ARIES SATURN INTERIOR AND CONSTRUCTION
NO:29, MCM GARDEN 3RD STREET, OLDWASHERMENPET,
CHENNAI - 600021
Phone: 7305283404
GSTIN: 33DXDPA4018P1ZK

CONSTRUCTION SPECIFICATIONS FOR RESIDENTIAL BUILDING (2026 – 2027)

ECONOMIC PACKAGE – 2150/ SQFT

STRUCTURE:

- Basement height should be **3 feet height**, parking area should be **2 feet** solid concrete block should be used for basement level.
- Ceiling height should be **10 feet.**
- Outer wall thickness is 6" and inner wall thickness is 4", solid or AAC blocks should be used for inner and outer wall for masonry works.
- Staircase length should be 3 feet.
- Parapet wall shall be in Blockwork and shall be provided to a height of 3 feet and 4" thickness.
- Steel: FE550D steel (KAMATCHI or GBR equivalent)
- Aggregates: 20mm & 40mm.
- Cement: Grade 43 & 53 of prices at Rs. 370/- per bag (Chettinad, Dalmia, ramco and zuari).
- M Sand: Brickwork & P Sand: Plastering.
- RCC Design Mix: M25/M20 as per design.

FLOORING:

- Flooring tiles cost upto Rs.45/sqft
- Bathroom wall tiles upto Rs.40/sqft, wall height of 7 feet above floor level.
- Bathroom flooring tiles cost upto Rs.40/sqft
- Kitchen wall tiles upto 3 feet above counter top with a price of Rs.40/sqft

- Staircase tiles/granite cost upto Rs.100/sqft.

KITCHEN:

- Kitchen Sink - Stainless Steel Single Sink worth 3000
- Main Sink Faucet - Upto 1500
- Kitchen counter top of width, 2'-0" in 18mm Granite of - upto 110 per Sft is included.
- Plumbing Provision shall be made for One inlet near Kitchen Sink and outlet below sink, and one inlet for the Water Purifier.

BATHROOM:

- One bathroom is included per 500 sqft of package built up area. Additional bathrooms will be charged on a Pro-rata basis.
- Sanitary ware & CP Fittings - Upto 15,000 per bathroom, construction make one number floor mount EWC, Health Faucet, Wash Basin, Basin Mixer, Overhead Showerwith 2 in 1 Shower wall Mixer of Jaquar/ Hindware/ Parryware make is included. Additional Sanitary Ware and CP Fittings will be charged on a Pro-Rata Basis.
- Plumbing works shall be carried out with CPVC Pipe - Astral or Apollo Pipes or finolex.

PLUMBING POINTS:

- Sewer line connection to the main drain line is included in the package up to 10 feet from the building. Any road cutting permissions or charges are not included.
- Provision shall be made for One inlet and One Outlet for Washing Machine in the Utility/Dry Balcony or as per Design
- A Bib Cock make of INR 800 shall be provided in the Utility Area.

DOORS AND WINDOWS:

- The total area of opening for windows and ventilators including frames is taken as 10% of the package built up area. Windows and Ventilators for any area over and above this shall be chargeable.
- Maximum 1 Bedroom door and 1 Bathroom door shall be provided for 500 sft of package built up area. Additional doors shall be provided only

in the incremental step of 500 sft of package built up area. No intermediate doors are included.

- Windows - UPVC Windows with glass shutters and mesh shutters (2 track) of worth 400/- per sqft.
- Window Grills of upto 220 per sqft shall be provided of 10mm thick MS rods with maximum spacing 125mm between rods in either direction finished with enamel paint.
- **Main Door** - Sal wood frame of 5 inch by 3 inch, wooden door worth 20,000 including fixtures.
- **Internal Doors** - Sal wood frame of 4 inch by 2.5 inch, flush/wpc door worth 6,000 including fixtures.
- **Bathroom Doors –** pvc doors worth of 3,500.

