

-: Work Description: -

EXCAVATION:

Excavation to be done as per structural requirement with dressing, General excavation by mechanical means in all types of soil including dense solid disintegrated /weathered /soft rock including necessary manual/machinery excavation for dressing the edges and leveling, all leads and lifts. Rates to include disposing the excess earth as per direction of site-in-charge.

P.C.C

Plain cement concrete to be done as per structural design & concrete grade. P.C.C – 5” or 6” (As specified by the structure designer) with using 1:4:8 Mix design or M:10, including placing, leveling, and curing etc. All complete (excluding cost of formwork) up to Solid Plinth Level, in any position for all structure and mass concrete and all necessary concrete up to Solid plinth. Water curing for 2/3 times.

FILLING

Filing in foundation and inside of retaining wall area, under floors and wherever specified with good quality of earth from excavated earth in plinth area development / Ramp Area etc. including watering, ramming well, consolidating and dressing etc.,

R.C.C

Reinforced cement concrete (RCC) for sub structure like Individual foundation / Raft on PCC prepared after laying out the perfect center line of the columns and footings as issued by the Architect and placing the reinforcement as per design given by Structure designer. The concrete should be well compacted by vibrator and finished with towel as per the instruction given by the site in charge. RCC for Colum, Beams and slab with regular shuttering plates, Steel Props as per detail approved by Structural designer and placing the concrete vibrating as per the standard practice to get the proper finish, avoid honeycombing. Reinforcement as per the design laid in the position with binding wires. curing is to be done as per instruction by site engineer in charge.

Form work at all levels as per drawing, Regular Plywood to give Fair finish for slab, beams, staircase and columns including centering, shuttering with adjustable steel props of acceptable staging system and with sufficient bracing as approved by Structural consultant. aligning to line and levels including Concrete spacer for cover. Providing openings/ cutouts/ pockets in the shuttering as per details given and also applying de-shuttering chemical (Oil) to the surface. Time of de-shuttering as approved by the Structural consultant.

Straightening, Cutting, Bending and Placing in position reinforcement steel (TMT bars- Fe 500 or equivalent) for all reinforced concrete work, fabricated to size and shape, hoisted, placed and fixed in position including cost of binding wire 18-gauge black annealed steel wire, complete as directed. Including chairs, laps, cutting, bending, binding hooking the bars, all complete.

In case of honeycomb / honey combing occurred in RCC it should be cured within next day /72 hours after open of Side / Ply, with using cement bonding /SBR latex/chemical equivalent to bond to avoid future water leak

aging.

RCC will be watering curing with 2-3 times in a day. RCC chipping will be done using chicken mess net /Cement bond mixture. In case of crack in RCC membrane it will be cured / filled with epoxy grout and then using chicken mess net plaster will be done at same. covering as per architect design.

HACKING

At all R.C.C. Column, Slab, Paddi, Beam, etc.,

MASONARY

Masonry work with Chimney Bhatta Bricks (as per architectural plan), including constructing in line and level at all depths, racking out joints, scaffolding, watering, curing, striking joints etc. complete., for all floors, at any height and level, in any position. Coping beam/column will be there at middle height of wall.

CHICKEN MESH NET

All type of chipping work with using 22 gauze 100mm wide GI chicken mesh net applying with Cement Slurry including racking out junctions of masonry and concrete, at junctions of concrete and masonry work etc complete as directed by architect /engineer /supervisor

PLASTER

Minimum 12 mm. thick cement finish mala plaster inside the building (finished with steel trowel) including scaffolding, curing, making grooves.

Minimum 20mm thick double coat external cement sand mala plaster; first coat to be 12mm thick cement sand mortar of mix ratio CM 1:4 (1 cement: 4 sand), second coat to be 8mm thick in cement sand mortar of mix ratio CM 1:2 (1 cement: 2 sand) as per recommendations of approved manufacturer, finished sand face or as required to receive specified architectural external finish (like Grooves, pattern if any, drip mold etc.) to correct line level , plumb and level to external faces of walls.

FRAMES AND SHUTTERS

Fixing & fitting Ready-made frames & ready-made flush doors (32 mm Thick) with Laminate as per Architect Design and Instruction of Site In charge. (Basic Rate for Laminate 800per Sheet) Window frame will be of double layer on bottom, and up& down of frame pasted with chemical.

