PMS CONSTRUCTIONS

Building your Dreams...

CONSTRUCTION PACKAGES FOR BLOCK WORK

ABOUT US

The primary goal of PMS Constructions to provide quality construction work and unmatched customer satisfaction in this construction industry. We cater Industrial, commercial and residential construction projects. We offer our clients wide range of choices in terms of design, budget and location. We are the best pick when it comes to handling turnkey projects.

Our Packages for Block work

STANDARD PACKAGE

Starts @ ₹1899/Sqft

Interior Excluded

CLASSIC PACKAGE

Starts @ ₹2199/Sqft

Interior Excluded

PREMIUM PACKAGE

Starts @ ₹2399/Sqft

Interior Excluded

LUXURY PACKAGE

Starts @ ₹3299/Sqft

Interior Excluded

ULTRA-LUXURY PACKAGE

Starts @ ₹4999/Sqft

Limited Interior Included (up-to 25lakh)

Note: ***Above prices may be varied based on clients requirements***

PMS CONSTRUCTIONS

Construction Summary

ARCHITECTURE					
Sl.No	Standard Package @ Rs.1899/SFT	Classic Package @ Rs.2199/SFT	Premium Package @ Rs.2399/SFT	Luxury Package @ Rs.3299/SFT	Ultra-Luxury Package @ Rs.4999/SFT
1	2D Floor Plan (1options)	2D Floor Plan (2options)	2D Floor Plan (3options)	2D Floor Plan (4options)	2D Floor Plan (5options)
2	3D Elevation (1options)	3D Elevation (2options)	3D Elevation (3options)	3D Elevation (4options)	3D Elevation (5options)
3	Structural Design	Structural Design	Structural Design	Structural Design	Structural Design
4	Electrical Drawings	Electrical Drawings	Electrical Drawings	Electrical Drawings	Electrical Drawings
5	Plumbing Drawings	Plumbing Drawings	Plumbing Drawings	Plumbing Drawings	Plumbing Drawings
6	Door & Windows schedule	Door & Windows schedule	Door & Windows schedule	Door & Windows schedule	Door & Windows schedule

"All architectural and interior design services will be provided at no additional cost when you build with us — **excluding the Standard Package**."

PMS CONSTRUCTIONS

STRUCTURE

Sl.No	Standard Package @ Rs.1899/SFT	Classic Package @ Rs.2199/SFT	Premium Package @ Rs.2399/SFT	Luxury Package @ Rs.3299/SFT	Ultra-Luxury Package @ Rs.4999/SFT
1	**SOLID BLOCKS** 6" for exterior walls costs **Rs.35** 4" for interior walls costs **Rs.25**	**HYDRAULIC BLOCKS** 6" for exterior walls costs **Rs.45** 4" for interior walls costs **Rs.35**	**HYDRAULIC BLOCKS** 6" for exterior walls costs **Rs.45** 4" for interior walls costs **Rs.35**	**HYDRAULIC BLOCKS** 6" for exterior walls costs **Rs.45** 4" for interior walls costs **Rs.35**	**WIRE-CUT RED BRICK** 9" for exterior walls costs **Rs.13/brick** 4.5" for interior walls
2	**CEMENT** Ultra -tech	**CEMENT** Ultra-tech	**CEMENT** Birla Super, Ultra-tech	**CEMENT** Birla Super, Ultra-tech	**CEMENT** Birla Super, Ultra-tech
3	**STEEL** OM SAI	**STEEL** Kamdhenu, OM SAI	**STEEL** SUNVIK, TURBOSTEEL	**STEEL** JSW	**STEEL** JSW
4	**AGGREGATE** 20mm	**AGGREGATE** 20mm	**AGGREGATE** 20mm	**AGGREGATE** 20mm	**AGGREGATE** 20mm
5	**SAND** M-Sand for Block works, C-Sand for Concrete works & P-Sand for Plastering	**SAND** M-Sand for Block works, C-Sand for Concrete works & P-Sand for Plastering	**SAND** M-Sand for Block works, C-Sand for Concrete works & P-Sand for Plastering	**SAND** M-Sand for Block works, C-Sand for Concrete works & P-Sand for Plastering	**SAND** M-Sand for Block works, C-Sand for Concrete works & P-Sand for Plastering
6	**RCC Design Mix (M20-slab & M25-column)** As per the structural designer's recommendation	**RCC Design Mix (M20-slab & M25-column)** As per the structural designer's recommendation	**RCC Design Mix (M20-slab & M25-column)** As per the structural designer's recommendation	**RCC Design Mix (M20-slab & M25-column)** As per the structural designer's recommendation	**RCC Design Mix (M20-slab & M25-column)** As per the structural designer's recommendation
7	**Ceiling Height** 10'6'' (Including slab)	**Ceiling Height** 10'6'' (Including slab)	**Ceiling Height** 10'6" (Including slab)	**Ceiling Height** 11' (Including slab)	**Ceiling Height** 11'6" (Including slab)
8	**Lintel Height - 7 Feet** Cut lintels over Doors and Windows will be provided.	**Lintel Height - 7 Feet** (MD-8 feet) Cut lintels over Doors and Windows will be provided	**Lintel Height - 7 Feet (MD-8feet)** **Cut lintels over Doors and Windows will be provided**	**Lintel Height - 8 Feet** Through / Continuous lintels shall be provided across all walls(including Doors & Window)	**Lintel Height - 8 Feet** Through / Continuous lintels shall be provided across all walls(including Doors & Window)
9	**Size Stone Masonry (SSM)** **No** SSM b/w the Site.	**Size Stone Masonry (SSM)** **No** SSM b/w the Site.	**Size Stone Masonry (SSM)** **No** SSM b/w the Site.	**Size Stone Masonry (SSM)** **No** SSM b/w the Site.	**Size Stone Masonry (SSM)** **No** SSM b/w the Site.
10	**Sump** Sump will be Extra,costs ₹15 per litre.	**Sump** Provided sump capacity: 5,000 litres. Extra capacity will cost ₹15 per litre.	**Sump** Provided sump capacity: 5,000 litres. Extra capacity will cost ₹15 per litre.	**Sump** Provided sump capacity: 8,000 litres. Extra capacity will cost ₹15 per litre.	**Sump** Provided sump capacity: 10,000 litres. Extra capacity will cost ₹15 per litre.

