

# Buy Luxury Home in Sector 15, Gurugram

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Modern home with best in class specifications for construction, interiors and safety.



## Features, Specifications & Payment Plan



**PRITHU**  
**HOMES**  
A Dalmia Bharat Initiative

# About Prithu Homes



\*Actual image of a Gurugram villa inspired by a typical american home

Prithu Homes is the largest builder of custom villas and stilt + floors homes in Delhi, Gurugram, Noida, Ghaziabad and Faridabad. We have 54+ projects under execution and have delivered 46+ projects. We are backed by the Dalmia Bharat family - promoters of one of the largest cement companies in India. Our team consists of 140+ full-time employees consisting of 30+ architects, and 60+ construction professionals drawn from professional institutes like IIMs, DCE, SPA, etc.

Every home we build comes with five promises: A beautiful home, as per your way of living and preferences, budget is fixed before the contract is signed, guarantee that material used is as per brand and quality defined in the agreement, construction quality as per government norms and codes with warranty of up to 10 years, we deliver in time, else we pay penalty. Competitive prices, tech-backed construction tracking with checklists for our clients, and catalogs for the project's complete life cycle for easier decision-making for clients make us the largest design + execution company in a short span of 4 years.

We offer following services:

1. Turnkey Services
2. Collaboration
3. Buy a floor built by Prithu
4. Construction Services





# Independent Home. Urban Lifestyle.



Interior from one of our completed projects.

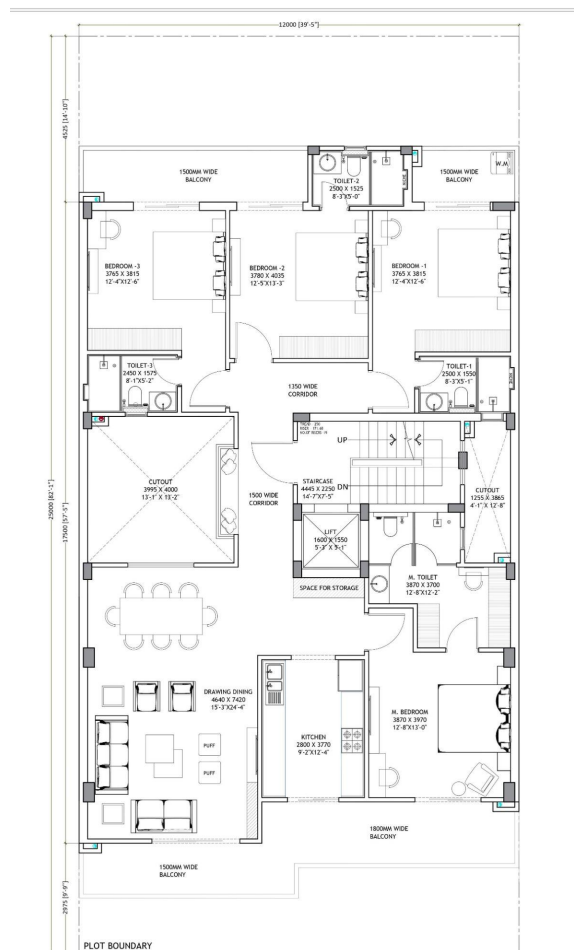
This is your invitation to live a life of luxury in one of the most sought after addresses in **Gurugram**.

Enjoy the benefits of urban living with the added privilege of independence & privacy.

1. Residential project on plot size of **358 Sq. Yards**
2. **Third floor** (Definition of floors in the building is defined as Stilt + First + Second + Third + Fourth floor).
3. **4 BHK** with attached toilet, drawing and dining room.
4. 2 Independent **parking slots at stilt level**,
5. Use of **common areas, facilities and services**
6. Possession date: **June 2024** (else we pay penalty)



# Floor Plan (Your Habitable Home)



Architect's vision of the floor plan for this project

1. Plot dimensions 39 ft 5 inch x 82ft
2. West facing
3. Well spacious lobby, drawing and dining area
4. 360 sq. ft. of drawing and dining area
5. Separate area for storage
6. Two balconies 1500 MM wide connected to all the bedrooms, kitchen and living area.
7. Quantum storage area in each bedroom
8. The clear height from floor to ceiling is 10 ft.
9. Four bedrooms, including one master bedroom. Each of the bedrooms has a space for a study table, apart from the wardrobe, bed, and TV unit space
10. 8ft high and wide windows for more light and ventilation
11. 108 sq. ft. of Kitchen space
12. Judicious use of walls to create shelves and more storage

