

VILLA ORCHIDS

By Nos. 1 to 7, Kowthar, Belluram, Bangalore-560 004
Owned & Developed by: M/s Sri Venkateswara Constructions
Head office: 1-4-187 3rd & 4th Road Bangalore.

Details of Additions & Alterations

Villa No.	76	Type	2	Design	Veni-Design
Buyer Name	M. S. S. S. S.				
Phone No.	1108 525	Email	m.s.s.s.s@vsnl.com		

I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred villa in the pages attached heron. Please complete the changes suggested by me I agree to pay the charges, if any, for the additions and alterations that I have asked you to make, as per the rates suggested by you. I shall deliver all the materials that are required to be provided by me at the site on or before _____ In case I fail to deliver these items in the site by the specified date, you may complete the works in the villa as per the standard items provided by you.

Buyer's sign		Engg. Sign	
Date		Date	19/8/19

Note:

1. Colour shades of paints may vary from batch to batch & company to company. The Builder will not take responsibility of quality of work for dark shades especially green & blue.
2. Shade / colour of natural material like marble and granite can't be guaranteed and may vary from lot to lot. Cracks like appearance in marble / granite is a natural feature and builder shall not be responsible for repairs or replacement.
3. Availability of bathroom or flooring tiles of the same type / colour make can not be guaranteed and closest possible type / colour make may be used in its place.
4. No further change shall be permitted from this day.
5. Please sign on all pages.

Buyer's sign:

Engg. Sign:

Date:

Choice of colours:

Changes in flooring:

As per Standard Plan

Buyers sign:

Engg. Sign:

Date:

Page 2 of 4

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

As per Standard Plan

Buyers sign:



Engg. Sign:

29/5/17

Date:

Changes in kitchen platform: (mark on plan)

Details of solar water heater:

Other Changes:

As per Standard Plan

Buyers sign:

Engg. Sign:

Date:

Circular No. 509 (a) - Construction Division

Date 17.10.11

Sub. - Guideline rates for addition and alternations

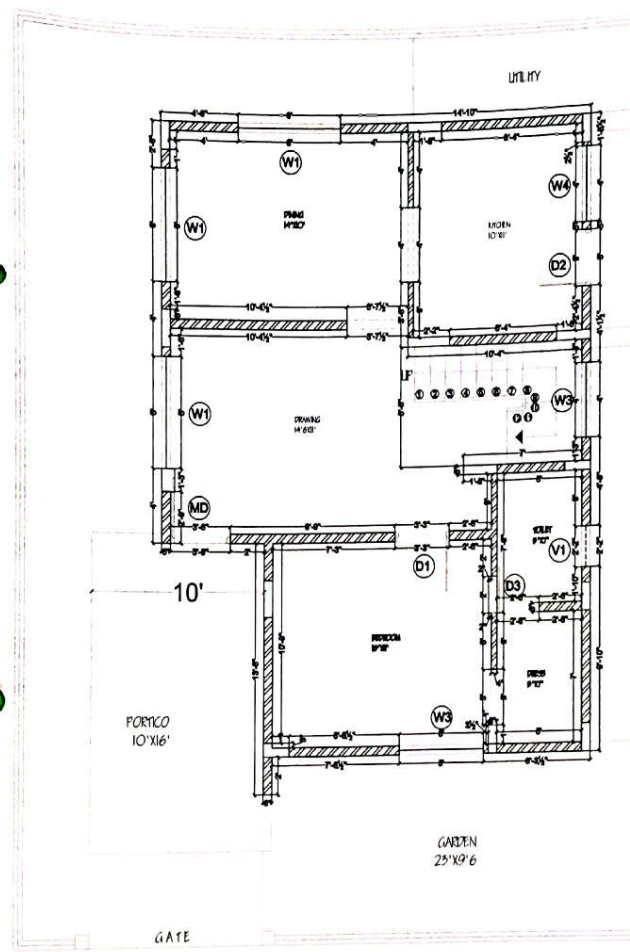
In order to clear the ambiguity for calculating additional charges or refunds towards additions and alternations these guideline rates are given

