



# CIVIL CONTRACT CATALOG



**G2R PLANNERS & BUILDERS**

# PREMIUM

# ₹2450/-



## DESIGN

- 2D floor plan with furniture layout
- Structural designing
- 3D Elevation view (4 views)
- Elevation working drawing

## STRUCTURE

- Basement height: Upto 3 feet
- Steel: ARS 550D OR equivalent
- Aggregates: 20mm & 40mm
- Bricks: 9 inches for the Exterior Wall and 4.5 inches for the Interior Wall
- Cement: Ultratech / coromandel / Dalmia
- M Sand: Blockwork & P Sand: Plastering
- RCC Design Mix: M20
- Waterproofing: Dr.Fixit / FOSROC
- Ceiling Height: 11 Feet



## KITCHEN

- Ceramic Wall Tiles 2 Feet Above Kitchen Slab Upto ₹65 - 75 Per Sq ft
- Main Sink Faucet Upto ₹4000 & ISI Marked
- Kitchen Sink: Stainless Steel Upto ₹5000/-
- Kitchen Granite Slab: 20 mm Thick Upto ₹180/Sq ft

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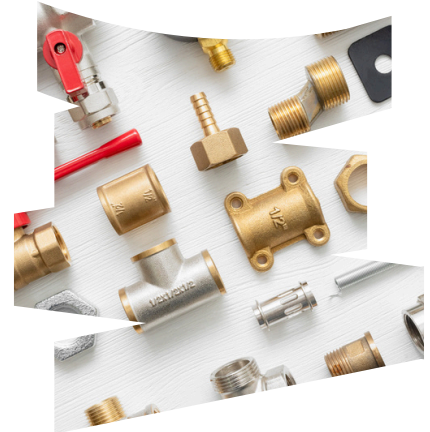


## BATHROOM

- Wall Tiles For 7 Feet Upto ₹80-90/- Sq ft
- Sanitary Ware & CP Fitting Upto ₹20,000/-.
- CPVC/PVC: Astral / Finolex
- Bathroom Accessories: EWC, Health Faucet, Wash Basin, 2 in 1 Wall Mixer, Overhead Shower
- All bathroom fittings are white color & basic model in Jaquar, parry ware or equivalent
- WPC Frame & doors

## 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 - Double stainless steel sink with 2 taps, 1 RO point & exhaust.
- Service - 1 tap point and water outlet point for the washing machine



## DOORS & WINDOWS

- Main Door: First Quality Teak Door With First Quality Teak Wood Frame of 5 Inch by 3 Inch, 50mm Thickness (75K budget)
- Internal Door: Flush Door With Laminates Along With Teak or Vengai Wood Frame of 4 Inch by 3 Inch
- Windows: Standard aluminum 3-track sliding window with mosquito mesh and powder coating to required color / UPVC sliding windows (White color).



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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) (2 Window per room)

## PAINTING INTERIOR

- White wash 1 coat
- 2 coats of Asian / Birla putty.
- 1 coat of Asian Primer and 2 coats of any Asian Premium paint for the walls
- 1 coat of primer and 2 coats of Asian Premium paint for the ceiling
- Hall or Bedroom one side of the wall Royal Finish.



## PAINTING EXTERIOR



- 1 coat of weatherproof primer
- 1 coat of white cement
- 2 coats of Apex Ultima weatherproof paint (light colours)

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## FLOORING

- Living & Dining Flooring: Tiles Upto ₹90- 100/Sq ft
- Room & Kitchen Flooring: Tiles Upto ₹90- 100/Sq ft
- Balcony & Open Area Flooring: Tiles up to ₹75 - 80/Sq ft
- Staircase Flooring: Anti-skid Tiles up to ₹75 - 80/Sq ft
- Parking Tiles: Anti-skid Tiles Upto ₹75/Sq ft

## ELECTRICAL

- Wires - Finolex
- Switches - Legrand, Anchor

## ELECTRICAL POINTS

- 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.
- Bathroom- 1 switch box with 1 switch for light and 1 switch for heater near the door and 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 the same set of switches near the sofa. 1 switch box with 1 five amps socket 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 point for the chimney. 1 switch box with 15 amps socket and switch for refrigerator. 1 switch box with three 15 amps sockets & and a switch for mixie/ oven.
- Service-1 switch for light, 1 switch box with 15 amps socket & switch for washing machine (one in top & one in bottom)
- Extras - 1 additional switch and socket in each room for mobile charging. One 5 amp switch Socket for the computer.





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## OTHER INCLUSIVES

- Waterproofing in Bathroom
- Overhead Tank: 2000 litres Sintex
- MS handrail
- Parapet wall up to 3 feet height
- 2 MS safety grill gates for main door & back door.
- Rain water harvesting.
- Anti-termite treatment will be done.



## 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

- Head Room
- Compound Wall
- Lift
- Carpentry and other wooden work
- EB Connections & Charges
- Govt. approval charges
- Water Connections & Charges
- Underground water storage sump Rs 22 Per Litre
- Overhead concrete tank Rs 30 per litre
- Elevation Work Extra
- Additional foundation height
- Compound Gates.
- Cooling Tiles.



## 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.