



SPECIFICATIONS

1. Initial Works.

Site clearance. Bore, Watchman shed and Temporary EB service.

Client's scope

Water & Electrical supply for construction

Building approval & Planning permission.

Sump, Septic tank, interior design, compound wall and rain water Harvesting.

Safety grill gate and Elevation design work are client scope

steps 100 sqft extra for each Flore (INNER ARE OUTER) side

2. Excavation & Earthwork.

Earthwork excavations for all works like column pits, septic tank and other foundations etc., in all soils except hard rock which is require chiseling and blasting. Including shoring, strutting and bailing out of water wherever necessary. Excavation depth based on the site condition. Deposit the surplus earth within the premises.

2.1. Gravel Filling.

Filling the foundation & Basement with well gravel (Which one avail near at site) well rammed and consolidated with water. (Water from bore point) so that soil does not settle. Including cost & Conveyance.

2.2. Sand Filling.

River sand fill at below foundation footing, well rammed and consolidated with water. (Water from bore point). Including cost & Conveyance of all materials complete, complying with the relevant std. specifications

2.3. Transport.

Additional cost will be charged if transporting surplus earth or unsuitable earth for refilling or selling to outside the site. Actual amount will be charged

2.4. Levels & Capacity.

Basement Height	:	2'0" from existing Natural ground
	:	level.
Porch	:	1'0" down from Basement.
Lintel & Roof	:	7'0" & 10'0" from basement.
Head room	:	7'0" from terrace floor.
Parapet	:	2'6" from terrace floor.
Water Tank	:	500 liters @ roof level.sintex

3. Construction Concrete.

3.1. P.C.C.- 1:4:8

Plain cement concrete 1:4:8 hands mixed, for leveling course for column footing, plinth beam and basement etc., including necessary shuttering, ramming, and compaction and curing. Thickness of PCC provided as per structural consultant report. Mixture machine will be used for basement concrete only.

3.2. R.C.C. works.

Reinforced cement concrete M20 grade, hand mixed, for all reinforced cement concrete works. Including necessary shuttering, centering, scaffolding materials and curing etc., complete, complying with the relevant std. specifications. Mixture machine will be used for lintel & Roof concrete only.

Size and shape: provided as per structural consultant report.

3.3. R.M.C.

Ready mixed concrete shall be used for which area having more than 7 m³.

4. Masonry Works.

4.1. R.R.Masonry.

For reference only: Size stone masonry for required places. Using random rubble stone with necessary bond stone at every 2.40m in each layer and corner stone wherever necessary, including perfectly packing with soling stones and cement mortar, curing etc., complete, complying with the relevant std. specifications.

4.2. Brick Masonry.

- a. Brick work/Brick on edge in Cement Mortar 1:5 (one of cement, five of sand) using first class, well burnt chamber bricks, including scaffolding, soaking of bricks, curing etc., complete, complying with relevant std specs., and thickness of brick wall provided as per agreed drawings.
- b. Brick partition walls of 115mm thickness using first class, well burnt chamber bricks using Cement Mortar 1:4 (one of cement, four of sand) with necessary hoop iron in every third layer including scaffolding, soaking, curing & including cost of Hoop iron, complete in all respects complying with relevant std. specs.
- c. Brick work/Brick on edge in Cement Mortar 1:5 (one of cement, five of sand) using country bricks for marking pillars, septic tank, and cub-board and kitchen table top.

5. Flooring & Tiling Works.

5.1. Granolithic Floor

Granolithic flooring 38mm thick CC 1:1:3 mix (Using hard blue granite metal of size 6 to 10 mm) , surface rendered smooth finish, providing proper slopes, curing ,complete , complying with relevant std. specifications in all levels. Lying at Septic tank, Sump and water tank floors, outer steps, washing yard and cub-board bottoms.

5.2. Floor & Wall Tile.

- a. Providing and laying vitrified tiles (400x400mm) of approved make, over 20mm thick cement mortar 1:5 mix , pointing the tiles with relevant compound, curing, grinding, jointing, cement floating, etc., complete in all respects. (Basic cost of tile: Rs.50.00 per sq.ft). Lying at entire carpet floor area. (Except Toilet and staircase area). The same tile used for skirting.
- b. Providing and laying ceramic (anti skid) tiles (300mmx300mm) of approved make, over 20mm thick cement mortar 1:5 mix. (Basic cost of tile = Rs.36.00 per sq.ft). Laying at Toilet floors and staircase steps.
- c. Providing and laying glazed tiles of approved make and color over rough plastered. (Basic cost of tile: Rs.38.00 per sq.ft) Laying at 7'0" height in Toilet walls, 3'0" height in closet and 2'0" height in Kitchen table Top.

d. Providing & laying Block granite - Grade 2 with the size of 2'0" width with Half round over 2" thick concrete slab in Kitchen table top.

F. Providing & laying pressed tile with the size of 0'8"x0'8" over 30mm thick cement mortar with proper slope. Lying at terrace area. (Tile cost = 11.00 per sq.ft)

6. Steel.

6.1. Reinforcement Steel.

Fabricating of steel for reinforced concrete works in all heights including straightening, cutting, bending, providing overlaps, tying in position for all works. (Including cost of binding wire).

We are used the primary steel in all reinforcement.

Size and shape: provided as per structural consultant report.

