



EQUITY DEVELOPERS AND BUILDERS


FROM CONCEPTS TO REALITY

ULTRALUXURY PACKAGE RS.2800 SQFT

CONSTRUCTION | INTERIOR DESIGN
ARCHITECTURAL DRAWINGS
PLOTTED DEVELOPMENT

+91 - 9148848509 

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#581, 2nd floor, West of Chord Road, 
3rd stage, 4th block, Basaveshwara Nagar,
Bangalore - 560079

PACKAGE DETAILS

DESIGN AND DRAWINGS:

- 2D floor plan with furniture layout
- 3D simple elevation(3 options)
- structural drawings
- working drawings

STRUCTURE :

- **Cement** –ACC, RAMCO or any other equivalent brand.
- **Steel** – SUNVIK/INDUS FE 550 or any other equivalent brand.
- **Bricks/Concrete blocks** - 6" & 4" BLOCKS (rs 45 per brick)
- **M sand** - for concrete and brick work & P sand for plastering
- **Moulding** - 6" thick RCC slab, Manual concrete mixing as per the proportion M20 GRADE
- **Ceiling height** - 10' floor to floor

WOOD :

- **For main door frame** - 8"x4" teak wood (teak wood Rs 4300/- Cft)
- **For pooja door frame** - 6"x4" teak wood (rs 3800/cft)
- **For Room Door frame** - 5"x3" teak/honne
- **Windows** – teak (rs 3000/cft)
- **Main Door** – teak wood Door of 32mm thick cost upto Rs 25,000
- **Pooja Door** - teak wood Door of 32mm thick cost upto Rs 8000
- **Bed room doors** – teak wood doors up to RS 10000 as per owner choice
- **Toilet doors** - Ready waterproof WPC shutter with Frame cost 4000/pc

HARDWARE :

- **For main door** - Boss / Europa 1 nos with One Alldrop for front door and SS fittings (4no of 5" hinges, 2 ornamental handles, door stoppers, 2no of tower bolt (Total charges –Rs 6000 for above fittings)
- **For pooja door** - 1 Alldrop and SS fittings (3no of hinges, 2 medium handles) – Rs 3000 for above fittings
- **For bed room door** - 1 Alldrop for each bedroom, 3no of hinges, 2no of 6" tower bolt, 1 PVC bush, 2 handles, door stopper) - Rs 2500 for above fittings
- **Glass for window shutter** - 4mm thick pin head glass or equivalent (Costs 52 Rs per sq feet)
- **For ventilators** - Shutters with glass



FABRICATION :

- **Window grills** - MS grills with 12mm rod
- **Balcony railings** - 3'0" designed SS 304 railings (rs 550/rft)
- **Staircase railings** - 3'0" designed SS 304 railings (rs 550/rft)
- **Gate** - Height up to 5' Height of 16 Gauge Pipe Cost rs200/sqft (only openable sliding not included)

FLOORING :

- **Living, dining, kitchen, Bedrooms, Pooja Room , Inside staircase** - Granite @ Rs.180 to 200(inclusive GST)per sft with 4" skirting
- **Pooja Room Wall** - 7'0" ht granite @ Rs.200 /sft
- **Toilet walls** - 7'0" ht digital tiles Rs.55/sft (2'*4')
- **Toilet flooring** - Anti-skid ceramic tiles @Rs. 45/sft (12"X12")
- **Kitchen cladding (till window)** - 4'0" ht (above cooking platform) with glazed tiles
- **Kitchen platform** - 40mm facia black granite@90/sqft
- **Terrace flooring** - Muddy finish with water and weather proof
- **Parking area** - Parking tiles @Rs.45/sft

ELECTRICAL :

- **Pipes** - Moulding and wall pipes of standard company.
- **Metal boxes** - Roma Box
- **Wiring** - Finolex /maharaja
- **Switches** - GM(Basic White Plate And Switch) (Rs 100/- extra per point for modular switches)
- **MCBs / ELCB** - ROMA
- **DB** - ROMA

PLUMBING :

- **PVC pipes & fittings** - Supreme pipes & fittings.
- **CPVC pipes & fittings** - Ashirvad pipes fittings.
- **Over head tanks 2000ltrs** - Ganga PVC tanks.
- **Toilet and Bath room** - Commode, Wallmixer, WashBasin, Taps, Shower (Of Total Worth Rs.30,000/-)
- **Outside Taps** PVC 250 Rs.
- **Solar & geyser water provision** - Solar water heater provided by owner

KITCHEN :

- **1no of 24"x18"x8" SS sink or Granite with necessary fittings** - Cost 5000 Per Sink.
- **1 no of point for Aqua guard** - Aquaguard provided by owner.
- **Kitchen Tap** - 1 Tap (rs 1500).
- **Utility/wash area**
- **1 no of tap for washing machine** - PVC Tap
- **1 no of tap for cleaning** - PVC Tap (rs 200)
- **For toilets, utilities & terrace** - Dr.Fix it or Fosroc make.



