

## ROYAL BUILD PACKAGE – 2650 PER SQ. FT

<b>Design &amp; Drawings</b>	<ul style="list-style-type: none"><li>• Premium 2D &amp; 3D – Floor Plans</li><li>• Luxury 3D Elevation Designs of all views</li><li>• Design Development – A maximum of 40 drawing revisions</li><li>• Internal Isometric Views all rooms, open areas etc &amp; detailed renders for each segment of the home for better understanding of the design</li><li>• Detailed Landscaping design</li><li>• 3D Walkthrough of the home along with internal &amp; external walkthrough</li><li>• Hands on isometric 3D model of the home with separate floors</li><li>• Site survey by surveyor with instruments &amp; drawing based on survey</li><li>• VR for the 3D Walkthrough of the home along with internal &amp; external walkthrough including interior renders</li></ul>
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<b>Civil Construction</b>	<ul style="list-style-type: none"><li>• Floor to floor height – 11’</li><li>• Steel (500 TMT bars) – JSW/SAIL/Vizag</li><li>• Cement (Grade 53) – ACC/ Ultratech</li><li>• UG Sump built with RCC &amp; waterproof plastered as per capita requirement</li><li>• Concrete – M25 grade</li><li>• Machine cut solid Block walls – 8” &amp; 4” thickness of APCO/ Sonika/ equivalent</li><li>• Internal courtyards, skylights other designer architectural elements are included</li><li>• Internal, external and toilet wall – column joints plastering with chicken mesh</li><li>• Waterproofing compound – Dr.Fixit/FOSROC for external walls</li><li>• Crystalline waterproofing, Cinder filling in sunken toilets, Heat &amp; Waterproofing in Terrace</li><li>• Steel/concrete lofts – Not Included</li><li>• Ledge wall for incorporating concealed sanitary parts is included</li></ul>
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<b>Architectural Design</b>	<ul style="list-style-type: none"><li>• Working drawing for all works</li><li>• Schedule of Openings</li><li>• Section and Elevation</li><li>• Detailed portfolio of the home post-handover</li></ul>
<b>Interior Design</b>	<ul style="list-style-type: none"><li>• Complete 3D design interiors, only if executed by Sri Vishwanik Constructions.</li><li>• 2D furniture layout.</li><li>• Assisting in interior procurement</li></ul>
<b>Structural Designing</b>	<ul style="list-style-type: none"><li>• Structural Design as per IS Code.</li><li>• Good for construction drawings</li><li>• Soil Test Report</li></ul>



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	<ul style="list-style-type: none"><li>• Overlapped Structural, Architectural &amp; MEP Drawings</li><li>• 3D structural drawings &amp; Design Analysis Report</li></ul>
<b>MEP Designing</b>	<ul style="list-style-type: none"><li>• Electrical Layout</li><li>• Plumbing Water Line Layout</li><li>• Plumbing Drainage Line Layout</li><li>• Detailed HVAC design</li></ul>
<b>Government Liaison Assistance</b>	<p>Sri Vishwanik Constructions will provide liaison assistance with different government agencies, obtain permissions, licenses &amp; sanction fee for the following (if applicable)</p> <ul style="list-style-type: none"><li>• Construction Plan Sanction</li><li>• Temporary Electricity connection</li><li>• Permanent electrical connection</li><li>• Water connection</li><li>• Sewage connection</li></ul>



