PARADISE®

HOMES

BY JAINSONS BUILDTECH PVT LTD

ANNEXURE

CONSTRUCTION SPECIFICATIONS & STANDARD INCLUSIONS

| PROJECT | PARADISE HOMES

| PLOT SIZE | 250 SQ. YDS.

| LOCATION | INDERPURI

EA–1/1 FACADE

1.1 MATERIALS USED FOR STRUCTURE

SPECIFICATION	PRODUCT	BRAND/ RANGE/ NOTES
Construction	Stilt parking with four floors	NA
Steel	Heavy duty TMT ribbed bars (ISI MARKS)	Kamdhenu/Rathi
Steel Size	8mm to 25mm	NA
Structure Design	Earthquake-resistant Tie Beam structure	As per the structure drawing
Cement	PPC	Ultratech/Jk or similar
Bricks	First/Avval Quality	NA
Dust	Pure, First Quality	Atela
Rori	Blue Rori, First Quality	NA

1.2 FOUNDATION OF THE STRUCTURE

SPECIFICATION	NOTES
Footings	Approx. 6 feet deep from the nearest road level. The depth of the footing also depends on the structure design of the building
Tie Beams	All the footing will be connected together with tie beams for earthquake resistant
Plinth Level	15” inches high from the nearest road level
Excavation	Excavation work as per the detailed specifications given by the Architect/Structure Engineer

1.3 STRUCTURE SPECIFICATION		
SPECIFICATION	**NOTES**	
Height	**Total Height 17.5mt.**	
Road level	Parking floor level from road center 18”	
Parking height	8’6, finish floor to under slab	
Floor height	11ft. slab to slab	
RCC slab thickness	6”	
Parapet Walls	3’6” high for terrace	
For stone	3” (for each stone floor)	Margin
For POP	6”	Margin
Finished Height Floor	10-3”	
Total	57.2ft (17.5mt)	
Stilt-External Walls	9 inches thick	
Floor Walls	4.5 inches thick (all)	
Steel Work	By professional, Full binding, L molds and Full rings	
1.4 CEMENT MIXING RATIO		
SPECIFICATION	**NOTES**	
PCC (Foundation)	1:4:8	
PCC (Parking Floor)	1:2:4, 4” thick	
RCC (columns and beams)	1:1.5:3	
RCC (Roof slab)	1:1.5:3	
Brick work 9”	1:5	
Brick work 4.5”	1:4	
Cement Plaster and Dust	1:4	
Stone fixing	1:5	
1.5 ANTI TERMITE AND WATERPROOFING TREATMENT		
Anti termite treatment as per specification at 4 stages.		
1. Foundation, 2. Before PCC, 3. Lying wooden frame, 4. Wardrobe/LCD Cabinet		

Waterproofing-Three layer of Waterproofing with Fiber mesh by professionals will be provided in Bathrooms, Kitchen and Washing Area, Balcony, Terrace and Mumty.

1. Plaster with chemical, 2. Fiber mesh 3. Plaster with chemical

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SPECIFICATION	PRODUCT	BRAND/RANGE
Flooring (Bedrooms, Lobby & Kitchen)	Italian Marble with a 4 inch skirting	Upto Rs. 300/-
Flooring (Washing Area and Balcony)	Granite or Tiles	Upto Rs. 60/-
Stairs Steps	Granite	Upto Rs. 60/-
Stair wall	Full covered Tiles	Upto Rs. 40/-
Parking flooring	Granite	Upto Rs. 60/-
Stilt wall Tiles	Quality wall Tiles, Height upto Ceiling	Upto Rs. 60/-
Lift Cladding	Granite cladding will be done on the Lift walls or Lamina as per design	Upto Rs. 60-80/-
Terrace floor	Delhi cut Kota	Upto Rs. 35/-
Washing Area Tiles	Quality wall tiles, upto ceiling height	Upto Rs. 40/-
Stone polish	Italian stone diamond polish	Upto Rs. 40/-
NOTE: Italian Marble will be polished with diamond polish		

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CHOKHATS/DOORS		
PRODUCT	**SPECIFICATION**	**BRAND/RANGE**
Internal Chokhats	Ivory Teak (6” x 2.5”)	Ivory Teak (Rs. 2200/- cft)
Ivory Teak Moulding	Ivory Teak (¾” x 3”)	Upto Rs. 30/- Running ft.
External Doors and Windows	Aluminium Profile Doors and Windows	Upto Rs. 1000/- per sq. ft.
Internal Doors	Flush doors upto 50mm thickness with veneer (As per architect design)	Upto Rs. 40,000/- per door including hardware and polish.
Main Entry Door	Flush doors upto 50mm thickness with veneer (As per architect design)	Upto Rs. 50,000/- per floor with hardware and polish
Hardware	Hardware (Door handles, Locks, Tower bolts, stopper and wardrobe hardware)	Details of Hardware are given below
Door finish	Designer finish using 4mm veneer	Upto Rs. 60/- per sq. ft.

