

JOYOUS HOMES

Most transparent makers of Kerala designer homes

DETAILED SPECIFICATIONS

1. Foundation and structure details

- 1.1. Earth Work Excavation in foundation trenches in all class of soil including hard laterite (except hard rock which require blasting).
- 1.2. Foundation – Dry rubble masonry work, H-60 cm X W-60 cm
- 1.3. Basement – Random Rubble masonry work, H-30 CM X W-45 CM (1:8)
- 1.4. Plinth Beam – RCC 1:2:3, using 20 mm metal H-15 X W-25 CM, 4 numbers, 8 mm dia. main bars, stirrups 8 mm dia. Bars @ 20 cm c/c. Plinth beam for toilets H-15 X Width as same as bricks.
- 1.5. Block works with Cement bricks, 3 mtrs. height from floor – brick size L-30 x T-20 x H-15 for all the walls.
- 1.6. Level roof concrete, slab - RCC 1:2:3, 20 mm metal, 10 cm thick. Steel – main bars and distributors 8 mm dia. Rods @ 15 cm c/c.
- 1.7. Roof plastering with water proofing compound, Dr. Fix-it for the area equivalent to one floor.
- 1.8. Bathrooms – after plastering water proofing is done with Asian paint damp proof or equivalent – floor & 2 feet height.
- 1.9. Plastering – cement motor 1:5 mix for inner walls, CM 1:4 mix for outer walls, 1:3 ceiling. Plastering done for the ceiling directly after De-shuttering.
- 1.10. Sun Shades, , will be built using 20 mm metal in 1:2:3 RCC mix as per the standard architectural specifications.
- 1.11. Lintel will be built using 20 mm metal in RCC 1:2:3 mix, 15 cm thickness, 4 numbers of 8mm dia main bars and stirrups 8 mm dia. bars @ 20 cm c/c.
- 1.12. Parapet work: Single brick works with cement bricks at 80 cm height and 10 cm thick.
- 1.13. Flooring – 20 mm metal, 1:3:6 mix, 5 cm thick.
- 1.14. Pillar for sitout will be from plinth belt. R.C.C. Column (Pillar) - 1:2:3, 4 numbers of 12 mm dia steel bars and ring at center to center 20 cm distance with 8 mm dia
- 1.15. Beams for car porch & Sit-out will be built using 20 mm metal in 1:2:3 mix. 25 cm beam - main bars 4 numbers of 12 mm, distributors 8 mm dia. Rods @ 18 cm c/c. 35 cm beam - main bars 4 numbers of 16 mm & one extra bar of 16 mm, distributors 8 mm dia. Rods @ 18 cm c/c.
- 1.16. Good Quality Crushed M-Sand is used for RCC, PCC, Concrete, cement mortar etc. Plastering with Good Quality Crushed M-Sand specifically made for plastering works
- 1.17. Cement Used (PPC) – Ambuja / ACC / Ramco or equivalent
- 1.18. Steel Used– ISI Certified, brands – Kairali / Kalliyath or equivalent

2. PAINTING & POLISHING

- 2.1. One coat cement primer (exterior and interior) wall and ceiling. Brands used Asian.
- 2.2. Two coat putty on all walls except back side exterior wall Brand Used / Asian paints / Berger
- 2.3. Two coat premium emulsions paint on all walls and ceiling. Brands used Asian. (interior – Apcolite advanced, Exterior – Apex Ultima)

- 2.4. One coat white cement on all walls where putty work is not done - Brands used Asian Paints.
- 2.5. All Doors, all windows which are in teak wood – polishing. Brand Used Asian paints luxury PU polish
- 2.6. All Doors, all windows which are not with teak wood – One coat primer and 2 coat enamel. Brand - Asian.
- 2.7. Front door frame panel - polishing. Brands Used Asian paints luxury PU polish
- 2.8. All other Doors' Frames and window's frames by enamel.
- 2.9. Window grills - One coat primer and 2 coat enamel. Brand - Asian

3. GRANITE & TILE WORK

- 3.1. Vitrified floor tiles (size 4 sq feet) with skirting of Johnson / Marbonite / Simpolo / SunHeart / AGL etc. for all rooms. INR 50/- per sq. ft. (at Site).
- 3.2. Sit out and front steps in tile INR 50/- per sq ft (at Site)
- 3.3. Stair case tile Rs.50/- per sq. ft. (at Site).
- 3.4. Bathroom digital floor tiles (size 1 sq feet). INR 50/- per sq. ft. (at Site).
- 3.5. Bathroom digital wall tiles (size 1.5 sq feet) – till Lintel height. INR 50/- per sq. ft. (at Site).
- 3.6. Granite above the kitchen counter - INR 150/- per sq. ft. (at Site). RCC slab for kitchen, second kitchen & Work area are excluded as the granite is placed directly on the cupboard.
- 3.7. Car porch tiles. INR 50/- per sq. ft. (at Site).
- 3.8. Kitchen dado tiles upto 2 ft above the kitchen slab. INR 50/- per sq. ft. (at Site).
- 3.9. Tile – grooving for steps.

