

# **OM SAI RAM**

## **CONSTRUCTION, INTERIOR, RENOVATION**

### **CONSTRUCTION SPECIFICATIONS**

Contractor: **G.Swaminathan DCE**

Model:1		Ground Floor:1000Sft --- First Floor:1000Sft <b>TOTAL AREA = 2000 SFT</b>			
	<b>HEADS</b>	<b>SPEC-1</b>	<b>SPEC-2</b>	<b>SPEC-3</b>	<b>SPEC-4</b>
1	<b>Rate of Construction</b>	Below – 2000 sqft Rs.2300 Above – 2000 sqft Rs.2150	Below – 2000 sqft Rs.2450 Above – 2000 sqft Rs.2300	Below – 2000 sqft Rs.2850 Above – 2000 sqft Rs.2550	Below – 2000 sqft Rs.3250 Above – 2000 sqft Rs.2750
2	<b>Structural Design</b>	---	Auto cad, floor drawing Structurally Designed- Columns, Beams, Footings, Slabs, etc.,Drawings are provided after agreement	Auto cad, floor drawing Structurally Designed- Columns, Beams, Footings, Slabs, etc.,Drawings are provided after agreement	Auto cad, floor drawing Structurally Designed- Columns, Beams, Footings, Slabs, etc., Drawings are provided after agreement
3	<b>Bricks</b>	Red Bricks	Red Bricks/ FLYAsh	Wire Cut Red Bricks/Red FLYAsh	Wire Cut Red Bricks/ FLYAsh
4	<b>Type of Construction</b>	-	Framed Structure (with pillar & with Roof Beam)	Framed Structure (with pillar & with Roof Beam)	Framed Structure (with pillar & with Roof Beam)
5	<b>Building Set Out Marking</b>	Manually with Ropes and Pegs	Manually with Ropes and Pegs	Digital Survey with Total Station	Digital Survey with Total Station
6	<b>Roof Concrete - Grade</b>	<b>M-15</b> : Manual Mix / RMC	<b>M-20</b> : RMC	<b>M-20</b> : RMC	<b>M-20</b> : RMC
7	<b>Roof Height</b>	10' Including Slab Thickness	10'9" Including SlabThickness	10'9" Including SlabThickness	10'9" Including Slab Thickness
8	<b>Cement</b>	CLASS- B (Maha, Ultra, Penna, Priya, JSW)	CLASS- A (Chetnad, JSW, Ramco Ultratech, Dalmia etc)	CLASS- A (Chetnad, JSW, Ramco Ultratech, Coromandel, Dalmia etc)	CLASS- A (Chetnad, JSW, Ramco Ultratech, Coromandel, Dalmia etc)
9	<b>Steel</b>	ISI, Best, ARS	ARS, JSW, VIZAG, Your Choice	ARS, JSW, VIZAG, Your Choice	I-steel, TATA, Your Choice

10	<b>Foundation Depth</b>	5 Feet(additional Depth Client Scope)	6 Feet (additional Depth Client Scope)	7 Feet (additional Depth Client Scope)	7 Feet (additional Depth Client Scope)
11	<b>Footing Concrete Depth</b>	9" to 1' Depth	1 to 1.5' Depth	1 to 1.5' Depth	1 to 1.5' Depth
12	<b>Basement Work</b>	3'- Outer Walls only plastered	3'- All the Walls are plastered both sides with water proofing admixture	3'- All the Walls are plastered both sides with water proofing admixture	3'- All the Walls are plastered both sides with water proofing admixture
13	<b>Sunshades</b>	Charged per Sft after completion of work	No Extra Charges	No Extra Charges	No Extra Charges
14	<b>Lofts</b>	Charged per Sft after completion of work	No Extra Charges	No Extra Charges	No Extra Charges
15	<b>M-Sand</b>	Market Available	Market Available	Washed M-Sand	Washed M-Sand
16	<b>Concreting Method</b>	Manual Compaction	with Vibrator machine	with Vibrator machine	with Vibrator machine
17	<b>Basement Compaction Method</b>	Manual Compaction	Manual Compaction	with Earth Rammer machine	with Earth Rammer machine
18	<b>Damp Proof Treatment at Basement</b>	---	2" thick DPC at Floor Level	2" thick DPC at Floor Level	2" thick DPC at Floor Level
19	<b>Anti Termite Treatment</b>	---	Treated at Basement	Treated at Basement	Treated at Basement
20	<b>Compound Wall Construction</b>	On Final Stage without Link	Along Building Plinth Beam	Along Building Plinth Beam	Along Building Plinth Beam
21	<b>Sill Beam below Windows</b>	---	2" thick Sill Concrete below Windows	2" thick Sill Concrete below Windows and Throughout Building	2" thick Sill Concrete below Windows and Throughout Building