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HARDWARE DETAILS	
DOOR FITTINGS	
SPECIFICATION	**PRICE**
Main Door Lock : BIOMETRIC LOCK	Upto Rs. 10,000/-
Door Lock with Handle (AS PER SITE): MORTIZE LOCK	Upto Rs. 2500/- PER DOOR
Door Stopper	Upto Rs. 150/- EACH
Door Hinges: JOLLY SS-304 or similar	Upto Rs. 100/-
WARDROBE AND LCD FITTINGS	
Wardrobe Handle or Wooden Handle	Upto Rs. 800/- EACH
Wardrobe Lock (Dorset or Similar)	Upto Rs. 350/- EACH
Drawer Lock (Dorset) (1 in each Wardrobe)	Upto Rs. 250/- EACH
Soft Closing Hinges	Upto Rs. 300/- EACH
Soft Closing Channels (Hettich/ Ozone/ Hafele)	Upto Rs. 400/- EACH
Drawers Handles (if required)	Upto Rs. 200/- EACH

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WARDROBES/LED PANEL		
PRODUCT	**SPECIFICATION**	**BRAND/RANGE**
Wardrobes	All bedrooms to have a casement or slider wardrobes	Approx. 300 sq. ft. Wardrobe per floor.
Wardrobes drawers	Note: One drawer to be provided for every 10 sq. ft. woodwork area. (5 to 6 drawers in each room wardrobe)	Any extra wardrobe will be charged Rs. 2300/- per sq. ft.
Laminate	Inside Laminate upto 0.8mm	Rs. 500/- per sheet
LCD Panel	All Bedrooms to have an LCD unit and One LCD unit will be provided in the Lobby area.	Approx. 200 sq. ft. each floor. Any Extra LCD Unit will be charged Rs. 1300/- per sq. ft.
Wardrobes/LCD Unit Material/Board/Ply	HDHMR, or Similar	Upto Rs. 80/- per sq. ft.
Wardrobes and LCD Panel Finish	External-High gloss PU/Veneer/Laminate or Lacquered glass as per interiors.	PU High Gloss- Rs. 350/- per sq. ft.

S.NO.	PRODUCT AND ITS DESCRIPTION	QUANTITY	PRICE
A	**WOODWORK**		
1.	WOODWORK (APPROX. 120 SQ. FT.)	Rs.1500 per sq. ft.	Rs. 1,80,000/-
B	**HARDWARE**		
1.	SHOCKER BY HETTICH	4PCS	Rs. 720/-
2.	HINGES(HETTICH)	AS REQUIRED	Rs. 7,500/-
3.	G/C/J CHANNEL	AS REQUIRED	Rs. 10,000/-
C	**ACCESSORIES**		
1.	INOTECH(HETTICH)	8PCS	Rs. 28,000/-
2.	BOTTLE PULLOUT	1PCS	Rs. 5,000/-
3.	DUSTBIN	1PC	Rs. 2,000/-
4.	GTPT	1PCS	Rs. 2,000/-
5.	CUTLERY UNIT	1PCS	Rs. 1,200/-
6.	PANTRY UNIT	1PCS	Rs. 15,000/-
D	**OTHERS**		
1.	SINK (37x18 DOUBLE BOWL SINK)	1PCS	Rs. 10,000/-
2.	GEYSER	1PCS	Rs. 4,000/-
3.	CHIMNEY (90CM)	1PCS	Rs. 15,000/-
4.	TILE	200 SQ. FT. (Rs. 100 per sq. ft.)	Rs. 20,000/-
5.	STONE FOR SLAB	80 SQ. FT. (Rs. 300 per sq. ft.)	Rs. 20,000/-
6.	EXHAUST	1PCS	Rs. 1,000/-
7.	KITCHEN SANITARY	Kohler	Rs. 10,000/-
8.	HOB	1PCS	Rs. 15,000/-
9.	OVERHEAD TANK ALARM	1PCS	Rs. 500/-
10.	AQUAGAURD, RO AND DISWASHER	PROVISION WILL BE PROVIDED	
		TOTAL UPTO (Approx.)	**Rs. 3,00,000/-**

