



CIVIL CONTRACT CATALOG



G2R PLANNERS & BUILDERS



BASIC

₹2050/-



DESIGN

- 2D floor plan with furniture layout

STRUCTURE

- Basement height: Upto 3 feet
- Steel: Any ISI brand
- Aggregates: 20mm & 40mm
- Bricks: 9 inches for the Exterior Wall & and 4.5 inches for the Interior Wall
- Cement: Any ISI brand (Priya, JSW, Chettinad)
- M Sand: Blockwork & P Sand: Plastering
- RCC Design Mix: M20
- Ceiling Height: 10 Feet



KITCHEN

- Ceramic Wall Tiles 2 Feet Above Kitchen Slab Up to 40 Per Sq ft (Any ISI)
- Main Sink Faucet Upto ₹2000 & ISI Marked
- Kitchen Sink: Stainless Steel up to ₹3,000 Rs
- Kitchen Granite Slab: 20 mm Thick up to ₹130 Rs per sq ft
- Exhaust Provision

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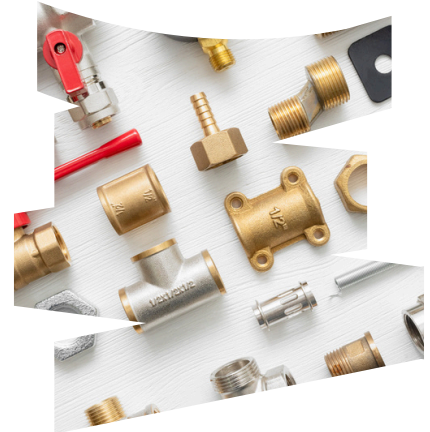


BATHROOM

- Wall Tiles For 7 Feet to ₹35-40 Per Sq ft
- Sanitary Ware & CP Fitting Upto ₹ 12,000.
- CPVC/PVC: Any ISI brand (Avan plast, supreme, or equivalent)
- Bathroom Accessories: EWC, Health Faucet, Wash Basin, 2 in 1 Wall Mixer, Overhead Shower
- All bathroom fittings are white color & basic model in any ISI brand
- PVC Water Proof Doors (Heavy)
- Ventilator (2*1 ½ with louvered glass)

PLUMBING

- Bathroom - 1 wash basin with a tap, 1 shower with wall mixer for hot and cold water, 1-floor mount western closet with health faucet.
- Dining - 1 wash basin with tap
- Kitchen - Single stainless steel sink with 1 tap & and 1 RO point.
- Service - 1 tap point and water outlet point for the washing machine



DOORS & WINDOWS

- Main Door: Teak Door With Teak Wood Frame of 5 Inch by 3 Inch, 38mm Thickness (40K budget)
- Internal Door: Flush Door With Laminates Along With Sal Wood Frame of 4 Inch by 3 Inch
- Windows: Standard aluminum 2-track sliding window with safety round rod.



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DOOR SIZE

- Main Door - 3.5' (Width)X 7' (Height)
- Rooms - 3' (Width) X 7' (Height)
- Bathroom & Balcony - 2.5' (Width) X 7' (Height)
- Window Size - 3' (Width) X 4' (Height)(1 Window per room)

PAINTING INTERIOR

- 2 coats of any ISI brand putty and 1 coat of Asian Primer.
- 2 coats of tractor emulsion paint for the walls (light colors)
- 1 coat of primer and 2 coats of tractor emulsion paint for the ceiling



PAINTING EXTERIOR

- 1 coat of any ISI brand primer
- 1 coat of white cement
- 2 coats of Ace paint (light colours)

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FLOORING

- Living & Dining Flooring: Tiles Upto ₹50 - 55/Sq ft
- Room & Kitchen Flooring: Tiles Upto ₹50 - 55/Sq ft
- Balcony & Open Area Flooring: Tiles up to ₹45/Sq ft
- Staircase Flooring: Anti-skid Tiles up to ₹45/Sq ft
- Parking Tiles: Anti-skid Tiles Upto ₹45/Sq ft

ELECTRICAL

- Wires - Any ISI brand (Orbit, Microtek)
- Switches - Any ISI brand (GM, Orbit)

ELECTRICAL POINTS

- Bedroom - 1 switch box with switches for 1 fan, 2 lights, and 1 five amps socket with a switch near the door and another switch box with the same set of switches near the bed for two-way control.
- 1 AC point, 1 fan point and 2 lights point
- Bathroom- 1 switch box with 1 switch for light and 1 switch for heater near the door & 15 amps socket for heater. 1 switch box with 1 five amps socket for hair dryer near the mirror
- Hall- 1 switch box near the door for 2 fans, 2 lights & 1 five amps socket and another switch box with same set of switches near sofa. 1 switch box with 1 five amps sockets and switches along with cable point for TV connection
- Dining-1 switch box with switches for 1 fan & 1 light
- Pooja- 1 switch box with switch for 1 light
- Kitchen- 1 switch box with switch for 2 lights, 1 exhaust fan. 1 switch box with 15 amps socket & switch for refrigerator. 1 switch box with one 15 amps socket & switch for mixie/ oven.
- Service-1 switch for light, 1 switch box with 15 amps socket & switch for washing machine



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OTHER INCLUSIVES

- MS Staircase railing (Basic Design)
- Parapet wall up to 3 feet in height
- Safety gate for the main door.



LOFTS & SHELVES

- 1 Loft in each bedroom, kitchen & and pooja room on the shorter side of the wall
- 1 Shelf in each bedroom, kitchen & and pooja room of maximum width 5 feet



NON-INCLUSIVES

- Compound Wall
- Lift
- Roof weathering
- Carpentry and other wooden work
- EB Connections & Charges
- Govt. approval charges
- Water Connections & Charges
- Underground water storage Sump Rs 22 Per Litre
- Overhead sintex tank
- Overhead concrete tank Rs 30 per litre
- Elevation Work Extra
- Additional foundation height
- Soil testing
- Structural designing
- 3D elevation designing
- Rainwater harvesting
- Outer area development (setback)
- Compound Gate.



OTHER INSTRUCTIONS

- 1.The construction timeline provided in this contract is subject to adjustments if any unforeseen circumstances, such as weather conditions or regulatory changes, affect the construction process.
- 2.G2R planners and builders shall not be held liable for any damages or losses caused by actions or decisions made by the house owner that are not in accordance with the agreed-upon plans and specifications.
- 3.Any changes or modifications to the original design plans requested by the house owner may result in additional costs, which will be clearly communicated and agreed upon before implementation.
- 4.G2R planners and builders shall not be responsible for any consequences or expenses arising from the house owner's failure to obtain necessary permits or approvals required by local authorities.
- 5.The quality and performance of materials used in construction will comply with industry standards and specifications, ensuring that they are fit for the intended purpose. However, G2R is not liable for any defects or shortcomings in materials supplied by third-party vendors.
- 6.The house owner is responsible for providing clear and accurate information regarding any underground utilities or potential obstacles on the construction site. G2R shall not be held responsible for any damages resulting from undisclosed information.
- 7.Payment terms and schedules outlined in this contract are binding. Failure to release payment as agreed may result in additional interest charges as determined by the mortgage lender.
- 8.G2R planners and builders shall have the right to access the construction site during agreed-upon working hours to carry out necessary construction activities.
- 9.The house owner agrees to collaborate and cooperate with G2R planners and builders, providing necessary access to the property and timely decisions for the smooth progress of the construction project.
- 10.This contract represents the entire agreement between G2R planners and builders and the house owner, superseding any prior discussions or representations. Any modifications or amendments shall be mutually agreed upon in writing.