

Luxury Plus+ Detailed Package

Design & Drawings

- Premium 2D & 3D – Floor Plans
- Luxury 3D Elevation Designs of all views
- Design Development – A maximum of 06 drawing revisions
- Internal Isometric Views all rooms, open areas etc & detailed renders for each segment of
- the home for better understanding of the design
- Detailed Landscaping design
- 3D Walkthrough of the home along with internal & external walkthrough
- Hands on isometric 3D model of the home.
- Site survey by surveyor with instruments & drawing on the basis of survey
- VR for the 3D Walkthrough of the home along with internal & external walkthrough including
- interior renders

Civil Construction

- Floor to floor height – 11'
- Steel (500 TMT bars) – JSW/SAIL/Vizag



- Cement (Grade 53) – ACC/ Ultratech/ JSW Cement



- UG Sump built with RCC & waterproof plastered as per capita requirement
- Concrete – M25 grade
- Machine cut solid Block walls – 8" & 4" thickness of APCO/ Sonika/ equivalent



- Internal courtyards, skylights other designer architectural elements are included
- Internal, external and toilet wall – column joints plastering with chicken mesh
- Waterproofing compound – Dr.Fixit/FOSROC for external walls



- Crystalline waterproofing, Cinder filling in sunken toilets, Heat & Waterproofing in Terrace
- Steel/concrete lofts – Not Included
- Ledge wall for incorporating concealed sanitary parts is included

Architectural Design

- Working drawing for all works
- Schedule of Openings
- Section and Elevation
- Detailed portfolio of the home post handover

Interior Design

- Complete 3D design interiors, only if executed by habi.
- 2D furniture layout.
- Assisting in interior procurement

MEP Designing

- Electrical Layout
- Plumbing Water Line Layout
- Plumbing Drainage Line Layout
- Detailed HVAC design

Government Liaison Assistance

habi will provide liaison assistance with different government agencies, obtain permissions, licenses & sanction fee for the following (if applicable)

- Construction Plan Sanction
- Temporary Electricity connection
- Permanent electrical connection
- Water connection
- Sewage connection

Flooring Wall Tiling

1. Vitrified Tiles:

- Living Area → (4'x8' Italian Marble) worth of ₹450/- per sq ft
- Family Area → (4'x2' tiles) worth of ₹70/- per sq ft
- Foyer Area → (Granite as per size) worth of ₹150/- per sq ft
- Dining Area → (4'x8' Italian Marble) worth of ₹450/- per sq ft
- Bedroom → (2'x2' tiles) worth of ₹90/- per sq ft
- Kitchen → (2'x2' tiles) worth of ₹90/- per sq ft
- Staircase → (Granite as per size) worth of ₹150/- per sq ft
- Toilet Flooring → (2'x2' anti skid tiles) worth of ₹55/- per sq ft
- Balcony Flooring → (2'x2' anti skid tiles) worth of ₹70/- per sq ft
- Utility Flooring → (2'x2' anti skid tiles) worth of ₹70/- per sq ft
- Toilet walls → (1'x1.5' tiles full height) worth of ₹75/- per sq ft
- Parking Tiles → (1'x1' anti skid tiles) worth of ₹70/- per sq ft
- Setback Tiles → (1'x1' anti skid tiles) worth of ₹40/- per sq ft
- Pooja Dado Tiling → (1'x1.5' tiles full height) worth of ₹70/- per sq ft
- Kitchen Dado Tiling → (1'x1' Glossy tiles height 2 feet) worth of ₹75/- per sq ft
- Backsplash → (1'x1' Glossy tiles height 2 feet) worth of ₹75/- per sq ft

2. Granite:

- **Pooja:** Granite worth of ₹125/- per sq ft
- **Entrance:** Granite worth of ₹200/- per sq ft
- **Staircase:** Granite worth of ₹150/- per sq ft
- **Kitchen Countertop:** Granite worth of ₹165/- per sq ft
- **Sit-out Area:** Granite worth of ₹100/- per sq ft
- **Vanity Counter:** Granite worth of ₹125/- per sq ft

3. Terrace:

- Brick Koba & Concreting/Anti Skid tiles (2' x 2') will be provided worth ₹50/- per sq ft

Painting

- Internal wall & ceiling : 3 coat wall putty +1 coat primer coat + 2-3 coat Premium
- Emulsion paint
- External walls – 1 coat primer coat + 2 coat Apex Ultima weather proof paint
- Brand – Asian/Berger/Dulux

Electrical

- Unlimited light and power points in good design sense
- Conduits – Good quality, hidden in slabs and walls
- Fire retardant and smoke proof copper wire – Havells
- External electrification is included
- Switches & Plates – Legrand Lyncus/myrius (Touch screen switch provision only)
- A main DB & MCB – ABB/Schneider/Legrand make
- Provision for home automation is included
- AC provisions – in all rooms, living and dining
- One Electric Car charging point – Parking area
- One CCTV provision point for the home
- One UPS point for the home

Plumbing

- Water supply system – Internal & External Connection for water inlet from corporation.
- Separate bore well & corporation lines, if needed for Kitchens.
If separate tank is
 - needed, shall be charged on actuals
- External sewage system – Inspection chambers & sewage outlet to site boundary
- Class B CPVC pipes – Ashirwad/Astral make
- Solar & Geyser Provision
- Rain water harvesting facility – Ground water recharge
- PVC Overhead Tank based on per capita consumption from Sintex
- FRP Chamber covers shall be provided for IC
- Separate sewage & drainage lines
- Separate hot & cold water lines for sink

Fixtures

- Kitchen sink & Accessories: SS/Granite/Carysil – Rs.22,000/- per kitchen
- CP & Sanitary fixtures such as Wash Basin, WC, Taps and other accessories like bottle trap, gratings etc. : Jaquar/Hardware – Rs.40,000/- per bathroom attached toilet and Rs.20,000/- per powder room (if applicable)

Doors

- Main, Puja Door – Teak Wood frame & shutter including hardware – Rs.60,000/-
- per door
- Internal Door – Sal wood frame & flush shutter including hardware – Rs.14,000/- per door
- Internal door frames & shutter – Painted/ Hand Polished
- Main, Puja Door – Polished with PU finish spray
- Bathroom Door – Frame & shutter including hardware – Rs.12,000/- per door
- Door Hardware – Ozone/Europa/Dorma make
- Door Hinges – SS hinges
- Door & Door Frame cost – Inclusive of planing, rebate, transportation etc.