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S.NO.	PRODUCT	SPECIFICATION	BRAND/RANGE
1.	**CP Fittings**	Divertor, Spout Taps, Angle Valve, Hand shower and Overhead shower	Kohler, Upto Rs. 30,000/- Each Bathroom
2.	**Ceramics**	European style WC and Basin	Kohler, Upto Rs. 15,000/- Each Bathroom
3.	**Concealed**	In wall concealed tank for each WC	Kohler, Upto Rs. 6,000/- Each Bathroom
4.	**Mirror**	Looking mirror with Edge polished above basin	Modi Guard/ Saint Gobain Upto Rs. 2,500/-
5.	**Geyser**	Geyser of 25 liters capacity will be provided for each bathroom	Havells/Jaquar or similar Upto Rs. 6500/-
6.	**Exhaust**	6” Exhaust will be provided in each bathroom	Havells/ Orient/ Similar
7.	**Bathroom Vanity**	Bathroom vanity will be provided	Open shelf
8.	**Glass Enclosure**	10mm Glass Enclosure.	Upto Rs. 300/ sq. ft.
	TOTAL COST FROM 1. TO 8., WILL BE RS. 1,05,000 FOR EACH BATHROOM		
9.	**Bathroom Flooring**	Fancy Tiles will be used in the bathroom	Upto Rs.80/- per sq. ft.
10.	**Bathroom wall Tiles**	Quality wall tiles will be provided on bathroom walls upto the ceiling.	Upto Rs. 100/- per sq. ft.
11.	**Internal Pipes**	CPVC pipes (ISI MARK) Astral	Astral
12.	**Drain Pipes**	PVP pipes 6”, 4”, 3”, 2”	Supreme 6kg
13.	**Water Tank**	Triple Layer water tank. 1000 litre capacity for each floor.	Plasto/Supreme or similar
14.	**Parking Bathroom**	CP fittings, Chinaware, Exhaust, Tiles	Rs. 35,000/- All Inc.
15.	**Terrace Bathroom**	CP fittings, Chinaware, Exhaust, Tiles	Rs. 35,000/- All Inc.

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SPECIFICATION	PRODUCT
Finish	The front elevation will have a mix of Slim Tiles, ACP panel/WPC Panel (with a 10 year warranty), Granite and Texture, as per architect design.
Staircase	SS 304 Grade railing, Four pipe Design upto Rs.700/- running ft.
	OR MS Railing with paint as per architect design upto Rs.1000/- running ft.
Outer Railing	Designer MS/SS 304 Grade/Aluminium Railing Upto Rs 1500/- per running ft. As per elevation.
Outer Gates	Front Main Gate MS/SS Gate 304 Grade or Aluminium Profile gate will be provided with one wicked gate as per elevation.
	Rear Gate- One 3' MS Gate will be provided at the back of the building And One 5' Gate will be provided in the side lane of the building.
Jaal For AC Outer Unit	10'x2' MS Jaal with railing will be provided at the back for the AC outer unit on all floors & all shafts. (as per requirement)
Rear and Corner Side Elevation	Tiles
Terrace Door	High quality UPVC/Aluminium gate will be provided for the terrace.
MUMTY Stairs	MS Monkey-Ladder will be provided for Mumty Upto Rs. 5,000/-

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S.NO.	SPECIFICATION	PRODUCT/BRAND	RANGE
1.	**Switches**	Jaquar/ Norisys/ Le grand	
2.	**MCB**	Legrand/ Schneider/ L&T	
3.	**MCB BOX**	Legrand or similar	
4.	**Electric Meter Box**	14 gaze heavy with powder quoted	
5.	**Conduit Pipes**	PVC Pipes of ASTRAL/ SETIA	
6.	**Electric Cables**	Havells, Finolex, polycab	
		3 earthing will be provided	2 for lift and 1 for building
7.	**AC Provision**	Heavy quality copper pipe with finolex wire and drain pipe to nearest drain	
8.	**Lights**	12 W COB or Panel Light of Phillips/Crompton or Similar and Stripped LED light for coves and Linear lights	Rs. 50,000/- each floor
9.	**Video door phone**	Panasonic/Hawkvision with a Screen for all 4 floors	Upto Rs. 20,000/-
10.	**Door bells**	All Floors	Upto Rs. 1,500/-
11.	**Electric Meter**	7 KVA (3 Phase for lift) and 1 KVA for floors.	One meter for Lift and Common areas and One meter for each floor.
12.	**Water Motor**	1 HP water motor per floor	Upto Rs. 6,500/-
13.	**Fans**	Havells/orient/crompton	Drawing area = Upto Rs. 5,000/- Rooms = Upto Rs. 3,000/-
14.	**Lift**	6 Person Lift. With MRL technology and 6 Stops	Schindler/Otis/Kone, Cost of Lift will be Upto Rs.11.5/- Lacs
15.	**Inverter**	Wiring Provision for Inverter	
16.	**WIFI**	Pipe for Wi-Fi provision	

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S.NO.	SPECIFICATION	PRODUCT/BRAND	RANGE
1.	**Channel Work**	15KG / BUNDLE	
2.	**MS mesh Work**		
3.	**POP**	False ceiling with Coves, Punning on walls. The false ceiling will be provided in all Bedrooms, Kitchen, Bathrooms, Lobby/Drawing room and parking area.	Sakarni, Trimurty, Jk Lakshmi
4.	**Paint**	Interior wall paint	Royale/Velvet
		PU Polish Asian	
		Wardrobe PU paint/Laminate/Glass As per design	
		MS Jaal Enamel paint	
		Both side wall Weathercoat/Weathershield	

