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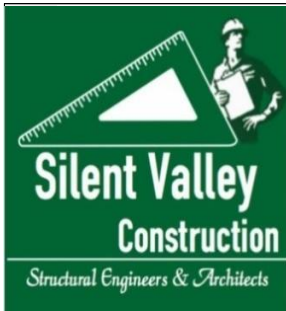
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STRUCTURAL ENGINEERS AND ARCHITECTS



# SILENT VALLEY CONSTRUCTION

COIMBATORE CHENNAI SALEM - 866 726 5700

## CONSTRUCTION SPECIFICATION

Engineer: C.Satchithananda Moorthy.,M.E(Struct)

Date:		This Rate Valid From: Dec -1-2025 to: <b>01-06-2026</b>				
Model:1		<b>TOTAL AREA = 2000 SFT</b>				
	HEADS	SPEC-0	SPEC-1	SPEC-2	SPEC-2A	SPEC-3
1	<b>RATE</b> of Construction	Rs.2300 to Rs.2850/Sft	Rs.2300/sft	Rs.2500/sft	Rs.2650/sft	Rs.2850/sft
1A	<b>Estimation Type</b>	Only SFT rate or BOQ Model	Hybrid Model	Hybrid Model	Hybrid Model	Hybrid Model
2	<b>RETENTION AMOUNT</b> (After One Year of Completion of Building)	---	Rs.25/sft (Rs.50000)	Rs.25/sft (Rs.50000)	Rs.25/sft (Rs.50000)	Rs.25/sft (Rs.50000)
3	<b>MAINTENANCE Period</b>	0 Year	1 Year	1 Year	1 Year	1 Year
4	<b>Structural Warranty</b> (For Structural Elements - Footing, Column, Beams, Roof Slabs)	0 Year	15 Years	15 Years	15 Years	15 Years
5	<b>ARCHITECTURAL 2D- FLOOR PLAN</b>	Yes	Yes	Yes	Yes	Yes
6	<b>ARCHITECTURAL 3D ELEVATION</b>	---	Yes	Yes	Yes	Yes
7	<b>3D VIDEO WALK AROUND</b>	---	---	---	Yes	Yes
8	<b>STRUCTURAL Drawing</b> All these drawings are Combined with Agreement	---	<ul style="list-style-type: none"> <li>• Column</li> <li>• Footing</li> <li>• Plinth Beam</li> <li>• Lintel</li> <li>• Roof Beam</li> <li>• Roof Slab</li> <li>• Joinery Detail</li> <li>• Staircase Drawings</li> </ul>	<ul style="list-style-type: none"> <li>• Column</li> <li>• Footing</li> <li>• Plinth Beam</li> <li>• Lintel</li> <li>• Roof Beam</li> <li>• Roof Slab</li> <li>• Joinery Detail</li> <li>• Staircase Drawings</li> </ul>	<ul style="list-style-type: none"> <li>• Column</li> <li>• Footing</li> <li>• Plinth Beam</li> <li>• Lintel</li> <li>• Roof Beam</li> <li>• Roof Slab</li> <li>• Joinery Detail</li> <li>• Staircase Drawings</li> </ul>	<ul style="list-style-type: none"> <li>• Column</li> <li>• Footing</li> <li>• Plinth Beam</li> <li>• Lintel</li> <li>• Roof Beam</li> <li>• Roof Slab</li> <li>• Joinery Detail</li> <li>• Staircase Drawings</li> </ul>

9	<b>WORKING Drawing</b>	---	<ul style="list-style-type: none"> <li>● Survey Dwg</li> <li>● Centre Line Dwg</li> <li>● Column Orientation Dwg</li> <li>● Marking Dwg</li> <li>● Stair Centering</li> <li>● Parapet</li> <li>● Elevation Detail Dwg</li> <li>● Boundary Wall with Gate</li> </ul>	<ul style="list-style-type: none"> <li>● Survey Dwg</li> <li>● Centre Line Dwg</li> <li>● Column Orientation Dwg</li> <li>● Marking Dwg</li> <li>● Stair Centering</li> <li>● Parapet</li> <li>● Elevation Detail Dwg</li> <li>● Boundary Wall with Gate</li> </ul>	<ul style="list-style-type: none"> <li>● Survey Dwg</li> <li>● Centre Line Dwg</li> <li>● Column Orientation Dwg</li> <li>● Marking Dwg</li> <li>● Stair Centering</li> <li>● Parapet</li> <li>● Elevation Detail Dwg</li> <li>● Boundary Wall with Gate</li> </ul>	<ul style="list-style-type: none"> <li>● Survey Dwg</li> <li>● Centre Line Dwg</li> <li>● Column Orientation Dwg</li> <li>● Marking Dwg</li> <li>● Stair Centering</li> <li>● Parapet</li> <li>● Elevation Detail Dwg</li> <li>● Boundary Wall with Gate</li> </ul>
10	<b>MEP Drawing</b>	---	<ul style="list-style-type: none"> <li>● Lighting and Fan Provision Dwg</li> </ul>	<ul style="list-style-type: none"> <li>● Lighting and Fan Provision Dwg</li> </ul>	<ul style="list-style-type: none"> <li>● Lighting and Fan Provision Dwg</li> <li>● Electrical Layout</li> <li>● Plumbing Water Line Layout,</li> <li>● Plumbing Drainage Line Layout,</li> <li>● Detailed HVAC Design</li> </ul>	<ul style="list-style-type: none"> <li>● Lighting and Fan Provision Dwg</li> <li>● Electrical Layout</li> <li>● Plumbing Water Line Layout,</li> <li>● Plumbing Drainage Line Layout,</li> <li>● Detailed HVAC Design</li> </ul>
11	<b>Concrete Strength Test</b>	---	Cube Test Preparation	Cube Test Preparation	Cube Test Preparation	Cube Test Preparation
12	<b>Concrete Strength (Non Destructive Test)</b>	---	Rebound Hammer Test	Rebound Hammer Test	Rebound Hammer Test	Rebound Hammer Test
13	<b>Water Quality Test</b>	---	Yes	Yes	Yes	Yes
14	<b>Soil Test</b>	---	Additionally Charged as per Site Condition	Additionally Charged as per Site Condition	Additionally Charged as per Site Condition	Additionally Charged as per Site Condition
15	<b>Work Update to Client</b>	---	Whatsapp Photo/ Video Update	Whatsapp Photo/ Video Update	Whatsapp Photo/ Video Update	Whatsapp Photo/ Video Update
16	<b>Brand Change Assurance</b>	---	99% Assured	99% Assured	99% Assured	99% Assured
17	<b>Construction Management</b>	own / or Total Sub-Contract/ Franchise	Direct Management	Direct Management	Direct Management	Direct Management
18	<b>Engineer's &amp; Owner's Participation</b>	---	Yes, as explained in Video	Yes, as explained in Video	Yes, as explained in Video	Yes, as explained in Video

