



2D ,3D Design
Execution
Structural
Landscape
Interiors

STUDIO GROOVE

ARCHITECTURE | ENGINEERING

9677310749

SPECIFICATION-PREMIUM

Quotation Details

Date :

Project :

Residential

Type :

Structural

Area Details:

Ground Floor Area

First Floor Area

Head Room Area

Parcolla Area

Total Area

Rate

:Rs. 3000 per Sqft

General Technical Specification Details:

WORK TYPE	MAIN DESCRIPTION	RATE	DIMENSIONS
SPECIFICATIONS			
1.1 FOUNDATION & BASEMENT :			
FOUNDATION			
Earthwork Excavation Depth	JCB		6' Height



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Foundation Size of Footing	As Per Structural Drawing		As Per Structural Drawing
M Sand Bed Filling	M Sand		2" Thickness
Foundation PCC Work	1:3:6 Ratio –M 10		4" Thickness
Thar Coat	Dr Fixit – Bitufix		2 Coats
1.2 BRICK WORKS :			
BASEMENT			
Basement Height from Natural Ground Level	1:5 Ratio		5' Height – 0'9" Thickness
Basement Brick Work will be done with Fly Ash Bricks	Fly Ash Brick	Rs.6/Nos	0'9"L x 0'4"W x 0'3"H
SUPER STRUCTURE			
Structure	Framed		As Per Structural Drawing
Superstructure Brick Work will be done with Red Chamber Bricks	Red Bricks 1:5 Ratio	Rs.10 /Nos	As Per Plan Drawing
Window Sil Level	1:1.5:3 Ratio –M 20 8 MM Tmt		As Per Joinery Drawing
Lintel Level	-	-	As Per Joinery Drawing
Roof Level	Ground Floor First Floor	-	10 ft Height 10 ft Height
Parapet Wall	-	-	3 ft Height
Wall Thickness	-	-	As Per Plan Drawing (9" & 4.5")
Joinery Openings	-	-	As Per Joinery Drawing
1.3 R.C.C WORKS :			
Footing Concrete	1:1.5:3 Ratio –M 20	-	As Per Structural Drawing
Foundation Grade Beam Concrete	1:1.5:3 Ratio –M 20	-	As Per Structural Drawing
Grade Beam Concrete	1:1.5:3 Ratio –M 20	-	As Per Structural Drawing
Lintel Beam Concrete	1:1.5:3 Ratio –M 20	-	As Per Structural Drawing
Loft & Lintel Concrete	1:1.5:3 Ratio –M 20	-	As Per Structural Drawing
GF & FF & Head Room Roof Beam Concrete	1:1.5:3 Ratio –M 20	-	As Per Structural Drawing



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GF & FF & Head Room Roof Slab Concrete	1:1.5:3 Ratio –M 20	-	As Per Structural Drawing
1.4 DOOR & WINDOW :			
Main Door			
Main Door imported teak frame	Imported Teak Wood	Rs.55000 \ Nos	6 in x 4 in
Main Door double shutter with imported teak 1 3/4"	Imported Teak Wood		4 Ft W x 8 Ft H – 1.75 in Thickness
Main Door PU Polish	PU Polish- Berger		-
Door Fitting -Lock	SS –Romex/Spider	Rs.2500/Nos	-
Door Fitting –Hinges – 5" – 6 Nos	SS – Hinges	Rs.300/Nos	-
Door Fitting –Tower Bolt – 8" – 2 Nos	SS – Tower Bolt	Rs.200/Nos	-
Door Fitting –Tower Bolt – 6" – 2 Nos	SS – Tower Bolt	Rs.150/Nos	-
Door Fitting –Stopper– 2 Nos	SS – Stopper	Rs.300/Nos	-
Door Fitting –Handle – 2 Nos	SS – Handle	Rs.1000/Nos	-
(Or)			
Steel Door (wooden type)			
Kitchen Door			
K Door imported teak frame	Imported Teak Wood	Rs.25000 \ Nos	4 in x 3 in
K Door Single shutter with imported teak 1"	Imported Teak Wood		2'ft 8" in W x 7 Ft H – 1.0 in Thickness
K Door Paint	Enamel Paint		-
Door Fitting - Mortize Lock	SS –Romex/Spider	Rs.1500/Nos	-
Door Fitting –Hinges – 5" – 3 Nos	SS – Hinges	Rs.300/Nos	-
Door Fitting –Tower Bolt – 8" – 1 Nos	SS – Tower Bolt	Rs.200/Nos	-
Door Fitting –Tower Bolt – 6" – 1 Nos	SS – Tower Bolt	Rs.150/Nos	-
Door Fitting –Stopper– 1 Nos	SS – Stopper	Rs.300/Nos	-
Bedroom & Balcony Door			
Door imported teak frame	Imported Teak Wood	Rs.12500 \ Nos	4 in x 3 in
Door Single shutter	Laminated Door		3'FT W x 7 Ft H
Door Frame Paint	Enamel Paint		-
Door Fitting –Mortize Lock	SS –Romex/Spider	Rs.1500/Nos	-
Door Fitting –Hinges – 5" – 3 Nos	SS – Hinges	Rs.300/Nos	-
Door Fitting –Tower Bolt – 8" – 1 Nos	SS – Tower Bolt	Rs.200/Nos	-
Door Fitting –Tower Bolt – 6" – 1 Nos	SS – Tower Bolt	Rs.150/Nos	-
Door Fitting –Stopper– 1 Nos	SS – Stopper	Rs.150/Nos	-
Window			



