



SAANVI Homes

CONSTRUCTION & INTERIORS

YOUR DREAM HOME, OUR AIM

#2616, Ibbani road, BDA Arkavathy layout 7th block, near vibgyor school, Jakkur,
Yelahanka, Bangaluru-560 064

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Budget Package- 1565/- per sft

1. ARCHITECTURAL

- 2D floor plan
- Working drawings
- Structural drawings
- Schedule of openings

2. STRUCTURAL

- Steel – 550- India gold/ Kamadhenu or equivalent
- Aggregates- 20mm, 40 mm BIS standard
- Sand- M sand for civil works, P sand for plastering works
- Blocks- Standard solid concrete Blocks 6 inch for main walls and 4 inch inside partition walls
- RCC design mix- As per structural design
- Ceiling height- 10'6'' ffl to ffl
- Cement- ACC/Penna/ priya/ Dalmia or equivalent
- Underground Sump- Built with standard solid concrete blocks and waterproofing plastering (not included)
- Steel/Concrete lofts- not included
- Cut lintels will be provided on all doors, windows & all openings

3. FLOORING

- Flooring Vetrified tiles for living, Dining as per sample approved by the owner of any brand any color any other patterns of Rs 50./- per square foot vetrified tiles including filling the joints with filler to match the color of tiles
- Anti-skid tiles flooring of range of Rs.40/- for car parking will be provided.
- Flooring for Bedroom, Kitchen as per sample approved by the owner of any brand any color any other patterns of Rs 50./- per square foot vetrified tiles, including filling the joints with filler to match the color of tiles
- Flooring for Balcony, utility, open space as per sample approved by the owner of any brand any color any other patterns of Rs 40./- per square foot of tiles, filling the joints with filler to match the color of tiles
- Staircase will be given with cemented finish.
- Pooja room wall Tile - Wall tiles for the pooja room are not covered in this package.
- Main door exterior wall cladding tiles are not included

4. DOORS AND WINDOWS

- Main Door: Frame Good quality Teak wood 5inch X 3inch with 32mm thick readymade wood shutters in a range of max 15000/- per door including frame, shutter and all fixtures
- Bedroom Door: Frame Good quality Red Sal wood (4inch X 3inch) with 30mm thick machine pressed ready made membrane flush door shutters with selected laminate design in a range of 6000/- per door including frame, shutter and all fixtures
- Pooja Door - The pooja room door is not included in the package.
- Toilet door: Frame Good quality Waterproof PVC with 25mm thick PVC shutters in a range of 2500/- per door including frame, shutter and all fixtures
- Terrace, Utility Balcony doors is not included in this package, if required, charges will be applied based on actual costs
- Windows: Aluminium sliding windows with two track shutters with 5mm glass and accessories in a range of 415/- per sft including 16 gauge MS grills and accessories

5. KITCHEN

- Kitchen Ceramic wall Tiles good quality: 4 feet in kitchen, as per sample approved by the owner of any brand any color any other patterns of Rs.40/- per square foot of tiles including filling the joints with filler to match the color of tiles
- For kitchen platform Polished Granite slab of 30mm thick (150 rs / sqft) of 2' wide will be used
- Stainless steel sink single bowl 2'x2' size will be provided. (Rs 1500/- Range)
- Water purifies, chimney, hob points (only provisions) will be done
- Main Sink faucet=850/-

6. PLUMBING

- Concealed CPVC Piping's of ASTRAL/ASHIRVAD/SUPREME make. 1" pipe from Sump to Over Head tank.
- Return pipe ¾" dia CPVC pipe.
- Rain water and sanitary pipe of PVC with necessary fittings.
- Waterproofing will be done with Dr.Fixit or Fosroc waterproofing agent for all toilets and terrace and underground Sump

7. BATHROOM

- Bathrooms Ceramic wall Tiles good quality: 7 feet in bathrooms, as per sample approved by the owner of any brand any color any other patterns of Rs.30/- per square foot of tiles including filling the joints with filler to match the color of tiles
- Floor mounted with flush tank commode will be provided for Toilets
- Sanitary pipes of 4" and 2 ½" dia with 4kg/cm² of ISI make will be provided.
- Sewage chambers of required sizes will be provided
- Over Head Tank It's not included in this package, if required, charges will be applied based on actual costs
- Total price range is 40000/- for 1000 sft buildup area (includes All pvc & cpvc piping & fittings, CP & Sanitary fittings, EWC commode, health faucet, wash basin, 2 in 1 wall mixture etc)

8. PAINTING

- Inside wall surface will be painted with two coats of Birla putty, one coat Asian primer finally it will be given roller finishing (two coats Asian Tractor Emulsion paints). Colour selection is limited to up to 3 shades.
- Exterior wall surface will be painted with one coat Asian primer and two coats Asian Exterior Ace weatherproof Emulsion paints
- Main door, Bedroom door, Windows, Main gate & Railings will be painted with synthetic enamel paint of approved color

9. ELECTRICAL

- Electrical wires will be composed of copper wire with brand Finolex/Maharaja wires
- Electrical Switches will be a brand of GM quba / Hi-Fi white color modular switches
- Living & Dinning area provision will be made for up to 2 fan points, 3 light points, 3 nos. of 5Amp switches and sockets, and 1 TV cable point, subject to room dimensions.
- Bedroom Points provision will be made for up to 1 fan points, 2 light points, 2 nos. of 5Amp Plug points

- Kitchen points shall be provided Upto 2 light points, 2nos 15amp plug points and 3nos 5amp plug points for refrigerator, mixer, microwave & Water purifier and exhaust fan
- 2 Way Switch It's not included in this package, if required, charges will be applied based on actual costs

10. FABRICATION

- M.S. gate with 16 gauge with synthetic enamel paint of specified color (Basic design) in a range of 280.- per sft (upto 40sft)
- M S Railings with 16 gauge for staircase in a range of 450/- per rft

WARRANTY

- 10 year for structure for whole building (if structural design is done in-house)
- 1 year for plumbing & electrical as per brand warranty
- 10 year for all doors
- 10 year for waterproofing and leakage

ITEM OF WORK WHICH ARE NOT INCLUDED IN CONTRACT

Following items of work that is not included in contract work and the same will be executed with an additional cost.