19	<b>Site Survey</b> for Building Marking	Tape with Ropes and Pegs Tape	<b>Digital Survey</b> with Total Station	<b>Digital Survey</b> with Total Station	<b>Digital Survey</b> with Total Station	<b>Digital Survey</b> with Total Station
20	<b>Column/Pillar</b>	Yes	Yes	Yes	Yes	Yes
21	<b>Roof Beam</b>	NO	Yes- Framed Structure	Yes- Framed Structure	Yes- Framed Structure	Yes- Framed Structure
22	<b>Cement</b>	<b>CLASS- B</b> (Maha, Ultra, Penna, etc)	<b>CLASS- A</b> Ultratech	<b>CLASS- A</b> Ultratech	<b>CLASS- A</b> Ultratech	<b>CLASS- A</b> Ultratech
23	<b>TMT- STEEL</b>	Non-Primary Brand	VIZAG, JSW, ARS	VIZAG, JSW, ARS	VIZAG, JSW, ARS	VIZAG, JSW, ARS
24	<b>M-Sand</b>	Market Available	Washed M- Sand	Washed M- Sand	Washed M- Sand	Washed M- Sand
25	<b>Concreting Method</b>	Manual Compaction	with Vibrator machine	with Vibrator machine	with Vibrator machine	with Vibrator machine
26	<b>BRICK WORK</b>	Red Bricks	Solid Block	Wire Cut Red Bricks	Wire Cut Red Bricks	Wire Cut Red Bricks
<b>Foundation &amp; Basement</b>						
27	<b>FOUNDATION DEPTH</b> upto Hard Stratum	<b>5 Feet</b> (additional Depth Client Scope)	<b>7 Feet</b> (additional Depth Client Scope)	<b>7 Feet</b> (additional Depth Client Scope)	<b>7 Feet</b> (additional Depth Client Scope)	<b>7 Feet</b> (additional Depth Client Scope)
28	<b>Footing Concrete</b>	<b>M-15</b> : Manual Mix	<b>M-20</b> 1:1.5:3 Manual Mix	<b>M-20</b> : RMC (Class - A Cement)	<b>M-20</b> : RMC (Class - A Cement)	<b>M-20</b> : RMC (Class - A Cement)
29	<b>FOOTING PROTECTION</b> in Water Logging Sites	---	Additional Clear Cover (80mm) with Concrete	Additional Clear Cover (80mm) with Concrete	Additional Clear Cover (80mm) with Concrete	Additional Clear Cover (80mm) with Concrete
30	<b>Footing Concrete Depth</b>	<b>9" to 1'</b>	<b>1'3" to 1'6"</b> (as per Structural Drawing)	<b>1'3" to 1'6"</b> (as per Structural Drawing)	<b>1'3" to 1'6"</b> (as per Structural Drawing)	<b>1'3" to 1'6"</b> (as per Structural Drawing)
31	<b>MINIMUM SIZE OF COLUMN Dimesnsion</b>	<b>9"</b>	min size: <b>1'3"</b> Avg Size: <b>1'6"</b>	min size: <b>1'3"</b> Avg Size: <b>1'6"</b>	min size: <b>1'3"</b> Avg Size: <b>1'6"</b>	min size: <b>1'3"</b> Avg Size: <b>1'6"</b>

