

CASA MELO – DETAILED UNIT SPECIFICATIONS

A. CIVIL WORK

- 1) Earthwork in excavation in wall foundations, column footings etc. up to the depth of rocky base from natural ground level, refilling of earth or sand as specified insides of foundations and plinth.
- 2) Laying of 1:4:8 PCC (3" thick) in footings, foundations, base of columns.
- 3) Laying Structural works as per drawings and designs including Steel binding works.
- 4) Centering & shuttering in ply/steel plates for beams, columns, slabs, landings etc.
- 5) Laying of Reinforcement cement concrete (RCC 1:3:4) in footings, columns, fins, canopy, sunshades, beams, roof slabs, loft slabs, lintels etc. as per design on all floors. All RCC work shall have machine mix concrete, vibrated and cured well.
- 6) 9" thick red brickwork in the mortar of 1:6 for foundation upto the tie beam level.
- 7) Laying 9" thick AAC block masonry outside walls with Ist class blocks provided in AAC block solution on all levels of Villa.
- 8) 6" thick block masonry in side walls with Ist class blocks provided in AAC block solution with reinforcement as per specification all levels for partition.
- 9) All flooring & tiling works including tiles in the kitchen, bathroom walls & room floors, including counters, cills, skirtings, ledges etc. are included in this contract. (The base of all flooring with lime concrete, and all dado plaster on walls shall be done)
- 10) Laying of underground one raw septic Tank in every villa.
- 11) Tie beam of 9"x9" which will tie all the columns with RCC casting in the mortar of 1:3:4.
- 12) Under floors shall be of brick wastage, Block wastage and local stone wastage of 40mm nominal size.
- 13) Fixing of a main entry door and all room doors of wood finish with laminate in each villa.
- 14) Fixing of all windows of UPVC with a minimum 15-year warranty.
- 15) Plastering (inside) (as required), with chemical readymade plaster, cement/river sand plaster of mix 1:4 on ceiling and 1:5 on walls finished. Chicken wire mesh layer, wherever necessary shall be done.
- 16) One highlighted walls with Engraved tiles or natural stone cladding in all bedrooms and living room.
- 17) One fire place in the living room.
- 18) Chemical readymade Plaster and cement/sand plaster on all external walls shall be done in front, side and rear of building.
- 19) Stone cladding/ wall tile fixing in front of villa as per the design and rustic paint on the other 3 sides of the villa.

- 20) Waterproofing in the toilets as per specifications. Filling in sunken portion upto 5"/12" down with brick ballast.
- 21) Flooring Sub grade ready for flooring in PCC 1:3:6
- 22) All terracing works including waterproofing works and tilling.
- 23) One 10000 Liters underground independent water tank in each villa for fresh/rainwater harvesting.
- 24) Waste water drainage provision.

B. FRONT ELEVATION WORK

- 1) Tiling/Stone cladding & moldings on front wall of the building as per the final design.
- 2) Rustic textured wall with weather shield paint on the rest 3 sides of the villa.
- 3) One wooden door for main entry of villa.
- 4) Full-length bay windows with glass/UPVC and doors as per the designs.
- 5) 5mm toughened, blind and fix glasses as per the requirements.
- 6) Plastic paint of Nerolac, Asian, and Kemoshield in internal walls.
- 7) Apex Ultima/ Asian Paint Weather Guard paint on the front side.

C. INTERIOR JOB WORK

- 1) One fireplace in the living room.
- 2) One stone Chipping/Engraved tile/Rustic texture/Nude brick wall in the Drawing room and bedrooms, and the rest of the walls with plastic paint.
- 3) Full-height wall tiles in all bathrooms and upto 2-0' on the kitchen counter.
- 4) Granite on kitchen slabs and bathroom counters.
- 5) Wooden flooring in Bedrooms and drawing rooms.
- 6) Ceramic Tiles / Marble / Stone flooring in other areas of the villa
- 7) Anti-skid tiles & glass partition of dry/wet areas in the bathroom
- 8) Stone on the external walking path of the villa.
- 9) Wooden stairs with wooden railings on Stairs.
- 10) Pine wood ceiling with heat lone and colorful profile sheet of ISI brand on top of the Villa.
- 11) Rain gutter for water harvesting on the edges of the roof of the top floor.

D. PLUMBING, SANITATION & DRAINAGE

- 1) All underground piping for water by Steel/CPVC pipes of ISI brands (Ashirvad, Astral, Apollo, Sheetal, Truflo or equivalent).
- 2) All PVC fittings of ISI brand as per the annexure.
- 3) All Sinks, Wash basins and toilet seats of ISI brand mentioned in the annexure.
- 4) All taps & fittings of brass in chrome finish.
- 5) Glass partition for bathing area.
- 6) A copy of plumbing and sanitation drawings will be provided to the buyer.