[Click](#) or scan to download the floor plan





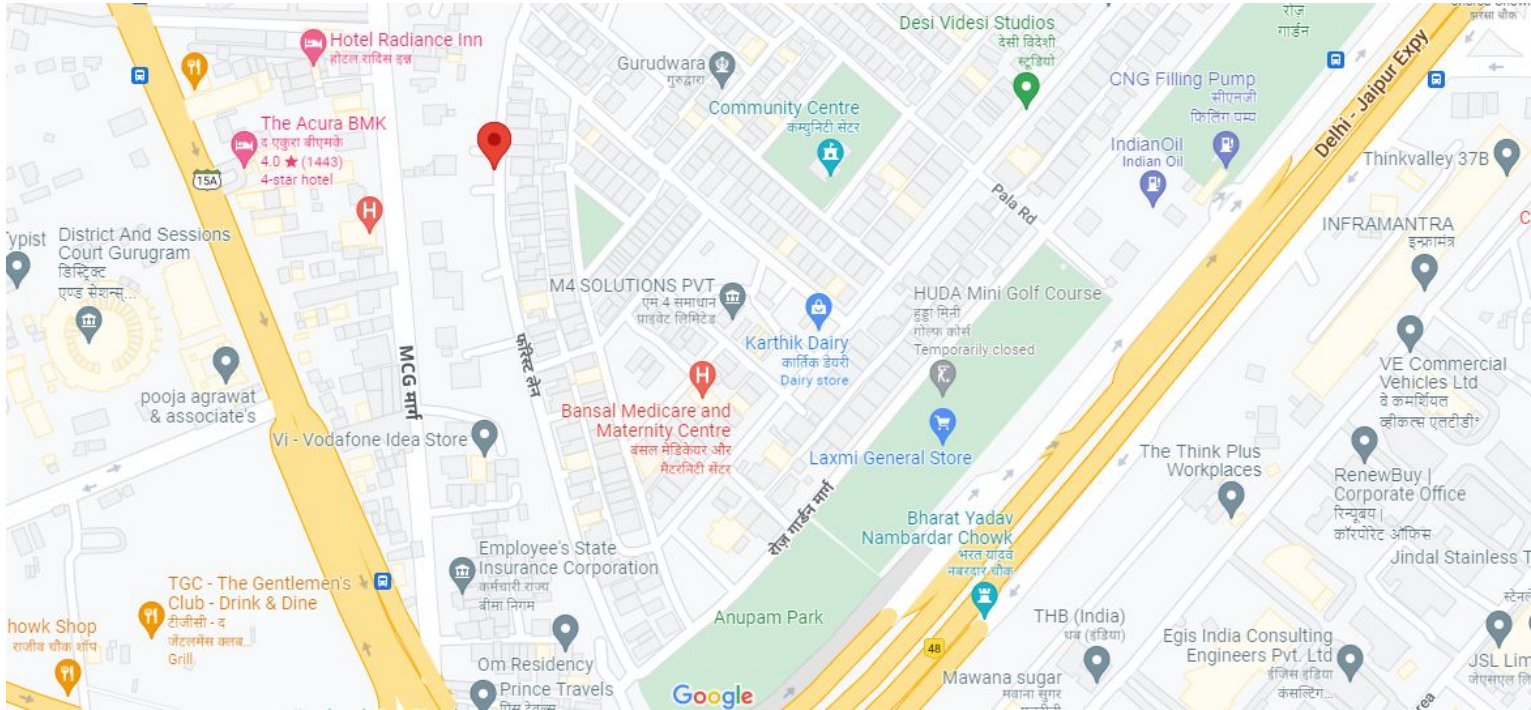
## Stilt Plan



Architect's vision of the stilt plan for this project

1. Two independent car parks

# Sector 15-I Gurgaon



Location details

1. Gurgaon Sector 15, Part 1
2. Park facing apartment with around 15 metres distance from the park.
3. 6 Kms distance from the closest metro station.
4. 190 metres distance for daily needs market
5. 400 metres distance from the main road.
6. Multiple trees right in front of the house.
7. No electric poles in front of the house.
8. Reputed schools, healthcare centres in close vicinity.



# Warranty



***Actual image of a double heightened living room in a project in Noida built and designed by Prithu***

1. Warranty is for:
  - a. 10 years warranty on structure
  - b. 10 year warranty on window profiles
  - c. 5 year warranty on the carcass and shutters of wardrobe, modular kitchen, vanity and similar items
  - d. 5 year warranty on the doors and frames
  - e. 2 year warranty on the hardware for wardrobes, modular kitchen, vanity and similar items
  - f. 1 year warranty on seepage
  - g. 1 year general warranty on all work done
2. At the time of handover, we will share with Plot Owner all the warranty documents of all third party products which come with a warranty
3. We have a separate inhouse team for warranty
4. Perhaps, we are the only company that is creating a documented warranty system for homes

## Extended Warranty

1. Clients have the option of buying extended warranty for seepage and general warranty.
2. Price for the Extended Warranty is Rs. 12 per sqft per annum of covered, semi-covered and basement area.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_





# Internal Doors and Frames



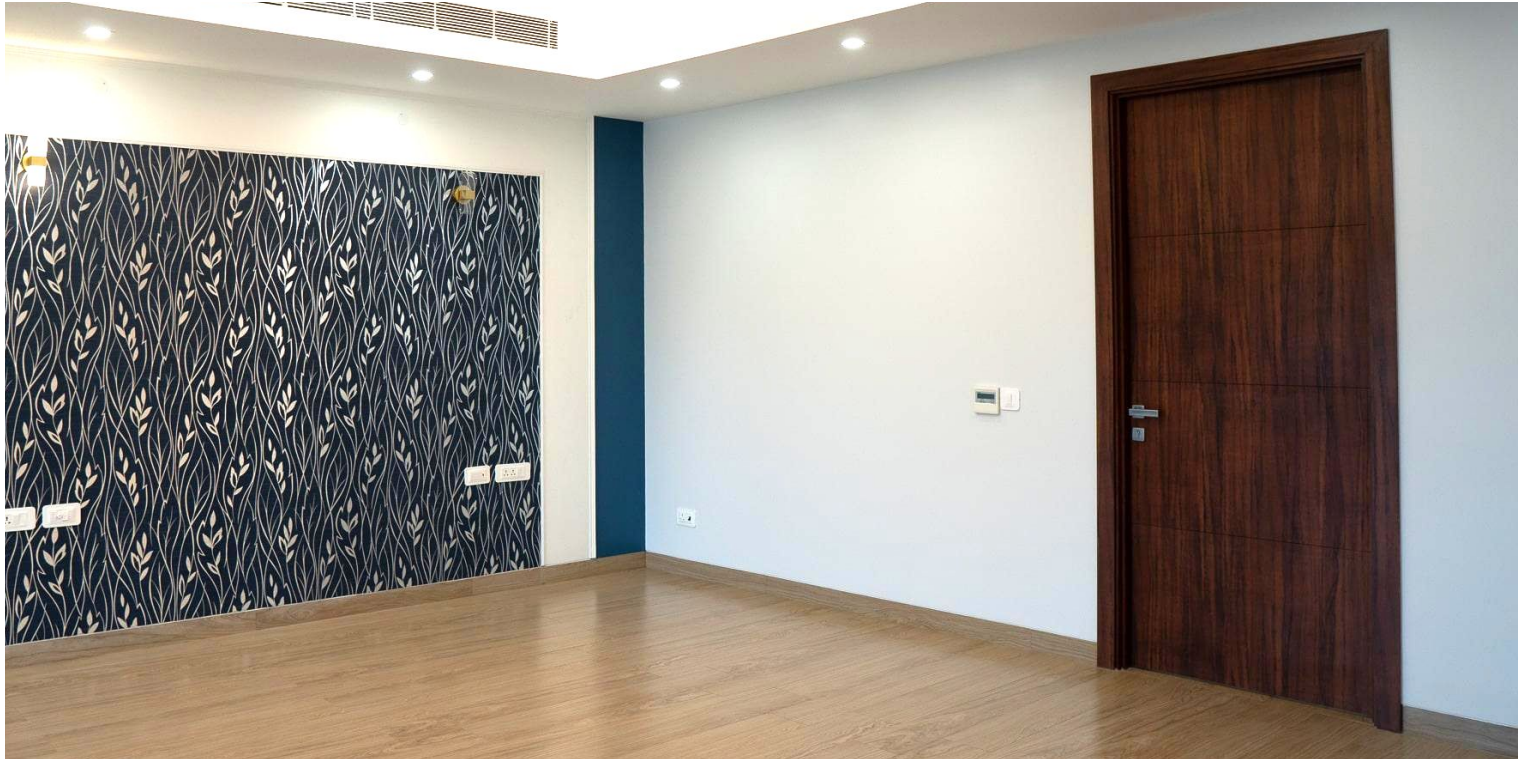
*Actual Image of Main door with smart lock for a home built by Prithu*

