

SPECIFICATIONS FOR CIVIL WORK FOR THE RESIDENTIAL BUILDING

Proposal for House Construction and Finishing Work.

Rate:- 1550/- per sqft. (GF+FF+Mumty)

1750/- per sqft (GF+Mumty)

Structure Work Description:-

1. Footing, Colum, Plinth Beam, Slab Beam and roof slab- as per architecture plan.
2. Complete Structure with Door, Window Frame and Iron Jal on Courtyard and Iron Grill on window.
3. RCC work mixture ratio (1c:2s:3a) [C-Cement, S-Sand, A-Aggregate]
4. Plaster work (Material ratio 5S:1C)
5. PCC work (Material Ratio 1C:3S:6A)
6. 4 inch outer and inner wall. (Material Ratio 4S:1C)
7. 9-inch outer wall only below tie beam for 4 feet.
8. 3 feet parapet with plaster and Iron railing (as elevation provided).
9. All Piping work for Electrification, Sewerage and Drainage.
10. Main gate- Iron up to 400kg
11. Water Proofing of Safety tank & Terrace & all wet areas (with Dr fix it chemical only)
12. Construction of main gate ramp.
13. Plinth Beam height from road level up to 3 feet.
14. Complete outer and Inner plaster with Parapet and Mumty plaster.

Finishing Work Description:

1. Flooring (Hall and rooms)- Kajaria or same range vitrified tiles (up to 50 Rs per sq. ft)(In case of Marble flooring actual Rate difference of marble and labour will be calculated).
2. Kajaria /Johnson Bathroom and Kitchen- antiskid and wall tiles. Kitchen Top and Stairs- premium granite up to Rs 120 per sq. ft.
3. Electrification- Havells Lifeline, Havells white switches and board. MCB Power Distribution Panel.
4. Doors- Ply board with door skin (30mm waterproof board with Door Skin or grooves doors Maximum 200 per sqft including hardware).
5. All Doors with Latch Locks (Rs 1000 per piece).
6. Window- Sagaun with glass(single window)
7. UPVC window and Slider doors as per requirement (white 3 track with toughened glass-10 year warranty for track and one year for other hardware. Rs 400/- per sqft)
8. Paint- Asian/Burger/JSW plastic paints. (Apex, apcolite, pixa or same range)
9. POP - Plus and minus POP work for all roof.
10. Sanitary Fittings, Tabs and Mixture- Parryware/Cera/Jaguar Essco or Same Range (Max 20000/- per washroom and 7000/- for Kitchen)
For **Washroom** (Single unit commode, wash basin, Mixture, tabs and Wall angel as per requirement)
For **Kitchen**- (Sink, Mixture, tabs amd wall angel as per requirement)

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11. Supreme Water Tank 750 Liters for each floor (Max 2 NO).
12. MS or SS railing for parapet and balcony (Rs 500/- running fit for SS railing or Rs 100/- per kg for MS railing).
13. Iron Door in Mumty.

Cost Analysis: Example only (Ground Floor, First floor and Mumty-1200sqft plot area)

Work Description	Measurement	Cost per sqft	Total
Structure and Finishing work	2500 sq. ft (approx.)	1550	3875000/-
Submersible (if Required)			50000/-
Total			3925000/-

Note:

1. Soil filling cost Extra.
2. This is a general proposal only, final rate will be decided after assessment of floor plan, structure, working, elevation plan.
3. Actual Construction area will be calculated after slab casting.
4. Light/generator will provide by landowner.
5. Work completion time may change if delay in payments, extreme weather condition.
6. Ex covered area construction work will cost extra.
7. Here Covered (Slab Area) area means casting of slab including OTS.
8. This proposal is made for 2 floor (approx.-2500 sqft). If any change in construction area new rates will be applicable.
9. All work shall be followed by provided Engineering working and structure plan.
10. Simple elevation will be provided. Use of wall tiles, ACP, Glass or CNC work or other costly material will be charged extra in front elevation.
11. Not Include in this proposal (Mess door and window, false ceiling or any other furniture work)

Regards,

Swastik Home

401, Shopping Sqare 1, Shushant Golf City

Ansai API, Lucknow-30

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Material Description:

Sl. No.	Description	Material Specification
A	Civil Work	
1.	Bricks	1 st Class Red Brick (Augal)
2.	Cement	ACC/ Ultratech Cement.
3.	Steel	Kamdhenu/Gallant Gold 8mm,10mm, 12mm & 16mm as per architecture plan
4.	230 mm (9") Thick Wall	1:5 (Cement: Coarse Sand)
5.	115 mm (4.5") Thick Wall	1:4 (Cement: Coarse Sand)
6.	18-20 mm Thick Internal Plaster	1:4 or 1:5 (Cement: Coarse Sand)
7.	18 - 20 mm Thick External Plaster	1:4 or 1:5 (Cement: Coarse Sand)
8.	Morang & Aggregate	Good Quality
9.	RCC work Mixture	Material ratio 1:2:3
10.	PCC Work Mixture	Material ratio 1:4:8
11.	230 mm (9") Thick Wall	Below tie beam for 5 feet
12.	Footing, Colum, Plinth Beam	As per architecture plan
B	Door/Windows	
1.	Door & Window Frame	1 st Class Malesian Teak Wood with Enamel Paint as per Architectural Drawing.
4.	Window Shutter	1 st Class Teak Wood with Polish
5.	Flush Door Shutter	Waterproof (30 mm) + 1 mm laminate both side
6.	Door Lock	Handle lock (Max Rs 1000/- per piece)
7.	Other hardware	Good Quality SS Finish
8.	Glass	For UPVC Door/Window ISI marked Toughened Glass
C	Plumbing	
1.	CP Fittings	Jaguaar Essco/Cera/ parryware
2.	Ceramic Items (WC & Basin)	Parryware or same Range
3.	PVC Pipe	Supreme /Astral
4.	Water Supply pipe (CPVC)	Supreme /Astral ISI mark
5.	Water Tank	Supreme (3 Layer) 750 Liters for each floor (2NO)
6.	Water Supply pipe	Supreme CPVC
7.	Solid Waste & Drainage system	SWR Pipes
D	Electrical	
1.	Conduit pipe	Astral / Polycab (ISI Marked)

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2.	Wire	Havells wire
3.	Switches	Havells Elegant white switches and board
4.	MCB	Havells/polycab
E	Painting	
1.	POP Punning on ceiling	Sakarni
2.	Putty	Burger/Asian
3.	External	Exterior grade paint Asian /Burger
4.	Internal	Emulsion paint Asian /Burger
5.	Enamel paint	Asian /Burger
F	Flooring	
1.	Porch flooring	Kajaria/somani Heavy Duty tiles (16X16) Rs 50/-
2.	Staircase	S Black/Grey Granite/Step Floor
3.	Living & Drawing Area	600 x 1200 (Kajaria)
4.	Bed rooms	600 x 1200 (Kajaria)
5.	Toilet Wall	600X 1200 (Kajaria)
6.	Toilet Floor	600x600 Antiskid (Kajaria)
7.	Kitchen Top	S Black/Grey Granite/Step Floor
G	Other	
1.	Water proofing	At Terece and all wet areas (with Dr Fixit Chemical)
2.	Anti Termite treatment	Yes
3.	Main Gate	MS with Jali work (Weight 300 Kg.)
4.	Balcony Railing	MS or SS railing
5.	Staircase Railing	SS railing 304, 18 gage appolo/jindal
6.	Earth Soil Filling up to Plinth Level	Complete
9.	Additional Finish in Elevation other than painting	As per Architectural drawing
10.	Water Harvesting Pit	No