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**Dream Home**  
anywhere in  
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Budget !!

- Project Mangement
- Construction
- Interior Design & Contracting
- Renovation
- Maintenance



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## ABOUT

With a decade of operations since its inception in 2010, Laura Dimensions, has built an enviable reputation and is proud to be the largest in customized construction firm in Kochi. We are using the quality standard of products, systematic process followed and teamwork of brilliant people that we have grown over a period of time and established as a reliable brand name in construction field in Kochi (Kerala). Integrity is being practiced at each level to eliminate the distance between promise and delivery.

We are the leading building service provider offers wide range of services. Our main services are Building Construction, Building Renovation, Building Interiors and Building Maintenance. We use cutting edge machinery and progressive techniques in executing the service, that is referred to customers at fair price. Our design professionals are equipped to help you determine the products and work best for our customers. Laura Dimensions, ultimate aim from the dawning was to be a loyal and most trusted partner to its clients by offering the best in services. We assure better management and construction techniques and successfully overcome all challenges before us.!



# SPECIFICATIONS FOR CONSTRUCTION ON TURNKEY BASIS

## **EARTH WORK EXCAVATION:**

Foundation trenches, for all clauses of soil including cutting, shoring, strutting, dewatering etc.

Column foundation : 120 x 120 x 120 cm in Size

Rubble foundation : 60 x 60 cm in Size

## **RR FOUNDATION WORK:**

60cm x 60cm fitting and packing of rubble with available soil.

## **RR BASEMENT:**

50cm x 45cm fitting and packing of rubble in cement mortar 1:6 as per standard structural and architectural specification.

## **RCC BELT:**

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. Concrete mix shall be of M20 (1:1½:3) grade. Belt size shall be 45cms x 10cms as per standard architectural specification.

## **FILLING IN BASEMENT:**

Filling in basement shall be done with red earth or slurry dust. All filling shall be watered and well compacted.

## **SOLID BLOCK WORKS OR LATERITE (CHENKALLU) WORK:**

Good quality solid blocks or laterite masonry in 20cm thick; cement mortar in 1:6

\*\*Option to upgrade to good quality semi wire-cut red brick instead of solid blocks or laterite at the rate of Rs.75/- extra per Sqft



### **RCC COLUMN FOOTING (PORCH AREA ONLY):**

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. Concrete mix shall be of M20 (1:1½:3) grade.

### **RCC COLUMNS:**

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. Concrete mix shall be of M20 (1:1½:3) grade.

### **RCC LINTEL:**

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. Concrete mix shall be of M20 (1:1½:3) grade.

### **RCC SUN SHADES:**

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. Concrete mix shall be of M20 (1:1½:3) grade.



### **RCC STAIRS:**

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. Concrete mix shall be of M20 (1:1½:3) grade.

### **RCC BEAMS:**

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. Concrete mix shall be of M20 (1:1½:3) grade. Concrete pouring shall be machine mixed and mechanically vibrated.

### **RCC SLABS:**

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. Concrete mix shall be of M20 (1:1½:3) grade. Concrete pouring shall be machine mixed and mechanically vibrated.

### **PCC BELOW FLOORING:**

Plain Cement Concrete 1:4:8 using 20MM downgraded aggregates as per standard structural and architectural specification.

### **PARAPET WORK:**

Single brick work shall be used for the parapet work.

### **REINFORCED STEEL:**

Fixing steel reinforcement (High Yield Strength Deformed Bars Conforming to Fe 500) Brand: Metcon/Tulsyan/Kairali /Agni/Tata Steel) for RCC in all items, work including transporting, recoiling, cutting, straightening, bending and placing in position at all levels & binding with approved gauge binding wire.



## **CEMENT:**

43 graded ordinary Portland cement or Portland pozzolana cement of Shanker, Ramco, ACC, Zuvani or equivalent shall be used for all the works.

## **SAND:**

Good quality crushed M-sand shall be used for all RCC and super structural works, Good quality crushed P-sand which is specially graded for the plastering purpose shall be used for all plastering works.

## **JOINERY WORKS (WINDOWS FRAMES):**

Good quality ANJILI/PLAVU/CHERUTEAK shall be used for all the window frames . All window frames shall be secured with 6MM flats & 12 MM rods.

## **JOINERY WORKS (DOORS):**

Good quality ANJILI/PLAVU/CHERUTEAK shall be used for all the door frames and panelled door shutters. All door frames shall be in size of 95MM X 60MM; however, the front doors frame shall be in Teak wood and in size of 200MM X 750MM. For kitchen door we shall provide decorative glass works; that is bottom half portion with wood & upper half portion with hitched decorative glass.