PAINTING:

- The exteriors will be painted with one coat Asian Primer and two coats of Ace Exterior Emulsion paint or equivalent.
- The interior walls and Ceiling shall be painted with 2 coats JK Putty, 1 Coat of Primer and 2 coats of Tractor Emulsion or equivalent.
- The choice of colours is restricted to upto 2 in a room and upto 6 overall.
- Any additional colours will be chargeable.
- All MS Steel grills and railings shall be painted with an anticorrosion coat with a final coat of Enamel Paint.

ELECTRICAL:

- All wiring shall be done with fire proof wires of Finolex or orbit or Havells.
- Switches & Sockets - Legrand Allzy or GM(G9) or Hi-Fi or Anchor with a colour of Great White.
- The electrical points shall be provided as per the following distribution,
- Living/Dining/Family Room shall be provided with 2 numbers fan Point, 4 numbers Light Point, 4 numbers 5Amp Switch and Sockets and 1 number TV Cable Point.
- Other Rooms shall be provided with 3 numbers of light points, 1 number of fan point, 4 numbers of 5Amp switch and socket in the TV/Study or dresser area as the case may be as per design and 1 number 16Ampswitch and socket for air conditioning.
- Kitchen shall be provided with 2 numbers of light points, 5 numbers of 5/15Amp (as the case may be based on Appliance Specifications) switch

and socket one each for refrigerator, mixer/grinder, oven, water purifier and one above the Kitchen platform.

- 1 number calling bell shall be provided.
- Bathroom shall be provided with 2 numbers of light point, 1 number of geyser point, 1 number of 5Amp Switch and Socket near the wash basin - 1 number light point each shall be provided with a two way switch connection for each room, living room and staircase.
- Corridor/passage/portico/parking/utility/terrace/external stairs/balcony/space around house/any other built up area shall be provided with 5 numbers light points and 5 numbers 5Amp switches and sockets at suitable locations per 1000 sqft of package built up area.
- Wiring for UPS if required shall be charged additional.
- One MCB board of Indoasian or equivalent make shall be provided.
- One earthing provision shall be provided for one dwelling unit per 1000 sqft of package built up area.
- Main panel board shall be in the Owner's scope including road cutting charges and main-line from pole to panel board

RAILING :

- One simple pattern Staircase Railing shall be in MS of - upto INR 300 per sqft for material.
- Balcony, Utility and Parapet railings shall be charged.

STANDARD PACKAGE – 2250/ SQFT

STRUCTURE:

- Basement height should be **3 feet height**, parking area should be **2 feet** FLY ASH bricks should be used.
- Ceiling height should be **10 feet.**
- **ANTI TERMITE** treatment done in basement level.
- **BITUMEN COATING** inside the plinth level.
- Outer wall thickness is 9" and inner wall thickness is 4.5", red brick (**WIRE CUT)** should be used for inner and outer wall brick works.
- Staircase length should be 3 feet.
- Parapet wall shall be in Blockwork and shall be provided to a height of 3 feet and 5" thickness.
- Steel: FE550D steel (GBR OR KAMATCHI)
- Aggregates: 20mm & 40mm.
- Cement: Grade 43 & 53 of prices at Rs. 370/- per bag (CHETTINAD, ZUARI, DALMIA, RAMCO are used).
- M Sand: Brickwork & P Sand: Plastering.
- RCC Design Mix: M25/M20 as per design.
- **OVERHEAD TANK 1000ltrs** capacity sintex made tank.
- **RAIN WATER HARVESTING PIT** 2 feet dia with 6 feet depth.

FLOORING:

- Flooring tiles cost upto Rs.50/sqft
- Bathroom wall tiles upto Rs.45/sqft, wall height of 7 feet above floor level.
- Bathroom flooring tiles cost upto Rs.50/sqft
- Kitchen wall tiles upto 3 feet above counter top with a price of Rs.45/sqft
- Staircase tiles/granite cost upto Rs.120/sqft.