<b>Main door for dwelling unit &amp; basement</b>	Door height is upto 2350 mm and width is 1200 mm. Door finish will be of veneer as per the selection made by the Plot Owner. Finished door panel thickness will be 44 mm. Door comes with a long handle with SS/brass finish as per the concept selected. Locking system will be a Godrej vertibolt or equivalent from Dorset or IPSA. Magic eye and chain is included. Buffer will be provided if feasible as per floor plan. Below the door is an automatic drop down seal below the door panel to keep insects away.
<b>Bedroom and bathroom door inside dwelling unit</b>	Door height is upto 2350 mm. Width of bedroom door is upto 1050 mm and bathroom door is upto 900 mm as per design feasibility. Door finish will be of laminate as per the selection made by the Plot Owner. Finished door panel thickness will be 38 mm. Door comes with a matt finish SS handle. Magnetic catcher will be provided if feasible as per floor plan.
<b>Door at stilt</b>	Door height is upto 2350 mm and width is 1200 mm. Door finish will be of veneer as per the selection made by the Plot Owner. Finished door panel thickness will be 44 mm. Door comes with a long matt finish SS handle. Buffer will be provided if feasible as per floor plan. Below the door is a door-seal to keep insects away.



Scan or [click here](#) to read  
the warranty card

# Internal Doors and Frames



*Actual Image of room door for a home built by Prithu*

<b>Brand for above doors</b>	Factory made engineered wood doors and frame from Mikasa (Greenlam) with 5 year warranty, termite resistance, better finish and no warpage or swelling in monsoon. Door panels are of engineered wood and door frames are engineered frames made of real wood. Door frames are wrapped in laminate or veneer that has been wrapped on the door panel.
<b>Kitchen</b>	Door opening is as per floor plan selected. Granite is cladded on the door jamb.
<b>Door at terrace stairs</b>	Door opening is as per floor plan selected. Door will be plain steel door with dark wood look finish.
<b>Servant, stilt and terrace toilet</b>	Fabricated aluminium door and frame with ACP/WPC panelling, as per sizes in plan selected.

# External Doors and Windows



*Actual image of a Park facing Living Room of a Independent floor built by Prithu in South Delhi*

<b>In dwelling unit &amp; basement</b>	Height of windows is upto 2400 mm from the finished floor. Width will be as per the plan finalised. Window operating mechanism will be sliding or fixed as per details shown in the plan with 6mm clear toughened glass. Sliding windows come with a slider bugmesh.
<b>In staircase</b>	Opening sizes are as per plan finalised. It will be a sliding window in the mumty and the fixed window on other floors with clear toughened glass.
<b>Brand for above</b>	Imported, pre-engineered system anodised aluminium windows from Tostem (Japan). These windows come with a 10-year warranty on the profile and 1 year warranty on the hardware.
<b>In all bathrooms</b>	Fabricated aluminium window will be provided in the bathrooms. Design will be a top hung window with frosted glass without bugmesh.



Scan or [click here](#) to read the Lixil warranty card



# Wardrobes



*Actual image of a wardrobe of a Independent floor built by Prithu*

<b>Material</b>	Carcass will be made of HDHMR or Ply and finished with laminate. Shutter will be made of high quality MDF and finished in hi-gloss or matt laminate as per choice made by the Plot Owner from the Selection Set. Hinges and channels will be soft close. Drawer will have a lock. Wardrobe will have a lock on one shutter and the other shutter will have a tower bolt from inside.
<b>Wardrobe location</b>	Location is as shown along with the floor plan. Height of the wardrobe will be 8 ft.
<b>Warranty</b>	Your wardrobe comes with warranty by Prithu. 5 year warranty on the woodwork and 2 year warranty on the hardware.
<b>Internal design</b>	Internal module design of each wardrobe is as per the choice made by the Plot Owner from the Selection Set.

# Vanity in bathroom



*Actual image of a Bathroom of an Independent floor built by Prithu*

<b>Material</b>	Carcass will be made of HDHMR or BWR Ply and finished with laminate. Shutter will be made of high quality MDF and finished in hi-gloss or matt laminate as per selection made by the Plot Owner. Hinges and channels will be soft close.
<b>Layout &amp; design</b>	Vanity finish will be as per the selection of the Plot Owner from our Selection Set. Vanity design will be as shown in the Selection Set. Width of the vanity will be upto 900 mm based on the size of the bathroom counter. Height of the vanity will be 400 mm. It will be installed on the wall and raised from the floor for ease of floor cleaning.
<b>Warranty</b>	Vanity comes with warranty by Prithu. 5 year warranty on the woodwork and 2 year warranty on the hardware.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Modular Kitchen



*Actual image of a wardrobe of a Independent floor built by Prithu*

<b>Material</b>	<p>Carcass will be made of HDHMR or BWR Ply and finished with laminate. Shutter will be made of high quality MDF and finished in hi-gloss or matt laminate as per choice made by the Plot Owner from the Selection Set. Hinges and channels will be soft close.</p>
<b>Layout &amp; design</b>	<p>Layout will be as made by the Architect based on the location of the Hob, Sink and Fridge decided at the time of the Floor Plan finalization. Size of the modular kitchen will be as follows: 720 mm high space below the counter and 720 mm tall and 340 mm deep space above the counter (except for above Hob). Modular kitchen will consist of</p> <ul style="list-style-type: none"><li>• Set of 3 drawers (2 medium and 1 large) below the Hob for cutlery and utensils</li><li>• Set of 2 drawers (1 medium and 1 extra large) below the counter</li><li>• Provision for Dishwasher</li><li>• A tall unit (subject to space) with 4 drawers and shelves on top of it,</li><li>• A inbuilt microwave and oven unit (subject to space)</li><li>• A utensil tray unit above the sink</li><li>• Provision for water filter below the sink with a filter water supply tap in sink</li><li>• L-shutter in corners for easy access to shelves</li><li>• Cover for Chimney and Chimney pipe</li></ul>



