

BuildBidz Premium Package

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Below are some changes to the Premium Package from Customer :-

Refer Premium Package and below changes are required to the package

Change (C1) - Aggregate - M25 Grade

C2- Blocks - Porotherm for Exterior

C3 - Solid Blocks for Interiors 4inches

C4- Sump 12000 ltrs

C5- No Granite - Vitrified AntiSkid Tiles Rs.120/sqft

C6- Kitchen Slab - Either Black Galaxy or Quarge Granite

C7 - Puja Room Wall - 7th Wall Tiles

C8-Kitchen Sink - All SS

C9-Main Sink Faucet - Jaguar Brand

C10- Bathroom - WPC Doors

C11- Room Doors - Flush Doors

C12 - Windows - 3 Track UPVC, Laminated Glass 8-10MM

C13 - Outdoor Staircase and Balcony - 340 SS Railing

C14 - Compound Wall - Solid Blocks 4inches

C15 - Switches- Legrand Brand

C16 - CPVC and PVC = Ashirwad or Astral

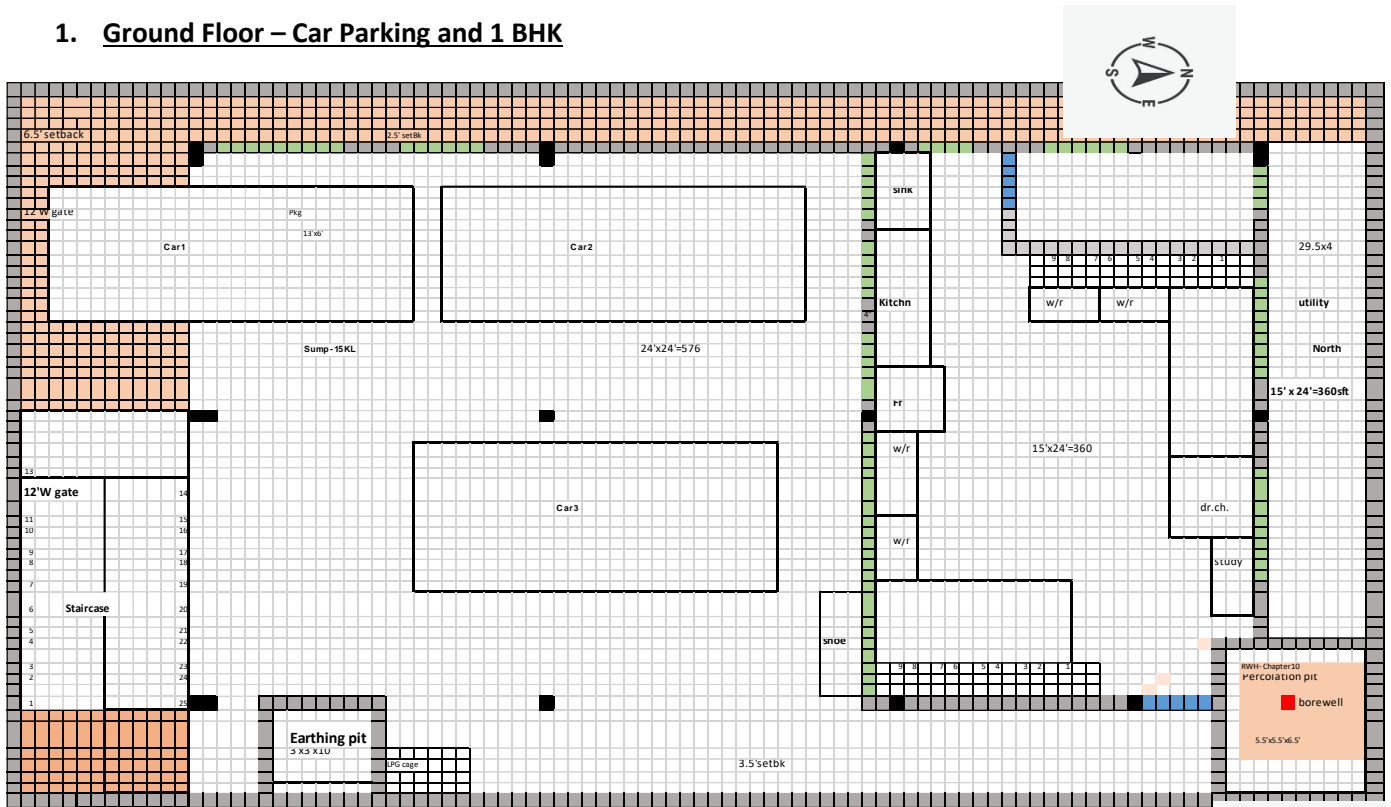
C17 - Electrical - Finolex or Polycab

C18 - False Ceiling - Gypsum Board

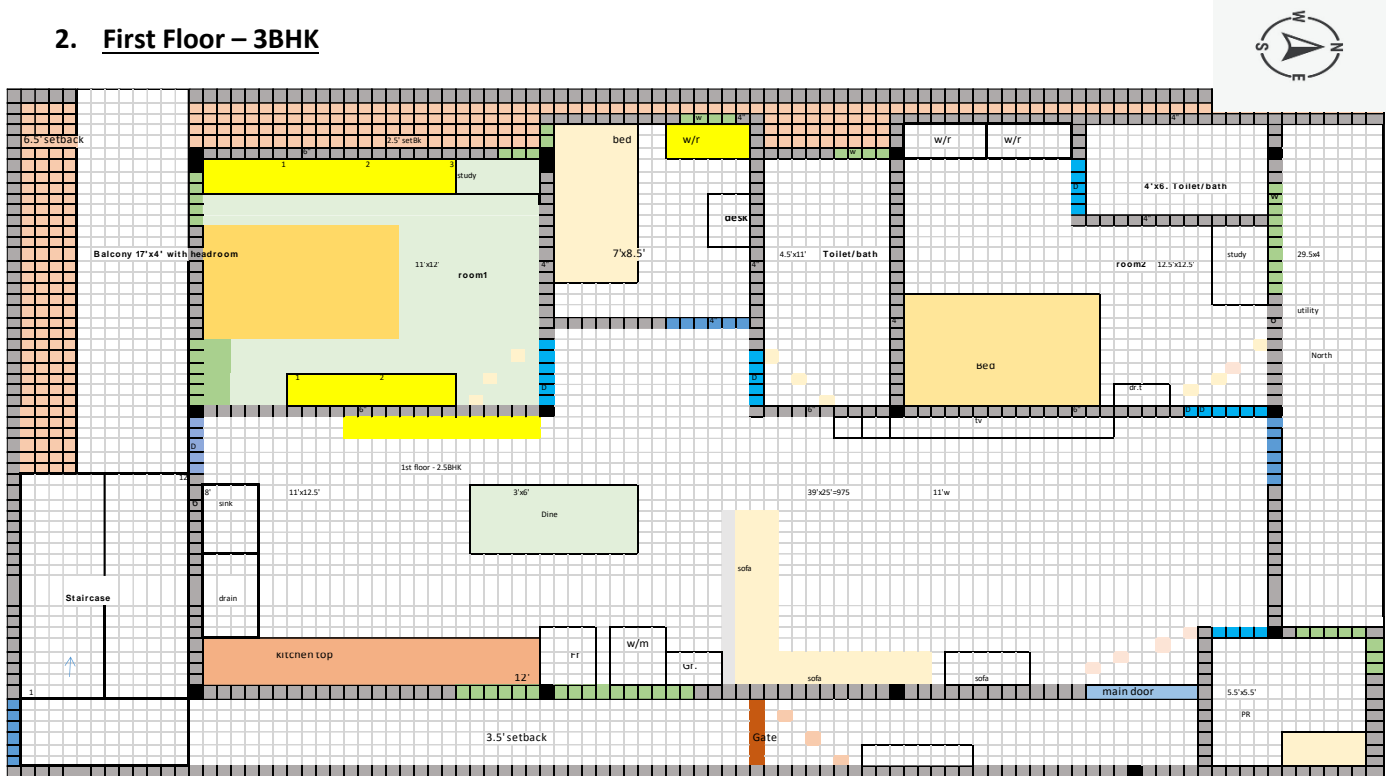
C 19 - Warranty - Water Proofing Minimum 5 years. 2 year on Civil Construction Ok.

