



**CUBIC DESIGN AND
CONSTRUCTION**
LET'S BUILD YOUR VISION TOGETHER



We are on the mission to improve the
“**Quality of living of our customers**”, with a
constant research in construction-cost
reduction, without compromising on quality



Construction Specification

Scope Of Work	BASIC (Load Bearing) ₹ 2199 per Sqft	STANDARD (Framed Structure) ₹ 2399 per Sqft	PREMIUM (Framed Structure) ₹ 2599 per Sqft	ULTRA LUXURY (Framed Structure) ₹ 3099 per Sqft
Design				
Scheme Drawing	All Floors (2D)	All Floors (2D)	All Floors (2D)	All Floors (2D)
Elevation design	(3D)	(3D)	(3D)	(3D)
Half Layout	-	All Floors (3D)	All Floors (3D)	All Floors (3D)
Electrical Drawing	-	All Floors (2D)	All Floors (2D)	All Floors (2D)
Plumbing Drawing	-	All Floors (2D)	All Floors (2D)	All Floors (2D)
Working Drawing	-	All Floors (2D)	All Floors (2D)	All Floors (2D)
Soil Test Report	-	-	-	Yes
Structural Drawing	-	-	Yes	Yes
Furniture Layout	-	-	All Floors (2D)	All Floors (2D)
Elevation Detail Drawing	-	-	2D	2D
Interior Views	-	-	-	All Floors (3D)
Interior Detailing	-	-	-	All Room (2D)
Interior 3D Walk-Through	-	-	-	Yes
Approval Drawing	-	-	-	Yes
Landscaping Architectural Designs	-	-	-	

Structure				
Basement Height	3'0" feet	3 feet	3'6" feet	5 feet
Steel	Pulkit TMT	AGNI TMT / ARS or Equivalent	JSW or Equivalent	TATA Steel
Cement	Settindau / Priya	Dalmia	Ultratech / Ramco	Ultratech / Ramco
Brick	Country Red Bricks	Chamber Bricks	Wire-Cut Bricks	1 st Quality Wire-Cut Bricks

Blockwork & All Masonry Works	M Sand	M Sand	M Sand	M Sand
Plastering Works	P Sand	P Sand	P Sand	River Sand
Concrete Grade	M20	M20	M20	M25
Ceiling Height	10 Feet	10'6" Feet	11 Feet	11'6" Feet
Steel Reinforcement	As per Standard (Load Bearing Structure)	As per Standard (Framing Structure)	As per Structural Detailing (Framing Structure)	1.5times Strength all as per Structural Drawings and Detailing by Structural Engineer.
Parapet Wall	3' Feet Height 4.5" Wall	3' Feet Height 4.5" Thick Wall	3'3" Feet Height 9" Thick	3'6" Feet Height 9" Thick.
RCC Lift Pit	-	-	-	Included (If Required) RCC Concrete Slab for Base

Kitchen & Dining				
Sink Faucet	Upto ₹900	Upto ₹2000	Designer Brand Upto ₹3500	Floor Mounter Pull-Out Upto ₹8000
Kitchen Sink	Stainless Steel single bowl Upto ₹2800	Stainless Steel sink with Drain Upto ₹3500	Quartz Sink with Drain Upto ₹5000	Multifunction Sink Upto ₹13000
Dining	Wall Mounted Wash Basin	Wall Mounted Wash Basin	Wash Basin with Granite Counter	Premium Designer Collection Wash Basin with Granite Counter and Designer Tap.
Kitchen Granite Top	Upto ₹90/Sqft	Upto ₹140/Sqft	Upto ₹190/Sqft	Quartz Stone Upto ₹400/Sqft
Wall Tile	Vitrified Tile (2'X1') Upto ₹45/Sqft	Vitrified Tile (2'X2') Upto ₹50/Sqft	Vitrified Tile (4'X2') Upto ₹65/Sqft	Vitrified Designer Tile (4'X2') Upto ₹110/Sqft