KITCHEN:

- Kitchen Sink - Stainless Steel Single Sink worth 5000
- Main Sink Faucet - Upto 2500
- Kitchen counter top of width, 2'-0" in 18mm Granite of - upto 150 per Sft is included.

- Plumbing Provision shall be made for One inlet near Kitchen Sink and outlet below sink, and one inlet for the Water Purifier.

BATHROOM:

- One bathroom is included per 500 sqft of package built up area. Additional bathrooms will be charged on a Pro-rata basis.
- Sanitary ware & CP Fittings - Upto 20,000 per bathroom, construction make one number floor mount EWC, Health Faucet, Wash Basin, Basin Mixer, Overhead Showerwith 2 in 1 Shower wall Mixer of Jaquar/ Hindware/ Parryware make is included. Additional Sanitary Ware and CP Fittings will be charged on a Pro-Rata Basis.
- Plumbing works shall be carried out with CPVC Pipe - Astral or Apollo or finolex or Ashirwad.

PLUMBING POINTS:

- Sewer line connection to the main drain line is included in the package up to 10 feet from the building. Any road cutting permissions or charges are not included.
- Provision shall be made for One inlet and One Outlet for Washing Machine in the Utility/Dry Balcony or as per Design
- A Bib Cock make of INR 1500 shall be provided in the Utility Area.

DOORS AND WINDOWS:

- The total area of opening for windows and ventilators including frames is taken as 12% of the package built up area. Windows and Ventilators for any area over and above this shall be chargeable.
- Maximum 1 Bedroom door and 1 Bathroom door shall be provided for 500 sft of package built up area. Additional doors shall be provided only in the incremental step of 500 sft of package built up area. No intermediate doors are included.
- Windows - UPVC Windows with glass shutters and mesh shutters (3 track with 1 mesh) of worth 500/- per sqft.
- Window Grills of upto 250 per sqft shall be provided of 10mm thick MS rods with maximum spacing 125mm between rods in either direction finished with enamel paint.
- **Main Door** - Sal wood frame of 5 inch by 3 inch, wooden door worth 30,000 including fixtures.

- **Internal Doors** - Sal wood frame of 4 inch by 2.5 inch, flush/wpc door worth 7,000 including fixtures.
- **Bathroom Doors –** PVC/WPC doors worth of 5000.

PAINTING:

- The exteriors will be painted with one coat Asian Primer and two coats of Ace Exterior Emulsion paint or equivalent.
- The interior walls and Ceiling shall be painted with 2 coats JK Putty, 1 Coat of Primer and 2 coats of Asian Premium Emulsion.
- The choice of colours is restricted to upto 2 in a room and upto 6 overall.
- Any additional colours will be chargeable.
- All MS Steel grills and railings shall be painted with an anticorrosion coat with a final coat of Enamel Paint.

ELECTRICAL:

- All wiring shall be done with fire proof wires of Finolex orbit or Havells.
- Switches & Sockets - Legrand or GM with a colour.
- The electrical points shall be provided as per the following distribution,
- Living/Dining/Family Room shall be provided with 2 numbers fan Point, 4 numbers Light Point, 4 numbers 5Amp Switch and Sockets and 1 number TV Cable Point.
- Other Rooms shall be provided with 3 numbers of light points, 1 number of fan point, 4 numbers of 5Amp switch and socket in the TV/Study or dresser area as the case may be as per design and 1 number 16Ampswitch and socket for air conditioning.
- Kitchen shall be provided with 2 numbers of light points, 5 numbers of 5/15Amp (as the case may be based on Appliance Specifications) switch and socket one each for refrigerator, mixer/grinder, oven, water purifier and one above the Kitchen platform.
- 1 number calling bell shall be provided.
- Bathroom shall be provided with 2 numbers of light point, 1 number of geyser point, 1 number of 5Amp Switch and Socket near the wash basin - 1 number light point each shall be provided with a two way switch connection for each room, living room and staircase.
- Corridor/passage/portico/parking/utility/terrace/external stairs/balcony/space around house/any other built up area shall be provided with 5 numbers light points and 5 numbers 5Amp switches and sockets at suitable locations per 1000 sqft of package built up area.
- Wiring for UPS if required shall be charged additional.
- One MCB board of Indo asian or equivalent make shall be provided.