Sl. No	Item	Rate	Units
1	Painting - choice of 2 colours for walls, 1 colour for door and doorframes shall be given free of cost. For additional works or use of other paints the customer can pay the painter directly for the additional cost.	NA	NA
2	Painting - refunds can be given as per guideline rates issued in circular no 520(f) and 520(g)	NA	NA
3	Bathroom tiles - Refunds / Extra charge For semi-deluxe flats / villas - with / without labour For deluxe flats / villas with / without labour	Rs. 25 / 35 Rs. 35 / 45	Per Sft calculated as per annex given in circular 508(a)
4	Kitchen, Utility, Dado - Refunds / Extra Charge Kitchen platform granite - with / without labour Dado granite tiles with / without labour Ceramic dado tiles with / without labour	Rs. 90 / 105 Rs. 45 / 60 Rs. 30 / 40	Per sft Per sft Per sft
5	Kitchen Platform Addition to kitchen platform including granite and dado with RCC. No refund shall be made for kitchen platform that is not installed. However granite will be provided for modular kitchens.	Rs. 1000/-	Per sft
6	Rounding / polishing of granite platform shall be as per actuals	NA	NA
7	Flooring - Refunds / Extra charge Vitrified tiles with / without labour Ceramic tiles with / without labour Marble with / without labour Differential charges for upgrade / downgrade may be charged as per above rates.	Rs. 40 / 50 Rs. 22 / 30 Rs. 60 / 70	Per sft calculated as per annex given in circular 508(a)
8	Electrical Points - Refunds No refund shall be made for point or switch boards not installed. No refund shall be made for wires. Refund shall be given for substitution of switches and switch boards as per	NA	NA

	actuals.		
9.	Electrical Points - Extra charges Charges for providing extra switch board, wall or ceiling point, sockets 5A, and switches 5A - for each item. 15 A point with wiring, switchboard & socket	Rs. 300/- Rs. 2000/-	Per item Per point
10.	Hardware Refund /Extra charge for tubular locks / main door lock. No refund or extra charge for hinges, screws, door stoppers etc. For other hardware like French window handles, stoppers, etc. extra charge / refund as per actuals.	Rs. 350 /1300 NA NA	Per lock NA NA
11.	CP Fitting, sink, bath tub and sanitary ware. Refund /extra charge shall be as per actuals.	NA	NA
12.	Lofts - No refunds. Extra charge for additional lofts provided	Rs. 125/-	Per sft
13.	Doors - Extra charge /refund for panel doors /flush doors	Rs. 95 /60	Per sft
14.	Civil work - refunds nil. Extra charge should be as per estimated cost which is approved by MD	NA	NA
15.	Exhaust fan hole in wall /beam for kitchen or bathroom - 4' to 12'	Rs. 600 /1200	Nos.
16.	Provision of AC frame in wall without power point	Rs. 1000/-	Nos
17.	Additional coats of polishing or tin oxide polishing - extra charges as per actuals	NA	NA
18.	Additional door frames or upgrade from Sal wood to teak wood - refund /extra charges : Sal wood main doors Sal wood other doors Teak wood main doors Teak wood other doors	Rs. 2500/- Rs. 1350/- Rs. 4400/- Rs. 2300/-	NA
19.	GI and PVC lines - no refunds Extra Charge as per actuals. Water supply and drainage line for washing machine /basin	NA Rs. 1000/-	NA Nos

Notes:

1. Estimates for additions and alteration charges must be approved by MD.
2. These rates shall be applicable from immediate effect whenever estimates are not yet been prepared
3. These rates shall be applies to all projects.
4. For item not mentioned above estimate to be prepared and approved by MD for refund or extra charge.



GROUND FLOOR

PROJECT
VILLA ORCHIDS
KOWKUR
BECCAD

CLIENT
MODI PROPERTIES & INVESTMENTS PVT LTD

TITLE
ARCHITECTURAL DRAWING
WORKING DRAWING

DOORS: Lintel @ 7'-0"
MAIN DOOR - MD - 3'-0" X 7'-0"
DOOR - D1 - 3'-0" X 7'-0"
DOOR - D2 - 3'-0" X 7'-0"
DOOR - D3 - 2'-0" X 7'-0"

WINDOWS: SS @ 3'-0", Lintel @ 7'-0"
Kitchen SS @ 3'-0", Lintel @ 7'-0"
WINDOW - W1 - 6'-0" X 4'-0"
WINDOW - W2 - 4'-0" X 4'-0"
WINDOW - W3 - 6'-0" X 4'-0"

VENTILATORS: Below Lintel
VENTILATOR - V1 - 2'-0" X 2'-0"
VENTILATOR - V2 - 3'-0" X 2'-0"

MAIN DOOR - MD - Main Door
DOOR - D1 - Bedroom
DOOR - D2 - Dress, Pulp/Utility
DOOR - D3 - Toilet

WINDOW - W1 - Living, Bedroom, Dining
WINDOW - W2 - Living
WINDOW - W3 - Staircase
WINDOW - W4 - Kitchen

