

BASIC



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TKS CIVIL CONSTRUCTION AND INTERIORS

 *design* |  *build* |  *remodel*

SPECIFICATION

1. DESIGN

- 2D AutoCAD Floor Plan

2. FOUNDATION

- Basement Height - 3'0" from the natural ground level
- Footing Depth of 6'0" from the Natural ground level .
- TMT steel Bars: Arun Fe550 or equivalent
- RCC- Priya / spl gold
- Brickwork and Plastering- Priya
- M Sand: Brickwork & P Sand: Plastering

3. STRUCTURE

- RCC Design Mix: M20 Proportion of R.C.C 1:1.5:3
- All beams and slabs in all floors shall be in R.C.C 1:2:4
- Roof Slab – 10'0" from the Floor Level

4. WALLS

- Bricks: 9 inch for Exterior Wall & 4.5 inch for Interior Wall
- Parapet wall - 4.5 inch thick 3'0" height from the Roof Top Level

5. FLOORING

- 2X2 Vitrified Tiles Upto Rs.45 Per Sq.ft
- Bathroom Tiles Upto Rs.35 Per Sq.ft
- Step Tiles and Car Parking will be Concrete Tile Upto Rs.35 Per Sq.ft

6. DOORS

- Main Door: Ready Made Malaysian Teak Door With Teak Wood Frame of 5 Inch by 3 Inch, 38mm Thickness

- Internal Door: Flush Door With Laminates Along With Sal Wood Frame of 4 Inch by 3 Inch
- PVC Toilet Doors

7. WINDOWS

- All windows will be Standard Aluminium Windows with mild steel grills with 12 mm Sq. bars
- Window size 4' X 4' and one window per room

8. LOFT

- One loft 2'0" wide would be provided at suitable place in each bedroom and kitchen.

9. OPEN SHELVES

- One shelf of size not less than 3'6" X 6'6" with cuddapa slabs will be provided in each bedroom and kitchen.

10.KITCHEN

- Cooking platform in kitchen shall be of polished Black granite slab, 20 mm Thickness.
- Dadoing with colour glazed tiles Upto 4 feet overcooking platform Up to Rs.35 Per Sqft.
- Sink will be of stainless-steel ISI brand.

11.TOILET

- Flooring with antiskid ceramic tile and dadoing with colour glazed tiles upto 7 feet height.
- In the attached toilet white colour Floor Mount EWC will be provided (Western Closet) and Health Faucet, Wash Basin, 2 in 1 Wall Mixer, Overhead Shower
- PVC Pipes will be Finolex or equivalent
- All bathroom fittings are white color & basic model in any ISI brand

12.PAINTING

- Asian Tractor Emulsion paint for Interior walls
- Asian Ace paint for Exterior walls
- Enamel paint for doors and grill

13.ELECTRIFICATION

- All wirings shall be of ISI brand concealed type PVC conduit pipes with good quality metal box with modular Anchor ROMA switches or equivalent
- Wires will be of Finolex brand or equivalent
- Main board panel will be provided
- Each flat will be having separate DB box & Inverter wiring For each Flat

14.PLUMBING AND SANITARY

- All pipes and fitting will be Orbit brand
- ISI chromium tap fittings and hot and cold water valve mixture for each bathroom with ISI brand

15.STAIRCASE

- Step tiles will be concrete tiles for General Staircase

16.ADDITIONAL CHARGES

- Compound Wall
- Lift
- Roof weathering
- Carpentry & other wooden work
- EB and Water Connections & Charges
- Septic Tank Rs.16 Per Litres
- Sump Rs.20 Per Litres
- Overhead concrete tank Rs.22 per Litres
- Elevation Work Extra
- Additional foundation height
- Soil testing
- Structural designing and 3D elevation designing
- Outer area development (setback)
- Additional of Rs.150 Per sq.ft, If Ground Floor only Construction

