SINCE 2020

BUILDING DREAMS CREATING REALITIES

SPLENDID CASA

SPLENDID CASA PVT. LTD.

ENGINEERING & CONTRACTING

You Dream It, We Build It





Recognizing the *need* is the primary condition for *design*.

About us ....

Since 2020, SPLENDID CASA PVT. LTD. has been known for unparallel commitment to customers satisfaction. Our team of experts brings inspiring and delightful designs that are aesthetically pleasing and unmatching. We hear your visions, concerns and interests inorder to provide superior designs that delights you. Its this standard of excellence that has provided the impetus for us to grow into the business what we are today. We do all types of Residential and Commercial projects with high standard and take pride on all projects we work on.

SPLENDID CASA
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Mission

To become the customers' most preferred choice by attaining excellence in quality and timely completed value added projects.

Vision

To be the leading brand in construction recognised for quality and innovation.



We design buildings that create a unique and captivating presence

SPLENDID CASA
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What We Offer



OUR SERVICES

RESIDENTIAL CONSTRUCTION
Building Your Dream Home

COMMERCIAL CONSTRUCTION
Spaces for Greater Business

ARCHITECTURAL DESIGN
Designing Your Vision

PROJECT MANAGEMENT
On Time, On Budget

QUALITY ASSURANCE
Built to Last

QUALITY CONSTRUCTION
Built to Last

ON-TIME DELIVERY
Your Time Matters

EXPERT TEAM
Skilled & Dedicated

CLIENT SATISFACTION
Our Priority

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CONSTRUCTION TYPE:

BUDGET CONSTRUCTION

COST (₹ PER SQ. FT.): **2200**





BUDGET CONSTRUCTION

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CONSTRUCTION SPECIFICATIONS:

1. Excavation

Excavation up to 1.2 metres below the existing ground level for rubble masonry foundation work.

2. Plain Cement Concrete (P.C.C.) – M10 Grade

Providing and laying 100 mm thick Plain Cement Concrete (P.C.C.) for rubble masonry foundation work.

3. Foundation

- Dry rubble masonry foundation: 80 cm × 60 cm.
- Wet rubble masonry foundation: 50 cm × 45 cm.
- 6-inch-thick Reinforced Cement Concrete (R.C.C.) as specified.

4. Reinforced Cement Concrete (R.C.C.) – M20 Grade

R.C.C. Lintel Beam

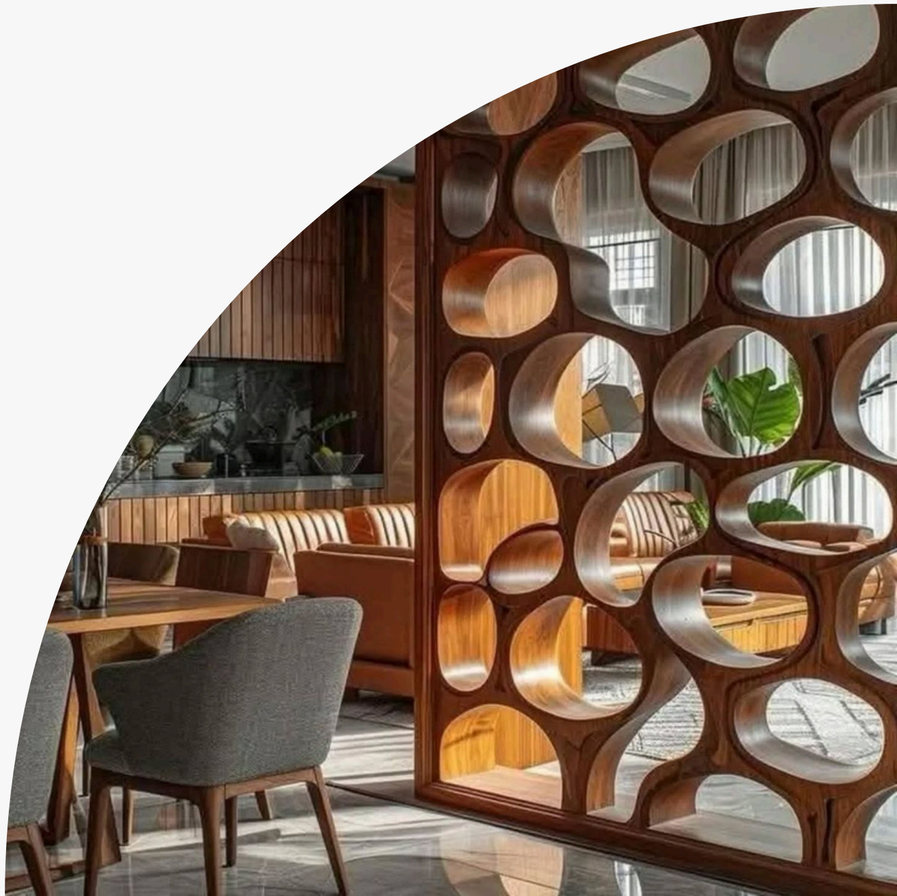
- Size: 15 cm × 20 cm.
- Main reinforcement: 4 nos. 10 mm diameter bars.
- Stirrups: 8 mm diameter bars at 15 cm c/c spacing.

