

Package-4		Luxury
Rate		Rate: Rs.2300/Sft
Condition		Minimum Built-up Area: 2500 Sft
Sl.No.	Category	Description
1	Design and Drawing	2D Floor Plans
		3D Elevation Designs
		Structural Design and Drawings
2	Structure	Site Mix Concrete
		Steel: JSW, Tata TMT
		6" and 4" Solid concrete blocks- Grade A
		Cement: Birla Super for Structural work, UltraTech for Block work, UltraTech for Plastering and Priya PPC tiles laying
		Ceiling Height: 10'6" feet (Finished Floor level to roof ceiling)
3	Kitchen	Ceramic wall tiles: 3 feet above kitchen slab worth upto Rs. 60/Sft
		Kitchen Sink: Stainless Steel or Quartz granite finish ( Carysil/ Futura brand) worth Rs.12000/-
		Kitchen Slab: 20mm/40 mm thick Granite slab of required colour worth Rs.180/Sft
		Main Sink Faucet and other accessories: ESSESS/Parryware worth Rs.3000/-
4	Bathroom and Toilets	Bathroom doors: WPC frames and doors
		Bathroom Ceramic wall tiles till Ceiling Height- Upto Rs.60 per Sft
		CPVC Pipe- Ashirwad, PVC pipes- Supreme
		Sanitary ware and CP fittings: European WC, Health Faucet, Wall mixer, Shower worth Rs.40,000/- in each Bathroom( Maximum 1 bathroom for 1000 Sft).
5	Doors and Windows	Main Door: Teak door with teak frame of 8 inch by 4 inch including antique fixtures worth Rs.90,000/-
		Pooja Room door: Teak door along with teak frame of 5 inch by 3 inch including antique fixtures worth Rs.65,000/-
		Internal Doors: Door frames of Honne wood 5 inch by 3 inch and Laminate doors with Stainless steel fixtures of Europa/Godrej/Dorset made.
		Windows: Wooden Widows using Sal Wood and MS Rods of size 12mm
6	Flooring	Living, Kitchen, Dining: 4'x6' Marble finish Quartz tiles of value upto Rs.110 per Sft.
		Rooms: 2'x4' Vitrified tiles of value upto Rs.60 per Sft.
		Staircase: Granite of value upto Rs.120 per Sft.
		Balconies and open areas flooring: Anti skid tiles of value upto Rs. 50 per Sft.
		Parking Tiles: Anti-skid tiles of value upto Rs.50 per Sft.
		Bathrooms and Toilets: Antiskid Tiles of value upto Rs.40 per Sft.
7	Electrical	Wires: Fireproof wires by Polycab/Anchor/Havells -Fire Resistant
		Switches and Sockets: Anchor/Havells- White colour basic two models
		Provision for TV,Internet,CC Camera and AC wherever necessary
		Car and Bike Charging points
		Geyser points in all bathrooms included

8	Painting	Interior: 3 Coat Putty with Birla/JK Putty, 1 Coat Asian Paints Primer, 2 Coats Asian Apcolite Premium Emulsion
		Exterior: 1 Coat Asian Primer, 2 Coat Asian Apex Weather Proof Emulsion
		Windows MS grill : 1 Coat Corrosion Resistant Primer+ 2 Coats Enamel Paint (Asian)
		Main door and Pooja door Polished with PU finish
9	Underground Sump	Capacity: 10000 Litres
		Construction using RCC
		Dr.Fixit/ Equivalent brand Water proofing Plastering with chicken mesh
		Dr. Fixit/ Equivalent Water Proofing Painting
10	Overhead tank	Ashirvad Triple Layered 1000 Litres Capacity
11	Staircase Railing	SS Railing with Glass for Internal and SS Railing without Glass for External Staircase
12	Parapet Wall in balcony	SS Railing with block work.
13	Terrace	Dr. Fixit/ Equivalent Water Proofing and 3 ft ht parapet wall with MS railing
14	Compound Wall	Height of 4.5' feet using 6"/4" Solid Concrete blocks with MS gate of required design (If Charged extra)

**Terms and Conditions:**

1. Government Plan Approvals and Temporary Power until the construction, Electricity Renewal charges every month.
- 2.A specific area to construct labour and material shed needs to be provided within 50 feet from the construction place by the client
3. If there is any design change after the construction or at the time of construction the working cost including material will be charged extra to the estimation.
3. Electrical fittings and fixtures like filter, water heater, fan, bulbs, Submersible motor, meter, meter box, etc. are not included in the estimation and will be of additional cost.
- 4.Gas Pipe line if any to kitchen will be charged extra.
5. Water charges for construction to be provided by client.
6. If site is more than 1'6" below the road level, the material and working cost will be charged extra.
7. All the rates specified in the quote is including GST, Transportation, Loading and Unloading Charges.
8. Outer Elevation Cladding will be charged extra with material and labour.
9. If underground sump to be constructed with Reinforced cement concrete, the extra amount to be bared by client
- 10.Any road cutting charges for the connection of Electricity and Sewage lines is not included, such works shall be charged additionally
- 11.Underground Sump Motor and Overhead tank Pressure pump is not included
- 12.If Lift option is provided, Lift wall cladding, Lift Electrical work including fitting and earthing will be charged extra.
- 13.If False ceiling is done, False ceiling putty and primer including labour and also Electrical work for False ceiling will be charged extra.
- 14.If construction has to be made with red bricks, add Rs.200/- extra on the above budget
- 15.If prices of any products increases beyond 8% due to some crisis, price beyond 8% to be paid by client.