

BUILDING AGREEMENT WITH SPECIFICATIONS

SPECIFICATION OF WORK

1) EARTHWORK EXCAVATION:

Earthwork excavation in all types of soil except in hard rock required for foundation of column footing, below GL, include for all shoring and shuttering wherever necessary, removal of water if necessary removal of vegetation & roots.

a) COLUMN FOOTING:

Upto Hard rock (or) up to 5'0" depth (maximum) length & breadth are 4'0"x4'0" according to the centerline / excavation drawing.

b) GROUND BEAM : (PLINTH BEAM)

Upto 1'3" height from natural ground level, breadth is 0'9" according to the ground beam detail drawing.

2) PLAIN CEMENT CONCRETE:

Plain Cement Concrete using 40mm blue hard granite of mix **1:5:10** for foundation and flooring for all columns, including, consolidating curing etc.,

a) FOR COLUMN FOOTING:

Maximum 4.5" thickness in excavated pit, the length and breadth is according to the drawing.

b) FOR FLOORING:

Maximum 4½" thickness layer for flooring base well compacted soil, and the concrete should be well compacted by suitable equipment.

3) EARTH FILING INSIDE BASEMENT:

Earth to be filled by excavated and borrowed earth from the place where suitable fill is available, compacting by forming the layers with necessary watering and using suitable construction equipments.

4) BASEMENT:

Using 1st class Fly ash brick in cm **1:6** mix and width **9"** thickness wall
For Basement, the height of the wall should be provided according to the Site
condition, Basement height from ground level or road level to **3'0"**.

5) R.C.C. CONCRETE WORKS – M15 GRADE : (1:2:4)

Using 20mm blue metal granite stone, mixed with M. sand in Hand
Mixed Complete curing should be done for at least 10 days for column
footing, plinth beam,
roof slabs, sunshade, column, lintel/beams, sill mat should be done
according to the drawing.

Slab thickness of concrete – 5" Thick

6) BRICK WORK FOR SUPERSTRUCTURE:

Using 1st class chamber bricks in cm**1:6** mix and width **9"** thickness wall,
and **4 ½** thickness partition walls using of mix cm **1:4** The height of wall
should
be provided according to the drawing with perfect plumb and with break
joints.

Curing period should be at least 10 days, and the allowance should be
1/4th of an
inch. The mortar in every layer should not be more than **½"** thick

7) PLASTERING:

All concrete surfaces should be plastered in cm **1:4** mix, min **12** mm
thickness, All masonry surfaces should be plastered in **1:5** mix, min **20**
mm thick

& the interior surfaces must be sponge finished, the exterior surfaces with
sponge
finish, the minimum curing period should not be less than 10 days.

8) PARAPET WALL:

Min 3'0" height and the wall should be 4 ½" thickness using 1st class bricks in cm

1:4 mix. The masonry should be in perfect plumb outer staircase, handrails should be

M.S. grill as per specification.

9) FLOORING:

P.C.C. 1:5:10 mix for 4 ½" thick using 1 ½" size stone ballast

10) DOORS:

A) WOODEN JOINERIES:

- Main door – Teak wood (3'6" Ft. open)
- Bed room door – Membrane door with one side laminated.
- Door frame – 4"X3"
- Windows – UPVC (Sliding type, Grills using 12 mm square rods.)

B) BATHROOM DOORS:

ISI standard PVC doors of specified and suitable colors have necessary heavy

duty anodized aluminum fittings. Frame size and thickness of doors are as per

the market available specification.

11) TILES :

- a. Flooring – Rs.55/ Sq. Ft.
- b. Kitchen Wall – Rs.45/ Sq. Ft.(up to a height of 3'0" from working platform.)
- c. Bathroom Wall – Rs.45/ Sq. Ft.(up to a height of 7'0" from Floor)
- d. Granite top for Kitchen working platform - Rs.130/ Sq. Ft.

12) SANITARY WARE:

ISI standard products will be used for E.W.C. at Attached Bath room
Parry ware Fittings.

13) PLUMBING:

Fittings for Hot water CPVC Pips will be provided and for water U PVC
pips will
provided.

14) BUILDING FLOOR LEVELS ARE AS FOLLOWS:

1. Ground Floor - **10'** at clear height for house.
2. Parapet Hand rail - **3'0"** height.

15) ELECTRICAL WORKS:

GM switches Kundan wires will be provided.

Basic UPS wiring will be provided.

Greaser, AC, Fridge, washing machine & RO machine points will be
provided.

16) PAINTING

1. Inner wall finishing

2 coat putty, 1 coat primer, 2 coat emulsions,

2. Outer wall

1coat white wash, 1 coat water emulsion.

17) SPECIFICATION FOR MATERIALS

1. Cement OPC grade : **RAMCO** for framed work
2. M. Sand will be used for complete civil work
3. FLY ASH Brick : having **3-5N/ mm²**.
4. Steel **Fe 550** : TMT steels ISI brand.(**INDROLA**)
5. Plumbing Pipes : ISI Brand

18) NOTE:

- ❖ The cost of the construction is **Rs.2300 / Sft.**
- ❖ The cost is subjected to change if any area is reduced or increase.
- ❖ The final measurement will be taken after the completion of building / Roof area outer to outer.
- ❖ Plumbing fittings materials **Rs.20000/** inner bath room.
- ❖ Septic tank 5000 lit in brick wall will provided
- ❖ Construction work Specification mentioned above.
- ❖ The Construction period maximum 5 Months (Any other purpose or climatic condition and payment delay may be extended)
- ❖ Land approval and other taxes will be provided by client only assistance will be done.
- ❖ Electrical, Water supply & Stock room for purposed works to be provided by the client.
- ❖ UG. Sump 5000 lit in brick wall will provided
- ❖ Any additional work charges should be given after completing the additional work.
- ❖ The cost of compound wall construction is **Rs.1600 per Running Ft.**

Mode of Payment

S.No	Payment Stage	Percentage
1	Advance Payment	20
2	Basement Level	20
3	Lintel Level	20
4	Plastering	20
5	Finishing	20
	Total	100