1. Office expenses for sanctioning of water connection, electrical connection, deposits for various facilities and any other expenses which are not stated in the agreement.
2. If stone/Rocks found during digging of foundation, owner has to bear the expense of removing the same
3. Electrical Geysers, ovens, expensive light fittings, exhaust fans, chimney, Solar panels and Solar water heaters & connections
4. Size Stone Masonary is not included in this package, hence if it is necessary it will be charged extra as per requirement
5. Electrical meter, underground cable from house to electrical pole, installation of meter and cable, grounding and earthling pits for meter
6. Copper pipeline for lpg gas cylinder will be charged at 180/- per rft including installation
7. Percentage of opening for Doors & windows – 12% of build-up area Maximum - As per package standards
8. Power Generator, Stone cladding, Texture paint, fundermax, doors with carving design etc.
9. The main panel board and the main line from the pole to the panel board shall be under the client's scope

10. Water supply connection from road to house, office expenses and cost of water meter and water utilized bills.
11. A base price is considered for raw materials. Like M-Sand, P- Sand, C- Sand, Aggregates etc. Any market fluctuations will result in the client bearing the cost difference.
12. Basic price of Cement is Rs.350/- per bag & Steel is Rs.55,000/- per MT. Any increase in these prices shall be charged accordingly.
13. Concrete Block – 6” thickness for outer wall upto Rs.32/- per block & 4” thickness for inner walls upto Rs.27/- per block
14. The building elevation on all sides will include basic plastering and external painting, without cladding, grooves, cuts, projections, or other purely aesthetic elements. Any decorative enhancements, such as texture finishes, architectural detailing, or premium coatings, will be considered an additional scope and charged separately
15. Tank resting Slab & Staircase headroom will be considered on 75% of the sqft cost
16. Water facility for the use of construction purpose should be arranged by the owner
17. Difference in cost should be paid by owner if owner choose the materials more than the price of the above mentioned materials.
18. Any Re-work/double times work is done means, owner has to pay the extra amount for the same
19. Buying new earth/sending existing earth for excavation/backfilling purposes shall be charged on the actual.
20. Front drain covering stone and laying charges will be charged extra
21. Assuming the site and road level to be equal, if the ground level needs to be raised more than 1’6”. It shall be charged accordingly
22. The SBC of soil is considered at 180 KN/m² with a foundation depth of 5 feet. Any increase in depth due to site conditions will be charged additionally based on actuals.
23. Any other works which are not mentioned will be charged extra.
24. Bore well drilling and installation of submersible motor, linking.
25. If rates of materials have increased more than 5%, owner has to bear the difference amount
26. Any works coming out of built-up area will be charged extra as per the work requirements
27. Temporary meter charges and connections and monthly billing expenses of electricity during construction work should be paid by owner

Silver Package- 1745/- per sft

1. ARCHITECTURAL

- 2D floor plan
- Working drawings
- Structural drawings
- Schedule of openings
- 3D Elevation
- Electrical Drawings

2. STRUCTURAL

- Steel – 550D- Kamadhenu / Gopala or equivalent
- Aggregates- 20mm, 40 mm BIS standard
- Sand- M sand for civil works, P sand for plastering works
- Blocks- Standard solid concrete Blocks 6 inch for main walls and 4 inch inside partition walls
- RCC design mix- As per structural design
- Ceiling height- 10'6" ffl to ffl
- Cement- ACC/Penna/ priya/ dalmia/ birla Shakti or equivalent
- Underground Sump- Built with standard 6 inch solid concrete blocks and waterproofing plastering Capacity-6000ltrs
- Steel/Concrete lofts- not included
- Cut lintels will be provided on all doors, windows & all openings

3. FLOORING

- Flooring Vetrified tiles for living, Dining as per sample approved by the owner of any brand any color any other patterns of Rs 70./- per square foot vetrified tiles including filling the joints with filler to match the color of tiles
- Anti-skid granite flooring of range of Rs.60/- for staircase will be provided.
- Anti-skid tiles flooring of range of Rs.40/- for car parking will be provided.
- Flooring for Bedroom, Kitchen as per sample approved by the owner of any brand any color any other patterns of Rs 50./- per square foot vetrified tiles, including filling the joints with filler to match the color of tiles
- Flooring for Balcony, utility, open space as per sample approved by the owner of any brand any color any other patterns of Rs 50./- per square foot of tiles, filling the joints with filler to match the color of tiles
- Pooja room Wall Tile - Wall tiles for the pooja room are not covered in this package.
- Main door exterior wall cladding tiles are not included

4. DOORS AND WINDOWS

- Main Door: Frame Good quality Teak wood 5inch X 3inch with 32mm thick wood shutters in a range of max 20000/- per door including frame, shutter and all fixtures
- Bedroom Door: Frame Good quality Red Sal wood (5inch X 3inch) with 30mm thick machine pressed ready made membrane flush door shutters with selected laminate design in a range of 7000/- per door including frame, shutter and all fixtures
- Toilet door: Frame Good quality Waterproof PVC with 25mm thick PVC shutters in a range of 3000/- per door including frame, shutter and all fixtures
- Terrace, Utility Balcony doors is not included in this package, if required, charges will be applied based on actual costs
- Pooja door- Frame Good quality Sal wood 4inch X 3inch with 30 mm thick membrane door shutters in a range of max 8000/- per door including frame, shutter and all fixtures
- Windows: Aluminium sliding windows with three track shutters with 5mm glass and accessories in a range of 475/- per sft including 16 gauge MS grills and accessories

