

# Luxurious Bungalows Construction Quotation

A comprehensive cost analysis and material specification guide for premium construction at ₹2,200/- per sq.ft. This proposal details our commitment to quality, durability, and aesthetic excellence in luxurious development.



# Project Overview & Cost Structure

1

## Base Construction Rate

The construction shall be executed at the premium rate of ₹2,200/- per square foot, encompassing all structural elements, finishing works, fixtures, and fittings as detailed in this document.

2

## Floor-wise Cost Increment

A 5% incremental increase in costs will be applied for all rising floors, commencing from the second floor, to account for additional logistical complexities, material transportation, and specialized labor requirements.

3

## Additional Structures

Plinth and compound wall construction costs may vary based on structural drawing requirements and soil conditions. These will be assessed separately following site analysis and engineering consultation.

This quotation encompasses comprehensive construction services from foundation to finishing, utilizing premium materials from industry-leading brands to ensure longevity, aesthetic appeal, and structural integrity of your high-rise development.

# Foundation & Structural Framework

## Concrete & Cementing Excellence

The structural integrity of your luxurious bungalow's development begins with the finest foundation materials:

- **Concreting & Brickwork:** Ambuja/UltraTech OPC Grade cement supplied through RMC (Ready Mix Concrete) plant for consistent quality and superior strength
- **Plastering & Finishing:** Ambuja/UltraTech PPC Grade cement for smooth, durable surface finishes with enhanced water resistance
- **Aggregate Quality:** 20mm round aggregate for optimal concrete density and structural stability



## Steel Reinforcement

Premium Tata Tiscon TMT steel bars in various diameters (8mm, 10mm, 12mm, 16mm) will be utilized for reinforcement, providing exceptional tensile strength and ductility. Tata Tiscon's corrosion-resistant properties ensure longevity even in challenging environmental conditions.



# Masonry & Sand Specifications

## Premium Brick Selection

Fine quality mud bricks manufactured by Paul Company will be used for all masonry work. These bricks are known for their:

- Consistent dimensions and superior finish
- High compressive strength exceeding  $7.5 \text{ N/mm}^2$
- Low water absorption rate (less than 15%)
- Excellent thermal insulation properties
- Sound reduction capabilities for enhanced privacy

## Strategic Sand Usage

Different sand types will be utilized based on specific construction needs:

- **Concrete & Brickwork:** Premium Bhandara sand with optimal grain size distribution for maximum strength and minimal voids
- **Plastering & Tile Work:** Fine-grade Bhandara sand for smooth surface finishing and precise tile installation
- All sand supplies are properly sieved and washed to remove impurities
- Moisture content will be carefully controlled for consistent mixing



# Interior & Exterior Painting Solutions

## Interior Painting Excellence

Your interiors will showcase the prestigious Asian Paints Royale finish, creating sophisticated living spaces:

- Two layers of Birla Wall Care putty for flawlessly smooth surfaces
- One layer of Asian Paints primer for enhanced adhesion and coverage
- Multiple coats of Asian Paints Royale for luxurious finish
- Low VOC formulation for healthier indoor environments
- Stain-resistant and washable properties for long-term maintenance
- Color consultation services included for aesthetic coordination



## Weather-Resistant Exterior Finishes

The building exterior will receive Apex Ultima Weather Shield treatment:

- One layer of Birla White Cement waterproofing solution
- Multiple coats of Apex Ultima for UV and weather protection
- Anti-algal and anti-fungal properties for tropical climates
- Extensive 10-year warranty against peeling and fading
- Breathable coating allowing moisture escape from walls

# Premium Door Installations



## Main Entrance Door

The main door leading to the drawing room will feature premium teakwood construction fitted to matching teakwood frames. These doors will be 38mm thick with ornate detailing, polished to highlight the natural grain patterns. Brass hardware with antique finish will complement the door design.



## Interior Room Doors

All interior room doors will be crafted from quality teakwood fitted to teakwood frames. These doors will be 35mm thick with contemporary designs suitable for modern living spaces. Each door will include quality hardware with soft-close mechanisms for elegant operation.



## Utility & Bathroom Doors

Bathroom and tower exterior doors will feature waterproof PVC construction fitted to cement/aluminum frames. These specialized doors resist humidity, preventing warping or damage in wet areas. The PVC material ensures easy maintenance and lasting functionality.

