

CIVIL CONSTRUCTION SCHEDULE OF SERVICES

To, Date: -----
Mr. ----
------(RAJ.)

Subject: civil construction .

Dear Sir,

This is in the reference to our discussions regarding construction of Floor at the subject site. Please find below the specification and financial proposal for the said construction based on the provided drawings, considered as approved drawings.

Height of the Building:

Finished Floor to Upper Finished Floor 10'-6"as/site

Setbacks:

As/ approved given drawings

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SPECIFICATIONS FOR CONSTRUCTION

I STAGE:

(Invoice Stages 1)

MATERIALS

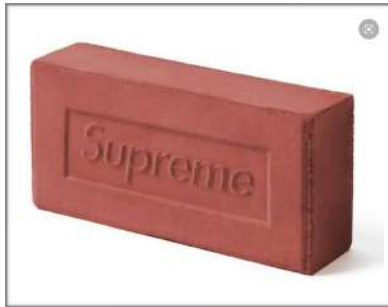
1. Cement –Ultratech Ambuja,Wonder Birlla Uttam .



2. Steel – Rathe, Super Shakti .



3. Bricks - 1St Class Designation Local Made.



4. Grit - 3/4" Thk. Of Gunawta, Bilochi.



5. Sand – Banas Or Equivalent



SKELETON

1. Land 90 Degree Plotting
2. column Footing Layout
3. Footing Soil Excavation
4. Footing Compacted Earth During Water
5. Footing PCC 40mm Grit.
6. Column Canter Line Mark.
7. Column Steel Standing As/ Drawing. (site visit)
8. Column Footing filling 20mm Grit As/ Drawing
9. As/ Drawing Plinth lvl should be given Column.

RATIOS

1. Brick masonry – 1:5 cement sand mortar.
2. Plastering – 1:5 cement sand mortar
3. R.C.C work – 1:1.5:3 cement, sand & grit.(M25)

DPC& PLINTH BEAM

(Invoice Stages 2)

1. D.P.C. LVL Check
- 2 .Plinth Beam Casting Check Centre ling
And working plan.
3. Plinth Beam Cover Block

Stone Soling & PCC

- 1 Stone soling 6 " Height.
2. Plinth L.V.L. (As/ Drawing Height) PCC 20mm Grit

BRICK PICKING

(Invoice Stages 3)

1. Brick Masonry Work.
2. 4½" Brick Picking @ D.P.C. 2'-6" and 7'-6"
3. 9" Brick Picking @ D.P.C. 5'-6"

ROOF CASTING

(Invoice Stages 4)

1. Stair One site Casting
2. Roof Shuttering L.V.L. Check (site visit)
3. Roof Beam Steel Check.
4. Roof Structure Check.
5. R.C.C work – 1:1.5:3 cement, sand & grit.(M25)

Under Roof

(Invoice Stages 5)

1. Roof Casting After 21 Days Open Shuttering.
2. Electrical Wall Conduit pipe
3. Including plastering work 1.5 .
4. Plastering 20 mm thik.
5. Elevation Reedy (As/ Drawing Height)

II STAGE:

SANITARY

LAYOUT

1. Floor Sanitary Layout (PVC Pipe)



2. Rain Water Pipe.



3. Chamber Picking.



METRIAL

(Invoice Stages 6)

1. CPVC. Plumbing line 1" in main line & 3/4" in distribution lines.
(Kishan)



- 2.S/W PVC 4"&3" pipe in outer sanitary layout (Kishan)



Bath fixtures

W.C.



Washbasin



Shower & Mixer



overhead tank 500x1 (3 layer 4.5 rs/ Later)



4. per

toilet floor and Bath fittings + sanitary ware Rs.

8000-10000/- per toilet in floor

III STAGE:

FLOORING

(Invoice Stages 7)

Particulars

FLOOR TILES 4'x2'



TOILET TILE 2'x1'



Kitchen Tiles 4'x2'



Porch Tiles 16"x16"



Ramp Tiles 10"x10"



Kitchen Garenite



Stair Garenite



1. Toilet Tiles Rs.20-25/- per sq. ft.
2. Tile work in toilet up to 7'
3. Marble & Tiles flooring Rs.35-40/-- per sq. ft. on site.
4. Stair Granite Rs.45-50/-- per sq. ft. on site.
5. kitchen Granite Rs.50-60/-- per sq. ft. on site.

