

SAMUDHRA

HOUSING & PROPERTIES

WE BUILD YOUR

DREAM HOME



Chennai's Most Trusted Construction Partner

SAMUDHRA STANDARD PACKAGE (CHENNAI)**■ 2,299/- per SQFT (INCLUSIVE OF GST)****Headroom: ■ 2,299/- per SQFT | Compound Wall: ■ 1,899/- per RFT**

To,

Mr / Mrs

Project: Tentative Estimate: Subject to Change (May go Higher or lower) based on choice of material.

Dear Sir / Ma'am,

We are providing you with an end-to-end construction solution. Our aim is to deliver quality homes with complete transparency, on time, within budget.

"Your project is in safe hands"

Architecture & Structural Drawings will be provided as per scope (Included in this Quote)

STRUCTURE – CIVIL WORKS

EARTH WORK EXCAVATION	- Foundation trenches for all classes of soil including excavation, shuttering etc. - Column foundation as per Structural Design — Minimum depth of 6 feet.
PCC BELOW FOUNDATION	- Plain cement concrete 1:4:8 using over 40MM downgraded aggregates. - As per standard structural and architectural specification.
RCC COLUMN FOOTING	- Controlled RCC as per standard spec using 20MM aggregates. - Includes formwork, centering, shuttering, scaffolding, vibrating, curing. - Concrete mix: M20 (1:1.5:3) grade
FOUNDATION WORK	Isolated footing(Single mat) or Flat footing as per structural design by consultant.
PLINTH BEAM	- Controlled RCC as per standard spec using 20MM aggregates. - Concrete mix: M20 (1:1.5:3) grade
BASEMENT BRICK WORK	3'0" from existing ground level (Natural ground level). - Filling with excavated soil or norambu, watered and well compacted.
BRICK WORK	- Good quality Red Brick masonry, 100mm or 230mm thick as per architectural design. - Cement mortar 1:4 & 1:6.
RCC COLUMNS & BEAMS	- Controlled RCC per standard spec, 20MM aggregates at any height. - Concrete mix: M20 grade. Min. beam depth: 300mm, machine mixed and vibrated.

RCC SLABS & STAIRS	• Controlled RCC, 20MM aggregates as per standard structural specification. • Concrete mix: M20 (1:1.5:3) grade. Loft: Kitchen & Bedroom (1 side) 1'9" width. • Terrace plastering in cement mortar 1:5, 15–18mm thick.
PARAPET WALL	• 100mm brick work, height 3 feet for terrace parapet.

CONSTRUCTION – STRUCTURE MATERIALS

REINFORCED STEEL	• High Yield Strength Deformed Bars — Fe 550 (ARS 550D) • Brand: ARS 550D or Equivalent ISI Brands
CEMENT	• Brands: Ramco, Coromandel, Dalmia
SAND	• Good quality M Sand for all brick and plaster works. • Good quality P Sand for all plastering works.
AGGREGATE	• 20MM & 40MM sizes as per specification.
WALL CONST. & PLASTERING	• Red Brick — 9 inch & 4.5 inch as per architectural design. • Ceiling plaster: 1:3 cement mortar, 8–12mm thick. • Inside: plastering 1:5, 12–15mm thick. • Outside: Cement mortar 1:5, 15–18mm thick.
OHT (OVER HEAD TANK)	• Brand: 2 Layer SINTEX Tank • Capacity: 1,000 Litres
SUMP	• Capacity: 2,000 Litres — Brick work construction.
SEPTIC TANK	• ■ 25 per litre — Brick work construction.

STAIRCASE RAILINGS	• SS Hand Rails — Basic price up to ■ 550/- per Sqft
WATERPROOF- ING	• Terrace and wet areas waterproofed as per standard practice.
ANTI-TERMITE TREATMENT	• Chemical anti-termite treatment in two stages

FLOORING

(You may select any brand of your choice — priced within specified limits)

MAIN FLOORING (Living/Dining/ Kitchen)	Living Room, Dining Area, Kitchen Area	Up to ■ 50/- per SqFt (Double Charged Vitrified Tiles)
BEDROOM FLOORING	Master Bedroom, Children's Bedroom, Other / Guest Bedroom	Up to ■ 50/- per SqFt (Double Charged Vitrified Tiles)
BALCONY FLOORING	Balcony / Open Areas	Up to ■ 40/- per SqFt (Anti-Skid Ceramic Tiles)
BATHROOM FLOORING	All Bathrooms — 30×30 cm	Up to ■ 40/- per SqFt (Anti-Skid Ceramic Tiles)
CAR PARK FLOORING	Parking / Stilt Area — 300×300mm tiles	Up to ■ 50/- per SqFt (Anti-Skid Tiles)
SKIRTING TILES	All carpet areas (10cm height)	High Vitrified floor tiles

KITCHEN

KITCHEN TOP (Platform)	• Good quality Granite slabs • Up to ■ 120/- per Sqft
KITCHEN DADO TILES	• Above kitchen slab, height 2'0" (Size: 45×30 cm) • Up to ■ 40/- per Sqft (Glazed Ceramic)
SINK FAUCET (Tap)	• Up to ■ 1,500/- • Brand: PARRYWARE or Equivalent
KITCHEN SINK	• Up to ■ 3,500/- • Material: Stainless Steel (SS)
PROVISIONS	• RO Purifier point, Washing Machine provision • Exhaust Fan point, Chimney Point • Fan: 1 No., Light: 2 Nos., 5A: 5 Nos., 15A: 3 Nos.