4. ELECTRICAL WORKS

- 4.1. Electrical points' location will be discussed and finalized with customer.
- 4.2. Concealed wiring with PVC conduits – Astral Wire Guard or Equivalent. Conduiting will be done inside wall, RCC roof slab, Under the floor PCC as required.
- 4.3. Inverter wiring in every room for one light point, one fan point and one normal plug with Finolex / Havels / V-Guard
- 4.4. Three Phase wiring.
- 4.5. Details of Cable used: Lights & fan – 1 sq mm, Normal Plug & DB room - 1.5 sq mm, Power plug & Air Condition – 2.5 sq mm, Meter to DB – 4 sq mm or 6 sq.mm (if AC points required). Amps of plug: Power plug of 20 amp and normal plug of 6-16 amp. Breaker Details: AC – 20amps, Power plug – 10 amps, normal lines & normal plug – 6 amps
- 4.6. ELCB, DB, MCB, Isolator – brand Legrande. For multi-story building DB will be done at each floor.
- 4.7. Modular switches. Brands Used Schneider / Legrande / L&T
- 4.8. Lights and fans of Luker / Crompton or equivalent.

Particulars	Price
Fans	3000/- per piece
Exhaust Fans	1,000/- per piece
Modular Switches	50/- per piece
Switch plate	100/- per piece for 6M plate and the series
Regulator	300/- per piece

DETAILS OF ELECTRICAL ITEMS & POINTS

- SITOUT : 1 X 9W LED Bulb(2way), 1 X 4ft LED tube (2way), 1 X Switch with Calling Bell, 1 X Ceiling Fan, 1 X Normal Plug
- CAR PORCH: 1 X 9W LED Bulb(2way), 1 X 4ft LED tube (2way),
- DRAWING ROOM: 1 X Ceiling Fan, 1 X 4ft LED tube, 1 X 9W LED Bulb, 3 X Normal Plug
- FAMILY LIVING: 1 X Ceiling Fan, 1 X 4ft LED tube, 1 X 9W LED Bulb, 3 X Normal Plug
- DINING ROOM: 1 X 9W LED Bulb, 1 X 4ft LED tube, 3 X Normal Plug, 1 X Ceiling Fan
- MAIN KITCHEN : 1 X 9W LED Bulb, 1 X Exhaust Fan, 1 X 4ft LED tube, 4 X Power Plug, 1 X Ceiling Fan
- WORK AREA : 1 X 9W LED Bulb, 1 X 4ft LED tube, 2 X Power Plug
- BED ROOMS : 1 X Ceiling Fan (2way), 1 X 4ft LED tube (2 way), 1 X 9W LED Bulb, 3 X Normal Plug, 1 X Bedlamp
- BATHROOMS: 1 X 9W LED Bulb, 1 X Mirror Light, 1 X Exhaust Fan
- DRESSING AREA: 1 X 4ft LED tube, 1 X mirror lamp
- HANDWASH BASIN NEAR DINING ROOM: 1 X 4ft LED tube /9W LED Bulb, 1 X mirror, 1 X mirror lamp
- UPPER LIVING ROOM: 1 X Ceiling Fan, 1 X 4ft LED tube, 1 X 9W LED Bulb, 3 X Normal Plug.
- UNDER THE STAIR: 1 X Main Switch, DB, Inverter Provision etc.
- LANDING OF THE STAIR: 1 X 9W LED Bulb with two-way switch
- COVERED BALCONY: 1 X 4ft LED tube /9W LED Bulb, 1 X Normal Plug.
- BACKSIDE TERRACE: 1 X 4ft LED tube /9W LED Bulb, 1 X Normal Plug.
- OPEN FRONT TERRACE: 1 X 4ft LED tube /9W LED Bulb, 1 X Normal Plug.
- MASTER SWITCH: connecting the 8 external lights
- EXTERNAL: 2 each 9W LED Bulb at four sides
- 3 x provision for cable TV.

Additional points if any needed can be done at a rate as given below. All points include switch, switch plate, cable, conduit and labour.

