

JK PROPERTY'S AND BUILDERS

OUR CUSTOMISED SPECIFICATION PRICING PACKAGE - 2025

Price	Basic package ₹ 2199/- per sq. Ft	Standard package ₹ 2399/-per sq. Ft	Premium package ₹ 2599/-per sq. Ft
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Superstructure			
1. Cement	Ramco / Dalmia	Ultra Tech	
2. Steel (FE 550D)	Pulkit / ARS	I Steel	JSW
3. Masonry Work	M Sand		
	River Sand (Additional Charges Will Apply)		
4. Plastering Work	P Sand	River Sand	
	River Sand (Additional Charges Will Apply)		
5. Framed Structure	Structure With Isolated footing as per Structural Drawing		
6. Earth Excavation Depth	6 feet Depth	As per Structural Design	
7. Other Foundation	Pile or RAFT Foundation (Additional charges will apply)		
8. Basement Height	Up to 3 feet	Up to 3.5 feet	Up to 4 feet
	Additional Height ₹ 100 Per feet		
9. Partition Walls	Chamber Brick	Wire-cut Brick	
10. Exterior Walls	9 Inch-Thick Chamber Brick	9 Inch-Thick Wire-cut Brick	
11. Interior Walls	4.5 Inch-Thick Chamber Brick	4.5 Inch-Thick Wire-cut Brick	
12. Concrete Grade	M 20		
13. Floor to Floor Height	10 feet		11 feet
	Additional charges will apply 0.5' ₹ 150 Per r. ft		
14. Steel Reinforcement	As per Indian Standard codes		
15. Parapet Wall	3 feet Height, 4.5 Inch Thick	3.5 feet Height, 4.5 Inch Thick	

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Bathroom			
1. Wall Tiles			
• Coverage	Up to 7 feet	Full Height (up to Ceiling)	
• Size	2' x 1' Vitrified Tiles	4' x 2' Vitrified Tiles	
• Budget	Up to ₹40/- per sq. ft	Up to ₹50/- per sq. ft	Up to ₹60/- per sq. ft
• Water Proofing	(Additional Cost Will Apply)		Dr. Fixit

2. Bath & CP Fittings			
• Brand	Parryware / Hindware		
• Budget	Up to ₹15,000/- per Bathroom	Up to ₹20,000/- per Bathroom	Up to ₹28,000/- per Bathroom
• Features	Floor-Mounted EWC, Wall-Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, 2-in-1 Wall Mixer		Floor-Mounted EWC, Wall-Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, Concealed Wall Mixer

Plumbing	
1. Plumbing Pipes & Fittings	
• Internal Line	CPVC
• External Line	UPVC
• Drainage Line	PVC
• Brand	Prince or Equivalent
	Astral / Ashirwad / Equivalent

2. Plumbing Works	
• Drainage Waste Line	4" PCV Pipe
• Toilet Waste Line	4" PCV Pipe
• Rainwater Line	3" PCV Pipe
• Water Concealed Line	3/4" UPCV Pipe
• Water Line Outer	1 1/4" UPVC Pipe

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|-------------------------------|
| • Heater Line CPVC Pipe |
| • One Water Circuit Per Floor |

3. Overhead Tank

• Brand	Sintex		
• Capacity	1000 Liters	2000 Liters	3000 Liters
• Features	3-Layered, UV protected, White Colour		5-Layered, UV protected, White Colour, With Sensor Heater Plumbing Lines
• Solar Heater Line	(Additional Charges Will Apply)		If required

Kitchen & Dining

1. Kitchen

• Wall Tiles	Vitrified Tiles (2' x 2') up to ₹40/- per sq. ft	Vitrified Tiles (4' x 2') up to ₹50/- per sq. ft	Vitrified Tiles (4' x 2') up to ₹60/- per sq. ft
• Kitchen Top	Granite up to ₹120/- per sq. ft	Granite up to ₹140/- per sq. ft	Granite up to ₹160/- per sq. ft
• Sink Faucet	up to ₹2000/-	up to ₹3000/-	up to ₹4000/-
• Kitchen Sink	Stainless Steel with Drain-up to ₹3500/-	Quartz sink with Drain-up to ₹4000/-	Quartz sink with Drain-up to ₹6000/-

2. Dining

T H I R U V E R U M B U R		
• Wash Basin	Wall-Mounted Wash Basin ₹2000/-	Granite Countertop with Wash Basin ₹6000/-

Door & Windows

1. Main door

• Material	Teak Wood		
• Dimensions	7' x 3'5"	7' x 4'	7' x 5'
• Price	₹40000/- Per Door set	₹50000/- Per Door set	₹60000/- Per Door set

