	sft	210	
5	Construction of Compound wall - Specification of the work: piling for every 8 rft, plith beam, upto floor level 4 1/2" brick work, over the above up to 5 feet from the floor level, solid block with both side plastering and painting and pillar for every 8 rft	rate only	rft	3000	
7	Supplying and fixing of gates including 4 nos of pillars with design band work gate height 5feet	100	Sqft	750	75000
8	Rain water harvesting chambers (cost includes, Supplying and fixing of 3' dia well rings, Brick work, Manhole cover, and necessary pipe lines for the same)	2	per chamber	20000	40000
9	Meter chamber as per CMWSSB Norms	1	LS	22000	22000

3. Following Items are not included in the above 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 up to work completion. Wiring for EB main to post, EB post 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
- Electrical work, separate earthing, scaffolding for lift commissioning
- Fitting charges for extra 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.