



CATEGORY-III

MATERIAL SPECIFICATIONS	
Cement	JSW/Penna or Equivalent
Steel	DSRM or Equivalent
Bricks	Red Bricks
Sand	M Sand
Main door	IMPORTED TEAK
Other door frame	IMPORTED TEAK
Other door shutter	FLUSH DOOR
Windows	LOCAL WOOD
Floor tiles 2' x 2'	Not exceeding Rs.45/Sq ft
Bath floor & wall tiles 7' ht	Not exceeding Rs.30/Sq ft
Kitchen wall tiles 2'6" ht	Not exceeding Rs.30/Sq ft
Car portico – parking tiles	Not applicable
Laying the granite on kitchen top	Not exceeding Rs.120/Sq ft
Roof Surface will be paved by terracotta tiles	Not exceeding Rs.10/no
Water tank – triple layer tank 500 ltr 1 nos	ISI BRAND
Electrical wires	KUNDAN
Electrical fittings	Hi FI or Great White
Sanitary fittings	ISI BRAND
Bath fittings	ISI BRAND
Pvc pipes	ISI BRAND
Cpvc pipes	ISI BRAND
Upvc pipes – Waterline only	ISI BRAND
Exterior emulsion 2 coat	ASIAN - ACE, BERGER – WALL MASTA , DULUX - PROMISE
Interior wall putty 2 coat	Interior Wall only
Interior emulsion	ASIAN – TRACTOR , BERGER – BISON , DULUX - PROMISE
Main door polish	Normal Polish
Staircase handrails	M S

For L & V CONSTRUCTION

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For OWNER

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BUILDING SPECIFICATION

EARTHWORK / FOUNDATION / BASEMENT

- ✓ Foundation depth 3 feet below ground level (bottom level of PCC) and height 3 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 aggregates including all formworks, centering, shuttering, & scaffolding. Concrete mix shall be of M20 (1:2:4) 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 (1:2:4) 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 Red Bricks. Inner Partition walls and Bathrooms walls shall be 4.5" thick.
- ✓ 9" thick Parapet Brick wall 2'6" height with cement mortar in 1:6 ratio using Good quality Red Bricks shall be 4.5" thick . 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 for Ground Floor.

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

The Following works shall be done by OWNER on their own. But if the OWNER opts for the same to be done by BUILDER; then additional charges shall be paid by the OWNER.

- 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, Bore well 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 layout 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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For OWNER

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