# Railings & Window Specifications

## Premium Safety Railings

All staircase and balcony areas will feature sophisticated railings crafted from:

- 18-gauge galvanized stainless steel with rounded profiles
- Toughened 12mm glass fitting for unobstructed views
- Double-height safety installations for family security
- Anti-corrosion treatment for extended durability
- Custom design options available to match architectural themes
- Polished finish with seamless welding for elegant appearance

These railings combine modern aesthetics with robust safety features, allowing for panoramic views while maintaining strict compliance with building safety codes.



## Advanced Window Systems

All windows will feature:

- 3-channel PVC frame glass windows with sliding mechanisms
- Integrated mosquito nets in black/white color options
- MS quality iron window grills for enhanced security
- Double-glazed glass for thermal and acoustic insulation
- Weather-stripping for prevention of dust and water infiltration
- Corrosion-resistant hardware with multi-point locking systems



# Flooring & Tile Solutions - Living Spaces

1

## Premium Italian Tiles for All Rooms

Living spaces will be adorned with luxurious Italian tiles featuring:

- Large format dimensions: 24"x48" or 32"x64" for seamless appearance
- Premium quality with costs ranging from ₹70 to ₹100 per square foot
- Rectified edges for minimal grout lines and elegant continuity
- Stain-resistant and easy-maintenance surface treatments
- Variety of finish options including matte, satin, or polished
- Coordinated skirting tiles for complete aesthetic harmony

2

## Staircase Finishing

Staircases will receive special treatment with:

- Anti-slip rough tiles for safety and durability
- Premium options ranging from ₹210 to ₹270 per step set
- Alternative granite top finishing available upon request
- Integrated LED lighting options for nighttime safety
- Coordinated riser and tread designs for visual continuity
- Reinforced installation for high-traffic durability

# Specialized Tiling - Wet Areas & Exterior

## Bathroom Tile Specifications

All bathrooms will feature specialized moisture-resistant solutions:

- Printed tiles with designer patterns and textures
- Anti-slip rough floor tiles for safety in wet areas
- Cost-effective options ranging from ₹40 to ₹50 per square foot
- Installation up to 7 feet height for comprehensive coverage
- PVC ceiling installation for humidity resistance
- Waterproof membrane application beneath all bathroom tiling
- Special corner and edge treatments for seamless finishing



## Kitchen & Exterior Tiling

### Kitchen Areas:

- Printed tiles costing ₹40 to ₹50 per square foot
- Installation up to 7 feet height above kitchen platform only
- Stain and heat-resistant properties for practical use

### Building Elevation:

- Striking 3D printed tiles for distinctive façade
- Weather-resistant materials at ₹40 to ₹50 per square foot
- UV-stable coloration to prevent fading in tropical sun



# Designer Kitchen Solutions

## Modular Kitchen Specifications

Each residence will feature a premium 14-foot modular kitchen with:

- 28-inch wide premium granite countertop with 40mm thickness
- 3-foot overhead cabinets with soft-close mechanisms
- PVC ceiling installation for moisture resistance and easy maintenance
- Water-resistant carcass material with lifetime warranty against swelling
- Stainless steel fittings with anti-corrosion properties
- Integrated storage solutions for maximum space utilization

## Cabinet & Hardware Details

The modular kitchen will incorporate:

- High-quality laminate or membrane-pressed finishes for cabinet exteriors
- Heavy-duty hinges and drawer channels tested for 50,000+ cycles
- Ergonomic handle designs in brushed steel finish
- Designated spaces for modern appliances including refrigerator, microwave, and dishwasher
- Under-cabinet LED lighting for task illumination
- Specialized corner solutions to maximize storage efficiency



# POP Ceiling Designs & Treatments

## Living Area Premium Ceiling Designs

The main hall will feature sophisticated Plaster of Paris (POP) ceiling work with:

- Two-layer design with intricate geometric or floral patterns
- Recessed areas for indirect lighting installation
- Cove lighting troughs for ambient illumination
- Seamless integration with AC vents and electrical fixtures
- Hand-crafted cornices and medallions for traditional elegance
- Premium finish with specialized POP primer and paint



## Bedroom & Other Room Treatments

All other rooms will receive refined ceiling treatments featuring:

- Single-layer POP design with clean, contemporary patterns
- Perimeter detailing with subtle architectural elements
- Provision for ceiling fans and lighting fixtures
- Smooth finishing for optimal light reflection
- Moisture-resistant POP formulation for durability
- Customizable designs to match room functions and aesthetics

# Advanced Plumbing Systems

## Premium Pipe Selection

All bathroom installations will utilize CPVC Ashirvad pipes known for temperature resistance and long service life. Water supply lines will feature PVC Ashirvad pipes with color-coding for hot and cold water identification. Drainage systems will incorporate UPVC Ashirvad pipes with anti-bacterial inner layers.

