



MATERIAL SPECIFICATIONS

LET'S CONNECT

PHONE

+91 86677 45066

ADDRESS

#4, 2nd Bajanai kovil
street, Sembakkam,
Chennai – 600 073.

WE USE THE MOST TRUSTED BRAND NAMES IN THE COUNTRY.

We have prepared 4 different **Packages**
that helps you understand the detailed
Specifications and The Pricing

	ELITE ₹ 1949	PRIME ₹ 2199	ULTIMATE ₹ 2399	IMPERIAL ₹ 2899
DESIGN & DRAWING	Floor plan 2D Elevation 3D	ELITE + Electrical drawings 2D Plumbing drawings 2D	PRIME + Soil test report Structural drawings 2D Furniture layout 2D	ULTIMATE + Interior 3D Walkthrough Interior detailing
STRUCTURE	<p>BASEMENT Upto 2.5 feet</p> <p>CEILING HEIGHT 10 feet</p> <p>BLOCK WORK AAC Blocks 8" for exterior walls 4" for interior walls</p> <p>CONCRETE GRADE M20 for Beam and Slab M25 For Column</p> <p>M-SAND (Double wash) For concreting & Brick work IS 383, IS 2116</p> <p>P-SAND (Double wash) Standard Material as per Indian Standard IS 383, IS 1542</p> <p>CEMENT Priya/Maha</p> <p>STEEL Any ISI Brand</p> <p>PARAPET WALL Brick work Upto 3.5 feet Height - 4 inch thick</p>	<p>BASEMENT Upto 3.5 feet</p> <p>CEILING HEIGHT 10 feet</p> <p>BRICK WORK Chamber Red Bricks 9" for exterior walls 4" for interior walls</p> <p>CONCRETE GRADE M20 For Beam and Slab M25 For Column</p> <p>M-SAND (Double wash) For concreting & Brick work IS 383, IS 1542</p> <p>P-SAND (Double wash) Standard Material as per Indian Standard IS 383, IS 1542</p> <p>CEMENT Dalmia/Chettinadu/Zuari</p> <p>STEEL ARS 550D / Thirumala 550D</p> <p>PARAPET WALL Brick work Upto 3.5 feet Height - 4 inch thick</p>	<p>BASEMENT Upto 4 feet</p> <p>CEILING HEIGHT 10 feet</p> <p>BRICK WORK Wire cut Red bricks 9" for exterior walls 4" for interior walls</p> <p>CONCRETE GRADE M20 For Beam and Slab M25 For Column</p> <p>M-SAND (Double wash) For concreting & Brick work IS 383, IS 2116</p> <p>RIVER SAND For all walls and ceilings plastering work</p> <p>CEMENT Ramco/Coromandel</p> <p>STEEL I-Steel / JSW</p> <p>PARAPET WALL Block work upto 3.5 feet height - 6 inch thick</p>	<p>BASEMENT Upto 5 feet</p> <p>CEILING HEIGHT 11'</p> <p>BRICK WORK Wire cut Red Bricks 9" for exterior walls 4" for interior walls</p> <p>CONCRETE GRADE M25 For Beam, Slab and Column</p> <p>M-SAND (Double wash) For concreting & Brick work IS 383, IS 2116</p> <p>RIVER SAND For all walls and ceilings plastering work</p> <p>CEMENT Ultratech</p> <p>STEEL TATA</p> <p>PARAPET WALL Block work upto 4 feet height - 6 inch thick</p>