PAINTING :

- **Internal ceilings & walls** - Asian royal emulsion of 2coat with 2 coats of Jk/birla putty.
- **External walls** - Asian Apex ultima (2 coat) with Asian exterior primer(1 coat)
- **Grills & railings** - Enamel painting.
- **Window shutters** - Asian enamel painting with grey putty.

PARAPET WALL :

- 3'6" ht 4" thick parapet.

ELEVATION TREATMENT :

- Not applicable.

WALL BUILDING FEATURES:

- **Column/beams/wall thickness** - As Per structural design using 16mm and 12mm for columns and beams.
- **Plinth beam** - 15" thick using 12mm and 16mm steel.
- **SUMP** - 10000 Liters.
- **Window chejjas** – Standard using 8 and 10mm rods.
- **Extra roof design like tapered roof or pyramid roof with tiles** - charged extra as per item rate .
- **Elevation** - Cement work is done, Extra for Cladding stones/HPL sheets(if any charged as per actual).
- **Footing** - 5'x5' using 8mm and 10mm rods.

THE QUOTED RATE DOES NOT INCLUDE

- Departmental sanctions, Deposits, incidentals with KPTCL, BBMP, BWSSB etc.
- Electrical fixtures like tubes, lights, fans, geysers, fancy fittings.
- Electric & Plumbing works is up to the meter board level only.
- All electrical and plan sanctioning, and other office deposits, meter board wiring, cable laying, main building and grounding, outside water connection, temporary electrical power connection charges shall be borne by building owner. Water and electrical should be supplied by the owner.
- Excavation will be charged extra when encountered with water/loose soil/stone.
- Circular/ helical staircase will be charged extra @ Rs.550/sqft.
- Solar and geyser Fixtures are not included.
- Carvings on doors and ornamental design will be charged extra.
- Any Extra works that are not included.
- No Objection from neighbours/any others.
- Neighbours site Covering & Repainting.
- Road cutting charges and approvals.
- Terrace gardening work, terrace covering with prefabricated roof etc.
- Rainwater harvesting.
- Gas piping and interior works like wardrobe, modular kitchen pop ceiling.
- Outside granite cladding, stone cladding, elevation cladding's, Chapdi Works.



- Solar Tank and Connection Charges.
- Terrace floor tiles and roof coverings.
- Circular /helical staircase will be charged extra.
- Safety grill Work Extra Charges.
- Tapered roof area will be charged at Rs.200/sqft.
- If material cost exceeds more than 5% in the market then that amount will be ` payable by client.
- Elevation will be charged extra like glass, wood, cladding, MS work, SS work, Scratch paint.
- Rainwater sump, Percolation pit and site cleaning will be charged extra.
- Site cleaning & debries cleaning should be done by Client.
- Watchman shed demolition will be done by the contractor side after completion of building construction, if client need that watchman shed in future then that will be additional cost .
- temporary/permanent power charges and water for construction.

STRUCTURAL DETAILS AND EXTRA CHARGES

- Depth of the foundation more than 6 feet will be charged additional.
- Eccentric footing will be charged extra.
- Extra Reinforcement will be charged additional unless advised in the drawings.
- Slab thickness more than 5" will be charged extra.
- Double matt and strap beam for eccentric footings will be charged extra.
- Footings and column provision for additional floor will be charged extra.
- Additional charges will apply if Soil bearing capacity (SBC)<16.
- Rs 1490=00/ Rft for Boundary wall 4" thick 4'ht with 2 courses of foundation.
- Rs 9=00per Ltrs for Sump tank. (if required more than specified).
- Rs 15=00per Ltrs for PVC over head tank.
- Rs 190=00/ Sqft for flagging concrete with finishing all-round building.
- Rs 190=00/ Sqft for B S slab(chappdi stone) in front side with edge cutting (with out dressing) .
- Window (Considered each hall two nos 5'x4'size windows and each room one 5'x4'size window)
- border, half round, full round, laying of pop above granite if any charged as per actual)

BASIC PRICES

- **steel** - 74000/tonne
- **cement** - 360/bag
- **solid blocks** - (6"-35,4"-25)
- **m-sand and jelly** - Rs24/cft
- **p sand** - Rs35/cft

