




		<b>RSM CONSTRUCTIONS &amp; INTERIORS</b>		<b>Dated : Jan'25</b>			
<b>CONSTRUCTION PROJECT SPECIFICATIONS CATEGORY</b>							
<b>BUILT UP AREA RATES/ SFT</b>		<b>2499/ SFT</b>		<b>2299 /SFT</b>		<b>2099/ SFT</b>	
<b>Built up area</b>		<b>Area above 4000 sft</b>		<b>Area above 4000 sft</b>		<b>Area above 3000 sft</b>	
<b>A</b>		<b>LUXURY SPEC</b>		<b>PREMIUM SPEC</b>		<b>STANDARD SPEC</b>	
<b>1 CIVIL MATERIAL</b>							
1	Cement	Coramandal/ Ultra tech		Coromondal / Ramco cement		Ramco/Zuari / Priya cement	
2	Sand	River Sand (Double wash)		M sand - Brick works/ Concrete I River sand - For Plastering works		Water wash M sand - Brick works/ Concrete I River sand - For Plastering works	
3	Steel	I Steel / Tata tison		<b>ARS /GBR/ 550 d ISI TMT Steels</b>		Amman TMT / Arun + TMT	
4	Bricks / Block	1st Class wire Cut Red bricks		1st Class Bricks		AAC Blocks	
<b>2 RCC WORK</b>							
1	Type of Structure	<b>RCC Framed structure</b>					
2	RCC WORK	RCC in Column/ slab Beam					
		M25 concrete with necessary reinforcement as per structural design		M25 concrete with necessary reinforcement as per structural design		M20 concrete with necessary reinforcement as per structural design	
3	Ceiling Height / Roof slab Height	floor finish to top of slab not less than 11'6" feet		floor finish to top of slab not less than 11'0"feet		floor finish to top of slab not less than 10 feet	
<b>3 BRICK WORK &amp; BASEMENT</b>							


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1	Basement Height	4'0" from existing ground level		3'0" from existing ground level	
2	Wall thickness	Outer main wall is 9" / 6" and inner wall is 4.5" / 4"			
3	Cement Mortar Ratio	9" Brick works = 1: 6 mix 4.5" Brick work = 1:5 Mix, Wall Plastering = 1 :5 Mix =, Ceiling plastering = 1:3 Mix			
4	Parapet wall	4 1/2" thick Brick wall @ 3'6" height from Terrace level		4 1/2" thick wall @ 3'0" height from Terrace level	
				4" thick Block / AAC wall @ 2'6" height from Terrace level	
<b>B Flooring works</b>					
<b>1 Room Flooring works</b>					
1	Type of Material	Granite Flooring		Virtified Floor tiles	
2	Size of Flooring	8' x 3' Flooring and 4" Skirting with Nosing		4' x 2' Flooring and 4" Skirting	
3	Rate of Tiles (Incl GST)	<b>Rs.100 / sft</b>		<b>Rs.55/ sft</b>	
4	Flooring Base	1:5 Cement Mortar Ratio		1:5 Cement Mortar Ratio	
5	Brand	Rajasthan/ 18 mm Granite's		Kajaria / Somany	
				KAG/Anuj/ Gujarthi tiles	
<b>2 Toilet Flooring</b>					
1	Type of Material	Granite (Leather Finish)		Anti Skid Virtified tiles	
2	Size of Flooring	3' X 2'		2'X 2'	
				1' X 1'	


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3	Rate of Tiles (Incl GST)	Rs.100/ sft		Rs.55/ sft		Rs.40/ sft	
4	Flooring Base	1:5 Cement Mortar Ratio		1:5 Cement Mortar Ratio		1:5 Cement Mortar Ratio	
5	Brand	Rajasthan/ 18 mm Granite's		Kajaria / KAG / Johnson		Nitco/ Anuj/ Gujarthi tiles	
<b>3 Toilet walls</b>							
1	Type of Material	Granite (Gloosy)		Virtified tiles		Anti Skid Ceramic tiles	
2	Size of Flooring	8'x 3'		4'x 2'		18" x12"	
3	Rate of Tiles (Incl GST)	Rs.110 / sft		Rs.60/ sft		Rs.50/ sft	
4	Fixing of wall Dado	Grout / Adhesive		Grout / Adhesive		1:5 Cement Mortar Ratio	
5	Wall Dado height	Till Roof Height		Till Roof Height		Up to 7'0" Height	
6	Brand	Rajasthan/ 18 mm Granite's		Kajaria / KAG / Johnson		Gujarthi tiles	
<b>4 Staircase Steps</b>							
1	Type of Material	Granite Flooring		Granite Flooring		Anit Skid Tiles	
2	Size of Flooring	As per Step size		As per Step size		1' x1'	
3	Rate of Tiles (Incl GST)	Rs.120/ sft		Rs.90/ sft		Rs.40/ sft	
4	Flooring Base	1:5 Cement Mortar Ratio		1:5 Cement Mortar Ratio		1:5 Cement Mortar Ratio	
<b>5 Parking</b>							

