



*We Assist You to Find Your Dream Home*

# JMJ CONSTRUCTION

Price Starts From ₹ 2350 per Sq.ft



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## EARTH WORK, FOUNDATION & BASEMENT

- ◆ Foundation depth of 4'0" to 5'0" from ground level
- ◆ Foundation Pit with Suitable Sizes for As per design and drawing .(4' \* 4' is std.)  
Foundation Base PCC using 1:5:10 mix with 40mm metal will be laid for inch 6" tk. It will change depending on the plan and drawing) .  
Foundation Footing, either Isolated (or) Flat & Concrete Depth of 1'0" with R.C.C. mix of 1:1.5:3 mix will be provided.
- ◆ Column concrete using R.C.C mix of 1:1.5:3 with suitable size and necessary reinforcements with 6 nos of 12 mm dia bars will be provided. (It will change depending on the plan and drawing).
- ◆ Grade Beam concrete using R.C.C mix of 1:1.5:3 with suitable size and necessary reinforcements with 6 nos of 12 mm dia bars will be provided.  
Basement Height of 3'0" Feet from the road level (as per site condition) will be provided.
- ◆ Basement Flyash brick work wall with CM of 1:6 mix will be provided.  
Basement inner plastering will be done only for the Brick work.

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## SUPER STRUCTURE

- A 9" tk A.A.C block work for Outer wall with paste and 4" tk A.A.C block work for both Interior wall & Partition Wall with paste will be provided.
- Sill level Concrete at 3' height from basement floor level with 2" tk of R.C.C mix 1:15:3 (with 2 nos of 8mm bars).
- Lintel level at 7'0" From Basement height, Sunshades & Lofts will be connected along with the lintel beam with specified reinforcements using R.C.C mix of 1:2:4 with 6" tk of beam (4 nos 10mm dia Rod) will be provided.
- Roof Concrete at 10'0" from basement floor level with 5" tk using mix R.C.C 1:2:4 with necessary reinforcements. Main Rods of 10mm dia with 6" C/C. Distributor Rods of 8mm dia with 7" to 8" C/C will be provided.
- Roof level beam with necessary reinforcement with 6 nos of 12 mm dia bars with Beam size 1'0"x0'9" will be provided. (It will change depending on the plan and drawing).
- The Inner staircase slab using mix R.C.C 1:1.5:3 of 4" tk will be provided and the steps will be in Flyash brick work with C:M Ratio of 1:6.  
Parapet wall at 3'0" height from Terrace with 4" tk Flyash or ACC block work will be provided with proper spacing of brick pillar using C.M Ratio 1:4. (9" Flyash or ACC block work only in front area will be provided.)

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## PLASTERING & WEATHERING COURSE

- ◆ Inner wall will be done using Gypsum plastering.
- ◆ Outer wall plastering will be done using Readymix plastering.
- ◆ The Terrace flooring finish will be done using 6 mm baby chips & the top surface finished with CM.1:5 mix.



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## JOINERIES - DOORS & WINDOWS

- ◆ The Main door & Main door frame made of Khana teakwood will be provided with necessary Hinges, Brass lock, tower bolt, Handle with magnetic catcher. (Wood frame size: 5" x 4" ).Main door will be of 1.25 " tk and Door Size as per plan. Wood carving designs as per customer scope.
- ◆ Sal Wood Frame with with Skin door will be provided for Bedrooms and Other Doors (Door size: 7'x3') (Wood frame size: 4" x 3" ) along with Hinges, Powder coated locks,Tower bolt, Door stopper and Handle.
- ◆ PVC -Single panel door will be provided for Toilets (Standard Door size-2'6" \* 7' as per plan)
- ◆ UPVC Windows and Louver type ventilators will be provided with 4mm pinheaded glass & Grills. The window sizes and design as per customer scope .(All window sliding door will be done)
- ◆ Readymade skin door with bell cutting finish for pooja room(Door size 2'6"x7'0") will be provided only if pooja room is mentioned in plan & not for pooja shelf.





# GRILLS

- ◆ Inner Staircase Handrail Stainless Steel will be provided.(Grade 302)
- ◆ All Windows and ventilator Safety grills will be provided.(12mm tk Square Rod).
- ◆ Terrace Steel ladder of Rs.15000/- will be provided (MS) only



## ELECTRICALS

Three phase concealed wiring with one circuit will be provided as per individual plan.

