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SILVER PACKAGE SPECIFICATIONS FOR RESIDENTIAL CONSTRUCTION - RS 1649/-

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 will be supported by us free of cost. The 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.
2.	DESIGNS AND DRAWINGS	Architectural Layout, 2D Basic Elevation Structural Design and 3D Elevation
❖ STRUCTURE		
3.	STEEL	Shree/ Sarvottam/ or equivalent.
4.	CEMENT	Ramco or Nagarjuna or equivalent of 43 or 53 grade.
5.	RCC DESIGN MIX	M20 or M25 as per Structural designer report.
6.	SAND	Structural work (100%) M sand.



7.	CEILING HEIGHT	10' feet (floor to slab).
8.	AGGREGATES	20 mm & 40 mm.
❖ MASONRY WORKS		
9.	BRICK	<ul style="list-style-type: none">• Type: Red light weight brick with RCC bed and reinforced steel rods as required.• External Walls: 9-inch thickness, using cement M-sand mortar in a 1:6 ratio.• Internal Walls: 4.5-inch thickness, using cement M-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	<p>UPVC Windows Green Tech brand 90 series with SS mesh and quality glass (3 Track) or equivalent.</p> <p>Window Grills: Basic MS Grills with black enamel paint at Rs. 180 per sqft.</p>



12.	MAIN DOOR	<ul style="list-style-type: none">• Frame: Imported teak wood, dimensions 6'9" x 3'6" with a cross-section of 5" x 3", finished with wood polish.• Shutter: Single door shutter with a thickness of 32 mm with wood polish worth RS 30,000/- including fixtures.
13.	INTERNAL DOOR	Imported Teak Wood frame with Dimensions 6'9" x 3' & thickness 4" x 3" with Enamel paint and Moulding doors with Laminate of 1mm thickness worth RS 12,000/- including fixtures. Shutter: Membrane doors/ Flush Doors.
14.	BATHROOM DOORS	Waterproof flush doors or WPC.
❖ MISCELLANEOUS		
15.	ELECTRICAL	Pipes: PVC pipes Sudhakar brand Wire: Fire proof wire by finolex. Switches and Sockets: Anchor Penta modular or equivalent and MCB's of Legrand.
16.	PAINTING	Asian paints: <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 tractor emersion.5. External walls with Asian Ace paint.



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17.	FLOORING	<p>Living & Dining: Tiles of value upto Rs 50 per sqft.</p> <p>Rooms & Kitchen: Tiles of value upto Rs 50 per sqft.</p> <p>Balcony and Open area: Anti-skid tiles of value upto Rs 40 per sqft.</p> <p>Staircase: Tan Brown Granite of value upto Rs 70 per sqft.</p> <p>Parking Tiles: Anti-skid tiles of value upto Rs 40 per sqft.</p>
18.	BATHROOM	<ul style="list-style-type: none">• Ceramic wall Dado upto 7' height – upto Rs 40 per sqft.• Sanitaryware's & CP fittings upto Rs 30,000 per 1000 sqft.• CPVC Pipe – Astral or Equivalent.
19.	KITCHEN	<ul style="list-style-type: none">• Ceramic Wall Dado – Upto Rs 40 per sqft.• Main sink Faucet – Upto Rs 1300• Any other faucet or Accessories – ISI marked.• Kitchen Sink – Stainless Steel of Single Sink make worth Rs 3,000.
20.	RAILING	MS Railing for staircase and balcony.
21.	SHELVES / LOFTS	Provided in bedroom and kitchen only.
22.	ELEVATION	Front Elevation shall be constructed with simple designs as per the Finalized Elevation Design.



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23.	WATER SUMP	Water sump with RCC slab, walls with red bricks and floor with PCC.
24.	PARAPHET WALL	Parapet wall height 3 feet with RCC bed along with steel and width 4.5 inch thickness.
25.	OVER HEAD TANK	Nandini 3 layer Water Tank capacity of liters according to number of flats.
26.	COMPOUND WALL	Compound wall with Solid bricks (4' height and 4.5'' thickness) with MS Gate worth Rs 15,000/-.
❖ 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. Demolition of existing building.2. Watchman and water curing.3. Excavation work, digging of pits and back filling4. Floor plans shall be provided by contractor, free of cost after entering into agreement.5. Communication and regular updates shall be provided through WhatsApp.



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26.	OWNER SCOPE	<ol style="list-style-type: none">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	<ol style="list-style-type: none">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.4. 400+ quality checks.

Note: -

- **Cost of the construction is Rs. 1250/- for stilt floor (parking).**
- **Cost of the construction is Rs. 1649/- per Sq. Ft (Rupees One Thousand Four Hundred Forty Nine Only) for construction of 1st to 4th floor and above.**

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