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<b>Flooring Wall Tiling</b>	<ul style="list-style-type: none"><li>• Kitchen &amp; Bedrooms – Vitrified Tiles – Rs.90/- per Sqft</li><li>• Main Living Room, Dining – Italian Marble/Premium Finished Vitrified tiles of 4'x8' dimension -Rs.450/- per Sqft</li><li>• Staircase, Foyer Area granite – Rs 150 (Only granite)</li><li>• Balcony, Sit-out, Passage &amp; other common Areas – Anti-skid tiles – Rs.70/- per Sqft</li><li>• Toilet Floor – Anti-skid tiles – Rs.75/- per Sqft</li><li>• Toilet Wall Dado (Full height) – Light &amp; Highlighting tiles – Rs.75/- per Sqft</li><li>• Parking Area – Parking tiles/Designer Pavers – Rs.70/- per Sqft</li><li>• Kitchen countertop – Granite – Rs.165/- per Sqft</li><li>• Kitchen Wall Dado (Up to 2' above counter) – Backsplash tiles – Rs.75/- per Sqft</li></ul>
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	<ul style="list-style-type: none"><li>• Puja Room- Wall tiling – Full height – Rs 65 per Sqft</li><li>• Puja Room- Granite slab- Rs-120/- per Sqft</li><li>• No limitation of tile size</li><li>• Tile grouting with spacer joint &amp; with epoxy grout in bathrooms</li><li>• Setback area tiles of 50 per sqft will be provided (if setback area is charged)</li></ul>
<b>Painting</b>	<ul style="list-style-type: none"><li>• Internal wall &amp; ceiling: 3 coat wall putty +1 coat primer coat + 2-3 coat Premium Emulsion paint</li><li>• External walls – 1 coat primer coat + 2 coat Apex Ultima weatherproof paint</li><li>• Brand – Asian/Berger/Dulux</li></ul>
<b>Electrical</b>	<ul style="list-style-type: none"><li>• Unlimited light and power points in good design sense</li><li>• Conduits – Good quality, hidden in slabs and walls</li></ul>



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	<ul style="list-style-type: none"><li>• Fire retardant and smoke proof copper wire – Havells</li><li>• External electrification is included</li><li>• Switches &amp; Plates – Legrand Lyncus/myrius (Touch screen switch provision only)</li><li>• A main DB &amp; MCB – ABB/Schneider/Legrand make</li><li>• Provision for home automation is included</li><li>• AC provisions – in all rooms, living and dining</li><li>• One Electric Car charging point – Parking area</li><li>• One CCTV provision point for the home</li><li>• One UPS point for the home</li></ul>
<b>Plumbing</b>	<ul style="list-style-type: none"><li>• Water supply system – Internal &amp; External Connection for water inlet from corporation.</li></ul>



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	<ul style="list-style-type: none"><li>• Separate bore well &amp; corporation lines, if needed for Kitchens. If separate tank is needed, shall be charged on actuals</li><li>• External sewage system – Inspection chambers &amp; sewage outlet to site boundary</li><li>• Class B CPVC pipes – Ashirwad/Astral make</li><li>• Solar &amp; Geyser Provision</li><li>• Rainwater harvesting facility – Ground water recharge</li><li>• PVC Overhead Tank based on per capita consumption from Sintex</li><li>• FRP Chamber covers shall be provided for IC</li><li>• Separate sewage &amp; drainage lines</li><li>• Separate hot &amp; cold-water lines for sink</li></ul>
<b>Fixtures</b>	<ul style="list-style-type: none"><li>• Kitchen sink &amp; Accessories: SS/Granite/Carysil – Rs.22,000/- per kitchen</li></ul>



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	<ul style="list-style-type: none"><li>• CP &amp; Sanitary fixtures such as Wash Basin, WC, Taps and other accessories like bottle trap, gratings etc.: Jaquar/Hindware – Rs.40,000/- per bathroom attached toilet and Rs.15,000/- per powder room (if applicable)</li></ul>
<b>Doors</b>	<ul style="list-style-type: none"><li>• Main, Puja Door – Teak Wood frame &amp; shutter including hardware – Rs.60,000/- per door</li><li>• Internal Door – Sal wood frame &amp; flush shutter including hardware – Rs.12,000/- per door</li><li>• Internal door frames &amp; shutter – Painted/ Hand Polished</li><li>• Main, Puja Door – Polished with PU finish spray</li><li>• Bathroom Door – Frame &amp; shutter including hardware – Rs.10,000/- per door</li></ul>



