

PROJECT SPECIFICATIONS

CIVIL WORK

• Form Work	Slab shuttering MS plates
• Column and Beams	Plywood sheets attached to timber frames
• Reinforcement Steel	Fe- 415 Grade TMT Bars MS binding wire, Concrete Cover blocks
• Concrete	M20/ M25 Designed Mix
• Cement	OPC 53G for Concrete PPC (Portland Pozzolana Cement) for masonry, Plaster for Tiling
• Masonry	Class II Red Bricks/ Solid Bricks Internal walls - 150mm
• External walls	150mm Crushed sand fo jointing mortar
• External Plaster	External plaster - Cement & Plaster sand using water proofing chemicals
• Internal Plaster	Internal plaster (wet areas) -Cement and Plaster sand
• Ceiling Finishing	Ceiling- White cement / Gypsum based putty
• Water Proofing	Chemical Water Proofing

CAR PORCH AREA

• Flooring Paver	Tiles up to Rs 35/sqft
• Utility	Electrical and plumbing points in this area

ENTRANCE AREA

• Flooring	Polished Marble flooring up to Rs 50/ sqft
• Main Door	Wood (Maleshiyan Sakhu) Frame with water proof membrane doors.
• Door Kit	Main door towel bolts, handles and lock to have Stainless Steel

STAIR CASE

• Flooring	Semi polished Marble (Indian) flooring up to Rs 60/sqft
• Railing	MS Railing

PROJECT SPECIFICATIONS

TOILET & BATHROOM

- Concealed Pipes Wall concealed CPVC hot and cold lines
- Fixtures Sanitary EWC (Commode) with PVC Cistern and seat cover, 1 x basin
- CP fixtures 3-in-1 Mixture and Over head shower
- Dado Tiles Ceramic floor and wall up to 7 ft height up to Rs 30/sqft
- Floor tile Anti skid Ceramic tiles
(Approx. Rs 15,000/- allowances for bathroom fixtures)

MASTER BED ROOM

- Flooring Flooring up to Rs 35/sqft

POOJA ROOM

- Flooring Marble flooring as per the design up to Rs 60/ sqft
- Door Wooden Door

KITCHEN

- Counter Top 10 m.m thick Black/ Ruby red granite cooking platform up to Rs 120/sqft
- Wall tiles Ceramic tiles above 2 ft. Height from kitchen platform up to Rs 30/sqft
- Floor tiles 2x2 Ceramic tiles up to Rs 35/sqft
- Kitchen Sink & Accessories Single Sink bowl - SS 304 Faucet & Accessories
- Provision for Water Purifier, Fridge, Oven & Electric Chimney

LIVING AND DINING

- Flooring Flooring up to Rs 35/sqft

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BRANDS

• Steel	Gallant/ Premier/ Kamdhenu
• Cement	Ultratech/ Jaypee/ Birla/Mycem
• Flooring	Kajaria/Johnson/Somany
• Electrical	Havells/Anchor/RR
• Plumbing	Ease/CAPI Supreme/ Pray
• Paint	Asian/ Birla /JK Paint/ Pixilate/ Berger
• Ceiling Finishing	Birla/ JK Wall putty
• Sanitary & CP Fixtures	Essel/ Pryag/ Others
• Water Proofing	Dr. Fixit/ Sikka

COMMON

• Waterproofing	All terrace and all washrooms - chemical with plastering
• Ceiling	Ground & 1st Floor ceiling upto 10ft height & Basement ceiling will be at 8 feet height (if any)

ELECTRICALS

• Cables	Flame Retardant Copper Wire
• Conduits	Concealed MMS electrical wiring through PVC conduit
• Switches & Sockets	Modular
• Main	ELCB/MCB

PAINTING

• Internal Paint	Oil Bound Distemper (OBD)
• External Paint	Weather Proof, Anti-algae, Anti-fungal, Exterior Emulsion Paint

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DOORS AND WINDOWS

- Main Door Wood (Malaysian Sakhu) Frame & Engineered Door Shutters 30 mm
- Door Kit Main door towel bolts, handles and lock to have Stainless Steel
- Windows Powder Coated Aluminum 19mm series main frame sliding windows with 5 mm clear glass with fixed safety iron grill as per the pattern

BALCONY AND TERRACE

- Flooring Anti skid ceramic tiles for the flooring up to Rs 30/sqft
- Water Tank Overhead tank of 500 Ltrs
- Railing MS Railing

ARCHITECTURAL DETAILS, AREA CALCULATION & EXTRA CHARGES

- Circular/ helical staircase will be charged extra @ Rs 650/sqft.
- Tapered roof area will be charged at Rs 200/sqft.
- Elevations with CNC cutting jalli/ RCC pergolas/ MS pergolas will be charged extra.
- Light Fittings Landscaping, Chimney Stove will be charged extra.
- Compound wall will be charged additional @ Rs 650/sqft based on foundation depth.
- All plumbing and electrical work will be done as per the drawing given by the Architect.
- Architect drawings to be provided in stages to the contracting company during construction which will be a base line for design, material and finishing specifications.
- Measurements for the super built-up area will be taken jointly
- Any other construction build like drain, outer work will be charged upto 70 percent of construction work.
- Any other specifications not exclusively mentioned here means it is additional cost.
- Govt. Taxes Extra.