## **JOINERY WORKS (BATHROOM VENTILATORS):**

Good quality ANJILI shall be used for all the bath room ventilator frames and glazed ventilator shutters.

All Ventilator frames shall be secured with 6MM flats & 12 MM rods.

## **CEILING PLASTERING WORK:**

Ceiling plastering work shall be in 1:3 cement mortar, below 10MM thick.

## **INSIDE PLASTERING WORK:**

Inside plastering work shall be in 1:6 cement mortar, 9 to 12 MM thick

## **OUTSIDE PLASTERING WORK:**

Outside wall plastering work shall be in 1:5 cement mortar, 12 to 15 MM thick.



## ELECTRICAL WORKS:

Cables : Guard / Finolex/ Havells/ RR Cables

Switches, Sockets & Metal Boxes: Legrand / Havells

Inverter Wiring shall be provided in all rooms 3 Phase Wiring shall be provided with Havells/Legrand distribution board, Havells /Legrand ELCB's & MCB's

\*\*\*Final Fittings such as fancy lightings & ceiling fans should be provided by the Client.

## DETAILS OF ELECTRICAL POINTS:

Full details of all the electrical points shall be mentioned after referring to your finalized floor plan and the elevation design.

## STAINLESS STEEL HANDRAILS:

Stainless steel handrails shall be used in staircase area (Priced at Rs.2300/- per Running Meter)

## CAR PORCH TILES:

Good quality tiles shall be used. (Choice of design, colour & brand as per the client; priced at Rs.50/-per Sqft)

## PLUMBING AND SANITARY WORK:

PVC Pipes : Supreme/Thomson/Kelachandra

CP Fittings : Hindware/ Cera / Tutto /Jaguar

Wall Mixer	- Priced at Rs.3000/-
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Long Body Taps	- Priced at Rs.600/-
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Health Faucets	- Priced at Rs.750/-
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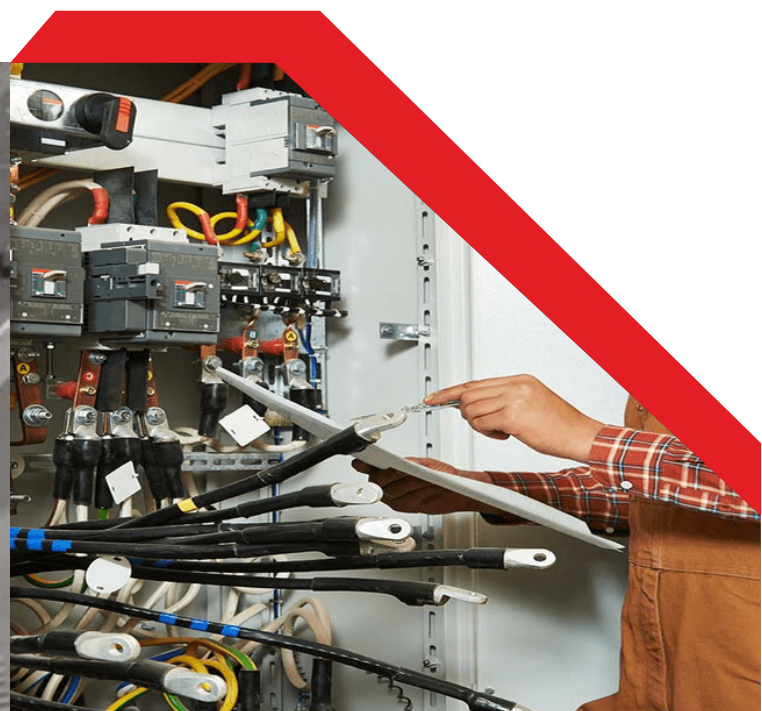
Angle Valves	- Priced at Rs.400/-
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Shower Set	- Priced at Rs.1000/-
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Pillar Taps Bathrooms	- Priced at Rs.600/-
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Pillar Tap for Hall	- Priced at Rs.1200/-
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Sink Taps	- Priced at Rs.1250/-
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Sanitary	: One Piece EW Closet from Cera (Priced at Rs.9000/- per Piece) and Half Pedestal Wash Basin from Cera. (Priced at Rs.2500/- per Piece)
Dinning Area	: Wash basin for dinning area from Cera (Priced at Rs.4000/-)
Water Tank	: Aqua-Tech, Sintex or any other equivalent quality of 1000 litre capacity
Kitchen Sink	: 24 x 18 sink for kitchen (Priced at Rs.5500/-)
Work Area Sink	: 18 x 16 sink for work area (Priced at Rs.3500/-)

### **ROOFING TILES (FOR SLOP ROOFS ONLY):**

Good quality imported ceramic roofing tiles or Terracotta Mangalore Pattern Roofing tiles shall be used.