- (a) **Drawing Hall :**Wall light points with switches - 4 nos., Ceiling light point-1no, ceiling fan -2 points with switches, T.V. points with jack- 1 no,6 Amps points 2 in 1 socket - 3 nos ,Two way point-1nos, Bell points - 1 nos, Ceiling spot light - 4 nos.
- (b) **Dining Hall :** Wall light points with switches- 4nos , fan point with switch -1 no, 2 in 1 plug point - 6 amps - 2 nos
- (c) **Staircase Room :** 1 Light point with switches.
- (d) **Sitout :** Bell switch point-1 nos,Light point with switch-1 no
- (e) **Master Bed room :** Wall light point with switches-2 nos., Fan points with switches-2 nos , TV points with switches- 1 no , 6 amps points witch socket-2 nos, 20 amps point for A.C point-1 no, Ground lamp point -1No, Ceiling spot light - 4 nos.
- (f) **Small Bed room :** Wall light point with switches-2nos , Fan points with switches- 1nos, 6 amps points witch socket- 2nos , ground lamp point -1No.
- (g) **Kitchen :** Wall light point with switches- 2 nos, Fan point with switches - 1 no, 6 amps points socket [mixy,grinder,exhaust fan,chimney] -3nos , 16 amps for fridge-1no , Borepump Switch- 1no, Oven 16 amps -1no.
- (h) **Porch :** light point with switches-3nos , 6 amps points socket -1nos.
- (i) **Toilet :** Wall light points with switches- 1no, exhaust fan points-1nos , geyser points -1no (16 amps points)
- (j) **Pooja room:** 6amps socket- 1no, Light-1no

Metal Box will be fixed (GM & Fybros)

Outside light point-3 nos will be provided.

UPS wiring will be provided.Gate light provisions will be provided.

MCB/DB boards, A/C points, Heater lines, UPS Lines will be provided.

The concealed wiring with PVC conduits provided.

The standard wiring of multi stand may be provided for wiring work/ISI make.

The standard GM (i.e. switches marked switches, 3&5 pin sockets,

ceiling rose, holder (etc) be provided. (Excluding its fixtures like bulbs, tubes, fans)

Wires: 6 amps switches and sockets: 1 sq mm , 16 amps - 2.5 sq mm will be provided.

20 amps switches and socket: 4 sq.mm will be provided.

Circuit line: 1.5 sq.mm (MCB assembly) will be provided.

# “ FLOORING



- ◆ The flooring of Hall, Bed rooms & Kitchen shall be in 2'0" X 2'0" or 4'0" X 2'0" vitrified tiles (cost Rs. 60/sft) with C:M 1:6 and the gaps filled with joint powder. (If Tile Spacer required Epoxy material and labour cost will be charged additional).
- ◆ The wall skirtings will be provided with 4" tk for all rooms.
- ◆ Kitchen Table Top steel gray Granite ( Cost Rs.120/-) will be provided. Kitchen platform of 2'0" width (work table) and required R.C.C 1:2:4 slabs, with required height. Standard height 32" From FFL
- ◆ Glazed tiles 4'0" height from Work Table for kitchen wall (cost Rs. 40/sft)  
Kitchen shelf -20mm tk Polished kadappa stones of 3 nos with brick work will be provided (size 4' x 3' as per drawing).
- ◆ Toilet Floor tiles anti skid (12"x12" size) ( cost Rs. 40/sft ) will be provided.
- ◆ Toilet Wall Tiles ( cost Rs. 40/sft ) - 7'0" height will be provided.
- ◆ Portico Floor tiles will be provided. (12"x12" size) (cost of Rs. 40/sft)
- ◆ Inner staircase Granite steel gray will be provided. (Cost Rs.120/-)
- ◆ Front step 1ft width 5" riser with steel gray granite will be provided. (Cost Rs.120/-)

# “ PAINTING

Main Door Polishing will be done.

## Interior walls

Gypsum plastering, 1 Coat primer and 2 coats of emulsion paint finishing.

## Exterior walls

ACE exterior emulsion finishing.

