



Architects | Home Construction | Interior Designing | Modular Kitchen

Noida | Lucknow | Varanasi

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### Varanasi Home Construction Packages

S No	Details	Budget Package INR 1699/- per Sq.ft.	Standard Package INR 1899/- per Sq.Ft.	Classic Package INR 2099/- per Sq.Ft.
1	Drawings and Layouts	Floor Plan - 2D Furniture Layout-2D 3D Exterior Elevation	Floor Plan- 2D 2D Furniture Layout 3D Exterior Elevation Structural Drawing ( Footing, Beams, Columns, Slabs) Working Drawings	Floor Plan - 2D 3D Furniture Layout 3D Exterior Elevation Structural Drawing ( Footing, Beams, Columns, Slabs) Working Drawings, Plumbing & Drainage Drawings Electrical Drawings, Door Window Schedule
2	Foundation Work	Excavation- Upto 5 feet below Ground Level PCC- As per Structural Drawings Foundation - As per Structural Drawing Plinth Beam- As Per Drawing (All Designs at par with IS 456:2000)	Excavation- Upto 5 feet below Natural Ground Level PCC- As per Structural Drawings Foundation - As per Structural Drawings Plinth Beam- As Per Drawing (All Designs at par with IS 456:2000)	Footing- Upto 5 feet below Natural Ground Level PCC- As per Structural Drawings Foundation - As per Structural Drawings Plinth Height- As Per Drawing (All Designs at par with IS 456:2000)
3	Structural Details	Aggregates-10mm,20mm,40mm (As required) Cement- Prism/Birla Sand- Red Sand (Best As per market availability) Steel- Gallant RCC- M-20 (1:1.5:3) Brick Work- First class 9" Outer Walls ( 1:5) 4.5" Inner Walls (1:5) Plaster - (1:4) 1 Coat 12mm thickness Ceiling Height- 10 feet clear height	Aggregates-10mm,20mm,40mm (As required) Cement- Ultratech Sand- Red Sand (Best As per market availability) Steel- Kamdhenu NXT RCC- M-20 (1:1.5:3) Brick Work- First class 9" Outer Walls ( 1:5) 4.5" Inner Walls (1:5) Plaster - (1:4) 1 Coat 12mm thickness Ceiling Height- 10'6" feet clear height	Aggregates-10mm,20mm,40mm (As required) Cement- ACC Suraksha/ Ultratech Steel- Tata Steel RCC- M-20 (1:1.5:3) Brick Work- First class 9" Outer Walls ( 1:5) 4.5" Inner Walls (1:4) Plaster - (1:4) 1 Coat 12mm thickness Ceiling Height- 11 feet clear height