5. KITCHEN

- Kitchen Ceramic wall Tiles good quality: 4 feet in kitchen, as per sample approved by the owner of any brand any color any other patterns of Rs.50/- per square foot of tiles including filling the joints with filler to match the color of tiles
- For kitchen platform Polished Granite slab of 30mm thick (175 rs / sqft) of 2' wide will be used upto 30sft
- Stainless steel sink single bowl 2'x2' size will be provided. (Rs 2000/- Range)
- Water purifies, chimney, hob points (only provisions) will be done
- Main Sink faucet=1000/-

6. PLUMBING

- Concealed CPVC Piping's of ASTRAL/ASHIRVAD/SUPREME make. 1" pipe from Sump to Over Head tank.
- Return pipe 3/4" dia CPVC pipe.
- Rain water and sanitary pipe of PVC with necessary fittings.
- Waterproofing will be done with Dr.Fixit or Fosroc waterproofing agent for all toilets and terrace and underground Sump

7. BATHROOM

- Bathrooms Ceramic wall Tiles good quality: 7 feet in bathrooms, as per sample approved by the owner of any brand any color any other patterns of Rs.40/- per square foot of tiles including filling the joints with filler to match the color of tiles

- Floor mounted with flush tank commode will be provided for Toilets
- Sanitary pipes of 4" and 2 ½" dia with 4kg/cm² of ISI make will be provided.
- Sewage chambers of required sizes will be provided
- Overhead tank 1000 ltrs of triple layered with ISI brand will be provided. (@ max 6/- per ltr)
- Total price range is 50000/- for 1000 sft builtup area (includes All pvc & cpvc piping & fittings, CP & Sanitary fittings, EWC commode, health faucet, wash basin, 2 in 1 wall mixture etc)

8. PAINTING

- Inside wall surface will be painted with two coats of Birla putty, one coat Asian primer finally it will be given roller finishing (two coats Asian Tractor Shyne luxury Emulsion paints). Colour selection is limited to up to 3 shades.
- Exterior wall surface will be painted with one coat Asian primer and two coats Asian Exterior Ace weatherproof Emulsion paints
- Main door, Bedroom door & Windows will be painted with synthetic enamel paint of approved color

9. ELECTRICAL

- Electrical wires will be composed of copper wire with brand Finolex/Polycab wires
- Electrical Switches will be a brand of Anchor Penta/GM quba white color modular switches
- Living & Dinning area provision will be made for up to 2 fan points, 4 light points, 3 nos. of 5Amp switches and sockets, and 1 TV cable point,
- Bedroom Points provision will be made for up to 1 fan points, 2 light points, 2 nos. of 5Amp Plug points
- Kitchen points shall be provided Upto 2 light points, 2nos 15amp plug points and 3nos 5amp plug points for refrigerator, mixer, microwave & Water purifier and exhaust fan
- 2 Way Switch is provided 1 in each room

10. FABRICATION

- M.S. gate with 16 gauge with synthetic enamel paint of specified color (Basic design) in a range of 300.- per sft (max 50sfr)
- M S Railings with 16 gauge for staircase in a range of 475/- per rft

WARRANTY

- 10 year for structure for whole building (if structural design is done in-house)
- 1 year for plumbing & electrical as per brand warranty
- 10 year for all doors

- 10 year for waterproofing and leakage

ITEM OF WORK WHICH ARE NOT INCLUDED IN CONTRACT

Following items of work that is not included in contract work and the same will be executed with an additional cost.

1. Office expenses for sanctioning of water connection, electrical connection, deposits for various facilities and any other expenses which are not stated in the agreement.
2. If stone/Rocks found during digging of foundation, owner has to bear the expense of removing the same
3. Electrical Geysers, ovens, expensive light fittings, exhaust fans, chimney, Solar panels and Solar water heaters & connections
4. Size Stone Masonary is not included in this package, hence if it is necessary it will be charged extra as per requirement
5. Electrical meter, underground cable from house to electrical pole, installation of meter and cable, grounding and earthing pits for meter
6. Copper pipeline for lpg gas cylinder will be charged at 180/- per rft including installation
7. Percentage of opening for Doors & windows – 15% of build-up area Maximum - As per package standards
8. Power Generator, Stone cladding, Texture paint, fundermax, doors with carving design etc.
9. The main panel board and the main line from the pole to the panel board shall be under the client's scope
10. Water supply connection from road to house, office expenses and cost of water meter and water utilized bills.
11. A base price is considered for raw materials. Like M-Sand, P- Sand, C- Sand, Aggregates etc. Any market fluctuations will result in the client bearing the cost difference.
12. Basic price of Cement is Rs.370/- per bag & Steel is Rs.58,000/- per MT. Any increase in these prices shall be charged accordingly.
13. Concrete Block – 6” thickness for outer wall upto Rs.34/- per block & 4” thickness for inner walls upto Rs.29/- per block
14. The building elevation on all sides will include basic plastering and external painting, without cladding, grooves, cuts, projections, or other purely aesthetic elements. Any decorative enhancements, such as texture finishes, architectural detailing, or premium coatings, will be considered an additional scope and charged separately
15. Tank resting Slab & Staircase headroom will be considered on 75% of the sqft cost

