



COZY NEST BUILDERS

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REGISTERED CIVIL ENGINEER

R.No : 040/LS/2021/00001

GSTIN 33EKLPK5654M1ZL

SPECIFICATION	ESSENTIAL Rs.2199 (G+1)	STANDRAD Rs.2399 (G+1)	PRIME Rs.2699 (G+1)	ELITE Rs.2899 (G+1)
1. WARRANTY				
STRUCTURAL WARRANTY	15 Years	15 Years	25 Years	25 Years
MEP/ PAINTING/ FLOOR	6 MONTHS	1 Year	1 Year	1 Year
2. STRUCTURAL				
STRUCTURAL DESIGN	1.5 FOS	1.5 FOS	1.5 FOS	1.5 FOS
CONCRETE GARDE	M20	M25	M25	M25

OTHER CONCRETE	M20	M20	M20	M20
FOOTING DEPTH	6'	6'	6'	6'
BASEMENT HEIGHT	3'	3'	4'	4'
ROOF HEIGHT (INCLUDE SLAB)	10'	10'	11'	11'
COLUMN SIZE	9" MIN	1' MIN	1' MIN	1' MIN
PLINTH BEAM SIZE	1'3"	1'3"	1'3"	1'3"
TIE BEAM SIZE	6"	6"	6"	6"
ROOF BEAM SIZE	9" MIN	9" MIN	1' MIN	1'3" MIN
SLAB THICKNESS	5"	5"	5"	5"
SILL CONCRETE	INCLUDED	INCLUDED	INCLUDED	INCLUDED
PARAPET WALL HEIGHT	2'6" (4.5" WALL)	2'6" (4.5" WALL)	3' (9" WALL)	3' (9" WALL)
SILL CONCRETE ABOVE PARAPET	INCLUDED	INCLUDED	INCLUDED	INCLUDED
STAIRCASE	AS PER DESIGN	AS PER DESIGN	AS PER DESIGN	AS PER DESIGN
CONCRETE ADMIXTURE	ULTRATECH WEATHER PRO	ULTRATECH WEATHER PRO	ULTRATECH WEATHER PRO	ULTRATECH WEATHER PRO

BEDROOM LOFT	1 NOS	1 NOS	1 NOS	1 NOS
KITCHEN LOFT	2 NOS	2 NOS	2 NOS	2 NOS
3. MASONRY DETAILS				
MASONARY MATERIAL	CHAMBER BRICKS	CHAMBER BRICKS	WIRECUT BRICKS	WIRECUT BRICKS
TOILET NICHE	EXCLUDED	INCLUDED	INCLUDED	INCLUDED
LIVING NICHE	EXCLUDED	EXCLUDED	INCLUDED	INCLUDED
ELEVATION PROJECTION	EXCLUDED	EXCLUDED	UPTO 150 SQ. FT	UPTO 150 SQ. FT
4. JOINERIES				
MAIN DOOR MATERIAL	WOOD	HAWAI STEEL	HAWAI STEEL	HAWAI STEEL
MAIN DOOR SIZE	4' X 7'	4' X 7'	4' X 7'	5' X 7'
INNER DOOR	EMBEDDED DOOR	EMBEDDED DOOR	HAWAI FRB DOOR	HAWAI FRB DOOR
WINDOWS	ALUMINIUM	ALUMINIUM	ALUMINIUM WITH MESH	HAWAI STEEL WITH MESH
WINDOW SIZE	AS PER VENTILATION	AS PER VENTILATION	AS PER VENTILATION	AS PER VENTILATION

WINDOW TYPE	SLIDING	SLIDING	SLIDING	OPENABLE
BATHROOM DOOR	PVC	WPVC	WPVC	WPVC
5. FLOORING & DADOING				
FLOOR	RS.60	RS.70	RS.80	RS.120
BATHROOM FLOOR	RS.45	RS.50	RS.60	RS.70
BATHROOM AND KITCHEN WALL	RS.40	RS.50	RS.60	RS.70
PORTICO AND BALCONY	RS.50	RS.60	RS.70	RS.70
KITCHEN TOP	GRANITE	GRANITE	GRANITE	GRANITE
STAIRCASE	FULL BODY TILE	FULL BODY TILE	GRANITE	GRANITE
KITCHEN WALL HEIGHT	4'6"	4'6"	4'6"	4'6"
BATHROOM WALL HEIGHT	UPTO ROOF	UPTO ROOF	UPTO ROOF	UPTO ROOF
FRONT ELEVATION	EXCLUDED	EXCLUDED	EXCLUDED	STONE CLADDING
ROOF TILE	CEMENT FLOORING	KERALA ROOF TILE	COOL ROOF TILE	COOL ROOF TILE

