

Residential Construction (Standard Package @ Rs. 1800/sqft)

We provide End to End Solution including:

- **Earth work**
Earth work excavation in ordinary/hard soil below ground level.
Up to 4' depth with all lead and lift. Anything above 4' depth will be charged extra.
- **Anti Termite Treatment**
ATT of 1:20 mix ratio of Chloropyrephous shall be applied before floor PCC at a spacing of 1' c/c and all around the plinth at externals.
- **PCC (1:4:8)**
PCC (1:4:8) in foundation of 4" thick
- **Framed Structure**
All works in RCC M 20 with tor steel as per the structural designs for the footings, columns, slabs and beams.
- **Plinth Beam**
RCC M 20 with TMT steel above ground level with a depth of 450 mm and width of 200 mm.
- **Brick Masonry**
9" thick for all load bearing walls in cement mortar 1:6.
4.5" thick for all partition walls in cement mortar 1: 4 with providing reinforcement at every 3' height.
- **Lintels**
RCC Lintels for all openings/doors/windows at 7' height from finishing floor level of 9"*6" all-round the walls.
- **Chejja**
RCC Chejjas of 1'6" for all external doors/windows/ventilators with bearing of 9" wide on either side.
- **Lofts**
RCC Lofts of 2' wide for wardrobes, 1'6" wide for OHC in kitchen at 7' height from finished floor level as per given details.
- **Roof Slab**
RCC Roof Slab in 1:1.5:3 of 5" thick at 10' height to the top of the roof from finished floor level.
- **Parapet Wall**
Parapet wall of 4" thick with 8"*8" thick block pier at regular intervals and plastering with coping band of 4" wide and 3' height.
- **Plastering**
Internal – For load bearing walls min. 12mm thick in CM 1:6 with all necessary materials and finishing with Birla putty.
External – Plastering to externals walls min. 20mm thick in CM 1:6 with all necessary materials and finishing with smooth finish.
- **Flooring**
Flooring in vitrified tiles for living and all other rooms filled with tile grout. Tiles of size 2'*2' of cost within Rs. 70/sqft.

Staircase flooring shall be with double charged vitrified tiles with 3 grooves and edge chamfering.

- **Ceramic Flooring**
Flooring in ceramic anti-skid tiles of size 12"*12" of cost within Rs. 50/sqft.
- **Dadoing**
Dadoing in glazed tiles in bathroom/toilet up to full height from finished floor level. In kitchen 3' height with ceramic tiles above platform. Tile size 12"*16" of cost within Rs. 50/sqft.
- **Doors/Windows/Ventilators**
Providing and fixing of doors/windows/ventilators.
- **Frame Sections**
Main Door – 3"*5" thick frame; teakwood shutters, teakwood panelled door, brass fittings. Other Doors – 3"*4" thick Red Sal frame, 30mm Flush shutters of approved make and size with powder coated fittings. Windows – Red Sal frame and Red Sal shutters with 12mm MS Guard bars with enamel painting. Ventilators – Aluminium louvered with glass shutters and provision for exhaust fan opening
- **Granite Platform**
Providing and fixing of black granite platform in kitchen of 20mm thick counter top for a length of 12' by 2' width. Sink –Stainless-Steel sink in kitchen as per given details.
- **Paints**
Internal – Providing and painting to all rooms/living/dining/kitchen/toilets as per specification with Interior Emulsion Paint. External – Providing and painting to external walls and surfaces with Exterior Emulsion Paint.
- **Water supply and sanitary**
Providing and fixing of plumbing and Sanitary works as per given details. Hot water inlet lines for all bathrooms with dual provision of Geyser and Solar heater.
- **Electrical works**
Providing and fixing of electrical works as per given details and specifications.
- **Compound Wall**
Compound wall up to 4' height from ground level in CM 1:6 with 4" thick hollow block masonry on 2 sides with 10' width MS gate.
- **Flagging concrete**
Providing and laying of flagging concrete in 1:4:8 over filled soil up to required levels with 4" thick and finishing in CM, tamping and threading and laid to proper slope all over the setbacks of the given site as per the given details, width of flagging concrete is 12".
- **Terrace**
A waterproof screed layer of 2" average thickness shall be laid with a lean concrete of mix ratio of 1:3:6 in slope and finished with 1" average layer of cement mortar of mix ratio 1:4 over it.
- **Sump Tank**
Providing and constructing of sump tank of 6000 litres capacity in BBM.
- **Overhead Tank**
Providing and fixing of overhead tank of 1000 litres capacity.
- **Building Elevation**
Simple Elevational features for building up to a value of 1% of the contract value shall be provided.

Electrical Works

- Living Room
 - 1 no fan point – ceiling
 - 3 no's wall light points – @8'6" ht. from FFL
 - 4 no's 5Amps point – @ 4' ht. from FFL
 - 1 no telephone point – @ 2' ht. from FFL
 - 1 no television point – @ 4' ht. from FFL
 - 1 no AC point – @ 8' ht. from FFL
 - 1 no wall light point will be 2 way
 - Kitchen
 - 1 no's Wall alight point
 - 1 no's ceiling light point
 - 2 no's 5Amps point
 - 2 no's 15 Amps point – @ 4' ht. from FFL
 - 1 no. Exhaust fan point – @8'^ ht. from FFL
 - Bedroom
 - 1 no's fan point – ceiling
 - 3 no's wall light points – @8'6" ht. from FFL
 - 2 no's 5Amps point – @ 4' ht. from FFL
 - 1 no AC point – @ 8' ht. from FFL
 - 1 no wall light point will be 2 way
 - Toilet/Bathrooms
 - 1 no. wall light point – @ 7' ht. from FFL
 - 1 no. 15 Amp point with 15 Amps DP switch @ 5' ht. from FFL
 - 1 no 5 Amps point – @ 5' ht. from FFL
 - 1 no. Exhaust fan point – @8' ht. from FFL
 - External Lighting
 - 2 no's Gate light points
- 6 no's wall light points as specified