16. Water facility for the use of construction purpose should be arranged by the owner
17. Difference in cost should be paid by owner if owner choose the materials more than the price of the above-mentioned materials.
18. Any Re-work/double times work is done means, owner has to pay the extra amount for the same
19. Buying new earth/sending existing earth for excavation/backfilling purposes shall be charged on the actual.
20. Front drain covering stone and laying charges will be charged extra
21. Assuming the site and road level to be equal, if the ground level needs to be raised more than 1'6''. It shall be charged accordingly
22. The SBC of soil is considered at 180 KN/m² with a foundation depth of 5 feet. Any increase in depth due to site conditions will be charged additionally based on actuals.
23. Any other works which are not mentioned will be charged extra.
24. Bore well drilling and installation of submersible motor, linking.
25. If rates of materials have increased more than 5%, owner has to bear the difference amount
26. Any works coming out of built-up area will be charged extra as per the work requirements
27. Temporary meter charges and connections and monthly billing expenses of electricity during construction work should be paid by owner

Gold Package- 1850/- per sft

1. ARCHITECTURAL

- 2D floor plan
- Working drawings
- Structural drawings
- Schedule of openings
- 3D Elevation
- Electrical Drawings
- Plumbing Drawings

2. STRUCTURAL

- Steel – 550D- Meenakshi / Prime Gold or equivalent
- Aggregates- 20mm, 40 mm BIS standard
- Sand- M sand for civil works, P sand for plastering works

- Blocks- Standard solid concrete Blocks 6 inch for main walls and 4 inch inside partition walls
- RCC design mix- As per structural design
- Ceiling height- 10'6" ffl to ffl
- Cement- Ultratech/Zuari/Birla shakti or equivalent
- Underground Sump- Built with standard 6 inch solid concrete blocks and waterproofing plastering Capacity-8000ltrs
- Steel/Concrete lofts- not included
- Cut lintels will be provided on all doors, windows & all openings

3. FLOORING

- Granite Flooring for living, Dining as per sample approved by the owner of any brand any color any other patterns of Rs 80/- per square foot vetrified tiles including filling the joints with filler to match the color of tiles
- Anti-skid granite flooring of range of Rs.70/- for staircase will be provided.
- Anti-skid tiles flooring of range of Rs.50/- for car parking will be provided.
- Flooring for Bedroom, Kitchen as per sample approved by the owner of any brand any color any other patterns of Rs 70/- per square foot vetrified tiles, including filling the joints with filler to match the color of tiles
- Flooring for Balcony, utility, open space as per sample approved by the owner of any brand any color any other patterns of Rs 60/- per square foot of tiles, filling the joints with filler to match the color of tiles
- Pooja room wall tiles as per sample approved by the owner of any brand any color any other patterns of Rs 30/- per square foot of tiles, filling the joints with filler to match the color of tiles
- Main door wall tiles as per sample approved by the owner of any brand any color any other patterns of Rs 30/- per square foot of tiles, filling the joints with filler to match the color of tiles up to 70 sft max.

4. DOORS AND WINDOWS

- Main Door: Frame Good quality Teak wood 6inch X 4inch with 32mm thick Teak wood shutters in a range of max 25000/- per door including frame, shutter and all fixtures
- Bedroom Door: Frame Good quality Red Sal wood (5inch X 3inch) with 30mm thick machine pressed ready made laminated flush door shutters with selected laminate design in a range of 8000/- per door including frame, shutter and all fixtures
- Pooja door- Frame Good quality Sal wood 4inch X 3inch with 30 mm thick membrane door shutters in a range of max 8000/- per door including frame, shutter and all fixtures

- Balcony & Utility door: Frame Good quality Red Sal wood (5inch X 3inch) with 30mm thick machine pressed ready made primer door shutters with selected laminate design in a range of 6000/- per door including frame, shutter and all fixtures
- Toilet door: Frame Good quality Waterproof PVC with 25mm thick PVC shutters in a range of 4000/- per door including frame, shutter and all fixtures
- Terrace door is not included in this package, if required, charges will be applied based on actual costs
- Windows: UPVC sliding windows with three track shutters with 5mm glass and accessories in a range of 550/- per sft including 16 gauge MS grills and accessories

5. KITCHEN

- Kitchen Ceramic wall Tiles good quality: 4 feet in kitchen, as per sample approved by the owner of any brand any color any other patterns of Rs.60/- per square foot of tiles including filling the joints with filler to match the color of tiles
- For kitchen platform Polished Granite slab of 30mm thick (200 rs / sqft) of 2' wide will be used
- Stainless steel sink single bowl 2'x2' size will be provided. (Rs 2500/- Range)
- Water purifies, chimney, hob points (only provisions) will be done
- Main Sink faucet=1350/-

6. PLUMBING

- Concealed CPVC Piping's of ASTRAL/ASHIRVAD/SUPREME make. 1" pipe from Sump to Over Head tank.
- Return pipe ¾" dia CPVC pipe.
- Rain water and sanitary pipe of PVC with necessary fittings.
- Waterproofing will be done with Dr.Fixit or Fosroc waterproofing agent for all toilets and terrace and underground Sump

7. BATHROOM

- Bathrooms Ceramic wall Tiles good quality: 7 feet in bathrooms, as per sample approved by the owner of any brand any color any other patterns of Rs.60/- per square foot of tiles including filling the joints with filler to match the color of tiles
- Floor mounted with flush tank commode will be provided for Toilets
- Sanitary pipes of 4" and 2 ½" dia with 4kg/cm2 of ISI make will be provided.
- Sewage chambers of required sizes will be provided
- Overhead tank 1000 ltrs of triple layered with ISI brand will be provided. (@7/- per ltr)
- Total price range is 60000/- for 1000 sft builtup area (includes All pvc & cpvc piping & fittings, CP & Sanitary fittings, EWC commode, health faucet, wash basin, 2 in 1 wall mixture etc)