BATHROOM – SANITARY FITTINGS

MASTER BATHROOM	Accessories & Installation: WC, Wash basin + tap, 2-in-1 Wall Mixer, Overhead Shower, Health Faucet • Up to ■ 20,000/- Brand: PARRYWARE / HINDWARE • Wall Mixer (AT only): 1 No. Long Body Taps: 1 No. Health Faucets: 1 No.
OTHER BATHROOMS	Accessories & Installation: WC, Wash basin + tap, 2-in-1 Wall Mixer, Overhead Shower, Health Faucet • Up to ■ 15,000/- Brand: PARRYWARE or Equivalent

**BATHROOM
FITTINGS**

- Flooring: Up to ■ 40/SqFt (Anti-skid Ceramic 30×30cm)
- Wall Cladding: Up to ■ 40/SqFt — height **7 feet**
- Plumbing lines: **Astral / Ashirvad CPVC** | Sewer: PVC Aashirvad/Finolex

Pl. Note: "For 1000 SqFt Slab Area, max 2 Nos. Bathrooms shall be included."

DOORS & WINDOWS – JOINERY

MAIN DOOR	• Up to ■ 25,000/- • First Quality African Teak Wood Frame (6'×3'6") • Fittings: Door Stopper, Hinges, Tower Bolts, Brass Mortise Lock • Polish: Sealer, Wood Stainer, Melamine Matt/Gloss finish
INTERNAL DOORS (Bedrooms)	• Up to ■ 12,000/- Frame: Sal Wood (6'×3') • Flush or Laminated Door • Fittings: Door Stopper, Hinges, Tower Bolts, Mortise Lock (SS Matt)
BATHROOM DOOR	• Up to ■ 6,000/- • Waterproof WPC Door (7 Feet × 2.6 Feet) • Fittings: Door Stopper, Hinges, Tower Bolts, Lock — Included
WINDOWS (UPVC)	• Up to ■ 300/- per SqFt — UPVC Sliding • 4mm plain or pinned glass as per site condition • Coverage: Up to 10% of Slab Area
WINDOW GRILLS	• Up to ■ 150/- per SqFt • 12mm square bars with standard models

Pl. Note: "For 1000 SqFt Slab Area, max 1 No. Main Door shall be included."

PAINTING

INTERIOR PAINT & PUTTY	• Putty: Asian / JK Wall Putty • Paint brand: Asian Paints Standard Tractor Emulsion
EXTERIOR PAINT	• Asian Paints APEX Exterior Emulsion. • Putty on front elevation areas as applicable.

ELECTRICAL (CABLES, PIPING & FITTINGS)

CABLES	• Brands: Orbit / Kundan • All cables as per standard specification.
PIPING (CONDUIT)	• PVC / CPVC conduit as per site requirement.
SWITCHES & SOCKETS	• Switches & Sockets: Anchor / GM • Metal Boxes: GM or Orbit
ELECTRICAL POINTS	Living / Dining: Fan-2, Light-3, Bell-1, Chandelier-1, 5A-5, TV-1, Tel-1 Master Bedroom: Fan-1, Light-2, 5A-4, TV-1, Tel-1, AC-1 (2-way switch) Guest Bedroom: Fan-1, Light-2, 5A-1, AC-1 Toilet: Light-1, 5A-1, 15A-1 Kitchen: Fan-1, Light-2, 5A-5, 15A-3 Staircase: Light per landing (2-way), 5A-1 on terrace

PLUMBING & SANITARY WORKS

CONCEALED PIPES	• Brand: Astral or Ashirvad (CPVC)
PVC PIPES (SEWER)	• Brand: Aashirvad or Finolex
CP FITTINGS	• Brand: Parryware or Hindware • Angle Valves: 2 Nos. Shower Set: 1 No. • Pillar Taps (Bathroom): 1 No. Hall WB: 1 No. Sink: 2 Nos.
SANITARY FITTINGS	• Complete plumbing & sanitary works executed by contractor. • All CP fittings: Parryware or Hindware

ELEVATION & MISCELLANEOUS

ELEVATION WORKS	• Cement ornamental design works as per elevation drawing. • Elements up to 1% of total project value.
COMPOUND WALL & GATE	• Rate: ■ 1,899/- per RFT (SS/MS — as per market pricing)
SLAB HEIGHT & STRUCTURE	• Slab height: 10'0" Slab to Slab • Foundation depth: Minimum 6 feet as per structural design.

COST ESTIMATION FOR ABOVE SERVICES AND EXECUTION**PRICING (INCLUSIVE OF GST)**

- 2,299/- per SQFT
- 1,899/- per RFT for Compound Wall
- 25/- per Litre for Septic Tank(Brick work)

Please Note:

1. All official Municipal Permissions, dismantling of old structure if any, Electrical Board, bore well, motors, water connection, rock cutting, sewage works shall be borne by the landlord.
2. While calculating total constructed area, outer to outer slab shall be considered without any deductions such as staircase, high roof, open ducts or others.
3. Water for curing and other construction activities & Electricity required for site activities shall be provided by the landlord.
4. Any item not listed above shall be provided at an extra cost as mutually agreed upon.
5. Rock cutting / blasting / compressor work is not included in the quote.
6. Plinth level is considered up to 3 feet above the existing road level; anything above shall be compensated by the client.
7. Backfilling of soil shall be provided up to plinth area; SSM below the plinth is not included.
8. Foundation / Footing depth considered at 6 feet (standard industry practice); anything below shall be compensated by the client.
9. Soil bearing capacity considered as 18 T/m²; below this shall be compensated by the client.
10. Slab height considered up to 10' from floor level to top of slab; anything above shall be charged additionally.
11. All brand (product) warranties shall be handed over to the customer at end of project.
12. The term 'Equivalent' refers to same pricing category.
13. Elevator and related final fixtures are not included in the above quote.
14. The company budget must be used only for its designated purpose and cannot be combined or reallocated.

Assuring you of our best services,

Regards,

Team Samudhra Housing and Properties

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