FLOORING

Sl.No	Standard Package @ Rs.1899/SFT	Classic Package @ Rs.2199/SFT	Premium Package @ Rs.2399/SFT	Luxury Package @ Rs.3299/SFT	Ultra-Luxury Package @ Rs.4999/SFT
1	**Living and Dining Flooring** **Vitrified Tiles** of value upto **Rs.55 per sqft**	**Living and Dining Flooring** **Vitrified Tiles** of value upto **Rs.75 per sqft, Granite upto Rs.100/sqft**	**Living and Dining Flooring** **Smart Marble/Granite** of value upto **Rs.150/sqft**	**Living and Dining Flooring** **Granite/Marble** of value upto **Rs.300/sqft**	**Living and Dining Flooring** **Marble** of value upto **Rs.400/sqft**
2	**Rooms and Kitchen Flooring** **Vitrified Tiles** of value upto **Rs.35/sqft**	**Rooms and Kitchen Flooring** **Vitrified Tiles** of value upto **Rs.65/sqft**	**Rooms and Kitchen Flooring** **Vitrified Tiles** of value upto **Rs.90/sqft**	**Rooms and Kitchen Flooring** **Vitrified Tiles** of value upto **Rs.180/sqft**	**Rooms and Kitchen Flooring** **Marble** of value upto **Rs.400/sqft**
3	**Pooja flooring and Wall tiles** **Vitrified Tiles** of value upto **Rs.35/sqft**	**Pooja flooring and Wall tiles** **Vetrified Tiles** of value upto **Rs.50/sqft**	**Pooja flooring and Wall tiles** **Vetrified Tiles** of value upto **Rs.100/sqft**	**Pooja flooring and Wall tiles** **Vetrified Tiles** of value upto **Rs.200/sqft**	**Pooja flooring and Wall tiles** **Marble** of value upto **Rs.400/sqft**
4	**Balcony Flooring** **Anti-skid tiles** of value upto **Rs.30/sqft**	**Balcony Flooring** **Anti-skid tiles** of value upto **Rs.35/sqft**	**Balcony Flooring** **Anti-skid tiles** of value upto **Rs.60/sqft**	**Balcony Flooring** **Anti-skid tiles** of value upto **Rs.80/sqft**	**Balcony Flooring** **Anti-skid tiles** of value upto **Rs.120/sqft**
5 6	**Internal Staircase Flooring** **Sadarahalli Tiles** of value upto **Rs.70/sqft**	**Internal Staircase Flooring Granite** of value upto **Rs.90/sqft**	**Internal Staircase Flooring** **Granite** of value upto **Rs.120/sqft or 150/sqft**	**Internal Staircase Flooring** **Granite** of value upto **Rs.300/sqft**	**Internal Staircase Flooring** **Granite** of value upto **Rs.350/sqft**
7	**External Staircase Flooring** **Sadarahalli Tiles** of value upto **Rs.50/sqft**	**External Staircase Flooring Granite** of value upto **Rs.70/sqft**	**External Staircase Flooring** **Granite** of value upto **Rs.110/sqft**	**External Staircase Flooring** **Granite** of value upto **Rs.150/sqft**	**External Staircase Flooring** **Granite** of value upto **Rs.300/sqft**
8	**Parking Tiles Flooring** value upto **Rs.25 per sqft**	**Parking Tiles Flooring** value upto **Rs.35 per sqft**	**Parking Tiles Flooring** value upto **Rs.60 per sqft**	**Parking Tiles Flooring** value upto **Rs.80 per sqft**	**Parking Tiles Flooring** value upto **Rs.150 per sqft**
	Terrace flooring Terrace slab will be covered with **Screed concrete** only Integral Waterproofing	**Terrace flooring** Terrace slab will be covered with **Screed concrete** only Integral Waterproofing	**Terrace flooring** Terrace slab will be covered with **Screed concrete** and **Damp-proof paint** Integral Waterproofing	**Terrace flooring** Terrace slab will be covered with **Clay Tile** value up-to **Rs.50/sqft** Integral Waterproofing	**Terrace flooring** Terrace slab will be covered with **Clay Tile** value up-to **Rs.80/sqft** Integral Waterproofing