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1	Type of Material	Leather Finish Granite		Anti Skid Parking Digital tiles		Anti Skid Parking tiles	
2	Size of Flooring	6'x 3'		1'x1'		1'x1'	
3	<b>Rate of Tiles (Incl GST)</b>	<b>Rs.110/ sft</b>		<b>Rs.60/ sft</b>		<b>Rs.40/ sft</b>	
4	Flooring Base	1:5 Cement Mortar Ratio		1:5 Cement Mortar Ratio		1:5 Cement Mortar Ratio	
<b>C Grill work</b>							
<b>1 Window Grill</b>							
1	Type of Material	MS Square / Flat Rods - 12 mm - Designer Grills		MS Square / Flat Rods - 10 mm - Designer Grills		MS Square / Flat Rods - 10 mm - Basic Grills	
2	<b>Rate (Incl GST)</b>	<b>Rs.130/ kg</b>		<b>Rs.110/ kg</b>		<b>Rs.80/ kg</b>	
3	Painting	2 coats of Enamel Paint with Primer					
<b>2 Staircase Grill</b>							
1	Type of Material	<b>SS - 304 - 16 mm Gauge with Toughned Glass</b>		SS - 304 - 18 mm Gauge		MS square 18 mm Gauge, Basic Design	
2	Brand	JSW - Jindal		JSW - Jindal		Apollo , Surya/ Equivalent	
<b>3 Safety Gate</b>							
1	Type of Material	<b>Stainless Steel</b>		MS square 18 mm Gauge, Basic Design		MS square 18 mm Gauge, Basic Design	
2	<b>Rate (Incl GST)</b>	<b>Rs.700/ sft</b>		<b>Rs.120/ kg</b>		<b>Rs.80/ kg</b>	


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3	No of Gates	Main door/ Terrace door / Utility Door	Main door/ Terrace door	<b>At Extra cost</b>
4	Painting	No Need	2 coats of Enamel Paint with Primer	2 coats of Enamel Paint with Primer
<b>D PLUMBING WORKS</b>				
<b>1 Water line - Outer</b>				
1	Place of Application	Inward of outer water line		
2	Brand	Finolex	PVC - Astral	Prince / Supreme
3	Size	100 mm	100 mm	100 mm
<b>2 Water line - Inner</b>				
1	Place of Application	Inward of inner water line		
2	Brand	CPVC - Finolex / Ashirwad	CPVC - Astral	CPVC Prince / Supreme/ Equivalent
3	Size	25 mm to 30 mm	20 mm to 25 mm	20 mm
<b>3 Waste line</b>				
1	Place of Application	Bath room , Kitchen, Utility		
2	BRAND	Finolex	PVC - Astral	PVC Prince / Supreme/ Equivalent
3	Size	75 mm	75 mm	50 mm to 75 mm


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				<b>2099/ SFT</b>	
<b>4 SANITARY FITTINGS</b>					
1	brand	jaquar		parryware	ISI Brand(basic)
2	angle cock	jaquar		parryware	ISI Brand(basic)
3	wall mixer	jaquar - Divertor		Parry ware- 3 in 1 wall Mixer	ISI Brand(basic) 2 in 1 wall mixer
4	shower set	<b>jaquar - Rain shower</b>		<b>Parryware- Rain shower</b>	<b>ISI Brand- Normal Shower</b>
5	health faucet	jaquar		parryware	ISI Brand(basic)
6	wash basin	jaquar		parryware	ISI Brand(basic)
7	closet	<b>jaquar - Wall mounted Dual Flush Rim less</b>		<b>Parryware- Wall mounted Dual Flush Rim less</b>	<b>Parryware- Floor mounted closet</b>
8	sink cock	jaquar		parryware	ISI Brand(basic)
9	sink cock	jaquar		parryware	ISI Brand(basic)
10	washing machine tap	jaquar		parryware	ISI Brand(basic)
11	normal tape	jaquar		parryware	ISI Brand(basic)
12	bib cock / pillar cock	jaquar		parryware	ISI Brand(basic)
E Kitchen counter / Wall Dado					
<b>1 KITCHEN STAGE</b>					
1	Kitchen Counter'	Granite		GRANITE SLAB	GRANITE SLAB