FLOORING

Granite stone as approved by Architect and Client of thickness 15 to 18 mm approved quality with machine polish, selected and sorted for uniform color, in Doors and Windows Frame, Stair case (Riser and Tread), Landing area, as per design with normal pattern, molding and grooving as per drawings, including laying over min. 25 mm thick base of cement mortar 1:4 (1 cement : 4 coarse sand), joints treated with Epoxy grout material as suggested by Architect, including rubbing, molding, curing etc. all complete as per drawings and as directed by the Engineer

Fully Vitrified floor tiles (800mm x 800mm) of approved make color and pattern in floor, having thickness of 7.50mm as per manufacturer's specifications, joint should be done as per the design given by Architect, with approved grouting, materials etc. all complete as directed by the Engineer.

Glazed or vitrified Toilet Tiles Dado and at any wall cladding and Toilet flooring of approved make, color & quality over single coat plaster, in line and level and tiles fitting in adhesive (coverage per 20kg bag 35 Sq.ft.) with line and level. Joints shall be filled as per the detail given by the Architect and filled with specified color pigment, including curing, polishing and cleaning with mild oxalic acid etc. complete, as shown and specified, for flooring, dado or channel work etc. complete, as directed by the Engineer.

Sandwich kitchen platform with 25mm thick. single side polished Kota stone and 18mm thick mirror polished, machine cut Granite stone, (with facia Patti of similar granite to be fixed with Ard or Equi. adhesive) of required size of shade approved by Architect and Client, color and texture, with necessary support of polished Kota stone as per the detail given by Architect, joints treated with grout material and color cement mixed with matching pigment, epoxy touch-ups including rubbing, molding, curing and fixing of SS sink in the platform etc. all complete as per drawings and as directed by the Engineer. Basic

Polished Kota floor for Wash yard, 25 mm thick Kota stone of approved quality, selected and sorted for uniform color, in floor, skirting, etc. as per design with pattern as per drawings issued by Architect, including cement mortar 1:6 bedding of min 25 mm thick and normal polish as per acceptable standards by Project - In- Charge. Including Groove filling with Epoxy Grout as suggested by Architect.

All types of skirting should be incurred when needed as directed by architect /engineer /supervisor etc.

PLUMBING

Internal water supply to all fixtures and fittings, External water supply system, internal sewer lines within the building, external sewer lines in and around the building and up to gully trap. Including Testing. Internal Plumbing with using C PVC for hot water & U PVC for domestic and flushing & PVC fittings drainage, all required drain pipes for NT, commode to GT at parking level with using PVC fitting. All Sanitary ware using of Cera/Simpolo company and C.P. ware of Cera or Hindware/Jaquar Company. All work done as per architect and site in charge instruction. All manhole should be good quality of FRP like 5 ton /8-ton etc. as per needed directed by engineer.

SS jail should be used at all Nani trap/ gully trap when needed.

6kg /8kg /10 kg pipe should be used as per needed and requirement as per design.

WATER PROOFING

Chemical water proofing system for All Toilet Blocks / Sunken Slab (of one part or two-part component) as approved by the Site In charge and as recommended by the approved manufacturer of waterproofing coating, the work shall include cleaning of surface, pressure grouting porous surfaces including making 'V' grooves at junctions, cracks etc. Further including horizontal surface protected with 20mm screeding in 1:4 mortar (1 cement: 4 sand) and vertical surface (wall) plastered with cement, sand mortar 12mm thick in ratio 1:4 (1 cement: 4 sand), finished in ready to receive Architectural finish, in correct line, level and plumb, curing, grouting, testing, etc. all complete to entire satisfaction of the Engineer.

Chemical water proofing system for Terrace (of one part or two-part component) as approved by the Site In charge and as recommended by the approved manufacturer of waterproofing chemical coating, the work shall include cleaning of surface, pressure grouting porous surfaces including making 'V' grooves at junctions, cracks etc. Further

including horizontal surface protected with 20mm screeding in 1:4 mortar (1 cement: 4 sand) with curing, grouting, testing, etc. and China mosaic with using glass tiles pieces with 10mm screeding in 1:2 mortar (1 cement: 2 sand) with curing, testing, as approved by Architect and Client. Cold bitumen should be used when needed as per directed by engineer/builder/developer/architect

ELECTRIFICATION

All Electric required points & Electric mains from D.B. to Main door side and all common work in building premises.