8. PAINTING

- Inside wall surface will be painted with two coats of Birla putty, one coat Asian primer finally it will be given roller finishing (two coats Asian Premium Emulsion paints). Colour selection is limited to up to 4 shades.
- Exterior wall surface will be painted with one coat Asian primer and two coats Asian Exterior Ace weatherproof Emulsion paints
- Main door will be given with sheenlac hand polish
- Bedroom door, Windows n& other doors will be painted with synthetic enamel paint of approved color

9. ELECTRICAL

- Electrical wires will be composed of copper wire with brand GM/Finolex/Anchor wires
- Electrical Switches will be a brand of Anchor Penta/GM g45 white color modular switches
- Living & Dinning area provision will be made for up to 2 fan points, 6 light points, 5 nos. of 5Amp switches and sockets, and 2 TV cable point,
- Bedroom Points provision will be made for up to 1 fan points, 4 light points, 4 nos. of 5Amp Plug points
- Kitchen points shall be provided Upto 2 light points, 3nos 15amp plug points and 4nos 5amp plug points for refrigerator, mixer, microwave & Water purifier and exhaust fan
- 2 Way Switch is provided 2 in each room
- UPS point 1 point will be provided
- AC point not included

10. FABRICATION

- M.S. gate with 16 gauge with synthetic enamel paint of specified color (Basic design) in a range of 325/- per sft (max 60 sft)
- M S Railings with 16 gauge for staircase in a range of 500/- per rft

WARRANTY

- 10 year for structure for whole building (if structural design is done in-house)
- 1 year for plumbing & electrical as per brand warranty
- 10 year for all doors
- 10 year for waterproofing and leakage

ITEM OF WORK WHICH ARE NOT INCLUDED IN CONTRACT

Following items of work that is not included in contract work and the same will be executed with an additional cost.

1. Office expenses for sanctioning of water connection, electrical connection, deposits for various facilities and any other expenses which are not stated in the agreement.
2. If stone/Rocks found during digging of foundation, owner has to bear the expense of removing the same
3. Electrical Geysers, ovens, expensive light fittings, exhaust fans, chimney, Solar panels and Solar water heaters & connections
4. Size Stone Masonary is not included in this package, hence if it is necessary it will be charged extra as per requirement
5. Electrical meter, underground cable from house to electrical pole, installation of meter and cable, grounding and earthling pits for meter
6. Copper pipeline for lpg gas cylinder will be charged at 180/- per rft including installation
7. Percentage of opening for Doors & windows – 18% of build-up area Maximum - As per package standards
8. Power Generator, Stone cladding, Texture paint, fundermax, doors with carving design etc.
9. The main panel board and the main line from the pole to the panel board shall be under the client's scope
10. Water supply connection from road to house, office expenses and cost of water meter and water utilized bills.
11. A base price is considered for raw materials. Like M-Sand, P- Sand, C- Sand, Aggregates etc. Any market fluctuations will result in the client bearing the cost difference.
12. Basic price of Cement is Rs.390/- per bag & Steel is Rs.60,000/- per MT. Any increase in these prices shall be charged accordingly.
13. Concrete Block – 6” thickness for outer wall upto Rs.36/- per block & 4” thickness for inner walls upto Rs.30/- per block
14. The building elevation on all sides will include basic plastering and external painting, without cladding, grooves, cuts, projections, or other purely aesthetic elements. Any decorative enhancements, such as texture finishes, architectural detailing, or premium coatings, will be considered an additional scope and charged separately
15. Tank resting Slab & Staircase headroom will be considered on 75% of the sqft cost
16. Water facility for the use of construction purpose should be arranged by the owner

17. Difference in cost should be paid by owner if owner choose the materials more than the price of the above-mentioned materials.
18. Any Re-work/double times work is done means, owner has to pay the extra amount for the same
19. Buying new earth/sending existing earth for excavation/backfilling purposes shall be charged on the actual.
20. Front drain covering stone and laying charges will be charged extra
21. Assuming the site and road level to be equal, if the ground level needs to be raised more than 1'6". It shall be charged accordingly
22. The SBC of soil is considered at 180 KN/m² with a foundation depth of 5 feet. Any increase in depth due to site conditions will be charged additionally based on actuals.
23. Any other works which are not mentioned will be charged extra.
24. Bore well drilling and installation of submersible motor, linking.
25. If rates of materials have increased more than 5%, owner has to bear the difference amount
26. Any works coming out of built-up area will be charged extra as per the work requirements
27. Temporary meter charges and connections and monthly billing expenses of electricity during construction work should be paid by owner

Premium Package- 1995/- per sft

1. ARCHITECTURAL

- 2D floor plan
- Working drawings
- Structural drawings
- Schedule of openings
- 3D Elevation
- Electrical Drawings
- Plumbing Drawings

2. STRUCTURAL

- Steel – 550D- Turbo Steel/ Meenakshi / SK Super or equivalent
- Aggregates- 20mm, 40 mm BIS standard
- Sand- M sand for civil works, P sand for plastering works
- Blocks- Standard solid concrete Blocks 6 inch for main walls and 4 inch inside partition walls

- RCC design mix- As per structural design
- Ceiling height- 10'6" ffl to ffl
- Cement- Ultratech/Birla/Zuari/ ACC or equivalent
- Underground Sump- Built with standard solid concrete blocks and waterproofing plastering Capacity-10000ltrs
- Steel/Concrete lofts- included one side for each room
- Cut lintels will be provided on all doors, windows & all openings

3. FLOORING

- Granite Flooring for living, Dining as per sample approved by the owner of any brand any color any other patterns of Rs 90./- per square foot vetrified tiles including filling the joints with filler to match the color of tiles
- Anti-skid granite flooring of range of Rs.80/- for staircase will be provided.
- Anti-skid tiles flooring of range of Rs.60/- for car parking will be provided.
- Flooring for Bedroom, Kitchen as per sample approved by the owner of any brand any color any other patterns of Rs 90./- per square foot vetrified tiles, including filling the joints with filler to match the color of tiles
- Flooring for Balcony, utility, open space as per sample approved by the owner of any brand any color any other patterns of Rs 70./- per square foot of tiles, filling the joints with filler to match the color of tiles
- Pooja room wall tiles as per sample approved by the owner of any brand any color any other patterns of Rs 40./- per square foot of tiles, filling the joints with filler to match the color of tiles
- Main door wall tiles as per sample approved by the owner of any brand any color any other patterns of Rs 40./- per square foot of tiles, filling the joints with filler to match the color of tiles up to 70 sft max.

