

PREMIUM

DETAILED WORK SPECIFICATION

<u>Foundation</u>	
1	Excavation for foundation
2	Leveling Bed
4	Random rubble work for foundation Lx60x60, and basement (Lx 45x45)
5	Belt work and RCC work 1:2:4 30x15 cm
6	Earth filling with good quality Slurry and compaction as per requirements
7	Anti-terminate treatments on the foundation layer/adjacent area to wall/Woodwork, as per manufacture spec
8	R.C.C column work 1:1.5:3 in sit out
9	Pillars four corner of the building from foundation lev to FF Main slab
10	Damp Proof Using Dr fixit (Bitufix) top and side of belt

<u>Structure and Main Slab</u>	
1	Cement block work for superstructure work inside and outside as per drawings height of building 3m. (wall thickness 24cm) Cement motor 1:6
2	Water proofing works for sunken slab (dry fix it) as per the specifications and requirements
3	R.C.C. 1:1.5:3, using 20 mm metal for roof slab, shade, stair, beam, lintel etc. as per plan.
4	Steel work for Main slab 8 mm D _{ia} bar steel ,15cm center to center distance Using ISI 500 TMT Bars -Slab thickness - 10 CM. Shade - 50 mm thick, 600mm wide Lintel - 150mm thick throughout the wall
5	Plastering with C.M. 1:5 for inside wall 15 mm tick
6	Plastering with C.M. 1:4 for ceiling of rooms.12 mm tick

Flooring

1	Flooring with P.C.C. 1:4:8,20mm metal flooring 5 cm thick
2	vitrified tile and maximum cost of tile as Rs.60/sq. size 1200x60
3	Skirting will be provided up to 4 inch as per match
4	Tile will be selected by the client and if any difference occurred same should be bared by client
5	Kitchen tiles, anti-skid ceramic tiles -60 x 60 (Rs55/Sqft)
6	Toilet Flooring with P.C.C. 1:4:8 with Anti-Skid or mat finished 60x60 cm ceramic tiles and Max cost up to Rs 50/sqft (apoxy work in Bathroom floors)
7	Wall tiles of bathrooms up to 2.1m from the floor and using (1200x60 Size) glazed ceramic tile
8	Kitchen slab granite-175₹ per sqft,

Wood Works

1	Front elevation door in steel Maximum cost of 40,000 Rs
2	All Windows Frames and shutters are in steel (Tata sheet and Appolo Pipes)
2	All fabricated wood works will be bringing on site after customer inspection and satisfaction will be applied primer and proceed for installation
3	Back door shutter (External Door) Price 12000 Rs
4	Window glass shall be 3.5 mm thick
5	All Inside Door frame in Steel and Door shutter in Membrane 3500 RS
6	Fiber Door with frames is used for toilets. Max cost of door is Rs 7000/Per door including of all Fittings
7	One coat primer for Doors and Windows

Electrical & Plumbing Works

1	Meeting KSEB requirements
2	Provision for Ac points in all rooms
3	wiring for motor (water supply)
4	Provision for tv point
5	All switches and fixers shall be modular type
6	Provision of water heater outlet with DP switch on 2 wash rooms
7	Three phase connection with Provision and installation of DB Box, ELCB /MCB
8	Provision and installation of DB Box, ELCB /MCB
9	Pvc line for water lines CPVC lines for Hot water
10	All plumbing lines will be pressure/Leak tested before covering
11	Common septic tank (8 x3.concrete ready-made tank) for 25 flush per day – RS 25000
12	Hot water provision on 2 toilets
13	Provision of sink in Kitchen with Granite slab work
14	Washing machine points supply and drain
15	Water purifier points in kitchen
16	Sanitary fittings and plumbing works in toilets as per drawing and standard
17	Supply and installation of 3-layer water tank -1000 LTR , cost of 6000
18	Drainage Pits - 3 no's

Painting Works

1	Applying white cement- 2 coats
2	Applying primer- 1 coats
3	Two coat putty and one coat primer and one coat emulsion paint in Interior
4	Two coat exterior putty and one coat primer and two coat emulsion paint in Front side
5	One coat primer and two coat emulsion paint in Other sides

Front Elevation & Other Works

1	Front elevation cladding stone Maximum -100 sqft area , stone rate Maximum -55RS
2	Balcony handrails Maximum cost of 15000 Rs
3	Inside Stair unit handrails max cost RS 25000(303 grade SS)

<u>Materials Specifications</u>		
1	Super Stature Work	Cement Blocks
2	Cement	JSW/Ambuja/Chettinad /Ramco Ultra Tech/ACC for Main slab Concretes
3	Steel	Karali /Kalliyath /Metcon/Minar (FE 550 IMT Steel)
4	Electrical	V Guard /Finolex
5	Switches	GM Gx10. (modular type)22 RS
7	Joinery	All windows, All door frames Steel) steel (Back door(8000)
8	Plumbing	Star pipes
9	M Sand	Masonry works, PCC, lintel, Main slab sunshade, flooring, Plastering (P sand)
<u>Provision of Sanitary &Rate</u>		
1	Bathrooms	One Medium white European Closet with same color Flush tank and one wash basin (for common bath One Medium white European Closet with same color Flush tank+1tap point)
2	Dining Room	One Medium whitewash basin with pedestal including all fittings such as pillar tap, angle coak connector, waste Coupling Etc.
3	Kitchen	One 24 x 18 size stainless steel sink without board including all fittings such as sink coak, waste coupling, etc.
4	Work Area	One tap Point + one washing machine tap point + one sink point
5	Kitchen Sink with tap	: 5000
	Dining Room Basin and Tap	: 5000
Total amount of sanitary and fittings per bathroom(Attached bath)		15000 RS

<u>Provision of Electrification (Ground floor)</u>		
1	Sitout	Two Light Point + One Bell push point + Fan Point
2	Living/Drawing	Two Light Point + Two 5A Socket + One T.V. Point + Fan Point
4	Dining	Two Light Point + Two 5A Socket+ Fan Point + Inverter Point
3	Bedrooms	Two Light Point + One Fan point +A.C. Point + Two 5A Socket + Bed Lamp Point. Master switch in master bed room
4	Bathrooms	One Mirror Lab Point + One Light Point + one Exhaust Point +(water heater 2 washrooms)
5	Kitchen	Two Light Point +Two 5A Socket + Fan Point + One Exhaust Fan Point + Point for Water purifier, fridge point+Oven point
6	Wash Area	One light Point
7	Stair area	Two Light Point + 2-way switch

<u>General Conditions And Note</u>	
1	Water supply and Power supply arranged in site by the owner,
2	Compound wall , Well , Truss work , gate not included
3	Any addition or alternation to the building will considered as additional work and cost will pay at the time of execution
4	Cleaning of site is not included in this specification.- Site owner
5	Electric connection to the building etc,not included
6	All payments are in correct stage as per payment details as agreement
7	Construction time- 7 months from the date of commencement of super structure work,
8	Site should have Vehicle access
9	Light and fan not included
10	Client will be invited for material selection (Tiles , sanitary , Paints , Switches , cladding stone)

With all above materials and quality-based construction method, we can offer you

RS 2000 Rs/Sqft rate