FLOORING

ELITE ₹ 1949

PORTICO & LIVING

2'x2' Tiles of value upto
Rs.50 per sq.ft- KAG/Anuj

KITCHEN & BEDROOM'S

2'x2' Tiles of value upto
Rs.50 per sq.ft - KAG/Anuj

BALCONY & UTILITY

1'x1' Anti -skid tiles of
value upto Rs.35 per sq.ft

STAIRCASE

1'x1' Tile of value upto
Rs.35 per sq.ft

KITCHEN WALL TILES

(2 feet above kitchen slab
ceramic) - Upto
Rs.40 per sq.ft

BATHROOM TILES

Ceramic Wall Tiles with 7
feet height - Upto Rs.35
per sq.ft

TERRACE FLOORING

Screed concreting with
Waterproofing

KITCHEN SLAB

Granite upto 90/sq.ft

PRIME ₹ 2199

PORTICO & LIVING

4'x2' Tiles of value upto
Rs.65 per sq.ft- KAG/Sparrow

KITCHEN & BEDROOM'S

2'x2' Tiles of value upto
Rs.65 per sq.ft- KAG/Sparrow

BALCONY & UTILITY

1'x1' Anti -skid tiles of
value upto Rs.60 per sq.ft

STAIRCASE

Full body Tiles of value upto
Rs.120 per sq.ft

KITCHEN WALL TILES

(2 'above kitchen slab
ceramic) - Upto
Rs.60 per sq.ft

BATHROOM TILES

Ceramic Wall Tiles with 7 feet
height - Upto Rs.60 per sq.ft

TERRACE FLOORING

Screed concreting with
Waterproofing

PARKING TILES

Car parking heavy duty Tiles
of value upto
Rs.50 per sq.ft

KITCHEN SLAB

Granite upto 130/sq.ft

ULTIMATE ₹ 2399

PORTICO & LIVING

4'x2' Tiles of value upto
Rs.80 per sq.ft -
Somany/Kajaria

KITCHEN & BEDROOM'S

2'x2' Tiles of value upto
Rs.80 per sq.ft - KAG/Anuj

BALCONY & UTILITY

Anti -skid tiles of
value upto Rs.70 per sq.ft

STAIRCASE

Granite of value upto
Rs.150 per sq.ft

KITCHEN WALL TILES

Upto
Rs.75 per sq.ft

BATHROOM TILES

Ceramic Wall Tiles with 10
feet height - Upto Rs.70 per
sq.ft

TERRACE FLOORING

White cool roof tiles of size
1'x1' - Anuj - with
waterproofing

PARKING TILES

Heavy stone of value upto
Rs.80 per sq.ft

KITCHEN SLAB

Granite upto 160/sq.ft

IMPERIAL ₹ 2899

PORTICO & LIVING

Tiles or Granites of value
upto Rs.180 per sq.ft-
KAG/Sparrow

KITCHEN & BEDROOM'S

2'x2' Tiles of value upto
Rs.180 per sq.ft-
KAG/Sparrow

BALCONY & UTILITY

Anti -skid tiles of
value upto Rs.100 per sq.ft

STAIRCASE

Granite or Marble of value
upto Rs.300 per sq.ft

KITCHEN WALL TILES

Upto
Rs.170 per sq.ft

BATHROOM TILES

Ceramic Wall Tiles with 10
feet height - Upto Rs.140 per
sq.ft

TERRACE FLOORING

White cool roof tiles of size
1'x1' - KAG - with
waterproofing

PARKING TILES

Granite of value of upto 120
sq.ft

KITCHEN SLAB

Granite upto 200/sq.ft

DOORS, WINDOWS & RAILINGS

ELITE ₹ 1949

MAIN DOOR

Malaysian Teak wood
Frame size 5" x 3"
Door thickness 32mm
size - 7' height x 3'6" width
Rs.18,000 including fixtures

ROOM DOORS

Sal wood frame
White panel door
@ Rs.2300/ Pc

BATHROOM DOORS

Solid PVC door
7'x2'6".

WINDOWS

Aluminium sliding window
with 5mm clear glass
Maximum size of 4'x4'
1 window per room

STAIRCASE RAILING

Mild steel

BALCONY RAILING

Mild steel

PRIME ₹ 2199

MAIN DOOR

Malaysian Teak wood
Frame size 5" x 3"
Door thickness 35mm
size - 7' height x 3'6" width
Rs.22,000 including fixtures

ROOM DOORS

Sal wood frame
Flush door
@ Rs.3500/ Pc

BATHROOM DOORS

WPC Door & Frame
7'X2'6"

WINDOWS

UPVC sliding window
with 5mm clear glass
Maximum size of 4'x5'
1 window per room

STAIRCASE RAILING

SS304 Grade Railing

BALCONY RAILING

SS304 Grade Railing with
8mm toughned glass

ULTIMATE ₹ 2399

MAIN DOOR

Ghana Teak wood
Frame size 5" x 3"
Door thickness 35mm
size - 7' height x 4'6" width
Rs.30,000 including fixtures

ROOM DOORS

Ghana teak frame
Flush door with laminate
@ Rs.5000/pc

BATHROOM DOORS

WPC Door & Frame
7'x2'6"

WINDOWS

UPVC sliding window
with 5mm clear glass
No restrictions on size and
quantity

STAIRCASE RAILING

SS 304 Grade Railing

BALCONY RAILING

SS304 Grade Railing with
10mm toughned glass

IMPERIAL ₹ 2899

MAIN DOOR

Customized door's
No restrictions on size
Rs.70,000 including fixtures

ROOM DOORS

Ghana teak frame
Flush door with laminate
Rs.11000/pc

BATHROOM DOORS

Waterproof flush door with
laminate
No restriction on size

WINDOWS

UPVC coloured open-able
window
with toughned glass
No restrictions on size and
quantity

STAIRCASE RAILING

Toughned glass railing with
Aluminium or SS or Wooden

BALCONY RAILING

Aluminium railing with 10mm
toughned glass

ELITE
₹ 1949

PRIME
₹ 2199

ULTIMATE
₹ 2399

IMPERIAL
₹ 2899

ELECTRICAL

WIRES
Fireproof wires by Kundan

SWITCHES
Fybros/L&T

BED ROOM: 2 switch box (8-module)

BATHROOM: 1 switch box at the outer (3-module), Heater and Exhaust point will be provided

LIVING ROOM: Upto 3 switch box (6-module)

KITCHEN: 3 switch box (6-module), point for Chimney& RO

DINING : 1 Switch box (8-module)

Entrance: 1 switch box (6-module)

