



## SPECIFICATION OF WORK FOR PROPOSED BUILDING

### 1. BUILDING BASE STRUCTURE:

- Earth work excavation for basement framed structure minimum 5' depth
- Plain cement concrete in 1:5:10 mix using 40mm size blue metal of 0-6" depth
- R.C.C footing, column post, beam with suitable size and necessary reinforcement
- 9" tk Flyash Brick-masonry work for above built beam as per drive way condition with rough plastering inside
- Filling gravel with consolidation & Soil Treatment for pest control
- Flooring concrete P.C.C 1:4:8 3"tk

### 2. SUPERSTRUCTURE:

- All main walls are in 9"tk & partition walls in 4½" tk is constructed in 1:6 mix M Sand is used for all construction purpose
- Sill plate concrete all windows openings 0-2" thickness
- Grade - 53 cement, machine moulded Flyash blocks, P Sand, Msand are used
- R.C.C Roof slab with 5" tk with necessary reinforcement as per structural design. Main bar- 10mm dia rods with 6" c/c, Distributor rods- 8mm dia rod with 6" c/c spacing

### 3. LINTEL LEVEL & ROOF SLAB:

- A continuous lintel or Cut Lintel for over all wall area laid in 6" tk as per Design. All outer openings are provided with sunshade 18" or 24" width. Lofts in bed rooms & kitchen are provided as per clients wish, with in 1:2:4 mix. R.C.C. slab beam thickness as per the design is laid in R.C.C. 1:2:4 mix as per structural design

### 4. LEVELS:

- Sill level : 3'0" from F.F.L.
- Lintel : 7'0" from F.F.L.
- Roof top : 10'0" from F.F.L.
- Parapet wall : 3'0" from Roof top.

**Owner**

**Builder**

## 5. PLASTERING:

### Ceiling plastering:

- All R.C.C Exposed area plastered with cement mortar 1:4 mixes with sponge finish

### Wall plastering:

- All inner & outer walls are plastered with 1:5 mixes flush to opening areas and finished smoothly by sponges

## 6. JOINERIES (DOOR & WINDOW):

- **Main door:** MS Steel Door with 13 Protective Lock with safety measures (or) Teak wood frame of size 5"x4" for Main door. All bedroom door is provided with solid door with necessary hinges, brass lock, tower bolt, handle, door stopper along with magnetic catcher. (Size MD-3'6 x 7'0") & Bedroom door size 3'0"x7'0"
- **Toilet doors:** Toilet door fiber panel (size of the door D1 – 2'6" x 7'0")

### Windows & Ventilators:

- All windows & ventilators provided in UPVC with 5mm pinheaded glass & 12mm grills. Window size will be provided as per plan & design. open or sliding window (with net only for sliding window) will be provided

## 7. FLOORING & WALL TILES :

- **Kitchen:** Kitchen table top with black granite and table top is finished with glazed tiles up to Lintel level
- **Toilets:** All toilets are given with anti skid flooring and glazed wall tiles 10'0" height.
- **All rooms:** All rooms are provided with (2'x4') fully Vitrified tiles in C.M. 1:6 mix as joint free.
- **Portico:** Floor tiles will be provided.
- **Skirting:** All rooms are Provided with skirting of 4" thick
- **Staircase:** Steps with black/ brown leather finish granite (or) anti Skid Tiles

**Note:** Builder Cost 50/Sq.ft for tiles Overall.

**Owner**

**Builder**

## 8. PAINTING:

### Inner walls:

- All inner walls are given with Gypsum Putty finish & finished with 2 coats of primer & emulsion mixed, with Roller finish.

### Outer walls:

- All outer walls are one coat white wash with two coats exterior emulsion finish

### Elevation:

- Elevation wall is given with 2 coats of exterior wall putty & exterior emulsion (Apex)

### Joineries:

- All wooden & grill is given with one coat primer and two coats enamel painting

## 9. ELECTRICAL:

### Electrical points:

- T.V point, phone cable, spot light, wall light, tube light, bell, plug points, chandelier, fridge, washing machine, grinder, mixer, exhaust fan, chimney, foot light, geyser, UPS, Home theatre, Fan points as per clients wish.
- Switches, sockets, wire cables will be provided.
- UPS wiring will be provided. Concealed wiring with conduits provided. MCB Boards, AC Points, Heater lines will be provided

## 10. PLUMBING & SANITARY FITTINGS:

- Concealed CPVC for interior & UPVC for exterior pipelines will be provided.
- Water line with UPVC pipes will be provided. 1" & ¾" UPVC pipe will be provided with brass gate valve fittings.
- Indian closet and western closet, wash basin will be provided as per plan as per Builder Price.
- Sink (Stainless steel) for kitchen with sink cock will be provided.
- Wall mixer, hand faucet, shower with arm, tap, washing machine tap, chamber and necessary plumbing points will be provided.

