

s a d h a i k

A photograph of a modern living room interior. The room features a large white sofa with red and green patterned cushions. In front of the sofa is a dark wood coffee table with a glass top. A large chandelier hangs from the ceiling. The room has a large window with a view of a building outside. The text "Interiors Turnkey Furniture" is overlaid on the image.

# Interiors Turnkey Furniture

Let us bring your ideas to life!

[www.sadhaik.com](http://www.sadhaik.com)



# Portfolio

Sadhaik Interiors has been the solution for all custom renovation and design needs for many a clients in the swankiest addresses of Delhi NCR for over a decade now. With services nonpareil, Sadhaik interiors has delivered over 50 projects for a wide variety of clientele. Our portfolio consists of some of the biggest names in the construction and pharmaceutical industries. We have also had the privilege of working with embassies and MNC's on a turnkey basis.

Sadhaik Interiors consists of three verticals namely: Interiors, Turnkey and Furniture. The interior designing services can be availed alone or in conjunction with turnkey and furniture, wherein an end to end solution is provided to the client. Today, Sadhaik Enterprises combines these three forces to provide an exceptional service and a unique product in the market.

Sadhaik Interiors is the mainstay of the firm. We have a vast array of experienced designers geared up to take any challenge thrown at them. Our palette caters to all styles of interiors ranging from Modern to Rustic to Contemporary to Bohemian, etc.

The turnkey services of our firm takes care of all the needs of the client from project conception to delivering the keys of completed project. It encompasses all the services ( Civil, Plumbing, Electrical, Fabrication, Paint, etc) required in order to complete the project with assiduous persuasion.

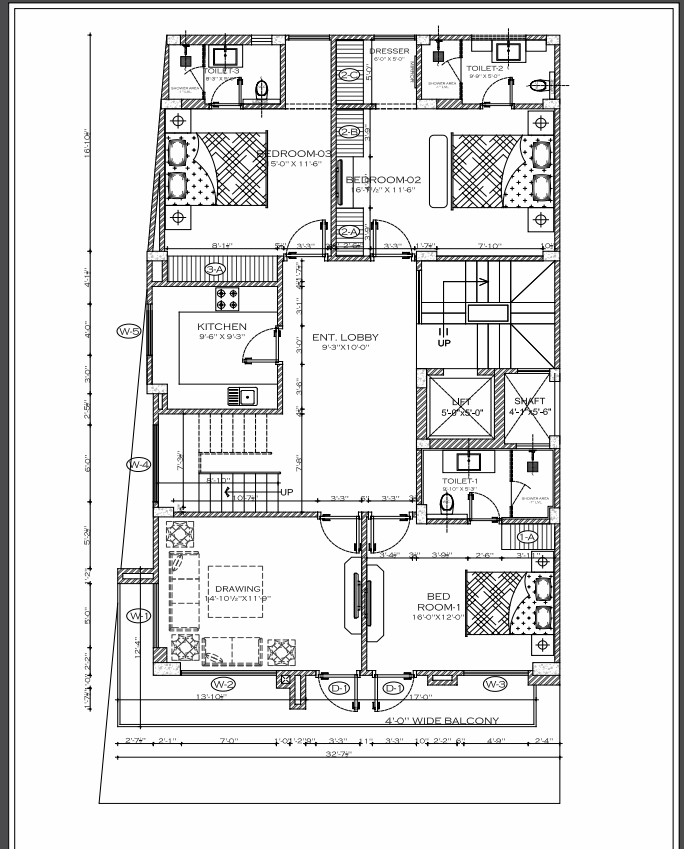
Sadhaik Furniture is our latest venture. Our furniture boasts of some of the highest spec industry standards. With our in-house production unit located in Chattarpur, you can be rest assured that you get the best of both quality and service at the most reasonable of prices. Modern designs, high quality materials, can be customized as per clients' needs and taste.

With sheer conviction and passion, and a team of dedicated professionals, we at Sadhaik strive to provide you with the best customer experience ever!

s a d h a i k



# Design



Fully Customised Design and Development	Based on design brief provided by owners, one customised floor plan and elevation rendering will be developed.
Electrical, Plumbing, AC & false ceiling drawings	Included
Aproval drawings & file	Included (Compilation only)
Material selection	Selection of finishing materials like bathroom fittings, paint shades, elevation stone, hardware selection, light fittings, fans, geysers, windows, finish selection for wardrobes, modular kitchen and doors will be as per owner's choice.



