

Dear Sir/Madam,

Thank you for receiving the details of our general home construction rates & Specifications. We would undertake to design and build any categories of homes at a very reasonable cost; while maintaining the highest quality.

We have mentioned the rates for two types of works; one is for Construction on Turnkey Basis (Complete Work) & the other one is for the Structural work up to the Plastering Stage. Please Refer to Annexure-1 & Annexure-2 for the complete details.

Once your designing is completed we shall provide you a precise quote duly mentioning the exact construction rate per Sq.Ft. And if in case you prefer to upgrade or downgrade any of the cited materials; we will provide you with a revised quote after the final materials are chosen by you and before the construction work begins.

We believe you should get into your home on budget and on time and we will not surprise you with any hidden charges. Once we sign the construction contract, the price what we have quoted is what you will pay, making it easier for you to understand your budget better.

Should you have any questions on the given quote or specification; please do feel free to contact us on +91- 63 85 52 53 30 at any time...We would be more than happy to help you in resolving any clarifications you may have....

With Warm Regards

Yuga Home Studio

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ANNEXURE-1

RATE & SPECIFICATIONS FOR CONSTRUCTION ON TURNKEY BASIS

Our rate for full work starts from Rs.2200/- per Sq.Ft on your site location, Plinth Area, Elevation Designs & Roofing Pattern.

Our full work contract rate per Sq.Ft would get fixed between this range of Rs.2200/- depending on your location, plinth area, elevation & the roofing pattern you choose to construct your home and therefore the full & final rate per Sq.Ft can only be confirmed after you finalize on the floor Plan and the elevation design of your proposed home.

If you need more information on our rates and specifications; please don't hesitate to call or WhatsApp us our helpline number.

Cell : +91- 63 85 52 53 30

WhatsApp: +91 95 66 43 98 48

We are happy to help you!

EARTH WORK EXCAVATION:

Foundation trenches, for all clauses of soil including cutting, strutting, dewatering etc.

Column foundation Earth work: 3'6" x 4'0" x 6'0" in Size

RCC BELT:

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, and curing. Concrete mix shall be of M20 grade. Belt size shall be 9" x 1'3" as per standard architectural specification.

BASEMENT AND BASEMENT FILLING IN:

3'0" height above the Earth level, Filling in basement shall be done with red earth or slurry dust. All filling shall be watered and well compacted.

BRICK WORKS:

Good quality Chamber Brick masonry in cement mortar in 1:6

RCC COLUMN FOOTING, RCC COLUMNS, RCC PLINTH BEAM, RCC LINTEL, RCC SUN SHADES, RCC STAIRS CASE SLAB, RCC ROOF BEAMS AND RCC SLABS:

Footing	-	0'9" Flat & 1' 0" Sloped
Column	-	1'0"X0'9" & 0'9" x 0'9"
Plinth Beam	-	1'3" height
Lintel Beam	-	0'6" thick.
Sunshade	-	2'0 wide.
Loft as per drawing.		
Roof Beam	-	1'0" height
Roof	-	5" thick

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, and curing. Concrete mix shall be of M20 grade.

PCC BELOW FLOORING:

Plain Cement Concrete 1:4:8 using 40MM downgraded aggregates as per standard structural and architectural specification

PARAPET WORK:

3' Height Single brick work shall be used for the parapet work.

REINFORCED STEEL:

Column	-	4 nos 16mm - Stirrups 8mm 7" c/c
Plinth Beam	-	5 nos 12mm - Stirrups 8mm 7" c/c (Reinf.increased as per span length)
Lintel Beam	-	4 nos 10mm - Stirrups 8mm 7" c/c.
Sunshade	-	Main rod 10mm @ 6" c/c - D.R 8mm @ 6" c/c.
Roof Slab	-	M.R 10mm @ 6" c/c- D.R 8mm @ 6" c/c.

Fixing steel reinforcement (High Yield Strength Deformed Bars Conforming to Fe 500) for RCC in all items, work including transporting, recoiling, cutting, straightening, bending and placing in position at all levels & binding with approved gauge binding wire.

CEMENT:

53 graded ordinary Portland cement or Portland pozzolana cement of Jsw, Coromandel, Ultratech, Dalmia, Chettinadu, Ramco, or equivalent shall be used for all the works.

SAND:

Good quality crushed M-sand shall be used for all RCC and super structural works, Good quality crushed M-sand which is specially graded for the plastering purpose shall be used for all plastering works

JOINERY WORKS (WINDOWS, DOORS, BATHROOM VENTILATORS):

Good quality Vengai wood shall be used for all the window frames and glazed window shutters. All window frames shall be secured with 10 MM rods.

Good quality Vengai wood shall be used for all the door frames and paneled door shutters. All door frames shall be in size of 4" X 3"; however, the front doors frame shall be in size of 5" X 4"

Good quality imported Vengai wood shall be used for all the bath room ventilator frames and glazed ventilator shutters. All Ventilator frames shall be secured with 10 MM rods.

