

CATEGORY-I

MATERIAL SPECIFICATIONS	
Cement	Ultratech/Ramco/Dalmia-Crete
Steel	TATA/JSW/AGNI or Equivalent
Bricks	Wire cut Chamber Bricks
Sand	M Sand
Main door	IMPORTED TEAK
Other door frame	IMPORTED TEAK
Other door shutter	IMPORTED TEAK
Windows	IMPORTED TEAK
Floor tiles 2' x 2'	Not exceeding Rs.80/Sq ft
Bath floor & wall tiles 10' ht	Not exceeding Rs.50/Sq ft
Kitchen wall tiles 2'6" ht	Not exceeding Rs.50/Sq ft
Car portico – parking tiles	Not exceeding Rs.50/Sq ft
Laying the granite on kitchen top	Not exceeding Rs.180/Sq ft
Roof Surface will be paved by terracotta tiles	Not exceeding Rs.15/no (Kerala Tile)
Water tank – triple layer tank 1000 ltr 1 nos	SINTEX
Electrical wires	FINOLEX
Electrical fittings	LEGRAND
Bath fittings	JAQUAR
Sanitary fittings	JAQUAR
PVC pipes	ASTRAL
CPVC pipes	ASTRAL
UPVC pipes – Waterline only	ASTRAL
Exterior emulsion 2 coat	ASIAN - APEX, BERGER - WEATHERCOAT ALL GUARD, DULUX - WEATHERSHIELD
Interior wall putty 2 coat	Interior Wall , Ceiling
Interior emulsion	ASIAN - APCOLITE , BERGER - EASYCLEAN , DULUX - SUPERCLEAN
Main door polish	MELAMINE POLISH
Staircase handrails	SS (Stainless Steel)

For **L & V CONSTRUCTION**

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For **OWNER**

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WORK SPECIFICATION

EARTHWORK / FOUNDATION / BASEMENT

- ✓ Foundation depth 4 feet or above below ground level (bottom level of PCC) and height 4 feet.
- ✓ Plain cement concrete 1:5:10 (10 cm thickness) using aggregates as per drawings
- ✓ Filling in basement shall be done with red earth or slurry dust. All filling shall be watered and well compacted. Adequate Anti-termite treatment will be done after basement filling and compaction
- ✓ 9" thick wall with cement mortar in 1:6 ratio using Good quality Fly Ash Bricks

RCC (COLUMN, BEAMS, ROOF SLAB, LINTEL, SUN SHADES)

- ✓ Providing & laying controlled reinforced cement concrete as per drawings using 20MM downsized aggregates including all formworks, centering, shuttering, & scaffolding. Concrete mix shall be of M20 (1:1.5:3) grade

(Note: Floor level to Roof bottom level shall be 10 feet. Additional Height at additional cost.)

RCC STAIRCASE

- ✓ Providing & laying controlled reinforced cement concrete followed by construction of steps using bricks. Concrete mix shall be of M20 (1:1.5:3) grade. Additional charges as per drawing, if each Staircase Steps requires to be casted on concrete or any other special stairs design. Contractor shall provide estimate for additional works as per client requirements.

BRICKWORK (FLOOR LEVEL TO ROOF LEVEL, PARAPET)

- ✓ 9" thick Outer walls with cement mortar in 1:6 ratio using Good quality Chamber Bricks. Inner Partition walls and Bathrooms walls shall be 4.5 INCH thick.
- ✓ 9" thick Parapet Brick wall with cement mortar in 1:6 ratio using Good quality Chamber Bricks. Weathering coarse work (Including roof tiles) using ordinary quality broken bricks, m-sand and lime composition.

FLOORING

- ✓ Plain Cement Concrete 1:5:10 using aggregates.
- ✓ Roof tiles material terracotta as per design

PLASTERING (CEILING, INSIDE & OUTSIDE)

- ✓ Ceiling plastering work shall be in 1:3 cement mortar, below 10MM thick.
- ✓ Inside plastering work shall be in cement mortar 1:6, 9 to 12 MM thick
- ✓ Outside wall plastering work shall be in cement mortar 1:5, 12 to 15 MM thick.

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OWNER'S SCOPE

- A) Soil Analysis (depends on the site conditions).
- B) Building Plan Layout Preparation.
 - a. Government Approval, Pre Approvals (Government)- Patta, Vacant Land Tax, etc.,
 - b. EB Power Supply Connection (Temporary & Permanent), EB Meter Board Tariff Changeover / Location Changeover, EB New 3 Phase Power Supply Connection,
 - c. Municipal Water Supply & Drainage Line Connection.
- C) Bore well Drilling, Motor Installation, Temporary Shed Installation (For Material Storage) & Watchman (As required).
- D) Sand Filling, Watering & Compression of Surrounding Areas outside Proposed Main Building Built up Area (i.e. Area outside the Walls of the Proposed Main Building) as per OWNER requirements.
- E) Construction of all items Outside Proposed Main Building Built up Area including Compound Wall, Concrete/ Tiles Flooring around Building, Compound Gate, Glass Works, SS / MS Handrail Works and Car Park Sheds.
- F) Under Ground Water Tank, Over Head Tank, Septic Tank & Septic Tank Over Flow RR Masonry Well.
- G) All Outer Elevation works and Interior Works Including Wardrobes, Modern Kitchen & any other Aesthetic Shelf Works, False Ceiling Work, etc.,
- I) EB Connection and all Electricity bills shall be paid by OWNER during construction duration.
- J) OWNER to verify and finalize all 2D layouts including Dimension of building, Exact Window and Door positions prior to finalization of Construction Agreement between OWNER and BUILDER.
- K) Any further change in plan layout by OWNER after initiation of construction work will attract change in construction price accordingly. OWNER shall agree for the same.
- L) Electrical fittings such as (Tube Light/Bulb... Etc)
- M) Demolishing existing building, Set back Works.
- N) Septic Tank Construction, Rain Water provision, Soak Pit, Chamber, Sump, Head Room.
- O) Site Cleaning Process.

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