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CONSTRUCTION PROJECT SPECIFICATIONS CATEGORY					
BUILT UP AREA RATES/ SFT		2499/ SFT	2299 /SFT	2099/ SFT	
2	Rate (Incl GST)	Rs.180 / sft	Rs.120/ sft	Rs.75/ sft	
3	Dimension	20 mm thick 2'6" width	18 mm thick 2'0" width	18 mm thick 2'0" width	
<b>2 Kitchen Wall Dodo</b>					
1	Type of Material	Granite	Virtified tiles		Ceramic tiles
2	Size of tiles	2'x 2'	2'x 2'		18" x 12"
3	Rate (Incl GST)	Rs.100/ sft	Rs.70/sft	Rs.40/sft	
4	Flooring base	1:5 Cement Mortar Ratio			
5	Height	5'0" from kitchen top	3'6" from kitchen top	2'6" from kitchen top	
<b>F ELECTRICAL WORKS</b>					
<b>1 ELECTRICAL CONDUIT &amp; SWITCHES</b>					
1	type of conduit	Concealed			
2	conduit size	1.25", 1" & 3/4"			
3	conduit brand	Finolex	Orbit		Orbit / Dura
4	switch box	Metal Box	Metal Box	Metal Box	Metal Box
5	switch brand	Legrand	Anchor roma Plus		Orbit


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BUILT UP AREA RATES/ SFT		2499/ SFT		2299 /SFT	
2099/ SFT					
6	DB	Legrand		Orbit	
7	Rate (Incl GST)	Rs.80/ Switch		Rs.55/ Switch	
<b>2 ELECTRICAL WIRES AND CABLES</b>					
1	Brand	Polycab / Finolex FRLS		Finolex	
<b>3 NUMBER OF ELECTRICAL POINTS</b>					
1	LIVING	12 POINTS			
2	DINING	5 POINTS + 15A - 2 POINTS _____			
3	KITCHEN	5 POINTS + 15A - 2 POINTS _____			
4	SIT OUT	2 POINTS			
5	MASTER BED ROOM	8 POINTS + 1AC POINTS			
6	OTHER BED ROOM	6 POINTS + 1AC POINTS			
7	POOJA	2 POINTS			
8	TOILET	2 POINTS + 1 HEATER POINTS			




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BUILT UP AREA RATES/ SFT		2499/ SFT		2299 /SFT	
2099/ SFT					
9	USB PORT	2 POINTS IN HALL			
10	CAR PARKING	15 AMPS CHARGING BATTERY PLUG POINT			
11	EACH FLOOR	1 CALLING BELL POINT INFRONT OF MAINDOOR			
<b>G JOINERY</b>					
<b>1 MAIN DOOR</b>					
1	TYPE OF WOOD FRAME	FIRST QTY KANA TEAK WOOD	FIRST QTY KANA TEAK WOOD	COUNTRY WOOD	
2	SECTION OF FRAME	5" X 4" (2 VERTICAL, 2 HORIZONTAL),WROUGH SURFACE	5" X 3" (2 VERTICAL, 2 HORIZONTAL),WROUGH SURFACE	4" X 2.5" (2 VERTICAL, 2 HORIZONTAL),WROUGH SURFACE	
3	TYPE OF SHUTTER USED	Teak wood shutters - 1st Class	Teak wood shutters - 1st Class	Flush Shutters	
4	BRAND OF FITTINGS	GODREJ	EURO	LAXMI	
5	MAIN DOOR LOCK	GODREJ	EURO	LAXMI	
6	6" SS HINGE	HEAVY	MEDIUM	LIGHT	
7	SS TOWER BOLT 8"	HEAVY	MEDIUM	LIGHT	
8	SS TOWER BOLT 6"	HEAVY	MEDIUM	LIGHT	