- One earthing provision shall be provided for one dwelling unit per 1000 sqft of package built up area.
- Main panel board shall be in the Owner's scope including road cutting charges and main-line from pole to panel board

RAILING :

- One simple pattern Staircase Railing shall be in MS of - upto INR 300 per sqft for material.
- Balcony, Utility and Parapet railings shall be charged.

PREMIUM PACKAGE – 2500/ SQFT

(Minimum buildup area should be 2000 sqft)

STRUCTURE:

- Basement height should be **4 feet height**, and parking area should be **2.5 feet** FLY ASH bricks should be used.
- **ANTI TERMITE** treatment done in basement level.
- **BITUMEN COATING** inside the plinth level.
- Ceiling height should be **12 feet.**
- Outer wall thickness is 9" and inner wall thickness is 4.5", **wire cut first quality** red brick should be used for inner and outer wall brick works.
- Staircase length should be **4 feet**.
- Parapet wall shall be in Blockwork and shall be provided to a height of 3 feet and 5" thickness.
- Steel: FE550D steel **(TATA OR JSW)**
- Aggregates: 20mm & 40mm.
- Cement: Grade 43 & 53 of prices at Rs. 370/- per bag (ultratech is used).
- M Sand: Brickwork & **RIVER SAND: Plastering**.
- RCC Design Mix: M25/M20 as per design.
- **SUMP 6000 ltrs** capacity made up of RCC work.
- **OVERHEAD TANK 2000ltrs** capacity sintex made tank.
- **RAIN WATER HARVESTING PIT** 2 feet dia with 6 feet depth.
- 2D ELECTRICAL AND PLUMBING DRAWING PROVIDED

FLOORING:

- Flooring tiles cost upto Rs.70/sqft
- Bathroom wall tiles upto Rs.60/sqft, upto ceiling level.
- Bathroom flooring tiles cost upto Rs.60/sqft
- Kitchen wall tiles upto 3 feet above counter top with a price of Rs.60/sqft
- Staircase tiles/granite cost upto Rs.200/sqft.

KITCHEN:

- Kitchen Sink - Stainless Steel Single Sink worth 15,000
- Main Sink Faucet - Upto 10,000

- Kitchen counter top of width, 2'-0" in 18mm Granite of - upto 200 per Sft is included.
- Plumbing Provision shall be made for One inlet near Kitchen Sink and outlet below sink, and one inlet for the Water Purifier.

BATHROOM:

- One bathroom is included per 500 sqft of package built up area. Additional bathrooms will be charged on a Pro-rata basis.
- Sanitary ware & CP Fittings - Upto 30,000 per bathroom, construction make one number floor mount EWC, Health Faucet, Wash Basin, Basin Mixer, Overhead Showerwith 2 in 1 Shower wall Mixer of Jaquar/ Hindware/ Parryware make is included. Additional Sanitary Ware and CP Fittings will be charged on a Pro-Rata Basis.
- Plumbing works shall be carried out with CPVC Pipe - Astral or Apollo Pipes or finolex.

PLUMBING POINTS:

- Sewer line connection to the main drain line is included in the package up to 10 feet from the building. Any road cutting permissions or charges are not included.
- Provision shall be made for One inlet and One Outlet for Washing Machine in the Utility/Dry Balcony or as per Design
- A Bib Cock make of INR 2500 shall be provided in the Utility Area.