Windows

- UPVC windows of Fenesta or equivalent make – 5mm clear glass with MS Grills
- Basic price: Colour uPVC with MS grill or wooden including hardware – Rs.770/- per Sq ft

OR

- Wooden windows – Sal wood Frame (5"x3") & Honne Shutter (1.5" thickness) with clear glass and grill rods

Fabrication

- Main Gate: Designer Gate with Shera boards – Rs. 450/- per Sq ft
- External staircase & balcony railing : MS Railing – Rs. 660/- per Rft
- Internal staircase railing : SS Railing – Rs.1080/- per Rft
- Utility grill is not included in the package
- Waterproofing is included for Utility & balcony portions

Compound wall

- Compound wall – Solid block walls of 4" thickness to suit the elevation
- Excavation, Foundation, PCC, Size Stone Masonry with DPC course above SSM
- Height of Compound wall– 5 Ft
- Compound wall – Plastered & Painted

Elevation

- This proposal includes a luxurious elevation upto ₹1,20,000/-
- A 3D elevation is presented for client to choose from & design further

Interiors

Kitchen worth ₹ 2,50,000/-

1. Kitchen Base:

Materials:

- Greenply BWP Waterproof 710 grade
- Greenply BWP Waterproof 710
- Glossy Finished Green Laminates 1 mm
- Inside Fabric Laminates
- Hettich Soft Close Hinges
- Hettich Channels
- Profile Handles
- Stainless steel Kitchen Baskets_1 set (3 Baskets)
- Stainless steel Kitchen Bottle Pull out_1 Unit
- Ventilation Mesh For Gas Cylinder

2. Kitchen Centre Box:

Materials:

- Greenply MR BWP Ply
- Glossy Finished Green Laminates 1 mm
- Inside Fabric Laminates
- Hettich Soft Close Hinges
- Handless Design

3. Kitchen Loft:

Materials:

- Greenply MR Commercial Ply
- Glossy Finished Green Laminates 1 mm
- Inside Fabric Laminates
- Hettich Soft Close Hinges
- Handless Design



TV unit worth ₹ 75,000/-

Materials:

- Greenply MR Commercial Ply
- Matte Finished Green Laminates 0.8 mm
- Inside Fabric Laminates
- Hettich Soft Close Hinges
- Handless Design



Shoe rack worth ₹ 30,000/-

Materials:

- Greenply Ply MR Commercial Ply
- Matte Finished Green Laminates 0.8 mm
- Inside Fabric Laminates
- Hettich Soft Close Hinges
- Hettich Basic Handles



Crockery Unit Worth ₹ 35,000/-

Materials:

- Greenply MR Commercial Ply
- Matte Finished Greenply Laminates 0.8 mm
- Inside Fabric Laminates
- Hettich Soft Close Hinges
- Hettich Basic Handles



Wardrobe Worth ₹ 2,00,000/-

Materials:

- Stainless Steel Fixtures
- Handle-Less Design
- Soft closing hinges | Channels
- A clean Looking Sliding Double Door
- shelves as per requirements
- A hidden safe
- Clothes hanging Rods



Vanity Counter worth ₹ 25,000/-

Materials:

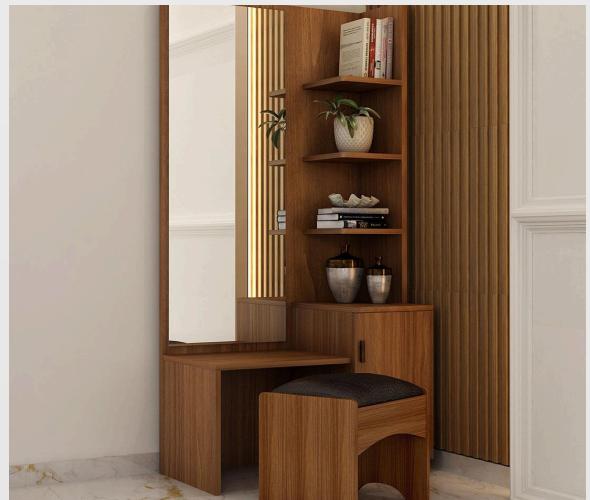
- Greenply BWP Ply
- Matte Finished Green Laminates 0.8 mm
- Inside Fabric Laminates
- Hettich Soft Close Hinges
- Hettich Basic Handles



Dressing Table Worth ₹ 25,000/-

Materials:

- Greenply MR Commercial Ply
- Matte Finished Greenply Laminates 0.8 mm
- Inside Fabric Laminates
- Hettich Soft Close Hinges
- Hettich Basic Handles
- 2'x2' Dressing Table with mirror on top



False Ceiling Worth ₹ 230/- per sq ft

Materials:

- GI Steel Frame
- gypsum board
- 2 coats of Putty
- 2 coats of Paints
- Provision for ceiling mounted lights



Ledges worth ₹ 10,000/- per sq ft

Materials:

- Greenply BWP Ply
- Matte Finished Green Laminates 0.8 mm



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