22	<b>Lintel Beam</b>	Cut Lintel- Only above windows & Doors	Full Lintel-Above all walls at 7"	Full Lintel-Above all walls at 7"	Full Lintel-Above all walls at 7"
23	<b>Flooring Tile</b>	Rs.60/sft	Rs.60/sft	Rs.60/sft	Rs.60/sft
24	<b>Toilet &amp; Kitchen Tile</b>	Rs.40 to 50 UPTO Lintel Level	Rs.40 to 50 UPTO Lintel Level	Rs.40 to 50 UPTO Roof Level	Rs.40 to 50 UPTO Roof Level
25	<b>Sit Out Elevation Tile</b>	Additional Charge	Additional Charge	Rs.40 to 50 UPTO Roof Level	Rs.40 to 50 UPTO Roof Level
26	<b>Main Door- 3.5' x 7'</b>	1.25" Thick- Teak Door & Frame- Worth Rs.30000	1.5" Thick-Teak Door & Frame- Worth Rs.40000	1.5" Thick-Teak Door & Frame- Worth Rs.50000	1.5" Thick-Teak Door & Frame- Worth Rs.50000
27	<b>Main Door Fittings</b>	Brass or Brass Coated	Full Brass	Full Brass	Full Brass
28	<b>Bed Door- 3' x 7'</b>	Sall Frame & Membrane Door Worth Rs.8000	Sall Frame & Membrane Door Worth Rs.8000	TeakFrame & Membrane Door Worth Rs.13000	1.25" Thick-Teak Door & Frame- Worth Rs.20000
29	<b>Bed Door Fittings</b>	Powder Coated Fittins	SS or Brass Coated Fittings	SS or Brass Coated Fittings	Brass Fittings
30	<b>Windows</b>	UPVC @ Rs.450/sft	UPVC @ Rs.550/sft	UPVC @ Rs.550/sft	Polished Teak Wooden Window or UPVC
31	<b>Window Grill</b>	10mm Rod	10mm Rod	12mm Rod	12mm Rod
32	<b>Bathroom Doors</b>	PVC Door & framed Rs. 2500	PVC Door & framed Rs.3500	UPVC Door & framed Rs.5500	UPVC Door & framed Rs.7500
33	<b>External Plumbing Pipe material</b>	PVC/UPVC	UPVC	UPVC	UPVC
34	<b>Internal Hot Cold Plumbing Pipe material</b>	CPVC	CPVC	CPVC	CPVC

35	<b>Plumbing Pipe - method</b>	Single Line	Triple Line (Corporation Water, Bore Water & Solar Water)	Triple Line- Corporation Water & Bore Water & Solar water	Triple Line- Corporation Water & Bore Water & Solar water
36	<b>Plumbing Pipe - Fixing</b>	Fixing along Wall	Fixing Away from Wall	Fixing Away from Wall	Fixing Away from Wall
37	<b>Bath Fittings for this Project(2+1)</b>	Uncertain	Rs.60000- Parryware	Rs.60000- Parryware/Kerovit/J a quar	Rs.100000- Parryware/Kerovit/J a quar
38	<b>Over Head Tank- Tripple Layer White</b>	Additionally Charged	Additionally Charged	1000 Litre- 2 Nos.	1000 Litre- 2 Nos.
39	<b>Wire</b>	any ISI wire say ORBIT	any ISI wire say ORBIT	Finolex	Finolex
40	<b>Electrical Points on Wall</b>	On all 4 walls of room as per client's requirement	On all 4 walls of room as per client's requirement	On all 4 walls of room as per client's requirement	On all 4 walls of room as per client's requirement
41	<b>Switches</b>	Anchor / Roma	Anchor / Roma	GM/ Legrand Basic	GM/ Legrand Basic
42	<b>Lightings</b>	All Rooms Provided with Concealed Ceiling Lights	All Rooms Provided with Concealed Ceiling Lights	All Rooms Provided with Concealed Ceiling Lights	All Rooms Provided with Concealed Ceiling Lights
43	<b>UPS wiring</b>	Provided at Specific Points	Provided at all Points	Provided at all Points	Provided at all Points
44	<b>CCTV Wiring</b>	---	---	---	Four Corners of Building
45	<b>Staircase Structure</b>	RCC Waist Slab & Brick Steps	RCC Waist Slab & Brick Steps	Monolithic RCC Staircase	Monolithic RCC Staircase
46	<b>Inner Staircase Railing</b>	SS Railing- Rs.600/Rft	SS Railing- Rs.600/Rft	SS Railing- Rs.800/Rft	SS Railing with Glass (OR) MS with Wood
47	<b>Internal Wall Plastering Painting</b>	Gypsum Platering + 1 coat Primer Traactor + 2 coat	Cement Plaster +2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer Tractor advance + 2	Cement Plaster +2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer Premium Emulsion +2 coat	Cement Plaster +2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer Royal Emulsion + 2 coat