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Window (included corner & French window)	UPVC – White –Casement / Teak Wood	-	As Per Joinery Drawing
Grill	12 mm	-	-
Glass	Tinted Glass	-	-
Bathroom Door			
Door	UPVC-White / WPC Colour	-	As Per Joinery Drawing
Bathroom Vent			
Vent (Havells 9" fan)	UPVC-Ventilator with fan	-	As Per Joinery Drawing
Grill	12 mm	-	-
Glass	Frosten Glass	-	-
1.5 HAND RAILS :			
Hand Rail	MS – Square Pipe	-	-
1.6 FLOORING :			
All Interior Floor Tile	Ceramics or Virtified	Rs.70 / sqft	1 Ft x 1 Ft 1.5 Ft x 1 Ft 2 Ft x 2 Ft 4 Ft x 2 Ft 2.75 Ft x 5.25 Ft
All Interior Wall Tile	Ceramics or Virtified	Rs.70 / sqft	1.5 Ft x 1 Ft 2 Ft x 2 Ft 4 Ft x 2 Ft 2.75 Ft x 5.25 Ft
Kitchen Table Top	Granite	Rs.150 / Sqft	-
Front Main Steps	Granite	Rs.150 / Sqft	-
Inner Staircase (Riser)	Granite / Wooden Viritified Tiles	Rs.120 / sqft	-
Inner Staircase (Thread)	White Ceramics	Rs.60 / sqft	-
1.7 PLUMBING FITTINGS :			
Master Bathroom – 3 Nos	Parryware / Jaguar	Rs.35000 / per Bathroom	Fitting is specified below
Common Bathroom – 1 Nos	Parryware / Jaguar	Rs.10000 / per Bathroom	Fitting is specified below
Kitchen Sink with sink cock	Modular Kitchen Sink	Rs.8500/Nos	Fitting is specified below
Dinning Wash Basin With Vantity Box	Parryware / Jaguar	Rs.10000/Nos	Fitting is specified below



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Washing Machine Tap – 1 Nos	Parryware / Jaguar	Rs.1250 / Nos	Fitting is specified below
Outer Tap -2 nos	PVC	Rs. 250/ Nos	Fitting is specified below
1.8 PLASTERING :			
Inner Walls	1:5 - P Sand	Ultratech	-
Inner Ceiling	1:4 - P Sand	Ultratech	-
Outer Wall	1:5 - P Sand	Ultratech	-
1.9 WEATHER COARSE :			
Brick piece with lime mortar	1:3:6	Rs.35/ Nos	-
Flooring	Clay Tile		
(or)			
Baby Jalli	1:3:6	Rs.35/ Nos	
Flooring	Cooling Tile		
1.10 ELECTRIFICATIONS :			
Metal Box	Sheet Metal		
PIPE	ISI Pipe		
DB Box	L & T 3 PHASE DB -4 POLE		
1 sq mm Wire	Finolex Silver Cables		
1.5 Sq mm Wire	Finolex Silver Cables		
2 sq mm Wire	Finolex Silver Cables		
2.5 sq mm Wire	Finolex Silver Cables		
4 sq mm Wire	Finolex Silver Cables		
6 sq mm Wire -DB	Finolex Silver Cables		
CCTV	Line Will be provided		
INTERNET	Line Will be provided		
Switches (As per Client)	GM Modular Switches	Rs.35 Rs for one way switch	
Switch Board (As per Client)	GM Modular sheet	Rs150 for Single Module	
Light - Tube	1 Tube Light Per ROOM	Base	
Light - LED Bulb	1 Bulb Per ROOM	Base	
TV unit	Line Will be provided	Base	
1.11 PLUMBING MATERIAL :			