32	<b>COLUMN PROTECTION</b> (in Water Logging Sites only)	Additionally Charged	Asphalt- Bitumen Coating	Asphalt- Bitumen Coating	Asphalt- Bitumen Coating	Asphalt- Bitumen Coating
33	<b>Plinth Beam Concrete</b>	<b>M-15</b> : Manual Mix	<b>M-20</b> 1:1.5:3 Manual Mix	<b>M-20</b> : RMC (Class - A Cement)	<b>M-20</b> : RMC (Class - A Cement)	<b>M-20</b> : RMC (Class - A Cement)
34	<b>Plinth Beam Protection</b>	<b>Bricks</b> - Below Plinth Beam Absorbs Water	<b>PCC</b> (1:4:8)	<b>PCC</b> (1:4:8)	<b>PCC</b> M-20 Grade	<b>PCC</b> M-20 Grade
35	<b>Minimum Size of Rod in Beam</b>	<b>10 mm</b>	<b>12 mm/16 mm</b> (as per Structural Drawing)	<b>12 mm/16 mm</b> (as per Structural Drawing)	<b>12 mm/16 mm</b> (as per Structural Drawing)	<b>12 mm /16 mm</b> (as per Structural Drawing)
36	<b>Tie Beam</b>	Additionally Charged	Provided (if Basement is above 4'6")	Provided (if Basement is above 4'6")	Provided (if Basement is above 4'6")	Provided (if Basement is above 4'6")
37	<b>Damp Proof Treatment</b> at Basement	---	<b>2" thick DPC</b> at Floor Level	<b>2" thick DPC</b> at Floor Level	<b>2" thick DPC</b> at Floor Level	<b>2" thick DPC</b> at Floor Level
38	<b>Column Shuttering</b> for Basement above 5'	Wooden Plank Without Vibrator	Metal Box with Vibrator	Metal Box with Vibrator	Metal Box with Vibrator	Metal Box with Vibrator
39	<b>Basement Height</b> From Existing Ground Level	3' Height	3' Height	3' Height	3' Height	3' Height
40	<b>BRICK WORK</b> Basement	Red Bricks	FLyAsh Brick	FLyAsh Brick	FLyAsh Brick	FLyAsh Brick
41	<b>Basement Brick Work Plastering</b>	No Plastering of Inner walls	All the Walls are Cement plastered both sides with <b>UltraTech Weather Pro</b> admixture	All the Walls are Cement plastered both sides with <b>UltraTech Weather Pro</b> admixture	All the Walls are Cement plastered both sides with <b>UltraTech Weather Pro</b> admixture	All the Walls are Cement plastered both sides with <b>UltraTech Weather Pro</b> admixture
42	<b>Bitumen Coating</b> for Basement Brick Wall	---	---	---	Emulsion Based Bitumen Coating Applied ( <b>Ultra Tech BituPro</b> )	Emulsion Based Bitumen Coating Applied ( <b>Ultra Tech BituPro</b> )
43	<b>Basement PCC</b>	M5 (OR) 1:4:8 M 7.5	<b>6mm GFRB Rod</b> Reinforced at 230mm X 230mm Spacing of 50mm Thick Concrete (M15)	<b>6mm GFRB Rod</b> Reinforced at 230mm X 230mm Spacing of 50mm Thick Concrete (M15)	<b>6mm GFRB Rod</b> Reinforced at 230mm X 230mm Spacing of 50mm Thick Concrete (M20)	<b>6mm GFRB Rod</b> Reinforced at 230mm X 230mm Spacing of 50mm Thick Concrete (M20)

44	<b>Basement Compaction Method</b>	Manual Compaction	with Earth Rammer machine	with Earth Rammer machine	with Earth Rammer machine	with Earth Rammer machine
45	<b>Anti Termite Treatment</b>	---	Yes Treated at Basement	Yes Treated at Basement	Yes Treated at Basement	Yes Treated at Basement
46	<b>Compound Wall Construction</b> (if work included in contract)	On Final Stage without Link with building	Tied with Building Plinth Beam	Tied with Building Plinth Beam	Tied with Building Plinth Beam	Tied with Building Plinth Beam
<b>Super Structure</b>						
47	<b>External Wall Thickness</b>	9"	9"	9"	9"	9"
48	<b>Internal Wall Thickness</b>	4.5" / 9"	4.5" / 6"	4.5"	4.5"	4.5"
49	<b>Roof Concrete - Grade</b>	M-15 : Manual Mix (or) Additional Cost for RMC	M-20 : RMC (Class - A Cement)	M-20 : RMC (Class - A Cement)	M-25 : RMC (Class - A Cement)	M-25 : RMC (Class - A Cement)
50	<b>OTHER CONCRETE</b> at Site (Column, Lintel etc.,)	(1:2:4)	(1:2:3)	(1:2:3)	(1:1.5:3)	(1:1.5:3)
51	<b>SILL BEAM</b> below Windows at 3'	---	2" thick Sill Concrete <b>on all walls</b> using Ready made Sill Plate	2" thick Sill Concrete <b>on all walls</b> using Ready made Sill Plate	2" thick Sill Concrete <b>on all walls</b> using Ready made Sill Plate	2" thick Sill Concrete <b>on all walls</b> using Ready made Sill Plate
52	<b>Reinforcement of Brick Work -4.5" Thick Wall</b>	---	<ul style="list-style-type: none"> <li>Below Sill Lvl-1Nos</li> <li>Above Sill Lvl-1Nos</li> </ul>	<ul style="list-style-type: none"> <li>Below Sill Lvl-1Nos</li> <li>Above Sill Lvl-1Nos</li> </ul>	<ul style="list-style-type: none"> <li>Below Sill Lvl-1Nos</li> <li>Above Sill Lvl-1Nos</li> </ul>	<ul style="list-style-type: none"> <li>Below Sill Lvl-1Nos</li> <li>Above Sill Lvl-1Nos</li> </ul>
53	<b>LINTEL BEAM</b> at 7'	<b>Cut Lintel</b> Only above windows & Doors	<b>Full Lintel</b> Above all walls (as per Structural Drawing)	<b>Full Lintel</b> Above all walls (as per Structural Drawing)	<b>Full Lintel</b> Above all walls (as per Structural Drawing)	<b>Full Lintel</b> Above all walls (as per Structural Drawing)
54	<b>SUNSHADES</b> - 1'6" width	Charged per Sft after completion of work	No Extra Charges	No Extra Charges	No Extra Charges	No Extra Charges
55	<b>LOFTS</b> in Bed Room One Side - 1'9" width	Charged per Sft after completion of work	No Extra Charges	No Extra Charges	No Extra Charges	No Extra Charges
56	<b>LOFTS</b> in Kitchen - L-Shaped - 1'9" width	Charged per Sft after completion of work	No Extra Charges	No Extra Charges	No Extra Charges	No Extra Charges