# Structure



<b>Demolition of existing Structure (if any) / Clearance of Site</b>	Before starting the demolition / construction work, the contractor will barricade the entire plot to ensure safety & minimize inconvenience to the neighbors. After signing the agreement, the contractor will finalize the layout & elevation drawings.
<b>Structure</b>	Design is as per IS Codes and Earthquake Seismic Zone IV Compliant. Structural load will be for the number of Floors being constructed.
<b>Excavation and Foundation</b>	Done as per IS Codes.
<b>PCC</b>	PCC will be done in the ratio of 1:4:8.
<b>RCC</b>	All RCC works of grade as specified in the design shall be used.
<b>Concrete</b>	Slabs and beams - RMC (RDC Concrete, RMC India, Lafarge/Nuvoco or ACC) of M25 grade or as specified by Structural Engineer.
<b>TMT Steel</b>	Steel from Rathi / Kamdhenu as per structural drawings in compliance with IS Codes.
<b>Brickwork</b>	Fly Ash / Red Bricks (First class) will be used as per availability & feasibility on project site.
<b>Plaster &amp; POP</b>	Cement-sand plaster (Shree Cement/JK Cement/ACC/Ultratech) is used (1:5 on internal walls & 1:4 on external wall). Mesh is used on joints of walls and concrete to protect them from cracks. POP on internal walls. Ceiling is finished with a combination of plaster, putty & false ceiling, as applicable.
<b>Floor to Floor height</b>	Height will be upto 10 ft.
<b>Tarai / Curing</b>	Curing compound used.





# Flooring



<b>Drawing/Dinning/Living, Passages &amp; Bedrooms</b>	Glazed vitrified tiles [Credit Value: Rs 125/sq.ft. of flooring and skirting area]
<b>Bathroom (Floor + Walls) &amp; kitchen walls</b>	Glazed vitrified tiles. In Kitchen, tiles will be installed upto 2 ft. above the counter area. In bathroom, tiles will be installed till door level. [Credit Value: Rs 100/sq.ft. of flooring and skirting area]
<b>Balcony Floor</b>	Tiles [Credit Value: Rs 100/sq.ft. of flooring and skirting area]
<b>Staircase (Tread , riser &amp; skirting), Stilt &amp; Open Area</b>	Granite as per owner choice. [Credit Value: Rs 100/sq.ft. for value of granite]
<b>Terrace flooring</b>	Tiles [Credit Value: Rs 100/sq.ft. of flooring and skirting area]
<b>Kitchen and bathroom counter</b>	Granite as per owner choice. [Credit Value: Rs 100/sq.ft. for value of stone]
<b>Toilet on Stilt, Terrace &amp; Servant Room</b>	Commercial tiles. [Credit Value: Rs 50/sq.ft. for value of tiles]





# Doors



<b>Main Door</b> <b>(For each apartment &amp; stilt)</b>	<p><b>Opening Size:</b> Upto 4'-0" wide x 7'-6" high door.</p> <p><b>Door and Frame:</b> Factory Made pre-laminated Flush Doors &amp; Frames from Sumai / Mikasa(Greenply).</p> <p><b>Hardware:</b> Night latch, magic eye, chain, hinges, 12 inch bolts, buffer &amp; doorstop, etc. of IPSA or Jolly provided. Handle provided with credit value: Rs 2000.</p>
<b>Internal door</b>	<p><b>Opening Size:</b> Upto 3'-0"/3'-6" wide (depending on the space) for Bedrooms and 2'-6" wide for Bathrooms. The height of the doors will be 7.5 feet. All dimensions are plaster to plaster.</p> <p><b>Doors and Frames:</b> Pre-laminated Factory Made Flush Doors &amp; Frames from Sumai / Mikasa(Greenply).</p> <p><b>Hardware:</b> Cylindrical lockset handles, hinges, 12 inch bolts, buffer &amp; doorstop, etc. of IPSA or Jolly provided.</p> <p><b>Number of doors:</b> One in each bedroom &amp; bathroom.</p>
<b>Doors Provided</b>	<p><b>For each habitable unit:</b> One main door, one door for each bedroom &amp; one door for each bathroom/powder room.</p> <p><b>Servant room, toilet on stilt &amp; terrace:</b> Aluminium door and frame with WPC panelling.</p>
<b>Door Upgradation</b>	<p>Credit value of Rs 20,000 (GST included) for internal &amp; main door will be provided per door (including hardware &amp; installation) in case the owner wants to upgrade the doors.</p>
<b>Special Internal Doors</b>	<p>Special internal doors like sliding, folding, glass doors, kitchen doors, Puja/ Store room doors are charged separately as per design.</p>





# Wardrobes / Windows



**Wardrobes**

## Wardrobes

Factory made and fitted wardrobes.  
[Credit value: Rs 1250/sq.ft.]



