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ANNEXURE – I SPECIFICATION OF WORK-/-

I. Civil Work

- Depth of the Earth work excavation for foundations is according to the structural Design and Detailed drawing. (Excavation quantity may vary based on site condition, **maximum 7'0" depth allowed size of footing**)
- The height of the ground floor level is **4'0"** or as allowed by the authorities
- Column, Plinth Beam, roof beam and slab details is followed by structural details
- All Concrete Ratio Footing/Beam and Roof Slab RMC, Column is followed by structural details
- Back filling for the foundations using excavated earth would be well watered and consolidated
- External wall 9" clay BRICK work (basic cost of **Clay Chamber brick** INR 10/-) --.
- Internal partition walls 4.5" clay brick work (basic cost of **Clay Chamber brick** INR 10/-).
- Parapet Wall 4.5" Clay brick work (basic cost of **Clay Chamber brick** INR 10/-)
- The floor height is **10'0" (including roof slab)**
- Sunshade 1'6" projected from the external walls.
- Inner and outer plastering thickness should not be more than 25mm" with normal finishes (**1:4/Cement: P sand: Admixture**).
- Fiber and chicken mesh fixed all column joints and over the electrical conduit. Plastering admixture mixed with plastering mortar.
- Continues Sil concrete and lintel concrete will provided for all internal partition and all window opening areas.
- Basement bitumen coating will have provided internal & external.



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- Supply and fabrication of TMT ISI steel for all RCC works **ISI Fe550 (I-STEEL)**
- Cement used for construction—specific Grade as per Structural Engineer's recommendation. Cement Brand: **ULTRATECH**

II Flooring

- Supply and laying of flooring with vitrified tiles 4' X 2' size 10mm thick @ **INR70/-** sq.ft over mortar bed in CM 1:8 including pointing and finishing for ground floor and first floor.
- Toilet floor tiles 1'0"x1'0" Basic cost **INR55/-** Toilet wall tiles 1'3"x1'0" basic cost of tiles **INR50/-** upto 7'0" height all side
- Supply and laying of Path Tiles @ **Rs40/-** per sq.ft * over mortar bed in 1:8 including pointing and finishing, staircase, landing & car parking
- Supply and laying of Granite @ **Rs100/-** per sq.ft * over mortar bed in 1:8 including pointing and finishing, staircase & landing.
- Kitchen Granite 10'0" Maximum length allowed, Kitchen Wall tiles 2'0" height over the counter. basic cost of **Granite INR100/-**
- All bedroom **4'0" length Kadapa shelves provided, for kitchen 4'0" Kadapa shelves** included.
- Kitchen & bedroom 1 no's Loft Will be provided

III Pest Control

Anti-termite treatment has to be carried out in following stages:

- After Earth work Excavation for footing.
- After basement filling (injection at every 3 feet level) & Treatment for wooden joineries

IV Doors

Main Door: (3'6" X 7'0")

- Main Door: Teak Wood frame (INR8500/-) with Teak Wood shutter (**Door inr18000/-**) Lock inr3500/-
- Frame size: **5" X 4"**
- Fittings: Regular Fittings
- 3 no of 5" Hinges for Main door shutters.
- 8" at top and 6" at bottom Tower Bolt for Door shutters.
- Any decorative beading not included for any wood work



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Room Door: (3'0"X 7'0")

- Teak wood frame with readymade membrane door skin finish 30mm thick (**Shutter basic cost- RS5000/**)
- Frame size: **4"X 2.5"**
- Fittings: **Regular Fittings**
- 3 nos of 5" Hinges for Main door shutters.
- 8" at top and 6" at bottom Tower Bolt
- Water Proof Pvc Door for toilet
- **WPC PVC door for Toilet (2'6"x3'0")**

V Windows

- Frame: **UPVC OPENABLE WINDOW** frame windows without mosquito net (each room 1nos of windows to be provided) with grill 10mm regular design.

VI Staircase Handrail

- **SS Handrail 3'0" Height**, Railing Made by SS PIPES (Basic Cost inr650/-)

VII Painting Work

- Providing and painting two coats of Asian Tractor Emulsion paint over **two coats of wall putty** over one coat of wall primer for internal walls, Ceiling Primer and Two Coat, **Asian Premier Emulsion** paint finish two coat.
- Providing and painting two coats of weather coat paint **Asian APEX**, over one coat of white cement for external wall, passage, Staircase and common area.
- Providing and painting two coats of varnish Finish for Main door.
- Enamel paint finish for grill and all other door frames.

VIII Electrical

- Concealed boxes: GI box
- Wires: **Orbit**
- Distribution board: Standard with door.
- No. of distribution boards: One DB for building
- MCB's & Isolators: **L&T**
- Rotary Switch: Domestic Range
- Switches: **Anger or Legrand**
- Fan regulator: Switch Type
- Fan hook: G.I.