R.C.C. Lintel Slab

- Projection: 60 cm from the wall.
- Thickness: 7.5 cm.
- Reinforcement: 8 mm diameter bars at 15 cm c/c spacing.

R.C.C. Roof Beam

- Size: 20 cm × 20 cm.
- Main reinforcement: 3 nos. 12 mm diameter bars and 2 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 15 cm c/c spacing.

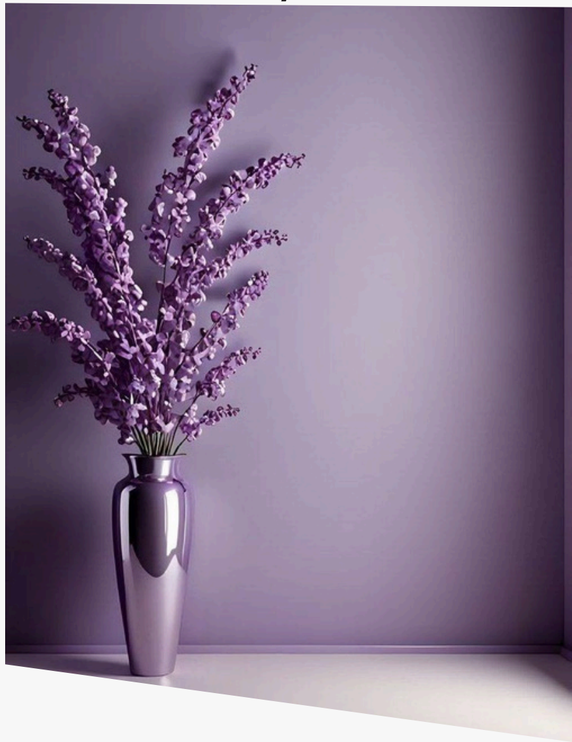


BUDGET CONSTRUCTION

R.C.C. Roof Slab

- Thickness: 10 cm.
- Reinforcement: 8 mm diameter bars at 15 cm c/c spacing.

5. Block Masonry
   Providing and constructing block masonry using 6" × 8" × 12" solid cement blocks / M-bricks with cement-sand mortar in a 1:6 ratio.
6. External Plastering - 15 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:4.
7. Internal Plastering - 12 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:5.
8. Ceiling Plastering - 12 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:5.
9. Terrace Plastering and Waterproofing - 15 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:4, finished with two coats of Roof Seal waterproofing.
10. Doors and Windows
    - Main door: Anjili wood, specified size 9" × 3".
    - Other doors and windows: Anjili wood and Jack wood, specified size 4.5" × 2.5".
11. Flooring and Kitchen Countertop
    - Flooring: 4' × 2' vitrified tiles from Kajaria, with a material allowance of up to ₹50 per sq. ft.
    - Toilet wall tiles: Vitrified tiles up to 7 feet in height.
    - Kitchen countertop: Galaxy Granite.
12. Staircase
    - Providing and installing stainless steel (SS) handrails for the staircase.



BUDGET CONSTRUCTION

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13. Sanitary Fittings

Providing and installing the following sanitary fittings and accessories:

- **Water Closets: Cera single-piece closets for all toilets.**
- **Wash Basins: Cera countertop wash basin for the wash area.**
- **Mixer Taps: Cera chromium-plated mixer taps.**
- **Showers: Shower fittings for all toilets.**

14. Electrical Works

Providing single-phase electrical supply provisions using V-Guard switches and cables.

- **Provision for fan, light, and plug points in all bedrooms.**
- **Provision for exhaust fan points and standard water-heater points in the toilets, as required.**

15. Painting and Polishing

- **Application of two coats of wall putty.**
- **Application of two coats of primer.**
- **Polishing of main doors included in the construction package.**
- **Texture painting is excluded and will be charged separately.**



Cement: UltraTech 53 Grade cement and Pozzolana Portland Cement (PPC), as specified for the respective construction works.

Steel: Providing ISI-certified Fe 550 TMT reinforcement steel bars for R.C.C. works.

Sand:

- **M-Sand: To be used for P.C.C. and R.C.C. works.**
- **P-Sand: To be used for plastering works.**

BUDGET CONSTRUCTION

Included & Excluded Works

Works Included:

The following works are included in the construction package:

1. Supply and installation of a 1,000-litre water tank.
2. Construction of one septic tank.
3. Construction of one soak pit.

