



Residential Turnkey Construction Packages

Proposal matrix | Bengaluru

Built-up area measured roof outer edge to outer edge. GST applicable additionally as stated in the proposal.

ADC STANDARD

₹1,900 / sq.ft

Practical specification with essential features

ADC SUPERIOR

₹2,200 / sq.ft

Enhanced finishes and materials

ADC PREMIUM

₹2,500 / sq.ft

Designer elements and premium brands

ADC EXECUTIVE

₹2,800 / sq.ft

Higher-grade finishes and exclusive brands

1. Design, Drawings & Pre-Construction Services

Item	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
Floor Plan	2D Floor plan included	2D Floor plan included	2D Floor plan with detailed annotations	2D Floor plan with detailed annotations
3D Elevation	3D Elevation design included	3D Elevation design included	3D contemporary Elevation	3D contemporary Elevation
Structural Design	As per structural design	As per structural engineer on IS codes & soil test	Detailed structural design with analysis report	Detailed structural design with analysis report
MEP Layout	MEP as per package standards	MEP layouts per floor	Detailed MEP electrical layout	Detailed MEP electrical layout
GFC Drawings	Good-for-Construction drawings in PDF format	Good-for-Construction drawings in PDF format	Detailed GFC drawing set — PDF format	Detailed GFC drawing set — PDF & CAD format
Door & Window Schedule	Schedule of openings included	Schedule of openings included	Detailed door & window schedule	Detailed door & window schedule
Material Selection	Assistance with material selection per package	Assistance with material selection per package	Full material selection coordination	Full material selection coordination + showroom visits
Soil Test	To be arranged by the client.			

2. Foundation, Setting Out & Construction Methodology

Item	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
Setting Out / Marking	Line thread & right angle (string line method)	Line thread + Total Station at footing level + Laser auto-level	Line thread + Total Station at footing & plinth level + Laser auto-level	Line thread + Total Station at all structural levels + Laser auto-level throughout
Earthwork & Excavation	Excavation for column footings & wall foundations as per structural drawing. Backfilling with available excavated earth. (Disposal of excess earth *). (Earth brought from outside charged extra. Rock excavation if any, charged extra.)			
Soil (SBC assumed)	Footings 180 KN/m² at 5 ft depth. Any variation will be charged at actual cost.			
PCC (Plain Cement Concrete)	PCC 1:4:8 below wall foundations, RCC footings, toe walls, flooring & below parking. DPC in mix 1:3:6 over size stone masonry.			
Formwork — Footings	Excavation to required size (no side shuttering for footings)	Side shuttering with MS / ply	Side shuttering with MS / ply	Side shuttering with MS / ply
Formwork — Columns & Pedestals	MS box shuttering	MS box shuttering	MS / Ply box shuttering	Ply box shuttering
Formwork — Slabs & Beams	Casuarina poles, MS sheet & ply	Casuarina poles, MS sheet & ply	MS sheet, ply & JackSpan	MS sheet, ply & JackSpan
Bituminous Coating	Not included	Not included	Bituminous coating applied to all concrete surfaces below plinth level	Bituminous coating applied to all concrete surfaces below plinth level
Anti-Termite Treatment (ATT)	Not included	Standard ATT at plinth level	ATT at foundation & alongside periphery	ATT at foundation & alongside periphery
Plinth Protection	3" thick concrete flagging, 2ft wide all around building	3" thick concrete flagging, 2ft wide all around building	Paving tiles 2ft wide all around building & flagging	Designer paving 2ft wide tiles all around building & flagging
Scaffolding	Wooden pole scaffolding	Wooden pole scaffolding	MS coupling scaffolding	MS coupling scaffolding