Applicable only for Standard, Classic and Premium packages

Laying cost :- Marble - Rs.150/sqft Granite - Rs.30/sqft

- Marble Covering & Epoxy grouting will be Extra

Head, Tank & lift room slab for all the packages will be covered with Screed concrete only

- 2x4, 1x2, 4x4, 4x6 floor tiles laying Included in package| 4x6 above Rs.10/sqft will be charged extra

PMS CONSTRUCTIONS

DOORS & WINDOWS

Sl.No	Standard Package @ Rs.1899/SFT	Classic Package @ Rs.2199/SFT	Premium Package @ Rs.2399/SFT	Luxury Package @ Rs.3299/SFT	Ultra-Luxury Package @ Rs.4999/SFT
1	**Main Door worth Rs.30,000 including Fitting** Frames-**Mahogany** size of **6 inch by 3 inch**, upto**Rs.1,450/cft** Shutters-laminated, size of 1.5" thickness **Rs.200** Fitting charges will be **Rs.4,000** **(Size 7x3.5)**	**Main Door worth Rs.60,000 including Fitting** Frames-**Teak** size of **8 inch by 3 inch**, upto **Rs.3,000/cft** Shutters-**Teak**, ready door Rs.15,000 worth Fitting charges worth **Rs.5,000** **(Size 4x8)**	**Main Door worth Rs.80,000 including Fitting** Frames-**Teak** size of **8 inch by 4 inch**, upto **Rs.4,000/cft** Shutters-**Teak,** size of 1.5" thickness **Rs.4,000/cft** Fitting charges will be **Rs.5000** **(Size 4x8)**	**Main Door worth Rs.1,50,000 including Fitting** Frames-**Teak** size of **10 inch by 4 inch**, upto **Rs.4,000/cft** Shutters-**Teak,** size of 1.5" thickness **Rs.4,000/cft** Fitting charges will be **Rs.10,000** **(Size 4.5x9)**	**Main Door worth Rs.2,50,000 including Fitting** Frames-**Burma border** size of **12 inch by 4 inch**, upto **Rs.7,000/cft** Shutters-**Burma border,** size of 2" thickness **Rs.7,000/cft** Fitting charges will be **Rs.15,000** **(Size 4.5x9)**
2	**Pooja Door worth Rs.15,000 including Fitting** Frames will be **Neem** & Shutters will be laminated size of 4 inch by 3 inch, upto **Rs.1,450/cft**	**Pooja Door worth Rs.25,000 including Fitting** Frames will be **Mahogany** size of 6 inch by 3 inch, up to **Rs.1,450/cft** & Membrane shutter(1.5") Rs.180 6mm Plain Glass, Carving works will be extra	**Pooja Door worth Rs.40,000 including Fitting** Frames & shutters will be **Teak** size of 6 inch by 3 inch, up to **Rs.4000/cft**	**Pooja Door worth Rs.70,000 including Fitting** Frames & shutters will be **Teak** size of 7 inch by 3 inch, up to **Rs.4,000/cft** Carving works will be extra	**Pooja Door worth Rs.1,00,000 including Fitting** Frames & shutters will be **Burma border** size of 8 inch by 3 inch, up to **Rs.5,500/cft** Carving works will be extra