Bathroom & Plumbing				
Bath & CP Fittings	Cera Upto ₹12000 Per Bathroom Floor Mounted EWC, Wall Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, 2-in-1 Wall Mixer	Parryware Upto ₹17000 Per Bathroom Floor Mounted EWC, Wall Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, 2-in-1 Wall Mixer.	Jaquar Upto ₹35000 Per Bathroom Wall Mounted EWC, Wall Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, Concealed Wall Mixer.	Kohler Upto ₹55000 Per Bathroom Concealed EWC, Counter Top Wash Basin, Granite Counter Slab, Pillar Tap, Health Faucet, Shower Set, Concealed Wall Mixer.
Plumbing Pipes & Fittings	Inner CPVC, Outer PVC.	Inner CPVC, Outer PVC.	Inner CPVC, Outer PVC.	Inner CPVC, Outer PVC HDPE flexible pipe
Pipe Brands	Any ISI Brand	Truflo	Ashirvad / Finolex	Supreme / Finolex
Overhead Tank	1000 litres Sintex 3 Layered UV Protected White Colour	1000 litres Sintex 3 Layered UV Protected White Colour	3000 litres Sintex 5 Layered UV Protected White Colour. With Sensor.	2000 litres RCC Overhead Tank with Waterproofing.
Solar Heater Plumbing Lines	-	-	Yes	Yes

Door, Windows & Railing				
Main Door	Teak Door & Teak Frame 32mm Thickness 5"X3" Thick Frame 7' Height 3.5 Feet Width	Teak Door & Teak Frame - Readymade 35mm Thickness 5"X3" Thick Frame 7' Height 3.5 Feet Width Upto 28000/nos 1 Nos only.	Ghana Teak Door & Teak Frame 35mm Thickness 5"X3" Thick Frame 7' Height 4 Feet Width. Width Upto 40000/nos 1 Nos only.	Designer Wood Door of Height upto 8Feet X 5Feet (or) Security Steel Door of Size (8'X4.5') Pure Stainless Steel with Digital Lock. Upto 75000rs/nos 1 Nos only.

Room Doors	White Panel Door Sal Wood Frame 7'X3'	Flush Door Sal Wood Frame 7'X3'	Flush Door with Laminate Ghana Wood Frame 7'X3'	Flush Door with Laminate Tea Wood Frame 8'X3.5'
Bathroom Door	PVC Door 7'X2'6"	UPVC Door & Frame 7'X2'6"	WPC Door & Frame 7'X2'6"	Waterproof Flush Door with Designer Laminates 8'X3'
Windows	UPVC Sliding window Max 3' X 4' One Window Per Room 4mm Pinned Glass	UPVC Sliding White Max 5' X 4' One Window Per Room 5mm Clear Glass	UPVC Sliding White - No Restriction on Size and Quantity 5mm Clear Glass	Openable Type UPVC Colored No Restriction on Size and Quantity Toughened Glass
Staircase Railing	MS Railing	SS Railing	SS 304 Grade Railing	Toughened Glass with SS or Wood or Aluminium Railing
Balcony Railing	MS Railing	SS Railing	10mm Full Toughened Glass with 304 Grade SS Railing. Upto 10'0"	10mm Full Toughened Glass with Aluminium Railing. Upto 25'0"

Flooring				
Living, Dining, Bedrooms & Kitchen	2'X2' Vitrified Tiles Upto ₹40/Sqft. Anuj or Equivalent	4'X2' Vitrified Tiles Upto ₹55/Sqft KAG / or Equivalent	4'X2' Tiles Upto ₹80/Sqft. Somany / Kajaria / KAG	6'X6' Quarts Tiles Upto ₹135/Sqft
Balcony & Utility	Size 1'X1' Upto 35/Sqft	Size 2'X2' Upto 40/Sqft Antiskid	Size 2'X2' Upto 50/Sqft	Size 2'X2' Upto 80/Sqft
Staircase	Size 1'X1' Tile : Upto ₹35/sqft	Full Body Tile : Upto ₹75/sqft	Granite Upto ₹120/sqft	Granite Upto ₹190/sqft
Car Parking	1'X1' Parking Tile Upto ₹35/Sqft	1'X1' Heavy Duty Tile Upto ₹50/Sqft	2'X2' Heavy Stone Upto ₹75/Sqft	Granite Upto ₹120/Sqft
Terrace Flooring	Screed Concreting with Waterproofing	Terracotta tile with Waterproofing	White Cooling Tile Size 1'X1' with Waterproofing	2'X2' Exterior Grade Vitrified Tile. (Any Grade) with Waterproofing