Floor Plan

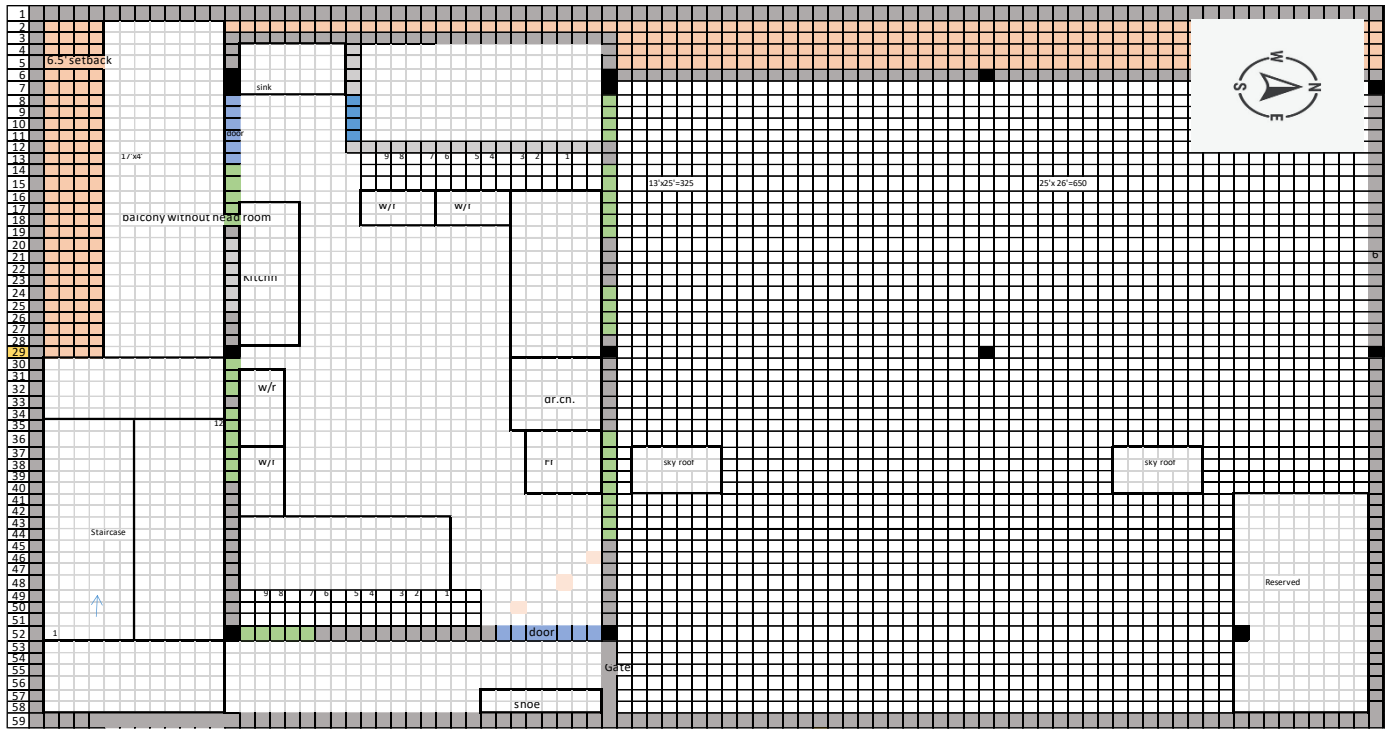
1. Ground Floor – Car Parking and 1 BHK



2. First Floor – 3BHK



3. Terrace - 1 BHK South



Only for Additional Reference

Detailed Requirements as Below

29'.6" X 49'.2"(1450sft) in Bhoomika Prithvi-Bidadi, south facing, to construct a house senior citizen friendly: Set-back: West 2.5' , East 3.5' , North 4' , South 6.5'

Builtup area- after setback: Ground-1BHK,24'x14'= 360 sft + 1st floor-2.5BHK 38.5' x 23.5'= 945sft + 2nd floor-1BHK 13'x25'=325sft= 1630sft+balcony,utility

SUB-STRUCTURE: comprising:

Sump tank: 12KL capacity ; design as per IS 3370: 2009 (Parts I – IV);

Earthing-grounding pit: as per IS code 3043: **1.5m**x1.5mx3m; test pass

Lightning arrester pit: (owner's scope)

Septic tank-MAK bioDigester(owner's scope): 800L_10users_50k+frt: 3 chambers-inlet from sewage/commode lines & outlet to public sewage line.