4	Bathrooms	<p>Wall Tiles- 7 feet height ceramic tiles upto Rs. 40 per sq.ft.</p> <p>Floor Tiles- Vitrified tiles upto Rs. 40 Per sq.ft.</p> <p>Sanitary Fittings- EWC upto Rs. 4000/- (Cera/Parryware)</p> <p>CP Fittings- Wall Mixer, Shower, Towel Rail, Soap Dish, Health Faucet Upto Rs. 10,000/- (Cera)</p>	<p>Wall Tiles- Upto 7 feet height ceramic tiles upto Rs. 50 per sq.ft. (Kajaria/Jhonson)</p> <p>Floor Tiles- Vitrified Double Charged tiles upto Rs. 55 Per sq.ft. (Kajaria/Jhonson)</p> <p>Sanitary Fittings- EWC upto Rs. 8000/- + Wash Basin upto Rs. 2000/- (Hindware)</p> <p>CP Fittings- Pillar Cock, Wall Mixer, Shower, Towel Rail, Soap Dish, Health Faucet Upto Rs. 15,000/- (Hindware/Jaquar)</p> <p>WaterProofing- Using Dr. Fixit LW+ &amp; URP 301</p>	<p>Wall Tiles- Upto 7 feet height ceramic tiles (upto Rs. 65 per sq.ft.) (Kajaria/Jhonson)</p> <p>Floor Tiles- Vitrified (Double Charged/ Glossy/Matt/ Full Body tiles) (upto Rs. 70 per sq.ft.) (Kajaria/Jhonson)</p> <p>Sanitary Fittings- EWC Upto Rs. 12,000/- + Wash Basin upto Rs. 3000/- (Hindware )</p> <p>CP Fittings- Pillar Cock, Wall Mixer, Direct Water Bib Cock, Shower, Hand Shower, Towel Rail, Soap Dish, Health Faucet Upto Rs. 20,000/- (Jaquar)</p> <p>Water Proofing- Using Dr. Fixit LW+ &amp; URP 301</p>
5	Kitchen	<p>Wall Tiles- Upto 2 feet above kitchen slab (upto Rs. 40 per sq.ft.)</p> <p>Floor Tiles- Vitrified (upto Rs. 40 per sq. ft.)</p> <p>Kitchen Slab- Granite Upto INR 100 per sq.ft.</p> <p>Sink- Stainless Steel Including faucet Upto Rs. 3000</p>	<p>Wall Tiles- Upto 2 feet above kitchen slab (Upto Rs. 50 per sq.ft.) (Kajaria/Jhonson)</p> <p>Floor Tiles- Vitrified Double Charged (Upto Rs. 55 per sq.ft.) (Kajaria/Jhonson)</p> <p>Kitchen Slab- Granite Upto INR 120 per sq. ft.</p> <p>Sink- Stainless Steel with faucet (Jaquar/Hindware/Parryware) Upto Rs. 4500</p>	<p>Wall Tiles- Upto 2 feet above kitchen slab (Upto Rs. 65 per sq.ft.) (Kajaria/Jhonson)</p> <p>Floor Tiles- Vitrified (Double Charged/ Glossy/Matt/ Full Body tiles) (upto Rs. 70 per sq.ft.) (Kajaria/Jhonson)</p> <p>Kitchen Slab- Granite Upto INR 150 per sq.ft.</p> <p>Sink- Stainless Steel Double Bowl (Carysil) with faucet ( Jaquar/) Upto Rs. 8000/-</p> <p>Water Proofing- Using Dr. Fixit LW+ and URP 301</p>
6	Doors & Windows	<p>Frame/Chaukhat- Iron Pipe</p> <p>Main Door- Flush door with Laminates (7' * 3') Upto INR 9,000/- including fittings</p> <p>Internal Doors- Flush Doors (7' * 3') with Laminates (Upto INR 5,500/- including fittings)</p> <p>Windows- UPVC Window 2 Track with 5mm Glass Shutter Upto INR 400 per sq.ft</p> <p>Window Grill- Basic MS Grill @ 1.2kg per sq.ft.</p>	<p>Frame/Chaukhat- Iron Pipe (For Outer Main Door- 5" by 2.5" &amp; Internal doors 4" by 2")</p> <p>Main Door- Teak (Sagwan Door Upto Rs. 15,000/-) (7' * 3'3") Including all fittings</p> <p>Internal Doors- Flush Doors (7' * 3') with Laminates Upto INR 7000/- including fittings</p> <p>Windows- Outer Window- 3 Tracks UPVC upto Rs. 550 per sq.ft.</p> <p>Internal Windows- UPVC 2 Track/Plywood Shutter Window with 5mm Glass Shutter Upto INR 450 per sq.ft</p> <p>Window Grill- Basic MS Grill @ 1.6 kg per sq.ft.</p>	<p>Frame/Chaukhat- Malaysian Sakhu frame (For Main Door- 5" by 2.5" &amp; internal doors 4" by 2.5")</p> <p>Main Door- Teak (Sagwan Door Upto Rs. 20,000) (7' by 3.3") Including all fittings</p> <p>Internal Doors- Flush Doors (7' * 3') with Laminates Upto INR 9000/- including fittings</p> <p>Windows- UPVC Slider 3 track Windows Upto INR 550 per sq.ft.</p> <p>Window Grill- Basic MS Grill @ 2kg per sq.ft.</p>
7	Painting	<p>Internal- 2 Coat Putty + 1 Coat Primer + 2 Coat Paint (Berger Putty, Berger Interior Primer, Berger Bison Interior Emulsion)</p> <p>External – Berger Wallmasta Lite</p>	<p>Internal- 2 Coat Putty + 1 Coat Primer + 2 Coat Paint ( Asian Putty, Asian Interior Primer &amp; Asian Tractor Shyne Emulsion)</p> <p>External - Asian Ace Exterior Emulsion</p>	<p>Internal- 2 Coat Putty + 1 Coat Primer + 2 Coat Paint ( JK Wall Max Putty &amp; Asian Interior Primer &amp; Asian Apcolite )</p> <p>External - Asian Apex Ultima</p>
8	Flooring	<p>Living Room &amp; BedRooms- 2'*2' Vitrified Tiles Upto Rs. 40 per sq.ft.</p>	<p>Living Room &amp; BedRooms- (4' x 2') or (2' x 2') Vitrified Tiles Upto Rs. 55 per sq.ft. (Kajaria/Jhonson)</p> <p>Staircase- Marble/Granite upto Rs. 80 per sq.ft</p> <p>Parking Tiles- Anti Skid upto Rs. 35 per sq. ft. (At Car parking area only)</p>	<p>Living Room &amp; BedRooms- (2' x 2') or (4' x 2') Vitrified Tiles (Double Charged/ Glossy/Matt/ Full Body tiles) Upto Rs. 70 per sq.ft. (Kajaria/Jhonson)</p> <p>Staircase- Marble/Granite upto Rs. 90 per sq.ft</p> <p>Parking Tiles- Anti Skid upto Rs. 40 per sq.ft.</p>