**WINDOWS (IN BEDROOMS, KITCHEN & LIVING ROOMS, SHAFTS/COURTYARDS)**

## Material

Single glazed UPVC Windows with toughened glass.  
[Credit value Rs 650/sq.ft.]

## Design

1. Combination of fixed, sliding & top-hung windows as per design.
2. Sliding windows are with bug mesh.

**SANGIACOMO**

**Zalf**

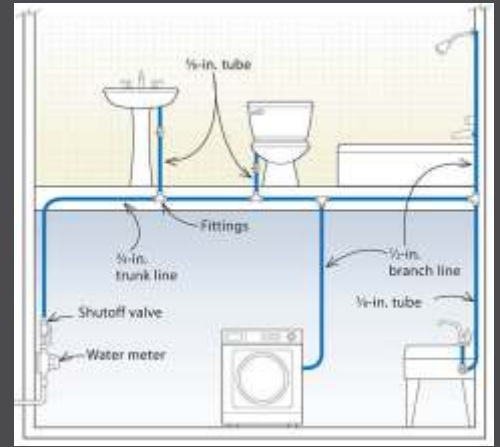
**DA**

**Fenesta**  
Better by Design

**CP**  
ceconline



# Plumbing Services

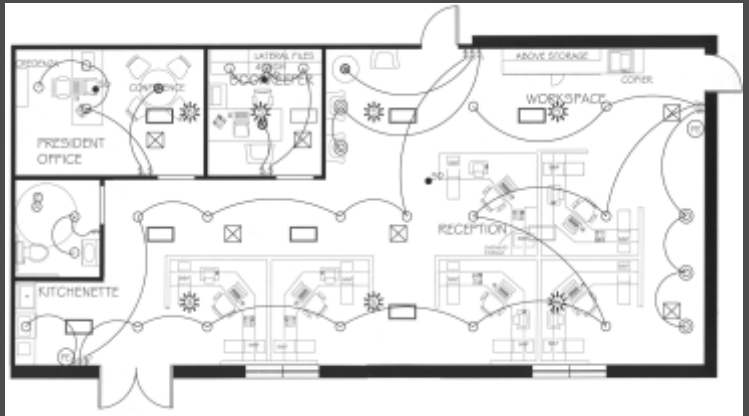


Water meters	Provision for water-meters as per local law.
Pipes	Astral/Finolex/Prince/Supreme pipes for Fresh Water Supply, Wastewater and Sewage.
Tanks	<p><b>Underground Tanks:</b> Construction done with commercial tiling and waterproofing.</p> <p><b>Stilt:</b> 500 litres ISI certified tank. Water drawn from all main tanks.</p> <p><b>Overhead Water Tanks:</b> 1000 litres triple layer ISI certified tank per home placed on raised mummy. Control valve for supply to bathrooms/kitchen provided on terrace.</p>
Rain water Harvesting	As per norms.
Taps (other than bathroom & kitchen)	One tap with double outlet in service balcony, one tap in stilt connected to common tank, one tap on terrace connected to top floor.
Manholes, Catch-basins & Gully Traps	Covered by exposed iron cover, as per services design.
Plumbing Design	Single-stack plumbing system design used. Piping is underslung for hygiene & comfortable access. Slabs are partly sunken, the pipes are camouflaged.
Rain Water Drain	Construction in front of the house.
Water Flow System	<p>Direct supply bifurcated to Kitchen and underground water tank or directly to underground water tank as per client's choice</p> <p>Borewell connection (if present) connected to stilt tap &amp; underground water tank with control valve.</p>





# Electrical Services



Electricity Meters	Provision as per local laws.
Inverter / Generator	Space for installation for generator to be done on the terrace or stilt floor.
Electrical Wires and Circuitry	Wires from Anchor / Havells / Finolex / Polycab. Separate circuit for light & power/AC.
	Main Panel to Distribution Board: As per electrical consultant
	Light circuit: 1.5 mm <sup>2</sup>
	Power circuits: 2.5 mm <sup>2</sup>
	AC: 4 mm <sup>2</sup>
	Light points, Earthing: As per electrical consultant
	Power points, Geysers: As per electrical consultant
	TV points in bedrooms & living/dining room with co-axial wire. WiFi & Telephone provision in one central location with RJ6/RJ14 wires.
Conduits	ISI certified conduits.
Earthing pit	As per services design.
Switches	Anchor Roma Urban / Northwest in white color (in the starting range).
MCBs, ELCBs, Distribution Board & LT Panel	Anchor / Havells / L&T / ABB