Rain water harvesting percolation pit: **RWH** system-as per Chapter10 of KM model bye laws2017 : RAINY rain water filter unit(owner's scope) + Percolation pit of 1mx1mx1.5m;

Footing Foundation/column: M25 grade RCC+PCC bed 15cm in M10+ waterproofing surface coat

SUPER STRUCTURE: comprising

Ground floor :- 1BHK, main door of Burma Border Teak(Rs.20000), WPC decorative door for bathroom & balcony, 3track color UPVC widows(Rs.700/sft); 3car+4TW parking, BESCO main panel, borewell power panel, sump water pump panel are under full shade and rain cover, provision for CMC water meter connection; grey water connection to drainage; front road drainage cover-RCC slabs- upto road level;

Main Gate Double leaf-swing type painted designer Steel gate of 5.5'h X 12'w and single leaf swing type SS gate 5.5'Hx4'w;

compound wall of 5'H , 4" solid brick, plastered with water proofing, 8cm PCC-M10 or higher grade concrete, DPC-M15 or higher grade concrete; buttress at every =<3m for East, west & south facing, painted. install anti-climb spikes(owner's cost) ; North facing side: 29.5'X7' high strength wall + barbed wire(owner's scope).

Grill MS cage :

Gas line piping-stainless steel; LPG hose pipe;nozzle;

Plinth: height Min.18" from ground level ; 6" further height for 1BHK

plinth beam- M25 RCC

Plinth protection:. Between compound wall & building wall, covering set-back area. M15 concrete

Column/Pillars/beams: Minimum Pillars ; M25 RCC ; shear key at pillar joints; standard development lengths & lapping lengths.

Sil level: as appropriate

Lintel beam : at 7'H , M20 or above grade concrete+chajja as specified

Ceiling height: standard 3.15m(10'4") finished floor to finished ceiling but required 11'4" for all floors(additional 1'ft height at owner's cost)

RCC roof Slab: M25 grade RCC;

Floor beam +tiebeam ; Chicken mesh at all joints of beam, column and masonry wall junction.; M25 RCC.

Sun shade slab: for windows - Box type; M20 RCC with water proofing

Loft/Chajja Slab: one side chajja above door/window of Bedrooms & 2side in Kitchen; M20 RCC

1st floor- 3'W staircase, antiskid tiling; Teak main door+teak frame(Rs.40000/-); electricals-panel, UPS change over point for lighting, AC point, antiskid vitrified flooring; washable wall paint; 3 track UPVC windows; Dummy CCTV cable piping + wiring;

Portico: as sun shade & rain cover to Main door 6'w3.5'L; MS safety grill of 12mm sq.rod X4" spacing 12'L.

1st floor-master Bedroom : 1 side chajja/loft, antiskid vitrified flooring, 3 track UPVC windows; wood panel door(Rs.10000/-); balcony- parapet wall 4'H+covered SS grill.

1st floor-2nd Bedroom : one side chajja, antiskid vitrified flooring, 3track UPVC window, wood panel door(Rs.10000); attached bath 4'x6' with WPC decorative door(Rs.8000/-)

1st floor-3rd room-study : antiskid vitrified flooring, 3track UPVC window, wood panel door(Rs.10000/-);

Common bath : indian commode, WPC decorative door(Rs.8000/-), support railing bars, 3track UPVC window, geyser point, solar connection, shower, medium size wash basin with single lever type tap, quarter turn type tap for toilet(no ball/disc type but washer/mixer type OK), valves, 7' H ceramic/vitrified wall cladding with waterproofing/undertile primer; antiskid flooring- natural stone/ Bell make tiles; sunken slab with water proofing.

1st floor- Kitchen- RO provision; SS sink of single bowl with drainboard, jaguar 2 Sink cock(wall mounted) swivel spout, jaguar quarter turn faucets, L shape kitchen, counter top/slab- Granite quartz 38mm thickness of 26"W at 31"H on raised platform 3"H , chimney provision+ outlet piping with rat trap drain, gas piping point with valve above counter top, washing machine space, Refrigerator space with electricals, AEH power points, two side chajja/loft 2'ft D; washing machine space with electricals; 7'ft H vitrified wall cladding; 3track UPVC windows; antiskid vitrified flooring; balcony door-WPC decorative(Rs.8000/-)

Dining- fan, lighting, medium size Parryware wash basin, single cylinder pillar cock, water inlet, outlet.

