

PREMIUM



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Rs.2399 /- per Sq.Ft.



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consultation**



TKS CIVIL CONSTRUCTION AND INTERIORS

 *design* |  *build* |  *remodel*

SPECIFICATION

1. DESIGN

- 2D AutoCAD Floor Plan
- 3D Basic Elevation Design
- Structural Design

2. FOUNDATION

- Basement Height - 4'0" from the natural ground level if required
- Footing Depth of 6'0" from the Natural ground level
- TMT steel Bars: TATA Tiscon / jsw neo steel
- RCC- Ultratech/Ramco
- Brickwork and Plastering- dalmia
- 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 – 11'0" from the Floor Level
- Waterproofing: Dr.Fixit

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

- 2X4 Vitrified Tiles Upto Rs.100 Per Sq.ft
- Bathroom Tiles Upto Rs.55 Per Sq.ft
- Step Tiles and Car Parking will be Concrete Tile Upto Rs.55 Per Sq.ft

6. DOORS

- Main Door: First Quality Teak Door With First Quality Teak Wood Frame of 5 Inch by 4 Inch, 38mm Thickness
- Internal Door: Flush Door With Laminates Along With Sal Wood Frame of 4 Inch by 3 Inch
- WPC Toilet Doors

7. WINDOWS

- All windows will be UPVC Windows / teak wood with mosquito mesh 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 Galaxy Black granite slab, 20 mm Thickness
- Dadoing with colour glazed tiles Upto 4 feet overcooking platform Up to Rs.55 Per Sq.ft.
- Sink will be of stainless-steel ISI brand Upto Rs. 4000

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 JAQUAR EWC will be provided (Western Closet) and Health Faucet, Wash Basin, 2 in 1 Wall Mixer, Overhead Shower
- PVC Pipes will be Finolex
- All bathroom fittings are white color & basic model in JAQUAR

12.PAINTING

- Asian Royal Emulsion paint for Interior walls
- Asian Apex Ultima paint for Exterior walls
- Enamel paint for doors and grills

13.ELECTRIFICATION

- All wirings shall be of ISI brand concealed type PVC conduit pipes with good quality metal box with modular GM or Legrand 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 Ashirwad/Supreme brand
- ISI chromium tap fittings and hot and cold water valve mixture for each bathroom with JAQUAR brand

15.STAIRCASE

- Mild Steel Staircase Handrails
- Mild Steel Basic Gate
- Step tiles will be concrete tiles for General Staircase

16.OTHERS

- Maximum 2000 lts capacity of Sintex water tank for bore water will all necessary pipes and valves with outlet connection
- Weathering Course is included if the buildup area is more than 2000 Sq.ft
- Additional of Rs.150 Per sq.ft, If Ground Floor only Construction

17.ADDITIONAL CHARGES

- Compound Wall
- Lift, 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
- Outer area development (setback)