E. ELECTRICAL JOB WORK

1. Conduit fitting with proper gauge copper wires of RR, Polyking, Havells Reo.
2. Modular switches of Anchor or similar brand.
3. Electric Chimney in Kitchen of ISI.
4. 25 Ltrs. Geyser & LED lights in bathrooms.
5. Hanging down lights in drawing room & bedrooms
6. 2 wall lights in every bedroom.
7. 1 LED tubelight in all rooms.
8. 1 LED bulb in every bedroom.
9. A copy of the Electrical drawing will be provided to all the buyers.

F. WOOD WORK

1. All Doors of commercial flush doors with door skin & window frames will be made of UPVC with 15 years warranty & toughened glasses.
2. All windows with 3 track frame on external walls with 15 years of warranty.
3. Doors frames of sagwan/Pine wood with natural polish.
4. All bathroom doors will be waterproof and made by UPVC.
5. Semi-Modular kitchen with wooden cabinets beneath the counter and on top, made with anti-termite plyboard and with high-quality mice of wooden finish in front and white mica inside.
6. One inbuilt wardrobe in all bathrooms.
7. T.V. cabinet in Drawing room.
8. All Door handles, Knobs & hinges will be provided of stainless steel material except UPVC

G. External Development

1. Motorable road till society.
2. Covered car parking
3. Drivers dormitory provision
4. Operational Club for buyer members
5. Running restaurant with room services
6. 6-person lift provisioning which makes staircase free access till all the levels and cottage/apartments
7. 5 feet wide walking path with lamp post on every 10 feet distance
8. Totally flat independent green grass garden/lawn in each villa
9. 4 feet wide pakki entry till villa in between of garden
10. Each villa is properly covered by railings and garden lights which demarked all the villas separately.
11. Flower plants and few fruit plants in the sides of the garden for each villa.
12. Villas can customized and improvised as per buyers' specifications and requirements

LIST OF MATERIALS	APPROVED MAKES / BRANDS
Flush Doors	ISI Approved Mark
UPVC	Provenance or equivalent
Glass	ISI of UPVC brand
Mirrors	Saint Gobain, Modi or equivalent
Wooden Flooring	Action Tesa, CenturyLink, Green Ply.
Glazed Tiles	Kajaria, Somany, RAK or GVT high quality
Ceramic Tiles	Kajaria, Somany, RAK, GVT high quality
Paints & Distemper	Asian, Berger, Nerolac, Kemoshield or equivalent
Waterproofing	Dr. Fixit/ Asian
Wall Putty	Sakarni, Birla, J.K. or equivalent
Cement	Shree, Birla, Shriram, Abuja, JK or equivalent
Vitreous China Sanitary Ware, Cistern	Cera, Hindware, Jaguar or equivalent

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Bib Cocks, Pillar Cock, Long Body Etc.	Jaguar Essco, Hindware or equivalent
CPVC Piping and Fittings, Gate valve	Ashirvad, Astral, Apollo, Sheetal, Truflo or equivalent
PVC, SWR Pipes and Fittings	Prakash, Apollo or equivalent
Polythylene Water Tank	Himgiri, Sheetal, Ganga, Vectus or equivalent
Electric Wires	RR, Polyking, Havells Reo or equivalent
MCB's	HPL, MDS, Hanger, Polycabs, Havells Reo or equivalent
Switches, Sockets	Anchor Penta, Havells Reo or Any ISI equivalent brand
Ventilator Fan / Ceiling Fans	Anchor, Havells, Crompton, Usha, Bajaj or any ISI equivalent brand
LED Tube Lights	Philips, Wipro, Surya, Syska, Bajaj or Any ISI equivalent brand
Fancy Focus Lights	Philips, Orpat, Syska or any ISI Mark
Geysers	Bajaj, Kenstar, Crompton or equivalent
Chimney	Glen/ Faber or equivalent (Upto 10K)
Focus/Fancy Down Lights	ISI with 1 years warranty
Chandelier	Chinese/Make in India
Booster Pump	Crompton / Havells

CASA MELO - COSTING SHEET

Unit: 3 BHK Villa

Sr. No.	Cost Head	Details	Rate (INR)	Amount (INR)
A	Land	2700 Sq. Ft.	2000/- PSF	54,00,000
B	Built-up Construction	2300 Sq. Ft.	4500/- PSF	1,03,50,000
C	External Development Charge & Others	2700 Sq. Ft.	10%	15,75,000
D	Parking	Covered Parking for 1 Car	300000/-	3,00,000
	TOTAL			1,76,25,000