3	**Internal Door worth Rs.10,000 including Fitting** Frames will be **Neem wood** 5 inch by 3 inch **Rs.850/cft** Shutters will be laminated Fitting charge will be **Rs.2,000/door**	**Internal Door worth Rs.15,000 including Fitting** **Flush Doors** up to **Rs.200/sft** Door Frames of **Mahogany** 5 inch by 3 inch **Rs.1450 cft,** Fitting charge will be **Rs.3,000/door**	**Internal Door worth Rs.20,000 including Fitting** **Flush Doors** up to **Rs.250/sft** Door Frames of **Red Sal** 5 inch by 3 inch **Rs.1850 cft,** Fitting charge will be **Rs.4,000/door**	**Internal Door worth Rs.25,000 including Fitting** Shutters will be laminated **Rs.350/sqft** Door Frames of **Teak** 5 inch by 3 inch **Rs.4,000 cft** Fitting charge will be **Rs.3,000/door**	**Internal Door worth Rs.40,000 including Fitting** Shutters will be **Teak Rs.4,000/sqft** Door Frames of **Burma border** 5 inch by 3 inch **Rs.5,500 cft** Fitting charge will be **Rs.5,000/door**
4	**Windows** All windows will be **aluminium** **Rs.350/sqft** Windows with glass and mesh shutters. (3 track with 1 mesh) Hexagonal rod(12mm Brightrod) Plain glass 4mm, 4inch C-C	**Windows** **White UPVC Windows** with glass and mesh shutters (3 track with 1 mesh) **Rs.550/sqft** Hexagonal rod(12mm Brightrod) Plain glass 4mm, 4inch C-C	**Windows** Window frame will be Red Sal or White Sal	**Windows** Window frames of **Teak Rs.4,000/cft** Window shutters will be of **Teak** size 1.5 tickness of **Rs.4,000/cft**	**Windows** Window frames of **Burma border** **Rs.5,500/cft** Window shutters will be of **Teak** size 1.5 tickness of **Rs.4,000/cft**
*	**All Internal & External Door frames are painted**	**All Internal & External Door frames are painted** *UPVC-550 (Grills-200 & Paint-30)	**All Internal & External Door frames are painted** *UPVC-750 (Grills-200 & Paint-30)	**All Internal & External Door frames & Windows frames are PU Polished**	**All Internal & External Door frames & Windows frames are PU Polished**

PAINTING

Sl. No	Standard Package @ Rs.1899/SFT	Classic Package @ Rs.2199/SFT	Premium Package @ Rs.2399/SFT	Luxury Package @ Rs.3299/SFT	Ultra-Luxury Package @ Rs.4999/SFT
1	**Interior Painting** **JK Putty** 2coat +**Asian Primer** 1coat +**Asian Tractor Emulsion** or equivalent 2coat	**Interior Painting** **Birla Putty** 2coat +**Asian Primer** 1coat +**Asian Premium Emulsion** or equivalent 2coat	**Interior Painting** **Birla Putty** 2coat +**Asian Primer** 1coat +**Asian Premium Emulsion** or equivalent 2coat	**Interior Painting** **Birla Putty** 2coat +**Asian Primer** 1coat +**Asian Royal Emulsion** or equivalent 2coat	**Interior Painting** **Birla Putty** 2coat +**Asian Primer** 1coat +**Asian Royal shyne Emulsion** or equivalent 2coat
2	**Exterior Painting** **Asian Primer** 1coat +**Ace Exterior Emulsion Paint** or equivalent 2coat	**Exterior Painting** **Asian Primer** 1coat +**Ace Exterior Emulsion Paint** or equivalent 2coat	**Exterior Painting** **Asian Primer** 1coat +**Apex Exterior Emulsion Paint** or equivalent 2coat	**Exterior Painting** **Asian Primer** 1coat +**Apex ultima Exterior Emulsion Paint** or equivalent 2coat	**Exterior Painting** **Asian Primer** 1coat +**Apex ultima Exterior Emulsion Paint** or equivalent 2coat