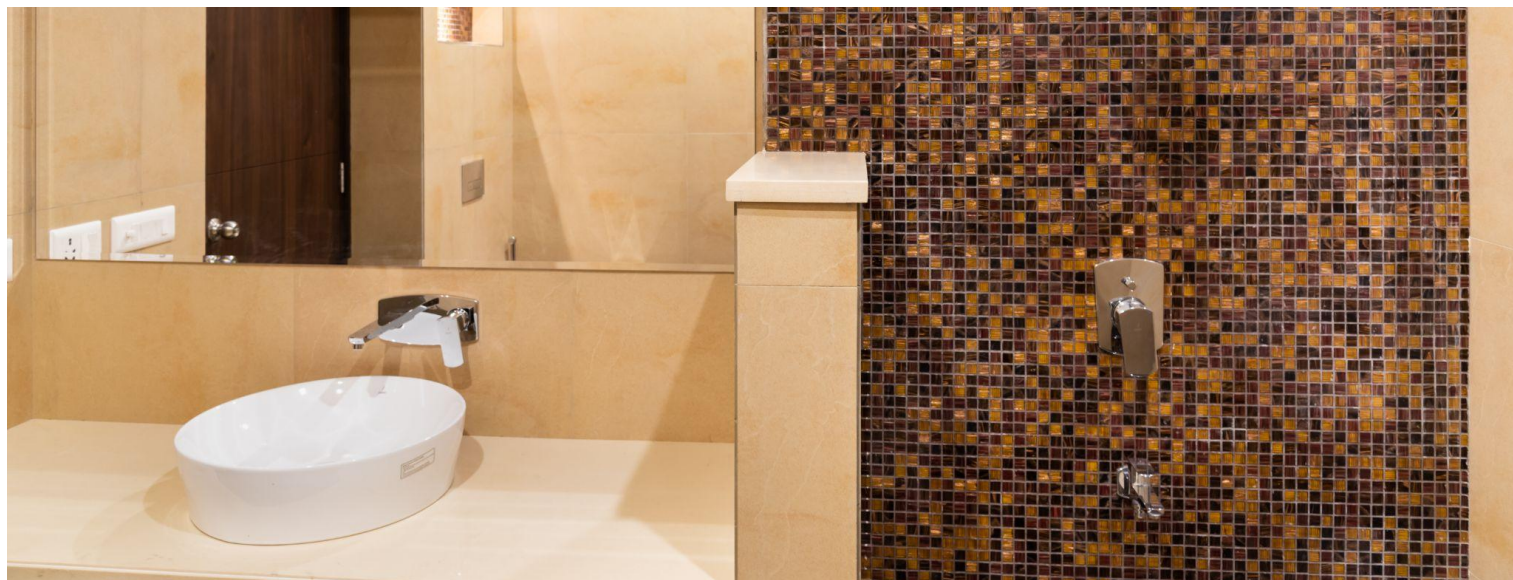
# Modular Kitchen



*Actual image of a wardrobe of a Independent floor built by Prithu*

<b>Warranty</b>	Your kitchen comes with warranty by Prithu. 5 year warranty on the woodwork and 2 year warranty on the hardware.
<b>Hob &amp; chimney</b>	Pre-fitted hob is a 4 burner hob with auto-electric ignition & glass top. Pre-fitted chimney is a auto-clean chimney with a minimum CFM of 1000 cum/ hr. Brand will be Kaff/ Faber/ Elica/ Hindware. Chimney pipe is concealed in the kitchen woodwork.
<b>Sink and tap</b>	A double bowl sink with drain board or a single bowl sink with drain board as per space. A tap with extendable hose. Sink and tap is from Jayna, Jaquar or Hindware.
<b>Dado &amp; counter</b>	As per finish selected by the Plot Owner

# Fittings and Fixtures Provided



*Actual image of a Bathroom of an Independent floor built by Prithu*

<b>Full bathrooms</b>	<p>Bathroom fittings and fixtures from Jaquar as per choice made by the Plot Owner from our Selection Set</p> <ol style="list-style-type: none"> <li>1. Basin Area: Wall mounted faucet with concealed divertor, counter mounted basin, towel ring</li> <li>2. WC area: Wall hung WC with soft closing seat and concealed cistern, health faucet, tissue holder.</li> <li>3. Shower area: Single lever mixer with overhead shower, hand shower, bath spout</li> </ol>
<b>Powder bathrooms</b>	<p>Bathroom fittings and fixtures from Jaquar as per choice made by the Plot Owner from our Selection Set</p> <ol style="list-style-type: none"> <li>1. Basin Area: Wall mounted faucet with concealed divertor, counter mounted basin, towel ring</li> <li>2. WC area: Wall hung WC with soft closing seat and concealed cistern, health faucet, tissue holder.</li> </ol>
<b>Servant/ Stilt bathroom</b>	Bathroom fittings and fixtures from Jaquar Essco, including mirror
<b>Bathroom mirror</b>	As per shown in the choice made by the Plot Owner from the Selection Set



Scan or [click here](#) to read Servant Bathroom Fixtures

# Fittings and Fixtures Provided



*Actual image of a Bathroom of an Independent floor built by Prithu*

<b>Water motors with automation</b>	<p>If there is UGT and OHT in a home design: one motor (1 HP) is placed near each water meter and one motor (1 HP) is placed in each underground tank.</p> <p>If there is only OHT in a home design: 1 (one) water motor (1 HP) for each dwelling unit is installed near each water meter.</p> <p>Brands for motors are Kirloskar/ Crompton/ Havells. Water motors are connected to an system for automatic start and stop of motor to transfer water as per pre-decided criteria. Water level indicator in kitchen is provided to display the water level in underground tank and overhead tank. Switch to control the automation system is provided in kitchen.</p>
<b>Exhaust fan</b>	<p>Exhaust fan is provided in all bathrooms, kitchen and basement. Location is as per the floor plan finalised by the Plot Owner. Brands are Orient, Havells, Crompton or Anchor</p>
<b>CCTV</b>	<p>Two CCTV Cameras on stilt. Brand will be Godrej, CP Plus or Panasonic.</p>



