

SPECIFICATIONS @ RS.2100/SQ.FT

DETAILED SPECIFICATIONS:

1.STRUCTURES:

R.C.C Framed structure. RCC Design mix M20 Grade concrete for footing, plinth beam, column, lintel and roof slab, PCC 1:4:8 mix for footing and basement, floor finish to roof top will be 10'0", basement height 3". Size of footing, plinth beam, roof slab, column etc. will be as per structural drawing (G+2 structure). 53 grade cement for structural work and 43 grade for masonry work. Fe 550 steel will be used for all the structures

2.SUPER STRUCTURES:

Walls with 1st class Clay Bricks, Outer Walls of 9" thick and inner walls of 4"6' thickness, CM:1:5 for 9" thick walls. Wall plastering with CM:1:4 of ½" and ceiling with rough plastering CM:1:3 of ½" thick. Exterior plastering of rough finish with CM:1:4 or ¾" thick.

3. FLOORING

Living / dining, all Bed Rooms & Kitchen: 24" X 24" Verified tiles including laying with CM:1:6 with cement slurry @ 50/- Sq.ft.

24"x12" Ceramic tiles in Toilets Walls up to 7'0" height. 1'0"x1'0" antiskid tiles for floor

Kitchen platform top: Jet Black Granite platform 2' wide 10' length, 2'0" height Glassed tiles.

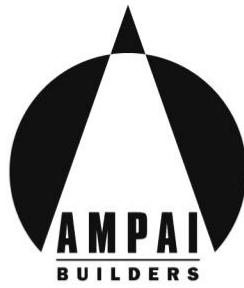
Staircase flooring: Ceramic Tiles Flooring for inner staircase.

4.CARPENTRY:

Main Door: Main door of 3'6" X 7'0" size African teak wood frame of 5"X3" size with solid African Teak wood doors are used.

Other doors: Bedroom doors of 3'0" X 7,0" African Teak wood frame 4" X 3" size frame with Factory made Skin door of 32mm thick frame with flush door. Door, not provided in the kitchen.

Toilet door: Solid WPC doors with standard color.



Windows: UPVC windows (Sliding), 5'0" X 5'0" at each bedrooms / Living room and 4'0" X 3'0" at kitchen, will be provided. One window per bedroom, 2 windows in the living room. Additional windows will be charged additional

Grills: Standard design of 3/4" x 14" M.S. flat section @ 1.5kg/sq.ft. Staircase handrail MS 3/4" x 3/4" hallow square tube with 2" M.S.Pipe.

5. ELECTRICAL POINTS:

Hall cum Dining: One bell point, four light points, two fan points, two 5 amps plug points, one 15 amps point, a TV and a telephone socket points & A.C. point.

Bedrooms: Four light points, One fan point and one 5 Amps point, one A/c point, one T.V. point & a telephone socket point.

Kitchen: Two light points, one exhaust fan point, two 5 amps plug point and two 15 amps socket point.

Toilets: One light point and one 5 amps and one 15 amps plug point in each toilet.

Balconies: One light point

6.SANITARY & PLUMBING:

Concealed plumbing water line by ISI brand PVC Pipes for cold water and ISI branded CPVC pipes lines for hot water, washbasins with standard size/type fixe. Common toilet with IWC and other with EWC. Brands used: Parryware/Bath Sense (by Asian paints), Metro

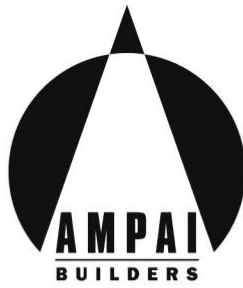
7.PAINTING:

Wooden Joineries & grills will be Enamel painted in any color as per availability,

Inner walls will have putty finish and painted with **Premium Emulsion**. Outer walls will have one coat of primer and 2 coats of Paint. Brand used: Berger Paints

For the above specification and scope of works the rate of Rs.2100/- per.sq.ft

(Rupees two thousand one hundred per sq.ft only)



Works not included in the above rate are:

1. Under ground sump with concrete wall with tiles @ Rs.25 per litre
2. Water tank with concrete wall @ Rs.25 per litre
3. Building plan and specific elevation design if any
4. Charges towards Electricity Board, Water connection etc.,
5. Grill Gate (if any).
6. Compound Wall @ Rs.1650 R.FT.
7. Terrace parapet wall @750/R.FT (3 ft wall at 9 inch thickness)
8. Terrace tiling with weathering course @140/Sq.ft
9. Electrical DP box.
10. Swimming pool if required.
11. Landscaping id required.
12. False ceiling if required.
13. Lights and fixtures.
14. Wood works or wooden paneling if any. Wood work @ Rs.1500/sq.ft (box type) / 900/sq.ft (door for wardrobes)