VENTILATOR - V1 - Toilet, Pulp/Utility
VENTILATOR - V2 - Toilet

WEST FACING VILLA-A2
BRICK MARKUP PLAN

DRAWING DETAILS

Scale:
Drawn by: AM
Checked by: AR
Date: 08-08-17, 18-07-17, 19-04-17.
Drawing Code: AR-VILLA-W
Sheet No:

INTERIOR CONSULTANTS

ARCHITECTS & INTERIOR DESIGNERS
7-1-212, SHIV-BACH, AMERPET, HYDERABAD
040-23753316, e-mail: mailordes@gmail.com



PROJECT

VILLA ORCHIDS

KOWKUR

REGRAD

CLIENT

MOOI PROPERTIES & INVESTMENTS PVT LTD

TITLE

ARCHITECTURAL DRAWING

(WEST FACING)

DOORS: Lined @ 7'-0"

MAIN DOOR - MD - 3'0" X 7'0"

DOOR - D1 - 3'0" X 7'0"

DOOR - D2 - 3'0" X 7'0"

DOOR - D3 - 3'0" X 7'0"

WINDOWS: 88 @ 7'-0", Lined @ 7'-0"

Kitchen 88 @ 7'-0", Lined @ 7'-0"

WINDOW - W1 - 6'0" X 4'0"

WINDOW - W2 - 4'0" X 4'0"

WINDOW - W3 - 6'0" X 4'0"

VENTILATORS: Below Lined

VENTILATOR - V1 - 2'0" X 2'0"

VENTILATOR - V2 - 3'0" X 2'0"

MAIN DOOR - MD - Main Door

DOOR - D1 - Bedroom

DOOR - D2 - Dress, Pajama/Utility

DOOR - D3 - Toilet

WINDOW - W1 - Living, Bedroom, Dining

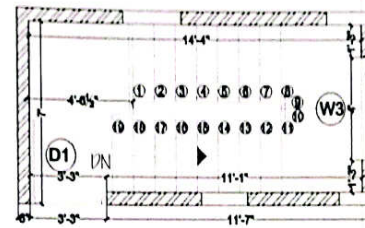
WINDOW - W2 - Living

WINDOW - W3 - Bedroom

WINDOW - W4 - Kitchen

VENTILATOR - V1 - Toilet, Pajama/Utility

VENTILATOR - V2 - Toilet



WEST FACING VILLA-A2
BRICK MARKUP PLAN

DRAWING DETAILS

Scale:

Drawn by: AM

Checked by: AR

Date: 08-08-17, 18-07-17, 19-04-17

Drawing Code: AR-VILLA-W

Sheet No:

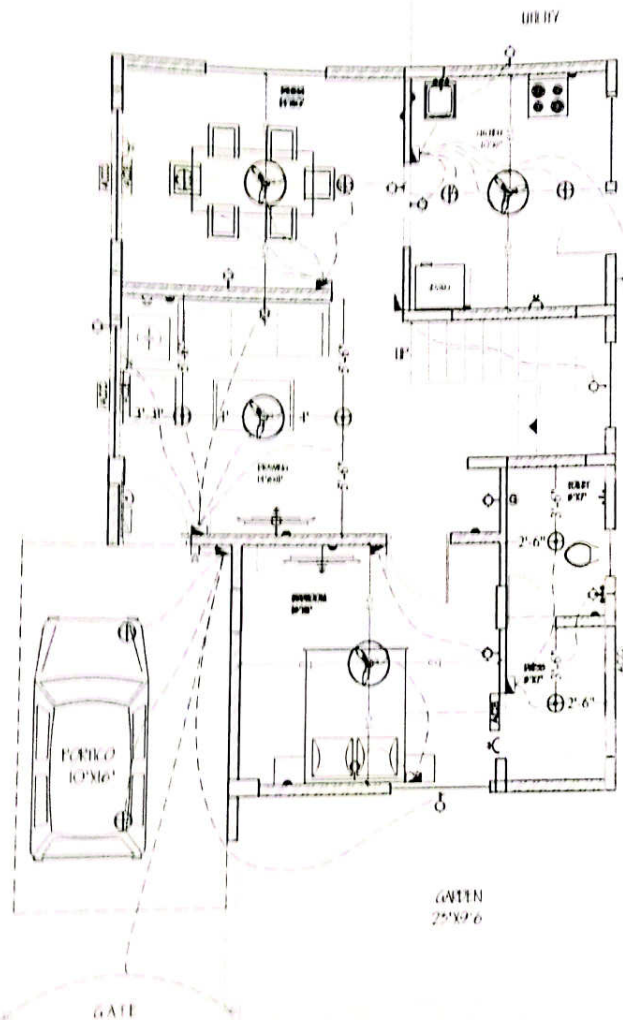
INTERIOR CONSULTANTS

ARCHITECTS & INTERIOR DESIGNERS

7-1-212 SHIV-BAGH, AMERPET, HYDERABAD
040-23753316, email: malarides@gmail.com

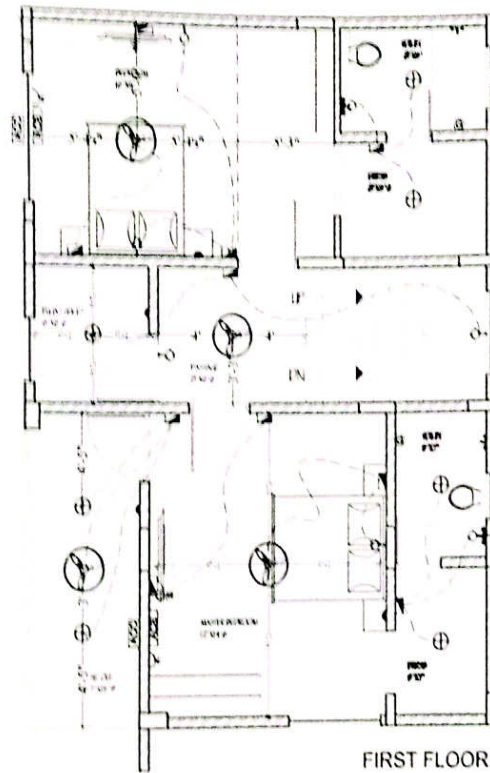
TERRACE FLOOR

AREA STATEMENT.



GROUND FLOOR

Description GROUND FLOOR PLAN ELECTRICAL PLAN OF TYPE - A2	Direction N	Owners & Developers :	Date :	23.10.17	Promoted by
		Modi Properties & Investment Pvt Ltd.	Prepared By :	Ar. Rahul	Modi Properties &
		Project Name & Phase :	Approved By :	Soham Modi	Investments Pvt. Ltd.
		Villa Orchids	Scale :	N.T.S	Phone: +91-40-66335551

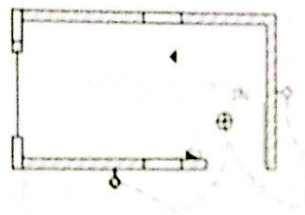


LEGEND:-

S NO	ITEM	SYMBOL
1	Distribution Board & Change over	
2	Switch board	
3	Wall point Blanket light	
4	5 amp plug point	
5	Ceiling fan	
6	Daytime point - TSA	
7	Exhaust fan	
8	15 amp plug point	
9	Television point	
10	Telephone point	
11	Calling Bell	
12	Bed Point	
13	Ceiling light	
14	Video Phone	
15	AC Compressor	
16	AC Blower	
17	Switch board with 5A socket	

Note :- Switch boards must to bed side must be within 1 ft 30" center of bed.

Description GROUND FLOOR PLAN	Direction N	Owner & Developer Mish Properties & Investment Pvt Ltd	Date 23.10.17	Prepared by At Rajul	Presented by Mish Properties & Investment Pvt. Ltd.
ELECTRICAL PLAN OF TYPE - A2		Project Name & Phase Villa Orchids	Approved By N.T.S	Scale N.T.S	Phone: +91-40-66335551



LEGEND

S.NO	ITEM	SYMBOL
1	Distribution Board & Change over	DB
2	Switch board	SB
3	Wall point/track light	PL
4	5 amp plug point	5A
5	Ceiling fan	CF
6	Daytime point - 15A	15A
7	Exhaust fan	EF
8	15 amp plug point	15A
9	Telephone point	TP
10	Telephone point	TP
11	Ceiling Bell	CB
12	Bed Plug	BP
13	Ceiling light	CL
14	Video Phone	VP
15	AC Compressor	ACC
16	AC Duct	ACD
17	Switch board with SA socket	SB-SA

Note - Switch boards need to be installed in the center of the room.

TERRACE FLOOR

Description	Direction	Owner & Developer	Date	Prepared by	Reviewed by
ELECTRICAL PLAN OF TYPE - A2	N	Mohd. Properties & Investments Pvt. Ltd.	25.10.22	Ar. Rishi	Mohd. Properties & Investments Pvt. Ltd.
		Project Name & Phase		Approved By	
		Villa Oneblock		Revise	