# Fittings and Fixtures Provided



*Actual image of a Staircase in a Duplex designed and built by Prithu in B+S+4 home in South Delhi*

<b>Geyser in full bathrooms</b>	Provision is made in each bathroom as per location shown in the plan selected. 25 ltr geyser is provided of Jaquar, Racold, Havells or Hindware.
<b>Geyser in kitchen &amp; powder room</b>	Provision is made as per location shown in the plan selected to install an instant geyser. 1 ltr instant geyser is provided of Jaquar, Racold, Havells or Hindware.
<b>Ceiling fans</b>	Provisioned at the locations as per the plan selected. Energy efficiency ceiling fans of Atomberg with remote control and 3-year warranty are provided. These fans saves you upto Rs. 1,500/ year compared to an ordinary fan.
<b>Video Door Phone</b>	A separate video door phone for each floor with an outdoor unit either at the main gate or the entry door of stilt (depending upon the stilt plan selection of the plot owner) and indoor monitor inside the home near the entry door. Brand will be Godrej, Panasonic, CP Plus or Yale. An electronic lock will be installed on the door and connected to the VDP.
<b>Occupancy sensor in stilt</b>	In stilt, lights installed in ceiling are linked with an occupancy sensors. So, when stilt is being used lights switch on automatically and switch off when stilt is not being used.

# Walls and Ceilings



*Actual image of a Lobby of an Independent floor built by Prithu*

<b>Internal walls</b>	Asian Paints (Apolite) or Rangoli (Berger)
<b>Internal ceiling</b>	Asian Paints (Apolite) or Rangoli (Berger)
<b>Staircase</b>	Superfine texture on walls and flat paint on ceilings
<b>Servant room &amp; toilet</b>	Asian Paints (Tractor Emulsion) or Bison (Berger Paints)
<b>Lift shaft</b>	Distemper paint
<b>Stilt</b>	Superfine texture on walls and flat paint on ceilings
<b>Shafts</b>	Superfine texture on walls and flat paint on ceilings

# Walls and Ceilings



*Actual image of a Lobby of an Independent floor built by Prithu*

<b>Elevation</b>	As per elevation selected by the Plot Owner
<b>External walls</b>	Apex from Asian Paints or weathercoat glow from Berger on external face of side walls and rear walls of your home
<b>False ceiling</b>	Flat MR board based false ceiling to conceal under slump pipes
<b>Cove</b>	A 9 inch cove on all 4 sides of a bedroom and drawing dining room. In the space above the wardrobe, width will be increased by width of wardrobe for aesthetic purpose.
<b>Lift</b>	Lift jamb will be cladded with granite with a 12 inch border on the wall. Granite will be as per concept selection made by the Plot Owner.



# Lights



*Actual image of a Bathroom of an Independent floor built by Prithu*

<b>General purpose lighting</b>	Your bedrooms, kitchen, bathrooms, drawing/ dining room, internal passage, staircase, balcony and stilt comes with pre-fitted LED Panels fixed in the true ceiling or false ceiling mounted. Light colour will be white. There will be 1 year warranty on all light fixtures. Alignment and number of fixtures will be as per Architect's discretion and as per lumens norm.
<b>Mood lighting in coves</b>	Coves in false ceiling comes with a pre-fitted light strip. Light colour will be warm white. There will be 1 year warranty on all light fixtures.
<b>Wall lights</b>	Provision for installation of two wall lights on each side of the bed, one additional wall light is made in each bedroom and three wall lights is made in drawing dining space. Junction is covered with a plate after installation of wiring.
<b>Gate lights</b>	Provision for installation of gate lights is made in boundary wall as per floor plan. Junction is covered with a plate after installation of wiring.
<b>Elevation lighting</b>	Fixture is installed as per the elevation finalised.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Flooring



*Actual image of Flooring Treatment of a home built by Prithu*

<b>Drawing, dining, entry, passage area</b>	Imported italian marble (Bottocino or Perlato) as selected by the Architect in the Drawing, Dining room and entrance lobby.
<b>Bedrooms &amp; other rooms</b>	Laminated wooden flooring from Pergo or Action Tesa in the bedrooms
<b>Bathrooms</b>	<p><b>Floor:</b> Vitrified tiles (upto 300 mm x 600 mm) from Kajaria or Somany. <b>Walls:</b> Large format vitrified tiles (upto 600 mm x 1200 mm) from Kajaria or Somany are laid upto the bottom of false ceiling.</p> <p>Tiles will be laid without gaps with cement grouting. Joints will be butt joints. Design is as per the choice made by the Plot Owner from the Selection Set.</p>

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_





# Flooring



*Actual image of Flooring Treatment of a home built by Prithu*

<b>Kitchen</b>	<b>Floor and wall:</b> Large format vitrified tiles (upto 600 mm x 1200 mm) from Kajaria or Somany. Tiles will be laid without gaps with cement grouting. Joints will be butt joints. In Kitchen, tiles will be installed in the dado area above the counter. Design is as per the choice made by the Plot Owner from the Selection Set. White commercial tile will be installed on the wall behind the modular kitchen area.
<b>Balcony</b>	Matt vitrified tiles from Kajaria or Somany of size upto (upto 600 mm x 600 mm). Skirting is 6 inch high if there is a toe-wall in elevation. Design is as per the choice made by the Plot Owner from the Selection Set. Tiles will be laid without gaps with cement grouting.
<b>Stairs</b>	Polished granite with flushed skirting of 4 inch. Top edge of the tread will be softened for a modern look. Granite design and laying pattern of granite is as per the choice made by the Plot Owner from the Selection Set.
<b>Stilt &amp; ramp</b>	Granite with 1 ft high skirting. Granite design and laying pattern of granite is as per the choice made by the Plot Owner from the Selection Set.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_





# Flooring



*Actual image of Flooring Treatment of a home built by Prithu*

<b>Terrace</b>	Heat reflective tiles of size upto 600 mm x 600 mm. Skirting is 1 ft high. Tiles will be laid without gaps with cement grouting. Design is as per the choice made by the Plot Owner from the Selection Set.
<b>Bathroom counter</b>	Granite or marble as per the choice made by the Plot Owner from the Selection Set. Top edge of the stone is softened for a modern look.
<b>Parapets &amp; sills</b>	Civil work parapets in front balcony, front boundary wall and window sills in staircase will have same granite as used in staircase. Window sills in rooms will have same marble as used in floor inside. In case of tiles or wooden flooring, granite used in stilt will be used.
<b>Servant (room/toilet), stilt toilet</b>	White commercial tile of 300 mm by 300 mm
<b>Mumty top</b>	White commercial tile of 300 mm by 300 mm or spare tile from other areas

