

**Tycoon Constructions.**  
**No:303 Smart Plaza 3<sup>rd</sup> floor frazer town , Blore-46**  
**Email: [pathan@tycoongroups.com](mailto:pathan@tycoongroups.com), ph: 9972548168**

### Price at 1950/ Sqft

PRODUCT DETAILING:-		
Designs & Drawings	2D Floor Plan	
	3D Floor Plan	
	3D Elevation	
	Structural Design	
Structure	Steel	JINDAL/ Meenakshi/JSW
	Aggregates	20mm For Concrete structure and 40MM for PCC
	Solid Blocks	6" thick walls for internal and 6" for external walls
	Cement	ultratech/birla/ACC 53 for Exterior 43 for interior
	Block Work and plastering	MSAND for block work, PREMIX for plaster with 12MM plaster
	RCC Design Mix	M20/M25
	Waterproofing	Dr.Fixit
	Ceiling Height -	10'6" finishing From FFL
Kitchen	Ceramic Wall Tiles, 2 feet above kitchen slab	Upto 40 per Sqf
	Main Sink Faucet	Jaquar / Parryware / Hindware upto 3000
	Any Other Faucet & Accessories	Basic Jaguar / Parryware / Hindware Fitting
	Kitchen Granite 40 mm thick	Upto Rs 120 per Sqft

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Bathroom	Bathroom Ceramic Wall Tiles with 10 feet height	Up to Rs 40 per Sqft
	Sanitary ware & CP Fittings	bathroom of construction and prorate Rs:25000 Each bathroom Company : Jaquar, Hindware, Parryware
	CPVC Pipe	Finolex/Astral/Ashirwad
	Bathroom Accessories	EWC, Health Faucet, Table-top Wash Basin with accessories, Granite for Wash Basin 2 in 1 wall mixer, hand shower, Overhead Shower up to 8"
	Bathroom doors	Customized waterproof flush doors( BWP)

Doors & Windows	Main Door	Burma Teak Door along with teak frame of 5inch by 4inch, Worth of Rs 30,000. Door Thickness around 38mm Door width – 42inches, Height – 8 Feet at finishing
	Internal Doors	Membrane door, Door Frames of Sal Wood 5inch by 3inch with 32MM door
	Windows	UPVC Powder coated windows with 6MM Glass grill with mesh and shutter
Painting	Interior Painting	JK Putty +Premier +
	Exterior Painting	Asian Primer + Apex Exterior Emulsion Paint
Flooring	Living, Dinning Kitchen	full body verified tile worth 70 per sqft

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	Rooms and Kitchen Flooring	Tile worth Rs 70/Sq.ft
	Balcony and Open Areas Flooring	Anti-skid tiles of value upto Rs 40/Sqft
	Staircase Flooring	Wood/Granitewith value of 100/ SFT
	Parking Tiles	Anti-skid tiles of value upto Rs 40/Sqft

Electrical	Wires -	Finolex
	Switches & Sockets	LEGRAND/ROMA/ANCHOR as required sizes
Miscellaneous	Overhead Tank	Sintex Double Layered 2000Ltrs
	Underground Sump	10000 Litres
	Staircase Railing	Toughened Glass 6mm With Wooden Handles
	At Roof level - 6" Parapet wall of 3 feet height, Anti-Skid Terrace Flooring with Water proofing from Dr Fixit.	
Window Grills	Basic MS Grills Rod thickness 10mm to 12mm with Enamel Paint at Rs 120/Sqft	

**Note**

- Foundation Depth is Minimum 7 feet based on Working drawings given by Structural Engineer.
- PCC for foundation will be of 6 inches thick.
- Max Pillar size would 6"X1'6" ( As per structural drawings)
- Plinth and Beam from road Level would be 6"X1'6" From SIL Level (How much height the building of ground floor will be constructed)
- Cement - ACC / Birla of 53 Grade.
- Grade of Steel will be Fe 550.
- Plaster of 12mm thickness with 1:4 mortar.
- Concrete will be Ready mix concrete of M25 strength.
- Parapet Wall of 4 feet height.
- Bathroom Accessories - EWC, Health Faucet, Wash Basin with accessories, 2 in 1 wall mixer, Overhead Shower. Hand Shower
- Value of CP Fittings and Sanitary ware = 50 x Rs 1885= Rs 94250 (Included)
- Main Door - Burma Teak of Rs 30,000 (Included). It will be polished and provided with teak frame.