ELECTRICAL

1. PVC conduit 2 mm 1" for ceiling and 1.5 mm 1" / 3/4" for walls.



2. Boxes as per modular switches 10-12/ rs each



4. Wiring RR Kabli, Finolex, polycab.



5. Main isolators, M.C.B.'s(make-ISI)



6. Meter installation, U.G. cabling for electric connections to be taken up by the owner .

IV STAGE:

WOOD WK

Particulars

(Invoice Stages 8)

1. Doors & window frames (Stone frame @ 30sq.fit).



2. Door panels and window Wood (Ivory sagwan@ 130 sq.ft.)



3. Window Section Glass



4. All internal flush doors of Rs.100-120/-sq.ft on door finish



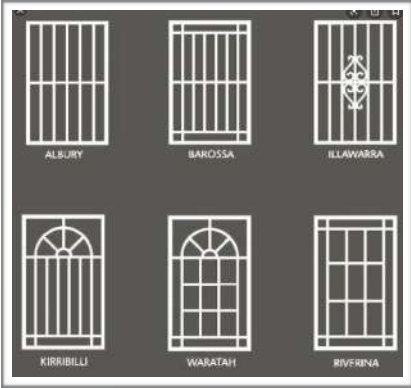
Reeling @ 200-



**5. Stair & balcony Steel
250 / Running Feet.**

IRON

1.Window Grill ms sariya 12 mm Thick



2 O.T.S Shaft Pack M.S. Section With wire mace



V STAGE:

POP & Puuty

Outside staircase and balcony to layer Birla / j.k putty
POP in gurmala.

Why Select JKS Architects

1. CCTV Camera During Site Work.



2. Our Entire Team Is Architecture Driven.



3. During Construction Water Irrigation on wall.



4. As long as The Side Goes There Will Be a civil Engineer.



5. Interior 3ds View.



6. 10 Year's Work Experience.



7. 45 days Warranty Will Be Given On Completion Of Work



Time Period:
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Financial Terms:

Total Area+++++++ for construction in all floors

Rate of building construction with finishing will be @ Rs.1200 /- per sqft of Roof .

MODE OF PAYMENT

S. No.	Stage of Payments	Stage Payments	Total Amount to be paid till this stage
1	Mobilization advance	250	250 of total amount
2	Before D.P.C. & Plinth Beam	200	450 of total amount
3	Before completion roof hight	200	650 of total amount
4	Before completion roof casting	200	850 of total amount
5	Before Completion of electrical conducting & sanitary	100	950 of total amount
6	Before completion of Internal & external Plaster	100	1050 of total amount
7	Before completion of flooring	100	1150 of total amount
8	Before completion of furniture (door & window)	45	1195 of total amount
9	After completion and final hand over of site	5	1200 of total amount

Parts payments will be allowed based on the progress of work as some of the items will run parallel and will not be in completion stage.

Measurement of Built Up Area:

Roof Slab will be measured from edge to edge on both sides. Slab Bearing, i.e. 5.5" th. on the existing common wall be considered will be measured in built up area.

Balcony, Verandahs, and Projections, will be calculated full in built up area.

The above rates are on the initial (original) area of construction i.e. 1200 sq.ft . of Roof area +Govt.

Taxes(Service tax and Vat) as applicable.

Final bill will be based on actual constructed Roof area on site.

Note:- Down area compacted earth felling during water will be charged extra as per site required

The following items will be charged at actual cost:-

- Electric & water to be provided by owner at the site during the construction.
- JDA / Nagar Nigam approval shall be taken care by owner. Any objection/ intervention from JDA/ Nagar Nigam/ Statutory Body should be taken care of by Owner
- The Contractor will not be responsible for any dispute of any nature regarding neighbourhood & their settlement, final roof only for bazar court.
- Under Ground Water Tank Will Be Charged Extra (As/Size)
- Doole, Elevation, Designs, Down Roof Will Be Double-Rated
- Any other thing not specified above, shall be charged extra..
- Mumty Roof compsalri
- All the prices are excluded of taxes, Tax as per the Indian govt. will be applicable at the time of invoice.
- Temporary connection as soon permanent connection to be installed one roof cast if you don't get it done , you will have to pay the entire bill .
- If There is any Theft From The side Within The Payment Stop, Then It Will be The Responsibility of the owner

Part payments to be released upfront to purchase tile/ granite which can be subsequently adjusted in this stage

We are hopeful that you will find it satisfactory. In case you have any query please feel free contact to me at any time.

Kindly read, review, signed and return a copy as token of acceptance so that we can prepare final contract document on stamp paper and signed it before proceed to the work.

Regards,

Sincerely Yours,
AR.RAJ JANGID
M.NO. 09672003333

JKS. CONSTRICTION
57-58 Sector -8 Chitrukut Near SBBJ Bank
Vaishali Nagar Jaipur , Jaipur (Raj.)