## 11. OPEN TERRACE:

- 4½" thick Flyash brick work for 3'0" height in C.M. 1:6 mix is built all round the building & plastered well. Flooring with water proof compound is laid over 6mm cement, jelly top cement floor finishing with weather proof painting.

**Owner**

**Builder**

## 12.WATER AND SEPTIC TANK:

- Underground sump – 3500 litres (2nos) with 9" outer wall & 4½" partition wall in middle. Flyash block work with chicken mesh plastering.
- Overhead tank 2no 1000 litres capacity one for soft water & other for hard Water. ISI brand tank is provided.
- Common septic tank will be provided with Outlet for Sewage in Future.
- Soak pit will be provided outside of building.

## 13.STAIR CASE:

- Inner Staircase will be provided with MS Steel. Outer Staircase Handrail Mild steel will be provided, All windows & ventilators safety grills will be provided
- Staircase steps with black granite finish on inner & Tiles Finish for Outer .MS steel Staircase will be provided for Terrace.

## 14.ELEVATION WORKS:

- As per the design of elevation drawing.

## SPECIAL AMENITIES

- Compound wall with Main Gate.
- Provided with Bore well connection (Common).
- Eco-Friendly Rain water harvesting.
- **Semifurnished : Modular kitchen with Island, 2Door wardrobe-1no, 3Door Wardrobe-2no, Loft cover, TV Unit, Pooja Unit.**

## GENERAL MATERIALS & BRANDS

- |                         |  |
|-------------------------|--|
| ➤ Cement                | - ISI Branded– 53 Grade (Chettinad,Zuari)    |
| ➤ Electricals           | - Wires(KEI) & Modular switches (ISI Brand)  |
| ➤ Painting              | - Asian, Nerolac.                            |
| ➤ Sand (Fine Aggregate) | - M Sand & P Sand.                           |
| ➤ Steel                 | - ISI Branded ( Indrola/Sun/Magnum,SAIL)     |
| ➤ Woods                 | - Main Door & Main Door Frame Teak or Padak. |
| ➤ Flyash Bricks         | -Machine Moulded Fly ash blocks.             |
| ➤ Window Grill          | - Using Mild Steel with Polished Rod.        |
| ➤ Glass                 | - Pin headed Glass                           |
| ➤ Locks                 | - ISI Branded locks                          |
| ➤ Sanitary Ware         | - Esco                                       |
| ➤ UPVC,CPVC,PVC         | - Kavery (Plumbing)                          |
| ➤ Electrical pipes      | - Vasavi/ Balaji                             |
| ➤ UPVC Window           | - White Colour                               |

**Owner**

**Builder**

**ESTIMATION:**

Build up area :

UDS Land area (Site No:03) :

Total project Cost :

**(Rupees: Eighty Two Lakhs Only)**

Date	Stage	%	Amount	Received Amount	Builder Sign	Owner Sign
	1. Booking	05%				
	2.Registration	45%				
	3.Completion of basement	10%				
	4.Completion Ground Floor R.C.C. Roof Slab Concrete	10%				
	5.Completion Of First Floor R.C.C Roof Slab	10%				
	6.Completion Of Plastering	10%				
	7. Tiles Laying & Painting	8%				
	8. Key Hand Over	02%				
		100%				

**Owner**

**Builder**

#### TERMS AND CONDITION:

- The proposed construction is agreed to be completed within 8 to 12 calendar months from the date of commencement \_\_\_\_\_2023 which is \_\_\_\_\_2024.
- The work is to be started in strict occurrence with the specification, curing shall be proper and the work shall be carried out according to the time schedule given in the agreement
- The Owner should be permitted by the Builder to select or should give choice for selecting the Tiles (Wall and Floors), doors designs, water taps, shower models etc...Builders rate

#### EXTRA FROM BUILDING :

- Water electricity are to be provided by the owner at free of cost in site
- Any taxes like Water, EB, House tax which are liable are owner scope
- Interior works, Electrical fittings, Fabrication are of extra cost
- A part from the above specification of work if any extra works in executed as per the direction of the owner. It has been agree with Owner in Written format before the Work to be started, It Shall be Charged Separately
- Any disputes shall be referred to any arbitrator mutually agreed upon by Owner and the Builder for settlement

Place : Coimbatore

Date :

**Owner**

**Builder**