

**RATE & SPECIFICATIONS FOR CONSTRUCTION ON TURN KEY BASIS
@Rs.1500 –Rs 1800 / sqft**

Our contract Rate per Sqft would get fixed between this range of Rs.1500 & Rs.1800 based on the Plinth Area, Elevation & the Roofing Pattern you choose to construct your Home. Full & Final rate can only be confirmed after you finalize the floor Plan and Elevation of your proposed Home.

EARTH WORK EXCAVATION:

Foundation Trenches, for all clauses of soil including cutting, Shoring, Strutting, dewatering etc. For column Foundation: 3 x 3 x 6 ft in Size

PCC BELOW COLUMN FOUNDATION:

Plain Cement Concrete 1:4:8 using 20MM downgraded aggregates as per the Architectural Direction.

RCC COLUMN FOOTING:

Reinforced Cement Concrete 1:2:4 using 20MM as per the Architectural Direction.

FOUNDATION WORK:

3ft x 3ft fitting and packing with available soil.

PLINTH BEAM:

Reinforced Cement Concrete in 1:2:4 as per Architectural Drawings, Size shall be as per the Architectural Directions.

BASEMENT:

Raising the basement with brick work upon the plinth beam for a height of 2.5 ft from the ground level.

- Client may opt for extra basement height at their own expense.

FILLING IN BASEMENT:

Filling in basement shall be done with available Red Earth or Slurry Dust.

PCC BELOW FLOORING:

Plain Cement Concrete 1:4:8 as per the Architectural Direction.

RCC WORKS

RCC Columns, Beams, Slabs, Sun Shades and Lintel; shall be Build using 20mm Downgraded aggregates in M15 (1:2:4) Mix as per Architectural Direction.

REINFORCED STEEL:

Fixing Steel Reinforcement of ISI/TMT Bars (fe500) from Hi-Tech, Agni, Kiscool, Psk, Paragon or Equivalent shall be used as per structural Directions.

CEMENT:

43 Graded Ordinary Portland cement of Dalmia, Chettinadu, Ramco, Barathi or Equivalent shall be used for all the works.

SAND:

Good Quality Crushed M Sand or river sand shall be used for all RCC and Super Structural Works, Good Quality Salt less River Sand Shall be used for all plastering Works.

JOINERY WORK:

Good Quality Imported teak wood shall be used for all the windows and Door Frames in size of 10cm X 6.5 cm.

PLASTERING WORK:

Plastering Work shall be in Cement Mortar 1:5, 12 to 15 MM Thick. Ceiling shall be in 1:4 Cement Mortar.

HANDRAILS:

Stainless Steel Handrails shall be used in Staircase Areas and upper living Cut-Off Areas.

ELECTRICAL WORKS:

Cables : Finolex, V.Guard or Equivalent

Switches : Modular Switches from Hawells or Equivalent

- Final Fittings such as Fancy Lightings & Ceiling Fans should be provided by the Client at Site

PLUMBING AND SANITARY WORK:

Complete Plumbing and Sanitary Works shall be executed by the Contractor; Using the below mentioned Brands (isi certified brands only)

PVC Pipes : Tempo, Thomson or Equivalent

CP Fittings : Jaguar, Zoloto or Equivalent

Sanitary : Single Unit Imported Closet and Half Pedestal Wash Basin from parryware, Cera or Equivalent.

Kitchen Sink : 24 x 18 Sink for Kitchen and 18 x 16 Sink for Work Area

Water Tank : Aqua-Tech, Sintex or Equivalent Quality of 1000 Liter Capacity

ROOFING TILES:

Good Quality Terra Cotta Roofing tiles shall be used.

CEMENT ORNAMENTAL DESIGN WORKS ON ELEVATION:

As per the Proposed Elevation; all the cement ornamental works shall be accomplished by the contractor.

- Additional charges applicable with respect to the model of work in elevation.

