

SPECIFICATIONS

STRUCTURE

Earthquake resistant R.C.C. Framed structure certified by IIT.

FLOORING

Vitrified tiles floorings of size 2'x2' in Living Room laminated wooden flooring in Bed Room. Ceramic Tiles in Balconies.

WATER SUPPLY

Underground and overhead water tanks pumps for 24 hour's uninterrupted water supply.

EXTERNAL FINISH

Most modern elegant permanent outer finish with high quality texture paint.

INTERNAL FINISH

All internal walls plastered & painted in pleasing shades with oil bound distemper, POP and Cornices in drawing/ dining room and bedrooms.

ELECTRICAL

ISI Copper wiring in P.V.C. concealed conduit. Provision for adequate light & power. as well as points for Telephone & TV Outlets with protective M.C.B's.

TOILETS

Provision for Hot & Cold water system. Glazed tiles in pleasing colours on walls up to door level. European W.C.'s wash basin & cisterns in white shade. C.P. fittings and mirror in toilet.

Pantry

Granite working platform the 2ft. high glazed ceramic tiles above it and 5 ft. high glazed ceramic tiles on remaining walls from floor level with stainless steel sink, wood work below the working top.

DOORS/WINDOWS

All external door and window framed in power coated aluminum. Decorative doors with hard wood at main entrance and Inner frame of Marandi or equivalent wood. Internal door made of painted flush shutters. Good quality hardware fittings.

Additional Furnishings Furniture / Fixtures

Double Bed
Four Sitters Sofa
Light Fittings
Cupboards
Ironing Boards
Geyser in Bathroom

Lifestyle Gadgets

Electric Cattle
Food Processor
Hair Dryer
Wall Clock
Electric Iron

Kitchenware

Toaster
Crockery
Cutlery

SAMPLE ESCALATION CALCULATION

Total price say 100/-

Construction Cost (50% of the total price):50

Annexure : "C"

Table A:

Opening and Closing RBI indexes

S.No	ITEMS	Weight age in construction cost	Assumed Opening RBI Indexes (May.,2012)	Assumed closing RBI Indexes
1	Steel	15%	100	112
2	Cement	10%	100	92
3	Other Building Cost	40%	100	114
4	Fuel & Power	5%	100	110
5	Labour	30%	100	105

Table B:

Computation of Escalation Charges

Formula: Construction Cost X Weight of the item X (Closing Index-Opening Index)/Opening Index.

S.No	ITEMS	CALCULATION: Illustration for the entire 36 month period	Escalation Percentage For The 36 Month Period
1	Escalation in steel	$50 \times 15\% \times (112-100)/100$	0.900
2	Escalation in Cement	$50 \times 10\% \times (92-100)/100$	-0.400
3	Escalation in other building const. material	$50 \times 40\% \times (114-100)/100$	2.800
4	Escalation in fuel & Power	$50 \times 5\% \times (110-100)/100$	0.250
5	Escalation in Labour	$50 \times 30\% \times (105-100)/100$	0.750
	Total Escalation Percentage for 36 month Period		4.300

Escalation Charges, as per this illustration, shall be 4.3% of the Total Price i.e. 4.30