

## SIGNATURE SPACE PACKAGE – 3150 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>• Technical &amp; detailed Presentation of floor plans, multiple home visits from the design team to help finalize all designs</li><li>• Sketching &amp; interactive sessions of all aspects</li><li>• Internal Isometric Views of rooms, open areas etc &amp; detailed renders 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>• Curated VR models will include interior elements &amp; furniture post designing (if</li></ul>
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	interior executed by Company). Get 5 more changes for the VR model
<b>Civil Construction</b>	<ul style="list-style-type: none"><li>• Floor to floor height – 11'6"</li><li>• Steel (500 TMT bars) – JSW/TATA</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 (of APCO/Soniks or similar) – 8" &amp; 4" thickness</li><li>• Internal, external and toilet wall – column joints plastering with chicken mesh using double washed M sand</li><li>• Internal courtyards, skylights other designer architectural elements are included</li><li>• Waterproofing compound – Dr.Fixit/FOSROC for external walls</li></ul>



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	<ul style="list-style-type: none"><li>• Crystalline waterproofing, Cinder filling in sunken toilets, Heat &amp; Water proofing in Terrace</li><li>• Ledge wall for incorporating concealed sanitary parts is included</li><li>• Mat for slab shuttering (chaape)</li><li>• Anti Termite Treatment</li></ul>
<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>• Kitchen is given with acrylic sheet on Boiling Water Plywood. The basic price of acrylic sheet is ₹4000/- per sheet</li><li>• Wardrobes are made with Century ply &amp; 4mm thick veneer sheet finished with hand polish.</li><li>• Basic price of veneer sheet is ₹2,500/ sheet</li></ul>



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	<ul style="list-style-type: none"><li>• All other interior elements are given with century plywood and laminate. The basic price of laminate is ₹1550/-</li><li>• One wardrobe for every 1000 sqft of slab laid area of dimension 7' x 10' including loft</li><li>• One modular kitchen up to 150 sqft with ₹50,000/- worth accessories, made of BWP century ply with acrylic sheet</li><li>• TV unit of 40 sqft with storage</li><li>• Shoe rack of 15 sqft with bottom and tall units</li><li>• Crockery unit of dimension 3'6" x 7' with glass shutters</li><li>• False ceiling up to 12' x 12' (including peripheral false ceiling)</li><li>• Foyer unit is provided with basic storage up to 15 sqft</li><li>• Dressing table in master bedrooms is provided with mirror and 2' vanity at the bottom.</li></ul>
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|  | <ul style="list-style-type: none"><li>• Decorative wall ledges up to 20 rft</li><li>• Wallpaper up to 200 sqft will be provided</li><li>• Wall partition with veneer will be provided wherever needed upto 50 Sqft</li><li>• Storage in Puja up to 15 sqft</li><li>• Headboard tufting at master bedroom shall be provided upto 33 Sqft</li><li>• Study table up to 30 sqft will be provided</li><li>• One vanity in every toilet</li><li>• These specifications and measurements are included in the package. However, this doesn't limit to executing beyond these measurements &amp; specifications on added actual costs</li><li>• Electrical points for false ceiling are included in the package. All other points wherever needed additionally shall be charged on actuals</li></ul> |
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<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><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></ul>



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	<ul style="list-style-type: none"><li>• Water connection</li><li>• Sewage connection</li></ul>
<b>Flooring Wall Tiling</b>	<ul style="list-style-type: none"><li>• Kitchen – Vitrified Tiles – Rs.100/- per Sqft</li><li>• Bedrooms – Full body Vitrified Tiles – Rs.120/- per Sqft</li><li>• Main Living Room &amp; Foyer – Italian Marble/Premium Finished Vitrified tiles of 4'x8' dimension -Rs.600/- per Sqft –with spacers and premium grouting.</li><li>• External staircase – Granite of Rs 150/- per Sqft</li><li>• Internal staircase: Wooden planks or similar finish material of 270/- per Sqft(including laying)</li><li>• Balcony, Sit-out, Passage &amp; Common Areas – Anti-skid tiles – Rs.70/- per Sqft</li></ul>