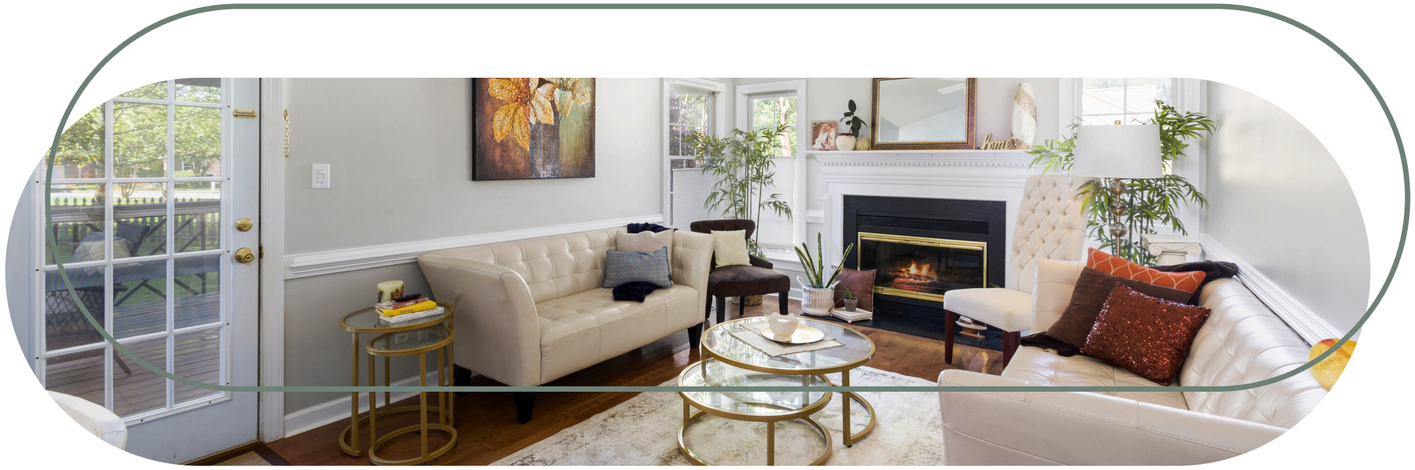
Note: Water tank stand charges will be charged separately.

Works Excluded:

The following items are excluded from the construction package and will be charged separately if requested:

1. Rainwater tank.
2. Water motor/pump.
3. Water filter.
4. Exhaust fans.
5. Ceiling and other fans.
6. Lights and light fixtures.
7. Landscaping works.
8. Interlocking bricks/pavers.
9. Kitchen cupboards.
10. Wardrobes.
11. False ceiling works.
12. Window blinds.
13. Toughened glass works.







CONSTRUCTION TYPE: **STANDARD CONSTRUCTION**

COST (₹ PER SQ. FT.): **2350**

STANDARD CONSTRUCTION

CONSTRUCTION SPECIFICATIONS:

1. Excavation

Excavation for foundation pits measuring 1.4 m × 1.4 m, with a depth of 1.2 m from the existing ground level.

2. Plain Cement Concrete (P.C.C.) – M10 Grade

Providing and laying 100 mm thick Plain Cement Concrete (P.C.C.) for R.C.C. footings, plinth beams, and below-flooring areas, as specified.

3. Reinforced Cement Concrete (R.C.C.) – M20 Grade

3.1 R.C.C. Footing

- Size: 1.2 m × 1.2 m.
- Reinforcement: 10 mm diameter bars at 150 mm c/c spacing.

3.2 R.C.C. Shear Shoe

- Size: 40 cm × 40 cm.
- Depth: 15 cm.

3.3 R.C.C. Pedestal

- Size: 25 cm × 25 cm.
- Main reinforcement: 4 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.4 R.C.C. Plinth Beam

- Size: 25 cm × 60 cm.
- Main reinforcement: 5 nos. 16 mm diameter bars.
- Additional reinforcement: 12 mm diameter bars, as specified.



STANDARD CONSTRUCTION

- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.
- Waterproofing: Two coats of bitumen waterproofing.

3.5 R.C.C. Columns

- Size: 20 cm × 20 cm.
- Main reinforcement: 4 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.6 R.C.C. Lintel Beam

- Size: 15 cm × 20 cm.
- Main reinforcement: 4 nos. 10 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.7 R.C.C. Lintel Slab

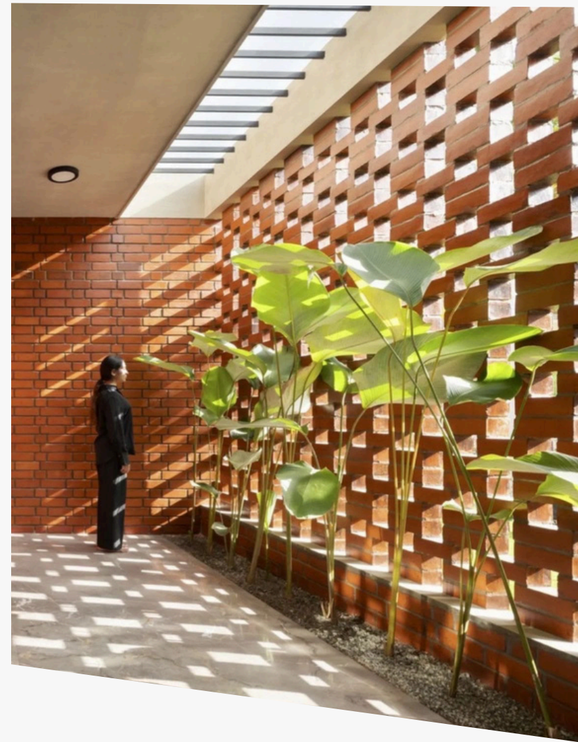
- Projection: 60 cm from the wall.
- Thickness: 7.5 cm.
- Reinforcement: 8 mm diameter bars at 150 mm c/c spacing.

