



PK CONSTRUCTIONS

GENERAL SPECIFICATIONS:

SUB STRUCTURE:

All foundation works like, Earth work excavation Size and Depth, RCC Footings, RCC MIX, Plinth Beams would be executed as per Final Floor Plan Drawing structural Design. RCC more than 3cubic meter will be done by using Ready mix concrete only.

Basement would be of 9” thick Ash/brick wall up to 3feet height from existing ground level. ISI

TMT Fe500 BARS will be used for all Structural Works as per Str. Design specification.

Basement would be filled with filling earth.

Cost of materials:

M Sand	: 45-60/CFT
P Sand	: 65/CFT
Cement	: 7000/M.T
Chamber Bricks	: 5.80paise/No
AAC Blocks 8”	: 80/No
AAC Blocks 4”	: 40/No
Ash Bricks	: 5.30P/No
20mm Aggregate	: 30-35/CFT
40mm Aggregate	: 28-33/CFT
Filling Earth	: 8-15/CFT
TMT Steels	: 48000/MT >10mm Dia & 1000/MT Ext for 6 & 8mm bars.

*Note: Green Building construction Preferred & we used M.Sand for all RCC structural works, Brick walls, Plastering, Tiles laying etc.

SUPER STRUCTURE:

All Exterior walls would be of 9” thick Brick/AAC Blocks walls and all interior Bricks/AAC Blocks walls would be of 4.5” thick walls depending upon structural engineer’s design.

Roof Height from the Floor level to Roof top- 10feet.

Loft provision up to 2feet wide for each bed room and Kitchen at 7feet height.

All opening of Windows and Doors will have a cut lintel of 5” thick RCC.

All External window sunshades would be of 1.5feet wide.

Kitchen will have RCC Counter Slab.



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RCC Roof Slab and Beams as per Structural Design.

Ceiling and outer walls will be rough and inner wall will be smooth finish.

Parapet wall would be of 4.5" thick brick wall up to 2.5' height.

Cement Brands: Zuari/Chettinad/Penna/Mahasakthi or Equalent Quality & Price brands only.

Steel: Kothari/ARS/Amman/Arun/PSK/Best/TMT Bars or Equalent Quality & Price brands only.

Ratios: PCC: 1:5:10, RCC: 1:2:4, CM: 1:8 (for Main brick walls) CM: 1:6 (for Internal single brick walls) CM:1:5 (Inner wall plastering's) CM:1:4 (Ceiling plastering's) CM: 1:6 (For External Wall Plastering's)

JOINERY DETAILS:

All internal Doors Frames and ventilators will be of IInd Quality Teak wood.

Doors & Windows Standard Size:

Main Door	: 3'3" x 7'
Bed Room Doors	: 3' x 7'
Balcony/Service	: 2'6" x 7'
Toilet PVC door	: 2'6" x 7'
Ventilators	: 1'6" x 1'6"
Door Frame Wood Cross Section	: 4"x2.5"

All Windows will be of UPVC Sliding window from Alpine Brand (Indian Make with 10years Profile warranty only). UPVC Window: 330/Sqft (incl 4mm Clear Glass).

MS Fixed Grill for all windows using 10mm Square MS Rod. Checked pattern only.

Main Door Will be of Ist Quality TEAK Wood. (This would have Brass Hinges, Handle, and Door Stopper & Godrej Night latch lock)

Main door Frame Cross Section : 5"x3"

Main Door (Overall Main Door Size: 3'3" x 7') Padayappa model with 1.25" Thickness: MD Set cost @ Rs. 19000/Door set (incl Frame with Shutter)

Lock costs:

Main Door Lock: 1800/No

Bed Room Lock: 900/No

All internal doors will be of Flush Doors. (This would have SS Hinges, Tower bolts, Door Stopper) White Panel Hard press Readymade door @ Rs.110/Sqft

All Toilet Doors will be of SINTEX PVC Doors with Frame. Cost Per Door Incl. Installation @ Rs.2000/No.



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ELECTRICAL DETAILS:

Concealed **Anchor Metal Boxes** and Modular switches with Cover Plates (Color White & Basic Range Only). (**Anchor Roma Switches and ORBIT/ISI** Brand Wires)

Provision for 3Phase supply

Hall/Living TV	-	2Fan Point, 1Centilayer Light, 2Tube light, 2Light, Calling Bell point, and Telephone Point.
Bed Rooms	-	1Fan point, 1Ac point, 2Tube light, 1light point, 1Floor lamp.
Toilets	-	1Geyser point, 1light point, Mirror point, Exhaust point
Kitchen	-	1Fan point, Chimney point, Aqua guard point, 2light point, and Fridge point.
Entrance	-	1Light point, calling bell point.
Balcony	-	1Light point.

Miniature circuit will be placed at an appropriate height for easy isolation of power supply.

(In case of First + Floors construction above mentioned Electrical points may vary)

DB, Main EB Board & Fittings cum labor cost borned by contracted only.

