

DHANRAJ BUILDERS



WHAT ALL WE DO

SUB STRUCTURE WORK

- FOUNDATION- By Footing Method
- STRUCTURE DESIGN - As per Licensed Structural Engineer with his Certification.
- FOUNDATION DEPTH- Maximum Upto 6' depth from the natural ground level on yellow soil.
- Anti Termite Treatment

DESIGNS AND DRAWINGS

- 2D Floor Plans
- 3D render of the front façade
- 2D Furniture Layout
- Structural Designing
- MEP Drawing: Plumbing and Electrical Layout
- Working Drawings for Execution

CORE CONSTRUCTION MATERIALS

- JSW One TMT
- Ultratech/ JK Super cement
- Concrete Grade: M20. (Mix 1:1.5:3)
- Best Quality Open Bhatta Red Bricks. Rs 9/Brick
- Shuttering MS Sheets, Plywood
- Coarse Aggregate: 12mm, 20mm
- Fine Aggregate: Narmada River Sand
- Ceiling height: 10.5 ft (Floor to Slab top)
- Plinth height: 1.5 feet height from the Road Level

PLASTERING AND PAINTING

- Internal plastering with 2 coat in cement sand mortar of the ratio 1:4
- External plastering with 2 coat in cement sand mortar with the ratio 1:4 mixed Dr. Fixit Waterproofing chemical
- Putty (2 coats)- JSW Putty
- Interior & Exterior Primer (1coat)-JSW Primer
- Interior & Exterior Painting (2 Coat)-JSW Paints
- Windows grills-JSW Paints

OUR PLANS (FLOORING & WALL TILING)

FLOORING & WALL TILING	PREMIUM	STYLE	LUXURY
PRICING (Excl. GST)	1560/- Sqft	1850/- Sqft	2150/- Sqft
LIVING, DINING, KITCHEN, BALCONY & BEDROOM	Vitrified Tiles Rs. 40/Sqft (Size - 2'x2', 2'x4')	Vitrified Tiles Rs.80/Sqft (Size - 2'x2', 2'x4')	Vitrified Tiles Rs.120/Sqft (Size - 2'x2', 2'x4')
KITCHEN DADO (2' HEIGHT)	Tiles Rs.40/Sqft (Size – 1'x1.5', 1'x2')	Tiles Rs.60/Sqft (Size – 1'x1.5', 1'x2')	Tiles Rs. 80/Sqft (Size – 1'x1.5', 1'x2')
PARKING TILES	Heavy Duty Tiles Rs.40/Sqft	Heavy Duty Tiles Rs.50/Sqft	Heavy Duty Tiles Rs.60/Sqft
STAIRCASE	Upto Rs.90/Sqft	Upto Rs.135/Sqft	Upto Rs.200/Sqft
TOILET DADO (7' HEIGHT) & FLOORING	Tiles Rs.40/Sqft (Size – 2'x4', 2'x2')	Tiles Rs.60/Sqft (Size – 2'x4', 2'x2')	Tiles Rs.80/Sqft (Size – 2'x4', 2'x2')
WASHAREA DADO (5' HEIGHT) & FLOORING	Tiles Rs.40/Sqft (Size – 2'x4', 2'x2')	Tiles Rs.60/Sqft (Size – 2'x4', 2'x2')	Tiles Rs.80/Sqft (Size – 2'x4', 2'x2')
KITCHEN COUNTER GRANITE	Granite with Kota Stone Rs.90/Sqft (Upto 15 RFT)	Granite with Kota Stone Rs.200/Sqft (Upto 15 RFT)	Granite with Kota Stone Rs.200/Sqft (Upto 15 RFT)
KITCHEN SINK: STAINLESS STEEL	Upto Rs.3000/Unit	Upto Rs.5000/Unit	Upto Rs.8000/Unit
PLUMBING	CPVC Pipes for plumbing work – Supreme, Kasta or equivalent	CPVC Pipes for plumbing work – Supreme, Kasta or equivalent	CPVC Pipes for plumbing work – Supreme, Kasta or equivalent
	SWR pipes for Drainage, Rainwater (6"/4"/3") – Supreme, Kasta or equivalent	SWR pipes for Drainage, Rainwater (6"/4"/3") – Supreme, Kasta or equivalent	SWR pipes for Drainage, Rainwater (6"/4"/3") – Supreme, Kasta or equivalent