57	<b>Additional Loft Storage above Pooja or Outer Toilet</b> (If Required - 1No's)	Charged per Sft after completion of work	No Extra Charges	No Extra Charges	No Extra Charges	No Extra Charges
58	<b>ROOF Height</b>	10' to 10'6" Including Slab Thickness	<b>10'9"</b> Including Slab Thickness	<b>10'9"</b> Including Slab Thickness	<b>10'9"</b> Including Slab Thickness	<b>10'9"</b> Including Slab Thickness
59	<b>Ceiling Height</b>	9'6 to 9'9"	10'1"	10'1"	10'1"	10'1"
60	<b>Roof Slab Thickness</b>	<b>4" Thick</b>	<b>5" Thick</b> (as per Structural Drawing)	<b>5" Thick</b> (as per Structural Drawing)	<b>5" Thick</b> (as per Structural Drawing)	<b>5" Thick</b> (as per Structural Drawing)
<b>Curing Period For Civil Works</b>						
61	<b>Curing done by Owner? Or Builder?</b>	<b>by Owner</b>	Two Times Curing done by Contractor on All working Days. (To be discussed for non- working days before signing agreement)			
62	<b>Roof Concrete Curing</b>		21 Days	21 Days	21 Days	21 Days
63	<b>Brick work Curing</b>		8 Days	8 Days	8 Days	8 Days
64	<b>Plastering Curing</b>		8 Days	8 Days	8 Days	8 Days
65	<b>Deshuttering of Roof Slab</b>		15th Day	15th Day	15th Day	15th Day
<b>Tile &amp; Granite</b>						
66	<b>Flooring Tile</b> (Size- 4x2)	Rs.60/sft	Rs.60/sft	Rs.60/sft	Rs.60/sft	Rs.80/sft
67	<b>Toilet Tile</b>	Rs.40 to 50 up to <b>Lintel Level</b>	Rs.40 to 50 up to Roof Level	Rs.40 to 50 up to Roof Level	Rs.40 to 50 up to Roof Level	Rs.40 to 50 up to Roof Level
68	<b>Kitchen Wall Tile</b>	Rs.40 to 50 up to <b>Lintel Level</b>	Rs.40 to 50 up to Roof Level	Rs.40 to 50 up to Roof Level	Rs.40 to 50 up to Roof Level	Rs.40 to 50 up to Roof Level
69	<b>Parking FloorTile</b>	Additional Charges	Rs.40 to 50	Rs.40 to 50	Rs.40 to 50	Rs.40 to 50
70	<b>Sit Out / Elevation</b> (Wall Tile or Texture Putty) : 100sft for every 1000Sft Built up area	Additional Charges	Rs.40 to 50	Rs.40 to 50	Rs.40 to 50	Rs.40 to 50
71	<b>Main Door Entrance Step</b>	Granite	Granite @ Rs.120/Sft	Granite @ Rs.120/Sft	Granite @ Rs.120/Sft	Granite @ Rs.120/Sft

72	<b>Inner Staircase Step</b>	Granite/Tile	Full Body Vitrified Tile @ Rs.100/Sft	Full Body Vitrified Tile @ Rs.100/Sft	Granite @ Rs.120/Sft	Granite @ Rs.120/Sft
73	<b>Outer Staircase Step</b>	Cement Flooring	Cement Flooring	Cement Flooring	Full Body Vitrified Tile @ Rs.100/Sft	Full Body Vitrified Tile @ Rs.100/Sft
74	<b>Kitchen Counter Top</b>	Granite/Tile @ Rs.70/Sft	Granite @ Rs.120/Sft	Granite @ Rs.120/Sft	Granite @ Rs.120/Sft	Granite @ Rs.120/Sft
75	<b>Kitchen Shelf</b> 1-No Provided	---	Cuddapah	Cuddapah	Granite	Granite
76	<b>Floor Spacers Provided</b>	---	For Toilet Floor Tiles	For Toilet Floor Tiles	For Toilet Floor and Terrace Cool Roof Tiles	For Toilet Floor and Terrace Cool Roof Tiles
77	<b>Spacers</b> (Provided for Building Flooring)	No	No	No	No	No
<b>Doors and Windows:Joineries</b>						
78	<b>Main Door-</b> (Size 3'6" x 7')	1.25" Thick-Teak Door & Frame- Worth Rs.30000	1.5" Thick-Teak Door & Frame- Worth Rs.50000	1.5" Thick-Teak Door & Frame- Worth Rs.50000	1.5" Thick-Teak Door & Frame- Worth Rs.50000	1.5" Thick-Teak Door & Frame- Worth Rs.75000
79	<b>Main Door Fittings</b>	Brass Coated	Full Brass	Full Brass	Full Brass	Full Brass
80	<b>Bed Door</b> (Size 3' x 7')	Sall Frame & Membrane Door Worth Rs.8000	Teak Frame & Membrane Door Worth Rs.8000	Teak Frame & Membrane Door Worth Rs.13000	TeakFrame & Membrane Door Worth Rs.13000	1.25" Thick-Teak Door & Frame- Worth Rs.30000
81	<b>Bed Door Fittings</b>	Powder Coated Fittings	SS or Brass Coated Fittings	SS or Brass Coated Fittings	SS or Brass Coated Fittings	Brass Fittings
82	<b>Toilet Door-</b> (Size 2'6" x 7')	PVC @ Rs.3000	PVC @ Rs.3000	PVC @ Rs.3000	WPC/Fibre @ Rs.8000	Teak Colored UPVC- @ Rs.15000
83	<b>Backyard Door-</b> (Size 3' x 7')	Sall Frame & Membrane Door Worth Rs.8000	Steel: GI Door Rs.20000	Steel: GI Door Rs.20000	Steel: GI Door Rs.20000	1.25" Thick-Teak Door & Frame- Worth Rs.30000
84	<b>Windows With Grill</b>	Sall Wood/UPVC @ Rs.450/sft	UPVC @ Rs.550/sft	UPVC @ Rs.550/sft	UPVC @ Rs.550/sft	Polished Teak Wooden Window (Paint @ Exterior surface)
85	<b>Windows and Exterior Wall Openings</b> for 2000Sft Builtup Area	Uncertain or 150sft	150 Sft + 1 Main Door	240 Sft + 1 Main Door	300 Sft + 1 Main Door	300 Sft + 1 Main Door