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Finishing



## NAME PLATE

<b>Name plate and Letter box</b>	Plot No. in steel alphabets and name plates in steel with etching and a letter box for each dwelling unit in the gate pillar as per Prithu design.
<b>FABRICATION</b>	
<b>Staircase railing</b>	MS railing finished with black enamel paint. Design is as per selection made by the Plot Owner
<b>Balcony railing as part of elevation</b>	As per the elevation selected by the Plot Owner
<b>Mumty ladder</b>	Wall mounted service ladder in MS finished with black enamel paint to access mumty top





# Waterproofing



*Actual image showing barricading in one of the Prithu project*

## Water proofing

The crystalline compound is mixed in the concrete to convert the complete slab into a water-proof structure. Even if there is chipping in the slab, it still remains waterproof.

On the periphery of all the bathrooms, a concrete toe wall is made. Crystalline compound is mixed in the concrete for toe wall. This creates a waterproof concrete bowl in bathrooms (except for door space).

At terrace and the edges of balconies, a concrete toe wall is made below the parapet wall and the mummy structure. Crystalline compound is mixed in the concrete for toe wall.

In Underground tanks, crystalline compound is mixed in the concrete used for the floor and walls of the underground tank.

In case of basement, crystalline compound is mixed in the concrete for foundation and the retaining walls.

Waterproofing chemical is added to the external plaster for added protection.

Preferably, plumbing pipe socket is casted in the concrete wherever sleeve is required in the slab or wall to create a watertight bond of pipe and slab.

Brands used are Penetron/ Kryton/ BSF/ Pidilite

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_





# Railings and more



*Actual image of a Lobby of an Independent floor built by Prithu*

<b>Staircase</b>	MS railing finished with black enamel paint.
<b>Balcony</b>	As per the elevation
<b>Gate</b>	As per the elevation
<b>Mumty ladder</b>	Wall mounted service ladder in MS finished with black enamel paint to access mumty top
<b>Name plate</b>	Plot No. in steel alphabets and name plates in steel with etching
<b>Letter Box</b>	A letter box for each dwelling unit in the gate pillar as per elevation

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Plumbing



*Actual image of a Pergola in a home built by Prithu in Gurugram*

## Plumbing Design for sewage and drainage

Sewage piping is underslung to provide easy access for future repair and maintenance. Vertical plumbing stack for sewage and drainage is a single stack. Sewage and drainage pipes are joined underslung. Underslung pipes are covered with false ceiling. Vertical plumbing stack in elevation, bathroom, kitchen, staircase and service balcony is covered by the brickwork or WPC board as per design with an access panel for service. Access panel is an aluminium shutter with frosted glass. Vertical plumbing stack in shaft or rear side are not covered.

Main pipes (vertical pipes, pipes connecting to manholes/ gully trap) are 160 mm dia if pipes are buried in ground, otherwise 110 mm dia and 4 kg pressure pipes. Rest of the pipes which branch out from main pipes are 63 mm and 40 mm depending upon the usage.

## Overhead tanks

There will be one separate tank for each dwelling unit. Capacity of each tank will be 1000 litres. A separate overhead tank of 500 litres capacity is provided for stilt. This tank for stilt will draw water from all main tanks.

Tanks will be four layer tank of white colour from Sintex / Vectus. Location of tanks will be on the top of mumty.



# Plumbing



*Actual image of a bathroom built by Prithu for a home in Gurugram*

## Underground tanks

Underground tank will be made in concrete. The floor and walls of the tank will be covered with white commercial tiling or spare tiles from those used in the habitable area of the home. Tanks will not be inter-connected. There will be an overflow discharge pipe from UGT to the rainwater harvesting pit. There will be an NRV in this pipe to ensure there is no reverse flow into tank. Manhole cover will be of CI or FRP with a water seal. There will be one tank for each habitable unit.

## Plumbing design for water supply

Water supply pipes used are 25 mm dia for connection between a) water meter and UGT and b) UGT and OHT. Water supply pipes coming out from OHT are 40 mm or 32 mm depending upon requirement. Vertical supply pipe dia is 25mm and inside the bathroom or kitchen pipe dia is 20 mm. Water supply pipes on terrace between OHT and the vertical stack are taken from inside the parapet wall and are concealed inside the parapet wall, like in bathroom. A separate control valve in each vertical stack is provided on the terrace. Pressure testing will be done @ 5MPa. Direct supply pipe is connected to underground tank only and underground tank is connected to overhead tank only. If there is an existing borewell, it is connected to all underground tanks.



# Plumbing



*Actual image of bathroom at a home built by Prithu*

<b>Water meters</b>	One water meter is provided for each dwelling unit in Delhi and one water meter for the plot in Haryana and Uttar Pradesh.
<b>Service taps</b>	Other than in bathrooms and kitchen, following taps are provided: a) one tap with double outlet is provided in identified space for the Washing Machine, b) one tap in stilt near the motors connected to common tank, c) one tap on terrace connected to top floor tank, d) one tap in the sunken courtyard, e) one tap in each balcony
<b>Manholes, Catch-basins &amp; Gully Traps</b>	Provided as per the plan selected by the Plot Owner. Internal appx. sizes are: Manholes: 600 by 600, catch-basins and gully traps: 300 by 300. Depth will depend upon the slope required for soil/ rain water line. They are covered by cast iron cover with stone on the top.
<b>Pipes</b>	Astral / Finolex / Supreme pipes for fresh Water Supply (CPVC) and Sewage & drainage (UPVC).
<b>Rainwater harvesting</b>	RWH tank design and capacity is provided as per the government rules. There will be an overflow discharge pipe from RWH to the drainage manhole. There will be an NRV in this pipe to ensure there is no reverse flow into RWH tank/ system.