1st floor: pooja room- 4'x6', teak door of 2.5'w, brass aldrop & handles; small slider 3track UPVC window+grill, vitrified flooring & wall cladding full height, 2 step pedestal, light points.

Utility: 4'x29'5" North facing : wash area, water inlet, outlet, power points, small sink, full MS Grill work 12mm sq.rod with 4" spacing; WPC decorative door(Rs.8000/-), fly mesh door(owner's scope). Washing machine provision, antiskid flooring with Water proofing.

Staircase and terrace: RCC staircase with antiskid tiling & antiskid treatment with IguanaGrip; parapet wall plastered with waterproofing of 4'H (std.1m) & 6" solid brick masonry; buttress at every 3m or at column; cloth hanger provision;. Rain water outlet plumbing; OHTank-white-food grade-virgin plastic-triple layered of 1000L+1000L on a 11'Lx12'Wx10'H plat form of RCC at South West corner above 1BHK, strong MS grill staircase 2'w with hand railing, valves; terrace waterproofing with Ardex WPM004 Flex or equivalent, tap connection; water level controller point ; solar water provision-plumbing; dummy piping 1" + dummy wiring for Dish connection & for solar inverter power; coping parapet wall plastered with WPM004Flex or equivalent of 4'H (std.1m)& 6" solid brick masonry, terrace waterproofing with WPM004Flex; Solar power system(owner's scope).

Sunroof: 2'X2' on 1st floor terrace- 2no.s above dining & hall; 5mm-toughened, laminated glass in two layers, dome type or 'solar tube' type; SS grill frame.

Lightning arrester: on top of OHT slab(owner's scope).

General:

Water proofing additive: (Owner's scope): Ardex E160 integral water proofing liquid: 200ml per 50kg cement bag for all concrete/mortar.

Primer : use Ardex EP 410 Epoxy Zinc Rich Primer coating only on corroded TMT steel Bars as appropriate.

Grill reinforcement cement: use Ardex B31 structural grout or equivalent (owner's scope).

Grouting-gap filling/crack filler/cavity filler: grouting admixture to avoid honey combing effect use Ardex B30/B33/A45/B35/E10 or equivalent for gap filling & sealing of plumbing, electrical conduits joints; interior & exterior-doors, windows, lintel, floor to wall joineries with Chicken mesh,

Electricals : 20mm grey uPVC conduit pipes of ASTRAL/Ashirwad;

sufficient plug points; 6 – 8 model boxes; Legrand make 15A socket in all boxes; modular switches & sockets(with safety shutter), fan regulators, glossy white cover plates & base frame; buzzer; panel of Schneider or equivalent; coaxial cable with TV antenna socket; MCB board-IndoAsian/Havells/Schneider ; two way switches in bedrooms, car parking & stair cases; Fire proof insulated copper Wiring of Polycab/finolex; UF cabling to lamppost; UPS change over provision; calling bell switch; surge protection devise;

Wall Bricks: 6" for exterior, 6" and 4" for interior, solid cement blocks.

Painting; - Asian Paints make Exterior-weatherproof acrylic or Ardex WPM 310 or equivalent; interior – Primer, 2coats of JK putty, emulsion paint; Enamel paint for all the MS grill works. All MS Grill painting shall be provided with anti-corrosion coat like Ardex EP410 before painting; white painting on terrace roof; stain proof wall painting in Hall, Kitchen,rooms

Windows color frame: Inglaze/prominance/windowfab/weatherseal make(Rs.700/sft) slider type UPVC 3track window with SS fly mesh screen with SGP/PVB type laminated 2 pane double glazed glass(window grade plexiglass) with safety grill; wood grain colored frame; window sun shade projection box type;

Doors:

Main Door & frame: 3'.6"-4'w X 7'H- solid Burma/Ghana/African Teak Door worth Rs.40000/-, with 5 brass hinges, 2 no.s of EUROPA/ Godrej make -3 dead bolts type, 2brass tower bolts; 2brass /Zinc handles-, door stopper; (design-NR Doors model NR-17C or SAPEX model SXD-09). Additional Fly mesh door(owner's scope)

Bed Room Doors: 3'X7': wood panel doors -branded in all bedrooms worth Rs.10000/- each, 4 hinges of brass, 2handles, 2tower bolts; mortise locks of Atom/Godrej/WINTOP; Door stoppers.

