



VELAN CONSTRUCTIONS & HOME DEVELOPERS

RESIDENTIAL BUILDING CONSTRUCTION

SPECIFICATION – BASIC PACKAGE

Construction Type	Price Per Sq.ft
Solid Blocks	■ 2000 / Sq.ft
Red Bricks	■ 2100 / Sq.ft

SUB STRUCTURE

- Foundation will be of 4' x 4' x 5'.
- R.C.C. Columns up to 9" x 9" size.
- Foundation, Pillars, Columns and Roof reinforced with steel bars.
- Rods – 12mm.
- Rings – 8mm.
- TMT Brands: PRIME GOLD, RAMRAJ, TURBOSTEEL, MEENAKSHI TMT, PURVA STRONG, ARS, INDIA GOLD, DURGA TMT or equivalent.
- Lofts, lintels and sunshade reinforced with 8mm or 10mm rods as per structural requirement.
- Foundation refilling and consolidation with excavated earth.

BASEMENT

- Plinth beam provided with 9" height.

- RR masonry work below and above ground level.
- Basement from ground level will be 1.5 feet height including plinth beam.
- Filled with excavated earth / mountain earth suited to site condition.
- Anti-termite soil compaction included.

SUPER STRUCTURE

- Cut lintel sunshade at 7 feet height from floor level.
- Roof beam and plinth beam size 9" x 9".
- R.C.C roof concrete with 5" thickness using PRIYA Cement OPC Grade.
- Main walls and parapet walls will be 9" thick.
- Partition walls will be 4.5" thick.
- Plastering ratio 1:4 for walls and 1:3 for ceilings.
- Ceiling and inner walls sponge finish.
- Outer walls rough finish with sponge texture.

CEMENT BRANDS

- PRIYA
- PENNA
- MAHA
- DALMIA
- VAJRAM
- Equivalent quality brands based on availability.

DOORS, WINDOWS & VENTILATORS

- GHANA TEAK WOOD main door frame size 3'6" x 7'.
- Main door with premium simple design.
- Bedroom frame with MAHOGANY WOOD or SAL WOOD.
- Bedroom plywood pressing doors.
- PVC bathroom and toilet doors.
- Aluminium sliding windows with grill design.
- Ventilators with standard fittings.

DOOR FITTINGS

- Door lock, aldrip and tower bolts in stainless steel.

ELECTRICAL SPECIFICATION

- Concealed electrical wiring with ISI certified wires.
- Wire brands: Kundhan, GM, Finolex or equivalent.
- Switches: GM / Hifi / Lisha.
- Three phase wiring up to main board only.
- AC points, TV points, Audio points and Spot light points included.
- Distribution board and safety MCB included.

ELECTRICAL POINTS

- All main rooms: 1 ceiling, 4 wall and 2 socket points.
- Other rooms: 1 ceiling and 1 wall point.
- Bathrooms: 1 ceiling point and geyser point.
- Hall: TV, Audio system and cable point.
- Kitchen: Grinder, Refrigerator, Mixie and exhaust fan point.
- Master bedroom: AC point and fan point.
- Common area: Calling bell and terrace bulb point.

PLUMBING

- Main bathrooms with hot and cold taps and shower.
- Geyser provision in main bathroom.
- Supreme / Astral plumbing pipes.
- Parryware wall mixture / diverter.
- Outer plumbing connected to septic tank.
- Bathroom fittings of standard quality.

FLOORING & WALL TILES

- Vitrified / Ceramic tiles for all rooms.
- Flooring tile budget ■40/sq.ft.

- Bathroom wall tiles up to 7 feet height with ■30–35/sq.ft budget.
- Bathroom anti-skid floor tiles included.
- Kitchen wall tiles 3–4 feet above granite top.
- Parking and portico tiles included.

PAINTING SPECIFICATION

- Interior: 1 coat primer + 2 coats putty + 2 coats Nippon paint.
- Exterior: 1 coat primer + 2 coats exterior paint.
- Doors with primer and enamel coating.
- Main door polish and finishing included.

CUPBOARD & LOFTS

- Bedroom cupboards with Kadapa stone.
- Kitchen L-type loft included.
- Bedroom loft on one side.
- Granite kitchen top and sink included.

MS STEELS & STAIRCASE

- MS staircase railing included.
- Standard design steel hand railing.
- Durable rust-protected finishing.

OVERHEAD TANK / SUMP / SEPTIC TANK

- Ganga overhead water tank included.
- 1000 liters x 2 or 2000 liters x 1.
- Sump and septic tank available at additional cost.

NOTE

- Construction will be done according to client floor plan.
- Additional custom works will be charged separately.

EXCLUSIONS

- Borewell and motor.
- Compound wall and gate.
- Front elevation.
- Registration.
- Loan expenses.
- Interior wood works.
- Building plan approval.
- Rock breaking work.

TO BE ARRANGED BY CLIENT

- Temporary EB connection and EB bill.
- Water supply for construction.
- Electrical main board, cable and accessories.

OPTIONAL TECHNOLOGIES

- AAC Blocks
- Cool Roof Tiles
- Rainwater Harvesting
- Bio Septic Tank
- Water Automation
- Gypsum Plastering
- Steel Doors

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