48	<b>Internal Ceiling Putty</b>	Gypsum Platering + 1 coat Asian Primer	2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer	2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer	2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer
49	<b>Ceiling Plastering</b>	1:4 mix	Groves made using KORAI GRASS mat while Concreting	1:4 mix- Groves made using KORAI GRASS mat while Concreting	1:4 mix- Groves made using KORAI GRASS mat while Concreting
50	<b>External Cement Plastering</b>	1:5 mix	1:5 mix with Waterproofing Admixture	1:5 mix with Waterproofing Admixture	1:5 mix with Waterproofing Admixture
51	<b>Cement Plastering Mortar Preparation</b>	Manually	Manually	Mixer Machine	Mixer Machine
52	<b>Cement Plastering Application</b>	Manually	Manually	Power Trowel Machine	Power Trowel Machine
53	<b>Column Concrete on Site Preparation</b>	Manually	Mixer Machine	Mixer Machine	Mixer Machine
54	<b>To Avoid Cracks</b>	---	Pillars&Brick; Beams&Brick Joints; Electrical Groves provided with Glass Fibre Mesh	Pillars&Brick; Beams&Brick Joints; Electrical Groves provided with Glass Fibre Mesh	Pillars&Brick; Beams&Brick Joints; Electrical Groves provided with Glass Fibre Mesh
55	<b>External Painting</b>	2 coat White Wash on all 4 Sides Ace Paint	2 coat <b>Birla</b> white on 4 sides & Asian Apex Paint on Front Side	2 coat <b>Birla</b> white on 3 sides & Putty Asian Apex Paint on Front Side	2 coat <b>Birla</b> white on 3 sides & texture finish with Asian Apex ultima Paint on Front Side
56	<b>Area Between Compound Wall &amp; Building</b>	Cement Plastering	Cement Plastering	Tile Flooring or Paver Block	Tile Flooring or Paver Block
57	<b>Weathering Course</b>	Additionally Charged per SFT	Additionally Charged per SFT	Surkhi with Baby chips and Cement Flooring Finish	Surkhi with Baby chips and Tile Finish

58	<b>Basement Height of Parking Floor</b>	On Ground Level	1' From Ground Level	1' From Ground Level	1' From Ground Level
59	<b>Water Tank / Sump @ FlyAsh Brick</b>	<b>Rs.22/Litre</b>	<b>Rs.22/Litre</b>	<b>Rs.22/Litre</b>	6000 L - No COST
	<b>Water Tank / Sump @ RCC</b>	<b>Rs.32/Litre</b>	<b>Rs.32/Litre</b>	<b>Rs.32/Litre</b>	
60	<b>Septic Tank@ Single Chambered brick Work</b>	<b>Rs.18/Litre</b>	<b>Rs.18/Litre</b>	<b>Rs.18/Litre</b>	6000 L - No COST
	<b>Septic Tank@ Three Chambered brick Work</b>	<b>Rs.25/Litre</b>	<b>Rs.25/Litre</b>	<b>Rs.25/Litre</b>	
61	<b>Compound Wall</b>	Allow Brick Rs.2150 running ft	Chamber brick Rs.2400 running ft	Fly / wire cut bricks Rs.2600 running ft	Compound wall additional cost Main gate only free
62	<b>MS Staircase to 2nd Floor</b>	Additional cost	Additional cost	Additional cost	No COST
63	<b>Car parking elevation tile</b>	<b>175/sqft</b>	<b>175/sqft</b>	<b>175/sqft</b>	No COST
64	<b>Head room</b>	<b>1750/sqft</b>	<b>1750/sqft</b>	<b>1750/sqft</b>	No COST