9	Plumbing	Internal Plumbing- CPVC Pipe and CPVC Fittings (Prince)  Sewer lines- Internal, External and Vertical all CPVC pipes and fittings (Prince)  Water Supply- From Boring/Pump to overhead tank in CPVC pipes and fittings  Overhead Tanks- 500L (Prince) Double Layered	Internal Concealed Plumbing- CPVC Pipe and CPVC Fittings (Supreme)  Sewer lines- Internal, External and Vertical all CPVC pipes and fittings (Supreme)  Water Supply- 1" dia pipe From Boring/Pump to overhead tank in CPVC pipes and fittings (Supreme)  Overhead Tanks- 1000L (Syntax) Triple Layered	Internal Plumbing- CPVC Pipe and CPVC Fittings (Aashirwad/Finolex/Astral)  Sewer lines- Internal, External and Vertical all CPVC pipes and fittings (Aashirwad/Finolex/Astral)  Water Supply- From Boring/Pump to overhead tank in CPVC pipes and fittings  Overhead Tanks- Upto 2000L Ashirvad Triple Layered
10	Electrical	Copper Wires- 1.5 sq.mm. For lights, 2.5 sq.mm for power sockets, 4 sq.mm. for AC only (KEI)  MCB Distribution Board (KEI)  Switches & Sockets- Modular Switches (Anchor Rider) 3-4 Boards in each room  Concealed PVC Pipe (ISI Grade)	Copper Wires- 1.5 sq.mm. For lights, 2.5 sq. mm for power sockets, 4 sq.mm. for AC only (Polycab)  MCB Distribution Board (Polycab)  Switches & Sockets- Modular Switches (Anchor Penta) 3-4 Boards in each room  Concealed PVC Pipe (ISI Grade)	Copper Wires- 1.5 sq.mm. For lights, 2.5 sq. mm for power sockets, 4 sq.mm. for AC only (Havells)  MCB Distribution Board (Havells)  Switches & Sockets- Modular Switches (Anchor Roma) 3-4 Boards in each room  Concealed PVC Pipe (ISI Grade)
11	Miscellaneous	Staircase Grill- Iron Railing with Enamel Paint of upto Rs. 90/kg including design  Balcony- Iron Railing with enamel Paint of upto Rs. 90/kg including design	Staircase Grill- Iron Railing with Enamel Paint of upto Rs. 100/kg including design  Balcony- Iron Railing with enamel Paint of upto Rs. 100/kg including design	Staircase Grill- Stainless Steel 304 Grade Railing  Balcony- Stainless Steel 304 Grade Railing
<p style="text-align: center;"><b>General Notes-</b></p> <ol style="list-style-type: none"> <li>The Prices Quoted above are tentative in nature which may vary slightly depending on actual site conditions &amp; drawings.</li> <li>Boring Work will be charged separately as per depth.</li> <li>External elevation design will be charged separately.</li> <li>Scope of work only under the slab area will be considered in contract, any other work will be charged extra.</li> <li>Foundation work if in case required beyond a depth of 5 feet will be charged separately.</li> <li>Plinth level earth work, soil filling will be done by using the soil at site only and in case required extra will be paid additionally by client.</li> <li>Waterproofing on terrace will be charged extra.</li> <li>Electricity, water connection and any government charges pertaining to it are not covered.</li> <li>Electricity, water supply and labour hutment will be provided by client free of cost.</li> <li>Boundary wall, Parapet wall, Mumty work, Brick Coba, Main Iron Gate, Lift Room, Retaining Walls, outside. Plumbing and Landscaping is not included in the scope of work and will be charged extra.</li> <li>Connection of internal sewer line to main government sewer line is not included.</li> <li>Septic tank and Soakpit in case needed will be charged separately.</li> <li>The packages quoted above are for Duplex home construction.</li> <li>Plan approvals from Local Development Authority and govt. fees and all charges pertaining to it is under client's scope.</li> <li>Prices are valid for 15 Days Only.</li> </ol> <p style="text-align: center;"><b>Payment Terms- Pay As Per Progress</b></p> <ol style="list-style-type: none"> <li>Once the agreement is finalised Mobilisation Advance 15% of the entire project cost has to be paid by client which will be adjusted in equal bifurcation at completion of each slab level.</li> <li>Excavation &amp; Footings- 25% (Excavation -25%, Reinforcement- 50%, Casting- 25%)</li> <li>Super Structure- 45% (Column- 30%, Slab- 30%, Brickwork-20%, Plaster- 20%)</li> <li>Finishing Work- 30% (Door &amp; Windows- 25%, Electrical &amp; Plumbing- 25%, Flooring-25%, Putty &amp; Paint- 25%)</li> </ol>				