



CONSTRUCTION

SKYPEARL

Dream Is Yours, Creation Is Ours !

**Builder | Real Estate | Structural Drawings
Land Promoter | Architectural Designs | Plan Approval**

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SKYPEARL PACKAGES FOR RESIDENTIAL CONSTRUCTION

1) SILVER – 1949 RS

A) Structure

- 1) Basement height upto 2.5 feet from ground level.
- 2) Ceiling height - 10 feet
- 3) M20 Mix for RCC design mix
- 4) M-sand rough for brick /block work, P-sand for plastering
- 5) Cement - Any ISI brand.
- 6) Steel - Any ISI brand
- 7) 1st class burnt Bricks or AAC blocks
- 8) Aggregates - 20mm & 40mm
- 9) Cut lintel all over the window and door opening.

B) Kitchen

- 1) Ceramic wall tiles for 3 feet above counter top
- 2) Rate of ceramic wall tile upto 40 rs/ sqft.
- 3) Main sink faucet with ISI mark upto Rs 2000.
- 4) Kitchen sink - Stainless steel upto Rs 2500.
- 5) Kitchen granite slab - 20mm thick upto Rs 85/ sqft

C) Bathroom

- 1) Wall tiles for 7 feet upto Rs 40/ sqft.
- 2) Sanitary ware and CP fitting upto Rs 10,000
- 3) Pipes - Any CPVC / PVC with ISI marking.
- 4) Accessories - EWC, Health Faucet, Wash Basin, 2 in 1 Wall Mixer, Overhead Shower.
- 5) PVC waterproof doors.

D) Plumbing

- 1) Bathroom - 1 wash basin with tap, 1 shower with wall mixer for hot & cold water, 1 floor mount western closet with health faucet.
- 2) All bathroom fittings are white color & basic model in any ISI brand
- 3) Dining - 1 wash basin with tap
- 4) Kitchen - Single stainless-steel sink with 1 tap.
- 5) Service area - 1 tap point & water outlet point for washing machine
- 6) Terrace - 1 water tap if needed.

E) Doors and Window's

- 1) Main Door: Ready Made Malaysian Teak Door with Teak Wood Frame of 5 Inch by 3 Inch, 38mm Thickness
- 2) Internal Door: Flush Door with Laminates Along with Sal Wood Frame of 4 Inch by 3 Inch
- 3) Windows: Standard aluminium 2 Track

Door size

- 1) Maindoor - 3.5'(Width) X 7'(Height)
- 2) Rooms – 3'(Width) X 7'(Height)
- 3) Bathroom & Balcony – 2.5'(Width) X 7'(Height)
- 4) Window size – 3'(Width) X 4'(Height) (1 window per room)

F) Painting

- 1) Interior: Birla Putty with Tractor Emulsion
- 2) Exterior: Asian Primer with Ace Emulsion

G) Flooring

- 1) Living & Dining Flooring: 2'x2' Tiles Upto 40 Rs Per Sq ft.
- 2) Room & Kitchen Flooring: 2'x2' Tiles Upto 40 Rs Per Sq ft.
- 3) Balcony & Open Area Flooring: Tiles Upto 35 Rs Per Sq ft.
- 4) Staircase Flooring: Anti-skid Tiles Upto 35 Rs Per Sq ft.
- 5) Parking Tiles: Anti-skid Tiles Upto 35 Rs Per Sq ft.
- 6) Terrace tiles - Terracoata (Weathering coarse extra)

H) Electrical

- 1) Bedroom - 1 AC point, 1 fan point, 2 lights point.
- 2) Hall - 1 Switch box near door, 2 fans, 2 lights etc.
- 3) Bathroom - 1 switch box for heater, 1 light etc.
- 4) Kitchen - 3 switch box for mixie, fridge and one for 2 lights, 1 exhaust fan.
- 5) Wires – Finolex , Switches – Any ISI brand
- 6) Staircase - One light point in each floor

I) Other inclusive

- 1) Parapet wall upto 3 feet height.
- 2) 1 Loft in each bedroom, kitchen & pooja room on the shorter side of the wall.
- 3) 1 Shelf in each bedroom, kitchen & pooja room of maximum width 5 feet.
- 4) Free rain water Harvesting

H) Extra

- 01) Compound wall @ 1800 Rs / running ft.
- 02) Lift
- 03) Planning
- 04) Elevation work extra (Balcony, Drops, etc)
- 05) EB connection and Charges.
- 06) Roof weathering
- 07) Water Connections & Charges
- 08) Underground water storage Sump Rs 22 Per Litre
- 09) Overhead sintex tank Rs.12 per litre
- 10) Additional foundation height and ramp cost.