86	<b>Window Grill</b>	10mm Rod	10mm Rod	12mm Rod	12mm Rod	12mm Rod
87	<b>Window Glass</b>	4mm PinHead @Rs.35/Sft	4mm Design Glass @Rs.42/Sft	4mm Design Glass @Rs.42/Sft	4mm Design Glass @Rs.42/Sft	4mm Design Glass @Rs.42/Sft
<b>Plumbing</b>						
88	<b>External Plumbing Pipe material:</b>	<b>PVC</b>	UPVC (Kavery)	UPVC (Astral)	UPVC (Astral)	UPVC (Astral)
89	<b>Internal Hot Cold Plumbing Pipe material</b>	<b>CPVC</b>	CPVC (Kavery)	CPVC (Astral)	CPVC (Astral)	CPVC (Astral)
90	<b>Toilet - Instant Water Heater Provision</b>	---	Provided	Provided	Provided	Provided
91	<b>Corporation Water Inlet Till Site Boundary</b>	---	Provided	Provided	Provided	Provided
92	<b>PLUMBING Supply Inside Toilet</b>	<b>•Bore Water</b>	<b>Double Line</b> •Corporation Water, •Bore Water	<b>Double Line</b> •Corporation Water, •Bore Water	<b>Triple Line</b> •Corporation Water, •Bore Water •Solar Water	<b>Triple Line</b> •Corporation Water, •Bore Water •Solar Water
93	<b>Kitchen Sink Taps</b>	1 -Tap	<b>2 -Taps</b> 1- Corporation Water 2 - Bore Water	<b>2 -Taps</b> 1- Corporation Water 2 - Bore Water	<b>2 -Taps</b> 1- Corporation Water 2 - Bore Water	<b>2 -Taps</b> 1- Corporation Water 2 - Bore Water
94	<b>Dining Wash Basin</b>	Additionally Charged	Provided	Provided	Provided	Provided
95	<b>Garden / Car Wash Taps</b>	Additionally Charged	1- Corporation Water 2 - Bore Water from Pump 3 - Bore Water from OH Tank	1- Corporation Water 2 - Bore Water from Pump 3 - Bore Water from OH Tank	1- Corporation Water 2 - Bore Water from Pump 3 - Bore Water from OH Tank	1- Corporation Water 2 - Bore Water from Pump 3 - Bore Water from OH Tank
96	<b>Water Pressure Test</b>	Additionally Charged	Provided	Provided	Provided	Provided
97	<b>Pressure Pump</b>	---	---	---	Electrical & Plumbing Provision@ Fixing	Electrical & Plumbing Provision@ Fixing
98	<b>PLUMBING PIPE - Vertical Lines Fixing</b>	Fixing along Wall	Fixing Away from Wall	Fixing Away from Wall	Fixing Away from Wall	Fixing Away from Wall

99	<b>SANITARY FITTINGS</b> for this Project (2000 Sft)	Uncertain	Rs100000-Parryware/Jaquar	Rs100000-Parryware/Jaquar	Rs100000-Parryware/Jaquar	Rs150000-Jaquar /Parryware
100	<b>Over Head Tank-Trippl</b> Layer White	Additionally Charged	1000 Litre-2 Nos.	1000 Litre-2 Nos.	1000 Litre-2 Nos.	1000 Litre-2 Nos.
101	<b>Gas Cylinder Provision Outside Kitchen</b> (Piping:Rs.7000; Steel Cage:Rs.15000)	—	—	—	Provided	Provided
<b>ELECTRICAL</b>						
102	<b>Wire</b>	any ISI wire	<b>Finolex</b>	<b>Finolex</b>	<b>Finolex</b>	<b>Finolex</b>
103	<b>DTH , Tv &amp; wifi Cable Conduits</b>	—	Provided	Provided	Provided	Provided
104	<b>Chemical Earthing</b>	Additionally Charged	Additionally Charged	Additionally Charged	Provided	Provided
105	<b>ELECTRICAL POINTS &amp; Switch Box</b> on Room Wall	Limited	Limited	One Switch Box On 3 walls of room as per client's requirement	One Switch Box On all 4 walls of room as per client's requirement	One Switch Box On all 4 walls of room as per client's requirement
106	<b>AC Provision</b>	—	In all Bed Rooms	In all Bed Rooms	Hall, Dining and all Bed Rooms	Hall, Dining and all Bed Rooms
107	<b>Electric Vehicle Charging Provision</b>	—	—	Provided	Provided	Provided
108	<b>Dishwasher</b> (If Required)	—	—	—	Provided	Provided
109	<b>Solar Provision in Terrace</b> (If Required)	Additional Charges	—	—	Provided	Provided
110	<b>Switches</b> (White Color)	Multi Brand	GM/Legrand Anchor (Penta) (Door step Service Warranty)	GM/Legrand Anchor (Penta) (Door step Service Warranty)	GM/Legrand Anchor (Penta) (Door step Service Warranty)	GM/Legrand Anchor (Penta) (Door step Service Warranty)
111	<b>3 Phase Wiring</b>	Single Phase (Additional Cost for 3 Phase)	3 Phase	3 Phase	3 Phase	3 Phase
112	<b>MCB Panel Box with 3 Phase Rotary with MCB</b>	---	Legrand/Fybros with Rotary Switch	Legrand/Fybros with Rotary Switch	Legrand/Fybros with Rotary Switch	Legrand/Fybros with Rotary Switch