# Kitchen



## Kitchen

### Kitchen

Factory made and fitted Modular kitchen with Hob and Chimney.  
[Credit Value: 2,50,000 per Kitchen]





# Fittings and Fixtures



## BATHROOMS

Design	3 fixture Bathrooms (Basin, WC and Shower area).
Wash Basin, WC and Shower fixtures	Kohler / Jaquar / Grohe / Hindware fittings. [Credit value for full bathroom - 40,000. Credit value for powder room - Rs. 20,000; for habitable floors].
Bathroom on stilt, terrace or servant room on habitable floor	Credit value of Rs 15,000 per bathroom.
Geyser Provisioning	When bathroom is next to balcony: Outside in balcony or inside as per owner's preference. When bathroom is not next to balcony: Inside bathroom.

**KOHLER**

**Jaquar**  
GROUP

**GROHE**

**hindware**

**LAUFEN**

**Roca**



# Finishing



## FAÇADE DESIGN / ELEVATION

### Façade design (including boundary wall)

The contractor in consultation with architect shall design facade of the building. The main gates, Boundary walls, SS/ Glass railing for Staircase & balconies shall be coordinated with the facade, as designed by Architect of the building.

## WALLS & CEILINGS

### Internal Walls Finish, Staircase & Stilt

Luxury/ Premium Emulsions from Asian Paints / Nerolac / Berger

### External Walls, Terrace, Balcony, Courtyard, Shafts

Apex from Asian Paints.

### Servant room & toilet

Distemper from Asian Paints.

## FABRICATION

### Staircase Railing

MS Railing with enamel paint and wooden handrail with melamine polish from Asian Paints.





# Other Essential Services

<b>Site barricading</b>	Site and building barricading as per the rules.
<b>Waterproofing</b>	Dr. Fixit / Sikka - On terrace, bathroom and mummy floor.
<b>Provisioning for Air Conditioners</b>	Air conditioning shall be provided in drawing/dining & all bedrooms.
<b>Anti termite treatment</b>	Done at plinth level with Bayer anti-termite chemical.
<b>Approvals</b>	Drawing file prepared & submitted for building plan approvals & CC. File prepared & submitted for water & electricity connection. All fees is paid by the owner on actuals.
<b>Lift Provisioning</b>	Otis/Schindler four passenger (Machine room less) with auto rescuer device and auto phase sequence corrector.
<b>Interior Designing</b>	Designing services will be provided to all our clients from our in house designing experts.





# Basement



Side walls	<p>Concrete retaining walls complying to IS Codes and structural drawings.</p> <p>In case the owner decides to build the basement wall to any edge of the plot &amp; the neighbour's house is built without a basement then there can be a potential damage to the neighbour's house due to our basement work. In this case, basement construction will be divided into multiple stages and the project duration will be increased by 2 months. The cost of building the basement shall be additional (As per design).</p>
Waterproofing	On all 4 sides and floor with crystalline water proof compound.
Proper Drainage and Sewerage with Sump Pit (If Applicable)	Yes
AC	Air conditioning shall be provided.
Paint	Premium Emulsions from Asian Paints / Berger / Nerolac.
Main Door	<p><b>Opening Size:</b> Upto 4'-0" wide x 7'-6" high door.</p> <p><b>Pre Laminated Factory Made Doors &amp; Frames.</b> One door provided at entry to basement.</p> <p><b>Hardware:</b> Night latch, magic eye, chain, hinges, 12" bolts, buffer &amp; doorstep etc. of IPSA or Jolly provided. Handle provided with credit value of Rs 2000.</p>
Sunken Courtyard	Finished with Glazed vitrified tiles and sliding UPVC windows connecting sunken courtyard with basement.
Flooring	Glazed vitrified tiles.
Floor to floor height (including slab)	Upto 10 ft.



# Pricing, Payment and Project Schedule

(For a typical Stilt + 4 Floors configuration)

Milestones	Payment
1. Contract Signing	25%
2. Floor Plan Sign-off	N/A
3. Handover of Plot	N/A
4. Start of Construction	N/A
5. Stilt Roof Slab	10%
6. Completion of Brickwork on all floors	15%
7. Completion of Services (AC Plumbing, Electrical)	N/A
8. Completion of Woodwork (Door, Window)	N/A
9. Completion of Plaster works on all floors	20%
10. Completion of Flooring of all floors	5%
11. Completion of POP work on all floors	20%
12. Completion of Exterior works	N/A
13. Completion of Insulation & fixing elevator and air conditioning and making it operational	N/A
14. Invitation for Handover & Completion Certificate	5%



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