CEILING PLASTERING WORK:

Ceiling plastering work shall be in 1:3 cement mortar, below 12MM thick.

INSIDE PLASTERING WORK:

Inside plastering work shall be in 1:6 cement mortar, 12 MM thick

OUTSIDE PLASTERING WORK:

Outside wall plastering work shall be in 1:5 cement mortar, 12 to 15 MM thick.

ELECTRICAL WORKS:

Wire: Orbit

Modular Switches, Sockets & Metal Boxes

Each Room 5 Point & 1 socket

Full details of all the electrical points shall be mentioned after referring to your finalized floor plan and the elevation design.

❖ **Final Fittings such as fancy lightings & ceiling fans should be provided by the Client.**

STAINLESS STEEL HANDRAILS:

Stainless steel handrails shall be used in staircase area (Priced at Rs.2000/- per Running Meter)

PLUMBING AND SANITARY WORK:

Complete plumbing and sanitary works shall be executed by the contractor;
PVC Pipes & CP Fittings :

Sanitary : One Piece EW Closet from parryware Basic Model

Dinning Area:Wash basin for dinning area from parryware Basic Model

Water Tank : Aqua -Tech, Sintex or any other equivalent quality of 1000 liter capacity

Kitchen Sink : 24" x 18" sink for kitchen

CEMENT ORNAMENTAL DESIGN WORKS ON ELEVATION:

As per the elevation design; all the cement ornamental works shall be done.

PUTTY WORKS:

Putty works shall be done in all the interior Wall & Ceiling areas. One Coat only (Brand: Asian,Birla or JK Wall Putty)

FLOORING TILES:

Vitrified floor tiles in size of 2' X 2' shall be used for all carpet areas; except bathrooms. (Choice of design, colour & brand as per the client; priced at Rs.50/- per Sq.Ft)

KITCHEN DADOING WALL TILES:

Dadoing tile works shall be done above the kitchen slab with good quality tiles (Size: 1'3 x 1') (Choice of design, colour & brand as per the client; priced at Rs.35/- per Sq.Ft)

CAR PORCH TILES:

Good quality 1'X1' tiles shall be used. (Choice of design, colour & brand as per the client; priced at Rs.40/- per Sq.Ft)

KITCHEN TOP:

Good quality granite slabs shall be used for the kitchen top. (Priced at Rs.150/- per Sft - All our mentioned prices are far less than MRP, Please refer to the important notes in this document for more details on how our material pricings are estimated)

BATHROOM FLOORING TILES:

Good quality anti-skid tiles shall be used for all bathrooms. Size: 1' x 1'. (Choice of design, colour & brand as per the client; priced at Rs.30/- per Sq.Ft

BATHROOM WALL TILES:

Good quality bathroom Wall Tiles (Size: 1'3" x 1'0") of High lighter Model upto a maximum height of 7 Feet shall be Used (Choice of design, colour & brand as per the client; priced at Rs.35/- per Sq.Ft

BATHROOM DOORS:

All bathroom doors shall be done using PVC doors. (Choice of design, colour & brand as per the client; priced at Rs.2500/- per

WEATHERING COURSE:

Lime Mortar with brick Jelly (average 3" thick)

First Class Country tiles(6"x6") with Cement Mortar 1:6.

PAINTING WORK:

Single coat Lime washing shall be done all over the plastered area,

Two coats of Asian paints Ace shall be used for all external walls

Two coats of Asian paints standard regular emulsion shall be used for all internal Walls.

WOODEN POLISH:

Main Door wooden surfaces shall be polished with good quality sealer, wood stainer and over coat shall be cleared with melamine.

WOODEN FITTINGS:

All wooden fittings such as door & window hinges, window hooks and mortise locks etc... shall be provided from branded companies having stainless steel matt finish.

IMPORTANT NOTES:

- ❖ Any kinds of furniture works, Window curtain works, False ceiling works, Kitchen cupboard works, Bedroom wardrobe works, Crockery shelf works, Wet & Dry zone bathroom partition works, Bathroom Accessories, security camera conducting works, Interior decoration lighting works, Interior decoration works, Landscaping & Garden works, Well works, Pavement, Walk way or Drive way tiling works, MS/GI Step Ladder, Compound walls & Gates are **NOT** included in this quote; and will be charged as extra if required by the client.
- ❖ If the client chooses any materials less than the mentioned cost to the company prices, then the company shall return back the difference cost to the client and likewise If the client chooses any materials more than the mentioned price, the client shall pay for the difference cost to the company.
- ❖ The above quoted rates are all inclusive rates for all materials, conveyance, loading & unloading of all materials at site, labor charges and work supervision charges; which finally means; absolutely there is no hidden charges....
- ❖ If incase any modifications are required in the above given specifications; the same shall reflect on the quoted rates; as per the client's needs & requirements; rates may go bit higher or lower depending on the changes opted.
- ❖ All the rates quoted here are valid & stands good; only if the construction Agreement is executed on or before **24-09-2022**.