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				<b>2099/ SFT</b>	
9	3" PUSH	HEAVY	MEDIUM	LIGHT	
10	DOOR LENSE	HEAVY	MEDIUM	LIGHT	
11	SAFETY CHAIN	HEAVY	MEDIUM	LIGHT	
12	DOOR STOPPER	HEAVY	MEDIUM	LIGHT	
<b>2 REMAINING DOORS</b>					
1	TYPE OF WOOD FRAME	FIRST QTY KANA TEAK WOOD	MEDIUM QTY KANA TEAK	COUNTRY WOOD	
2	SECTION OF FRAME	4" * 2.5 (2 VERTICAL, 1 HORIZONTAL), WROUGH SURFACE			
3	TYPE OF SHUTTER USED	MEMBRANE DOORS HEAVY QLTY	MEMBRANE DOORS NORMAL QLTY	FLUSH DOORS	
4	BRAND OF FITTINGS	GODREJ	EURO	LAXMI	
5	BEDROOM LOCK	HEAVY	MEDIUM	LIGHT	
6	6" SS HINGE	HEAVY	MEDIUM	LIGHT	
7	SS TOWER BOLT	HEAVY	MEDIUM	LIGHT	
8	3" PUSH	HEAVY	MEDIUM	LIGHT	
9	DOOR STOPPER	HEAVY	MEDIUM	LIGHT	
<b>3 WINDOWS &amp; VENTILATORS</b>					

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<b>2099/ SFT</b>					
1	TYPE OF WOOD FRAME	HIGH QTY KANA TEAK / FENESTA UPVC WINDOW	2ND TEAK WOOD / UPVC WINDOW VENESTA BRAND	UPVC	
2	SECTION OF FRAME	4" * 2.5 (2 VERTICAL, 2 HORIZONTAL), WROUGH SURFACE			
3	C/S OF SHUTTER USED	3" * 1.5"			
4	TYPE OF GLASS	Clear glass with froasting	Clear Glass	Pinned glass	
5	BRAND OF FITTINGS	SS	Aluminum	MS Powder coated	
<b>4 TOILET DOORS</b>					
1	Type of Material	WPC water proof doors	WPC water proof doors	PVC doors	
2	Rate (Incl GST)	Rs.7500/-	Rs.5500/-	Rs.3500/-	
<b>H PAINTING</b>					
1	<b>CEILING</b>	Two coats of putty & two coats of emulsion	Two coats of putty & two coats of emulsion	one coat of white cement & two coats of emulsion	
1	Brand of Paint	Royal Emulsion - Shine	Royal Emulsion	Tractor Emulsion	
2	Brand of Putty	Birla	Asian	Asian	
3	Brand of Primer	Asian	Asian	Asian	
<b>2 INTERNAL WALLS</b>					
Two coats of wall Putty with one coat of wall Primer and 2 coats of Emulsion coat					

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				<b>2099/ SFT</b>	
1	Brand of Paint	Royal Emulsion - Shine	Royal Emulsion	Tractor Emulsion	
2	Brand of Putty	Birla wall	Asian	Asian	
3	Brand of Primer	Asian (Anti Fungel)	Asian	Asian	
<b>3 EXTERNAL WALLS</b>		one coat of white cement & two coats of emulsion			
1	Brand of Paint	Apex ultima Pro - wearther sheid	Apex ultima	Ace Emulsion	
2	Brand of Putty	Birla wall	Birla	Asian	
3	Brand of Primer	Asian	Asian	Nippon	
<b>4 DOORS &amp; WINDOWS</b>					
1	Main door	Varnish with sealant PU coated	Varnish with sealant	Varnish	
2	Other Doors	Frames Varnish	Enamel Paint - Anti Fungel	Enamel	
3	Windows	Wood - Varnish I UPVC Coat	Wood - Enamel - UPVC	wooden - Enamel	
<b>Extra works</b>					
1	Soil test	Included for 2 pit	Included for 1 pit	At Extra cost	
2	Bore well	Uptp 50'0" Bore well free	Uptp 30'0" Bore well free	At Extra cost	

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3	Water Test	Included for 20 Parameters		Included for 10 Parameters		At Extra cost	
4	RCC UG sump	Rs.25/ lrs		Rs.30/ lrs		Rs.30/ lrs	
5	Brick Septic tank	Rs.20/ lrs		Rs.25/ lrs		Rs.25/ lrs	
6	RCC OHT	Rs.25/ lrs		Rs.30/ lrs		Rs.30/ lrs	
7	Terrace water Proofing works	Rs.40 / sft		Rs.60 / sft		Rs.75 / sft	
7	Terrace Cool Roof tiles laying	Rs.130 / sft		Rs.140 / sft		Rs.160 / sft	
8	Compound wall	Rs.2800 / sft		Rs.3200 / sft		Rs.3500 / sft	