## Shower Systems

Premium shower installations will include diverters, overhead rain showers, and handheld options with thermostatic controls where specified. All shower areas will feature proper waterproofing with sloped flooring for efficient drainage.



## Luxury Fixtures

Bathroom fixtures will include Jaguar Company heavy-duty taps and faucets with ceramic disc technology and chrome finish. These fixtures offer smooth operation and drip-free performance with extended warranties. Water-saving aerators will be standard on all faucets.

## Quality Sanitary Ware

All sanitary fittings will be sourced from Cera Company, featuring water-efficient flush systems, stain-resistant ceramic, and contemporary designs. Each bathroom will include wall-hung toilets with concealed cisterns for elegant, space-saving installation.



# Comprehensive Electrical Solutions

## Premium Wiring Infrastructure

The entire electrical system will be engineered for safety, efficiency, and future adaptability:

- Havells/Polycab flame-retardant copper wires with color-coding
- PVC conduit concealed wiring structure throughout the premises
- Separate circuits for high-load appliances like AC units and water heaters
- RCCB/ELCB protection for enhanced safety against current leakage
- Adequate provision of points as per standard high-end residential requirements
- Surge protection devices for sensitive electronic equipment



## Designer Switches & Outlets

All visible electrical components will feature premium aesthetics and functionality:

- Le-Grand or Western Company modular switches and sockets
- Sleek, contemporary design with screwless mounting plates
- LED indicator switches for bathrooms and passages
- USB charging ports in key locations like bedrooms and living areas
- International standard sockets in designated areas
- Centralized control options for living room lighting



# Project Requirements & Client Responsibilities

1

## Electrical Connection

The client is responsible for arranging and providing the electrical meter connection before construction commencement. This includes handling all necessary permissions, deposits, and documentation with the local electricity board. Our team will coordinate regarding load requirements and connection specifications.

2

## Water Supply Arrangement

Continuous water supply must be arranged and maintained by the client throughout the construction period. This includes arranging water tankers if municipal supply is inconsistent. Water storage facilities for construction purposes can be discussed separately if required.

3

## Design & Color Selection

All aesthetic decisions including design elements and color combinations must be finalized by the client within the stipulated timeframe. Our design consultants will provide guidance and samples, but final approval rests with the client to ensure satisfaction with the finished project.

These requirements are essential for maintaining the construction timeline and ensuring smooth project execution. Our project management team will provide regular updates and coordinate with you regarding these aspects throughout the construction process.

# Quality Assurance Protocols

## Material Testing & Verification

To ensure the highest standards of construction quality, we implement rigorous testing protocols:

- Cement and concrete cube testing at certified laboratories
- TMT bar sample testing for tensile strength verification
- Slump tests for concrete workability assessment
- Brick absorption and compression strength testing
- Waterproofing integrity checks using ponding methods
- Third-party quality inspection at critical construction stages



## Construction Milestone Inspections

Our quality assurance team conducts systematic inspections at key project milestones:

- Foundation completion and DPC application
- Column and beam reinforcement before concrete pouring
- Slab shuttering and reinforcement verification
- Pre-plastering checks for electrical and plumbing conduits
- Waterproofing application in wet areas
- Final finishing and fixture installation review

# Construction Timeline & Phasing

## Phase 1: Foundation & Structure (3-4 months)

1

- Site preparation and excavation
- Foundation casting and curing
- Column and beam framework
- Floor slab casting for each level
- Basic brick masonry work

2

## Phase 2: Shell & Core (3-4 months)

- Complete brick masonry for all floors
- Electrical and plumbing conduit installation
- Window frame fixing
- External plastering
- Waterproofing for wet areas and terraces

3

## Phase 3: Finishes & Fixtures (3-4 months)

- Internal plastering and POP work
- Flooring and tile installation
- Door installation and finishing
- Kitchen cabinet installation
- Sanitary fixture and CP fitting installation

4

## Phase 4: Final Touches (1-2 months)

- Painting and decorative finishes
- Electrical switch and fixture installation
- Railing installation for stairs and balconies
- Final cleaning and touch-ups
- Inspection and handover procedures

The total construction duration is estimated at 10-14 months, depending on building height, weather conditions, and approval processes. This timeline may be adjusted based on specific project requirements and unforeseen circumstances.