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- All internal room doors will be Membrane Door and with Sal wood frame.
- Bathroom Door shall be Flush door with Laminate with Sal Wood frame.
- Windows will be provided with grills which is enamel painted.
- Skirting of 3inch to be provided all over the interior building
- Septic Tank to be provided to the required capacity.
- Bathroom shall have wet and dry area.
- Before dispatch of material contractor to ensure the same is informed to the owner.
- Once the material reaches the site, Contractor to inform owner to check the material quality and specs
- Materials like granite, marble, tiles, anti-skid tiles, window design, door design, window grill design, main gate wash basin, pipes/taps, hot/cold mixer tap, hand shower, overhead shower, SS Single Sink with Stainer (Rate considered – Rs 7000) , SS Double sink (Rate Considered – Rs3000) model and type shall be selected by Owner when purchased by contractor
- Granites, Tiles & Anti-Skid Tiles shop for purchases shall be mutually concluded based on the quality & price of material.

**Additional Specification.**

**Structure:**

- The foundation shall be as per the structural drawings. The contractor must take precautions so that the neighboring buildings are not affected due to excavation.
- Necessary precautions shall be taken to prevent water entering the foundation pit. Any water accumulated in the foundation pit should be pumped out by the contractor without any extra payment.
- All structural detailing shall be as per the structural drawings. Any change in structural detailing should be informed to the structural engineer and get his/her approval before execution of the structural work.

**Plinth beam:**

- The height of plinth beam shall be as mentioned in the drawing or minimum 450 mm from the road. The soil filled between the plinth must be compacted. And PCC of minimum 125 mm to be provided below ground floor flooring.

**Masonry Work:**

- Solid Cement blocks shall be used for outer and partition walls as defined in specification. The blocks used shall be sound and have undamaged edges and shall be dipped in water before wall construction.

**Plastering:**

- Internal plastering, external plastering and ceiling plastering shall be done in **1:4** cement mortar. The thickness of plaster shall be minimum **12mm** applied in 2 coats. Chicken mesh shall be used near beam, column and masonry wall junction. Note - Chicken Mesh helps in minimizing the cracks

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that arise at joints.

**Doors and windows:**

- Main Door - The thickness of main door shall be 38mm. Premium quality locks worth Rs.2000 of Europa/Godrej brand shall be used. The door shall be provided with 2 numbers of brass tower bolt and 3 number of brass hinges.
- The thickness of internal door shall be 38mm. Each door shall be provided with 1 number of aluminum / MS tower bolts, 3 numbers of MS hinges. Handle lock without key should be provided for room doors. Further the Membrane door/Flush door used for bathroom shall be waterproof and bathroom doors should be provided with the handle and lock.
- Wall mounted magnetic door stopper should be provided for main door and room doors
- Aluminum windows used shall be provided with glass and mesh shutter. Grill work for window shall be MS grill with maximum 125mm spacing and minimum 10mm thick rod.
- Timber used for main door shall be Teak wood. The timber shall be well seasoned and free from knots, warps, sap, cracks and other defects. All joints should be strong, accurately fitted and glued. All teak wood works with two coats of varnish after polishing.
- Timber if used any other than main door shall be Sal wood. The timber shall be well seasoned and free from knots, warps, sap, cracks and other defects. All joints should be strong, accurately fitted and glued. All sal wood works with two coats of Enamel paint.
- Main door size shall be 3'6" x 7'0", Room doors shall be 3'0" x 7'0" and bathroom doors shall be 2'6" x 7'0" (Finishing Width)
- Main door frame shall be 0'4" x 0'5", Rooms shall be 0'3" x 0'5" and bathroom frame size shall be 0'2.5" x 0'4"

**Paint and wall putty:**

- For internal walls and ceiling, wall putty shall be provided in 2 coats. First coat shall be 1.5mm thick and second coat shall be 1mm thick.
- Internal painting for walls and ceiling shall be made after sand papering the surface. The surface is applied with one coat of primer and two coats of paint. External walls shall be painted with one coat of primer and two coats of Apex Exterior Royal Emulsion Paint.
- Enamel paint shall be provided for all the MS grill works. All MS steel painting shall be provided with an anti corrosion coat before painting.

**Kitchen/utility:**

- Polished granite of 600mm width and 40mm thickness shall be provided for the platform with a SS sink with Stainer plate.
- Water inlet/outlet shall be provided for kitchen sink.
- Provision shall be made for water purification inlet near kitchen sink.

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- Water Heater provision shall be provided
- Dish Washer power and pipe provision to be provided
- Dado for 600 mm wall above platform shall be provided with tiles. Utility area shall be provided with a SS Double sink with water inlet and outlet. Taps shall be provided for kitchen and utility area.
- Provision shall be made for washing machine inlet and outlet for utility / dry balcony.

