

CONTRACT FOR CONSTRUCTION OF HOUSE (Grey Finish only)

1) This agreement is made on the _____ day of _____ 2014/2015 between the owner of the house, herein after called the client _____ (Party No.1) and M/s **GDA Technologies** Lahore, (Party No.2), for the construction of house on Plot No._____, Block-____, Phase-____, _____.

2) **Cost:**

The tentative covered area of the said house working as per drawing is **2939**-Sqft, which will be final after completion. Both the parties have agreed to construct the house at covered area which will be worked out from the edges of each roof slab i/e projections and pergolas if any.

The total cost of the project worked out as following:

*** Following rates may vary as per market material rates**

A) Rate = (GF + FF) = _____ Sft. x Rs.1,350/- to Rs, 1,600/- = Rs. _____/-

B) Cost of additional Items:

- i. Boundary Wall with Plaster = Rs.100,000/-
- ii. Driveway, Ramp and side passages (P.C.C) = Rs.150,000/-
- iii. RCC Overhead / Underground water tanks (1000 gals each) = Rs.110,000/-
- iv. Septic Tank with terrozo = Rs. 44,550 /-

Total Amount = Rs. **404,550** /-

Grand Total (A+B) = **Rs. _____** /-

3) **Time Limit of construction: 6 Months (After Mobilization)**

Notes:

- i. Covered area will be measured at the edge of roof of each floor. All pergolas, Projections, Mumty and shades will be measured as covered area.
- ii. The rates are valid for continuous work at site from the date of signing the agreement. Rates will be revised for site which will be stopped more than two months for any reason.

4) **Schedule of payment**

Mobilization Advance 20% of Agreement Rs._____-/-
Completion of foundations 15% of Agreement Rs._____-/-
Completion of Masonry work GF 15% of Agreement Rs._____-/-
Ground Floor RCC Slab 15% of Agreement Rs._____-/-
Completion of Internal Plaster 10% of Agreement Rs._____-/-

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Completion of External Plaster 10% of Agreement Rs._____-/-

Completion of PCC Floors 7% of Agreement Rs._____-/-

At Completion of Sanitary & Electric Piping 5% of Agreement Rs._____-/-

Final 3% of Agreement Rs._____-/-

5) The Party No.2 shall be responsible for housing sanitation and medical treatment of the labor employed by him.

6) The Party No.2 has agreed to carry out the work and complete the job as per drawings and will arrange provide and supply all the materials i.e. scaffolding, shuttering skilled and unskilled laborers T & P on behalf of the owner subject to all, the detailed specifications.

7) Party No.1 and Party No.2 will perform, fulfill and comply with conditions and all matters contained in the drawings and both parties are clear about the scope and item of work which are not covered by the contract as below.

- a) Horticulture / Landscaping / Rockeries / Water Falls.
- b) Water, Gas and Electric connection & its charges.
- c) Charges for approval of plan.
- d) Distribution boards, Electric cables, Ceiling fans, exhaust fans, call bells and switches, fittings i.e fancy fittings, chandelier and all electrical appliances.
- e) Marble & tile works.
- f) Any kind of false ceiling, decorative cornices etc.
- g) Wood works.
- h) Aluminum and Steel work (Grills, Gates and Stairs)
- i) Paint works.
- j) Electric Motors, Geysers, Pressure pumps, Kitchen, Hoods, ACs etc.
- k) Electric & Water Connection with their bills will be the responsibility of the owner.

8) Specifications

A-Civil Works

1 - Site Clearance: Site clearance i/c removal of sirkanda and demarcation as per excavation plan.

2 - Excavation: The excavation upto required depth as per design from natural surface level will be considered normal.

3 - Termite Proofing The anti-termite proofing will be done in the base and side of excavated trenches for foundation and under floors for ground floor including wood works and wherever require to make it complete termite proof house using FMC or equivalent.

4 - PCC Foundation Laying PCC (1:6:8) using Brick Ballast as per structure design.

5- PCC Floors Laying 1-1/2" thick PCC (1:2:4), including 4" thick brick ballast, under all floors.

6- Foundations First class brickwork using (1:6) cement sand mortar will

be laid in foundation trenches in ground floor as per structure design upto 2 ft depth from FFL.

7- D.P.C. i) 2" thick P.C.C. (1:2:4) will be laid at plinth level & floor.

Level of the house as horizontal D.P.C. i/e one layer of polythene & two coats hot bitumen.

ii) Vertical DPC of ½" thick (1:3) cement (zero #) plaster will be provided on exterior walls to join the both horizontal DPC's.

8 - Super Structure i) 9" thick, 1st class brickwork using (1:6) cement sand mortar will be laid for load bearing walls, using Ravi sand,

ii) 4-1/2" thick brick work will be laid using (1:4) cement sand mortar.

9 - Steel Reinforcement Provide and fixing steel reinforcing deformed steel bars of (Model/Saeed steel or equivalent) Grade 60 (min. 60,000 psi yield strength) conforming to ASTM A-615, including cleaning, cutting, bending, placing, binding etc. and cost of spacers and binder wire, cost of chairs, overlaps not shown on the drawing etc. in any kind of R.C.D works as per structural design.

10 - R.C.C. Provide and lay structural cement concrete for lintels, beams slabs of 3000 psi cube strength at 28 days, including formwork and its removal, placing, compacting, finishing and curing complete as per Specifications.

11 - Roof insulation Roof insulation will be carried out with proper slopes descending to khurras for proper drainage of rain water with following specifications.

i. i. 1-1/2" thick brick tiles to be laid with (1:3) c/s mortar over,

ii. ii. 3" to 4" thick compacted earth over.

iii. One layer of polythene sheet over.

iv. Two coats of hot bitumen over.

12 - Rain Water Pipes 4" dia upvc or equivalent will be laid for drainage of rainwater.

13 - Plasters i) ½" thick (1:3) cement sand plaster will be laid under soffits using fine and clean sand,

ii) ½" thick (1:4) cement sand plaster will be provided on internal/external sides of walls by using fine and clean sand. It also including the marking of corners, edges sills and jambs of doors & windows.

B - Plumbing / Sanitary

Sewerage Pipe UPVC pipes (Popular or equivalent) will be provided for

soil and waste pipe lines.

Water Supply Hot & cold water supply lines in all bathrooms, kitchens and specified places will be provided with PPRC Pipe or

required diameter manufactured by "Popular" or

equivalent available in the market. All exposed water

supply lines will be of G.I (IILM or equivalent)

Sui Gas Connection will be provided in all Kitchens, lounges and drawing room only.

C - Electric Installation

Electric Point The electric points will be provided as per

drawing/design.

Conduits The P.V.C, conduits having size not less than 3/4" dia of popular brand will be provided for electric wiring.

Switch Boxes PVC boxes of required size will be used for housing the switches, (china box).

Distribution Boards Wooden Boxes for distribution boards will be provided.

Air conditioning Providing and fixing split AC PVC pipes for AC drainage.

Note:

- Above rates are exclusive of all taxes.
- Only above mentioned items are included in this estimate. Any additional work will be charged as extra item.
- Basic rates of materials used are as following.

Cement Rs.**510**/Bag.

Steel Rs.**87**/Kg

Bricks Rs.**8400**/1000 Nos.

Any variation in the above basic rates shall be adjusted at the completion of the contract.

Owner

GDA Technologies – Construction Company