

CONSTRUCTION WORK PROCESS

1. Construction Package Finalized by Customer
2. Initial Booking and Advance
3. Site Inspection, Drawing & Design Discussion & Finalizing
4. Main Agreement Signed
5. Project Schedule Creation & Execution
6. Monthly/Stage Cash Flow Created
7. Progress Tracking and Audit
8. Project Completion & Handover

SPECIFICATION OF PACKAGES

PARTICULARS	RESIDENTIAL ECONOMY BUDGET Rs. 2200 Per sqft	RESIDENTIAL MODERATE BUDGET Rs. 2600 Per sqft	RESIDENTIAL PREMIUM BUDGET Rs. 2900 Per sqft
Design and Drawings	Basic Elevation Structural Design Electrical and plumbing drawings	3D Elevation Structural Design Electrical and plumbing drawings	3D Elevation Structural Design Electrical and plumbing drawings
Structure	Steel- Sunvik, Meenkashi, Kamdhenu or equivalent Aggregates-20mm & 40mm Blocks- Standard Solid Concrete Blocks 6inch and 4 inch Cement-Dalmia, Coromandel, Zuari or equivalent RCC Design Mix- Based on structural designer recommendation Ceiling Height- 10 feet(Finished Floor to Finished Floor Level)	Steel- Sunvik, Meenkashi, Kamdhenu or equivalent Aggregates-20mm & 40mm Blocks- Standard Solid Red brick Cement- ACC, Birla or equivalent (Grade 43 or 53) RCC Design Mix- Based on structural designer recommendation Ceiling Height- 10 feet(Finished Floor to Finished Floor Level)	Steel- JSW Steel or equivalent Aggregates- 20mm & 40mm Blocks- Standard Solid Red brick Cement-Dalmia, Coromandel, Zuari or equivalent RCC Design Mix- Based on structural designer recommendation Ceiling Height- 10 / 11 feet(Finished Floor to Finished Floor Level)
Flooring	Living and dining flooring- Value upto Rs.	Living and dining flooring- Value upto Rs.	Living and dining flooring- Value upto Rs. 120 per sqft

	60 per sqft Rooms and kitchen flooring- Value upto Rs. 50 per sqft Balcony and open areas flooring-Anti-skid tiles of value upto Rs. 40 per sqft Staircase flooring-Sadarahalli Granite of value upto Rs.90 per sqft Parking tiles- Anti-skid tiles of value upto Rs. 35 per sqft	80 per sqft Rooms and kitchen flooring- Value upto Rs. 60 per sqft Balcony and open areas flooring-Anti-skid tiles of value upto Rs. 50 per sqft Staircase flooring-Sadarahalli Granite of value upto Rs.90 per sqft Parking tiles- Anti-skid tiles of value upto Rs. 45 per sqft	Rooms and kitchen flooring- Value upto Rs. 80 per sqft Balcony and open areas flooring-Anti-skid tiles of value upto Rs. 60 per sqft Staircase flooring-Sadarahalli Granite of value upto Rs.120 per sqft Parking tiles- Anti-skid tiles of value upto Rs. 55 per sqft
Puja Room	Granite flooring upto Rs. 120 per sqft 2 steps of granite as per design Teak wood door	Granite flooring upto Rs. 140 per sqft 2 steps of granite as per design Teak wood door	Granite flooring upto Rs. 180 per sqft 2 steps of granite as per design Teak wood door with carvings
Kitchen	Ceramic Wall Tiles,2 feet above slab – Upto Rs. 40 per sqft Main Sink Faucet- Upto Rs. 1300 Any other faucet and accessories- ISI marked Kitchen sink- Stainless Steel Single Sink worth Rs. 3000	Ceramic Wall Tiles,2 feet above slab – Upto Rs. 50 per sqft Main Sink Faucet- Upto Rs. 1500 Any other faucet and accessories- ISI marked Kitchen sink- Stainless Steel Single Sink worth Rs. 5000	Ceramic Wall Tiles,2 feet above slab – Upto Rs. 60 per sqft Main Sink Faucet- Upto Rs. 2000 Any other faucet and accessories- Jaquar/Parryware/Hindware Kitchen sink- Stainless Steel Single Sink worth Rs. 6000
Utility	10mm thick black granite top Double dipper SS sink Vitrified tiles upto Rs.80 per sqft	10mm thick black granite top Double dipper SS sink Vitrified tiles upto Rs.100 per sqft	20mm thick black granite top Double dipper SS sink Vitrified tiles upto Rs.160 per sqft
Bathroom	Bathroom ceramic wall tiles with 7 feet height- Upto Rs. 40 per sqft Sanitary ware & CP fittings- Upto Rs. 20,000 per 1000 sqft of construction CPVC Pipe- Astral or equivalent Bathroom Doors-	Bathroom ceramic wall tiles with 7 feet height- Upto Rs. 50 per sqft Sanitary ware & CP fittings- Upto Rs. 30,000 per 1000 sqft of construction CPVC Pipe- Astral or equivalent Bathroom Doors-	Bathroom ceramic wall tiles with 7 feet height- Upto Rs. 60 per sqft Sanitary ware & CP fittings- Upto Rs. 40,000 per 1000 sqft of construction CPVC Pipe- Astral or equivalent Bathroom Doors- Waterproof flush doors