**NOTE: Owner's Scope**

- 1 Getting building plan approval
- 2 Electricity and Water will be provided by Owner
- 3 BoreWell, Pump Set, sump pump set
- 4 Electricity Final Shiffting,Panel Box, Earthing & Govt.Charges
- 5 Electrical fittings like Fan, Light, Motor Pumps are Not Included
- 6 Interior Works are not included in the estimation

**Mode of Payments**

Advance - Mobilisatioin	<b>10%</b>
After Completion of Plinth Beam	<b>10%</b>
After completion of Basement	<b>10%</b>
After completion of GF Lintel Level	<b>10%</b>
On completion of G.F- R.C Roof Concrete	<b>10%</b>
After completion of FF Lintel Level	<b>10%</b>
After completion of F.F- R.C Roof Concrete	<b>10%</b>
After Completion of Internal plastering	<b>10%</b>
After Completion of External plastering	<b>10%</b>
After Completion of Flooring	<b>5%</b>
At the time of Handing Over of Key	<b>5%</b>

## Material Specifications

FOUNDATION DETAILS				
<p>1. Earth work will be done for the depth of 5' from the natural ground level.</p> <p>2. Footing will be of size 4'x4'x5' done with the described size of columns according to the structural drawings. Earth filling is done and compacted well.</p>				
BASEMENT	EARTH FILLING	M-SAND FILLING	FLOORING CONCRETE	FLOORING FOR PORCH
Brick up to basement. CM 1:6	Excavate earth/ Earth brought from outside	4" thick for ground floor to the top of earth filling	PCC 1:5:10 concrete up to 4" above m-Sand filling as sub base	Car parking tiles
BRICK & PLASTERING WORK DETAILS				
<b>Height of Room will be 10'</b>				
Work Type	Area	Thickness	Cement Mortar	
Brick	Outer Wall	9"	1:6	
	Inner Wall	9"	1:6	
	Partition Wall	4'6"	1:4	
Plastering	Outer Wall		1:5	
	Inner Wall		1:4	
	Partition Wall		1:4	
	Ceiling		1:3	
Double charge vitrified tiles & Glazed Tiles WORK DETAILS				
4" side Skirting in all Carpet area				
Area	Tile Type / Size	Cement Mortar	Wall Height	Base Rate / Sq. Ft.
Ground and First floor Inner Flooring	Vitrified tiles	1:5		
Bathroom & Toilet FLOOR	Antiskid Ceramic tiles	1:5		
Bathroom & Toilet WALL	Glazed Ceramic	1:4		
Kitchen	Glaze Ceramic	1:4		
Ground Flooring	Paver Block	1:5		



### ROOF & Terrace

Anti grid tiles shall be provided.

1. Rain Water Pipes shall be provided.

### DOOR & WINDOWS

1. Main door - 3 number 5" brass hinges , 3 no. brass Tower Bolt, one Brass Pad lock, Godrej lock, eye lens, safety chain, door stopper and handle.
2. Other Doors - 3 number 5" powder coated steel hinges, 2 no. anodized steel tower bolts, one anodized steel padlock, door lock, powder coated Handles
3. No door for kitchen.

	Wood Type	Size	Frame Size	Shutter/Glass/Grill
<b>Main Door and frame</b>	Gana Teak (1st Quality)	3'6" x 7'	5" x 4"	4" x 1/2" shutter size 32mm thick
<b>Other Door frames</b>	Gana Teak (2nd Quality)	3' x 7'	4" x 3"	32 mm thick factory made skin door
<b>Window</b>	First quality upvc windows with safety grill	As per needed in plan as we designing	4" x 3"	4 mm thick Pinhead glass. 12 mm Square Rod in middle
<b>Ventilator</b>	Upvc ventilator	2" x 2"	4" x3"	2' x2' glass. 12 mm Square Rod

### KITCHEN

1. Kitchen platform will be provided with RCC slab of 1'9" x 10' Size.
2. Polished 10' x 2' Black Granite (Black pearl) 18mm thickness will be provided @ Rate Rs 140/Sq. ft.
3. Stainless Steel Sink of 24'X18'X12' size will be provided

### LOFT AND CUBBOARD

1. RCC Loft will be provided in all bedrooms (1nos), kitchen (1nos), Dining (1 no.)
2. All Wardrobes will be provisioned with kadappa slabs partition.