6. MEP				
SWITCHES	MODULAR	MODULAR	MODULAR	MODULAR
BOX	METAL	METAL	METAL	METAL
ELECTRICAL POINTS	STANDARD	STANDARD	SUFFICIENT	SUFFICIENT
AC LINE PROVISION	BEDROOM	BEDROOM	BEDROOM & LIVING	BEDROOM & LIVING
FOOT LAMP	EXCLUDED	INCLUDED	INCLUDED	INCLUDED
AC LINE WIRE SIZE	4 sq.mm	4 sq.mm	4 sq.mm	4 sq.mm
HEATER LINE WIRE SIZE	2.5 sq.mm	2.5 sq.mm	2.5 sq.mm	2.5 sq.mm
EV CHARGER PORT	EXCLUDED	EXCLUDED	EXCLUDED	INCLUDED
CCTV CAMERA POINTS	EXCLUDED	EXCLUDED	INCLUDED	INCLUDED
CONC. & HOT WATER PIPES	cPVC	cPVC	cPVC	cPVC
RAIN WATER FILTER	EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
PRESSURE MOTOR LINE	EXCLUDED	EXCLUDED	EXCLUDED	INCLUDED

COST PER TOILET	15,000	27,000	38,000	50,000
7. PAINTING				
INTERIOR	WALL PUTTY + PRIMER+EMULSION	WALL PUTTY + PRIMER+EMULSION	WALL PUTTY + PRIMER+EMULSION	WALL PUTTY + PRIMER+EMULSION
EXTERIOR	WHITE CEMENT + PRIMER+EMULSION	WHITE CEMENT + PRIMER+EMULSION	WHITE CEMENT + PRIMER+EMULSION	WHITE CEMENT + PRIMER+EMULSION
FRONT ELEVATION	WHITE CEMENT + PRIMER+EMULSION	WALL PUTTY + PRIMER+EMULSION	WALL PUTTY + PRIMER+EMULSION	WALL PUTTY + PRIMER+EMULSION
TEXTURE PAINT	EXCLUDED	EXCLUDED	INCLUDED	INCLUDED
CEILING	WALL PUTTY + PRIMER	WALL PUTTY + PRIMER	WALL PUTTY + PRIMER	WALL PUTTY + PRIMER
GRILL	ENAMEL + PRIMER	ENAMEL + PRIMER	ENAMEL + PRIMER	ENAMEL + PRIMER
8. WATER PROOFING				
ANTI-TERMITE TREATMENT	INCLUDED	INCLUDED	INCLUDED	INCLUDED
BASEMENT BITUMEN COATING	INCLUDED	INCLUDED	INCLUDED	INCLUDED
CONCRETE ADMIXTURE	INCLUDED	INCLUDED	INCLUDED	INCLUDED

9. OTHERS

OVERHEAD PVC TANK	INCLUDED	INCLUDED	INCLUDED	INCLUDED
CURING WORK (IN WORKING DAYS)	INCLUDED	INCLUDED	INCLUDED	INCLUDED
MATERIAL SHED	INCLUDED	INCLUDED	INCLUDED	INCLUDED
STAIRCASE HANDRAIL	MS GRILL	MS GRILL	SS GRILL	SS GRILL WITH GLASS
SEPTIC TANK	RS.18	RS.18	RS.20	RS.22
UNDERGROUND SUMP	RS.25	RS.25	RS.30	RS.35
KADAPA STONE WORK	INCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
PLAN APPROVAL	EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
EB CONNECTION	EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
BORE WELL	EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
INTERIOR PLYWOOD WORKS	EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED

FALSE CEILING	EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
SAFETY GRILL	EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
COMPOUND WALL	EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
LIGHT FITTING	EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
MAIN GATE	EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
10.BRANDS				
CONCRETE	ULTRATECH	ULTRATECH	ULTRATECH	ULTRATECH
OTHERS	CHETTINAD/MAHA	CHETTINAD/MAHA	HARDWORKER/ULTRATECH	HARDWORKER/ULTRATECH
TMT BAR	ISI 550D	ISI 550D	ARS/SHYAM/ISTEEL	TATA
CABLES	ORBIT	KUNDAN	FINOLEX	FINOLEX GOLD
SWITCHES	GM/ANCHOR/ORBIT	GM/ANCHOR	LEGRAND	LEGRAND
PVC PIPES	FINOLEX	FINOLEX	FINOLEX	FINOLEX
CPVC PIPES	AASHIRWAD	AASHIRWAD	FINOLEX	FINOLEX

CONDUIT PIPES	ISI BRAND	ISI BRAND	ORBIT	ORBIT
FAUCET (WATER TAPS)	PARRYWARE	PARRYWARE	PARRYWARE	JAGUAR
SANITARY WARE	PARRYWARE	PARRYWARE	JAGUAR	JAGUAR
WALL PUTTY	BRILA	BRILA	BRILA	BRILA
PAINT INTERIOR	TRACTOR	ASIAN TRACTOR SHYNE	ASIAN TRACTOR SHYNE	ASIAN ROYALE
PAINT ASIAN	ASIAN ACE	ASIAN ACE SHYNE	ASIAN ACE SHYNE	ASIAN APEX DUST PROOF

Note:

1. Basement height apart from the mentioned height charged Rs.110 / sq. ft.
2. Ceiling height apart from the mentioned height charged Rs.75 / sq. ft.
3. Staircase, Head room, Compound wall & projection apart from plinth area will be charged separately.
4. Septic tank & sump will be charged in Litres.
5. Grill items (Main gate, safety grill) will be charged based on weightage except window grill.
6. Drinking water and refreshment will be provided from client side.
7. During Roof concrete work Client should provide food for worker.