(Choice of design, colour & brand as per the client; priced at Rs.50/- per Sq.Ft -

### **CEMENT ORNAMENTAL DESIGN WORKS ON ELEVATION:**

As per the elevation design; all the cement ornamental works shall be done.

### **PUTTY WORKS:**

Putty works shall be done in all the interior areas and also on the Exterior front elevation areas. (Brand: sian/ Birla /JK Wall Putty)

### **FLOORING TILES:**

Vitrified floor tiles in size of (60cm X 60cm) shall be used for all carpet areas; except bathrooms. (Choice of design, colour & brand as per the client; priced at Rs.55/- per Sq.Ft. Brand (Kajariah/Asian/Nitco/Johnson /Orient bell)

### **SKIRTING TILE WORK:**

Vitrified floor tiles shall be used for all Skirting portions (10 Cm Height).

### **KITCHEN DADOING WALL TILES:**

Dado tile works shall be done above the kitchen slab with good quality tiles (Size: 45 x 30 Cms) (Choice of design, colour & brand as per the client; priced at Rs.60/- per Sq.Ft -

Brand ( Kajariah/Asian/Nitco/Johnson /Orient bell)



### **KITCHEN TOP:**

Good quality granite slabs shall be used for the kitchen top. (Priced at Rs.200/- per Sqft)

### **BATHROOM FLOORING TILES:**

Good quality anti-skid tiles shall be used for all bathrooms. Size: 30 x 30 Cms. (Choice of design, colour & brand as per the client; priced at Rs.45/- per Sq.Ft - Brand ( Kajariah/Asian/Nitco/Johnson /Orient bell)

### **BATHROOM WALL TILES:**

Good quality bathroom Wall Tiles (Size: 45 x 30 Cms) of High lighter Model upto a maximum height of 7 Feet shall be Used (Choice of design, colour & brand as per the client; priced at Rs.50/- per Sq.Ft Brand ( Kajariah/Asian/Nitco/Johnson /Orient bell)

### **BATHROOM DOORS:**

All bathroom doors shall be done using branded fibre doors. (Choice of design, colour & brand as per the client; priced at Rs.4500/- per door -

### **WOODEN POLISH:**

All wooden surfaces shall be polished with good quality sealer, wood Stainer and over coat shall be cleared with melamine.

### **PAINTING WORK:**

Single coat white cement washing shall be done all over the plastered area, two coats of acrylic emulsion shall be used all over the white washing Area including one coat of cement primer. Two coats of Asian /Berger paints. Weather Shield brand shall be used for all external walls and two coats of Asian /Berger paints standard regular emulsion shall be used for all internal Walls.

### **WOODEN FITTINGS:**

All wooden fittings such as door & window hinges, window hooks & eyes, tower bolts and mortise locks etc... shall be provided from branded companies having stainless steel matt finish. (Front door lock is priced at Rs.3000/- per door and all other door locks are priced at Rs.1000/- per door -



## **SEPTIC TANK & WATER DRAINAGE SOCK PITS:**

Septic tank & water drainage sock pits shall be made as per the standard size & capacity.

## **SMOKELESS OVEN: (Optional)**

A good quality smokeless oven (Popularly known as the Aluva Adappu) shall be installed by us in your work area or in the fire kitchen as your desire at extra cost of Rs 10500/-.

## **ANTI-TERMITE TREATMENT:**

Against attack by subterranean termites; chemical treatment shall be implemented by experts having special know-how to ensure uniform distribution and proper penetration.

## **IMPORTANT NOTES:**

- Any kinds of furniture works, Window curtain works, False ceiling works, Kitchen cupboard works, Bedroom wardrobe works, Crockery shelf works, Wet & Dry zone bathroom partition works, Bathroom Accessories, security camera conduiting works, Interior decoration lighting works, Interior decoration works, Landscaping & Garden works, Well works, Pavement, Walk way or Drive way tiling works, MS/GI Step Ladder, Compound walls & Gates are NOT included in this quote; and will be charged as extra if required by the client.
- If the client chooses any materials less than the mentioned cost to the company prices, then the company shall return back the difference cost to the client and likewise If the client chooses any materials more than the mentioned price, the client shall pay for the difference cost to the company.
- The above quoted rates are all inclusive rates for all materials, conveyance, loading & unloading of all materials at site, labour charges and work supervision charges; which finally means; absolutely there is no hidden charges....
- GST tariff in force at the time of billing will be applicable on the amount quoted above
- If in case any modifications are required in the above given specifications; the same shall reflect on the quoted rates; as per the client's needs & requirements; rates may go bit higher or lower depending on the changes opted.
- Stage wise payment terms can be discussed on mutual concern; as per the convenience of the client & the company.





## BRANDS WE USE...



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