**Standard Specifications of Construction (PLATINUM)**

|  |  |  |
| --- | --- | --- |
| **S.No** | **MATERIAL** | **DESCRIPTION** |
|  | **STEEL** | Jairaj, Vizag and Radha 600 TMT Steel as per specified for columns, beams & slab mat. |
|  | **CEMENT**  | RCC work Ultra-tech super (53 grade) for Columns, Beams and Slab.Bricks joint and Plastering work with Nagarjuna cement (43 grades). |
|  | **SAND** | RCC work (100%) river sand.Brick joint work (100%) river sand.River sand shall be used for two coats of plastering (100%) |
|  | **BRICK** | Red light weight brick with necessary RCC bed along with steel rod, Outer walls 9” thickness (1:6 ratio), Internal walls 4.5” thickness (1:4 ratio) |
|  | **COLUMNS**  | Asper the structural design. |
|  | **MIX**  | M20  |
|  | **SLAB** | Slab thickness 4.5 inches, Height of the building from floor to slab 10’5” feet. |
|  | **PLASTERING**  | 2 coats of plastering with sponge finish for internal and external walls, 1st coat plastering 1:6 ratio 10- 12mm thickness, 2nd cote plastering 1:4 ratio sponge finish. |
|  | **WOOODEN FRAMES**  | **Main Door & Frame**: Indian Teak Wood frame with Dimensions 6’9’’ x 3’6’’ & thickness 5”x 3” (wood polish) and indian teak wood single door shutter with 32MM thickness. **Fittings**: Brass fittings for main door shutter.**Internal Door & Frames**: Indian Teak Wood frame with Dimensions 6’9’’ x 3’ & thickness 4”x3” (Enamel paint) and Moulding doors with Laminate of 1mm thickness**Fittings:** SS fittings with good quality will be provided. |
|  | **WPC DOORS**  | **Bathroom**: WPC doors. |
|  | **WINDOWS**  | UPVC Windows Green Tech brand 90 series with SS mesh and quality glass. (3 Track) |
|  | **GRILLS**  | Grills will be provided for windows with 10MM MS road. (enamel paint) |
|  | **ELECTRICAL**  | **Pipes**: PVC pipes Sudhakar brand **Metal box**: provided for switch boards **Switches**: Anchor Roma switches & main DP box with necessary MCB provision. **Wire**: Finolex / Nakoda / fine cab (owner choice) |
|  | **PAINTING**  | **Asian paints:** 1. Main door with wood polishing.
2. Internal doors with enamel paints.
3. Internal walls Double Coat Birla/JK wall care putty.
4. Internal walls Asian tractor paint.
5. External walls with Asian Ace paint.
6. Elevation wall with Asian Apex paint.
 |
|  | **WATER PROOFING**  | Bathroom, terrace flooring and headroom flooring.  |
|  | **FLOORING** | **Granite:**1. Black granite for Kitchen platform.
2. Stairs, mid landing, corridors and balcony shall be granite with half molding (Tan Brown colour).

**Tiles:** 1. 2’x4’ Tiles for flooring cost of Rs.60-70 per Sft.
2. Bathroom tiles dado up to 7 Feet cost per sft Rs.50/- range.
3. Kitchen wall tiles dado above kitchen platform up to 2. ft of Rs. 50-60 per sft.
4. Anti-skid tiles (16”x16” size) for parking.
 |
|  | **SANITARY**  | **Water pipes**: CPVC of ISI approved Ashirwad brand.**Drainage pipes**: PVC of ISI approved Prince brand and UG red pipe of ISI approved prince brand for underground drainage lines. **Bathroom Final Fittings**: Cera/Parryware/Jaguar brand. Steel Sink (2x22 inches) for kitchen. (Cera brand) |
|  | **RAILING**  | SS Railing for staircase and balcony. |
|  | **SHELVES / LOFTS**  | Provided in bedroom and kitchen only. |
|  | **ELEVATION**  | Front Elevation shall be constructed with suitable designs with 5mm Glass Design, Tiles, grills, civil work, Birla putty and texture design at free of cost depending on the Finalized Elevation Design.  |
|  | **WATER SUMP** | Water sump with RCC slab, walls with red bricks and floor with PCC. |
|  | **PARAPHET WALL** | Parapet wall height 3 feet with RCC bed along with steel and width 4.5inch thickness. |
|  | **OVER HEAD TANK**  | Nandini 3 layer Water Tank capacity of liters according to number of flats.  |
|  | **COMPOUND WALL**  | Compound wall with red bricks (4’ height and 4.5’’ thickness) with MS Gate and electrical provision on pillar of compound wall with Ramp and Steps. |
|  | **WARRANTY**  | 1. 10 years structural warranty
 |
|  | **CONTRACTOR SCOPE**  | 1. Demolition of existing building.
2. Watchman and water curing.
3. Excavation work, digging of pits and back filling
4. Floor plans shall be provided by contractor, free of cost after entering into agreement.
5. Communication and regular updates shall be provided through WhatsApp.
 |
|  26. | **OWNER SCOPE**  | * + 1. Electricity permissions and provision.
		2. Bore drilling, motor along with rubber pipe.
		3. All GHMC related, paper works and permission.
		4. Rock cutting if required.
 |
|  27. | **NOTE** | 1. No advance is required.
2. Payments need to be cleared stage wise after completion of work.
3. A civil engineer will be provided from start to Handover of the project.
 |
|  28. | **COMPLEMENTARY SERVICES**  | Few consultancy services such as bore drilling, building permission, bank housing loans, mortgage, electricity permission will be supported by us free of cost, CLIENT need to pay the required payment charges to the concerned department. Demolition of existing buildings, Soil test, Quality checks, Geologist or water diviner, Existing projects site visits and Pest control with termite proof. |

**Cost of construction Rs. 1999/- (One Thousand Nine Ninety Nine Only) per sft**