

Luxury House Construction Cost Rs.2499/Sq Ft

Design & Drawings

- Premium 2D & 3D – Floor Plans
- Luxury 3D Elevation Designs of all views
- Internal Isometric Views all rooms, open areas etc & detailed renders for each segment of the home for better understanding of the design
- Detailed Landscaping design
- 3D Walkthrough of the home along with internal & external walkthrough
- Hands on isometric 3D model of the home with separate floors

Civil Construction

- Floor to floor height – 11”
- Steel (500 TMT bars) – JSW
- Cement (Grade 53) – Birla Super
- UG Sump built with RCC & waterproof plastered
- Concrete – M25 grade
- Solid Block OR Red Bricks walls
- Internal courtyards, skylights other designer architectural elements are included
- Internal, external and toilet wall – column joints plastering with chicken mesh
- Waterproofing compound – Dr.Fixit/FOSROC for external walls
- Crystalline waterproofing, Cinder filling in sunken toilets, Heat & Waterproofing in Terrace
- Ledge wall for incorporating concealed sanitary parts is included

Architectural Design

- Working drawing for all works
- Schedule of Openings
- Section and Elevation
- Detailed portfolio of the home post handover

Interior Design

- Complete 3D design interiors,
- 2D furniture layout.
- Assisting in interior procurement

Structural Designing

- Structural Design as per IS Code.
- Good for construction drawings
- Soil Test Report
- Overlapped Structural, Architectural & MEP Drawings
- 3D structural drawings & Design Analysis Report

Flooring & Wall tiling

- Kitchen & Bedrooms – Vitrified Tiles – Rs.90/- per Sqft
- Main Living Room, Dining – Italian Marble/Premium Finished Vitrified tiles of 4'x8' dimension -Rs.350/- per Sqft
- Staircase & Foyer Area – Granite – Rs.120/- per Sqft
- Balcony, Sit-out, Passage Areas – Anti-skid tiles – Rs.60/- per Sqft
- Toilet Floor – Anti-skid tiles – Rs.65/- per Sqft
- Toilet Wall Dado (Full height) – Light & Highlighting tiles – Rs.70/- per Sqft
- Parking Area – Parking tiles/Designer Pavers – Rs.55/- per Sqft
- Kitchen counter top – Granite – Rs.150/- per Sqft
- Kitchen Wall Dado (Up to 2' above counter) – Backsplash tiles – Rs.60/- per Sqft
- Puja Room- Wall tiling – Not Included
- Puja Room- Granite slab- Rs-100/- per Sqft

Painting

- Internal wall & ceiling – wall putty + primer coat + latest Premium Emulsion paint
- External walls – primer coat + external Apex Ultima weather proof paint
- Brand – Asian/Berger/Dulux

Electrical

- Light & power points – as per client requirements
- Conduits – Good quality, hidden in slabs and walls
- Fire retardant copper wire – Havells
- External electrification is included
- Switches & Plates – Legrand/ABB make (Touch screen switch provision only)
- A main DB & MCB – ABB/Schneider/Legrand make
- Provision for home automation is included

Plumbing

- Water supply system – Internal & External Connection for water inlet from corporation
- External sewage system – Inspection chambers & sewage outlet to site boundary
- Class B CPVC pipes – Ashirwad make
- Solar & Geyser Provision
- Rain water harvesting facility – Ground water recharge
- PVC Overhead Tank based on per capita consumption from Sintex

Fixtures

- Kitchen sink & Accessories: SS/Granite/Carysil – Rs.10,000/- per kitchen
- CP & Sanitary fixtures such as Wash Basin, WC, Taps and other accessories like bottle trap, gratings etc. : Jaquar/Hindware – Rs.35,000/- per bathroom attached toilet and Rs.15,000/- per powder room
- Electrical Fixtures – Not included

Doors

- Main, Puja Door – Teak Wood frame & shutter including hardware – Rs.50,000/- per door
- Internal Door – Sal wood frame & flush shutter including hardware – Rs.12,500/- per door
- Internal door frames & shutter – Painted
- Main, Puja Door – Polished with PU finish spray
- Bathroom Door – Frame & shutter including hardware – Rs.10,000/- per door
- Door Hardware – Ozone/Europa make
- Door Hinges – Brass hinges
- Door & Door Frame cost – Inclusive of planing, rebate, transportation etc.

Windows

- UPVC windows – 5mm clear glass with MS Grills

OR

- Wooden windows – Sal wood Frame (5"x3") & Honne Shutter (1.5" thickness) with clear glass and grill rods
- Basic price: uPVC with MS grill or wooden including hardware – Rs.750/- per Sqft

Fabrication

- Main Gate: Designer Gate with Shera boards – Rs. 400/- per Sqft
- External staircase & balcony railing: SS Railing
- Internal staircase railing: SS Railing of Rs.300/- per Sqft
- Utility grill – Ground floor home only

Compound Wall

- Compound wall – Solid block walls of 4" thickness to suit the elevation
- Excavation, Foundation, PCC, Size Stone Masonry with DPC course above SSM
- Height of Compound wall– 5 Ft above Plinth level
- Compound wall – Plastered & Painted

Elevation

- This proposal includes a luxurious elevation
- A 3D elevation is presented for client to choose from & design further