0.75 in PVC	Finolex- 10 kg -Sump & Bore Inlet		
1 in PVC	Finolex- 10 kg - Sump & Bore Inlet		
2.5 in PVC	Finolex – 4 kg Drain Outlet		
3 in PVC	Finolex – 4 kg Drain Outlet		
4 in PVC	Finolex – 4 kg Toilet Outlet		
6 in PVC	Finolex – Septic Outlet		
CPVC Pipe -SDR -13.5	Finolex - Tank Delivery		
Brass VALVES	For OH Tank		
Clam , Step Clamps	GI		
1.12 PAINT MATERIAL :			
INTERIOR WALL			
2 Coat Putty	Berger – Interior Putty		
1 Coat Primer	Berger – White Primer		
2 Coat Emulsion	Berger – Bison		
INTERIOR CEILING			
2 Coat Putty	Berger – Interior Putty		
1 Coat Primer	Berger – White Primer		
2 Coat Emulsion	Berger – Ceiling White		
EXTERIOR WALL			
1 Coat White Wash			
1 Coat Primer	Berger – Wall Mastha		
Emulsion	Berger – Wall Mastha		
EXTERIOR ELEVATION WALL			
2 Coat Water Proof Putty	Berger – DUROCEM NEO		
1 Coat Primer	Berger – White Primer		
Emulsion	Berger – Ceiling White		
GRILL -MS			
Enamel Primer	Berger -BP Anti Corrosive 1K Epoxy Primer		
Enamel Paint	Berger – GP		
MAIN DOOR			
PU POLISH	Berger		
KITCHEN DOOR			



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Enamel Primer	Berger -BP Anti Corrosive 1K Epoxy Primer		
Enamel Paint	Berger – GP		
MATERIAL SCHEDULE			
Cement	Ultratech		
Steel	TATA TISCON		
Bricks For Super Structure	AAC Blocks		
Bricks For Sub Structure	Fly Ash		
Fine Aggregate	M.Sand , P.Sand		
Coarse Aggregate	20 mm , 40 mm , 6 mm		
CPVC & PVC	Finolex		
Bathroom Fitting	Parrware		
Wires	Finolex		
Electrical Fitting	GM Modular		
Painting MATERIAL	Berger		
OTHER			
Sump –RCC	1:1.5:3-M20	5000 Litres	
Septic	Stone Masonary	5000 Litres	
Over Head Tank	Syntex	2000 Litres	
ELEVATION			
As per Client 3d Design			
INTERIOR			
Modular Kitchen	Sharonply –Waterproof with mica	-	As per Our Design
All Bedroom Walking Wardrobes with Loft Shutter	OSL PLY COMMERCIAL	-	As per Our Design
Only parent's Bedroom Loft Shutter	OSL PLY COMMERCIAL	-	As per Our Design
Master Bedroom –Corner unit -1 Nos	OSL PLY COMMERCIAL	-	As per Our Design
Hall False Ceiling	Gypsum	-	As per Our Design
Tv Unit	Bottom Unit - OSL PLY COMMERCIAL	-	As per Our Design
Pooja Unit with CNC Shutter	OSL PLY COMMERCIAL	-	As per Our Design
Dinning storage with Shutter	OSL PLY COMMERCIAL	-	As per Our Design
PLUMBING FITTINGS (From Pg.no.4)			
Interior Bathroom			



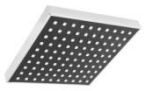
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Wall Hung Closet	Parrware			
Wall Hung Closet Tank	Parrware			
Wall Hung Closet Button	Parrware			
Two Way Bib Cock	Parrware			
Health Facuet	Parrware			
Wash Basin	Parrware			
Hose	Parrware			
Angle Valve	Parrware			
Pillar Cock	Parrware			
Shower	Parrware			



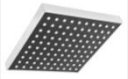
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Shower Arm	Parrware			
Spout	Parrware			
Diverter -Cap	Parrware			
Diverter - Consealed	Parrware			
Drain	Linear Drain in shower Area. Square Drain in Dry Area.			
Common Bathroom				
Indian Closet	Parrware			
Bib Cock	Parrware			
Wall Mixer	Parrware			
Shower	Parrware			
Shower Arm	Parrware			
Drain	-			