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Electrical Points:

- **Bedrooms: 2nos light point, 2nos 5amp Socket, 1nos fan point & 1nos AC point**
- **Master bedroom 2 way will have provided,**
- **Workstation Sockets will provided**
- **Toilet: 1nos Geyser Point, 1nos light point, 1 no's exhaust point**
- **Hall/Dining: 4nos of wall light point, 4nos of Spot light points, 2 fan point, 5nos of tv power socket.**
- **Kitchen: 2nos of 15amps socket, 2nos 5amp socket, 1nos of fan point, 2nos of light point, 1nos RO point, Fridge and Washing machine.**
- **Car parking: 2nos 5amp socket and 1nos of light.**
- **Inverter Wiring all room (1 light, 1 fan, kitchen RO,)**
- **Staircase 2way connection will provided**
- **CCTV provision**

IX. Plumbing

- Inner Cold Water Pipes **CPVC**
- External Water Line Pipe **PVC**
- Inner Hot water pipes **CPVC**
- Soil and waste water pipes **PVC**
- Plumbing Fittings: Mixer (INR4500/-) & Head shower (INR1500/-)
- Sink: Single bowl SS Sink (INR4000/-)
- Sanitary Fittings: Regular Fitting white color
- EWC: Floor mounted Single Piece, White color – (ewc /tank inr7000/-)
- Wash Basin Wall mounted (INR2000/-), Tap (INR1200)
- Sink Tap: Long Body tap.
- PVC traps: SS open door type.



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ANNEXURE II

GENERAL – EXCLUSIONS & INCLUSIONS

- Commercial Offer
 - Architectural Drawings: Floor Plan builder scope.
 - Soil Test and Details
 - Structural Analysis and Details - - (SOMADEV NAGESH)
 - 1500ltr water tank pvc tank 3 layer.
 - Floor plan and building front elevation view contractor scope
- Important Note: -
 - Roof area will be considered as billing construction area.
 - Power, Water will be client scope
 - From the day of stage completion within 15days payment has to be released for next stage.
 - GST not included in above price client ask gst invoice means 18% gst chargeable extra. (every stage payment receipt will be provided)
 - Incase based on soil condition Pile foundation means difference cost will chargeable extra
- EXCLUSIVE
 - Elevation Tiles, wood, Full height glass, Grill, Pergola and granite not included.
 - Weathering Coarse/Weathering Tile Not included.
 - Approval and EB connection cost not included.
 - Motor, Sump, Septic tank and compound wall not included.
 - Safety grill for doors not included.
 - False ceiling, wardrobe and showcase any other wood works not included.
 - Concrete Sump (Tile finish) INR40 /-per ltr
 - Concrete Water Tank (Tile finish) INR35/-per ltr
 - Compound Wall INR2000/-per rft
 - Additional Basement Height INR80/-Per feet
 - Cooling with Waterproofing Tiles INR125/-Per Sqft
 - Septic Tank Brick Work INR20/-Per Ltr
 - Wll Ring – 1500/- per feet





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ANNEXURE III

PAYMENT DETAILS & SCHEDULE and DETAILS

<u>S.NO</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>RATE</u>	<u>AMOUNT</u>
<u>1</u>	<u>GROUND FLOOR</u>	<u>SQ.FT</u>	<u>INR2200/-</u>	<u>INR/-</u>
<u>2</u>	<u>FIRST FLOOR</u>	<u>SQ.FT</u>	<u>INR2200/-</u>	<u>INR/-</u>
<u>3</u>	<u>HEAD ROOM</u>	<u>SQ.FT</u>	<u>INR1700/-</u>	<u>INR/-</u>
			<u>TOTAL</u>	<u>INR/-</u>

(cost only for building construction area)

<u>S.no</u>	<u>details</u>	<u>Stage</u>	<u>Amount</u>
<u>1</u>	<u>Agreement Signing</u>	<u>3% of Total Cost</u>	<u>INR/-</u>
<u>2</u>	<u>Advance</u>	<u>18% of Total Cost</u>	<u>INR/-</u>
<u>3</u>	<u>Basement Completed</u>	<u>13% of Total Cost</u>	<u>INR/-</u>
<u>4</u>	<u>Ground Floor Roof Completed</u>	<u>13% of Total Cost</u>	<u>INR/-</u>
<u>5</u>	<u>First Floor Brick Work</u>	<u>13% of Total Cost</u>	<u>INR/-</u>
<u>6</u>	<u>First Floor Roof Completed</u>	<u>13% of Total Cost</u>	<u>INR/-</u>
<u>9</u>	<u>Plastering Completed</u>	<u>22% of Total Cost</u>	<u>INR/-</u>
<u>10</u>	<u>Handover</u>	<u>5% of Total Cost</u>	<u>INR/-</u>

<u>EMPLOYER</u>	<u>CONTRACTOR</u>



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