

THE SHIV

— Properties & Construction —

We Craft your **Dream** Home into **Reality**

Passion | Intelligence | Commitments





About Us

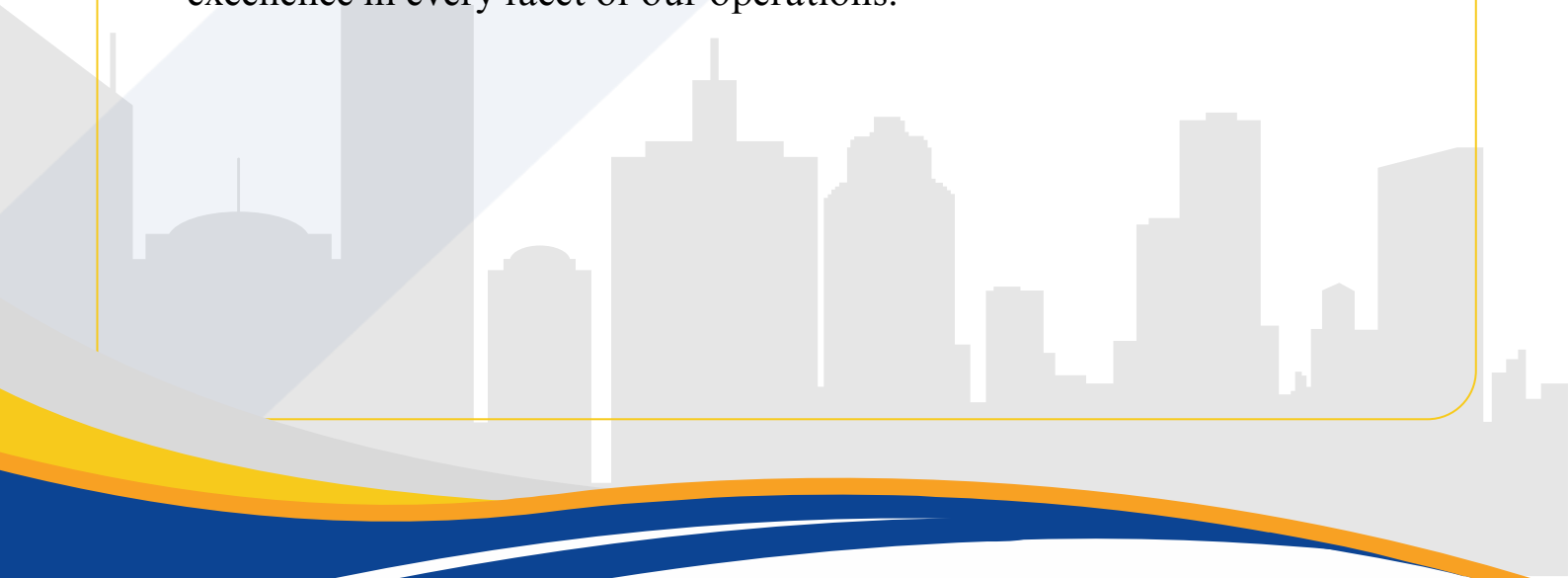
In the dynamic realm of property development, **THESHIV PROPERTIES AND CONSTRUCTION**, led by **Mr. M. SIVAKUMAR**, stands as a beacon of innovation and future-oriented vision.

With over **15+ years of expertise**, we specialize in crafting dreams into reality, one at a time. Explore our service and offering on modern Plots & Villas, Construction and Interior Design.

We've proudly developed premium apartments across **6+ prime locations**, offering unparalleled living experiences at every address.

We take pride in constructing over **100+ units of luxurious villas**, each meticulously crafted to perfection, embodying unparalleled elegance and sophistication.

With a steadfast commitment to quality, customer satisfaction, and ethical business practices, we continuously set industry standards. Our focus on innovation, robust engineering, in-house research, and unwavering dedication to timeless values ensures transparency and excellence in every facet of our operations.





SPECIFICATION FOR PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING

MATERIALS

Cement	:	53 Grades (ULTRATECH, RAMCO)
Steel Reinforcement	:	Fe 550D TMT Bars (I steel, JSW,)
Brick	:	Red Chamber Brick
Sand	:	M Sand / River Sand

SPECIFICATION

EARTH WORK

- The depth of the earth work is 5'0"

PLAIN CEMENT CONCRETE (P.C.C) 1:5:10

- For foundation P.C.C. depth is 4 ½"
- For basement P.C.C. depth is 4"

REINFORCED CEMENT CONCRETE (R.C.C)1:2:4

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|----------------------|---|--|
| 1. Type of Structure | : | RCC Framed Structure |
| 2. RCC works | : | RCC Column, Beam, Slab & Loft M20
grade concrete with necessary
Reinforcement as per Structural design |

- Column footing size is as per Structural design.
- The loft slab for each room any one side of wall will be provided.
- Roof slab thickness 4 ½"



BRICK WORK

Basement:

Basement Height	:	3 feet to 3.5 feet from Natural Road Level
Type of Brick	:	Red brick of Size 9"x4 1/2"x3"
Wall thickness	:	9" thick for Main walls
Cement Mortar Ratio	:	1:6 mix
Roof Top Level	:	10'0" from the basement level

Super Structure:

Type of Brick	:	Red brick of Size 9"x4 1/2"x3"
Wall thickness	:	9" thick for Main walls as per plan 4 1/2" thick for Partition walls as per plan
Cement Mortar Ratio	:	1:6 mix for 9" thick Brick walls 1:5 mix for 4 1/2" thick Brick walls

PLASTERING WORKS

Cement Mortar ratio	:	1:3 mix for ceiling 1:5 mix for inner wall 1:6 mix for outer wall
Plastering finishes	:	Sponge finishing for Outer surface of walls, Nice Finishing for inner surface of walls



FLOORING WORKS

All Rooms:

Type of Flooring	:	Branded Vitrified floor Tiles of size 24" x 24" or 48" x 48" (price 55/-per sqft)
Flooring Base	:	Cement Mortar ratio 1:6

Toilet flooring:

Name of material	:	Anti-skid Ceramic Floor Tile Tile of size 12" x 12" (Price 45/-per sqft)
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Toilet Walls:

Type of material	:	(With provision for Exhaust fan) Glazed Tiles size 12" x 12" (Price 45/-per sqft)
Height or application	:	up to 7' feet

Steps & Parking:

Type of material	:	Anti-skid Concrete Tiles (Price 40/- per sqft)
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Windows & Ventilators

- UPVC windows will be provided as per drawing.



GRILL WORKS

- (i) Type of works : **Window Grills**
- Type of material : M.S. Square (as given in the design document)
- Painting : Asian Enamel Paint
- (ii) Type of Works : **Staircase Hand rail**
- Type of materials : High Quality stainless steel

PLUMBING & SANITATION WORKS

- Type of Works : **Water line**
- Place of application : Bathroom, water tank, wash basin, bore/sump to OHT
- Brand : PVC Pipe with ISI Make.
- Size of Pipes : OHT to terrace – 1.5” Pipe
Terrace to bathroom – 1” Pipe
Inner Distribution – 3/4” Pipe
- Type of work : **Waste line**
- Place of application : Waste line from Bath area,
Wash basin & Kitchen area
Branded PVC Pipe with ISI make.
- Size of main sewage size : 4” Dia Pipe
- Of other line : 2.5” Dia Pipe



BATHROOM FIXTURES

- **IWC** Indian water closet, shower point, geyser point and wash basin, hot and cold tap points, health faucet, bib cock and hanger.
- **EWC** western water closet, shower point, geyser point and wash basin, 2in 1 hot and cold wall mixer, health faucet, bib cock and hanger.
- **CPVC** pipe is provided for concealed water lines.
- **Parryware** or **Hindware** is used for plumbing fittings. If brands vary (jaguar, Roca) client should pay the extra fitting cost.
- **PVC** door will be provided for all Bathrooms.

KITCHEN

- Kitchen Stage : **Black Galaxy Granite** slab with Stainless steel sink and provision Aqua Guard.
- Wall Tile work : Ceramic Tiles of size 8"x12", 3 feet Kitchen Stage.
- Electrical points : Chimney, Refrigerator, Micro Owen, Mixi.... Etc
- Kitchen and Bedroom Loft will be provided for 2 sides and shelf will be provided for one side.



ELECTRICAL WORK

Type of Conduit	:	Concealed
Conduit pipe Size & Brand	:	1" & 3/4", any ISI make.
Main Switch	:	Three phase power supply with (MCB Main and Circuits) extra changers
Switch Box	:	Metal Box
Switch make	:	Havells or Anchor
Wires and cables	:	ISI Cables (Havells or Orbit)
No of Points	:	As per design

JOINERIES

Main Door :

Type of Wood for frame	:	First Quality Teak Wood (Guana or Benny Teak)
Section of frame	:	5" x 4"
Type of shutter used	:	First Quality Teak Wood Size 32mm
Hardware items used	:	6" Brass hinges, 3nos 10" 5/8 brass AL drop, 8" Tower bolt brass 3 nos' 2 1/2" Brass Bush 1 no Brass Mortis lock 1 no



Bedroom Doors:

Nature of wood for frame	:	Grade II Teak Wood
Section of frame	:	4" x 3"
Type of shutter	:	30mm water proof skin finish flush doors
Hardware items used	:	5" S.S Kheel 3 nos 10" x 5/8 aluminium aldrops 1 no 8" aluminium tower bolt 3 nos 5" aluminium handle 2nos 2 1/2" Bush 1 no, Mortis Lock 1 no.

PAINTING WORKS

Ceiling	:	One coat white cement primer with two coats of Tractor Emulsion with Asian
Internal walls	:	2 coat of Asian Putty One coat primer with two coats Asian Emulsion paint
External walls	:	1 coat of white cement One coat primer with two coats Asian Emulsion paint
Main Door	:	Will be varnished.
Remaining Doors & Windows	:	Wood Primer & Touchup putty with Asian Enamel Paint



CLIENT SCOPE

- Power supply
- Bore Well and Motor
- Sump
- Septic Tank
- Compound Wall and Gate
- Over Head Tank
- Basement filling

OTHER WORK

- Waterproofing for roof concrete
- Cooling Roof Tiles for Terrace,
- Soke-pit provided if need,
- Anti-Termite Treatment,
- UPS wiring provision,
- Safety Grill Gate for main Door and Terrace
- Overhead tank grill ladder.

Note: All the other work done by Builder with No EXTRA CHARGES

AREA OF CONSTRUCTION

The rate to carry out the above item of work under construct **2400/-per sqft**



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