Electrical				
Wires	Kundan	Orbit (FRLS)	Finolex / Havells (FRLS)	Finolex / Havells (FRLS)
Switches	HiFi	Legrand	GM	Touch Switches with Glass Plates.
Bedroom	2 Switch Box(8-Module). One at Entrance and one at Bed-side	3 Switch Box(8-Module)	No Restriction on Number of Points. Except for Lifts, DG, Curtain Motors, Ro Plant, Pressure Pump, Intercom, Surveillance System, Exterior Light Points, Gate Automation, lightening arrester, Water Fountain. Electricity Panel Board - Single Service with RLCB - Exterior Grade	No Restriction on Number of Points. Required power points will be provided for Lifts, DG, Curtain Motors, Swimming Pool, Ro Plant, Pressure Pump, Intercom, Surveillance System, Exterior Light Points, Gate Automation, lightening arrester, Hybrid Solar Heater, Water Fountain, HVAC Systems. Electricity Panel Board - Upto 2 Service Connection with RLCB Exterior Grade
Bathroom	1 Switch Box(Outer) 3-Module. Point for Heater & Exhaust-	1 Switch Box(Inner) 4-Module, 1 Switch Box(Outer) 3-Module. Point for Heater & Exhaust		
Living Room	Upto 2 Switch Box (8 Module)	Upto 4 Switch Box (8 Module)		
Dining	1 Switch (4-Module)	1 Switch (8-Module)		
Pooja	1 Switch (3-Module)	1 Switch (6-Module)		
Kitchen	2 Switch Box (6 Module). Point for HOB, Chimney, RO	3 Switch Box (6 Module). Point for HOB, Chimney, RO		
Utility	-	1 Switch Box (6-Module)		
AC Points	1 for One Bedroom.	1 for Each Bedroom.		
Entrance	1 Switch Box (4-Module)	1 Switch Box (8-Module)		
Balconies	1 Switch Box (3-Module)	1 Switch Box (6-Module)		

Painting				
Inner Wall Putty	2 coats of Wall Putty Any ISI Brand	2 coats of Wall Putty Nippon	2 coats of Wall Putty Birla	2 coats of Wall Putty Asian
Wall Painting	1 coat of Primer 2 coats of Tractor emulsion Any ISI Brand	1 coat of Primer 2 coats of Breeze emulsion Nippon	1 coat of Primer 2 coats of Pro Matex Gold Emulsion Nippon	1 coat of Primer 2 coats of Royal Shyne Asian
Ceiling Painting	1 coat of Primer 2 coats of Tractor emulsion Any ISI Brand	1 coat of Primer 2 coats of Breeze emulsion Nippon	1 coat of Primer 2 coats of Pro Matex Gold Emulsion Nippon	1 coat of Primer 2 coats of Royal Shyne Asian
Exterior Paint	1 coat of Primer 2 Coats of Ace Any ISI Brand	1 coat of Primer 2 Coats of Sumo Xtra Nippon	1 coat of Primer 2 Coats of Weather bond PRO from Nippon	1 coat of Primer 2 Coats of Apex Ultima ProteK Asian
Elevation Putty	-	-	2 Coat of Putty for Front sides of Elevation Birla Wallseal Waterproof.	2 Coat of Putty for Road sides of Elevation Upto 2 Side Birla Wallseal Waterproofing.
Additional Work				
Soak pit	Concrete Rings 3'-5 nos			Add Cost
Under Ground Sump	RCC Sump			Rs.28 / L
Under Ground Sump	Flyash and RCC Slab			Rs. 18 / L
Overhead Water Tank	RCC OHT			Rs. 60 / L
Septic Tank	Flyash and RCC Slab			Rs. 18 / L
Ramp	Ramp for Car Parking & Steps if Needed			Add Cost
Outer Set Back Flooring	5" PCC & Mortar Finish			Add Cost

Compound Wall (Main Gate is Not Include)	• 5ft from NGL & Framed come Load Bearing Structure, Fly ash Bricks • Asian Paint: 1 Coat Primer & 2 Coat Emulsion	Rs.3500/rft
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Additional Work

- Sump – Add Cost
- Septic Tank – Add Cost
- Soak pit
- Outer Set Back Flooring
- Bore
- Compound Wall
- TNEB Deposit (Transformer to Main Panel)
- Water For Construction
- Water Curing Labour For Construction
- All Electrical Fittings
- All Govt. Tax and Expenses
- Plan Approval
- Elevation Extra Works
- Shed For Material Storage