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PLATINUM PACKAGE SPECIFICATIONS FOR RESIDENTIAL CONSTRUCTION - RS 1999/-

NO ADVANCE REQUIRED

S. No	MATERIAL	DESCRIPTION
1.	COMPLEMENTARY SERVICES	Few consultancy services such as bore drilling, building permission, bank housing loans, mortgage, electricity permission Demolition of existing buildings, Soil test, Quality checks, Geologist or water diviner, Existing projects site visits and pest control will be supported by us free of cost. The CLIENT need to pay the required payment charges to the concerned department..
2.	DESIGNS AND DRAWINGS	Architectural Layout, 2D Elevation Structural Design, 3D Elevation, Electrical and Plumbing drawings.
❖ STRUCTURE		
3.	STEEL	Vizag/Jairaj TMT/ or equivalent.
4.	CEMENT	Ultra Tech or Nagarjuna or equivalent of 43 or 53 grade.



5.	RCC DESIGN MIX	M20 or M25 as per Structural designer report.
6.	SAND	Structural/Brick Joint /Plastering 2 coats work (100%) River sand.
7.	CEILING HEIGHT	10 ² feet (floor to slab).
8.	AGGREGATES	20 mm & 40 mm.
❖ MASONRY WORKS		
9.	BRICK	<ul style="list-style-type: none">• Type: Karimnagar Red light weight brick with RCC bed and reinforced steel rods as required.• External Walls: 9-inch thickness, using cement River-sand mortar in a 1:6 ratio.• Internal Walls: 4.5-inch thickness, using cement River-sand mortar in a 1:4 ratio.
10.	PLASTERING	<ul style="list-style-type: none">• First Coat: Cement River sand plaster in 1:6 ratio, 10-12 mm thickness.• Second Coat: Cement River sand plaster in 1:4 ratio with a smooth sponge finish.
❖ DOORS & WINDOWS		
11.	WINDOWS	UPVC Windows Green Tech brand 90 series with SS mesh and quality glass (3 Track) or equivalent. Window Grills: Basic MS Grills with black /White enamel paint at Rs. 220 per sqft.



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12.	MAIN DOOR	<ul style="list-style-type: none">• Frame: Indian teak wood, dimensions 7' x 4" with a cross-section of 5" x 4", finished with wood polish.• Shutter: Single door shutter with a thickness of 32 mm with wood polish worth Rs. 50,000/- including fixtures.
13.	INTERNAL DOOR	<p>Burma Teak Wood frame with Dimensions 7' x 3' & thickness 5" x 3" with Enamel paint and Moulding doors with Laminate of 1mm thickness worth Rs 17,000/- including fixtures.</p> <p>Shutter: Membrane doors/ Flush Doors.</p>
14.	BATHROOM DOORS	Waterproof flush doors or WPC.
❖ MISCELLANEOUS		
15.	ELECTRICAL	<p>Pipes: PVC pipes Sudhakar brand</p> <p>Wire: Fire proof wire by Finolex/Polycab.</p> <p>Switches and Sockets: Anchor Roma/ Polycab modular or equivalent and MCB's of Legrand.</p>
16.	PAINTING	<p>Asian paints:</p> <ol style="list-style-type: none">1. Main door with wood polishing.2. Internal doors frames with enamel paints.3. Internal walls Double Coat JK wall care putty.4. Internal walls Asian Premium Quality.5. External walls with Asian Apex paint.



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17.	FLOORING	<p>6. Elevation Paint - Ultima Asian brand.</p> <p>Living & Dining: Tiles of value upto Rs 110 per sqft.</p> <p>Rooms & Kitchen: Tiles of value upto Rs 100 per sqft.</p> <p>Balcony and Open area: Anti-skid tiles of value upto Rs 60 per sqft.</p> <p>Staircase: Sadarahalli Granite of value upto Rs 90 per sqft.</p> <p>Parking Tiles: Anti-skid tiles of value upto Rs 50 per sqft.</p>
18.	BATHROOM	<ul style="list-style-type: none">• Ceramic wall Dado upto 7' height – upto Rs 60 per sqft.• Sanitaryware's & CP fittings upto Rs 50,000 per 1000 sqft.• CPVC Pipe – Ashirwad or Equivalent.
19.	KITCHEN	<ul style="list-style-type: none">• Ceramic Wall Dado – Upto Rs 60 per sqft.• Main sink Faucet – Upto Rs 2500• Any other faucet or Accessories – ISI marked.• Kitchen Sink – Stainless Steel of Single Sink make worth Rs 6,000.
20.	RAILING	Staircase/Balconies - SS -Stainless Steel Railing of SS-304 Grade Profiles
21.	SHELVES / LOFTS	Provided in bedroom and kitchen only.



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22.	ELEVATION	Front Elevation shall be constructed with designs as per the Finalized Elevation Design (Premium Quality).
23.	WATER SUMP	RCC Water sump (water capacity 5500 Ltrs)
24.	PARAPHET WALL	Parapet wall height 3 feet with RCC bed along with steel and width 4.5 inch thickness.
25.	OVER HEAD TANK	Sintex/Ashirvad Water Tank capacity of 2500 liters
26.	COMPOUND WALL	Compound wall with Solid bricks (4' height and 4.5'' thickness) with MS Gate worth Rs 18,000/-.
❖ WARRANTY AND SCOPE		
27.	WARRANTY	<ol style="list-style-type: none">1. 10 years structural warranty2. 1 year for end to end for newly constructed building
28.	CONTRACTOR SCOPE	<ol style="list-style-type: none">1. Watchman and water curing.2. Communication and regular updates shall be provided through WhatsApp.3. CC Camera along with access to client4. A civil engineer provided from starting of project till handover of project..
26.	OWNER SCOPE	<ol style="list-style-type: none">1. Electricity permissions and provision.



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27.	NOTE	<ol style="list-style-type: none">2. Bore drilling, motor along with rubber pipe.3. All GHMC related, paper works and permission.4. Rock cutting if required. <ol style="list-style-type: none">1. No advance is required.2. Payments need to be cleared stage wise after completion of work.
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Note: -

- **Cost of the construction is Rs. 1450/- for stilt floor (parking).**
- **Cost of the construction is Rs. 1999/- per Sq. Ft (Rupees One Thousand Nine Hundred Ninety Nine Only) for construction of Ground Floor to 3rd floors.**

****please be noted that this is a general specification. The terms and specifications outlined are subject to change based on client requirements****