**Electrical work:**

- MCB board shall be provided.
- Rooms shall be provided with minimum of 3 numbers of light point, 1 number of fan point, 4 numbers of plug points near bedside table & tv and study/dressing & air condition.
- Bathroom shall be provided with minimum of 2 numbers of light point, 1 number of geyser point, 1 number of plug point near sink.
- Kitchen shall be provided with 3 numbers of light point: 8 numbers of plug points with 15A each for -refrigerator, mixy, Grinder, OTS, Dish Washer, Roti Maker, Chimney. 1no of 5A for water purifier and platform
- Living/Dining/Family/Bedroom hall each shall be provided with 2 numbers of fan points, 4 number of light points, minimum 4 number of plug points.
- Corridor/passage/portico/parking/utility/terrace/stairs/balcony/space around house/any other built-up area shall be provided with light point and plug points at suitable locations.
- 2-way switches shall be provided if required for room/living/stairs. Provision for television cable connection, LAN and telephone connection shall be made. Each floor shall be provided with 1 number of 'calling bell'.
- Exhaust Fan wiring Provisions for all bathroom
- UPSC shall be provided in all the floors as per clients requirements.

**Flooring/Dado/Skirting:**

- Ceramic tiles for walls: Tiles shall be free from cracks, spots, grazes, chipped edges and corners. Variation in size shall be limited to **+/- 1.5 mm**. Thickness shall be as specified, but in no case shall they be less than 6 mm.
- Wall tiles shall be fixed with tile adhesive. Joints shall be cleaned thoroughly and grouted with site made grout.
- Only if granite is used - Granite used shall be as approved by the Engineer and shall be hard, sound, free from cracks, cavities, holes, patches of injurious veins, weathered portions, flaws, etc. Granite used should have a minimum thickness of 20 mm.
- Skirting shall be of tiles/granite. The height of skirting shall not be less than 75mm.
- Flooring/dado/skirting must to level/to plumb. The joints between two tiles/granite shall be less than 0.5 mm.

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**Plumbing and Sanitary Fixtures:**

- Toilet shall be provided with CP and Sanitary fittings as part of the specification.
- Provision shall be made for inlet and outlet for geyser point.
- PVC 4" pipes shall be used for sanitary lines and CPVC 1" pipes shall be used for water lines.
- Provision for water outlets for terrace, common areas and ground floor shall be made.
- Sanitary lines shall be linked to the main sewer lines or the septic tank
- Underground sump shall be provided with block masonry. PCC bed concrete of minimum 125mm thickness shall be provided at the bottom. The inside of the wall shall be provided with chicken mesh plastering. MS cover plate of dimension 600 mm x 600 mm shall be provided. PVC/ Stone footsteps shall be provided for maintenance work of sump. Water Proofing chemical should be applied to mortar for plastering.
- RCC each floor 125mm thickness to be provided
- Over-head water tank (OHT) shall be placed at a minimum height of **2.1** meters from the terrace floor.
- Parapet wall shall be provided with minimum height of 4ft and 150mm thick. Buttress shall be provided at every 3 meter of length.
- Rain-water harvesting shall be provided as per BBMP norms
- Weather-proof course shall be provided at terrace with one coat of waterproofing agent of Dr.Fixit brand.

**PAYMENT TERMS FOR HOUSE CONSTRUCTION**

Sl.No	Description	Payment in %
1	Contract Signing with Design & Drawings (2D Floor Plan, 3D Floor Plan, 3D Elevation, Structural, Electrical, Plumbing)	0%
2	Completion of Excavation	10%
3	Completion of Bedding and starting of columns and Beams	5%
4	Completion of foundation	6%
5	Completion of plinth and beam	6%
6	Casting of ground floor walls and slab	10%
7	Casting of first floor walls and roof slab	10%
9	Casting of second floor walls and slab	10%
10	Casting of third floor walls and slab	10%

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11	Advance for doors and windows	4%
12	Completion of plastering Internal walls	5%
13	Completion of plastering external walls	5%
16	Flooring completion Rooms and Living area	4%
17	Completion of Putty	2%
18	Completion of Paint	3%
19	Completion of Electrical work wall conduit	2%
20	Completion of Electrical work Wiring	2%
21	Completion of electrical work (Switch Plates)	1%
22	Completion of All Sanitary Work	3%
23	External Plumbing work	1%
24	Sanitary Fixtures 1	1%
25	Doors and windows Frames and Grill Fixing	2%
26	Completion of Door Shutter and window Shutter	2%
27	Final Hand Over	1%

**Penalties for Delay**

Project Span	Grace Period	Penalty
280 days	15days	1% per month