4. DOORS AND WINDOWS

- Main Door: Frame Good quality Teak wood 6inch X 4inch with 32mm thick wood shutters in a range of max 35000/- per door including frame, shutter and all fixtures
- Bedroom Door: Frame Good quality Red Sal wood (5inch X 3inch) with 30mm thick machine pressed ready made laminated door shutters with selected laminate design in a range of 10000/- per door including frame, shutter and all fixtures
- Pooja door- Frame Good quality Teak wood 5inch X 3inch with 30 mm thick teak wood door shutters in a range of max 13000/- per door including frame, shutter and all fixtures
- Balcony & Utility door: Frame Good quality Red Sal wood (5inch X 3inch) with 30mm thick machine pressed ready made laminated door shutters with selected laminate design in a range of 9000/- per door including frame, shutter and all fixtures

- Toilet door: Frame Good quality (4inchX2.5inch) Waterproof WPC with 1” thick WPC shutters in a range of 5000/- per door including frame, shutter and all fixtures
- Windows: Red Sal wood frames with gaana Teak wood shutters windows with 5mm glass or UPVC sliding windows with three track shutters with 5mm glass and accessories in a range of 600/- per sft including 16 gauge MS grills and accessories

5. KITCHEN

- Kitchen Ceramic wall Tiles good quality: 4 feet in kitchen, as per sample approved by the owner of any brand any color any other patterns of Rs.70/- per square foot of tiles including filling the joints with filler to match the color of tiles
- For kitchen platform Polished Granite slab of 30mm thick (240 rs / sqft) of 2’ wide will be used
- Stainless steel sink single bowl 2’x2’ size will be provided. (Rs 4000/- Range)
- Water purifier, chimney, hob points (only provisions) will be done
- Main Sink faucet 1500/-

6. PLUMBING

- Concealed CPVC Piping’s of ASTRAL/ASHIRVAD/SUPREME make. 1” pipe from Sump to Over Head tank.
- Return pipe ¾” dia CPVC pipe.
- Rain water and sanitary pipe of PVC with necessary fittings.
- Waterproofing will be done with Dr.Fixit or Fosroc waterproofing agent for all toilets and terrace and underground Sump

7. BATHROOM

- Bathrooms Ceramic wall Tiles good quality: 7 feet in bathrooms, as per sample approved by the owner of any brand any color any other patterns of Rs.70/- per square foot of tiles including filling the joints with filler to match the color of tiles
- Wall /Floor mounted with flush tank commode will be provided for Toilets
- Sanitary pipes of 4” and 2 ½” dia with 4kg/cm² of ISI make will be provided.
- Sewage chambers of required sizes will be provided
- Overhead tank 1500 ltrs of triple layered with ISI brand will be provided. (@ max 7/- per ltr)
- Total price range is 70000/- for 1000 sft buildup area (includes All pvc & cpvc piping & fittings, CP & Sanitary fittings, EWC commode, health faucet, wash basin, 2 in 1 wall mixture etc)

8. PAINTING

- Inside wall surface will be painted with two coats of Birla putty, one coat Asian primer finally it will be given roller finishing (two coats Asian Premium Emulsion paints). Colour selection is limited to up to 6 shades.
- Exterior wall surface will be painted with one coat Asian primer and two coats Asian Exterior Apex weatherproof Emulsion paints
- Main door will be given with sheenlac hand polish
- Pooja door will be given with sheenlac hand polish
- Bedroom door, Windows & other doors will be painted with synthetic enamel paint of approved color

9. ELECTRICAL

- Electrical wires will be composed of copper wire with brand Vguard/Havells/Finox/Anchor wires
- Electrical Switches will be a brand of GM g45/G9 white color modular switches
- Living & Dinning area provision will be made for up to 2 fan points, 6 light points, 5 nos. of 5Amp switches and sockets, and 2 TV cable point,
- Bedroom Points provision will be made for up to 1 fan points, 4 light points, 4 nos. of 5Amp Plug points
- Kitchen points shall be provided Upto 2 light points, 3nos 15amp plug points and 4nos 5amp plug points for refrigerator, mixer, microwave & Water purifier and exhaust fan
- 2 Way Switch is provided 2 in each room
- UPS point 1 point will be provided
- AC point 1 only in living area will be provided

10. FABRICATION

- M.S. gate with 16 gauge with synthetic enamel paint of specified color (Basic design) in a range of 350/- per sft (max 60 sft)
- M S Railings with 16 gauge for staircase in a range of 600/- per rft

WARRANTY

- 10 year for structure for whole building (if structural design is done in-house)
- 1 year for plumbing & electrical as per brand warranty
- 10 year for all doors
- 10 year for waterproofing and leakage

ITEM OF WORK WHICH ARE NOT INCLUDED IN CONTRACT

Following items of work that is not included in contract work and the same will be executed with an additional cost.