Pooja door: solid Teak door(SAPEX/NR) worth Rs.30000/-with 3brass hinges, 2brass handles, brass bolt, mini bells, printed glass shutters; (Ghana Teak-NR doors- model PR-2 or SAPEX model SXP-02).

Bathroom/Balcony/utility doors: WPC decorative doors(Alstone) worth Rs.8000/- each & water resistant frames in all bathrooms, 4 brass hinges, 2brass tower bolts; brass handles; key less latch-Godrej/IPSA for all bath rooms,

Sanitary fittings-Plumbing: Food grade, UV tested ASTRAL/Ashirwad-Schedule 80 ASTM standard-CPVC white pipes for potable,cold waters; SS304_ piping for hot water flow; piping spacing 5mm-10mm;Single lever fittings-Jaguar make- to all wash basins ; Quarter turn tap fitting to kitchen sink, all toilets/commodes side; 2in1-Wall mixer-Jaguarmake
Floor standing western toilet, Plastic cistern, squatting pan, Parryware make
Wall hung wash basins with pedestal-Parryware make;
All bath rooms should have Air Vents with fly mesh.
All bathrooms ,kitchen should have Valves, outlet from OHT should have Valves;
mandatory Pressure test before plastering.

MS Grill Designer work for utilities/Balcony/Veranda:anti corrosion primer with enamel paint, use EP310 cement for grill reinforcement.MS square rod of 12mm+ 4" spacing.

Tiling: Antiskid natural stone /tile-Johnson Endura stepping stone/Orient/Bell make- for all bathrooms and staircase->10mm thickness DCOF >0.42 wet.Rs.75/sft. ; Anti skid treatment with 'IguanaGrip' on all flooring(owner's scope);
Car parking paving vitrified tiles-20cm x 20cm- Rs.60/sft.

Tiling: Hall, bedrooms, Kitchen: full body Vitrified tiles or DGVT- matte finish-> 10mm thickness, 2ft X2ft(or 610mmx610mm), DCOF value >0.42 wet; Rs.100/sft.; for wall Dadoo Rs.65/sft.

Steel rebars: Fe 500D/550D TMT; development length & lapping length as per IS code; standard stirrups spacing.

Cement: 53 grade Ultratech or RMC design mix; site mix -Birla Super/Ultratech/ACC

RCC Concrete : M25 grade; not less than IS 456(2000)

Sand: M-sand- medium course; P-sand for plastering.

Blocks/Bricks: Hydraulically pressed Solid Concrete blocks of 8"&6"(exterior wall), 6"&4"(interior wall); use Ardex M15 or equivalent joinery cement mortar.

Waterproofing: Ardex/DrFixit/fosroc/roff- for plastering in bathroom, sump, terrace, compound wall;

Tile adhesives: Ardex GoldStar or equivalent for wall tiling; Ardex/fosroc/roff for floor tiling; Skirting tiling 3"H;

Tile Grouting: use spacers of 2mm- ; White cement based Grouts of Ardex/ fosroc/roff

Plastering: External Wall: Wall putty 2coats, min.12mm - 1:4 mortar with water proofing
Internal wall: Wall putty 2coats, min.12mm - 1:5 mortar with water proofing

Ceiling plastering-1:4 mortar with water proofing; chicken mesh at joints

Water pressure test is must on plumbing lines before plastering.

SS304 Chicken wire mesh(0.6 - 2.0mm wire) / **Fibre Glass mesh**: shall be provided at joint area of wall-pillars/lintel/window; at plumbing/electrical conduits joints;

Binding wire: SS-1mm; Tata Wiron

Water meter: owner's scope

Water softner: owner's scope

Open ended Steel rods -terrace- are plastered: min.1metre(for future extension).

T-cloth hanger stand.

All Water outlets at utility,kitchen,bath rooms,terrace,sump shall have rat/cockroach trap drain.

Elevation: on selection of design

Designs & Drawings: inclusive in pricing: 2D+3D Floor Plan, Basic Elevation, Structural, Plumbing, Electrical Design in pdf format.

Request to provide an estimate(incl GST) to check my finance & plan. Rough sketch is enclosed.