VITRIFIED TILES FLOORING:

Hi Gloss Nano Technology 60cm x 60cm Vitrified Tiles shall be used for all Flooring Areas; Except Bathrooms.

KITCHEN SIDE WALL TILES:

Good Quality Glazed Tiles Shall be used for all side wall works in the Kitchen Area

(Size: 45 x 30 Cms)(Choice of Color & Pattern as per the Client Choice)
(Priced at Maximum Rate of Rs.40/- per Sqft)
Up to a height of 7 feet from the floor level

KITCHEN TOP:

Good Quality Granite Slabs Shall be used for the Kitchen Top.

BATHROOM FLOORING TILES:

Good Quality Anti-Skid Tiles shall be used for all Bathrooms
(Choice of Colour &Pattern as per the Client)
Size: 30 x 30 Cm.

BATHROOM WALL TILES:

Good Quality Bathroom Wall Tiles (Size: 45 x 30 Cms) of High lighter Model shall be Used
(Choice of Color &Pattern as per the Client)
Up to a height of 7 feet from the floor level

BATHROOM DOORS:

All Bathroom Doors Shall be Made up of water proof door or PVC doors as per the clients wish.

FRONT DOOR – BED ROOM DOORS:

Front Door shall be made with Standard Size Teak; Bed Room Doors shall be made with Standard Size Teak or readymade doors.

KITCHEN DOORS:

For Kitchen Door we provide Glass Doors (Half Wood with Half Glass)

PUTTY WORKS:

Putty works shall be done in all the interiors area except in Kitchen & Work Areas. If required by the Client; we will also provide the Putty works in the Kitchen Area at no Extra Cost. Putty works shall also be done on the Exterior Elevation Areas. (Brand: JK Wall Putty or Birla White)

PAINTING WORK:

Single Coat White Cement Washing shall be used all over the Plastered Area, Two Coats of Acrylic Emulsion shall be used all over the white washing Area including one coat of Cement Primer. Asian paints, Apex or equivalent brand shall be used for all external Walls and Asian's Regular emulsion shall be used for all internal Walls.

WOODEN POLISH:

All Wooden Surfaces shall be polished with Good Quality sealer, Wood Stainer and over coat shall be provided.

WOODEN FITTINGS:

All Wooden Fittings like Hinges, Tower Bolts and Mortise Lock shall be provided from Branded Companies having Stainless Matt Finish. Whereas the Front Door Fittings shall be of Brass.

GRILL WORK:

In Work Areas Safety Grills shall be provided using MS-Rods.

ANTI-TERMITE TREATMENT (Additional charges applicable if client requires)

Against attack by subterranean termites; Chemical Treatment shall be implemented by experts having special know-how to ensure uniform distribution and proper penetration.

SEPTIC TANK & WATER DRAINAGE SOCK PITS: (Additional charges applicable)

Septic Tank & Water Drainage Sock Pits shall be provided as per the standard Size & Capacity.

OTHER IMPORTANT NOTES COMMON TO ALL TYPES OF WORKS

- Landscaped Gardens, Compound Walls & Gates are not included in this Quote; this will be charge at Extra if required by the Client.
- The Above Quoted rates are all inclusive Rates for Materials, Conveyance, Loading & Unloading of Materials at Site, Labor Charges, Structural Engineering Consultations and Work Supervision & Quality assurance charges. Which finally means; absolutely there is no Hidden Charges...
- In case any modifications are required in the given Specifications; the same Shall reflect on the Quoted Rates; as per the client's Needs & Requirements; Rates may go bit higher or lower depending on the changes.
- Terms of Payments can be discussed on Mutual concern; as per the convenience of the Client & the Company. When it comes to Money; we absolutely have no Hard & Fast Rules.
- If incase the Foundation work or any other part of the construction is already completed by someone else; then we would agree to accept the remaining work only after a thorough Quality inspection.
- This Price quote is valid & Stands Good; only if the project gets Signed or Started within the next 30 days