# Electrical



*Actual Image of a DB Box in home of the homes constructed by Prithu*

<b>Wire sizes</b>	Sizes of wire used is as follows: <b>Main Panel to Distribution Board:</b> 10 sq mm; <b>Light circuit:</b> 1.5 sq mm; <b>Power and AC circuits:</b> 4 sq mm if wire is carrying load for 2 circuits, 2.5 sq mm if wire is carrying load of one circuit, <b>Light points, Earthing:</b> 1 sq mm
<b>MCB/ ELCB capacity</b>	<b>ELCBs:</b> 1 ELCB per apartment; <b>MCBs:</b> 10A MCB for light circuit, 20A MCB for power circuit and 32A MCB for AC circuit
<b>Circuits</b>	Separate light circuits for a) each bedroom, attached toilet and balcony; b) kitchen and c) drawing/ dining area. Power and AC circuit will be for maximum of 2 points on one circuit.
<b>Load balancing</b>	For load balancing, we provision for all light and fan points of the home on Red phase; AC, power and geysers points for bedrooms on Yellow phase and remaining AC, power and geyser points on Blue phase. Joints in wire will be with I-joint.

# Electrical



*Actual image of a staircase in one of the homes built by Prithu in Delhi*

<b>Earthing pits</b>	2 earthing pits for the home and 2 earthing pits for lift. GI pipes with chemically filled material upto depth of 3 mtrs
<b>ELCB/ MCB Brand</b>	Approved brands are Anchor / Havells / Schneider / ABB
<b>Switches</b>	White colour switches from Anchor Penta
<b>DB &amp; LT panel</b>	ISI mark Distribution Board. Fabricated LT Panel.
<b>Power sockets provided</b>	<p>Keeping in mind needs of a home, we provide power points in following spaces:</p> <ul style="list-style-type: none"> <li>a) Geyser points in each bathroom and kitchen</li> <li>b) AC point in each bedroom, drawing/ dining room &amp; basement</li> <li>c) 1 power point in each bedroom</li> <li>d) 1 power point in drawing room &amp; stilt</li> <li>e) 1 power point for each 500 sq ft of basement area</li> <li>f) 4 power points in each kitchen</li> <li>g) 1 powerpoint for each inverter and motor provision</li> </ul>



# Electrical



*Actual image of a Niche in a Bathroom from one of the homes built by Prithu*

<b>Electric car charging</b>	Provision of conduit and junction box for 1 electric car charging point per apartment in parking area
<b>TV Wiring</b>	<p>A single co-axial wire is provided from</p> <ul style="list-style-type: none"> <li>a) mumty dish to each LV junction box</li> <li>b) From LV junction box to each TV junction point as per plan</li> </ul> <p>A splitter in LV junction box is installed to split coaxial wire.</p>
<b>Wi-fi provision</b>	Provision is made for 2 connections per dwelling unit and 1 connection each for stilt, basement and terrace. Steel wire is laid in the conduit provided so that internet service provider can pull the wire with ease. Location for wi-fi router is as per the plan approved by the Plot Owner.
<b>Electricity meters</b>	<ul style="list-style-type: none"> <li>a) One meter for each dwelling unit</li> <li>b) One common meter for common areas if allowed, else we provide one sub-meter,</li> <li>c) One meter for basement if allowed, else submeter is provided for this with connection to ground floor meter</li> <li>d) Terrace is connected to the top floor meter</li> </ul>

# Electrical



*Actual Image of a bathroom from one of the homes built by Prithu*

<b>6 amp sockets provided</b>	<p>Keeping in mind needs of a home, we provide 6 amp sockets in following spaces:</p> <ul style="list-style-type: none"><li>a) One in each bathroom, balcony, stair lobby</li><li>b) One on each side of the bed</li><li>c) Four behind the TV provision</li><li>d) One in each study table &amp; dressing table location</li><li>e) Two each near sitting in drawing room and dining table</li><li>f) One for each 500 sq ft of basement and terrace area</li><li>g) Four in each kitchen</li></ul>
<b>LV Box</b>	<p>A separate LV Box is provided along with DB Box for non-electrical wires of telephone, internet, TV wire etc.</p>
<b>Wires brand</b>	<p>Approved brands for Fire Retardant copper Wires are Anchor/ Finolex / KEI/ RR Kabel. Aluminium wire of Kalinga/ Polycab/ Havells from electricity pole till LT panel/ meter.</p>
<b>Conduits</b>	<p>ISI mark conduits - heavy conduits in slab and medium conduits in walls. There are separate conduits for light and power circuit.</p>



# Structure



*Actual image of a balcony from a home constructed by Prithu in Delhi*

<b>Concrete</b>	<p><b>Slabs and beams</b> - RMC of M25 grade or as specified by Structural Consultant from Nuvoco / ACC/ RDC Concrete/ Prism Johnson</p> <p><b>Foundation, columns, retaining walls etc.</b> - Site-mix Concrete with PPC cement from Shree Cement/ Bangur / Konark (Dalmia Cement). Ratio of cement, coarse sand and aggregate will be appx. 1:1.5:3 measured by volume.</p>
<b>Steel</b>	FE500 of Rathi/ Kamdhenu/ Kay2



# Structure



*Actual image of one of the Homes constructed by Prithu in South Delhi*

## **Sand, dust & aggregate**

We use sand, dust and aggregate meeting following quality criteria.

Coarse sand/ dust should have silt content of less than 8% and non-considerable amount of mica silt. Colour of the dust can be whitish or yellowish but the colour should not be grey.

Aggregate colour should be bluish. The size of the aggregate should be around 20mm (appx. 60%) and 10mm (around 40%). Aggregate should not break when crushed with hand. Not more than 5% of aggregates should have a size of less than 10 mm or more than 20 mm.

Fine sand should not have moisture and any mud lumps (mitti) mixed. The colour of the fine sand should be grey

## **Bricks**

Cement & fly ash bricks. At times, there is a problem in sourcing good quality bricks. In such cases, good quality red bricks will be used as an alternative.

Quality criteria we use for Cement & fly ash bricks or red bricks are: a) It should generate metallic sound when 2 bricks are struck with each other, b) Not more than 5% of bricks should be broken or covered in sand or dust, c) bricks should not be under burnt or over burnt.

In 4.5 inch wall, a 6 mm rod will be used after every 4 courses as per code. Ratio of cement and coarse sand in masonry work will be appx. 1:6 for 9 inch wall and 1:4 for 4.5 inch wall by volume.