3.8 R.C.C. Roof Beam

- Size: 20 cm × 20 cm.
- Main reinforcement: 3 nos. 12 mm diameter bars and 2 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.9 R.C.C. Roof Slab

- Thickness: 100 mm.
- Reinforcement: 8 mm diameter bars at 150 mm c/c spacing.



STANDARD CONSTRUCTION

4. Block Masonry

Providing and constructing block masonry using 6" × 8" × 12" solid cement blocks / M-bricks, laid in cement-sand mortar with a mix ratio of 1:6.

5. External Plastering

Providing 15 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:4.

6. Internal Plastering

Providing 12 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:5.

7. Ceiling Plastering

Providing 12 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:5.

8. Terrace Plastering and Waterproofing

Providing 15 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:4, finished with two coats of Roof Seal waterproofing.

9. Doors and Windows

- Main door: Premium teak wood with a specified frame size of 9" × 3".
- Other doors and windows: Anjili wood and Jack wood, as specified.

10. Flooring and Kitchen Countertops

- Flooring: 4' × 2' Kajaria vitrified tiles, with a material allowance of up to ₹60 per sq. ft., for all floors.
- Toilet wall cladding: Tiles up to 7 feet in height.
- Kitchen countertops: Galaxy Granite slabs.

11. Staircase

Providing and installing stainless steel (SS) handrails for the staircase.



STANDARD CONSTRUCTION

12. Sanitary Fittings

Providing and installing the following sanitary fittings:

- **Water Closets: Cera single-piece closets for all toilets.**
- **Wash Basin: Cera countertop wash basin for the wash area.**
- **Mixer Taps: Cera chromium-plated mixer taps.**
- **Showers: Shower fittings for all toilets.**

13. Electrical Works

Providing electrical provisions for a three-phase power supply, using L&T switches and V-Guard cables.

- **Provision for air-conditioning (AC) units in all bedrooms.**
- **Provision for exhaust fans in toilets.**
- **Provision for water heaters in toilets.**

14. Painting and Polishing

- **Application of two coats of wall putty.**
- **Application of two coats of primer.**
- **Polishing of main doors included in the construction package.**
- **Texture painting will be charged separately.**



Cement: UltraTech 53 Grade cement and Pozzolana Portland Cement (PPC), as specified for the respective construction works.

Steel: Providing ISI-certified Fe 550 TMT reinforcement steel bars for R.C.C. works.

Sand:

- **M-Sand: For P.C.C. and R.C.C. elements.**
- **P-Sand: For plastering works.**

STANDARD CONSTRUCTION

Included & Excluded Works

Works Included:

The following works are included in the construction package:

1. Water Tank: Supply and installation of one 1,000-litre water tank.
2. Septic Tank: Construction of one septic tank.
3. Soak Pit: Construction of one soak pit.

Note: Water tank stand charges will be charged separately.

Works Excluded:

The following items are excluded from the construction package and will be charged separately if required:

1. Rainwater storage tank.
2. Water motor/pump.
3. Water filter.
4. Exhaust fans.
5. Ceiling and other fans.
6. Lights and light fixtures.
7. Landscaping works.
8. Interlocking bricks/pavers.
9. Kitchen cupboards.
10. Wardrobes.
11. False ceiling works.
12. Window blinds.
13. Toughened glass works.



CONSTRUCTION TYPE:

PREMIUM CONSTRUCTION

COST (₹ PER SQ. FT.): **2450**





PREMIUM CONSTRUCTION

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CONSTRUCTION SPECIFICATIONS:

1. Excavation

Excavation for foundation pits measuring 1.4 m × 1.4 m, with a depth of 1.2 m from the existing ground level.

2. Plain Cement Concrete (P.C.C.) – M10 Grade

Providing and laying 100 mm thick Plain Cement Concrete (P.C.C.) for R.C.C. footings, plinth beams, and below-flooring areas, as specified.

3. Reinforced Cement Concrete (R.C.C.) – M20 Grade

3.1 R.C.C. Footing

- Size: 1.2 m × 1.2 m.
- Reinforcement: 10 mm diameter bars at 150 mm c/c spacing.

3.2 R.C.C. Shear Shoe

- Size: 40 cm × 40 cm.
- Depth: 15 cm.

3.3 R.C.C. Pedestal

- Size: 25 cm × 25 cm.
- Main reinforcement: 4 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.4 R.C.C. Plinth Beam

- Size: 25 cm × 60 cm.
- Main reinforcement: 5 nos. 16 mm diameter bars.
- Additional reinforcement: 12 mm diameter bars, as specified.



PREMIUM CONSTRUCTION

- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.
- Waterproofing: Two coats of bitumen waterproofing.