Wiring will include power wiring, telephone wiring, CCTV Cat6, wiring, as per direction by MEP/Architect/Engineer etc.

COLOUR

(A) Inside putty (1 Rough / 1 Fine) Make: Birla/JK/Asian/Nippon or equivalent

(B) Oil paints for grills, readymade door frames & Shutters,

(C) Outside one coat primer & two coat acrylic paint with texture.

BUFFING

At all floor, Door & Windows Marble frames, Granite, Vitrified, Bathroom Dedo etc.,

POLISHING

At all floor, Door & Windows frames, Granite, Marble, etc.,

CLEANING

Internal all floor, Bathroom, with Acid wash.,

Weakly/monthly cleaning of site to clear all unnecessary debris,

Cleaning of road if needed near to site to avoid any type of action from municipalities

FABRICATION

All type of Staircase railing which will be of SS 304/306 not corrosive material which will be of 18+ gauge, finishing with using good quality of fasteners /brackets pasted with chemical on wall /flooring where needed.

Balcony kathedra's should be of good powder coating /anodized as needed or directed by builder/architect/engineer

Any type of fabrication work needed such us canopy /fabrication stairs on terrace / or anything else need to be done.

ALLUMINIUM WORK

2/3 Track high quality domal series aluminum section with good quality of tuff one clear glass / internal hardware parts /non corrosive /lock / powder coating /anodized should be used, mosquito track should be their when needed or as per directed by builder/developer/engineer/architect etc.

FIRE SYSTEM WORK

All /Entire Addressable fire alarm system should be installed as per minimum requirement for passing Fire NOC / as per approved FIRE Plan by respective agency /Vendor. Fire pump /Sprinkler / smoke detector should be used good quality and warranty should be there in the name of Builder/Developer.

FACADE WORK

All type of Facade work for building / Glass work for shop /ACP for Shop will be done as per directed by builder /developer/Engineer /Architect with using of good & best quality material

TERMS & CONDITONS

1	
2	Above rates will include construction work of Compound wall including wiring of compound wall
3	All common Gardening and Plantation work included.
4	In this Rate All type of Electrical work wiring up to meter room /electrical room, as per direction by architect / engineer /builder /supervisor.
5	All Required Machinery will be provided by us.
6	Electric main power supply will be provided by builder /developer, all type of extension board with wiring for construction work will be under contractor's scope which includes halogen and lighting elements for work at night. Water supply will be given/provided but extension of water supply line with motor piping where ever needed for sprinkling of water will be arrange by the contractor.
7	Overhead water tank bottom slab, top slab as per measurement in SQFT.
8	Including Lift pardi any other pardi.
9	Retaining wall will be charges included.

10	Expose R.C.C. Pardi for elevation included.
11	Above rates are exclusive of any government taxes, GST will be extra on above mentioned rates.
12	Projections and Chhajja's will be Calculated in same rates.
13	Basic Steel calculated 5 kg/sq. ft., if the Structural design is heavy than this then it's will be calculated extra.
14	Supervisor / Civil Engineer /Project In charge from contractor's team which is need to be there for entire work shall maintain daily progress book /register / material register on site and same need to be share on WhatsApp group including photos as to maintain good coordination / communication with all stake holders like architect /structural engineer/Builder /Developers etc to get quick and reliable solution for each and everything. Contractor needs to kept experience civil engineer on site on daily basis.
15	All type of material laboratory testing should be done and needed to maintain all reports. / Cube test or slump test register shall be maintaining for each and every slab / Third party lab test shall be done when needed / ask by builder /developer.
16	All types of material should be dumb on site prior to staring of work to avoid late /time consume.
17	Any type of Insurance for contractor as per government policy /rules shall be maintain by contractor.

TIMLINE

1. Entire building with all items work given & allotted shall be complete within / till 18 Months from the date of completion of PCC work in the basement for respective block & Area.
2. Contractor needs to submit planning schedule mutually agreed and adhere to the targets on time.

FOLLOWING WORK ALSO INCLUDED

1. Water Boring
2. Hydraulic Parking
3. Electrical Fittings
4. Common Gardening Works
5. Plantation and Landscaping
6. Piling work as per requirement
7. Lift (Omega/OTIS or any good option)

Here by both the parties have read and agreed above all terms and condition and comes in written contract after signing below.