OUR PLANS (DOORS & WINDOWS)

DOOR & WINDOWS	PREMIUM	STYLE	LUXURY
PRICING (Excl. GST)	1560/- Sqft	1850/- Sqft	2150/- Sqft
MAIN DOOR SIZE: 3'3" X 7'0"	Frame: Plywood Paneling with Mica	Frame: Plywood Paneling with Veneer	Frame: Plywood Paneling with Veneer
	Shutter: Flush door with Mica	Shutter: Flush door with Mica	Shutter: Flush door with Veneer/Teakwood
	Fixtures: SS finish accessories Rs.15,000/- (Total Cost)	Fixtures: SS finish accessories Rs.25,000/- (Total Cost)	Fixtures: SS finish accessories Rs.40,000/- (Total Cost)
INTERNAL DOOR SIZE:3'0" X 7'0"	Frame: Saal wood 4" x 2.5"	Frame: Plywood Paneling with Mica	Frame: Plywood Paneling with Veneer
	Shutter: Flush door with mica	Shutter: Flush door with mica	Shutter: Flush door with Veneer
	Standard SS Finish Accessories Rs.10,000/- (Total Cost)	Standard SS Finish Accessories Rs.18,000/- (Total Cost)	Standard SS Finish Accessories Rs.25,000/- (Total Cost)
BATHROOM DOORS SIZE:2'6" X 7'0"	PVC Doors or Equivalent Rs.7,500/- (Total Cost)	PVC/Flush Doors or Equivalent Rs.10,000/- (Total Cost)	PVC/Flush Doors or Equivalent Rs.15,000/- (Total Cost)
WINDOWS (Area upto 10% of Buildup Area)	3 Track Aluminum Windows (2 glass and 1 mesh) With Granite jamming Rs.300/Sqft	3 Track Aluminum Windows (2 glass and 1 mesh) With Granite jamming Rs.450/Sqft	2.5 Track UPVC Windows (2 glass and 1 mesh) With Granite jamming Rs.600/Sqft

OUR PLANS (DOORS & WINDOWS)

DOOR & WINDOWS	PREMIUM	STYLE	LUXURY
PRICING (Excl. GST)	1560/- Sqft	1850/- Sqft	2150/- Sqft
FABRICATIONS	(Window grills, MS Gate, Headroom door, OTS Cover, Headroom Ladder) 200Kg/1000Sqft B/U Area	(Window grills, MS Gate, Headroom door, OTS Cover, Headroom Ladder) 250Kg/1000Sqft B/U Area	(Window grills, MS Gate, Headroom door, OTS Cover, Headroom Ladder) 300Kg/1000Sqft B/U Area
BALCONY RAILINGS	Stainless Steel 304 Rs.500/RFT	Toughened glass(10mm) with Stainless stell 304 Top Rail Rs.1,300/RFT	Toughened glass (12mm) with Wooden Finish Top rail Rs.1800/RFT
STAIRCASE RAILINGS	Stainless Steel 202 Rs.400/RFT	Stainless Steel 202 with glass panel Rs.800/RFT	Toughened glass(10mm) with Stainless steel Top Rail Rs.1,600/RFT
WIRING	Polycab KEI or equivalent	Polycab KEI or equivalent	Polycab KEI or equivalent
SWITCHES/SOCKETS	Anchor/Havells/Western or equivalent basic models Rs.20/Switch	Anchor/Havells/GM or equivalent basic models Rs.35/Switch	Anchor/Havells/GM or equivalent basic models Rs.55/Switch

OUR PLANS (SANITARY FITTINGS)