113	<b>Lighting Provision</b> (SPOT Light)	---	<b>Hall &amp; Portico</b> Concealed Celimg Light Provision	<b>Hall &amp; Portico</b> Concealed Celimg Light Provision	<b>All Rooms</b> Provided with Concealed Ceiling Lights	<b>All Rooms</b> Provided with Concealed Ceiling Lights
114	<b>UPS wiring</b>	Additional Charges	Provided at all Switch Box	Provided at all Switch Box	Provided at all Switch Box	Provided at all Switch Box
115	<b>CCTV Piping &amp; Wiring Only</b>	---	---	---	Four Camera Points	Four Camera Points
<b>OTHERS WORKS</b>						
116	<b>Staircase Structure</b>	RCC Waist Slab & Brick Steps	Monolithic RCC Staircase	Monolithic RCC Staircase	Monolithic RCC Staircase	Monolithic RCC Staircase
117	<b>Inner Staircase Railing</b>	SS Railing- Rs.600/Rft	SS Railing- Rs.800/Rft	SS Railing- Rs.800/Rft	SS Railing- Rs.800/Rft	SS Railing with Glass (OR) MS with Wood @Rs.1800/Rft
118	<b>Outer Staircase Railing</b>	SS Railing- Rs.600/Rft	MS Railing- Rs.400/Rft	MS Railing- Rs.400/Rft	SS Railing- Rs.800/Rft	SS Railing- Rs.800/Rft
119	<b>Balcony Railing</b>	SS Railing- Rs.600/Rft	SS Railing- Rs.800/Rft	SS Railing- Rs.800/Rft	SS Railing- Rs.800/Rft	SS Railing with Glass (OR) MS with Wood @Rs.1800/Rft
120	<b>Parapet Wall -</b>	2'6" Height ; 4.5" Thick Wall	3' Height ; 4.5" Thick Wall	3' Height ; 4.5" Thick Wall	3' Height ; 4.5" Thick Wall	3' Height ; 9" Thick Wall
120 A	<b>Converting 4'5" Wall to 9" Wall</b>	---	Rs.220/ Rft	Rs.220/ Rft	Rs.220/ Rft	---
120 B	<b>Additional Height for Parapet Wall for 1 FT Rising (If Required)</b>	---	Rs.145/Rft	Rs.145/Rft	Rs.145/Rft	Rs.250/Rft
121	<b>Toilet Nische (Shelf)</b>	---	---	---	Tile @ Rs.50/Sft	Granite @ Rs.120/Sft
122	<b>Sunken Slabs for Toilet (If Required)</b>	Additionally Charged	No Extra Charges	No Extra Charges	No Extra Charges	No Extra Charges
123	<b>Toilet Water Proofing</b>	Additionally Charged	<b>Ultra Tech</b> Water Proofing Componenet	<b>Ultra Tech</b> Water Proofing Componenet	<b>Ultra Tech</b> Water Proofing Componenet	<b>Ultra Tech</b> Water Proofing Componenet

124	<b>Ceiling Plastering Preparation</b>	---	---	Groves made using KORAI GRASS mat while Concreting	Groves made using KORAI GRASS mat while Concreting	Groves made using KORAI GRASS mat while Concreting
125	<b>Cement Plastering Mortar Preparation</b>	Manually	Mixer Machine	Mixer Machine	Mixer Machine	Mixer Machine
126	<b>Cement Plastering Application</b>	Manually	Power Trowel Machine	Power Trowel Machine	Power Trowel Machine	Power Trowel Machine
127	<b>Ceiling Plastering</b>	1:4 mix (No Machine)	Gypsum Plastering	1:4 Cement Plaster with Machine	1:4 Cement Plaster with Machine	1:4 Cement Plaster with Machine
128	<b>Internal Wall Plastering</b>	1:5 Mix (No Machine)	Gypsum Plastering	1:5 Cement Plaster with Machine Mix	1:5 Cement Plaster with Machine Mix	1:5 Cement Plaster with Machine Mix
129	<b>External Wall Plastering</b>	1:5 Mix (No Machine) (No Admixture)	1:5 mix with Waterproofing Admixture <b>UltraTech Weather Pro &amp; Machine Mix</b>	1:5 mix with Waterproofing Admixture <b>UltraTech Weather Pro &amp; Machine Mix</b>	1:5 mix with Waterproofing Admixture <b>UltraTech Weather Pro &amp; Machine Mix</b>	1:5 mix with Waterproofing Admixture <b>UltraTech Weather Pro &amp; Machine Mix</b>
130	<b>External Painting</b>	2 coat White Wash on all 4 Sides	2 coat <b>Birla</b> white on 3 sides & Putty finish with Asian Apex Paint on Front Side	2 coat <b>Birla</b> white on 3 sides & Putty finish with Asian Apex Paint on Front Side	2 coat <b>Birla</b> white on 3 sides & Putty finish with Asian Apex Paint on Front Side	2 coat <b>Birla</b> white on 3 sides & Putty finish with Asian Apex Paint on Front Side
131	<b>Internal Ceiling Putty</b>	No Putty- Only White Wash	Gypsum Plastering + 1 coat <b>Asian</b> Primer	2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer	2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer	2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer
132	<b>Internal Wall Putty</b>	2 coat Putty + 1 coat Primer	Gypsum Plastering + 1 coat <b>Asian</b> Primer	2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer	2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer	2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer
133	<b>External Portico Ceiling Putty</b>	No Putty- Only White Wash	Gypsum Plastering + 1 coat <b>Asian</b> Primer	2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer	2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer	2 coat <b>Birla</b> Putty + 1 coat <b>Asian</b> Primer