3.5 R.C.C. Columns

- Size: 20 cm × 20 cm.
- Main reinforcement: 4 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.6 R.C.C. Lintel Beam

- Size: 15 cm × 20 cm.
- Main reinforcement: 4 nos. 10 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.7 R.C.C. Lintel Slab

- Projection: 60 cm from the wall.
- Thickness: 7.5 cm.
- Reinforcement: 8 mm diameter bars at 150 mm c/c spacing.

3.8 R.C.C. Roof Beam

- Size: 20 cm × 20 cm.
- Main reinforcement: 3 nos. 12 mm diameter bars and 2 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.9 R.C.C. Roof Slab

- Thickness: 100 mm.
- Reinforcement: 8 mm diameter bars at 150 mm c/c spacing.



PREMIUM CONSTRUCTION

4. Block Masonry

Providing and constructing block masonry using 6" × 8" × 12" solid cement blocks / M-bricks, laid in cement-sand mortar with a mix ratio of 1:6.

5. External Plastering

Providing 15 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:4.

6. Internal Plastering

Providing 12 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:5.

7. Ceiling Plastering

Providing 12 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:5.

8. Terrace Plastering and Waterproofing

Providing 15 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:4, finished with two coats of Roof Seal waterproofing.

9. Doors and Windows

- Main Door: Premium teak wood with a specified frame size of 9" × 3".
- Other Doors and Windows: Anjili wood and Jack wood, as specified.

10. Flooring and Kitchen Countertops

- Flooring: 4' × 2' Kajaria vitrified tiles for all floors, with a material allowance of up to ₹60 per sq. ft.
- Toilet Wall Tiles: Wall tiles up to 7 feet in height.
- Kitchen Countertops: Galaxy Granite countertop slabs.

11. Staircase

Providing and installing stainless steel (SS) handrails for the staircase.



PREMIUM CONSTRUCTION

12. Sanitary Fittings

Providing and installing the following sanitary fittings:

- **Water Closets: Cera wall-mounted closets with concealed flush systems for all toilets.**
- **Wash Basins: Cera countertop wash basin for the wash area.**
- **Mixer Taps: Cera chromium-plated mixer taps.**
- **Showers: Shower fittings for all toilets.**

13. Electrical Works

Providing electrical provisions for a three-phase power supply using Schneider switches and Finolex Class 2 cables.

- **Provision for air-conditioning (AC) points in all bedrooms.**
- **Provision for exhaust fan points.**
- **Provision for standard water-heater points.**
- **Provision for solar water-heater connections.**
- **Provision for CCTV wiring.**

14. Painting and Polishing

- **Application of two coats of wall putty.**
- **Application of two coats of primer.**
- **Polishing of main doors included in the construction package.**
- **Texture painting will be charged separately.**



Cement: UltraTech 53 Grade cement and Pozzolana Portland Cement (PPC), as specified for the respective construction works.

Steel: Providing ISI-certified Fe 550 TMT reinforcement steel bars for R.C.C. works.

Sand:

- **M-Sand: For P.C.C. and R.C.C. elements.**

PREMIUM CONSTRUCTION

Included & Excluded Works

Works Included:

The following works are included in the construction package:

1. Water Tank: Supply and installation of one 1,000-litre water tank.
2. Septic Tank: Construction of one septic tank.
3. Soak Pit: Construction of one soak pit.

Note: Water tank stand charges will be charged separately.

Works Excluded:

The following items are excluded from the construction package and will be charged separately if required:

1. Rainwater storage tank.
2. Water motor/pump.
3. Water filter.
4. Exhaust fans.
5. Ceiling and other fans.
6. Lights and light fixtures.
7. Landscaping works.
8. Interlocking bricks/pavers.
9. Kitchen cupboards.
10. Wardrobes.
11. False ceiling works.
12. Window blinds.
13. Toughened glass works.





CONSTRUCTION TYPE:

PREMIUM CONSTRUCTION

COST (₹ PER SQ. FT.): **2600**

PREMIUM CONSTRUCTION

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CONSTRUCTION SPECIFICATIONS:

1. Excavation

Excavation for foundation pits measuring 1.4 m × 1.4 m, with a depth of 1.2 m from the existing ground level.

2. Plain Cement Concrete (P.C.C.) – M10 Grade

Providing and laying 100 mm thick Plain Cement Concrete (P.C.C.) for R.C.C. footings, plinth beams, and below-flooring areas, as specified.

3. Reinforced Cement Concrete (R.C.C.) – M20 Grade

3.1 R.C.C. Footing

- Size: 1.2 m × 1.2 m.
- Reinforcement: 10 mm diameter bars at 150 mm c/c spacing.

3.2 R.C.C. Shear Shoe

- Size: 40 cm × 40 cm.
- Depth: 15 cm.

3.3 R.C.C. Pedestal

- Size: 25 cm × 25 cm.
- Main reinforcement: 4 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.4 R.C.C. Plinth Beam

- Size: 25 cm × 60 cm.
- Main reinforcement: 5 nos. 16 mm diameter bars.
- Additional reinforcement: 12 mm diameter bars, as specified.



PREMIUM CONSTRUCTION

- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.
- Waterproofing: Two coats of bitumen waterproofing.