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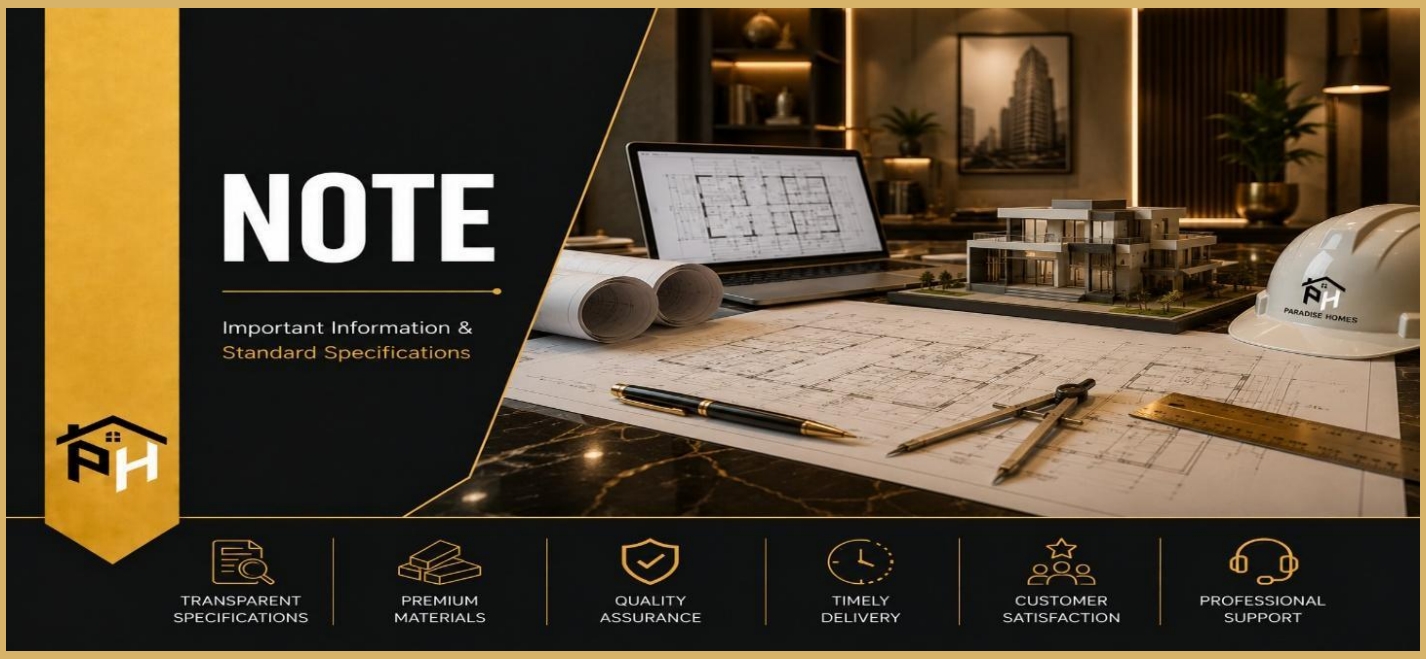

1.	ANY DETAILS NOT SPECIFIED IN THE ANNEXURE WILL BE CARRIED OUT IN ACCORDANCE TO BUILDER VARIANT.
2.	ANY ADDITIONAL WORK WILL BE DONE ON EXPENSE OF THE OWNER AND WILL BE CHARGED IN ADVANCE.
3.	ANY CHANGE AFTER STARTING WORK WILL BE ACCEPTED WITH MUTUAL UNDERSTANDING OF THE DIFFERENCE OF MATERIAL BY CLIENT AND DEVELOPER
4.	ALL PRICES MENTIONED ABOVE ARE IN UPTO FORMAT. THE AMOUNT WILL NOT BE REFUNDED IF AN ITEM IS CHOSEN OF LESSER VALUE.
5.	IN CASE THERE IS AN UNAVAILABILITY OR SHORTAGE OF A BRAND THE BUILDER CAN USE A DIFFERENT BRAND OF EQUAL VALUE.
6.	IF ANY PRODUCT OR SERVICES ARE BANNED DURING THE COURSE OF THE CONSTRUCTION OF THE BUILDING THEN THE PRODUCT/SERVICE WON'T BE PROVIDED.
7.	ALL PRICES MENTIONED ABOVE ARE INCLUDING GST.
8.	THE BUILDER WILL ONLY DEDUCT THE MANUFACTURING COST OF THE PRODUCT IF NOT PROVIDED.

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BY JAINSONS BUILDTECH PVT LTD

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