1. Office expenses for sanctioning of water connection, electrical connection, deposits for various facilities and any other expenses which are not stated in the agreement.
2. If stone/Rocks found during digging of foundation, owner has to bear the expense of removing the same
3. Electrical Geysers, ovens, expensive light fittings, exhaust fans, chimney, Solar panels and Solar water heaters & connections
4. Size Stone Masonary is provided only periphery walls of the building upto 2 feet height and 1'6" wide
5. Electrical meter, underground cable from house to electrical pole, installation of meter and cable, grounding and earthling pits for meter
6. Copper pipeline for lpg gas cylinder will be charged at 180/- per rft including installation
7. Percentage of opening for Doors & windows – 20% of build-up area Maximum - As per package standards
8. Power Generator, Stone cladding, Texture paint, fundermax, doors with carving design etc.
9. The main panel board and the main line from the pole to the panel board shall be under the client's scope
10. Water supply connection from road to house, office expenses and cost of water meter and water utilized bills.
11. A base price is considered for raw materials. Like M-Sand, P- Sand, C- Sand, Aggregates etc. Any market fluctuations will result in the client bearing the cost difference.
12. Basic price of Cement is Rs.410/- per bag & Steel is Rs.63,000/- per MT. Any increase in these prices shall be charged accordingly.
13. Concrete Block – 6" thickness for outer wall upto Rs.38/- per block & 4" thickness for inner walls upto Rs.32/- per block
14. The building elevation on all sides will include basic plastering and external painting, without cladding, grooves, cuts, projections, or other purely aesthetic elements. Any decorative enhancements, such as texture finishes, architectural detailing, or premium coatings, will be considered an additional scope and charged separately
15. Tank resting Slab & Staircase headroom will be considered on 75% of the sqft cost
16. Water facility for the use of construction purpose should be arranged by the owner

17. Difference in cost should be paid by owner if owner choose the materials more than the price of the above-mentioned materials.
18. Any Re-work/double times work is done means, owner has to pay the extra amount for the same
19. Buying new earth/sending existing earth for excavation/backfilling purposes shall be charged on the actual.
20. Front drain covering stone and laying charges will be charged extra
21. Assuming the site and road level to be equal, if the ground level needs to be raised more than 1'6". Is included
22. The SBC of soil is considered at 200 KN/m² with a foundation depth of 5 feet. Any increase in depth due to site conditions will be charged additionally based on actuals.
23. Any other works which are not mentioned will be charged extra.
24. Bore well drilling and installation of submersible motor, linking.
25. If rates of materials have increased more than 5%, owner has to bear the difference amount
26. Any works coming out of built-up area will be charged extra as per the work requirements
27. Temporary meter charges and connections and monthly billing expenses of electricity during construction work should be paid by owner

Ultra Luxury Package- 2295/- per sft

1. ARCHITECTURAL

- 2D floor plan
- Working drawings
- Structural drawings
- Schedule of openings
- 3D Elevation
- Electrical Drawings
- Plumbing Drawings

2. STRUCTURAL

- Steel – 550D- Turbo Steel/ Meenakshi / JSW or equivalent
- Aggregates- 20mm, 40 mm BIS standard
- Sand- M sand for civil works, P sand for plastering works
- Blocks- Standard solid concrete Blocks 6 inch for main walls and 4 inch inside partition walls

- RCC design mix- As per structural design
- Ceiling height- 10'6" ffl to ffl
- Cement- Ultratech/Birla/Zuari/ ACC or equivalent
- Underground Sump- Built with standard solid concrete blocks and waterproofing plastering Capacity-12000ltrs
- Steel/Concrete lofts- Steel/concrete lofts are included, with two sides in the kitchen and one side in the bedroom.
- Through or continue lintels will be provided on all doors, windows & throughout all upon the walls

3. FLOORING

- Granite / Tiles Flooring for living, Dining as per sample approved by the owner of any brand any color any other patterns of Rs 130/- per square foot vetrified tiles including filling the joints with filler to match the color of tiles
- Anti-skid granite flooring of range of Rs.90/- for staircase will be provided.
- Anti-skid tiles flooring of range of Rs.60/- for car parking will be provided.
- Flooring for Bedroom, Kitchen as per sample approved by the owner of any brand any color any other patterns of Rs 100/- per square foot vetrified tiles, including filling the joints with filler to match the color of tiles
- Flooring for Balcony, utility, open space as per sample approved by the owner of any brand any color any other patterns of Rs 70/- per square foot of tiles, filling the joints with filler to match the color of tiles
- Pooja room wall tiles as per sample approved by the owner of any brand any color any other patterns of Rs 90/- per square foot of tiles, filling the joints with filler to match the color of tiles
- Main door wall tiles as per sample approved by the owner of any brand any color any other patterns of Rs 80/- per square foot of tiles, filling the joints with filler to match the color of tiles up to 100 sft max.

4. DOORS AND WINDOWS

- Main Door: Frame Good quality Teak wood 6inch X 4inch with 32mm thick wood shutters in a range of max 45000/- per door including frame, shutter and all fixtures
- Bedroom Door: Frame Good quality Teak wood (5inch X 3inch) with 30mm thick machine pressed ready made laminated door shutters with selected laminate design in a range of 12000/- per door including frame, shutter and all fixtures
- Pooja door- Frame Good quality Teak wood 5inch X 3inch with 30 mm thick Teak wood door shutters in a range of max 16000/- per door including frame, shutter and all fixtures
- Balcony & Utility door: Frame Good quality Teak wood (5inch X 3inch) with 30mm thick machine pressed ready made Laminated door shutters with selected

laminate design in a range of 11000/- per door including frame, shutter and all fixtures

- Toilet door: Frame Good quality (4inchX3inch) Waterproof WPC with 1" thick WPC shutters in a range of 7000/- per door including frame, shutter and all fixtures
- Windows: Red Sal wood frames with gaana Teak wood shutters windows with 5mm glass or UPVC sliding windows with three track shutters with 5mm glass and accessories in a range of 650/- per sft including 16 gauge MS grills and accessories

