

PAYMENT SCHEDULE

Residential Building of Xavier' School, at Ambapua

Floor Details	Area	Unit	Rate/Sft.	Total Amount
Ground Floor				
Uto plinth	1244.37	Sft.	430	₹ 5,35,079
Super Structure	1244.37	Sft.	1500	₹ 18,66,555
First Floor	1244.37	Sft.	1540	₹ 19,16,330
Second Floor	1207.7	Sft.	1540	₹ 18,59,858
Lift room	126.56	Sft.	1500	₹ 1,89,840
Total Amount for Construction				₹ 63,67,662
Or Say				₹ 63,67,600

SCHEDULE OF PAYMENTS: Date: 22.02.2024 (N)

Sl. No.	Stages of Construction	Amount	Cumulation
1	Initial	₹ 10,00,000	₹ 10,00,000
2	Plinth	₹ 10,00,000	₹ 20,00,000
3	Slab, G.F.	₹ 9,00,000	₹ 29,00,000
4	Slab, F.F.	₹ 9,00,000	₹ 38,00,000
5	Slab, S.F.	₹ 9,00,000	₹ 47,00,000
6	Brick work/Plastering	₹ 9,00,000	₹ 56,00,000
7	Flooring/Painting	₹ 7,67,600	₹ 63,67,600
8	Delivery	After one month	
	Total	₹ 63,67,600	

- ✦ Above calculation is an estimate. Final billing shall be done after actual measurement of slab area.
- ✦ Stage-wise Payment should be received in time to avoid discontinuation of the work and revision of rates in the payment schedule.
- ✦ Any additions made in the working plan, rates will be implemented in the payment schedule.
- ✦ G.S.T. @5% towards the construction agreement.
- ✦ In case of any modification, that has to be carried out in deviating the original plan by the owner, the cost so involved shall be compensated to the contractor as per actuals.

Note: Any deviations made in the construction in contravention to the Plan sanctioned by BDA/BeMC or any Govt. authority, is prepared under the instruction of the owner, Builder/Contractor will not be held responsible for any objections/questions raised thereof by any Govt. authority.


22/02/2024
Engineer/Contractor


PRINCIPAL
Xaviers High School Senior Secondary
BIRHAMPUR (GM)




Owner

SPECIFICATIONS OF RESIDENTIAL BUILDING OF

Xaviers School, at Ambapua

Structure

1. R.C.C. (1:1.5:3) columns / beams up-to structure as per design requirement.
2. Cement Concrete Brick Masonry up-to plinth & First class Fly-ash brick masonry (1:6) in walls and parapets.
3. 16mm plastering in 1:5 cement mortar for outer walls and 12mm 1:5 cement mortar for inner walls.
4. D.P.C. (25mm) at floor level with nominal reinforcement.
5. R.C.C. circular overhead tank (2000 Ltr.).
6. Cement used shall be Maha.
7. Tor Steel Reinforcement shall be of ISI specified brands (SAIL).

Flooring/wall cladding

1. 2' x 2' Vitrified floor tile in rooms and Ceramic tiles in balconies/ anti-skid tiles in toilet.
2. Granite slab in steps with stainless steel railing at staircase.
3. Stainless steel (304) railing in balcony as per drawing (**except where grill protection is needed**).
4. Granite stone cladding in kitchen slab/SS sink.
5. 7'0" high glazed tile cladding in lavatories 3' high in Kitchen.
6. Granite in Windows sill.

Plumbing (Jaguar ESSCO)

1. Premium sanitary ware (**Johnson**) as pan, commode, washbasin, cistern, C.P. fittings, showers. Stopcocks, towel rods/rings, etc. (Details attached)

Electricals

1. Concealed copper wiring with modular switches and accessories (**Anchor Schneider**).
2. Electrification with I.S.I. specified fittings and cables (**Polycab**), (Details attached).
3. Provision of A/c (One bed room only), Geyser and Inverter.

Doors/Windows

1. WPC Door frames with Laminated Flush doors.
2. G.I. square fabricated grills at windows, sky lights (12 mm square rod)
3. 4'x4' three-track UPVC sliding shutters at window.

Chhaza

1. One Chhaza in Bedroom and Kitchen at lintel level.

Painting

1. Weather Coat Exterior paints on outer walls and emulsion based paints with touching putty surfacing at the inner walls and ceilings.

Drawings to be supplied

1. Plumbing, S.T. position
2. Electrical
3. Structural

List of Exclusions (to be borne by the owner):

1. Shelves, Lofts
2. Protection Grills (Door and Balcony)
3. Borewell provision/pump.
4. Electrical line (to be provided by owner before the commencement of work)

Note:

1. The Brands are specified assuming its availability at the respective stage of construction.

22/02/2024
Engineer/Contractor

Principal
Xaviers High School Senior Secondary
SPRAMPUR (G.M.)

Owner