3. Structure

Item	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
Ceiling Height (FFL to FFL)	10' 0"	10' 6"	11' 0"	11' 0" to 12' 0"
Plinth Height	1'6" to 2'0" from road level			
Steel Grade	Fe500 TMT	Fe550 TMT	Fe550D TMT	Fe550D TMT
Steel Brands	A-One Gold / Gopala or equivalent	Prime Gold / Kamadhenu or equivalent	JSW Neosteel / Jindal Panther or equivalent	Indus / TATA Tiscon or equivalent
Steel Basic Rate/kg	~₹55-60 / kg	~₹60-65 / kg	~₹65-67 / kg	~₹67-70 / kg
Steel (Avg. Consumption)	~2.5 kg/sq.ft	~3.0 kg/sq.ft	~3.0 kg/sq.ft	~3.0 kg/sq.ft
Cement Grade	43 & 53 Grade OPC/PPC	43 & 53 Grade OPC/PPC	43 & 53 Grade OPC/PPC	43 & 53 Grade OPC/PPC
Cement Brands	Maha / Bharathi or equivalent	JSW / UltraTech or equivalent	ACC / UltraTech or equivalent	UltraTech / BirlaSuper or equivalent
Cement (Basic Rate/bag)	~₹330-355 / 50kg bag	~₹350-375 / 50kg bag	~₹355-380 / 50kg bag	~₹370-400 / 50kg bag
RCC Mix (Footings, Beams, Slabs)	M20 RMC or Machine Mix	M20/M25 RMC — as per structural design	M25/M30 — as per structural design	M25/M30 — as per structural design
RCC Mix (Columns)	M20 Site mix	M20/M25 Site mix / RMC	M25/M30 Machine Mix / RMC	M25/M30 Machine Mix / RMC
RMC Concrete (Basic Rate/Cum)	HighTech Concrete or equiv. — ~₹4,400/cum (M20)	Best Infra or equiv. — ~₹4,800/cum (M25)	Aparna Concrete or equiv. — ~₹5,300/cum (M25)	UltraTech RMC or equiv. — ~₹5,750/cum (M25)
M-Sand	~₹1,000/MT (block work, concreting, tiling)			
Jelly / Coarse Aggregate	~₹1,100/MT · 12mm, 20mm, 40mm as per site requirements			
Lintels & Chajjas	RCC lintels above all door & window openings. Chajjas as per drawing.			
RCC Staircase	RCC waist slab	RCC waist slab	RCC Folded plate	RCC Folded plate
Curing	Wet curing throughout construction; Curing material where required.			

4. Masonry & Plastering

Item	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
SSM (Size Stone Masonry)	SSM below plinth beam for all external walls, 4" PCC, two-course SSM, DPC above SSM included.			
Block Masonry	6" / 8" thick solid blocks in CM 1:6 for external/main walls; 4" thick solid blocks in CM 1:4 for partition walls.			
Masonry Quality Control	Masonry laid to line, level, right angle and plumb. All corners raked, perpendicular joints staggered. Mortar joints uniform and fully filled.			
Solid Blocks (Basic rate/no.)	Double Punch or equiv. 4"~₹31/no. 6"~₹37/no.	Best Concrete or equiv. 4"~₹35/no. 6"~₹47/no. 8"~₹59/no.	Panchami or equiv. 4"~₹38/no. 6"~₹50/no. 8"~₹65/no.	APCO or equiv. 4"~₹41/no. 6"~₹55/no. 8"~₹70/no. + TLU
Concrete Bands	RCC band cast at 5 course in partition walls for crack control.			
Window Sill	PCC 1:3:6 window sill			
RCC/Masonry Joints	Joint mesh at all RCC and Masonry joints before plastering — internal & external walls			
P-Sand (Plastering Sand)	~₹1,400/MT (for all plastering)			
Ceiling Plaster	0.5" thick — CM 1:3 to ceiling & soffits (43-grade / OPC cement & P-Sand)			
Internal Wall Plaster	0.5" thick — CM 1:4 smooth / rough finish (43-grade / OPC cement & P-Sand)			
External Wall Plaster	0.75" thick — CM 1:4 sponge finish (43-grade / OPC cement & P-Sand)			
Plastering Quality Control	All plastering done plumb, to line and right angle. Neatly finished at junctions.			