# Warranty & After-Sales Support

## Structural Warranty

Our commitment to quality construction is backed by comprehensive warranty coverage:

- 10-year warranty on all structural elements including columns, beams, and slabs
- Coverage against structural defects, settlement issues, and concrete deterioration
- Annual structural inspection services for the first three years
- Detailed documentation of structural specifications for future reference
- Emergency response protocol for critical structural concerns

## Finishing & Fixture Warranty

All finishing works and installed fixtures come with specialized warranty coverage:

- 5-year warranty on waterproofing treatments
- 3-year warranty on plumbing systems against leakage and material defects
- 2-year warranty on electrical systems and installations
- 1-year comprehensive warranty on all finishing works including paintwork, tiling, and POP
- Manufacturer warranties on branded products (doors, sanitary ware, CP fittings, etc.)

## Maintenance Support

Our relationship continues beyond project completion with dedicated after-sales service:

- Scheduled maintenance visits during the warranty period
- 24/7 emergency support line for critical issues
- Dedicated customer relationship manager for warranty claims
- Maintenance manual provided at handover with all relevant contacts
- Preferential rates for post-warranty service requirements

# Sustainability & Green Building Features

## Energy Efficiency Measures

Our construction methodology incorporates several energy-saving features:

- Double-glazed windows for improved thermal insulation
- Optimal building orientation to minimize solar heat gain
- Energy-efficient LED lighting throughout the premises
- Provision for solar panel installation on rooftop areas
- Natural ventilation design to reduce air conditioning requirements
- High-performance building envelope materials to reduce thermal bridging



## Water Conservation Systems

Responsible water management is built into our design approach:

- Rainwater harvesting system with collection tanks
- Low-flow fixtures reducing water consumption by up to 30%
- Dual-flush toilets for water-efficient operation
- Greywater recycling provisions for landscape irrigation
- Water-efficient landscaping with native plant species
- Smart irrigation systems with moisture sensors

# Payment Schedule & Terms

20%

**Initial Payment**

Due at contract signing to commence site preparation, material procurement, and foundation work.

20%

**Foundation Completion**

Payable upon completion of foundation work, anti-termite treatment, and initial plumbing layout.

15%

**Ground Floor Structure**

Due upon completion of ground floor columns, beams, and slab casting with appropriate curing time.

10%

**Per Additional Floor**

Separate payment for each additional floor upon completion of structural elements and basic masonry.

15%

**Shell Completion**

Payable after completion of all masonry work, external plastering, and basic electrical/plumbing conduits.

10%

**Interior Finishing**

Due upon completion of internal plastering, flooring, tiling, and POP ceiling work across all floors.

10%

**Final Payment**

Payable at project completion after fixture installation, painting, and satisfactory inspection.

All payments should be made via bank transfer or cheque to the designated company account. GST and other applicable taxes will be charged as per government regulations at the time of billing. Price escalation clauses may apply for projects extending beyond 18 months from commencement.

# Next Steps & Project Initiation



## Quotation Acceptance

Review this detailed quotation and provide formal acceptance through our digital client portal or signed physical document. Our representatives are available to clarify any aspects of the proposal before proceeding.



## Consultation Meeting

Schedule a comprehensive consultation with our design and engineering team to discuss specific requirements, customizations, and preferences. This meeting will help finalize architectural plans and material selections.



## Contract Finalization

Upon agreement on all specifications, a formal construction contract will be prepared with detailed terms, conditions, timelines, and payment schedules for your review and signature.



## Project Commencement

Following contract signing and initial payment, our team will mobilize resources, secure necessary permits, and commence site preparation within 15 working days to begin your luxurious bungalow's construction journey.

We look forward to partnering with you on this prestigious development project. Our commitment to excellence in high-rise construction has established our reputation as a trusted builder for discerning clients across India. For immediate assistance or to schedule your consultation, please contact our customer relations department at +91-9420708335.