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2. Room Doors

• Material	Membrane Door	Membrane Door	Membrane Door
	Teak Wood (Additional Cost Will Apply)		
• Dimensions	7' x 3'	7' x 3'	7' x 3'
• Price	₹5500/- Per Room Door Set	₹7000/- Per Room Door Set	₹9000/- Per Room Door Set

3. Bathroom Doors

• Material	PVC Door and Frame	WPC Door and Frame
• Dimensions	7' x 2'6"	
• Price	₹3000/- Per Room Door Set	₹7000/- Per Room Door Set

4. Window

• Material	UPVC Open Window	UPVC (Wooden Pattern) Open Window	Wooden
• Dimensions	4' x 4'	4' x 5'	5' x 5'
• Glass	5mm Clear Glass		

Electrical Specification

1. Wiring

• Brand	Kundhan	Finolex	Havells
• Type	FRAL (Fire Retardant Low Smoke)		

2. Switches

• Brand	Kundhan	GM	Havells
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3. Wiring

• Brand	Kundhan	Finolex	Havells
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4. Electrical Points

• Portico / Foyer	Celling Bell – 1 Point Celling Light -2 Point 5 amps – 1 Point	No Restriction
• Living Room	Celling Bell – 4 Point Tube Light -2 Point Fan – 2 Point 5 amps – 4 Point TV – 1 Point Telephone / Internet -1 Point	
• Bedrooms	Tube Light -2 Point Fan – 1 Point Night Lamp – 1 Point 5 amps – 2 Point 15 amps Plug for AC – 1 Point	
• Bathrooms	Celling Light -1 Point Tube Light -1 Point 5 amps – 1 Point 15 amps Plug for Geyser – 1 Point	
• Kitchen	Tube Light -2 Point Night Lamp – 1 Point Fan – 1 Point 15 amps Plug- 1 Point	
• Kitchen	Tube Light -2 Point Night Lamp – 1 Point Fan – 1 Point 15 amps Plug- 5 Point	
• Staircase Area	Celling Light -1 Point Tube Light -1 Point Inverter Line	
• Common Area	Tube Light -2 Point Motor Switch – 2 Point 15 amps Plug – 2Point	

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• Parking	Ceiling Light -2 Point 15 amps Plug – 2Point	No Restriction	
• Exterior	Wall Light -4 Point Terrace Light – 1 Point		
• CCTV Piping only	Four Corner of a Building		
• UPS Wiring	Provided at all the Switch Box		
Above Mentioned Details are Only Applicable for 6 Months			

Railings	
• Staircase	Stainless Steel Grade 304 ₹950/- Per r. ft (Additional Cost Will Apply)
	12mm Full Toughened Glass with Grade 304 Stainless Steel Railing
• Balcony	

Flooring Specifications			
1. Interior			
• Living, Dining, Bedrooms & Kitchen Size (4' x 2')	Vitrified Tile up to ₹50/- Per sq. ft	Vitrified Tile up to ₹65/- Per sq. ft	Vitrified Tile up to ₹80/- Per sq. ft
• Balcony & Utility (1' x 1')	up to ₹40/- Per sq. ft	up to ₹50/- Per sq. ft	up to ₹60/- Per sq. ft
• Brand	ISI Any Brands		

2. Exterior			
• Staircase	Staircase Tiles up to ₹80/- Per sq. ft	Granite up to ₹110/- Per sq. ft	Granite up to ₹150/- Per sq. ft
• Car Parking (1' x 1')	Parking Tiles up to ₹35/- Per sq. ft	Parking Tiles up to ₹50/- Per sq. ft	Parking Tiles up to ₹65/- Per sq. ft
• Terrace	Screed Concreting with Waterproofing		Plain Terracotta
	Clay Tiles (Additional Cost Will Apply)		Weathering Clay Tiles

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Painting Specifications		
1. Interior Painting		
• Wall Putty	2 Coats of Asian Wall Putty	
• Wall & Ceiling Paint	1 Coat Asian Primer, 2 Coat Asian Tractor Emulsion Light Colour (Additional Cost Will Apply)	
2. Exterior Painting		
• Exterior Putty	(Additional Cost Will Apply)	2 Coats of Asian Putty on The Front Elevation Only
• Texture Wall Paint	(Additional Cost Will Apply)	
• Exterior Paint	Asian Tractor Emulsion Shyne Finishing	
Items or Not Included		
• Compound Wall	₹2100 /- Per r. ft (Auger / Along Building Plinth Beam) 7 feet from Ground Level	
• Safety Gate	Additional Cost	
• Sump & Septic Tank	₹25 /- Per Liter	
• Lift	Additional Cost	
• Electricity Connection	Not Included	
• Building Plan Approval	Not Included	
• Elevation Special Materials	Additional Cost	
• Rock Breaker	Additional Cost	
• Soil Testing	Additional Cost	
• Set Back Area Filling	Additional Cost	
• Interior Work, Modular Kitchen & Wardrop Works	Additional Cost	

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