

Cost Break Up

Item	Rate	Quantity	Cost(In Rs)
Ground Floor + 1st Floor + 2nd Floor + 3rd Floor Specification	1580.0 per sqft	3100.0 sqft	4,898,000.00
Ground Floor 1 units of carParking	948.0 per sqft	900	853200.00
Additional Kitchen 2nd Floor	15000.0 per unit	2	30000.00
Extra Main Door - 2nd Floor	10000.0 per unit	3	30000.00
Compound Wall Construction	1060.0 per rft	150	159000.00
MS Main Gate 10ftx5ft	300.0 per sqft	50	15000.00
Upgrading steel to JSW Steel	11000 per tonne	12	132000.00
Upgrade to Birla Super	60 per sqft	1800	108000.00
Upgrading : Ms railing to SS railing	450 per sqft	200	90000.00
Additional UG Sump Capacity	9 per litre	6000	54000.00
Staircase headroom	1740 per sqft	90	156600.00
Water Pressure Distributor - Pump (0.5 HP)	20000 per unit	1	20000.00
Savings			-327290
Total Cost			6218510.00

Ground Floor + 1st Floor + 2nd Floor + 3rd Floor Specification

Area : 3100.0 sqft

Total Built up area : 4000.0 sqft



Designs & Drawings:

- Architectural Layout | 2D
- Architectural Visualisation | 3D
- Structural Design | 2D
- All the designs will be provided in non editable PDF format
- Only External 3D views as visible from the adjacent roads will be provided



Structure:

- RCC Framed Structure in M-25 grade Concrete in 20mm & 40mm Aggregates or as advised in the RCC Design Mix as per the Structural designer. Masonry Partitions shall be Provided. - Height of each floor shall be 10'0" from Finished Floor level to Finished Floor level
- The Foundation has been assumed as Isolated footings in regular Soil of Bearing Capacity 180kN/m^2 and above and upto a depth of 5 feet. For soil conditions requiring specialised foundation design or/and additional depth of excavation over and above 5 feet, additional charges will be applicable. For every 1 foot of additional excavation, INR 30/sqft will be charged.
- In case of rocky terrains, excavation cost shall be charged extra for foundation, sump, soak pit and other excavation at Rs. 35 per cubic feet
- In case the Site level is more than 6" below the Road level, additional filling charges will be applicable at INR 48,000 for 1' for a 30'X40' plot size and prorated thereafter
- For constrained sites where excavated soil cannot be stored and needs to be carted out to make way for construction, soil for refilling shall be charged additional. Additional charge = Rs 2500 per tractor load (upto 5km lead)
- The Plinth level will be Provided at a height of 1 feet and 6 inches above the existing Ground Level. PCC of 100mm shall be Provided at the Plinth Level below the Ground floor Flooring. Any increase in height of the Plinth thereafter shall be chargeable at INR 48,000 and size stone masonry at Rs. 150/cu.ft. will be charged for raising plinth height by 1ft and prorated thereafter.

SSM below the plinth beam is chargeable additional at Rs 140 per CFT

- Blockwork Masonry in Standard Solid Concrete Blocks with Plaster as per the design 4" for internal Partitions and 6" for External Walls
 - Internal Plastering (1:5 cement mortar), external plastering (1:5 cement mortar), and ceiling plastering (1:4 cement mortar) shall be done. The thickness of the plaster shall be 12mm applied in 2 coats
 - Chicken mesh shall be used near beam, column and masonry wall junction and at the Chasing for Electrical Conduits
 - Water proofing compound of Fosroc/ equivalent brand shall be used in the internal and external plastering. and mortar mix used in fixing washroom tiles
 - Curing compound of Sika Antisol/ equivalent brand shall be used in the internal and external plastering
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- Lintels shall be provided only over openings with bearing or 6" into the edge of the openings. For providing concrete band all around, additional Charges shall be applicable.
- M-Sand shall be used for Masonry and P-Sand shall be used for Plastering
- Water proofing shall be done in the terrace slab, all washrooms and balconies using Fosroc Brushbond/ Dr. Fixit or equivalent brands
- Blocks - Standard Solid Concrete blocks. 6 inch for Exterior Walls is assumed at INR45 (+/-5rs) per Block & 4 inch for Interior Walls is assumed at INR40 (+/-5rs) per Block - Dalmia Cement Price are 390.0. Zuari Cement Price are 390.0.
- Meenakshi Steel Price are 70000.0. Sunvik Steel Price are 70000.0. I Steel Steel Price are null. Kamdhenu Steel Price are 72000.0.
- Cement - Dalmia, Zuari or equivalent of Grade 43 or 53
- Steel - Sunvik, Meenakshi, I Steel, Kamdhenu or equivalent (Any steel quantity over and above this will be chargeable as per actuals based on the recommendations provided by the Structural designer)
- Steel in the package is assumed at 2.9kg per sft (Any steel quantity over and above this will be chargeable as per actuals based on the recommendations provided by the Structural designer)