# Structure



*Actual image of Interiors of one of the Homes constructed by prithu in Gurugram*

<b>External plaster</b>	Ratio of Cement: Coarse sand : Fine sand will be roughly 1: 2: 2 by volume. Cement used will be Shree Cement/ Bangur/ Konark (Dalmia Cement). Mesh is used on joints of walls & concrete to protect them from cracks. Grooves will be made on wall and beam joint in exposed wall.
<b>POP</b>	Internal walls of dry habitable areas have a coat of POP on the top of Internal Plaster. POP used is of Sakarni/ JK/ Dudhi.
<b>Tarai of structure</b>	Top of slab, side of beams and columns are cured with a coat of curing compound (Fosroc/ Sika/ Pidilite)
<b>Internal plaster</b>	Ratio of Cement: Coarse sand : Fine sand will be roughly 1: 2: 3 by volume. Cement used will be Shree Cement/ Bangur/ Konark (Dalmia Cement). Mesh is used on joints of walls & concrete to protect them from cracks. Plaster will be cured with water. Surfaces covered with full false ceiling (for example: bathroom slabs) are not plastered.
<b>PCC</b>	100 mm thick PCC will be done below foundation and in the stilt area below the flooring. Ratio of cement, coarse sand and aggregate will be appx. 1:4:8 measured by volume.



## Other Essentials



*Actual image showing a Kitchen in one of the homes built by prithu in South Delhi*

<b>Anti termite treatment</b>	<p>Since there is no basement, then Anti-termite treatment is done below the foundation and below the floor at stilt.</p> <p>Anti-termite treatment is done using Bayer chemical. A 200 mm deep hole is dug after every 150 mm and filled with anti-termite chemical.</p>
<b>Water for construction</b>	<p>Water supplied by the authorities or the corporation will be used for the purpose of construction.</p>



# Fittings & fixtures provisioned for



*Actual image of a air conditioner in a home built by Prithu*

<b>Air Conditioners</b>	<b>Copper pipe 1:</b> 1/4 inch with 6mm insulation for split AC of any tonnage. <b>Copper pipe 2:</b> 1/2 inch with 9 mm insulation for split AC of less than 2 ton OR 5/8 inch with 13mm insulation for split AC of 2 ton and above. Copper pipe used is of Maxflo/ Mandev. Location of indoor units and outdoor units is as per the plan selected by the owner. MCB to control AC and provision for stabiliser is provided near the Outdoor unit. Wiring is done considering that electricity is supplied to the outdoor unit and indoor unit draws power from outdoor unit.
<b>Inverter</b>	Provisioning for all lights, fans and 6 amp points. Planned location for inverter is as per the floor plan. 1 (one) 16 amp socket is provided for each dwelling unit at the planned location to install inverter in future as per the requirement.

Sign (First party):\_\_\_\_\_

Sign (Second party):\_\_\_\_\_



# Features that you can add for extra price



*Actual image of a Shower partition in a home designed and built by Prithu in South Delhi*

## Add-ons that can be added floor wise at time of contract signing

Following add-ons can be done during construction only. So, if you want these features then add them as part of Contract or before start of construction:

- Marble flooring
- PU finish on wardrobes or kitchen
- Veneer finish on internal doors
- Home automation
- Loft on modular kitchen
- Laminated security glass in external windows and doors
- Intrusion alarm systems
- Biometric lock on main door

Following add-ons can be done post handover by third party also. If you want you can add them in our scope as part of Contract or before start of construction or you can get them executed post handover by third party.

- Shower partitions
- Extra storage



Scan or [click here](#) to see

- 1) Add-on or upgrade options along with prices and our recommendation
- 2) Selection sets for interior and finishing options

Sign (First party): \_\_\_\_\_

Sign (Second party): \_\_\_\_\_

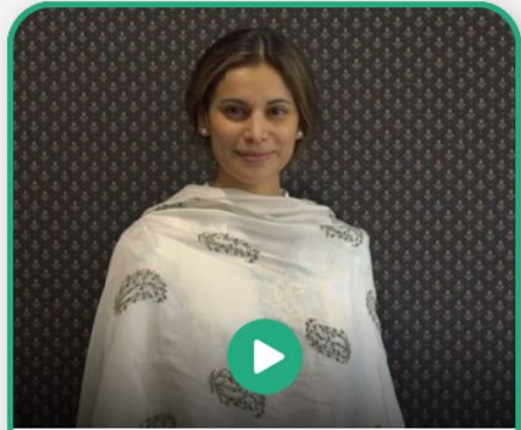


# Customer Stories



*"I am so thankful that everything was taken care of from start to end"*

**Dipti H.**  
Home owner



*"It was really well done, in terms of everything that I always wanted."*

**Neha K.**  
Home owner, Former Miss India



*"Prithu's professionalism stands out in this Industry"*

**Mukund V. & Mukul V.**  
Home owners



**Scan this to see more testimonials**





# Payment Schedule

	Milestone	Payment in %	Forecast (S+4 home*)	Definition of milestone
1	Contract Signing	5%		On Signing of 'Turnkey Contract'
2	Approval submission	5%	Within 45 days of contract signing	Submission of approval to authorities by Prithu
3	Plot handover	6%	60 or 90** days of contract signing	Plot handover by Plot Owner to Prithu
4	Start of Each Slab*** (distributed equally over each slab)	30%	30 to 150 days from construction start date	Start of column erection on which slab will be casted
5	Start of Brickwork	6%	120 days from construction start date	Start of internal brickwork on any floor
6	Start of Services (AC, Electrical or Plumbing)	10%	150 days from construction start date	Start of services work on any floor
7	Start of Flooring	10%	180 days from construction start date	Start of flooring work on any floor
8	Start of Woodwork (Door, window etc.)	10%	225 days from construction start date	Start of windows or doors installation on any floor
9	Start of Finishing	10%	270 days from construction start date	Start of primer and putty work on any floor
10	Start of Fitting & Fixtures	4%	330 days from construction start date	Start of installation of fittings and fixtures on any floor
11	Handover	4%	390 days from construction start date	Actual Handover with warranty, certificates, legal papers etc

\* For B+S+4, each milestone starting from 'Start of Brickwork' will shift by 30 days and the duration for 'Start of Each Slab' will become 30 to 180 days from Construction start date.

\*\* 60 days if there is demolition and 90 days if there is no demolition

\*\*\* Total payment distributed over slabs is 30% divided by the number of slabs. For ex: In case of B+S+4, it will be  $30\%/6 = 5\%$  per slab. Mumty is not counted as a slab.



**PRITHU**  
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Visit the website [www.prithu.in](http://www.prithu.in) to see

Project Pictures | Videos | Customer Stories  
Pricing | FAR Calculators and More.

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### To Discuss Price, Contact us



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TO VISIT OUR WEBSITE

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