5. Waterproofing

Area	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
Toilet Floors	Dr. Fixit / FOSROC or equivalent — waterproofing	Dr. Fixit / FOSROC or equivalent — waterproofing	Crystalline waterproofing (Zydex / Fosroc) + chemical waterproofing system	Dr. Fixit Krystalline + chemical waterproofing system
Sunken Toilet Slab	Cinder filling + waterproofing treatment	Cinder filling + waterproofing treatment	Cinder filling + crystalline waterproofing	Cinder filling + crystalline waterproofing
Terrace Slab	Standard system + terrace screed concreting with WP component	Dr. Fixit / FOSROC + terrace screed with WP component	Crystalline WP system + terrace screed with WP component	Crystalline + chemical system + terrace screed with WP component

6. Flooring & Wall Tiling

Area	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
Living & Dining	Vitrified (double charge/digital) Up to ₹60/sqft	Vitrified (double charge/digital) / Granite Up to ₹100/sqft	Premium Vitrified / Granite Up to ₹120/sqft	Premium Vitrified / Granite / Marble Up to ₹150/sqft
Bedrooms	Vitrified Up to ₹50/sqft	Vitrified Up to ₹70/sqft	Vitrified / Granite Up to ₹90/sqft	Vitrified / Granite Up to ₹110/sqft
Kitchen Floor	Vitrified Up to ₹50/sqft	Vitrified Up to ₹70/sqft	Vitrified / Granite Up to ₹90/sqft	Vitrified / Granite Up to ₹110/sqft
Balcony & Open Areas	Anti-skid tiles Up to ₹40/sqft	Anti-skid tiles Up to ₹50/sqft	Anti-skid tiles (premium) Up to ₹60/sqft	Anti-skid tiles (premium) Up to ₹70/sqft
Staircase	Polished Granite with skirting Up to ₹70/sqft	Polished Granite with skirting Up to ₹80/sqft	Polished / Lapotra Granite Up to ₹110/sqft	Polished / Lapotra Granite Up to ₹140/sqft
Parking	Anti-skid tiles Up to ₹40/sqft	Anti-skid tiles Up to ₹50/sqft	Vitrified Parking tiles Up to ₹65/sqft	Designer Parking tiles Up to ₹70/sqft
Toilet Floor	Anti-skid tiles Up to ₹40/sqft	Anti-skid tiles Up to ₹55/sqft	Anti-skid tiles Up to ₹70/sqft	Anti-skid tiles Up to ₹80/sqft
Toilet Wall Dado	Vitrified dado up to 7ft Up to ₹40/sqft	Vitrified dado up to 7ft Up to ₹55/sqft	Vitrified tiles — full height Up to ₹70/sqft	Vitrified tiles — full height Up to ₹80/sqft
Toilet Area (allocate per 500 sqft BUA)	toilet up to 32 sqft	toilet up to 40 sqft	toilet up to 48 sqft	toilet up to 56 sqft
Kitchen Counter Slab	Polished Granite Up to ₹90/sqft · Size: 16'×2'	Polished Granite / Full Body Vitrified Up to ₹130/sqft · Size: 18'×2'	Polished Granite / Full Body Vitrified Up to ₹160/sqft · Size: 20'×2'	Polished Granite / Full Body Vitrified Up to ₹190/sqft · Size: 24'×2'
Kitchen Wall Dado (Backsplash)	Vitrified — 2ft above counter Up to ₹40/sqft	Vitrified — 2ft above counter Up to ₹60/sqft	Premium Vitrified — 2ft above counter Up to ₹70/sqft	Premium Vitrified — 2ft above counter Up to ₹80/sqft
Pooja Room Wall Tile	Not included	Up to 70 sqft with highlighter ₹50/sqft	Up to 80 sqft with highlighter ₹70/sqft	Up to 90 sqft with highlighter ₹80/sqft
Pooja Room Granite	Not included	Granite slab Up to ₹125/sqft up to 10sqft	Granite slab Up to ₹150/sqft up to 12sqft	Granite slab Up to ₹200/sqft up to 16sqft
Tile Grouting	Paper joint + cement grout (bathrooms only)	Paper joint + cement grout (bathrooms only)	Spacer joints + epoxy grout (bathrooms)	Spacer joints + epoxy grout (bathrooms)
Tile Size Limit	Up to 2×2 ft	Up to 4×2 ft	Up to 6×4 ft	No limitation
Tiling — Method & QA	All tiling laid plumb, to line and right angle. Tiles pre-wetted prior to laying. Joints uniform and fully grouted. Edges and corners neatly finished. All tiling tested for hollow spots.			