Kitchen:

- For every one dwelling unit one kitchen of size upto 80 sft is included. Additional dwelling units and larger kitchens shall be charged at a Pro-rata basis
- Ceramic wall tiles will be provided upto 2'-0" above the Kitchen Counter top of - upto INR 40 per Sft
- Kitchen counter top of width, 2'-0" in 18mm Granite of - upto INR 120 per Sft is included. Double layer nosing at the edge in the front has been included along with polishing
- Single bowl Stainless Steel Kitchen Sink of - upto Rs 3000 shall be provided. Kitchen faucet of upto INR 1300 along with accessories of Parryware/Hindware/Jaquar or equivalent make shall be provided
- Provision shall be made for One inlet near Kitchen Sink for the Water Purifier or as per Design
- Provision shall be made for One inlet and One Outlet for Washing Machine in the Utility/Dry Balcony or as per Design
- A Bib Cock of Jaquar or equivalent make shall be provided in the Utility Area - Provision of Exhaust Fan is included



Bathroom:

- One bathroom is included per 500 sft of package built up area. Additional bathrooms will be charged on a Pro-rata basis
 - Ceramic wall tiles will be provided upto 7'-0" above the Finished Floor Level of - upto INR 40 per Sft
 - Bathroom Flooring - Anti-skid Tiles of value upto Rs.40/- per sqft
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- Sanitary ware and CP fittings or - upto INR 30,000 are included per 1000 sqft of Package Built Up area. Additional Sanitary Ware and CP Fittings will be charged on a Pro-Rata Basis. One number

EWC, Health Faucet, Wash Basin, Basin Mixer, Overhead Shower with 2 in 1 Shower wall Mixer of Jaquar/Hindware/Parryware make is included. Plumbing shall be carried out in CPVC Pipes of Astral or Equivalent Make

- Provision of Exhaust Fan is included
- Spacer joints shall be provided in the floor tiles and the wall dado tiles. Grouting shall be of polymeric cement grout of Roff/ Weber/ equivalent brands
- Gratings shall be sealed with polymeric cement grout of Roff/ Weber/ equivalent brands
- Two nos. of 6 inches rainwater discharge pipes shall be provided per 1000 sqft of plot area.

Additional Rain Water Pipes will be charged on a Pro-rata basis

- Sewer line connection to the main drain line is included in the package up to 10 feet from the building
- External pipes shall be fixed on raised clamps



Doors & Windows:

- The total area of opening for windows and ventilators including frames is assumed as 10% of the package built up area
- Windows shall be 3 Track Aluminium of gauge 92mm of make Apollo of - Rs. 250 per sqft with 2 Glass and 1 mesh shutters, including all fixtures and fittings
- The timber used for windows or doors/door frames shall be well seasoned and free from knots, warps, sap, cracks, and other defects. All joints should be strong, accurately fitted, and glued. All sal wood works shall be provided with two coats of paint
- Window Grills of upto INR 110 per sqft shall be provided of 10mm thick MS rods with maximum spacing 125mm between rods in either direction
- Chajjas shall be provided for all Windows with 1 foot outward projection and 6 inch bearing on each side of the window
- 1 Main door shall be provided per dwelling unit. The main door shall be 36mm thick of Size 3'6"X7' of - upto Rs 13,000 including frame in African Teak or equivalent. The frame thickness will be 3"X5". The Main door price includes 2 numbers brass tower bolts, 3 brass hinges, Lock of upto Rs.1500 of Europa/Godrej make and 1 Wall mounted Magnetic Door Stopper
- Internal Doors shall be 32mm thick Membrane/Flush doors of Size 3'0"X7' of - upto Rs 8,000 including frame in Sal Wood. The frame thickness will be 2.5"X4". The price includes 2 numbers MS/Aluminium tower bolts, 3 MS hinges and 1 Wall mounted Magnetic Door Stopper
- Bathroom Doors shall be 32mm thick Waterproof Flush doors of Size 2'6"X7' of - upto Rs 6000 including frame in Sal wood. The frame thickness will be 2.5"X4". The price includes 2 numbers MS/Aluminium tower bolts, 3 MS hinges and 1 Wall mounted Magnetic Door Stopper