## Doors and frames

1 Coat wood primer and 2 coats of enamel paint finishing.

## Grills, Gate & Hand rails

1 coat metal primer and 2 coats of enamel paint finishing.



# PLUMBING AND SANITARY FITTINGS

- ◆ Concealed CPVC pipes for interior and UPVC pipes for exterior lines will be provided.
- ◆ Western Closet basic models will be provided as per plan.
- ◆ Indian Closet basic models will be provided only in the Ground floor.
- ◆ Toilet wash basin and Dining wash basin basic models will be provided as per plan.
- ◆ Stainless Steel Sink for kitchen will be of Size 2' 0"x1'6"- 1 no(cost of Rs.2500) will be provided.
- ◆ The Water line with UPVC pipes and CP fittings will be provided. Max 1" PVC pipe will be provided for supply line (exterior line).
- ◆ For delivery line , 1" and 3/4" UPVC pipe will be provided with gate valve fixing.



## Plumbing Points

Bath Room- Wall mixer & shower point, wash basin with pillar cock, long body and short body tap points, health faucet point, wash basin point and flush point will be provided.

Kitchen - Sink with Sink cock will be provided.



## TAP FITTING DETAILS

Bath room (for single)	2 in 1 wall mixer -1 No & Shower with Arm -1No will be provided.
2 in 1 Tap with Health faucet	Tap -1No will be provided.
Dining	Wash Basin point will be provided
Outside	Tap 1nos (PVC) will be provided for gardening or other purpose and 1nos of (PVC) Tap in washing area point will be provided.

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## BUILDING RELATED WORKS

- ◆ Sump with single tank capacity of 5000 litres will be provided using flyash brick work.
- ◆ ISI Branded Single Over Head Tank of 1000 Litres capacity (Kavery tank) will be provided
- ◆ Septic Tank - 3'0" to 4'0" dia , Depth: 10 feet. (Round RCC Ring) will be provided.
- ◆ Soak pit will be provided.(4'\*4' Depth : 6 feet.)only if there is no drainage provision in site.
- ◆ Plinth Protection will be done with 2' feet around the Building.
- ◆ Entrance Gate will be provided Cost Rs:15000/- (Mild Steel Tubular )
- ◆ Compound wall with required RCC 1:1.5:3 mix pile beam(9" dia) , Belt beam (9" x9") 4" tk by Solid block construction will be provided around the building for 5 feet from ground level. (Common Wall as per site Condition) Plastering work only for Front side.
- ◆ Rain water outlets will be of 2" to 4" PVC pipe with required bend, shoe and other connecting materials- Washing Stone will be provided of size 2.5' \* 1.5' \* 2.5'
- ◆ Semi elevation works will be done.

## GENERAL MATERIALS AND BRAND

Cement	ISI Branded – 53 Grade (Chettinad)
Electricals	Wires(Kunthan,finolex) & Modular switches (GM)
Sand (Fine Aggregate)	M Sand & P Sand
Steel	ISI Branded (Indrola, Sun) - 65 Rs
Woods	Main Door & Main Door Frame Khana Teak Other Doors: Salwood Frame with membrane Door
Bricks	A.A.C Blocks & Flyash Bricks
Window Grill	Using Mild Steel with Polished Rod
Glass	Pin headed Glass (4mm tk)
Locks	ISI Branded locks
CP Fittings	Metro basic model
Sanitary Fittings	Parry ware fittings
UPVC, CPVC, PVC	Kavery (Plumbing)
UPVC Window	ETTI Profile( sliding model)



# CLIENT SCOPE WORKS

- 1 Bore and bore related works
- 2 Elevation Wall tiles & Glass works
- 3 Extra over head tank and its related plumbing works
- 4 Super elevation works comes under client scope
- 5 EB Connection - 3 Phase Connection
- 6 Water connection
- 7 Building Plan Approval

Steel Rate (basic rate) of Rs.65000 per Ton will be Borne by us and if it exceeds Rs.65000 the difference should be borne by the client.

## OTHER TERMS & CONDITIONS

The works and Materials which is not included in the above specification are to be considered as Additional Cost.

This cost will be charged on time to time before to start that Particular Works and Materials Purchase.

Abnormal price increase of the materials, labour will be charged from the client (ie ^5%) during construction period.

This project duration is 6 to 9 months from the date of work start.