### ELECTRICAL INSTALLATION

1. All wiring is to be concealed and conduit in PVC pipes.
2. Junction box, switches & plug points shall be concealed types.
3. All switches are modular switches of **ANCHOR ROMA with metal box** for all floors.
4. Entire wiring will be of **3 phase copper wiring with ORBIT/FINOLEX** fire proof cables.
5. Distribution Board (DB) will be provided within the residential units and all DB box, MCBs, ELCB, ISOLATOR of **STANDARD** brand will be provisioned.
6. Necessary Telephone and TV concealed wiring will be provided in the Main Hall and Master Bed Room.
7. AC socket will be provided for all bed rooms (split AC point).

### ELECTRICAL POINTS OTHER FACILITIES

Ø HALL	§ 2 Fan point
	§ 2 Ceiling light point.
	§ 4 Wall light points.
	§ 1 TV point
	§ 1 Telephone point.
	§ 1 DISH Antenna point.
	§ 1 Entrance light point.
	§ 2 No.5 Amps Plug Point.
	§ 2 No.15 Amps Multi Plug Point.
Ø KITCHEN	§ 15Amp Multi Pin socket for Oven
	§ 1 Fan point.
	§ 1 Exhaust point.
	§ 2 Light points.
	§ 5 amp switch for Kent RO
Ø MASTER BEDROOM	§ 2 Fan points
	§ 4 Light points
	§ 1 TV point
	§ 1 AC point
	§ 1 Telephone point.
	§ 2 No. 5Amp point for Computer
Ø OTHER BEDROOM	§ 1 Fan points
	§ 2 Light points
	§ 1 AC point
	§ 1 No. 5Amps. Plug Point
Ø POOJA ROOM	§ 2 Light point.
	§ 1 No. 5 Amps. Plug point
Ø TOILET & BATHROOM	§ 2 Light point.
	§ 1 No. 15 Amps Multi pin Geyser point.
	§ 1 No. 5 Amp point.
	§ 1 exhaust point.

Ø SERVICE BALCONY	§ 1 Ceiling light point.
	§ 1 No. 5 Amp point.
Ø BALCONY	§ 1 Ceiling light point.
	§ 1 No. 5 Amp point.
	§ 1 Fan point.
Ø ENTRANCE	§ 1 Ceiling light point.
	§ 1 Calling Bell point.
Ø DINING HALL	§ 2 Light point.
	§ 1 Fan point.
	§ 1 No. 5 Amps Plug point.
Ø COMMON WASH AREA	§ 1 Light point.

### WATER SUPPLY ARRANGEMENT-Plumbing & Sanitary Specification

1. All Open & Main Water line supply with 1" dia., Waste water line for toilets & drainage lines with 4" dia. and for Kitchen 3" will be provided using ISI PVC PIPES.
2. For Bathroom, Toilet, Kitchen, Service Area balcony- concealed PVC plumbing lines will be provided.
3. For Geyser concealed good quality ISI mark CPVC pipes shall be provided

AREA	Items	Quantity	Brand- Basic Model
<b>Attached Bathroom</b>	3 in 1 Wall Mixture	1	
	Shower Unit	1	
	EWC with Flush Tank & Seat Cover	1	
	Wash Basin	1	
<b>Common Bathroom</b>	IWC without Flush	1	
	2 in 1 Wall Mixture	1	
	Shower Unit	1	
	IWC Long Body Tap	1	
<b>Common Wash Area</b>	Pillar cock Tap	1	
<b>Kitchen</b>	Sink Long Body Tap	1	
<b>Service Area Balcony</b>	Long Body Tap	2	

### WALL / ENAMEL PAINTING & VARNISHING

<b>INNER Wall Painting</b>	Apply 2 ( two) coat putty (BIRLA WALL CARE PUTTY)
	1 (one ) coat Inner Wall Primer
	2 (two) coat interior emulsion for inner wall
<b>OUTER Wall Painting</b>	1 (one ) coat Exterior Wall Primer
	2 (two) coat Exterior emulsion for inner wall
<b>Enamel Painting Door/Window/Grill</b>	1 (one) coat Asian Primer
	2 Coat Asia Enamel Painting.