7. Kitchen Fixtures & Fittings

Item	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
Kitchen Sink	SS single sink (ISI marked) Up to ₹3,000	SS / Granite / Carysil single or double sink Up to ₹6,000	SS or Granite-finish sink (Futura/Carysil) Up to ₹8,000	Granite-finish / Carysil premium sink Up to ₹10,000
Main Sink Faucet	Ess Ess / Cera or eq. Up to ₹1,300	Parryware / Hindware Up to ₹2,000	Jaquar / Roca or eq. Up to ₹3,500	Jaquar / Grohe or eq. Up to ₹5,000
Other Faucets & Accessories	ISI marked.	Parryware / Hindware or eq.	Jaquar / Roca or eq.	Jaquar / Grohe or eq.

8. Bathrooms, Sanitary & Plumbing

Item	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
CP & Sanitaryware (per bathroom)	Up to ₹30,000 Cera / Hindware or eq.	Up to ₹50,000 Jaquar Florentine or eq.	Up to ₹70,000 Kohler / Jaquar or eq.	Up to ₹80,000 Kohler / Grohe or eq.
EWC / Commode	Wall-hung or floor-mount EWC + health faucet	Wall-mounted EWC + Geberit Kombifix concealed tank	Wall-mounted EWC + concealed tank — Kohler or equiv.	Premium EWC + concealed tank — Kohler / Grohe
Washbasin	Table top basin with pillar cock	Table top basin with counter with pillar cock	Premium table top basin — Kohler / Jaquar	Designer basin on granite counter — Kohler / Grohe
Shower & Wall Mixer	Wall mixer + OH shower	3-way wall mixer + rain-flow OH shower — Jaquar Florentine	Concealed diverter + rain-flow OH shower — Kohler / Jaquar	Premium concealed diverter + rain-flow + hand shower — Kohler / Grohe
Angular Cocks	ISI marked	Jaquar / Hindware or eq.	Jaquar / Roca or eq.	Kohler / Grohe or eq.
Mirror, Soap Dish, Towel Rail	Standard accessories	Jaquar /Hindware or eq. accessories	Kohler / Jaquar or eq. accessories	Premium branded accessories
Water Supply Pipes	CPVC Class B (4 kg) SDR 11 — Ashirwad / Supreme / Astral or equivalent. External pipes on raised clamps. Solar/geyser provision for all bathrooms.			
Hot & Cold Water Lines	Cold supply lines only	Separate hot & cold for kitchen sink (duplex)	Separate hot & cold for all bathrooms & kitchen	Separate hot & cold for all bathrooms & kitchen
Drainage / Sanitary Pipes	PVC — Supreme / Astral or equivalent. Separate sewage & drainage lines. IC chambers & sewage outlet to site boundary.			
Water Connection	Provision for inlet connection from corporation at sump wall.			
Solar / Geyser Provision	Solar water heater pipe lines for all bathrooms (equipment not included)			