- Ordinary light points including CFL/Tube - Rs. 1,250/- per point.
- Fan points includes regulator & excludes fan - Rs. 1,500/- per point.
- power plug points - Rs. 2,500/- per point.
- normal plug points - Rs. 1,750/- per point
- AC wiring point - Rs. 3,300/- per point.
- Provision for CCTV points (Only conduiting) – Rs. 1,200/- per point
- Provision for Telephone points (Only conduiting) – Rs. 1,250/- per point
- Provision for Home theater points within a room (Only conduiting) – Rs. 350/- per point

5. PLUMBING & SANITARY WORKS

- 5.1. Plumbing points' location will be discussed and finalized with customer.
- 5.2. Concealed plumbing with CPVC Pipes and non-concealed with PVC pipes, Brand: Supreme or Equivalent
- 5.3. Sanitary Ware - Cera / Parryware, CP Fittings – Cera, hindware or Equivalent.
- 5.4. Washing Machine plumping point in the designated area
- 5.5. Plumbing & Wiring for the water motor upto 10 meters from the plinth.
- 5.6. Pricing of Sanitary ware & bathroom fittings for one bathroom and other taps

Particulars	Price
European / Indian Closet - Full set	12,000/- per piece
Wash Basin – full set	3,000/- per piece
Health faucet	1,200/- per piece
Angle Cock	300/- per piece
Wash basin Tap	1,400/- per piece
Overhead Shower with valve	2,200/- per piece
Mirror	420/- per piece
Towel Rod	1,200/- per piece
Soap dish	350/- per piece
Kitchen Sink	4,500/- per piece
Kitchen Tap	1,400/- per piece
External Taps	400/- per piece

DETAILS OF PLUMPING ITEMS & POINTS

- BATHROOMS: 1 X Wash Basin, 1 X Closet, 1 X Tap fitting, 1 X Shower, 1 X health faucet
- DINING HALL: 1 X Wash Basin.
- KITCHEN: 1 X Wash Basin, 1 X provision for fixing water filter.

- WORK AREA: 1 X Wash Basin, provision for fixing washing machine.
- EXTERNAL: 1 X Tap – Backside, 1 X Tap - Near Car porch, 1 X Tap – One side of building.

6. WOOD & JOINERY WORKS

- 6.1. Front Doors, Front windows- Teak wood (grd and 1st floors).
- 6.2. Other Doors, other windows- Jack wood
- 6.3. All Door – Single Door
- 6.4. Carving (kothu pani) will be additional cost based on the design
- 6.5. All Door Frame & Window frame of 'Angili Wood'
- 6.6. Front door frame paneled with teak (Ground Floor & 1st floor).
- 6.7. All windows will be secured with 12 mm MS rods as per standard specification and window shutters with 4 mm glass. Front frames with check design and side frames with plain design.
- 6.8. SS Hinges – Brand YAMA
- 6.9. All bathroom doors will be fiber doors costing INR 6,500/- pcs.
- 6.10. Size of the joinery works (only wooden doors, windows & frames)

Frames:

- Front Door (GF): Height - 210cm, Width - 110cm. Individual piece: Width - 20cm, Thickness – 7 cm.
 Front Door (FF): Height - 210cm, Width - 100cm. Individual piece – Width – 14.5cm, Thickness – 7cm.
 Other Doors: Height - 210cm, Width - 90cm. Individual piece – Width – 11.25cm, Thickness – 6.25cm.

Doors & Windows Thickness:

- Front Door (Ground Floor): Thickness - 3.5 CM
 Front Door (First Floor): Thickness - 3.25 CM
 Front Windows (Check design): Width - 56cm. Panel Width – 9 cm, Thickness – 2.75cm.
 Other Doors: Thickness - 3 CM
 Other Windows (Plain frame) individual pieces: Thickness - 2.75 CM, Width 6 CM

6.12 Pricing for the locks and door handles as applicable.

Particulars	Brand	Price
Front Door Lock with handle	Doorset / Spider	*3,000/- per piece
Other Door Locks with handle	Doorset / Spider	*1000/- per piece

*Any brand available at this rate

7. OTHER WORKS

- 7.1. Overhead Drinking water Tank of 1000 Ltrs of Aqua-Tech (Rs. 6900/-) or Equivalent

- 7.2. Closet pit & waste water pit with readymade cement rings of 3 feet dia size with maximum depth of 6 feet. Pits will be made in all kind of soil (Except hard rock which require blasting). Pits will be made within 3 meters from the plinth.
- 7.3. Installation of Septic tank with 35 flushes per day capacity (Material: Ferro cement)

OTHER TERMS & CONDITIONS

1. **SCOPE** : Supply of material, Supervision of works, Erection, Installation
2. **PROJECT DURATION** : 12 months.
3. **Rate**: Rs. 2100/- per sq. ft.
4. **Validity of Offer**: 1 month. Further validity subject to our confirmation.
5. **Warranty**: One year free maintenance for all kinds of workman defects, warranty for the manufacturer products will be provided by the manufacturer as pe their terms and conditions.
6. Any increase / decrease in material cost above 5% from the current will be considered variation and billed

For any Further Assistance, Please contact us...

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