	Waterproof flush doors	Waterproof flush doors	Shower Glass Cubicle Geysers and fittings- As per Client specifications
Bath Tub	Not applicable	Not applicable	Orion White Norway Jacuzzi upto 8,000 to 10,000
Doors & Windows	Main door- Flush door with veneer. Sandalwood frame of 5 inch by 3inch, worth Rs.12,000 including fixtures Internal doors- Membrane doors/ flush door with laminates upto Rs. 7,000 including fixtures. Door frames of Sal wood 4 inch by 2.5 inch Windows- Aluminium windows with glass shutters and mesh shutters(3 track with 1 mesh)	Main door- Panel door with teak frame of 5 inch by 3inch, worth Rs.18,000 including fixtures Internal doors- Niki Membrane doors/ flush door with laminates upto Rs. 7,000 including fixtures. Door frames of sal wood 4 inch by 2.5 inch Windows- Aluminium windows with glass shutters and mesh shutters(3 track with 1 mesh)	Main door- Teak door with teak frame of 5 inch by 3inch, worth Rs.28,000 including fixtures Internal doors- Membrane doors/ flush door with laminates upto Rs. 8,000 including fixtures. Door frames of sal wood 4 inch by 2.5 inch Windows- Eureka forbes UPVC windows with glass shutters and mesh shutters(3 track with 1 mesh)
Electrical	Wires- Fireproof wires by Havells Switches and sockets- Havells Fan fittings for all points upto Rs.1600 per unit	Wires- Fireproof wires by Havells Switches and sockets- Havells Fan fittings for all points upto Rs.1800 per unit	Wires- Fireproof wires by Finolex Switches and sockets- Anchor Roma / Legrand Fan fittings for all points upto Rs.2250 per unit
Light fitting	LED bulbs 9-watt for all points	LED bulbs 9-watt for all points	LED bulbs 15-watt for all points
Painting	Interior painting- Asian plastic emulsion painting Exterior painting- Asian Exterior Emulsion Paint or equivalent	Interior painting- Asian plastic emulsion painting Exterior painting- Asian Exterior Emulsion Paint or equivalent Texture paint- Asian	Interior painting- Asian Royal emulsion painting Exterior painting- Asian Exterior Emulsion Paint or equivalent Texture paint- Asian
Compound wall	Precast compound wall with MS Gate	Precast compound wall with MS Gate	As per customer specification- Compound wall upto 6 inches with MS gate
Interior Design	Not applicable	2D Design	3D Design Modular Kitchen – Waterproof upto Rs. 1,25,000

			False ceiling- Upto 500 sqft Wardrobe- 2 units, ISI marked
Modular Kitchen	Not applicable	Modular Kitchen with 18 mm waterproof ply with related accessories from Godrej	Modular Kitchen with 18 mm waterproof ply with related accessories from Hettich Copper Gas piping
Home theatre	Not applicable	Not applicable	Based on client requirement (not included in blanket price of package)
CCTV	Not applicable	Not applicable	2+2 HD Camera upto 4 channel DVR
Solar and rainwater harvesting	Not applicable	Not applicable	Solar water heater-150 LPD - SZDLX/COP/PC/FPC (6 person) up to 15,000 Rainwater harvesting- Sump upto 2,000 litres with PVC pipe connections
Terrace	Paver tiles for flooring upto Rs.25 per sqft	Paver tiles for flooring upto Rs.35 per sqft	Paver tiles for flooring upto Rs.75 per sqft
Miscellaneous	Waterproofing- all terrace and all washrooms from Fosrok/Dr.Fixit Overhead tank- Sintex Double Layered 1000 lts Underground sump- 4000 litres Staircase railing- MS Railing	Waterproofing- all terrace and all washrooms from Fosrok/Dr.Fixit Overhead tank- Sintex Double Layered 1500 lts Underground sump- 6000 litres Staircase railing- MS Railing with semi-polished granite flooring upto Rs.120 per sqft Window Grills- Basic MS Grills with Enamel Paint at Rs. 110 per sqft	Waterproofing- all terrace and all washrooms from Fosrok/Dr.Fixit- 12mm jelly waterproof concreting. Overhead tank- Sintex Double Layered 1500 lts Underground sump- 6000 litres Staircase railing- SS Railing with semi-polished granite flooring upto Rs.16 0 per sqft Window Grills- Basic MS Grills with Enamel Paint at Rs. 110 per sqft

NOTE:

1. Car parking will be charged 75% of the build-up area
2. Headroom will be charged 75% of the build-up area
3. An advance of Rs. 2,00,000 will be collected towards Designing charges. The said charge shall be adjusted towards project completion amount and is otherwise not refundable. Design includes 2D/3D floor plan and elevation.
4. Tapered roof will be charged Rs. 500/sqft. Loft will be charged extra.
5. Excavation will be charged extra when encountered with water/loose soil/stone
6. Eccentric footing will be charged extra
7. Extra reinforcement will be charged additional unless advised in the drawings
8. Concrete slab with thickness more than 6" will be charged extra depending on architect's design requirement.
9. SSM below plinth beam will be additionally charged.
10. Lift concrete wall will be charged extra
11. Any other specifications not exclusively mentioned here is additional cost.