9. Doors & Windows

Item	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
Door & Window Openings Limit	Up to 10% of total room wall area per room	Up to 13% of total room wall area per room	Up to 15% of total room wall area per room	Up to 17% of total room wall area per room
Main Door	Teak frame 3"×5"; 3'6"×7'; 1.25" teak shutter; brass antique fittings; mortise lock Up to ₹20,000 Finish: Melamine polish	Teak frame 3"×5"; 3'×7'; laminated WP teak shutter; brass antique fittings; mortise lock Up to ₹30,000 Finish: Hand polish	Teak frame 3.5"×5"; 3'6"×8' teak shutter; brass antique fittings & hardware Up to ₹40,000 Finish: PU spray	Teak frame 3.5"×5.5"; 3'6"×8' teak shutter; brass antique fittings & hardware Up to ₹50,000 Finish: Premium PU spray
Internal / Bedroom Doors	Sal wood frame 3"×4"; 3'×7' membrane flush shutter; SS fittings & mortise lock Up to ₹11,000/door	Sal wood frame 3"×4"; 3'×7' membrane flush shutter; SS fittings & mortise lock Up to ₹12,000/door	Sal wood frame 3"×4"; 3'×8' veneer shutter; SS hardware Up to ₹13,000/door	Sal wood frame 3"×4.5"; 3'×8' veneer shutter; SS hardware Up to ₹15,000/door
Bathroom Doors	Sal wood frame; WP membrane shutter Up to ₹6,000/door	Sal wood frame; WP membrane shutter Up to ₹7,000/door	Sal wood frame; WP membrane shutter Up to ₹8,000/door	Sal wood frame; WP membrane shutter Up to ₹9,000/door
Pooja Room Door	Not included	Not included	Teak frame & shutter; hand polish Up to ₹25,000	Teak; PU spray finish Up to ₹30,000
Terrace & Utility Doors	Included Up to ₹4,000/door	Included Up to ₹5,000/door	Included Up to ₹6,000/door	Included Up to ₹8,000/door
Sliding Doors	Not included in any package. If required, charged as an approved variation.			
Windows	2.5-track UPVC; 6mm clear float glass; fly mesh ~₹350/sqft	2.5-track UPVC; 6mm float glass; SS fly mesh ~₹450/sqft	UPVC; 3-track; 6mm float glass; SS fly mesh ~₹550/sqft	UPVC; 3-track; 6mm float glass; SS fly mesh ~₹650/sqft
Ventilators	UPVC louveres / fixed float glass	UPVC part-open louveres + part-fixed float glass; exhaust fan provision	UPVC part-open louveres + part-fixed float glass; exhaust fan provision	UPVC part-open louveres + part-fixed float glass; exhaust fan provision
Door Hardware	ISI standard SS fittings; Godrej / Link mortise locks; standard hinges & tower bolts		Premium SS hardware; Godrej / Yale locks; concealed hinges provision	

10. Painting & Finishing

Item	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
Interior Walls & Ceiling	2 coats putty + 1 coat primer + 2 coats Tractor Emulsion (Asian) Up to 4 colour shades	2 coatsBirla Putty + 1 coat primer + 2 coats Premium Emulsion (Tractor Shyne) Up to 4 colour shades	2 coats Birla putty + 1 coat primer + 2 coats Asian Royale Emulsion Up to 5 colour shades	2 coats putty + 1 coat primer + 2 coats Royale Emulsion + 1 textured/Royale Play wall per room Up to 5 colour shades for project
Exterior Walls	1 coat Asian Primer + 2 coats Apex Weather Shield	1 coat Asian Primer + 2 coats Apex Advance Weatherproof	1 coat primer + 2 coats Apex Ultima Protection	1 coat primer + 2 coats Apex Ultima Protection
MS Work	Anti-corrosion primer + 2 coats enamel paint (Asian Satin Enamel or equiv.) — all railings, gates, grills & MS items			
Main Door Finish	Melamine polish	Hand polish	PU spray finish	Premium PU spray finish
Internal Door Finish	Enamel painted	Enamel painted	PU painted	PU spray painted
Feature / Texture Wall	Extra — variation	Extra — variation	1 selected feature wall per common area	1 textured wall per room included (Royale Play)

