



PACKAGE DETAILS: LUXURY PACKAGE

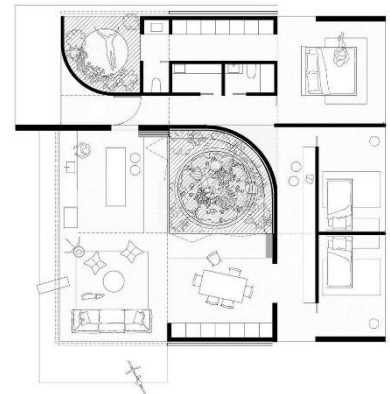
PRICE:-2450 RS SQ/FT

DESIGNS & DRAWINGS

- 2D & 3D floor plans.
- 3D elevations from all sides.
- Structural drawing.
- Plumbing & electrical layout.
- Furniture drawings.

ARCHITECTURAL DETAILING

- Working drawings for execution.
- Schedule of openings.
- Sectional drawings.
- Handy copy of all drawings for future reference.



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CORE CONSTRUCTION MATERIALS

- **Steel:** Fe550-grade TMT – JSW, Tata, SAIL or equivalent brand.
- **Cement:** 53 & 43 Grades Of Ultratech, Birla, ACC, or equivalent brand.
- **Concrete Mix:** RMC – M25 Grade.
- **Red Bricks** – Standard size of superior quality.
- **Aggregates:** 20mm & 40mm.
- **M-Sand:** Blockwork & P-Sand - plastering.
- **Underground Sump** in RCC & waterproof plastered.
- **Three-course** of size stone masonry under plinth.
- **Ceiling Height:** 10 Feet.
- **Waterproofing:** Dr. Fixit Or Fosroc.



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FLOORING & WALL TILING

- Living, kitchen, dining & bedroom flooring up to Rs 200 per Sqft.
- Staircase: Granite up to Rs 200 per Sqft.
- Balconies & sit-out areas: Anti-skid tiles up to Rs 85 per Sqft.
- Bathroom & Toilet: Wall & Flooring up to Rs 85 per Sqft.
- Parking floor: Upto Rs 75 per Sqft.
- Kitchen countertop: Up to Rs 350 per Sqft.
- Kitchen dadoing: Up to 4 feet with tiles Rs 80 per Sqft.
- Bathroom dadoing Or Wall Tiling: Height up to full height.



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PAINTING

- **Wall & ceiling: 2 Coats Of putty + 1 coat of primer & painted with 2 coats of Asian royale emulsion.**
- **Exterior Walls: 1 coat primer + 2 coats of ultima emulsion.**
- **2 Coats of enamel paint for the windows MS grills only.**
- **Brands considered are Asian, Berger, and Dulux as per the owner's choice.**



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- **Wires: Havells or equivalent.**
- **Switches: GM, Legrand, or equivalent.**
- **DBs and MCBs are included.**
- **1 UPS point of each unit at the nearest feasible point.**
- **Electric car or two-wheeler charging point will be given in the parking.**



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PLUMBING

- CPVS Pipes: Ashirwad, supreme, astral.
- PVC over tank sintex 3 layered with MS structure on 6 Feet height.
- Solar & Greyser provision lines will be provided to all bathrooms & kitchens.
- Sustainable rainwater recharging facilities will be installed for the cause of the environment.
- Sewage chambers with FRP cover inside the plot area.
- Gas lines will be provided for kitchen and bathrooms.



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DOORS

- Only one door main per unit: Teak wood frame of 10"X6" inches with teak door shutter or wooden finished steel main door - per door including fittings as per owner's choice.
- Internal doors: Teak/Honne frame with Teak door of 5"X4" with laminated door shutter – per door including fittings like handles, locks, Aldrops, hinges & tower bolts as per owner's choice.
- Only one pooja door per unit: Teak frame of 6"X4" inches with Teak door shutter – per door including fittings as per owner's choice.
- Bathroom doors will be WPC doors.

WINDOWS

- UPVC or Salwood with an option of African Teak.
- Maximum opening percentage for windows will be 28%

RAAJ WOOD PARK
WOODWORKING WITH STYLE



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- SS or Carysil kitchen sink worth up to Rs 11000.
- Kitchen faucet & towel ring up to Rs 6500.
- Bathroom sanitary ware & CP fitting up to Rs 85000 per 1000 Sqft.
- Bathroom Accessories: EWC, health faucet, wash basin, diverter & overhead shower.
- Brands considered are Jaquar, Grohe, and Kohler as per the owner's choice.



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FABRICATION WORKS

- SS with a glass staircase railing.
- Designer Gate



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EXCLUSIONS/ EXTRA CHARGES

- Extra charges for compound wall if less than 3000 Sqft of construction.
- BBMP/BDA or any other approving bodies for liaison work.
- Building floor level more than 24" inches height from the road level.
- Outside ramping.
- Extra sumping depth.
- Any interior works such as wardrobe or false ceiling etc.
- Extra landscaping work.
- Extra for security fabrication works.
- Any civil works outside house area.
- Material shifting charges if any storage problem.
- Additional height of compound wall.
- Only 2 bathrooms will be provided for each 1000 Sqft of construction. If additional bathroom required then, it is charged based on material & labour consumption.
- Electrical fitting such as light tubes, bulbs, fans etc are not inclusive
- Additional charges will apply if soil bearing capacity(S_{bc}) < 180



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