ELECTRICAL

1	**Wires** Fireproof wires by **Finolex Silver**	**Wires** Fireproof wires by **Finolex Silver**	**Wires** Fireproof wires by **Finolex Gold**	**Wires** Fireproof wires by **Finolex Gold**	**Wires** Fireproof wires by **Finolex Gold**
2	**Switches & Sockets** **Basic Anchor / Hi-Fi** **[White electric switch plate]**	**Switches & Sockets** **Roma / Lisha** **[White electric switch plate]**	**Switches & Sockets** **Lisha / GM** **[Coloured electric switch plate]**	**Switches & Sockets** **GM / Legrand** **[Wooden Finished]**	**Switches & Sockets** **Legrand** **[Lacquered Glass Finished]**

ELEVATIONS

1	**NO PROVISION**	**Elevation execution worth of Rs.50,000 is included in package**	**Elevation execution worth of Rs.80,000 is included in package**	**Elevation execution worth of Rs.1,00,000 is included in package**	**Elevation execution worth of Rs.1,50,000 is included in package**

PMS CONSTRUCTIONS

KITCHEN

Sl. No	Standard Package @ Rs.1899/SFT	Classic Package @ Rs.2199/SFT	Premium Package @ Rs.2399/SFT	Luxury Package @ Rs.3299/SFT	Ultra-Luxury Package @ Rs.4999/SFT
1	**Ceramic Wall Tiles** **2 feet** above kitchen slab – Up to **Rs.35** per Sqft	**Ceramic Wall Tiles** **2 feet** above kitchen slab – Up to **Rs.50** per Sqft	**Ceramic Wall Tiles** **2 feet** above kitchen slab – Up to **Rs.90** per Sqft	**Ceramic Wall Tiles** **2 feet** above kitchen slab – Up to **Rs.160** per Sqft	**Ceramic Wall Tiles** **2 feet** above kitchen slab – Up to **Rs.250** per Sqft
2 3	**Any Other Faucet & Accessories** Parryware/Hindware worth Rs.1,500/tap. (No of taps provided-1)	**Any Other Faucet & Accessories** Jaquar/Parryware/Hindware worth Rs.2,000/tap. (No of taps provided-2)	**Any Other Faucet & Accessories** Jaquar/Parryware/Hindware worth Rs.3,000/tap. (No of taps provided-2)	**Any Other Faucet & Accessories** Jaquar/Parryware/Hindware worth Rs.5,000/tap. (No of taps provided-2)	**Any Other Faucet & Accessories** Jaquar/Parryware/Hindware worth Rs.10,000/tap. (No of taps provided-2)
4	**Kitchen Sink** Stainless Steel Single Sink or Granite finish worth **Rs.3,000/-**	**Kitchen Sink** Stainless Steel Single Sink or Granite finish worth **Rs.5,000/-** (Futura ,Carysil)	**Kitchen Sink** Stainless Steel Single Sink or Granite finish worth **Rs.15,000/-** (Futura ,Carysil)	**Kitchen Sink** Stainless Steel Single Sink or Granite finish worth **Rs.25,000/-**(Futura ,Carysil)	**Kitchen Sink** Stainless Steel Single Sink or Granite finish worth **Rs.35,000/-** (Futura , Carysil)
5	**Kitchen Granite Countertop** Up to **Rs.150** per Sqft	**Kitchen Granite Countertop** Up to **Rs.180** per Sqft	**Kitchen Granite Countertop** Up to **Rs.250** per Sqft	**Kitchen Granite Countertop** Up to **Rs.300** per Sqft	**Kitchen Granite Countertop** Up to **Rs.500** per Sqft
	NO PROVISION	**Utility Wall Tile & Sink** value of upto **Rs.35** per sqft and Sink worth of **Rs.3,000** **Only One Unit included**	**Utility Wall Tile & Sink** value of upto **Rs.45** per sqft and Sink worth of **Rs.5,000** **Only One Unit included**	**Utility Wall Tile & Sink** value of upto **Rs.55** per sqft and Sink worth of **Rs.7,000** **Only One Unit included**	**Utility Wall Tile & Sink** value of upto **Rs.65** per sqft and Sink worth of **Rs.10,000** **Only One Unit included**