11. Electrical Works

Item	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
Wiring	Multi-strand copper ISI standard wires — Anchor / Polycab	Multi-strand copper FR — Anchor / Polycab	Multi-strand copper FRLS — Polycab Green / Havells	Multi-strand copper FRLS — Polycab Green / Havells
Switches & Sockets	Modular — HiFi / GM / Goldmedal or equiv.	GM(G9) / Anchor roma	Legrand Allzy / Havells Fabio	Legrand mylinc / Havells Coral
Living & Dining Points	2 fan, 3 light, 3×5A, 1 TV cable point	2 fan, 4 light, 3×5A, 1 TV cable, 2-way switch	2 fan, 5 light, 5×5A, 1 TV cable, 2-way switch	2 fan, 6 light, 5×5A, 1 TV cable, 2-way switch
Bedroom Points	1 fan, 2 light, 2×5A plug points	1 fan, 3 light, 2×5A, 1×16A AC socket; 2-way switch (duplex)	1 fan, 3 light, 2×5A, 1×16A AC socket; 2-way switch (duplex)	1 fan, 3 light, 2×5A, 1×16A AC socket; 2-way switch (duplex)
Kitchen Points	2 light, 2×15A (fridge, mixer), 3×5A (microwave, WP, misc)	2 light, 2×15A, (fridge, mixer), 3×5A (microwave, WP, misc)	2 light, 3×15A,(Hob, fridge, mixer), 3×5A (microwave, WP, misc)	2 light, 4×15A, (Hob, fridge, mixer), 3×5A (microwave, WP, misc)
Bathroom Points	2 light, 1 geyser (15A), 1×5A exhaust fan	2 light, 1 geyser (15A), 1×5A exhaust, 1 shaver; 2-way switch	2 light, 1 geyser (15A), 2×5A exhaust, 1 shaver, 1 mirror light; 2-way	2 light, 1 geyser (15A), 2×5A exhaust, 1 shaver, 1 mirror light; 2-way
Corridor / Parking	Up to 4 light points at suitable locations	Up to 6 light points; 2-way switch	Up to 7 light points; 2-way switch	Up to 8 light points; 2-way switch
Exterior / Gate Points	4 SLP + 5A for carpark & gate	5 SLP + 5A; 2-way; UPS lighting provision; included in package	Included in package — enhanced	Included in package — enhanced
Distribution Board (DB)	1 DB per floor — Cona / Hifi or eq.	1 DB per floor — IndoAsian / Anchor or eq.	1 DB per floor — Schneider / Legrand or eq.	1 DB per floor — Schneider / Legrand or eq.
Calling Bell	1 calling bell provision per dwelling unit			
Earthing Pits	Not included (chargeable as actual)	1 earthing pit	1 earthing pit	2 earthing pits
UPS Wiring Provision	Not included (chargeable as actual)	UPS wiring provision included	UPS wiring provision included	Full UPS board provision included
EV Charging Point	Not included (chargeable as actual)	1 EV charging point in parking	1 EV charging point in parking	2 EV charging points in parking

12. Water Storage & Services

Item	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
Underground Sump — Construction	6" solid block masonry with GI wire mesh + waterproof plastering (2 coats Dr. Fixit or equiv.)	6" solid block masonry with GI wire mesh + waterproof plastering (2 coats Dr. Fixit or equiv.)	6" solid block with reinforced double wire mesh with waterproof plastering (inside & outside)	RCC sump with waterproofing plaster — walls, floor & roof
Underground Sump — Capacity	Up to 8,000 Litres	Up to 8,000 Litres	Up to 10,000 Litres	Up to 10,000 Litres
Overhead Tank (OHT)	Sintex double-layered — 1,000 L	Sintex double-layered — 1,500 L	Sintex double-layered — 2,000 L	Sintex double-layered — 2,000 L Additional capacity @ ₹9/L
IC Chambers	Inspection chambers & sewage outlet. Costs based on measured area; variations charged as approved variations.			

13. Railings, Grills, Gate, Compound & Site Works

Item	ADC STANDARD	ADC SUPERIOR	ADC PREMIUM	ADC EXECUTIVE
Staircase & Balcony Railing	MS Railing ₹400/running ft	MS Railing ₹550/running ft	SS 304 Grade Glass Railing ₹800/running ft	SS 304 Grade Glass Railing ₹1,000/running ft
Window Grills	Basic MS grill with enamel paint ₹150/sqft	MS grill with enamel paint ₹165/sqft	Designer MS grill with enamel paint ₹180/sqft	Designer MS grill with enamel spray paint ₹210/sqft
Parapet Wall	3' height masonry parapet wall, finished with coping concrete			
Compound Wall	4" solid blocks; plastered & painted both sides; up to 4 ft above DPC level	6"/4" solid blocks; plastered & painted; up to 5 ft above DPC level	6"/4" solid blocks; plastered & painted; 5 ft above DPC	6"/4" solid blocks; plastered & painted; 5 ft above DPC
Main Gate	Designer MS Gate ₹280/sqft · up to 50 sqft	Designer MS Gate ₹380/sqft · up to 50 sqft	Designer Gate with Shera boards ₹410/sqft · up to 50 sqft	Designer Gate with Shera boards / CNC design ₹500/sqft · up to 50 sqft
Site Levelling	Earth levelling all-round building as required for formation levels			