Painting:

- The exteriors will be painted with one coat Asian Primer and two coats of Ace Exterior Emulsion paint or equivalent
- The interior walls and Ceiling shall be painted with 2 coats JK Putty, 1 Coat of Primer and 2 coats- Tractor Emulsion or equivalent. The choice of colours is restricted to upto 2 in a room and upto 6 overall. Any additional colours will be chargeable
- All MS Steel grills and railings shall be painted with an anti corrosion coat with a final coat of Enamel Paint



Flooring:

- Living and Dining room flooring shall be in 2'X2' Vitrified Tiles or Granite of - upto INR 50 per sft - Other Rooms and Kitchen flooring shall be in 2'X2' Vitrified Tiles or Granite of - upto INR 50 per sft
- Staircase flooring shall be in Sadderahalli Granite of - upto INR 70 per sft
- Parking area flooring shall be in Anti-skid tiles of - upto INR 40 per sft
- Balconies and open areas shall be in Anti-skid tiles of - upto INR 40 per sft. Terrace tiles shall be additionally charged
- Skirting shall be of matching Vitrified Tiles or Granite not less than 75mm high
- Wall dado will be in 18"X12" ceramic tiles of - upto INR 40 per sft
- The following Quality standards and inclusions/exclusions shall be made note of and must be taken care of at the time of execution
- Wall tiles shall be fixed with tile adhesive. Joints shall be cleaned thoroughly and grouted with site made grout cement grout of Roff/ Weber/ equivalent brands
- Ceramic tiles for walls shall be free from cracks, spots, grazes, chipped edges and corners. Variation in size shall be limited to +/- 1.5 mm. Thickness shall be as specified, but in no case shall they be less than 6 mm
- Flooring/dado/skirting must be laid level/to plumb
- Grouting for tiles in the Balconies, terrace (if opted) shall be done with polymeric cement grout of Roff/ Weber/ equivalent brands
- Plinth protection upto two feet wide is included in the package
- Granite if used shall be hard, sound, free from cracks, cavities, holes, patches of injurious veins, weathered portions, flaws, etc. Granite used should have a minimum thickness of 19 mm - Labour charges for cutting, laying, polishing, nosing, chamfering of granite shall be extra
- Labour charges for laying of tiles shall be extra if tile of size greater than 2ft by 2ft are used
- Additional charges shall be applicable for laying Indian marble of upto INR 25 per sft
- Additional charges for laying Granite shall be INR 18 per sq.ft. Additional charges of INR 30 per running ft for buffing or chamfering/nosing if applicable
- Additional charges shall be applicable for laying Italian marble of upto INR 30 per sft. Over and above the laying charges, an additional chemical treatment charge of INR 20 per sft shall be applicable



Electrical:

- The electrical points shall be provided as per the following distribution
- Living/Dining/Family Room shall be provided with 2 numbers fan Point, 4 numbers Light Point, 4 numbers 5Amp Switch and Sockets and 1 number TV Cable Point
- Other Rooms shall be provided with 3 numbers of light points, 1 number of fan point, 4 numbers of 5Amp switch and socket in the TV/Study or dresser area as the case may be as per design and 1 number 16Amp switch and socket for air conditioning
- Kitchen shall be provided with 2 numbers of light points, 5 numbers of 5/15Amp (as the case maybe based on Appliance Specifications) switch and socket one each for refrigerator, mixer/grinder, oven, water purifier and one above the Kitchen platform
- 1 number calling bell shall be provided. More call bell points per dwelling Unit shall be charged additionally
- Bathroom shall be provided with 2 numbers of light point, 1 number of geyser point, 1 number of 5Amp Switch and Socket near the wash basin
- 1 number light point each shall be provided with a two way switch connection for each room, livingroom and staircase
- Corridor/passage/portico/parking/utility/terrace/external stairs/balcony/space around house/anyother built up area shall be provided with 5 numbers light points and 5 numbers 5Amp switches and sockets at suitable locations per 1000 sqft of package built up area
- All wiring shall be done with fire proof wires of Finolex or equivalent make
- All switches and sockets shall be provided of - Anchor Roma make or equivalent
- Wiring for UPS if required shall be charged additional
- One MCB board of Anchor/Finolex or equivalent make shall be provided
- One earthing pit shall be provided for one dwelling unit per 1000 sft of package built up area - Main panel board shall be in the Owner's scope including road cutting charges and main-line from pole to panel board



Miscellaneous:

- Gates shall be charged additional. If required additional, a Mild Steel Main gate shall be provided with Mild Steel Posts as per approved design and dimensions. Minimum two number of hinges per Gate shutter and one number bottom and top latch shall be provided
- A simple pattern Staircase Railing shall be in MS of - upto Rs. 130 per sqft for material, painting, welding, fixing, and finishing
- Compound Wall shall be charged additional. If required additional, the compound wall shall be in solid cement block masonry with 5 feet height from the ground level and 115 mm in thickness. Buttress/columns shall be provided for every 10 feet length of the compound. Expansion joints may be provided wherever necessary. The compound wall shall be constructed on size stone masonry foundation of minimum thickness 450mm and minimum depth 2 feet. The foundation shall be laid on compacted hard soil. Bed concrete of minimum thickness 80mm shall be provided below the foundation. Compound wall shall be plastered and painted as per the plastering and painting specifications
- Parapet wall shall be in Blockwork and shall be provided to a height of 3 feet and 150mm thickness. Buttresses shall be provided at every 10 feet of length

- Balcony and Utility railings along with the terrace parapet railings if opted for shall be charged additional at - upto 130 per sft for material, painting, welding, fixing, and finishing. More complex patterns shall be chargeable as per the design
- An Underground sump of - 4000L shall be provided with Concrete block masonry. PCC bed concrete of minimum 125mm thickness shall be provided at the base. The inside of the wall shall be provided with chicken mesh plastering. MS cover plate of dimension 600 mm x 600 mm shall be provided. Water Proofing chemical be applied to mortar for plastering. Additional capacity of Underground Sump tank shall be charged at INR 19 per L. RCC Underground sump shall be charged at INR 16 per L over and above the base cost
- A Septic tank in blockwork, if applicable shall be charged at INR 13/L. For RCC septic tank additional charges INR 18/L shall be applicable
- Elevation of the building on all sides shall include basic plastering and external painting with no cladding/ grooves/ cuts/ projections or any other aesthetic elements like cladding, pergola, etc - Weather proof course shall be provided at terrace with one coat of waterproofing agent of Dr. Fixit brand or equivalent
- Antitermite treatment is additional and may be provided at an extra charge of - INR 24/sqft
- Rain water harvesting is additional and shall be provided as per BBMP norms at - INR 25,000
- External Drain covers in Natural stone of width 100mm of upto - INR 300 per sft shall be provided
 - Wherever an External staircase is provided, the staircase headroom is charged additional at par with package built-up area
- Additional Lofts may be provided at a charge of - INR 280 per sft
- Puja Room shall be charged additional based on the specifications. A Puja room Door if applicable shall be charged additional at - INR 20000 per door
- Barricade around the site during construction in simple shade net is included. Additional charges shall apply for any other kind of barricade
- A Syntex Double layered overhead tank of - 1000L shall be provided. An Additional capacity shall be chargeable at INR 7 per L. Platform for the OHT shall be charged additional based on the design and specifications



Customisation Costs:

- SSM below plinth is not part of package
 - External Drain cover (100mm) cost Rs 300 per sq.ft using Natural Stone
 - In case of external staircase, headroom is not part of the standard package. Headroom is chargeable at par with package built-up area
 - Lofts inside rooms and kitchen are not part of standard package, it is provided at Rs 280/sqft
 - Italian Marble chemical treatment cost at Rs 20 per sq.ft (Excluding laying cost)
 - Additional capacity for RCC underground sump at Rs 16/L
 - Additional capacity for overhead tank at Rs 7 per L
 - Additional capacity for blockwork underground sump is Rs 9/L
 - Additional cost of laying Indian marble laying is Rs 25 per sq.ft extra
 - Additional cost of laying granite is Rs 18 per sq.ft extra. If buffing or chamfering/nosing is encountered charges will be Rs 30 per r.ft.
 - Blockwork septic tank cost is Rs 13/L and concrete septic tank cost is Rs 18/L
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Terms and conditions:

- All construction work comes with a one-year warranty limited to 1% of the Contract value. The date of start of warranty is the date of project completion including snags as entered in the 'Hand Over Letter'
 - Any work additional to the scope mentioned above shall be chargeable. Wherever such additional work is not described in this contract shall be quoted by the Contractor in writing and accepted by the Owner in writing. In case there's a difference in opinion of the correctness of the quote provided by the contractor, the Consultant's decision shall be final
 - All rates are inclusive of GST
 - Wherever the word Equivalent has been used it means approximately the same price - SSM below plinth is not part of package
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