STAIRCASE RAILING

1	**MS (Mild Steel) Railing** for **interior** costs Rs.**130/rft** and **MS Railing** for **exterior** costs **Rs.130/sft included**	**SS (Stainless Steel) Railing** for **interior** costs **Rs.1,000/rft** and **MS railing** for **exterior** costs **Rs.150/sft included**	**SS (Stainless Steel) Railing with Glass** for interior costs **Rs.1,800/rft** and **MS railing** for **exterior** costs **Rs.150/sft included**	**Handrail wood(Teak 2''x2'') with glass** for **interior Rs.2,500/rft** and **SS railing** for **exterior costs Rs.1,000/rft included**	**Handrail wood(Teak 2''x2'') with glass** for **interior Rs.3,000/rft** and **SS railing** for **exterior costs Rs.1,500/rft. included**

PMS CONSTRUCTIONS

BATHROOM

Sl.No	Standard Package @ Rs.1899/SFT	Classic Package @ Rs.2199/SFT	Premium Package @ Rs.2399/SFT	Luxury Package @ Rs.3299/SFT	Ultra-Luxury Package @ Rs.4999/SFT
1	**Bathroom Ceramic Wall Tiles** With **7 feet** height - Upto **Rs.30** per Sqft	**Bathroom Ceramic Wall Tiles** With **7 feet** height - Upto **Rs.40** per Sqft	**Bathroom Ceramic Wall Tiles** With **10 feet** height - Upto **Rs.100** per Sqft	**Bathroom Ceramic Wall Tiles** With **10'6"** height - Upto **Rs.150** per Sqft	**Bathroom Marble** With **11 feet** height - Upto **Rs.200** per Sqft
2	**Sanitary ware & CP Fittings** Upto **Rs.15,000** for each bathroom	**Sanitary ware & CP Fittings** Upto **Rs.25,000** for each bathroom	**Sanitary ware & CP Fittings** Upto **Rs.40,000** for each bathroom	**Sanitary ware & CP Fittings** Upto **Rs.75,000** for each bathroom	**Sanitary ware & CP Fittings** Upto **Rs.1,25,000** for each bathroom
3	**CPVC Pipe** **Astral** or equivalent	**CPVC Pipe** **Ashirwad / Supreme** or equivalent	**CPVC Pipe** **Ashirwad / Supreme** or equivalent	**CPVC Pipe** **Ashirwad / Supreme** or equivalent	**CPVC Pipe** **Ashirwad / Supreme** or equivalent
4	**Bathroom Accessories** EWC, Health Faucet, Wash Basin with accessories, 2 in 1 wall mixer, Overhead Shower.	**Bathroom Accessories** EWC, Health Faucet, Wash Basin with accessories, 2 in 1 wall mixer, Overhead Shower.	**Bathroom Accessories** EWC, Health Faucet, Wash Basin with accessories, 2 in 1 wall mixer, Overhead Shower.	**Bathroom Accessories** EWC, Health Faucet, Wash Basin with accessories, 2 in 1 wall mixer, Overhead Shower.	**Bathroom Accessories** EWC, Health Faucet, Wash Basin with accessories, 2 in 1 wall mixer, Overhead Shower.
5	(Niche box will be Extra)	(Niche box will be Extra)	(Niche box will be Extra)	(Niche box will be Extra)	(Niche box will be Extra)
	Bathroom doors Waterproof flush doors Up to **Rs.4,000** each	**Bathroom doors** Waterproof flush doors Up to **Rs.7,000** each	**Bathroom doors** Waterproof flush doors Up to **Rs.10,000** each	**Bathroom doors** Waterproof flush doors Up to **Rs.15,000** each	**Bathroom doors** Waterproof flush doors upto **Rs.25,000** each

OVERHEAD TANK

1	**Ganga, Kaveri** double layered capacity of **1,000 ltrs** provided. Rs.7/ltrs	**Ashirvad** triple layered capacity of **2,000 ltrs** provided. Rs.9/ltrs	**Ashirvad** triple layered capacity of **2,000 ltrs** provided. Rs.9/ltrs	**Ashirvad** triple layered capacity of **2,000 ltrs** provided. Rs.12/ltrs	**Ashirvad** triple layered capacity of **2,000 ltrs** provided. Rs.12/ltrs

Miscellaneous

- The **Plinth height** shall be **1'6"** above the existing road level.
- All **plumbing and electrical work** will be **done as per the drawing** given by the Architect.
- **Duration of the construction** would be **12 months (For G+2)** from the day Work begins.
- **Gate** - M.S with **5' Height**.
- **1 Year warranty** will be provided by the contractor side.
- **Anti termite treatment** will be done by the contractor.
- **Parapet wall height 3'6"** will be done by the contractor.
- This **package** is valid for **1 month** from the date of issue to Client.
- The **setback areas** shall be finished with cement flooring.
- **Miniature Circuit Breakers** (MCBs) shall be provided.