Payment Plans

Plan	Milestone	Payment	Timeline (Days)
Construction Linked	Booking	20%	0
	Registry of Land	30%	30-60
	Construction Agreement	10%	90
	Foundation Work	10%	120
	1 st Lintel Level	10%	180
	Completion of Structure	10%	240
	Finishing	5%	330
	Handover	5%	360
Down Payment (15% discount)	Booking	20%	0
	Registry of Land	30%	30-60
	Construction Agreement	30%	90
	Finishing	10%	330
	Handover	0	360

Note: Cost of individual Electricity & Water Connection, Applicable govt. fees and taxes, stamp duty & registration etc, will be extra payable directly to the concerned agency.

CASA MELO - COSTING SHEET

Unit: 2 BHK Villa - Type 1

Sr. No.	Cost Head	Details	Rate (INR)	Amount (INR)
A	Land	2700 Sq. Ft.	2000/- PSF	54,00,000
B	Built-up Construction	1500 Sq. Ft.	4500/- PSF	67,50,000
C	External Development Charge & Others	2700 Sq. Ft.	10%	12,15,000
D	Parking	Covered Parking for 1 Car	300000/-	3,00,000
	TOTAL			1,36,65,000

Unit: 2 BHK Villa - Type 2

Sr. No.	Cost Head	Details	Rate (INR)	Amount (INR)
A	Land	1350 Sq. Ft.	2000/- PSF	27,00,000
B	Built-up Construction	1300 Sq. Ft.	4500/- PSF	58,50,000
C	External Development Charge & Others	1350 Sq. Ft.	10%	8,55,000
D	Parking	Floating Parking for 1 Car	150000/-	1,50,000
	TOTAL			95,55,000

Payment Plans

Plan	Milestone	Payment	Timeline (Days)
Construction Linked	Booking	20%	0
	Registry of Land	30%	30-60
	Construction Agreement	10%	90
	Foundation Work	10%	120
	1 st Lintel Level	10%	180
	Completion of Structure	10%	240
	Finishing	5%	330
	Handover	5%	360
Down Payment (15% discount)	Booking	20%	0
	Registry of Land	30%	30-60
	Construction Agreement	30%	90
	Finishing	10%	330
	Handover	0	360

Note: Cost of individual Electricity & Water Connection, Applicable govt. fees and taxes, stamp duty & registration etc, will be extra payable directly to the concerned agency.

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Unit: 1 BHK Villa

Sr. No.	Cost Head	Details	Rate (INR)	Amount (INR)
A	Land	1350 Sq. Ft.	2000/- PSF	27,00,000
B	Built-up Construction	1000 Sq. Ft.	4500/- PSF	45,00,000
C	External Development Charge & Others	1350 Sq. Ft.	10%	7,20,000
D	Parking	Floating Parking for 1 Car	150000/-	1,50,000
	TOTAL			80,70,000

Payment Plans

Plan	Milestone	Payment	Timeline (Days)
Construction Linked	Booking	20%	0
	Registry of Land	30%	30-60
	Construction Agreement	10%	90
	Foundation Work	10%	120
	1 st Lintel Level	10%	180
	Completion of Structure	10%	240
	Finishing	5%	330
	Handover	5%	360
Down Payment (15% discount)	Booking	20%	0
	Registry of Land	30%	30-60
	Construction Agreement	30%	90
	Finishing	10%	330
	Handover	0	360

Note: Cost of individual Electricity & Water Connection, Applicable govt. fees and taxes, stamp duty & registration etc, will be extra payable directly to the concerned agency.

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Unit: 1 BHK APARTMENT

Sr. No.	Cost Head	Details	Rate (INR)	Amount (INR)
A	Built-up Construction	750 Sq. Ft.	6000/- PSF	45,00,000
B	External Development Charge & Others	750 Sq. Ft.	10%	4,50,000
C	Parking	Floating Parking for 1 Car	1,50,000/-	1,50,000
	TOTAL			51,00,000

Payment Plans

Plan	Milestone	Payment	Timeline (Days)
Construction Linked	Booking	25%	0
	Construction Agreement	25%	30-60
	Foundation Work	15%	120
	Completion of Structure	15%	240
	Finishing	15%	330
	Handover	5%	360
Down Payment (10% discount)	Booking	40%	0
	Construction Agreement	50%	30
	Finishing	10%	330
	Handover	0	360

Note: Cost of individual Electricity, Booster pump & Water Connection, Applicable govt. fees and taxes, stamp duty & registration etc, will be extra and payable directly to the concerned agency.