SANITARY FITTINGS	PREMIUM	STYLE	LUXURY
PRICING (Excl. GST)	1560/- Sqft	1850/- Sqft	2150/- Sqft
BATHROOM FITTINGS	<p>Jaquar Essco / Parryware or equivalent. List as below:</p> <ol style="list-style-type: none"> 1. EWC, Seat cover & PVC cistern – floor mounted 2. Health Faucet & 2way bib cock 3. Washbasin & Pillar cock – wall hung 4. Wall Mixer & Shower 5. Angle cocks – For Geyser, Basin and Flush tank Rs.20,000/Toilet 	<p>Jaquar Essco or equivalent. List as below:</p> <ol style="list-style-type: none"> 1. EWC, & its accessories – Wall Mount 2. Health Faucet & 2 way bib cock 3. Washbasin, PVC Bottle trap & Pillar cock – Counter Top 4. Diverter, Spout & Shower 5. Angle cocks – For Geyser, Basin and Flush tank Rs.40,000/Toilet 	<p>Jaquar Essco or equivalent. List as below:</p> <ol style="list-style-type: none"> 1. EWC, & its accessories – Wall Mount 2. Health Faucet & 2 way bib cock 3. Washbasin, PVC Bottle trap & Pillar cock – Counter Top 4. Diverter, Spout & Shower 5. Angle cocks – For Geyser, Basin and Flush tank Rs.60,000/Toilet
KITCHEN SINK COCK	Rs. 1,500/- each	Rs. 2,500/- each	Rs. 3,500/- each
OTHER TAPS	<ol style="list-style-type: none"> 1. Bib cock with nozzle- 1 for washing machine and 1 for parking 2. Bib cock without nozzle – 1 in Wash area, 1 for Terrace Rs. 800/each 	<ol style="list-style-type: none"> 1. Bib cock with nozzle- 1 for washing machine and 1 for parking 2. Bib cock without nozzle – 1 in Wash area, 1 for Terrace Rs. 1,200/each 	<ol style="list-style-type: none"> 1. Bib cock with nozzle- 1 for washing machine and 1 for parking 2. Bib cock without nozzle – 1 in Wash area, 1 for Terrace Rs. 1,500/each

OUR PLANS (SANITARY FITTINGS)

SANITARY FITTINGS	PREMIUM	STYLE	LUXURY
PRICING (Excl. GST)	1560/- Sqft	1850/- Sqft	2150/- Sqft
WATERPROOFING	In Toilet – Brick Bat Coba	In Toilet – Brick Bat Coba	In Toilet – Brick Bat Coba
	At Terrace – Crush/fine aggregate (Churri) + Chemical Waterproofing (Grading) with Dr. Fixit Chemical	At Terrace – Crush/fine aggregate (Churri) + Chemical Waterproofing (Grading) with Dr. Fixit Chemical	At Terrace – Brick Bat Coba with Dr. Fixit Chemical
UNDERGROUND WATER TANK	In 4" Bricks & 4" RCC Capacity – 6000 Liters	In 4" Bricks & 4" RCC Capacity – 6000 Liters	In 4" Bricks & 4" RCC Capacity – 6000 Liters
OVER HEAD TANK	Sintex, Plasto or equivalent (3 Layered) Capacity – 1000 Liters	Sintex, Plasto or equivalent (5 Layered) Capacity – 1500 Liters	Sintex, Plasto or equivalent (7 Layered) Capacity – 2000 Liters

OUR PLANS (PAINTING WORK)

SANITARY FITTINGS	PREMIUM	STYLE	LUXURY
PRICING (Excl. GST)	1560/- Sqft	1850/- Sqft	2150/- Sqft
INTERNAL PAINTING:			
WALL PUTTY	JSW Low Dust Cement wall putty (2 Coat)	JSW Low Dust Cement wall putty (2 Coat)	JSW Low Dust Cement wall putty (2 Coat) + Acrylic Putty (1 Coat)
WALL PRIMER	JSW Interior Primer (1 Coat)	JSW Interior Primer (1 Coat)	JSW Interior Primer (1 Coat)
WALL PAINT	JSW Pixa Interior – (2 Coat) Performance Endurance – 3 Years	JSW Aurus Interior – (2 Coat) Performance Endurance – 3 Years	JSW Halo Interior – (2 Coat) Performance Endurance – 5 Years
PAINT ON FABRICATION	JSW Metal Primer (1Coat)	JSW Metal Primer (1Coat)	JSW Metal Primer (1Coat)
	JSW Color Enamle Paint (2 Coat)	JSW Color Enamle Paint (2 Coat)	JSW Color Enamle Paint (2 Coat)
EXTERNAL PAINTING:			
EXTERNAL WALL PRIMER	JSW Exterior Primer (1 Coat)	JSW Exterior Primer (1 Coat)	JSW Exterior Primer (1 Coat)
EXTERNAL WALL PAINT	JSW Pixa Exterior – (2 Coat) Performance Endurance – 3 Years	JSW Pixa Exterior – (2 Coat) Performance Endurance – 3 Years	JSW Pixa Exterior – (2 Coat) Performance Endurance – 5 Years