Area Calculation

- **Measurements** for the **super built-up area** will be **taken jointly**.
- **Architect drawings** to be **provided in stages** to the contracting company during construction, which will be a base line for design, material and finishing specifications.

Structural details and Extra charges

- **Depth** of the **foundation** more than **6 feet** will be **charged additional**.
- Eccentric footing will be **charged extra**.
- Extra Reinforcement will be charged additional unless advised in the drawings.
- **Slab thickness** more than **6”** will be **charged extra**.
- Double matt and strap beam for eccentric footings will be **charged extra**.
- Footings and column provision for additional floor will be **charged extra**.
- **Additional charges** will apply if Soil bearing capacity**(SBC)<160**.
- **Back filling** for foundation will be **charged extra**.

PMS CONSTRUCTIONS

Additional Works Charges

(Services are available for all additional works)

The following items are not included in the standard construction package and will be charged additionally if required:

- Tapered roof areas – Charged at ₹300/sqft.
- Compound wall – Charged at ₹300/sqft, based on foundation depth.
- Sump construction – ₹15/litre for block work, ₹30/litre for RCC
- Drain slab – Charged at ₹300/sqft.
- Elevation elements – Glass, wood, cladding, MS work, SS work, scratch paint, etc.
- ACP work for elevation – Charged extra.
- Double/Circular/Helical/Cantilever/Folded/Wooden staircases – As per design, charged extra.
- Excavation in water-logged, loose, or rocky soil – Charged extra.
- Backfilling for foundation – Charged extra.
- Rainwater sump, percolation pit, site cleaning, and debris disposal – Charged extra.
- All electrical and plan sanctioning charges – Including office deposits, meter board wiring, cable laying, main building grounding, BWSSB outside water connection, and BESCOM temporary power connection – to be borne by the owner.
- Water and electricity supply – To be provided by the owner.
- Watchmen shed demolition – To be done by the contractor. Blocks reused for parapet or compound walls.
- Borewell charges – Extra.
- Material price escalation – If material cost increases by more than 5%, the difference is payable by the client.
- All mentioned material rates are GST-inclusive and fixed.
- Gas pipeline installation – Charged extra.
- Safety grill and its painting – Charged extra.
- Light fittings and appliances –AC,Fridge,Fan,Geyser,TV,Sofa,Curtains,Bed,Washing machine,Dishwasher,Microwave oven,Water purifier,Chimney & stove.
- Furniture and interior works – Charged extra.
- Solar panel installation & CCTV provision – Charged extra.
- ELCB (Earth Leakage Circuit Breaker) – Charged extra.
- AC copper wire installation – Charged extra.
- AC provision – Provided only for owner's unit, not rental units.
- Lift provision – Charged extra.
- Submersible water pump, Curing pipe, Motor – Charged extra.
- Pressure pump & water softener systems – Charged extra.
- Water heater and geyser installation – Charged extra.
- PU (Polyurethane) polish – Charged extra. **(Included in Luxury & Ultra-Luxury package only)**
- CNC laser cutting works – Charged extra.
- Wood carving work – Charged extra.
- Lintel height above 7 feet – Charged extra.(Applicable only for Standard, Classic & Premium package)
- Road cutting, government permissions, and extra cabling – Charged extra.
- Any other specification not explicitly mentioned – Will be considered additional and charged separately.
- Final measurement – After construction completion, any built-up area exceeding initial estimate will be charged extra.
- Watchmen Salary**(Standard & Classic package only)**, Side covering and Painting of neighbour house – to be borne by the owner.

PMS CONSTRUCTIONS

Thank you..!

Contact Details

Phone : +91 9632955398

Address : PMS Constructions
#144, 1st Block, D group Layout,
Andrahalli Main Road, Bengaluru - 560091

Email : preetampreetu.72@gmail.com

We look forward to working with you.....

PMS CONSTRUCTIONS