

PRICE:-1800RS SQ/FT

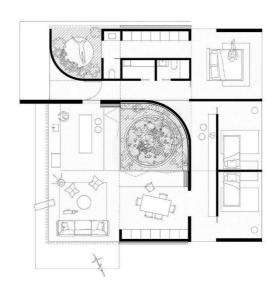
DESIGNS & DRAWINGS

- · 2D & 3D Floor Plans.
- 3D Elevations From All Sides.
- · Structural Drawing.

ARCHITECTURAL DETAILING

- Working Drawings For Execution
- Schedule Of Openings
- Sectional Drawings







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CORE CONSTRUCTION MATERIALS

• Steel: Fe500/550 Grade TMT - ISI standard Meenakshi or equivalent brand.

 Cement: 53 & 43 Grades Of Chettinad, Coromandel, Penna, Maha or equivalent brand.

Concrete Mix: RMC – M25

· Grade. Solid Blocks: 6" & 4"Inches.

· Aggregates: 20mm & 40mm.

M-Sand: Blockwork & P-Sand Plastering.

Underground Sump In 6" inches solid block & waterproof plastered.

Ceiling Height: 10 Feet.

Waterproofing: Dr. Fixit Or Fosroc.













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FLOORING & WALL TILING

- Living, Kitchen, Dining & Bedroom: Upto Rs 60 Per Sqft
- Staircase: Granite Upto Rs 100 Per Sqft
- Balconies & Sitout Areas: Anti Skid Tiles Upto Rs 50 Per Sqft
- Bathroom, Toilet Wall & Flooring: Upto Rs 50 Per Sqft
- Parking Floor: Upto Rs 50 Per Sqft
- Kitchen Countertop: Upto Rs 120 Per Sqft
- Kitchen Dadoing: Upto 4 Feet With Tiles Rs 50 Per Sqft
- Bathroom Dadoing Or Wall Tiling Height: Upto 7 Feet Height
- Terrace: Screed Concreting With Dr. Fixit LW+ Waterproofing







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PAINTING

- Wall & Ceiling: 2 Coats Of Putty + 1 Coat Of Primer & Painted With 2 Coats Of Asian Tractor Emulsion
- Exterior Walls: 1 Coat Primer + 2 Coats Of Ace Emulsion
- 2 Coats of Enamel Paint: For The Windows MS Grills Only
- Brands Considered: Asian/Berger/Dulux As Per Owner Choice









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ELECTRICALS

- · Wires: Finolex or Equivalent
- Switches: GM 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

- · Cpvc Pipes: Ashirwad/Supreme/Astral
- PVC Overtank: Ganga or Kaveri With MS Structure on 6 feet height
- Solar & Greyser connection lines will be provided
- · Sustainable Rainwater Harvesting Facilities & Equipments will be installed for the cause of the environment
- Sewage Chambers: Inside the Plot Area











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DOORS

- Only One Main Door Per Unit: Teak wood frame Of 5"X3" inches with teak door shutter – per door including fittings.
- Internal Doors: Wpc Or Sal Frame Of 4"X3" with membrane door shutter – per door including fittings like handles, locks, aldrops, hinges & tower bolts.
- Only One Pooja Door Per Unit: Frame Of 5"X3" inches with Readymade Door Shutter – per door including fittings.
- Bathroom Doors will be Pvc doors

WINDOWS

- 3 Track UPVC windows with 5mm glass along with MS grill with a budget of Rs 580 per Sqft
- Maximum Opening Percentage For Windows Will Be 16%





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KITCHEN & BATHROOM FIXTURES

- SS Kitchen Sink Of Worth up to Rs 3000.
- Kitchen Faucet & Towel Ring up to Rs 2500.
- Bathroom Sanitary Ware & Cp Fitting up to Rs 35000/- Per 1000 Sqft.
- Bathroom Accessories: Ewc, Health Faucet, Wash Basin, Diverter & Overhead Shower.
- Brands Considered: Jaquar, Hindware, Cera as per owner's choice.









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FABRICATION WORKS

- · MS Staircase Railing
- MS Standard Gate







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EXCLUSIONS/ EXTRA CHARGES

- · Extra charges for compound wall if less than 2500 Sqft of construction.
- BBMP/BDA or any other approving bodies for liaison work.
- Building floor level more than 18" inches height from the road level.
- · Any interior works such as wardrobe or false ceiling etc.
- Extra landscaping work.
- Extra Sumping charges for over 9000ltrs of holding capacity.
- · Extra for security fabrication works.
- Any civil works outside the 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 an additional bathroom is 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 (Sbc)<180.



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