



HomeLife  
Properties  
FIND-FINALIZE - MOVE IN



Prepare for a good living

# Residential House Construction cost at Rs.2250/- sqft

OFFICE ADDRESS :

56, Karunegar street, Palla St,  
Gomathipuram, thiruninravur,  
Tamil Nadu 602024

CONTACT US

+91 8072349457 / 9677287622  
Homelifeproperties369@gmail.com  
Homelifeproperties.in

## **SPECIFICATION**

**Type** : Framed structure

**Deign** : 2D Drawing

3D elevation

Electrical & Plumbing Drawing

Structural Design

## **STRUCTURE :**

Basement height : upto 3 feet

Ceiling height : 10feet

Foundation Height : 5 feet

( 230kPA if below depend on foundation type cost vary )

Cut Lintel for Door & Windows

Flyash Brick for Sump & Septic tank and Basement

Basement Termite treatment are done

**Mix ratio** : For brick work                      For plastering

9" wall - 1:5                                      Inner and Outer -1:5

4½ wall - 1:4                                      ceiling                      -1:3

**Concrete mix** : M20 or 25 Grade for Rcc structural member depend on the design

**Cement** : ( For concrete) Coromandel 53 Grade OPC

(Brick work) Ramco & Chettinad & Dalmia PPC

**Steel** : ARS & JSW Fe 550 (ISI standard)

**Red Brick** : 9" wall provided for outer main wall

4½” wall provided for interior wall

**AAC Block** : 6” wall provided for outer main wall

4” wall provided for interior wall

### **KITCHEN :**

Wall tiles 2 feet above kitchen counter top upto Rs. 55/- per sqft

Main sink faucet upto Rs. 3500/-

Kitchen sink : Stainless steel upto Rs. 5000/-

Kitchen granite slab : 20mm thick upto Rs. 150/- per sqft

### **BATHROOM :**

Wall tiles at full height upto Rs. 55/- per sqft

Floor tiles upto Rs. 60/- per sqft

Sanitary Ware & CP Fittings upto Rs. 25,000/-

CPVC/PVC : Ashirwad/Supreme/Astral

Bathroom accessories : EWC , Health Faucet , Wash basin , 2 in1 Wall mixer , over head shower,

### **PLUMBING :**

**Bathroom** : 1 wash basin with tap ,1 shower with wall mixture for hot & cold waster , floor mount western closet with health faucet

**Dinning** : single wash basin with tap

**Kitchen** : Single stainless steel sink with tap . 1 RO point

**Service** : 1 tap point & water outlet point for washing machine

## **DOOR & WINDOWS :**

Main Door : Teak wood door with Teak wood frame of 5 inch by 3 inch , 38mm thickness upto Rs. 35,000/-

Internal Door : Flush door with laminated along with teak wood frame of 4 inch by 3 inch upto Rs. 10,000/-

Toilet Door : WPC door 30mm thick upto Rs. 4000/-

Windows : UPVC sliding window (white colour) upto Rs. 450/- per sqft. Opening quantity is 20 percentage of Build up area

## **PAINTING :**

### **INTERIOR**

2 Coat of Asian/Birla Putty

1 Coat of Asian Primer and 2 Coat of Asian tractor emulsion paint for the wall

1 coat of Primer and 2 coat of Asian tractor emulsion paint for the ceiling

### **EXTERIOR**

1 Coat of weatherproof primer

1 Coat of white cement

2 Coat of colour Asian ULTIMA

## **FLOORING :**

Living & dining flooring : tiles upto 60/- Rs per sqft (4x2)

Bed Room & kitchen flooring : tile upto 60/- Rs per sqft (4x2)

Balcony & open area flooring : anti skid tile upto 50/- Rs per sqft (2x2)

Staircase flooring : anti skid tile upto 45/- Rs per sqft

Parking tiles : anti skid tiles upto 55/- Rs per sqft

## **ELECTRICAL POINT**

Wires : Finolex / Orbit

Switches : Legrand / Roma

**Bedroom** - 1 switch box with 1 switches for 1 fan , 2light and 1 five amps socket with switch near door and another switch box with same set of switches near bed for two way control-1AC point ,1 fan point and 2 light point.

**Bathroom** - 1 switch box with 1 switch for light and 1 switch for heater near the door & 15 amps socket for heater. 1 switch box with 1 five amps socket for hair dryer near the mirror

**Hall** - 1 switch box near the door for 2 fans , 2 light & 1 five amps socket and another switch box with same set of switches near sofa . 1 switch box with 2 five amps socket and switches along with cable point for tv connection

**Dining** - 1 switch box with switches for 1 fan & 1 light

**Pooja** - 1 switch box with switch for light

**Kitchen** - 1 switch box with switch for 2 light , 1 exhaust fan. 1 switch point for chimney. 1 switch box with 15 amps socket & switch for refrigerator . 1 switch box with two 15amps socket & switch for mixie/oven

**Serive** - 1 switch for light , 1 switch box with 15 amps socket & switch for washing machine

## **OTHER INCLUSIVE**

Over head tank : 2000 litres Sintex

MS or SS 304 Grade for Staircase Railing and Balcony (upto 15 feet)

Parapet wall 3feet high

Roof weathering is included with cooling tile

Rain water harvesting

Window & Main Door Safety Grill

## **EXTRA CHARGES :**

Compound wall Rs. 425/- per sqft

Lift

Carpentry & other wooden work

EB connection & charges

Govt . approval charges

Water connection & Other charges

Underground water storage sump Rs. 26/- per Litre

Overhead concrete tank Rs. 35/- per Litre

Underground Septic tank Rs. 24/- per Litre

Compound wall Main Gates

Soil test

Foundation De-watering Charges

For Tie Beam if Basement exceed 3 feet height

Soak Pit

Steel Ladder for Head Room

**Our work may hide behind walls, but our  
commitment is always on display**