- 11) Soil testing
- 12) Outer area development (setback)
- 13) Structural designing
- 14) Head room
- 15) Gates and kitchen doors are extra
- 16) Hand railing
- 17) Overhead concrete tank Rs 28 per litre
- 18) Car Park area at rate of 1500rs/sqft

2) GOLD – 2099 RS

A) Structure

- 1) Basement height upto 3 feet from ground level.
- 2) Ceiling height - 10 feet
- 3) M20 Mix for RCC design mix
- 4) M-sand rough for brick /block work, P-sand for plastering
- 5) Cement Penna.
- 6) Steel - ARS
- 7) 1st class burnt Bricks or AAC blocks
- 8) Aggregates - 20mm & 40mm
- 9) Lintel running all over the 7 feet height
- 10) Water proofing in roof concreting Dr.Fixit.

B) Kitchen

- 1) Ceramic wall tiles for 3 feet above counter top
- 2) Rate of ceramic wall tile upto 50 rs/ sqft.
- 3) Main sink faucet with ISI mark upto Rs
- 4) Kitchen sink - Stainless steel upto Rs 3000.
- 5) Kitchen granite slab - 20mm thick upto Rs 100/ sqft

C) Bathroom

- 1) Wall tiles for 7 feet upto Rs 60/ sqft.
- 2) Sanitary ware and CP fitting upto Rs 14,000
- 3) Pipes - CPVC / PVC Ashirwad / Supreme with Rs 14,000
- 4) Accessories - EWC, Health Faucet, Wash Basin, 2 in 1 Wall Mixer, Overhead Shower.
- 5) PVC waterproof doors.

D) Plumbing

- 1) Bathroom - 1 wash basin with tap, 1 shower with wall mixer for hot & cold water, 1 floor mount western closet with health faucet.
- 2) All bathroom fittings are white color & basic model in Parryware.

- 3) Dining - 1 wash basin with tap
- 4) Kitchen-Double stainless - steel sink with 1 tap and 1 RO point
- 5) Service area - 1 tap point & water outlet point for washing machine
- 6) Terrace - 1 water tap if needed.

E) Doors and Window's

- 1) Main Door: Ready Made Second Quality Teak Door with Teak Wood Frame Of 5 Inch by 3 Inch, 38mm Thickness
- 2) Internal Door: Second quality teak door and Teak Wood Frame of 4 Inch by 3 Inch
- 3) Windows: UPVC Windows

Door size

- 1) Maindoor - 3.5'(Width) X 7'(Height)
- 2) Rooms – 3'(Width) X 7'(Height)
- 3) Bathroom & Balcony – 2.5'(Width) X 7'(Height)
- 4) Window size – 4'(Width) X 4'(Height) (1 window per room)

F) Painting

- 1) Interior: Birla Putty with Tractor Emulsion
- 2) Exterior: Asian Primer with Ace Emulsion

G) Flooring

- 1) Living & Dining Flooring: 2'x2' Tiles Upto 45 Rs Per Sq ft.
- 2) Room & Kitchen Flooring: 2'x2' Tiles Upto 45 Rs Per Sq ft.
- 3) Balcony & Open Area Flooring: Tiles Upto 40 Rs Per Sq ft.
- 4) Staircase Flooring: Anti-skid Tiles Upto 40 Rs Per Sq ft.
- 5) Parking Tiles: Anti-skid Tiles Upto 40 Rs Per Sq ft.
- 6) Terrace tiles Cool roof tile.

H) Electrical

- 1) Bedroom - 1 AC point, 1 fan point, 2 lights point.
- 2) Hall - 1 Switch box near door, 2 fans, 2 lights etc.
- 3) Bathroom - 1 switch box for heater, 1 light etc.
- 4) Kitchen - 3 switch box for mixie,fridge and one for 2 lights, 1 exhaust fan.
- 5) Wires, Finolex, Switches, Anchor, Roma
- 6) Staircase - One light point in each floor
- 7) Additional points can be provided as per clients need.

I) Other inclusive

- 1) Parapet wall upto 3 feet height.
- 2) 1 Loft in each bedroom, kitchen & pooja room on the shorter side of the wall.
- 3) 1 Shelf in each bedroom, kitchen & pooja room of maximum width 5 feet.

- 4) MS Staircase Railing
- 5) Bathrooms will be provided with UPVC ventilator
- 6) Free terrace gardening

H) Extra

- 01) Compound wall @ 1800 Rs / running ft.
- 02) Lift
- 03) Planning
- 04) Elevation work extra (Balcony, Drops, etc)
- 05) Underground water storage sump Rs 22 per Litre
- 06) Water Connections & Charges
- 07) Additional foundation height and ramp cost.
- 08) Soil testing
- 09) Outer area development (setback)
- 10) Structural designing
- 11) Head room
- 12) Gates and kitchen doors are extra
- 13) Overhead concrete tank Rs 28 per litre
- 14) Car Park area at rate of 1500rs/sqft
- 15) Overhead sintex tank Rs.12 per litre