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Kitchen			
Modular Kitchen Sink	Black coated Stainless Steel 304 Grade Single Bowl Kitchen Sink 30x18x9 inch Black Waterfall Workstation with Pull-Down Faucet		
	-		
Dinning			
Basin	Parrware		
Pillar Cock	Parrware		

Terms and Conditions:

- Foundation depth is up to 6 ft from Ground level.
- Basement Height -4'0" from Ground level.
- Client's Architectural Elevation work is included as per design.
- Costs for chamber and outer work are included with laying parking stone & Plants Within our Scope.(set back is within 2 ft)
- Heater & ac provision will be done in inner all bedroom & all bathroom per floor
- Balcony Door, FF Terrace Door & Kitchen outdoor door with Grill comes under our scope.
- During Excavation if hard rock is found it will extra cost.
- Terminator oil work will done within our scope for base floor work.
- Thar coat will be done within our scope for basement inner walls.
- Sump of 5000 Liter in Concrete & Septic of 5000 in Stone Masonary Liter will be done within our Scope.
- All Safety (MD,Head Room, Balcony) Grill comes under our scope.
- The contractor shall not be responsible for time delay due to bad weather conditions.
- Electrical Fittings are comes under client scope.



- Quotation is valid up to 3 months only after that the rates will be fixed according to labour and material rates prevailing then.
- Drinking Water will provided by contractor for Labors & Staff.
- Construction water and electricity should be provided by Client.
- Building Plan approval, Electrical service line connection, corporation water connection to be provided by the client.
- All Government formalities and approvals are client's scope.
- After the completion of the construction and all the payments to be cleared, key will be handover to the Client.
- If the above-mentioned fitting and tile pricing are updated and the contractor receives materials at a lower cost than the given rate, we will perform alternate additional work such as mosquito nets and other civil, architectural, and interior work to balance the rate. This does not apply to basic materials such as brick, sand, steel, or cement.
- Interior fittings such as sensor lights, ceiling slabs, false ceiling lights, other fancy wall lights, fans, ac, cctv camera, and geyser are not fixed under our scope.
- Windows are executed by us as per drawings.
- Two outdoor pvc taps are Done by Us: one at the GF front and one in the kitchen utility area.
- This estimation is based on current date material value. -For the above materials the escalation ACCEPTABLE will be +/-5% during the period of the contract during pandemic situation.
- Any changes made during or after construction that are not indicated in the specifications and drawings will not be recreated by the contractor once completed & if it will be reconsider it will be extra cost.
- Interior design will be done as per client suggestion within our scope (Rate will be consider)
- Beam, Column , Sunshade , Brick T Joint will be covered by Fiber Mesh.
- All window openings shall include necessary sunshades extending beyond the window length for effective shading.
- Tiling shall be carried out using cement mortar with a 1:4 ratio (cement to sand), with joints finished using the proper filler powder.
- Any cracks, honeycombing, damage, seepage, leakage, or work not conforming to the client's design or structural shop drawings shall be the contractor's responsibility to rectify at no



additional cost.

- The contractor shall submit complete interior design details, including all material selections and specifications, for client approval prior to execution.
- The contractor must clarify and provide full details of any items excluded from their scope of work. No such exclusions will be accepted later, and the contractor shall bear full responsibility.
- Waterproofing shall be applied wherever required, including sump, Bathroom, Roof terraces, and similar locations.
- All teak wood doors must be manufactured from teak wood material.
- The contractor shall submit invoices as required to facilitate payment release according to the agreed schedule.
- The contractor shall provide two years of free maintenance work as agreed.
- The contractor is responsible for completing the project according to the agreed schedule. Delays will only be accepted due to adverse weather conditions.
- The contractor is not permitted to halt the project due to material or labor shortages, except in cases of adverse weather conditions.
- Payments will be released strictly as per the agreed payment schedule.
- The contractor is responsible for maintaining a safe work environment, implementing all necessary safety measures, and managing site housekeeping, security, and waste disposal.
- The height of the common bathroom is limited to 7 feet, with the space above allocated for storage. This storage area is enclosed with shutters and is accessible from the staircase side.
- All specified items including plumbing fixtures, tiling, electrical components, doors, and windows are to be supplied and installed in accordance with the approved joinery drawings and as per client-approved selections.
- The gas grill work is included within our scope of work.

Yours Thankfully,

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