3.5 R.C.C. Columns

- Size: 20 cm × 20 cm.
- Main reinforcement: 4 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.6 R.C.C. Lintel Beam

- Size: 15 cm × 20 cm.
- Main reinforcement: 4 nos. 10 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.7 R.C.C. Lintel Slab

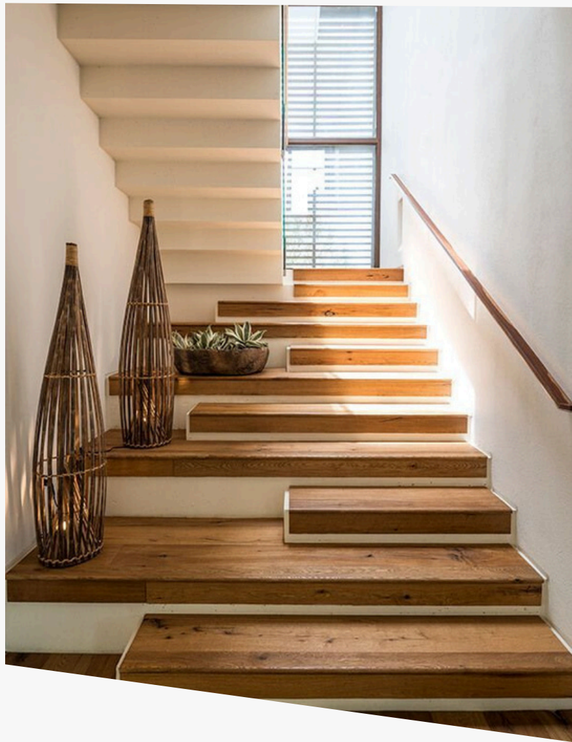
- Projection: 60 cm from the wall.
- Thickness: 7.5 cm.
- Reinforcement: 8 mm diameter bars at 150 mm c/c spacing.

3.8 R.C.C. Roof Beam

- Size: 20 cm × 20 cm.
- Main reinforcement: 3 nos. 12 mm diameter bars and 2 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.9 R.C.C. Roof Slab

- Thickness: 100 mm.
- Reinforcement: 8 mm diameter bars at 150 mm c/c spacing.



PREMIUM CONSTRUCTION

4. Brick Masonry – Red Wire-Cut Bricks

Providing and constructing red wire-cut Brick masonry using cement-sand mortar in a mix ratio of 1:6 (1 part cement : 6 parts sand), as per the approved construction specifications.

5. External Plastering

Providing 15 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:4.

6. Internal Plastering

Providing 12 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:5.

7. Ceiling Plastering

Providing 12 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:5.

8. Terrace Plastering and Waterproofing

Providing 15 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:4, finished with two coats of Roof Seal waterproofing.

9. Doors and Windows

- Main Door: Premium teak wood with a specified frame size of 9" × 3".
- Other Doors and Windows: Anjili wood and Jack wood, as specified.

10. Flooring and Kitchen Countertops

- Flooring: 4' × 2' Kajaria vitrified tiles for all floors, with a material allowance of up to ₹60 per sq. ft.
- Toilet Wall Tiles: Wall tiles up to 7 feet in height.
- Kitchen Countertops: Galaxy Granite countertop slabs.

11. Staircase

Providing and installing stainless steel (SS) handrails for the staircase.



PREMIUM CONSTRUCTION

12. Sanitary Fittings

Providing and installing the following sanitary fittings for all toilets, as applicable:

- **Water Closets: Cera wall-mounted closets with concealed flush systems.**
- **Wash Basin: Cera countertop wash basin for the wash area.**
- **Mixer Taps: Cera chromium-plated mixer taps.**
- **Showers: Shower fittings for all toilets.**

13. Electrical Works

Providing electrical provisions for a three-phase power supply using L&T switches and V-Guard cables.

- **Provision for AC points in all bedrooms.**
- **Provision for exhaust fan points in toilets.**
- **Provision for standard water-heater points.**

14. Painting and Polishing

- **Exterior Finish: Asian Paints Weatherproof Emulsion.**
- **Surface Preparation: Application of two coats of wall putty and two coats of primer.**
- **Main Doors: Polishing included in the construction package.**
- **Texture Painting: Excluded from the package and charged separately.**



Cement: UltraTech 53 Grade cement and Pozzolana Portland Cement (PPC), as specified for the respective construction works.

Steel: Providing ISI-certified Fe 550 TMT reinforcement steel bars for R.C.C. works.