3) PLATINUM – 2299 RS

A) Structure

- 1) Basement height upto 4 feet from ground level.
- 2) Ceiling height - 10 feet
- 3) M20 Mix for RCC design mix
- 4) M-sand rough for brick /block work, P-sand for plastering
- 5) Cement - Ramco or Ultratech.
- 6) Steel - ARS or Tata tisco
- 7) 1st class burnt Bricks or AAC blocks
- 8) Aggregates - 20mm & 40mm
- 9) Lintel running all over the 7 feet height.
- 10) Water proofing in roof concreting - Dr.Fixit

B) Kitchen

- 1) Ceramic wall tiles for 3 feet above counter top
- 2) Rate of ceramic wall tile upto 60 rs/ sqft.
- 3) Main sink faucet with ISI mark upto Rs 3000.

- 4) Kitchen sink - Stainless steel upto Rs 4000.
- 5) Kitchen granite slab - 20mm thick upto Rs 120/ sqft

C) Bathroom

- 1) Wall tiles for 7 feet upto Rs 80/ sqft.
- 2) Sanitary ware and CP fitting upto Rs 18,000
- 3) Pipes-CPVC / PVC Ashirwad / Supreme with ISI marking
- 4) Accessories - EWC, Health Faucet, Wash Basin, 2 in 1 Wall Mixer, Overhead Shower.
- 5) Waterproof Solid doors.

D) Plumbing

- 1) Bathroom - 1 wash basin with tap, 1 shower with wall mixer for hot & cold water, 1 floor mount western closet with health faucet.
- 2) All bathroom fittings are white color & basic model in Jaquar
- 3) Dining - 1 wash basin with tap
- 4) Kitchen - Double stainless-steel sink with 2 tap and 1 RO point
- 5) Service area - 1 tap point & water outlet point for washing machine
- 6) Terrace - 1 water tap if needed.

E) Doors and Window's

- 1) Main Door: Ready Made first quality Teak Door with Teak wood Frame Of 5 Inch by 3 Inch, 38mm Thickness
- 2) Internal Door: Second Quality teak door and teak wood frame of 4 inch by 3 inch
- 3) Windows: UPVC Window

Door size

- 1) Maindoor - 3.5'(Width) X 7'(Height)
- 2) Rooms – 3'(Width) X 7'(Height)
- 3) Bathroom & Balcony – 2.5'(Width) X 7'(Height)
- 4) Window size – 4'(Width) X 4'(Height) (1 window per room)

F) Painting

- 1) Interior: Birla Putty with Tractor Emulsion
- 2) Exterior: Asian Primer with weather proof Emulsion

G) Flooring

- 1) Living & Dining Flooring: Granite upto Rs100 Per Sq ft.
- 2) Room & Kitchen Flooring: Granite upto Rs100 Per Sq ft.
- 3) Balcony & Open Area Flooring: Tiles Upto 50 Rs Per Sqft.
- 4) Staircase Flooring: Anti-skid Tiles Upto 50 Rs Per Sq ft.
- 5) Parking Tiles: Anti-skid Tiles Upto 50 Rs Per Sqft.
- 6) Terrace tiles Cool roof tile.

H) Electrical

- 1) Bedroom - 1 AC point, 1 fan point, 2 lights point.
- 2) Hall - 1 Switch box near door, 2 fans, 2 lights etc.
- 3) Bathroom - 1 switch box for heater, 1 light etc.
- 4) Kitchen - 3 switch box for mixie, fridge and one for 2 lights, 1 exhaust fan.
- 5) Wires, Finolex, Switches GM or Legrand
- 6) Staircase - One light point in each floor
- 7) Additional points can be provided as per clients need

I) Other inclusive

- 1) Parapet wall upto 3 feet height.
- 2) 1 Loft in each bedroom, kitchen & pooja room on the shorter side of the wall.
- 3) 1 Shelf in each bedroom, kitchen & pooja room of maximum width 5 feet.
- 4) SS Staircase Railing.
- 5) Bathrooms will be provided with UPVC ventilator.
- 6) Free soil testing.
- 7) Electrical points can be provided as per clients need.
- 8) Free terrace gardening.
- 9) M.S ladder for overhead tank.

H) Extra

- 01) Compound wall @ 1800 Rs / running ft.
- 02) Lift
- 03) Planning
- 04) Elevation work extra (Balcony, Drops, etc)
- 05) Underground water storage sump Rs 22 Per Litre
- 06) Water Connections & Charges
- 07) Additional foundation height and ramp cost.
- 09) Outer area development (setback)
- 10) Structural designing
- 11) Head room
- 12) Gates and kitchen doors are extra
- 13) Overhead concrete tank Rs 28 per litre
- 14) Car Park area at rate of 1500rs/sqft
- 15) Overhead sintex tank Rs.12 per litre