Balcony&Utility: 1 switch box (3-module)

AC Points: One for each bedroom

WIRES
Fireproof wires by Orbit

SWITCHES
GM

BED ROOM: 2 switch box (8-module) + 1 switch box (6-module)

BATHROOM: 1 switch box at the outer (4-module), 1 switch box at the inner (3-module) Heater and Exhaust point will be provided

LIVING ROOM: Upto 4 switch box (6-module)

KITCHEN: 3 switch box (6-module), point for Chimney& RO

DINING : 1 Switch box (8-module)

Entrance: 1 switch box (6-module)

Balcony&Utility: 1 switch box (3-module)

AC Points: One for each bedroom & 1 for Living room

WIRES
Fireproof wires by Havells/Finolex

SWITCHES
Legrand

Note:
No restrictions on number of points

WIRES
Fireproof wires by Havells/Finolex

SWITCHES
Touch switches Glass plates

Note:
No restriction on number of points

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PLUMBING	<p>CPVC PIPES Aashirvad</p> <p>PVC PIPES Grandica/Any isi brand</p> <p>KITCHEN Stainless steel sink with faucet & accessories Rs.3,500</p> <p>DINING Wall mounted wash basin with sink cock of value upto Rs.3,000</p> <p>BATHROOM sanitaryware & CP fittings [EWC, Wall Mixer / Spout ,Health Faucet, Angle cock =Rs.12,000 / Toilet] (Maximum of 2 Bathroom per 1000 sq.ft of construction)</p>	<p>CPVC PIPES Aashirvad</p> <p>PVC PIPES Star/Supreme/Thirumala</p> <p>KITCHEN Stainless steel sink with faucet & accessories Rs.6,500</p> <p>DINING Wall mounted wash basin with sink cock of value upto Rs.4,000</p> <p>BATHROOM sanitaryware & CP fittings [EWC, Wash Basin ,Wall Mixer / Spout ,Health Faucet, Angle cock =Rs.20,000 / Toilet] (Maximum of 2 Bathroom per 1000 sq.ft of construction)</p>	<p>CPVC PIPES Aashirvad</p> <p>PVC PIPES Finolex</p> <p>KITCHEN Quartz sink with faucet & accessories Rs.8,000</p> <p>DINING Wall mounted wash basin with sink cock of value upto Rs.7,000</p> <p>BATHROOM sanitaryware & CP fittings [EWC, Wash Basin ,Wall Mixer / Spout ,Health Faucet, Angle cock =Rs.25,000 / Toilet]</p>	<p>CPVC PIPES Aashirvad</p> <p>PVC PIPES Finolex</p> <p>KITCHEN Smart sink with faucet & accessories Rs.16,000</p> <p>DINING Wall mounted wash basin with sink cock of value upto Rs.12,000</p> <p>BATHROOM sanitaryware & CP fittings [EWC, Wash Basin ,Diverter with Spout ,Health Faucet, Angle cock =Rs.50,000 / Toilet]</p>
PAINTING	<p>INTERIOR PAINTING ANY ISI PUTTY + ANY ISI BRAND</p> <p>EXTERIOR PAINTING ANY ISI PUTTY + ANY ISI BRAND</p>	<p>INTERIOR PAINTING Birla wallcare Putty + Asian Tractor Emulsion or equivalent</p> <p>EXTERIOR PAINTING Asian Primer + Ace Exterior Emulsion Paint or equivalent</p>	<p>INTERIOR PAINTING Birla wallcare Putty + Asian premium Emulsion or equivalent</p> <p>EXTERIOR PAINTING Asian Primer + Apex Exterior Emulsion Paint or equivalent</p>	<p>INTERIOR PAINTING Birla wallcare Putty + Asian Royal LUXURY Emulsion</p> <p>EXTERIOR PAINTING Asian Primer + Apex ultima Exterior Emulsion Paint</p>

WHAT'S NOT INCLUDED	Compound Wall @ 425/Sq.ft Sump Septic Tank @ 23/Litre Lift, Lift Pit and Shaft Electricity Connection Building Plan Approval Elevation Special Materials	Compound Wall @ 425/Sq.ft Sump & Septic Tank 24/Litre Lift, Lift Pit and Shaft Electricity Connection Building Plan Approval Elevation Special Materials	Compound Wall @ 450/Sq.ft Sump & Septic Tank 25/Litre , Lift, Lift Pit and Shaft Electricity Connection Building Plan Approval Elevation Special Materials	Compound Wall @ 450/Sq.ft Sump & Septic Tank @ 25/Litre Lift, Lift Pit and Shaft Electricity Connection Building Plan Approval Elevation Special Materials
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SPECIAL PROVISIONS

FEATURES DESCRIPTION	ELITE	PRIME	ULTIMATE	IMPERIAL
DAMP-PROOF COURSE	●	●	●	●
CRACK PREVENTIVE MEASURE	●	●	●	●
BATHROOM WATER PROOFING		●	●	●
ANTI -TERMITE TREATMENT	●	●	●	●
CCTV		●	●	●