14. ADC Quality Assurance — Stage-Wise Inspection Protocol

Foundation & Structure ✓ Setting out / profile verification ✓ Reinforcement check before pour ✓ Formwork inspection & cover blocks ✓ Concrete quality & slump test (RMC) ✓ Curing records maintained	Masonry & Plastering ✓ Block quality check on delivery ✓ Masonry alignment — plumb & line ✓ RCC/masonry joint mesh treatment ✓ Plastering levels & plumb check ✓ Surface prep before paint
MEP Systems ✓ Plumbing pressure testing ✓ Electrical conduit routing check ✓ Wiring inspection before closing ✓ DB earthing & MCB check ✓ Waterproofing test (flood test)	Finishes & Handover ✓ Tile alignment, levels & grout ✓ Door & window fit and hardware ✓ Painting surface preparation check ✓ Final completion inspection ✓ Completion review before handover ✓ Final inspection & handover sign-off

Material approvals, RMC records, steel delivery records, stage photographs, waterproofing records, electrical/plumbing test records, approved variations and final completion records maintained throughout the project.

15. Warranty, Service & Client Promise

Structural Warranty: 10 years (applicable if structural design is proof-checked) | Waterproofing Warranty: 5 years | Construction & Service Guarantee: 1 year from handover

Product and Fixture Warranties: All plumbing fixtures, electrical switches/plates, UPVC window frames, main/pooja/internal doors, interior plywood, and hardware — covered under the brand warranty of the selected make.

Transparent Variation Policy: Any client-requested change or additional work outside the agreed package shall be identified, priced separately, submitted to the client, approved in writing before execution, and recorded as a Variation Order. All documentation shall be prepared on stamp paper.

The ADC Client Promise: You choose the package. The agreed scope, inclusions and exclusions are clearly documented. You approve every variation in writing before execution. You pay only for the work you have agreed to. Acme Designs & Constructions — Quality Construction | Transparent Specifications | Professional Execution.

Common Exclusions — All Packages (Charged as Approved Variations if Required)

- Interior works: kitchen cabinets, wardrobes, false ceiling, TV unit
- Electrical fittings & fixtures (fans, lights, bulbs, ACs, geysers)
- Appliances: hob, chimney, solar water heater, jacuzzi
- Lift / elevator: equipment, panel, inside civil, cladding, lift car, government approvals
- Extra elevation works: projections, pergolas, designer cornice / cladding
- Landscape, garden, gates (compound gates beyond package spec), hardscape
- Rainwater harvesting tank & filter system
- Borewell & pump
- Generator / DG set / power backup system
- BESCOM electrical transformer; meter & main line cable; earthing
- Rock excavation — charged at actual cost
- Earth fill from outside — charged at actual cost
- Sliding doors
- Basement construction & retaining wall
- Pile foundation / eccentric footing (if required by soil test)
- Home automation / smart systems & related wiring
- Front façade (special finishes, cladding) & compound wall / gates (if outside package scope)
- Road-cutting charges for electricity / sewage line installation
- Main panel board & main line from pole to panel board (client scope)

Notes & Terms and Conditions

- All rates are in ₹ per sq.ft of built-up area (roof outer edge to outer edge at all floors including parking, balconies, cutouts, ducts, staircase & utility). 18% GST applicable additionally.
- Indicated basic rates include cost of raw materials, transport to site and L&U, excluding GST. Any increase in market rates above these base prices shall be charged to the client accordingly.
- Items not mentioned in the package or outside site boundary shall be accommodated only after client approves a written Variation Order.
- Soil testing is in client scope. Soil factors, foundation type, and other variations depending on structural design & SBC of the plot shall be extra as mutually agreed.
- Water & electricity to be provided by client at no extra cost. All statutory temporary & permanent deposits to be borne by client.
- Space to stock materials, labour shed & washroom facility to be provided adjacent to the construction site, free of charge by client. Sheds & housing provided by ADC.
- Barricading and covering-up requirements of the layout/township — for construction plot and NOC plot — to be borne by client as actual.
- All government fees, deposits & statutory charges to BBMP, BIAPPA, CUDA, MUDA, Police, local authorities, BESCOM, BWSSB etc. are not included. ADC will coordinate and liaise at no extra cost.
- Rates quoted are valid for 30 days from date of quotation. Once the Contract is signed, approved rates are valid for 12 months from date of signing as per the T&C of the signed Contract.
- Payment terms: As per attached Annexure in the Building Contract Agreement.