



A UNIT OF BHARAT PREMIUM SERVICES

# CLASSIC PACKAGE RS 2300/SQFT (INCL GST)

## 1. DESIGN & DRAWINGS

- ARCHITECTURAL LAYOUT | 2D Floor Plans
- 3D ELEVATIONS
- STRUCTURAL DESIGNS
- ELECTRICAL DRAWINGS
- PLUMBING DRAWINGS

## 2. STRUCTURE

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

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## 3. KITCHEN

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

## 4. BATHROOM

- **Ceramic Wall Dado** up to 7' height - Upto Rs.65 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 Jaquar, Somany or equivalent make.)



contact@bharathomesco.com



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## 5. DOORS & WINDOWS

- **Windows** – UPVC Windows with glass shutters and mesh shutters (3 track with 1 mesh) of Jindal Profiles. Window standard size 120sqft.
- **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 Putty + Apcolite Premium Emulsion or equivalent
- **Exterior Painting** - Asian Primer + Apex Exterior Emulsion Paint or equivalent

## 7. ELECTRICALS

- **Wires** - Havells, Polycab, Finolex or equivalent.
- **Switches & Sockets** - GM Modular, Havells, Schneider or equivalent.

## 8. FLOORING

- **Living & Dining Flooring** - Tiles of value upto Rs.150 per sqft .
- **Rooms & Kitchen Flooring** - Tiles of value upto Rs.115 per sqft.
- **Balcony and Open Areas Flooring** - Anti-skid tiles of value upto Rs.65 per sqft.
- **Staircase Flooring** - Sadarahalli Granite of value upto ₹ 105 per sqft
- **Parking Tiles and Bathroom Tiles** - Anti-skid tiles of value upto ₹ 75 per sqft.
- **Brands:** Kajaria, Johnsons, Orientbell or equivalent.

## 9 MISCELLANEOUS

- **Overhead Tank** - Double Layered tank of 2000 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.



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## 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 condition assumed to be 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 plan. 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

- Outside drainage stone-slab & bottom construction Front Elevation as per the design.
- Electricity and water charges during construction. Sanction plan or any other approval cost.
- Atta/Loft in 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. 15/sqft on BOQ only.

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## 12. TERMS & CONDITIONS

- The rate of Cement quoted as - up to Rs. 570 per bag of OPC 53 Grade for Concrete works & OPC 43 Grade for other works. Any variation from the rate quoted will either be paid extra or adjusted based on the market rates during the period of execution of contract based on verifiable documents.
- The rate of reinforcement steel quoted as - up to Rs. 77,000 per Mton. Any variation from the rate quoted will either be paid extra or adjusted based on the market rates during the period of execution of contract based on verifiable documents.
- The above cost mentioned is considering the built-up area from outer slab to slab area which also includes Portico, sit outs, Internal & external staircase, balcony, Head room and any roof projections based on the architectural drawing.
- All the material & the cost mentioned above are inclusive taxes.
- Cost of Front Elevation will be based on Design and material used such as Cladding, Rough stone, tiles & granite etc.
- Chajja's are provided only above windows from the outside.
- The cost of other work varies depending on the site dimension and the need of the customer.

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