Plumbing and Sanitary works

- Toilet
 - European closet with flush tank – 1 no.
 - Health Faucet – 1 no.
- Bath
 - Soap Dish – 1 no.
 - Shower head/2 in 1 Mixer/Controls – 1 no.
 - Wash Basin – 1 no.
 - Steel tap (Bib Cock) – 1 no.
 - Towel Rod – 2 nos.
- Kitchen
 - Stainless steel sink (single bowl single drain) – 1 no.
 - Steel tap (Long body spout) – 1 no.

Woodworks – Window

- Living
4'*4' – 1 no.
3'*4' – 1 no.
- Dining
4'*4' – 1 no.
- Bedroom
4'*4' – 1 no.
- Kitchen
3'6"*3' – 1 no.
- Bathroom/Toilet (Ventilator)
2'*2' – 1no.

Note

Any addition of electrical points required other than the specification mentioned will be charged extra. All fixtures like lights, fans, AC units etc. are charged extra. Any additional plumbing points required other than the specification mentioned will be charged extra.

Water Level Sensors, Geysers and Solar tanks are charged extra
Sewage and Sullage shall be connected to the local authority lines
Any pit construction shall be charged extra.

Any additional windows required other than the mentioned will be charged extra.
Pooja room doors, dado shall be charged extra.
Design and sanctioning, landscaping charges are extra
Rates are Exclusive of GST
43 Grade OPC shall be used

Commercial Construction (Standard Package @ Rs. 2000/sqft)

- **Earth work Excavation**
Earth work excavation in ordinary/hard soil below ground level.
Up to 5' depth with all lead and lift. Anything above 5' depth will be charged extra.
- **Anti Termite Treatment**
ATT of 1:20 mix ratio of Chlorpyrifos shall be applied before floor PCC at a spacing of 1' c/c and all around the plinth at externals.
- **PCC (1:4:8)**
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- **Framed Structure**
All works in RCC M 20 with tor steel as per the structural designs for the footings, columns, slabs, and beams.
- **Plinth Beam**
RCC M 20 with TMT steel above ground level with a depth of 450 mm and width of 200 mm.
- **Burnt Brick Masonry**
9" thick for all load-bearing walls in cement mortar 1:6.
4.5" thick for all partition walls in cement mortar 1: 4 with providing reinforcement at every 3' height.
- **Lintels**
RCC Lintels for all openings/doors/windows at 7' height from finishing floor level of 9"*6" all around the walls.
- **Chejja**
RCC Chejjas of 1'6" for all external doors/windows/ventilators with bearing of 9" wide on either side.
- **Lofts**
RCC Lofts of 2' wide for wardrobes, 1'6" wide for OHC in kitchen at 7' height from finished floor level as per given details.
- **Roof Slab**
RCC Roof Slab in 1:1.5:3 of 5" thick at 10' height to the top of the roof from finished floor level.
- **Parapet Wall**
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- **Plastering**
Internal – For load bearing walls min. 12mm thick in CM 1:6 with all necessary materials and finishing with Birla putty.
External – Plastering to externals walls min. 20mm thick in CM 1:6 with all necessary materials and finishing with smooth finish.
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Staircase flooring shall be with double charged vitrified tiles with 3 grooves and edge chamfering.

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Windows – Red Sal frame and Red Sal shutters with 12mm MS Guard bars with enamel painting.

Ventilators – Aluminium louvered with glass shutters and provision for exhaust fan opening

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Internal – Providing and painting to all rooms/living/dining/kitchen/toilets as per specification with Interior Emulsion Paint. **External** – Providing and painting to external walls and surfaces with Exterior Emulsion Paint.
- **Water supply and sanitary**
Providing and fixing of plumbing and Sanitary works as per given details. Hot water inlet lines for all bathrooms with dual provision of Geyser and Solar heater.
- **Electrical works**
Providing and fixing of electrical works as per given details and specifications.
- **Compound Wall**
Providing and constructing of compound wall up to 4' height from ground level in CM 1:6 with 4" thick hollow block masonry on 2 sides with 10' width MS gate.
- **Flagging concrete**
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A waterproof screed layer of 2" average thickness shall be laid with a lean concrete of mix ratio of 1:3:6 in slope and finished with 1" average layer of cement mortar of mix ratio 1:4 over it.
- **Sump Tank**
Providing and constructing of sump tank of 6000 litres capacity in BBM.
- **Overhead Tank**
Providing and fixing of overhead tank of 1000 litres capacity.

- **Building Elevation**

Simple Elevational features for building up to a value of 1% of the contract value shall be provided.

Note

- Glass doors shall be charged extra.
- Design and Execution of Sewage/Sullage Treatment Plants to be charged extra.
- The dual plumbing system for treated water use shall be charged extra.
- Texture Paint shall be charged extra as per the selected design.
- Fire & HVAC services shall be extra based on requirements and norms.
- Any Automation works will be charged extra.
- Provision of lifts will be provided, Lift with accessories and related services are charged extra.
- Design and sanctioning, landscaping charges are extra.
- Rates are Exclusive of GST.

Interiors

Living room (Rs. 1000/sqft onwards) Bedroom (Rs. 1100/sqft onwards) Kitchen (Rs. 1700/sqft onwards)

Renovations

We provide home/commercial renovations and expansion solutions.