Sand:

- **M-Sand: For P.C.C. and R.C.C. elements.**
- **P-Sand: For plastering works.**

PREMIUM CONSTRUCTION

Included & Excluded Works

Works Included:

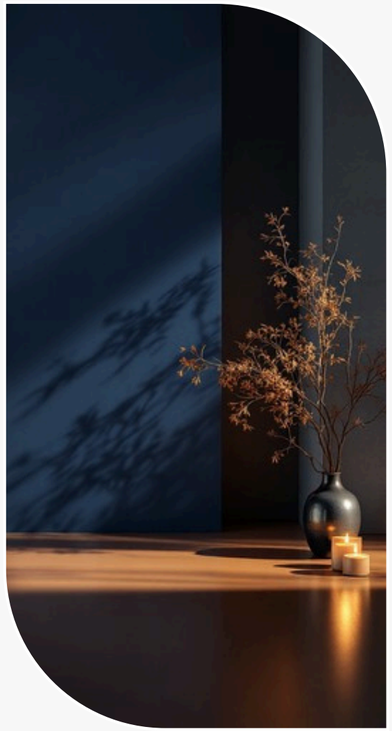
The following works are included in the construction package:

1. Water Tank: Supply and installation of one 1,000-litre self-cleaning water tank.
2. Septic Tank: Construction of one septic tank.
3. Soak Pit: Construction of one soak pit.
4. Wardrobes: Provision of three-door wardrobes in two bedrooms.
5. TV Cabinet: Provision of one TV cabinet.

Works Excluded:

The following items are excluded from the construction package and will be charged separately if required:

1. Rainwater storage tank.
2. Water filter.
3. Landscaping works.
4. Interlocking bricks/pavers.
5. False ceiling works.
6. Window blinds.
7. Toughened glass works.

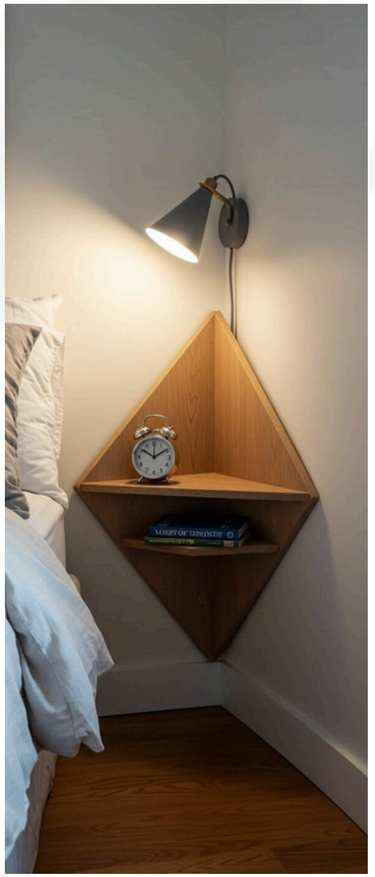




SPLENDID CASA
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CONSTRUCTION TYPE:
LUXURY CONSTRUCTION

COST (₹ PER SQ. FT.): **3000**



LUXURY CONSTRUCTION

CONSTRUCTION SPECIFICATIONS:

1. Excavation

Excavation for foundation pits measuring 1.4 m × 1.4 m, with a depth of 1.2 m from the existing ground level.

2. Plain Cement Concrete (P.C.C.) – M10 Grade

Providing and laying 100 mm thick Plain Cement Concrete (P.C.C.) for R.C.C. footings, plinth beams, and below-flooring areas, as specified.

3. Reinforced Cement Concrete (R.C.C.) – M20 Grade

3.1 R.C.C. Footing

- Size: 1.2 m × 1.2 m.
- Reinforcement: 10 mm diameter bars at 150 mm c/c spacing.

3.2 R.C.C. Shear Shoe

- Size: 40 cm × 40 cm.
- Depth: 15 cm.

3.3 R.C.C. Pedestal

- Size: 25 cm × 25 cm.
- Main reinforcement: 4 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.4 R.C.C. Plinth Beam

- Size: 25 cm × 60 cm.
- Main reinforcement: 5 nos. 16 mm diameter bars.
- Additional reinforcement: 12 mm diameter bars, as specified.



LUXURY CONSTRUCTION

- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.
- Waterproofing: Two coats of bitumen waterproofing.

3.5 R.C.C. Columns

- Size: 20 cm × 20 cm.
- Main reinforcement: 4 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.6 R.C.C. Lintel Beam

- Size: 15 cm × 20 cm.
- Main reinforcement: 4 nos. 10 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.7 R.C.C. Lintel Slab

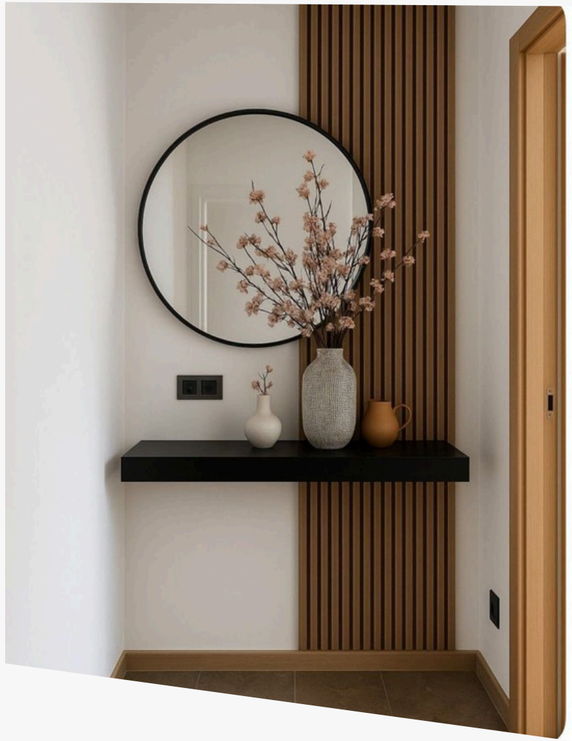
- Projection: 60 cm from the wall.
- Thickness: 7.5 cm.
- Reinforcement: 8 mm diameter bars at 150 mm c/c spacing.