134	<b>To Avoid Cracks</b>	---	Pillars&Brick; Beams&Brick Joints, Electrical Groves provided with <b>Glass Fibre Mesh</b>	Pillars&Brick; Beams&Brick Joints, Electrical Groves provided with <b>Glass Fibre Mesh</b>	Pillars&Brick; Beams&Brick Joints, Electrical Groves provided with <b>Glass Fibre Mesh</b>	Pillars&Brick; Beams&Brick Joints, Electrical Groves provided with <b>Glass Fibre Mesh</b>
135	<b>Column Concrete on Site Preparation</b>	Manually	Manually	Manually	Mixer Machine	Mixer Machine
136	<b>Set Back Area Between Compound Wall &amp; Building</b>	Cement Plastering	Cement Plastering	Cement Plastering	Tile Flooring	Tile Flooring
137	<b>Weathering Course</b>	Additionally Charged per SFT	•Surkhi with Baby chips •Cement Flooring Finish	•Surkhi with Baby chips •Cement Flooring Finish •Cool Roof Paint	•Surkhi with Baby chips •Cool Roof Tile	•Surkhi with Baby chips •Cool Roof Tile
138	<b>Basement Height of Parking Floor</b>	On Ground Level	2' Below Ground FFL	2' Below Ground FFL	2' Below Ground FFL	2' Below Ground FFL
139	<b>M.S Stand for Drying Cloth in Terrace</b>	Additionally Charged	1 set Provided	1 set Provided	1 set Provided	1 set Provided
140	<b>Washing Stone, Water Supply &amp; Drainage</b>	Additionally Charged	Provided	Provided	Provided	Provided
141	<b>Soak Pit</b> (If Drainage not Provided in Lay-Out)	Additionally Charged	3' Dia Ring of 5' Depth - 1No's	3' Dia Ring of 5' Depth - 1No's	3' Dia Ring of 5' Depth - 1No's	3' Dia Ring of 5' Depth - 1No's
142	<b>Inspection Chambers</b> for Waste Water Plumbing	Additionally Charged	No Extra Charges	No Extra Charges	No Extra Charges	No Extra Charges
143	<b>Neighbour House Issues</b>		One Coat Paint or Green Shade Net Provided if required	One Coat Paint or Green Shade Net Provided if required	One Coat Paint or Green Shade Net Provided if required	One Coat Paint or Green Shade Net Provided if required
144	<b>Cement Room/ Workers Shed</b>	Additionally Charged	No Extra Charges	No Extra Charges	No Extra Charges	No Extra Charges
145	<b>Dewatering Pump</b>	Additionally Charged	No Extra Charges	No Extra Charges	No Extra Charges	No Extra Charges

146	<b>How we Calculate the Builtup Area?</b>	After Completion of Building	Floor Plan As Explained in Video	Floor Plan As Explained in Video	Floor Plan As Explained in Video	Floor Plan As Explained in Video
147	<b>Cost of Constructing Builtup Area of 2000 sft</b>		<b>4600000.00</b>	<b>5000000.00</b>	<b>5300000.00</b>	<b>5700000.00</b>
148	<b>6000 L - Under Ground Water Tank / Sump @ Rs.16/Litre:</b> FlyAsh Brick work		96000.00	96000.00	96000.00	96000.00
149	<b>6000 L -- RCC Tank @ Rs.26/Litre</b> ( 4" Block Work + 4" Concrete with 10 mm X 8 mm Single Mat)					
150	<b>8000 L - Septic Tank@ Rs.17/Litre</b> Three Chambered Fly Ash brick Work		136000.00	136000.00	136000.00	136000.00
151	<b>8000 L - Septic Tank@ Rs.27/Litre</b> Three Chambered RCC					
152	<b>RCC OVER HEAD TANK @ Rs.27/Litre</b> (After Deducting Cost of Triple Layer OHT)					
153	<b>Compound Wall :</b> 4.5" Thick Solid Block Wall upto Sill Level with 2' Set Back Area Finishing - 100 Rft @ Rs.2300/Rft		230000.00	230000.00	230000.00	230000.00
154	<b>Ramp</b>	Additionally Charged	Ramp work included if compound Wall is Constructed			
155	<b>M.S Gate of 15' Wide</b>	Additionally Charged	30000.00	30000.00	40000.00	40000.00

156	<b>Planter Box Outside the Building</b> ( If Required)	Additionally Charged	Additionally Charged	Additionally Charged	Provided if 4 sides Compound wall is Constructed	Provided if 4 sides Compound wall is Constructed
157	<b>Pergola in Concrete or Steel Fabrication</b> (If Required)	Additionally Charged	Additionally Charged	Additionally Charged	Additionally Charged	Additionally Charged
158	<b>Glass Works : Toughened Glass / Elevation Glass Works</b> (If Required)	Additionally Charged	Additionally Charged	Additionally Charged	Additionally Charged	Additionally Charged
159	<b>M.S Steel Staircase</b> to 2nd Floor (or) Head Room	--	35000.00	35000.00	35000.00	35000.00
160	Additional Set Back Area for Gravel Filling, PCC Flooring as Per Item.137 <b>Rs.360/Sft</b>					
161	Additional Ceiling Height of 1 Foot: <b>Rs.90/Sft of Floor Area</b>					
162	Additional Basement Height of 1 Foot: <b>Rs.90/Sft of land Area</b>					
163	5' Height Tank Stand in Steel Fabrication or Masonry Structure for 2 Tanks: <b>Rs.35000</b>					
164	<b>Elevation Works Charges</b> (If Masonry inside Plinth Area)	Additionally Charged	No Extra Charges	No Extra Charges	No Extra Charges	No Extra Charges
165	Special Elevation Features or Masonry works outside Plinth Area attracts Cost	Additionally Charged	Additionally Charged	Additionally Charged	Additionally Charged	Additionally Charged

