

STANDARD PACKAGES - CONSTRUCTION **(Rs 2300+75) per SQFT**

1. DESIGN & DRAWINGS

- ARCHITECTURAL LAYOUT | 2D Floor Plans
- BASIC 3D ELEVATION
- STRUCTURAL DESIGN
- ELECTRICAL DRAWINGS
- PLUMBING DRAWINGS

2. STRUCTURE

- **STEEL** - SHYAM STEEL, ELEGANT STEEL, MSP STEEL OR EQUIVALENT
- **CEMENT** - DALMIA, AMBUJA, STAR OR EQUIVALENT OF 43 OR 53 GRADE
- **AGGREGATES** - 20MM & 40MM.
- **BLOCKS** - STANDARD SOLID CONCRETE BLOCKS. 6 INCH & 4 INCHES.
- **RCC DESIGN MIX** - M20 / M25 OR AS PER THE STRUCTURAL DESIGNER RECOMMENDATION.
- **CEILING HEIGHT** - 10 FEET (FINISHED FLOOR LEVEL TO FINISHED FLOOR LEVEL).

3. KITCHEN

- **Ceramic Wall Dado** - Upto Rs.75 per Sqft. Faucet Upto Rs. 6,500
- **Tiles brands** - Johnson / Kajaria or EQUIVALENT.
- **Kitchen Sink** - Stainless Steel of Single Sink make worth Rs. 10,000.

4. BATHROOM

- **Ceramic Wall Dado** up to 7' height - Up to Rs.70 per Sqft. Johnson / Kajaria or EQUIVALENT
- **Sanitaryware & CP fittings** upto Rs. 48,000 per 1000 Sqft of Cera make CPVC Pipe – APL Supreme, Astral or Equivalent.
- **Bathroom doors** - Waterproof flush doors or WPC.

(Floor mounted closet, washbasin with tap, 3 in 1 wall mixer, shower head of Parry Ware, Sun gold, Esco or equivalent make.)

5.DOORS & WINDOWS

- **Windows** – UPVC Windows with glass shutters and mesh shutters (3 track with 1 mesh) of Jindal Profiles or Equivalent. Window standard size 25sqft.
- **Main Door** - Flush Door with Veneer. Sal wood frame of 5 inch by 3-inch, worth Rs.35,000 including fixtures.
- **Internal Doors** - Membrane doors / Flush Door with Laminates upto Rs.15,000 including fixtures. Door Frames of Sal Wood 4 inches by 2.5 inch.

6. PAINTING

- **Interior Painting** – JK / Birla Putty + Tractor Emulsion or equivalent.
- **Exterior Painting** - Birla Primer + Ace Exterior Emulsion Paint or equivalent

7. ELECTRICALS

- **Wires** – Mescab, Havells, Polycab, Finolex or equivalent.
- **Switches & Sockets** - Legrand Allzy, Wipro, Oreva, Gold medal, Havells, or equivalent.

8. FLOORING

- **Living & Dining Flooring** - Tiles of value up to Rs.110 per sqft
- **Rooms & Kitchen Flooring** - Tiles of value up to Rs.90 per sqft
- **Balcony and Open Areas Flooring** - Anti-skid tiles of value upto Rs.65 per sqft Staircase Flooring - Sadarahalli Granite of value upto ₹ 100 per sqft
- **Parking Tiles and Bathroom Tiles** - Anti-skid tiles of value up to ₹ 65 per sqft.
- **Brands:** Johnsons, Captiles or equivalent.

9. MISCELLANEOUS

- **Overhead Tank** - Double Layered tank of 1000 Ltrs of Apollo make Underground Sump - 6000 Liters. Ashirvaad OR Supreme OR equivalent.
- **Staircase Railing** - MS Railing.
- **Window Grills** - Basic MS Grill with enamel Paint at Rs. 195 per Sqft.

10. 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 conditions are assumed to be the 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).

11. EXCLUSIONS

- 3 side Compound wall excluding front compound at Rs. 350/sft 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 (Rs 30/sqft) are included, whereas granite/marble laying charges would be additional at Rs. 25/sqft on BOQ only