DOORS AND WINDOWS:

- The total area of opening for windows and ventilators including frames is taken as 12% of the package built up area. Windows and Ventilators for any area over and above this shall be chargeable.
- Maximum 1 Bedroom door and 1 Bathroom door shall be provided for 500 sft of package built up area. Additional doors shall be provided only in the incremental step of 500 sft of package built up area. No intermediate doors are included.
- Windows - UPVC Windows with glass shutters and mesh shutters (3 track with 1 mesh) **COLOURED WINDOW** of worth 600/- per sqft.
- Window Grills of upto 250 per sqft shall be provided of 10mm thick MS rods with maximum spacing 125mm between rods in either direction finished with enamel paint.

- **Main Door** - Sal wood frame of 5 inch by 3 inch, wooden door worth 50,000 including fixtures.
- **Internal Doors** - Sal wood frame of 4 inch by 2.5 inch, flush/wpc door worth 12,000 including fixtures.
- **Bathroom Doors –** PVC/WPC doors worth of 10,000.

PAINTING:

- The exteriors will be painted with one coat Asian Primer and two coats of APEX Exterior Emulsion paint.
- The interior walls and Ceiling shall be painted with 2 coats JK Putty, 1 Coat of Primer and 2 coats of Asian ROYALLE SHYNE.
- The choice of colours is restricted to upto 2 in a room and upto 6 overall.
- Any additional colours will be chargeable.
- All MS Steel grills and railings shall be painted with an anticorrosion coat with a final coat of Enamel Paint.

ELECTRICAL:

- All wiring shall be done with fire proof wires of Finolex orbit or Havells.
- Switches & Sockets - Legrand or GM with a colour PRICE UPTO 25/SWITCH.
- The electrical points shall be provided as per the following distribution,
- Living/Dining/Family Room shall be provided with 2 numbers fan Point, 4 numbers Light Point, 4 numbers 5Amp Switch and Sockets and 1 number TV Cable Point.
- Other Rooms shall be provided with 3 numbers of light points, 1 number of fan point, 4 numbers of 5Amp switch and socket in the TV/Study or dresser area as the case may be as per design and 1 number 16Ampswitch and socket for air conditioning.
- Kitchen shall be provided with 2 numbers of light points, 5 numbers of 5/15Amp (as the case may be based on Appliance Specifications) switch and socket one each for refrigerator, mixer/grinder, oven, water purifier and one above the Kitchen platform.
- 1 number calling bell shall be provided.
- Bathroom shall be provided with 2 numbers of light point, 1 number of geyser point, 1 number of 5Amp Switch and Socket near the wash basin - 1 number light point each shall be provided with a two way switch connection for each room, living room and staircase.
- Corridor/passage/portico/parking/utility/terrace/external stairs/balcony/space around house/any other built up area shall be

provided with 5 numbers light points and 5 numbers 5Amp switches and sockets at suitable locations per 1000 sqft of package built up area.

- Wiring for UPS if required shall be charged additional.
- One MCB board of Indo asian or equivalent make shall be provided.
- One earthing provision shall be provided for one dwelling unit per 1000 sqft of package built up area.
- Main panel board shall be in the Owner's scope including road cutting charges and main-line from pole to panel board

RAILING :

- Staircase Railing shall be in SS of - upto INR 1800 per rft.
- Balcony, Utility and Parapet shall be charged.

ADDITIONAL WORK CHARGES

S:NO	SCOPE OF WORK	RATE
1	SUMP OR SEPTIC TANK - MASONRY WORK	25/LITRE
2	SUMP OR SEPTIC TANK – RCC WORK	30/LITRE
3	INCREASE IN PLINTH HEIGHT	100/SQFT
4	INCREASE IN FLOOR HEIGHT	95/ SQFT
5	COMPOUND WALL UPTO 6 FEET	2000/RFT
6	COOL ROOF TILES LAYING	130/SQFT