166	Compound Wall Elevation Works	Additionally Charged	Simple Elevation works Provided with Putty & Colour	Simple Elevation works Provided with Putty & Colour	Elevation works Provided Masonry with Putty; Texture Putty & Colour	Elevation works Provided Masonry with Putty; Texture Putty & Colour
167	Safety Grill Door: Rs.10,000/Door (If Required)	Additionally Charged	Additionally Charged	Additionally Charged	Additionally Charged	Additionally Charged
168	Security	Additionally Charged	CCTV Camera - LIVE Ascess	CCTV Camera - LIVE Ascess	CCTV Camera - LIVE Ascess	CCTV Camera - LIVE Ascess
<b>Total Cost of Completion of Project Rs.</b>			<b>5127000</b>	<b>5527000</b>	<b>5837000</b>	<b>6237000</b>

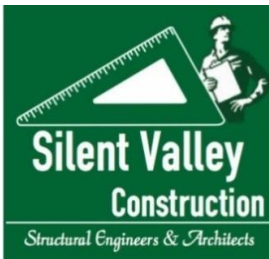
**NOTE: Owner's Scope**

1	Electricity will be provided by Owner - 3 Phase
2	Water will be provided by Owner
3	Land for Workers Shed will be provided by Owner
4	Building Plan approval
5	BoreWell & Pump Set will be provided by Owner
6	Electricity Final Shiffing, Panel Box & Govt. Charges
7	Electrical fittings like Fan, Light, Motor Pumps, Pressure Pump Water Heater will be provided by Owner
8	Interior Works or Cuddapah Shelf are not included in the estimation

AREA STATEMENT	
<b>GF</b>	950 sft
<b>FF</b>	950 sft
<b>SF</b>	0 sft
<b>Staircase</b>	100 sft
<b>Total</b>	2000 sft

	<b>Construction Period (G + 1)</b>	10 Months	
	Total Cost of Completion of Project -- Spec 3 for 2000 sft		
	<b><u>Payment Schedule</u></b>		
1	On Boarding Fees After Finalising Plan& Estimation	<b>Rs.20,000</b>	20000
2	Mobilisatioin on Bhoomi Pooja Start Day	<b>10% -Rs.20,000</b>	603700
3	After Completion of Plinth Beam	<b>10%</b>	623700
4	After completion of Basement	<b>10%</b>	623700
5	After completion of GF Lintel Level	<b>10%</b>	623700
6	On the day of completion of G.F- R.C Roof Concrete	<b>10%</b>	623700
7	After completion of FF Lintel Level	<b>10%</b>	623700
8	On the day of completion of F.F- R.C Roof Concrete	<b>10%</b>	623700
9	After Completion of Internal plastering	<b>10%</b>	623700
10	After Completion of External plastering	<b>10%</b>	623700
11	After Completion of Flooring	<b>5%</b>	311850
12	At the time of Handing Over of Key	<b>5% - (Rs.25/sft)</b>	241800
13	After 1 Year (365 Days) of House Warming	<b>Rs.25/sft</b>	50000
	<b>TOTAL</b>	<b>100%</b>	<b>6216950</b>

**Below Rate for Consultancy Work Only**



# SILENT VALLEY CONSTRUCTION

COIMBATORE\CHENNAI\SALEM - 9500385799

## CONSTRUCTION SPECIFICATION

Engineer: C.Satchithananda Moorthy.,M.E(Struct)

Date: 01-01-2026

This Rate Valid From: Dec -1-2025 to: **01-06-2026**

S.NO	Features	BRONZE	SILVER	GOLD
		Structural Only	Structure + Arch	Structure + Arch + Consultation
1	2D Floor Plan	x	✓ (2 rev.)	✓ (3 rev.)
2	3D Elevation	x	✓ Image	✓ Video
3	Elevation Detail Drawing	x	✓	✓
4	Column Layout	✓	✓	✓
5	Footing Layout	✓	✓	✓
6	Plinth Beam Layout	✓	✓	✓
7	Lintel Beam	✓	✓	✓
8	Roof Beam	✓	✓	✓
9	RoofSlab	✓	✓	✓
10	Staircase Structural Detail	✓	✓	✓
11	GFC Structural Drawings	✓	✓	✓
12	Doors & Window Joineries	x	✓	✓
13	Electrical Drawing	x	✓ Basic	✓ Detailed
14	Plumbing Drawing	x	✓ Basic	✓ Detailed
15	Marking Drawing Drawing	x	✓	✓
16	Steel BOQ	x	✓	✓
17	Civil Material BOQ	x	x	✓
18	Tiles BOQ	x	x	✓
19	Revisions Allowed	1	2	Unlimited
20	WhatsApp Support	Basic	Priority	Priority
21	Online Review Call	x	✓ 1 call	✓ Multiple
22	Site Visits	x	x	✓ Yes
23	Guiding Contractor/ Mastheri	x	x	✓ Yes
24	Guiding on Material Procurement	x	x	✓ Yes
25	Quality Checks	x	x	✓ Included
26	Digital Survey	x	x	✓ Total Station

27	Rebound Hammer Test	x	x	✓ Yes
28	CubeTest	x	x	✓ Yes
29	Water Quality Test	x	x	✓ Yes
30	Water Pressure Test- Plumbing	x	x	✓ Yes
31	Contractor Bill Verification	x	x	✓ Included
32	Contractor Bill Verification	x	x	✓ Included
33	Progress Updates	x	x	✓ Included
34	Best For	Structural only	Full design	NRIs / Busy owners
	<b>Pricing</b>	<b>Rs.5/sqft</b>	<b>Rs.30/sqft</b>	<b>Rs.90/sqft</b>