3.8 R.C.C. Roof Beam

- Size: 20 cm × 20 cm.
- Main reinforcement: 3 nos. 12 mm diameter bars and 2 nos. 16 mm diameter bars.
- Stirrups: 8 mm diameter bars at 150 mm c/c spacing.

3.9 R.C.C. Roof Slab

- Thickness: 100 mm.
- Reinforcement: 8 mm diameter bars at 150 mm c/c spacing.



LUXURY CONSTRUCTION

4. Brick Masonry – Red Wire-Cut Bricks

Providing and constructing red wire-cut Brick masonry using cement-sand mortar in a mix ratio of 1:6 (1 part cement : 6 parts sand), as per the approved construction specifications.

5. External Plastering

Providing 15 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:4.

6. Internal Plastering

Providing 12 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:5.

7. Ceiling Plastering

Providing 12 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:5.

8. Terrace Plastering and Waterproofing

Providing 15 mm thick cement plaster using a cement-to-fine-sand mix ratio of 1:4, finished with two coats of Roof Seal waterproofing.

9. Doors and Windows

- Main Entrance Door: Teak wood door measuring 9 ft × 3 ft.
- Other Doors and Windows: Anjili wood and Jack wood, as specified.

10. Flooring and Kitchen Countertops

- Flooring: 800 mm × 1,200 mm Kajaria vitrified tiles for all floors, with a material allowance of up to ₹80 per sq. ft.
- Toilet Wall Tiles: Wall tiles up to 7 feet in height.
- Kitchen Countertops: Galaxy Granite countertop slabs.

11. Staircase

Providing and installing stainless steel (SS) handrails for the staircase.



LUXURY CONSTRUCTION

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12. Sanitary Fittings

Providing and installing the following sanitary fittings:

- **Water Closets: Cera wall-mounted closets with concealed flush systems.**
- **Wash Basin: Cera countertop wash basin for the wash area.**
- **Mixer Taps: Cera chromium-plated mixer taps.**
- **Showers: Shower fittings for all toilets.**

13. Electrical Works

Providing electrical provisions for a three-phase power supply using L&T switches and V-Guard cables.

- **Provision for air-conditioning (AC) points in all bedrooms.**
- **Provision for exhaust fan points.**
- **Provision for standard water-heater points.**

14. Painting and Polishing

- **Exterior Finish: Asian Paints Weatherproof Emulsion.**
- **Wall Preparation: Two coats of wall putty and two coats of primer.**
- **Main Doors: Polishing included in the construction package.**



Cement: UltraTech 53 Grade cement and Pozzolana Portland Cement (PPC), as specified for the respective construction works.

Steel: Providing ISI-certified Fe 550 TMT reinforcement steel bars for R.C.C. works.

Sand:

- **M-Sand: For P.C.C. and R.C.C. elements.**
- **P-Sand: For plastering works.**

LUXURY CONSTRUCTION

Included & Excluded Works

Works Included:

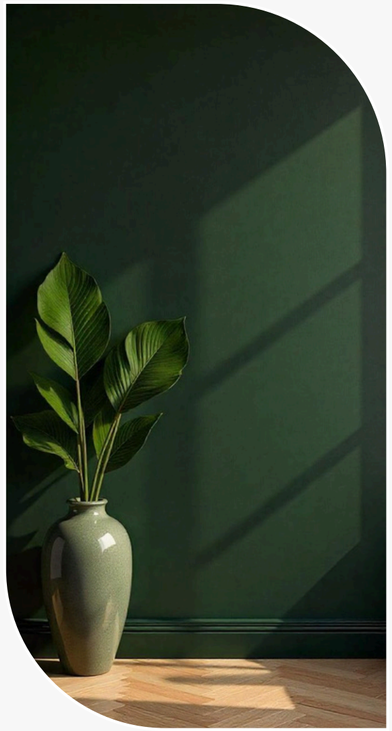
The following works are included in the construction package:

1. Water Tank: Supply and installation of one 1,000-litre self-cleaning water tank.
2. Septic Tank: Construction of one septic tank.
3. Soak Pit: Construction of one soak pit.
4. False Ceiling: False ceiling works included in the package.
5. Wardrobes: Three-door wardrobes for two bedrooms.
6. TV Cabinet: Provision of one TV cabinet.

Works Excluded:

The following items are excluded from the construction package and will be charged separately if required:

1. Rainwater storage tank.
2. Water filter.
3. Landscaping works.
4. Interlocking bricks/pavers.
5. Window blinds.
6. Toughened glass works.



OUR CONTACT

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