

Shivam Builders

73,74, Rachana Villas, Hosur – Bagalur Main Road, Dasarapalli Village, HOSUR

Mobile: 9859854447

Email: _____ GSTIN: _____

Terms for construction works Specifications:

1. Earth work excavation for Column Pillar 4'0" x 4'0" and 5'6" to 6'0" Depth.
2. PCC 1:5:10 for Foundation Flooring, using 40mm Metal.
3. Size Stone masonry for foundation using CM 1:8 total 4 lines only all round.
4. Providing, Laying of RCC 1:1,5:3 concrete for M20 grade.
 - a) For Column Mat 4' x 4' x 1'3"tk. Using 10mm Steel Rod 6" c by c spacing.
 - b) Column Concrete of Size 9"x 1'6' using 16mm @ 4 nos and 12 mm 2 nos steel rods and 8mm ring.
 - c) Plinth Beam 1'0" x 9" using 16'and 12mm and 8mm Ring - 1.5 feet.
 - d) Lintel of 6" thickness using 10mm and 8mm Steel rods
 - e) Lofts and Sunshades provided
 - f) Roof of 6"tk using 10 mm and 10mm steel rods
 - g) Roof Beam of 1'6" x 9" including Roof 16 & 12mm – 10 mm steel Staircase using 12m steel @cby c 4" space
5. **Brick Works for Walls:** CM 1:6 of 9"tk using Good Quality Wire cut Red Bricks.
 - a) External Finish: M-Sand based cement plaster with paint
 - b) Internal Finish: Lime rendered cement plaster with premium Emulsion (Asian Paint)
6. **Vitrified Tile flooring with laying charge.**
 - a) Flooring: Vitrified rendered: Living/Dining rooms in other areas Rs. 80/Sq.ft with laying
 - b) Ceramic Flooring: Kitchen & Balcony Rs. 60 per sq.ft. with laying
 - c) Toilet: Ceramic tile up to 7'0" Dadooing Kitchen: 4'0" above the platform and antiskid tile for toilet flooring Rs.50/Sq.ft with laying.
 - d) Kitchen: Polished Black Granite counter with stainless steel sing (single bowl single drain board) and cupboard slab 4 layers.

Fittings:

- a) Jaguar brand come out approx. cost upto Rs. 15000/ each fittings
- b) Health spa – Jaguar
- c) Master bed room DIVETOROTHER ROOMS Wall mixer – Jaguar
- d) Head Shower -Jaguar
- e) Only one Wash basin will be provided hall or rest room

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- f) Steel : JSW & PRIME GOLD
- g) Cement : Ultra Tech or RAMCO & ACC

7. **Parapet wall** of 3' ht and terrace cement mud flooring 1"tk. Cornice at parapet level 4"x3"x2" border. Providing and laying of water proof concrete in PCC 1:1, 5:3 laid in slope with minimum of 2" and maximum of 6" thick using 12mm and downgraded aggregate including finishing the top surface with plastering. The rate shall be excluded with the cost of applying necessary fosroc chemical coating after cleaning the terrace surface.

8. **Teak wood** for main door & size 5" x 3.5" and Red sal wood and for inside door frame size 4" x 3" and Providing and fixing windows & Ventilators fully glazed UPVC window with safety grill along with mosquito net or RED SAL wood with paint and fittings as extra cost as per actual. Providing and fixing doors with teak wood frame of 3" x 5", shutter of 1 1/2" thick panel of size not less than 1'6" width, 4 panels with top size 8"x1 1/2", side of 5"x1 1/2", center vertical of 3"x1 1/2" and center 3 horizontals 3"x1 1/2".

Doors

- a) Main Door: Teak wood frame with teak veneer Shutter and EUROPA lock 3 PIN with SS brass hinges and SS brass handle and tower bolt.
- b) Pooja Door: Teak Wood frame with double door veneer shutter and brass handle
(on condition above 2000 sq.ft construction only)
- c) Internal Doors: RED SAL wood frame with Commercial flush shutter with standard Quality fitting. 4 no's SS hinges 5" size.
- d) Bed room bathroom doors: Solid WPVC / flush doors

Providing and fixing in position doors with sal wood 5"x2.5" frame and water proof flush door powder coated 4" hinges, 8" tower bolt without handle with mortise CYLINDRICAL lock cost Rs. 1000 including all necessary fittings and to the specified pattern.

9. Water proof Quality PVC / Flush Doors for bathroom toilet.

10. **Electrical:** V-GUARD ISI wires and fitting with Switch, (EB service will be extra) (GM switches, VIHAN, MCB, Anchor or V-Guard wires). Telephone point and Intercom point in living & bedrooms. Electrical wiring of standard ISI makes provision for Modern outlet for internet connectivity.

11. **Plumbing and sanitary lines:** CPVC pipes and 6kg/mm² PVC pipes. Supreme / Finolex ISI

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12. Extra cost for Bore, Bore Motor and Bore Line and staircase bath room.
13. One OH tank Sintex or supreme of 1000 litres capacity will be provided.
14. **Tractor emulsion** painting with putty for Interior and APEX for exterior wall and polish for doors. Painting ceiling after sand papering the surface, applying one coat of primer, one coat of filler and applying 2 finishing coats of Distemper of approved quality, make and shade. Extra rate with Birla white cement putty. Providing and painting surface with plastic emulsion, sand papering applying one coat primer, one coat of filler and applying 2 finishing coats of paint of approved quality
 - a) **Scratch painting**: Providing and painting with synthetic enamel paint of approved make and shade, thoroughly cleaning surface, removing the loose burrs, dust, dirt, etc., including scaffolding.
 - b) Doors windows and ventilators for window grill stair case, Balcony railing & Mesh shutter. Providing and polishing on wood surfaces. a) Mellamine polish
b) Ducco
15. MS grill will be provided for Staircase side and front top portico.
16. Standard white sanitary ware Pluto type & C.P fitting
17. Sump tank of 6000 Ltrs capacity will be provided.
18. Extra cost for all round compound wall and gate.
19. Power supply for construction works is owner's scope.
20. Covered car parking area with floor parking tiles.
21. Elevation work done by as per specified drawing not excluding.
22. Head room safety grill will be provided by us. (on condition above 1500 sqft construction)
23. Main doors safety grill will be provided by us. (on condition above 1500 sqft construction)

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EXTRA PAYMENT DETAILS

1. PLAN WITH APPROVAL COPY - 115000
 2. EB CONNECTION - 23000
 3. CUPBOARD WORK - Additional charges
 4. ELEVATION WORK (STONE FIXING WORK & GLASS WORK)
 5. SEPTIC TANK OR RAIN WATER HARVEST - 30000
- (Blue print and approval copy payment as per government value)

PAYMENT DETAILS

- 1 CONSTRUCTION COST - RS 2550/ SQ.FT +GST
 - 2 INITIAL ADVANCE AMOUNT - 20%
 - 3 TOTAL CONSTRUCTION AREA - 2550SQ.FT (approx.)
- Extra construction will be charged

Rs 2550/- sq.ft All the construction payment will be made to the favor of

“Shivam Builders”