



## COZY NEST BUILDERS

ER.P. Karthikeyan.B.E.,M.Tech,M.sc

NO.I555, Near Anna arch  
Vengikkal, Tiruvannamalai.

[ercozynest@gmail.com](mailto:ercozynest@gmail.com)

Contact : 9952373516

REGISTERED CIVIL ENGINEER

R.No : 040/LS/2021/00001

GSTIN 33EKLPK5654M1ZL

SPECIFICATION	ESSENTIAL Rs.2199	STANDRAD Rs.2399	PRIME Rs.2699	ELITE Rs.2899
<b>1. WARRANTY</b>				
STRUCTURAL WARRANTY	15 Years	15 Years	25 Years	25 Years
MEP/ PAINTING/ FLOOR	6 MONTHS	1 Year	1 Year	1 Year
<b>2. STRUCTURAL</b>				
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

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

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

<b>BATHROOM DOOR</b>	PVC	WPVC	WPVC	WPVC
<b>5. FLOORING &amp; DADOING</b>				
<b>FLOOR</b>	RS.60	RS.70	RS.80	RS.120
<b>BATHROOM FLOOR</b>	RS.45	RS.50	RS.60	RS.70
<b>BATHROOM AND KITCHEN WALL</b>	RS.40	RS.50	RS.60	RS.70
<b>PORTICO AND BALCONY</b>	RS.50	RS.60	RS.70	RS.70
<b>KITCHEN TOP</b>	GRANITE	GRANITE	GRANITE	GRANITE
<b>STAIRCASE</b>	FULL BODY TILE	FULL BODY TILE	GRANITE	GRANITE
<b>KITCHEN WALL HEIGHT</b>	4'6"	4'6"	4'6"	4'6"
<b>BATHROOM WALL HEIGHT</b>	UPTO ROOF	UPTO ROOF	UPTO ROOF	UPTO ROOF
<b>FRONT ELEVATION</b>	EXCLUDED	EXCLUDED	EXCLUDED	STONE CLADDING
<b>ROOF TILE</b>	KERALA ROOF TILE	KERALA ROOF TILE	COOL ROOF TILE	COOL ROOF TILE

## 6. MEP

<b>SWITCHES</b>	MODULAR	MODULAR	MODULAR	MODULAR
<b>BOX</b>	METAL	METAL	METAL	METAL
<b>ELECTRICAL POINTS</b>	STANDARD	STANDARD	SUFFICIENT	SUFFICIENT
<b>AC LINE PROVISION</b>	BEDROOM	BEDROOM	BEDROOM & LIVING	BEDROOM & LIVING
<b>FOOT LAMP</b>	EXCLUDED	INCLUDED	INCLUDED	INCLUDED
<b>AC LINE WIRE SIZE</b>	4 sq.mm	4 sq.mm	4 sq.mm	4 sq.mm
<b>HEATER LINE WIRE SIZE</b>	2.5 sq.mm	2.5 sq.mm	2.5 sq.mm	2.5 sq.mm
<b>EV CHARGER PORT</b>	EXCLUDED	EXCLUDED	EXCLUDED	INCLUDED
<b>CCTV CAMERA POINTS</b>	EXCLUDED	EXCLUDED	INCLUDED	INCLUDED
<b>CONC. &amp; HOT WATER PIPES</b>	cPVC	cPVC	cPVC	cPVC
<b>RAIN WATER FILTER</b>	EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
<b>PRESSURE MOTOR LINE</b>	EXCLUDED	EXCLUDED	EXCLUDED	INCLUDED
<b>COST PER TOILET</b>	15,000	27,000	38,000	50,000

## 7. PAINTING

<b>INTERIOR</b>	WALL PUTTY + PRIMER+EMULSION	WALL PUTTY + PRIMER+EMULSION	WALL PUTTY + PRIMER+EMULSION	WALL PUTTY + PRIMER+EMULSION
<b>EXTERIOR</b>	WHITE CEMENT + PRIMER+EMULSION	WHITE CEMENT + PRIMER+EMULSION	WHITE CEMENT + PRIMER+EMULSION	WHITE CEMENT + PRIMER+EMULSION
<b>FRONT ELEVATION</b>	WHITE CEMENT + PRIMER+EMULSION	WALL PUTTY + PRIMER+EMULSION	WALL PUTTY + PRIMER+EMULSION	WALL PUTTY + PRIMER+EMULSION
<b>TEXTURE PAINT</b>	EXCLUDED	EXCLUDED	INCLUDED	INCLUDED
<b>CEILING</b>	WALL PUTTY + PRIMER	WALL PUTTY + PRIMER	WALL PUTTY + PRIMER	WALL PUTTY + PRIMER
<b>GRILL</b>	ENAMEL + PRIMER	ENAMEL + PRIMER	ENAMEL + PRIMER	ENAMEL + PRIMER

## 8. WATER PROOFING

<b>ANTI-TERMITE TREATMENT</b>	INCLUDED	INCLUDED	INCLUDED	INCLUDED
<b>BASEMENT BITUMEN COATING</b>	INCLUDED	INCLUDED	INCLUDED	INCLUDED
<b>CONCRETE ADMIXTURE</b>	INCLUDED	INCLUDED	INCLUDED	INCLUDED

## 9. OTHERS

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

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

<b>FAUCET (WATER TAPS)</b>	PARRYWARE	PARRYWARE	PARRYWARE	JAGUAR
<b>SANITARY WARE</b>	PARRYWARE	PARRYWARE	JAGUAR	JAGUAR
<b>WALL PUTTY</b>	BRILA	BRILA	BRILA	BRILA
<b>PAINT INTERIOR</b>	TRACTOR	ASIAN TRACTOR SHYNE	ASIAN TRACTOR SHYNE	ASIAN ROYALE
<b>PAINT ASIAN</b>	ASIAN ACE	ASIAN ACE SHYNE	ASIAN ACE SHYNE	ASIAN APEX DUST PROOF