STRUCTURE WARRANTY AND SERVICE WARRANTY



STRUCTURAL CRACKS

VS. NON STRUCTURAL CRACKS



STAIR STEP CRACKS

Stair step cracks in block or bricks walls



OVER 1/10 INCH CRACKS



LARGE DIAGONAL CRACKS



WALL TO CEILING CRACKS

Cracks running across ceiling and down wall



HORIZONTAL FOUNDATION CRACKS



HAIRLINE CRACKS

No more than 1/10 inch wide



ISOLATED CRACKS

To one block in a concrete wall



HAIRLINE VERTICAL FOUNDATION CRACKS

STRUCTURAL CRACK: 10 YEARS WARRANTY WITH CERTIFICATION

Structural Cracks are due to poor construction works, poor soil bearing, or overloading .
The common characteristics of structural cracks include:

1. Vertical Cracks that are wider at the top or bottom
2. Stair-Step Cracks in Walls.
3. Cracks in Beams or Foundation slabs.
4. Cracks wider more than 2mm.

Precautions:-

1. Structural design as per soil bearing capacity, certified by Structure engineer and Dhanraj Builders
2. Homogeneous Concrete mix and required water cement ratio with in all structural member.
3. M20 Concrete, high quality reinforcement and skilled workmanship.
4. A Grade quality materials (Cement, Sand, Aggregates and Steel)
5. Curing up to sufficient period.

NON-STRUCTURAL CRACK: 1 YEARS SERVICE WARRANTY

Non-structural cracks are caused by changes in the moisture content and thermal movement. They can occur anywhere in the wall and plaster surface.

Some characteristics of nonstructural cracks include:


1. Narrow, 1-2 mm wide cracks
2. Vertical or diagonal cracks
3. Cracks on plaster surface

Precautions by JSW at the time of construction :-

1. A Grade quality materials at the time of plastering. (Cement, Sand)
2. Curing up to sufficient period.
3. Required and homogeneous Mortar ratio.
4. Skilled workmanship



SERVICE WARRANTY OF 1 YEAR AT DOOR STEP ON ONE CALL

1. Water leakages, Seepages due to poor waterproofing work (Toilet, Balcony, Terrace, Wash area, UG Water tank)
 2. Issue in electrical lines (circuit issues, burnt wires, Switches and Sockets)
 3. Issue in Plumbing work (CP fittings, Water pipes, Plumbing fixtures, Drainage)
 4. Carpentry (Doors, Windows, Fittings)
 5. Loosening of tiles and slopes issue
 6. Rusting of SS railing Pipe work
 7. Peel off of paints
 8. Railing glass
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ITEMS NOT INCLUDED IN PLANS

- Special Elevation Features (Deviations from standard Architectural Elevation.
- Setback development area i.e. area outside plinth/Built-up area for parking & other development
- Isolated Foundation above 5' depth
- Circular/Helical staircase & Lift
- Safety Doors
- External & Internal Electrical & lighting Fixtures
- Surrounding Boundary wall, Compound Wall, Main Gate.
- Solar System (Electric & Water) & DG Back up
- Video Door Phone with intercom, Door Bell
- Geyser, Invertor & Earthing Work
- Borewell
- False Ceiling, Interior Design, Landscaping Works
- Back Filling above specified Limit
- Rain Water Harvesting
- AC Copper line Work
- Water Pump, Pressure Pump, RO, Water Softener
- Name Plate, SS Lettering
- Glass bath shower Partition, Bath Tub
- Home Automation
- Vanity, Gas Line, Camera & WIFI Line
- Terrace Flooring & Tiles in UG Water Tank
- Earthing Work



THANK YOU