



## **2300/Sqft (incl GST)**

### DESIGN & DRAWINGS

1. Architectural Layout | 2D
2. Basic Elevation
3. Structural Design
4. 3D Elevation
5. Plumbing & Electrical Drawings.

### STRUCTURE

1. Steel – ACC or Ultratech or equivalent of 43 or 53 grade
2. Cement – Dalmia, Bharathi or equivalent of 43 or 53 grade
3. Aggregates – 20mm & 40mm
4. Blocks – Standard Solid Concrete blocks. 6 inch & 4 inch
5. RCC Design Mix – ACC or Ultratech M20 / M25 or As per the structural designer recommendation
6. Ceiling Height – 10 feet (Finished Floor level to Finished Floor level)

### KITCHEN

1. Ceramic Wall Dado – Upto Rs.75 per Sqft
2. Main Sink Faucet – Upto Rs.4000
3. Any other Faucet or Accessories – ISI Marked
4. Kitchen Sink – Stainless Steel of Single Sink make worth Rs. 7,000

### BATHROOM

1. Ceramic Wall Dado upto 7' height – Upto Rs.65 per Sqft
2. Sanitarywares & CP fittings upto Rs. 45,000 per 1000 Sqft of Cera make
3. CPVC Pipe – APL Apollo or Equivalent
4. Bathroom doors – Waterproof flush doors or WPC

### DOORS & WINDOWS

1. Windows – Aluminium Windows with glass shutters and mesh shutters (3 track with 1 mesh) of Jindal Profiles



2. Main Door – Flush Door with Veneer. Sal wood frame of 5 inch by 3 inch, worth Rs.35,000 including fixtures.
3. Internal Doors – Membrane doors / Flush Door with Laminates upto Rs.15,000 including fixtures. Door Frames of Sal Wood 4 inch by 2.5 inch.

#### PAINTING

1. Interior Painting – JK Putty + Apcolite Premium Emulsion or equivalent
2. Exterior Painting – Asian Primer + Apex Exterior Emulsion Paint or equivalent

#### FLOORING

1. Living & Dining Flooring – Tiles of value upto Rs.50 per sqft
2. Rooms & Kitchen Flooring – Tiles of value upto Rs.115 per sqft
3. Balcony and Open Areas Flooring – Anti-skid tiles of value upto Rs.65 per sqft
4. Staircase Flooring – Sadarahalli Granite of value upto ₹ 105 per sqft
5. Parking Tiles – Anti-skid tiles of value upto ₹ 75 per sqft

#### ELECTRICALS

1. Wires – Fireproof wires by Finolex2.
2. Switches & Sockets – Legrand Allzy or equivalent

#### MISCELLANEOUS

1. Overhead Tank – Double Layered tank of 2000 Ltrs of Apollo make
2. Underground Sump – 6000 Ltrs
3. Staircase Railing – SS (Stainless) Railing of SS 304 grade profiles.
4. Window Grills – Basic MS Grill with enamel Paint at Rs. 195 per Sqft

#### Other Inclusions:

- Earth work excavation for column footing will be included up to 6' depth from EGL(if rock drilling or water table is present at site, additional cost to be added as per the existing site conditions).
- Height compared from road level to parking flooring will be 1' 6" to 2' (Total 2' height from the Road level).
- Plot condition assumed to be same as road level.
- Soil test & Site survey based on the site condition.



- Anti-termite treatment to create a chemical barrier along with periphery setback vertical surfaces and horizontal surfaces at finished earth level inside building premises as per standard.
- Parapet wall 3'0" height & 4" thick block work
- Internal wall plastering in CM 1:6
- External wall plastering in CM 1:6 with Sponge finishing.
- Doors and windows are provided as per the approved working plans.
- MS Gate as per the architectural designs (slider would be additional).
- Flagging concrete Protection around the building in PCC 1:3:6 plastering in CM to the exposed surface etc. (2' offset)

#### Exclusions:

- Outside drainage stone slab & bottom construction.
- Front Elevation as per the design.
- Electricity and water charges during the construction.
- Sanction plan or any other approval cost.
- Atta/Loft in any Bedroom and Kitchen at Rs. 450/Sft.
- Laying charges for vitrified tiles at Rs 25/sqft whereas granite laying would be additional at Rs. 35/sft.
- Administrative charges of 15%.

#### Terms & Conditions:

- The rate of Cement quoted as - up to Rs. 570 per bag of OPC 53 Grade for Concrete works & OPC 43 Grade for other works. Any variation from the rate quoted will either be paid extra or adjust based on the market rates during the period of execution of contract on the basis of verifiable documents.
- The rate of reinforcement steel quoted as - upto Rs. 76,000 per Mton. Any variation from the rate quoted will either be paid extra or adjust based on the market rates during the period of execution of contract on the basis of verifiable documents.
- The above cost mentioned is considering the built-up area from outer slab to slab area which also includes Portico, sit outs, Internal & external staircase, balcony, Head room and any roof projections based on the architectural drawing.
- All the material & the cost mentioned above are inclusive taxes.
- Cost of Front Elevation will be based on Design and material used such as Cladding, Rough stone, tiles & granite etc.
- Chajja's are provided only above windows from the outside.
- The cost of other work varies depending on the site dimension and the need of the customer.