6.2. Structural Steel.

Fabricating and erecting in position of structural steel work for staircase hand rails above 2'0" ht brick work (Using Pipe), Balcony pipe line above 2'6" ht brick work, Safety Grills in main entrance (Using Angles) as per drawings, including welding, with all necessary bolts and nuts, including cost of welding electrodes of approved make, with one coat of first quality zinc chromate primer and transportation, hoisting labor charges etc., complete
Size and shape: provided as per architect drawing

7. Plastering.

7.1. Ceiling plaster.

a. Ceiling plastering with Cement Mortar 1:3 (one of cement, three of sand) for 12mm thickness finished smoothly for required level including scaffolding, curing, etc., complete.

b. For reference only - Size Stone Masonry plastering with Cement Mortar 1:5 (one of cement, five of sand) for 14 to 18mm thickness Finished smoothly to one level including scaffolding, curing etc., complete for all levels.

7.2. Wall plaster.

a. Wall plastering for brick work and other required areas with Cement Mortar 1:5 (one of cement, five of sand) for 12mm thickness including scaffolding, curing etc., complete.

b. Smooth plastering with Cement Mortar 1:5 for Sump, Water and septic tanks for 12mm tk. finished smoothly with waterproof compound and cement slurry including scaffolding, curing etc., complete.

8. Doors & Windows

8.1. Door.

Main door as single shutter with TEAK wood frames (5"x4") and Company made compressed flush door with teak wood finish or teak wood minimum above 1000 sqft door with carving work and other Country Teak wood frames (4"x3") and company made Flush doors (Rs.65.00 per sq.ft) and Laminated PVC Door provided in Bath room and Toilet (Rs.2500.00 Worth).

8.2. Window.

All window with Country Teak wood frames and shutters protected with 12 mm MS Rod or Flats without leaf Design, 4mm white pin headed glass used for shutter. Size of frame 4" x 2 ½" and styles 3" x 1½" without friction stay.

Using aluminum Coinjock, tower Bolt and handles for window shutters without powder coating.

9. Cub-board & Table top

9.1. Cub-board.

Caddapah cupboard shall be provided in all bed rooms and Kitchen only. Size of the cub-board is 3'6" x 7'0". 1'6" Width loft shall be provided at

All bed rooms and kitchen. Cub-board and loft does not have shutters. Caddapah slabs are painted with dull black paint.

9.2. Table Top.

Granite Table top and stainless steel sink without drain board shall be provided in kitchen without shutters. Table top height must be 2'6" from FFL. 1'6" Width loft shall be provided at kitchen without shutters.

10. Plumbing works.

10.1. General notes:

a. UPVC, CPVC pipes used for plumbing, inner line will be concealed and outer will be open line. Necessary C.P. taps will be provided each for bathroom, closet and Sink. Wall mixer should not be provided.

b. Indian closet (white color) will be provided in common bed & toilet. European closet (white color) will be provided in M.bed toilet. If the house owner desires to Color

Closets, Color closets will be supplied by the House owner and the cost of white closet to be deducted from contractor's amount.

C. 4kg/cm² PVC pipes used for rainwater and Waste lines.

Necessary Inspection chambers shall be provided.

d. Additional cost will be charged if owner desires to do the separate pipe line for good water from water tank.

11. Electrical works.

11.1. General notes:

A. Concealed wiring with branded wires of required specification and branded switches the electrical points at each location will be as follows.

Hall	:	Two Plug points, Two Fan points, Two Light points, And T.V. Cable Night Lamp.
Kitchen	:	One light Points, One Fan, One Exhaust Fan Point, One Mixer Point, Grinder Point and Fridge.
Bed Rooms	:	Two light Points, One Fan & Two plug point.
Toilet	:	One light Point
Heater	:	One Heater Point at master bed room toilet,
Washing machine	:	one point at specified location.
AC point	:	one point at Master bed room.

b. Necessary Light points, calling bell points, plug points, pump switches etc. will be provided at other common areas which are not mentioned above such as head room, stair case, building external etc...

c. Good quality Distribution board and circuit breakers (MCB) will be provided for safety and metering line will be provided at one location by the builder. However fixing of panel board, meter, service wire main switch, etc, will be provided by the owner.

D. Electrical fitting (Tube light, Fan, Night lamp & Exhaust fan fancy lamp) will be provided by client side.

12. Painting works.

12.1. General notes:

- a. All paints and decorative materials shall be of approved type, brand and color. Supply all Asian brand materials in sealed containers each containing the manufacturer's brand label
- b. All walls painted with, **Janathacem Primer coat. Inner walls painted with two coats distemper (Except Hall). Hall area painted**
- c. Ensure that all holes, cracks and other defects in surfaces have been made good prior to painting for synthetic finishing paints on internal and external wood work; use Black bitumen coating solution shall be to outer side of the wood frame.
With one coat putty and two coat emulsion paint and outer walls with ACE exterior emulsion paint. Doors and windows with enamel paint. All Grills are painted with black enamel paint.

The following material to be used.

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|--------------------|---|--------------------------------------|
| 1. Cement | - | Chettinad ,ultratech ,Shankar cement |
| 2. Basement ,steps | - | Flayers ,country brick |
| 3. Brick work sand | - | M-sand |
| 4. Brick | - | Country brick or chamber brick |
| 5. Steel | - | JSW , triple power , bulket |
| 6. Fittings | - | Metro , sangam ,ploto |
| 7. Wire | - | Poly cab or kundam |
| 8. Switches | - | Gm , gold medal |
| 9. Pipe | - | Finolex,avonplast |
| 10. Paint | - | Asian - Ace |

Note:

Cost of work out:

M.sand:-

Rs. 2000.00 Per sq.ft

River sand:-

Rs. 2200.00 Per sq.ft

Basement extra high per sqft	-	1200x1300 =15, 60,000.00
Ground floor	-	1200x2000 =24, 00,000.00
First floor	-	1200x1800 =21, 60,000.00