5. KITCHEN

- Kitchen Ceramic wall Tiles good quality: 4 feet in kitchen, as per sample approved by the owner of any brand any color any other patterns of Rs.90/- per square foot of tiles including filling the joints with filler to match the color of tiles
- For kitchen platform Polished Granite slab of 30mm thick (300 rs / sqft) of 2' wide will be used
- Stainless steel sink single bowl 2'x2' size will be provided. (Rs 6000/- Range)
- Water purifiers, chimney, hob points (only provisions) will be done
- Main Sink faucet 1850/-

6. PLUMBING

- Concealed CPVC Piping's of ASTRAL/ASHIRVAD/SUPREME make. 1" pipe from Sump to Over Head tank.
- Return pipe 3/4" dia CPVC pipe.
- Rain water and sanitary pipe of PVC with necessary fittings.
- Waterproofing will be done with Dr.Fixit or Fosroc waterproofing agent for all toilets and terrace and underground Sump

7. BATHROOM

- Bathrooms Ceramic wall Tiles good quality: 7 feet in bathrooms, as per sample approved by the owner of any brand any color any other patterns of Rs.90/- per square foot of tiles including filling the joints with filler to match the color of tiles
- Wall /Floor mounted with flush tank commode will be provided for Toilets
- Sanitary pipes of 4" and 2 1/2" dia with 4kg/cm2 of ISI make will be provided.
- Sewage chambers of required sizes will be provided
- Overhead tank 2000 ltrs of triple layered with ISI brand will be provided. (@ max 8/- per ltr)
- Total price range is 75000/- for 1000 sft buildup area (includes All pvc & cpvc piping & fittings, CP & Sanitary fittings, EWC commode, health faucet, wash basin, 2 in 1 wall mixture etc)

8. PAINTING

- Inside wall surface will be painted with two coats of Birla putty, one coat Asian primer finally it will be given roller finishing (two coats Asian Premium Emulsion paints).
- Exterior wall surface will be painted with one coat Asian primer and two coats Asian Exterior Apex weatherproof Emulsion paints
- Main door will be given with PU spray polish
- Pooja door will be given with sheenlac hand polish
- Bedroom door & Windows will be painted with synthetic enamel paint of approved color

9. ELECTRICAL

- Electrical wires will be composed of copper wire with brand Havells/V guard/Finolex/Anchor wires
- Electrical Switches will be a brand of Havells/GM g45/G9 white color modular switches
- Living & Dinning area provision will be made for up to 2 fan points, 6 light points, 5 nos. of 5Amp switches and sockets, and 2 TV cable point,
- Bedroom Points provision will be made for up to 1 fan points, 4 light points, 4 nos. of 5Amp Plug points
- Kitchen points shall be provided Upto 2 light points, 3nos 15amp plug points and 4nos 5amp plug points for refrigerator, mixer, microwave & Water purifier and exhaust fan
- 2 Way Switch is provided 2 in each room
- UPS point 1 point will be provided
- AC point 1 in each room will be provided

10. FABRICATION

- M.S. gate with 16 gauge with synthetic enamel paint of specified color (Basic design) in a range of 400/- per sft
- Stainless Steel Railings with 16 gauge for staircase & balcony in a range of 700/- per rft

WARRANTY

- 10 year for structure for whole building (if structural design is done in-house)
- 1 year for plumbing & electrical as per brand warranty
- 10 year for all doors
- 10 year for waterproofing and leakage

ITEM OF WORK WHICH ARE NOT INCLUDED IN CONTRACT

Following items of work that is not included in contract work and the same will be executed with an additional cost.

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2. If stone/Rocks found during digging of foundation, owner has to bear the expense of removing the same
3. Electrical Geysers, ovens, expensive light fittings, exhaust fans, chimney, Solar panels and Solar water heaters & connections
4. Size Stone Masonary is provided only periphery walls of the building upto 2 feet height and 1'6" wide
5. Electrical meter, underground cable from house to electrical pole, installation of meter and cable, grounding and earthling pits for meter
6. Copper pipeline for lpg gas cylinder will be charged at 180/- per rft including installation
7. Percentage of opening for Doors & windows – 22% of build-up area Maximum - As per package standards
8. Power Generator, Stone cladding, Texture paint, fundermax, doors with carving design etc.
9. The main panel board and the main line from the pole to the panel board shall be under the client's scope
10. Water supply connection from road to house, office expenses and cost of water meter and water utilized bills.
11. A base price is considered for raw materials. Like M-Sand, P- Sand, C- Sand, Aggregates etc. Any market fluctuations will result in the client bearing the cost difference.
12. Basic price of Cement is Rs.430/- per bag & Steel is Rs.68,000/- per MT. Any increase in these prices shall be charged accordingly.
13. Concrete Block – 6" thickness for outer wall upto Rs.42/- per block & 4" thickness for inner walls upto Rs.36/- per block
14. The building elevation on all sides will include basic plastering and external painting, without cladding, grooves, cuts, projections, or other purely aesthetic elements. Any decorative enhancements, such as texture finishes, architectural detailing, or premium coatings, will be considered an additional scope and charged separately
15. Tank resting Slab & Staircase headroom will be considered on 75% of the sqft cost
16. Water facility for the use of construction purpose should be arranged by the owner

17. Difference in cost should be paid by owner if owner choose the materials more than the price of the above-mentioned materials.
18. Any Re-work/double times work is done means, owner has to pay the extra amount for the same
19. Buying new earth/sending existing earth for excavation/backfilling purposes shall be charged on the actual.
20. Front drain covering stone and laying charges will be charged extra
21. Assuming the site and road level to be equal, if the ground level needs to be raised more than 2' is included
22. The SBC of soil is considered at 200 KN/m² with a foundation depth of 5 feet. Any increase in depth due to site conditions will be charged additionally based on actuals.
23. Any other works which are not mentioned will be charged extra.
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