PLUMBING AND SANITARY:

All Toilets will be of ISI CPVC pipes for concealed supplies of both Hot and Cold water (ASHIRWAD BRAND).

All External Pipes lines will be of ISI PVC pipes (PRINCE/FLOW GUARD.)

ISI Water supply fittings will be used for all toilets.

2 in 1 Wall mixer will be used for HOT and Cold Water mixing with SS Shower (PARRYWARE BASE MODELS).

Each Toilets and Dining area will have a PARRYWARE Basic model Wash basin with Pillar cork.

Common Toilet will have INDIAN WATER CLOSET (IWC) & Master Bed Room toilet will have EUROPEAN WATER CLOSET (EWC) (All of them would be of PARRYWARE White color with basic model floor mount with PVC Flush Tank on developer's decision solely).

Sanitary Fitting Costs:

IWC	: 2400/Set (Incl Slimline Flush Tank)
EWC	: 5500/Set (Incl Seater Cover & Slimline Flush Tank)
Health Facult	: 600/No
2in1 Wall Mixer	: 2800/No
Shower & arm	: 600/set
Wash Basin	: 1500/No (incl fisher bolt/Bracket)
SS Sink	: 1800/No (without Drain board)
Pillar/Bib cock	: 750/No
Sink tap	: 1100/No (for kitchen sink only)
Angle Cock	: 300/No



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FLOORING & WALL TILES:

All Bed rooms, Hall/Living room, Dining, Study rooms, Puja, Kitchen, Balcony and Inner staircase area will be provided with 2x2 Vitrified Tiles on developer's choice solely.

All Toilet floor tiles will be provided with Anti-Skid 9x9 tiles and wall tiles will be provided up to 7feet height with edge beadings.

Kitchen wall tiles will have 2feet height.

Kitchen Granite 16mm to 18mm thick @ Rs.160/Sqft. Incl Edge beading & Polishing.

Kitchen will have 16mm to 18mm Thick jet Black Granite with SS Sink (16x18 without Drain Board) along with Swan Neck ISI Taps. SS Sink: 1800/Piece.

All above material of vitrified tiles will be as per developer's choice and standard cost of Rs.55/sqft and wall tiles Rs.45/sqft, for any choice by client would be taken under consideration after their request and difference amount based on quantity incl wastages.

PAINTING:

Inner Walls:

One coat primer and two coats of **Birla Wall Care** Putty and one coat of Touch up putty with 2 Coats of **Asian Tractor Emulsion** paint (Light Colors Only) with Roller finish.

Ceiling:

One coat Primer and two Coats of Asian Tractor Emulsion (white color only).

External Walls:

All external areas will be of one coat primer and two coats Asian Exterior Emulsion.

Grills, Windows and Doors:

All Windows, doors and Grills will have one coat primer and 2coats Enamel paint.

Main Door:

Main door will be finished with Natural Glossy Polish Finish.

Grills:

All windows will have 10mm Square Mild Steel (IRON) with Checked patterns only.

Designer grills will cost additional as per design & Weight.

All Balcony and staircase will have 16mm Mild Steel (IRON) baluster (alternate steps), 10mm cross horizontal bracing (2 rows) & 2" Dia MS handrail.

OHT: will provide 500Littres PVC Tank (Black) per floor costing @ Rs.5/Litre.

Our Basic Square Feet rate covers all above mentioned specifications. Based on Final Square feet Rate the mentioned specification might be changed.

EXTRA WORKS:

Apart from the mentioned specification all works will be considered as Extra works such as., Building Approvals, Floor Plans, Structural Design, 3D Elevation(more than 2Floors), Basement more than 3feet, Septic Tank, UG Sump, Bore well/well, OHT, Compound wall



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and Gate, Weathering course, Safety grill gates, Water for basement earth filling consolidation, External staircase, Internal Circular/Elliptical/Bifurcated/Spiral Staircases, SS Hand rails, Marbles/Granites, Walk way platform, Car parking tiles/paver blocks, Internal Spiral staircase, Elevation Design, Existing Building Demolition and Debris carting, EB Connection, Water connection, Service and Other Govt. related taxes and quality or quantity apart from Specification/Floor plans.

No Extra works will be taken without a written request.

All Extra works will be done after receiving 100% advance from the Customer.

PK Construction Rate with material (M.Sand) as per General Specification Starts

> Ground Floor Construction more than 1200Sqft with car parking @ **Rs: 1650/SQFT*** (If Buildup area less than 1200Sqft Rs.100/sqft will be charged extra.)

> First Floor Construction more than 1200Sqft @ **Rs: 1600/SQFT*** (If Buildup area less than 1200Sqft Rs.100/sqft will be charged extra.)

(Note: Based on client requirement/ final floor plan/Quality/Quantity/Buildup area/Specification & terms our quote will be revised)

This rate applicable only if the:-

- Construction/Buildup Area must be more than 1200sqft on Base Floor.
- Space required for Material and labor Shed/Hut.
- Electricity and Water supply

Place: Chennai

thanking you.

M.KARTHICK

(For PK CONSTRUCTION)