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	<ul style="list-style-type: none"><li>• Toilet Floor – Anti-skid tiles – Rs.80/- per Sqft</li><li>• Toilet Wall Dado (Full height) – Light &amp; Highlighting tiles – Rs.80/- per Sqft (One Accent wall in M.Bedroom toilet)</li><li>• Parking Area – Parking tiles/Designer Pavers – Rs.55/- per Sqft</li><li>• Kitchen countertop – Quartz – Rs.180/- per Sqft</li><li>• Kitchen Wall Dado (Up to 2' above counter) – Backsplash tiles – Rs.60/- per Sqft</li><li>• Puja Room- Wall tiling – Full height - Rs 65 per Sqft</li><li>• Puja Room- Granite slab- Rs-250/- per Sqft</li><li>• Open terraces or balconies – white cooling tiles of Rs 50/- per Sqft</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>
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<b>Painting</b>	<ul style="list-style-type: none"><li>• 1 texture wall &amp; 1 Royale Play wall for living &amp; Master bedroom</li><li>• Internal wall &amp; ceiling – 3 coat Wall putty + 1 coat primer + 2 coats Royal paint</li><li>• External walls – 1 coat primer + 2 coat external 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><li>• Fire retardant and smoke proof copper wire – Havells External electrification is included</li><li>• Switches &amp; Plates – Legrand Lyncus/myrius</li></ul>



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	<ul style="list-style-type: none"><li>• A main DB &amp; MCB – ABB/Schneider/Legrand make</li><li>• Provision for home automation is included</li><li>• Provision for digital switches is included</li><li>• AC provision throughout the house</li><li>• One Electric Car charging point – Parking area</li><li>• CCTV provision</li><li>• One UPS point</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><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></ul>



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	<ul style="list-style-type: none"><li>• Rainwater harvesting facility – Ground water recharge</li><li>• PVC Overhead Tank based on per capita consumption from Sintex</li><li>• Separate sewage &amp; drainage lines</li><li>• Separate bore well &amp; corporation lines, if needed for Kitchens</li></ul>
<b>Fixtures</b>	<ul style="list-style-type: none"><li>• Kitchen sink &amp; Accessories: SS/Granite/Carysil – Rs.25,000/- per kitchen including bendable taps</li><li>• Glass cubical for 1 bathroom (if BUA is above 3500 Sqft)</li><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 and Rs.15,000/- per powder room (if applicable)</li><li>• Jacuzzi or bathtub worth Rs. 50,000 is included (if BUA is above 4000 Sqft)</li></ul>



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<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.15000/- 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. Toilet frames can be made in granite, if needed</li><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><li>• All frames are polished</li><li>• All hardware for main door and puja door authentic brass</li></ul>
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	<ul style="list-style-type: none"><li>• Toilet frames in granite can be given, if needed</li></ul>
<b>Windows</b>	<ul style="list-style-type: none"><li>• Basic price: Wooden finish uPVC windows with MS grill or wooden including hardware – Rs.910/- per Sqft OR Wooden windows – Sal wood Frame (5"x3") &amp; Honne Shutter (1.5" thickness) with clear glass and grill rods</li><li>• Pocket windows, sliding doors etc are included</li></ul>
<b>Fabrication</b>	<ul style="list-style-type: none"><li>• Main Gate: Designer Gate with Shera boards – Rs. 450/- per Sqft</li><li>• External staircase &amp; balcony railing: MS Railing – Rs. 900/- per Rft</li><li>• Internal staircase railing: SS Railing – Rs.1200/- per Rft</li><li>• Utility grill is not included in the package</li></ul>



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	<ul style="list-style-type: none"><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><li>• Front compound wall includes some designer features like Slit openings, higher height, added beam with light drop, Jaali, tile cladding or HPL</li></ul>
<b>Elevation</b>	<ul style="list-style-type: none"><li>• This proposal includes a super luxurious elevation</li><li>• A 3D elevation is presented for client to choose from &amp; design further</li></ul>



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<b>Exclusions &amp; Incidentals</b>	<ul style="list-style-type: none"><li>• A design if needed to be modified more than thrice shall be charged for 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><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</li></ul>



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agreement the difference shall be charged in consultation with the client

- Any work not mentioned within this package or outside the site boundary shall be charged for accordingly. Only ramp outside the home is included
- Percentage of openings for doors & windows – 27% maximum
- One point of electricity & water needs to be provided by the client free of cost to facilitate construction
- 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
- If there are constraints in material delivery or stocking place and materials to be order in small quantities, the additional charges for the same shall be charged on actuals



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	<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><li>• Site related small costs like tarpaulin, temporary wiring within the site &amp; etc, are included and no additional cost</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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