



Classic Package

Item	Specifications	Remarks
Rate	Rs 2000/Sft	
Structure		
Cement	Ultratech /ACC	
Steel	Kamadhenu/Meenakshi	
Masonry	6" Block Masonry	Basic Rate of Block at Rs 40/ no
	Internal Walls - 4" Block Masonry	
Sand	M-Sand - Double Wash / P Sand Double wash	
Foundation depth	6 feet from natural ground level	
Footing Size and reinforcement	It will be provided as per structural design. M20 grade concrete will be used for slabs, beams and columns	charges for structural design included in rate
Column size and reinforcement		
Slab reinforcement		
	6" thick parapet of 4' height will be constructed	
Plastering	15mm thick cement plastering with sponge finish	
	External wall - Sponge finish	
Height of roof	10 ft - clear height	
Slab Thickness	5"	
Size Stone Masonry	2 course of block masonry will be done at the periphery of the building under the plinth beam	
Metal Works	External gate - MS, Ladder for tank room, T angle	Basic cost of gate @Rs 400/sft
	Internal and Extrenal Railing - Mild Steel	
Electrical	Electrical Points to be sufficently provided wherever required	
	Finolex /Anchor wires will be used	
	Switches - Basic model of Anchor/GM/Lisha make will be provided	
	Panel board for electrical meter	
Plumbing	Ashirwad - CPVC pipes for water lines	
	Supreme - PVC pipes for sanitary lines	
	Geyser points for all toilets	

	Solar provision for all toilets	
	CP fittings of Jaquar make of basic model sanitary fittings of hindware make wall mount closet for all toilets with Grohe concealed tank rain water harvesting, sanitary line connection and kaveri water connection to main lines included Gas pipe line will be provided	
	Over Head tank- Ganga/Kaveri triple layer of 2000 litres	
	Underground sump in blockwork with 10000 litres capacity	
	EWC - Wall mounted for all toilets of Hindware make upto Rs 6,000 per camode Wash basin for toilets of hindware make upto Rs 1500/no Wash basin in living upto Rs 2000 SS Kitchen sink of Carysil make (18"x24") without drain board upto Rs 4500	
Carpentry	Main Door - Frame would be Burma border teak wood, Readymade teak wood Shutter (32mm thick). Frame size will be 6"x4" thick	Basic rate of main door shutter is Rs 20000 and pooja door is Rs 15000
	Windows- UPVC windows of Green tech (white) or equivalent brand along with designer MS grill will be provided.	
	Room,pooja and toilet doors - Frame would be Sal wood frame of 5"x3" thick. Laminate doors for rooms and WPC doors for toilets of NIKI/MAXON make will be provided	
	Main Door Lock - EUROPA make, all other hardware fittings for room doors would be SS finish of basic model with mortice lock of upto Rs 1000, Brass fittings for main and pooja door Main door and pooja door handle upto Rs 3000	Lock basic rate is Rs 3500
Flooring	Granite will be provided for Internal house flooring with basic rate of Rs 100/ Sft Anti skid tiles of Rs 60/sft will be provided for passage,balcony and utility areas Toilet wall tiles upto ceiling height of 2'x4' vitrified tiles with basic rate of upto Rs 60/ sft and floor tiles of 2'x2' will be provided Parking tiles of 16"x16" will be provided with basic rate of upto Rs 60/sft Kitchen - ceramic tiles of 2'x4' upto 4ft @ Rs 60/sft Wall tiles for pooja room upto Rs 60/Sft wall cladding with vitrified tiles upto Rs 60/Sft till 7' height near main door wall	
	Kitchen Counter- 40 mm thick black granite	
Painting	Internal - 2 coats of Birla Putty, 1 coat primer with 2 coats of Premium Emulsion paint of ASIAN make	
	External wall - 1 coat primer and 2 coats of ASIAN APEX weather sheild paint	
	ASIAN Enamel paint for railings,gates, room and toilet doors	
	Main door and Pooja door - PU polish	
Terms and Conditions	Any items other than mentioned will be charged extra	

	Materials like hardware fittings,bathroom fittings,sanitary fittings are considered of basic model. Any change in the model will be charged accordingly	
	Plan approval is not included	
	Bribes for government authorities not included	
	If rock exists below ground during excavation which may require special excavation will be charged	
	Interiors is not included	
	Safety grill for doors not included	
	Texture paint , wall cladding and elevation works is not included	
	Roof Area (including staircase, cutouts) will be taken for billing	
	Government charges and electrical deposits to buy meters in owner's scope	
	Electricity and water for construction purpose shall be arranged by owner	
	Electrical light fixtures,exhaust fans, toilet accessories etc., not included	
	Any tiles and granite selected over and above mentioned basic rate will be charged for the difference rate	
	Submersible pump is not included	
	Escalation of steel and cement will be charged accordingly	
	Any objections / claims raised by society / municipality / adjacent site owners is the responsibility of the client.	
	Painting of neighbouring buildings will be in owner's scope	
	Any delay due to non payment as per payment schedule will be in owner's risk	