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	<ul style="list-style-type: none"><li>• Door Hardware – Ozone/Europa/Dorma make</li><li>• Door Hinges – SS hinges</li><li>• Door &amp; Door Frame cost – Inclusive of planing, rebate, transportation etc.</li></ul>
<b>Windows</b>	<ul style="list-style-type: none"><li>• UPVC windows of Fenesta or equivalent make – 5mm clear glass with MS Grills</li><li>• Basic price: uPVC with MS grill or wooden including hardware – Rs.770/- per Sqft</li></ul> <p><b>(OR)</b></p> <ul style="list-style-type: none"><li>• Wooden windows – Sal wood Frame (5"x3") &amp; Honne Shutter (1.5" thickness) with clear glass and grill rods</li></ul>
	<ul style="list-style-type: none"><li>• Main Gate: Designer Gate with Shera boards – Rs. 450/- per Sqft</li></ul>



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<b>Fabrication</b>	<ul style="list-style-type: none"><li>• External staircase &amp; balcony railing: MS Railing – Rs. 660/- per Rft</li><li>• Internal staircase railing: SS Railing – Rs.1080/- per Rft</li><li>• Utility grill is not included in the package</li><li>• Waterproofing is included for Utility &amp; balcony portions</li></ul>
<b>Compound Wall</b>	<ul style="list-style-type: none"><li>• Compound wall – Solid block walls of 4” thickness to suit the elevation (If charged)</li><li>• Excavation, Foundation, PCC, Size Stone Masonry with DPC course above SSM</li><li>• Height of Compound wall– 5 Ft</li><li>• Compound wall – Plastered &amp; Painted</li></ul>
<b>Elevation</b>	<ul style="list-style-type: none"><li>• This proposal includes a luxurious elevation</li></ul>



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	<ul style="list-style-type: none"><li>• A 3D elevation is presented for client to choose from &amp; design further</li></ul>
<b>Exclusions &amp; Incidentals</b>	<ul style="list-style-type: none"><li>• A design if needed to be modified more than 40 shall be charged accordingly</li><li>• Government fees for the liaison bodies to be paid directly by the client</li><li>• The complete fee payment for plan sanction in Panchayat limits need to be borne by client</li><li>• Assuming the site &amp; road level to be equal, if the ground level needs to be raised above 18", it shall be charged for accordingly</li><li>• Hard rock/soft rock excavation, if it arises shall be charged for accordingly</li><li>• Buying new earth/sending existing earth for excavation/backfilling purpose shall be charged on actual</li></ul>



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|  | <ul style="list-style-type: none"><li>• There is no basic price/ cap of steel or cement. However, in case there is huge fluctuation of over 45% of the average market price during the signing of the agreement the difference shall be charged in consultation with the client</li><li>• Any work not mentioned within this package or outside the site boundary shall be charged for accordingly</li><li>• Percentage of openings for doors &amp; windows – 27% Maximum</li><li>• One point of electricity &amp; water needs to be provided by the client free of cost to facilitate construction</li><li>• SBC of soil is considered at 180 KN/M2 and depth of the foundation considered at 5 Feet, any increase in depth shall be charged accordingly on actuals upon site conditions</li><li>• If there are constraints in material delivery or stocking place and materials to be order in small quantities, the</li></ul> |
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	<p>additional charges for the same shall be charged on actuals</p> <ul style="list-style-type: none"><li>• A specific area to construct labour and material shed needs to be provided within 50 feet from the construction place by the client</li><li>• Any road cutting charges for the connection of Electricity and Sewage lines is not included, such works shall be charged additionally</li></ul> <p>NOTE: The above - mentioned material specifications are generalized, the inclusion or the exclusion of the same shall vary depending on the floor plan.</p>
<b>Payment Structure</b>	<ul style="list-style-type: none"><li>• A customized payment schedule will be shared based on the project specifications.</li></ul>



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<b>Warranty &amp; Guarantee</b>	<ul style="list-style-type: none"><li>• Construction guarantee – 1 Year</li><li>• Waterproofing warranty – 10 Years</li><li>• Guarantee &amp; warranty is provided on Stamp paper</li></ul>
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