

# Brick & Bolt

## Home Construction **Simplified**

Bengaluru | Delhi NCR | Chennai | Hyderabad | Pune | Mysuru

### Shaik Mohammed Ashfaq (CRN314669)

Date: 02-04-2024



### Price Guard – Our Price Protection Promise

Experience Peace of Mind with Price Guard. We care about your dream home. That's why every quote from Brick&Bolt includes Price Guard, giving you a 2-month price lock.

**Validity:** From 11-Mar-2024 to 10-May-2024



# Specification and Cost for CRN314669

## Overall Cost

Item	Amount
Initial Cost	INR 4073516.00/-
Your Savings (Discount)	INR 142573.06/-
<b>Final Cost @1924.75/sqft</b>	<b>INR 3930942.94/-</b>

## Construction Details

Plot Area = 1350.0

Ground Floor => 728.0 sq.ft (1 units of 2bhk) + 35.0 sq.ft (1 units of utility) + 125.0 sq.ft (1 units of car Parking)

1st Floor => 864.0 sq.ft (1 units of 2bhk & staircase headroom) + 39.0 sq.ft (1 units of utility) + 88.0 sq.ft (1 units of balcony)

Package Built Up Area = 1592.0 sq.ft

Total Built Up Area = 1879.0 sq.ft

Changes in the floor built up area will change the project cost.

Notes:

- 1) River sand shall be used for all Internal & External Plastering
- 2) M-Sand shall be used for all Block works, Foundations, Plinth Beam, Columns, & Slabs
- 3) Openable UPVC windows preferred.

\* Note: Kindly check the Open Area in the quote as the total Open Area is greater than 20% and an increase/decrease in the areas will affect the price.

## Total Cost Breakup

Item	Rate	Quantity	Cost(INR)
Ground Floor 1st Floor Specification – Classic Package	2050.0 per sqft	1592.0 sqft	3,263,600.00
Ground Floor 1 units of utility	1230.0 per sqft	35	43050.00
Ground Floor 1 units of carParking	1230.0 per sqft	125	153750.00
1st Floor 1 units of utility	1230.0 per sqft	39	47970.00
1st Floor 1 units of balcony	1230.0 per sqft	88	108240.00
Compound wall HYD	1500 per rft	30	45000.00
MS Gate	300 per sqft	50	15000.00
UltraTech Cement Upgrade – HYD New	40 per bag	845	33800.00
Additional Cost for 1.5 ft Plinth Height	57500 per lumpsum	1	57500.00
2 ft additional depth – 35/sft	35 per sqft	1776	62160.00
1ft FFL to FFL height increase	60 per sqft	900	54000.00
Slab Extension Area (hyd)	748 per sqft	152	113696.00

Additional UPVC Window more than 10% - Classic Package	500 per sqft	33	16500.00
Window Grills - Rs.150/sq.ft	150 per sqft	33	4950.00
Additional Main Doors - classic	30000 per unit	0.5	15000.00
Internal Doors worth INR 8000/unit plus INR 1000 for fixing	9000 per unit	2.7	24300.00
Additional Kitchen - INR 30,000 HYD	30000 per lumpsum	0.5	15000.00
<b>Your Savings (Discount)</b>			<b>142573.06</b>
<b>Total Cost @1924.75/sqft</b>			<b>4073516.00</b>

## Your Savings Breakup

Item	Rate	Quantity	Cost(INR)
Discount			142573
<b>Your Savings</b>			<b>142573</b>

## Ground Floor 1st Floor Specification

Package Name	Classic Package for Turnkey House Construction in Hyderabad
Package Rate	INR 2050.0 per sqft
Package Built-up Area	1592.0 sqft



### Designs & Drawings

- Architectural Layout | 2D
- Basic Elevation
- Structural Design
- 3D Elevation
- All the designs will be provided in non editable PDF format
- Only External 3D views as visible from the adjacent roads will be provided
- Electrical Drawings
- Plumbing Drawings



### Structure

- RCC Framed Structure in M20 / M25 grade Concrete in 20mm & 40mm Aggregates. Masonry Partitions shall be Provided.
- RCC Design Mix - M20 / M25 or As per the structural designer recommendation
- Aggregates - 20mm & 40mm
- Cement - Ramco or Zuari or equivalent of 43 or 53 grade of prices at Rs. 356/- per Bag
- Steel - Vizag or equivalent of price at Rs. 80,000/- per MT
- Steel in the package is assumed at 2.90 kgs per sft(Any steel quantity over and above this will be chargeable as per actuals based on the recommendations provided by the Structural designer)

- Height of each floor shall be 10'0" from Finished Floor level to Finished Floor level
- "Brick Masonry in Standard Red Bricks with Plaster as per the design 4" for internal Partitions and 9" for External Walls .  
9 inch for Exterior Walls is assumed at 9 (+/-1 ) per brick"
- Blocks - Standard Red Bricks. 9 inch & 4 inch
- The Foundation has been assumed as Isolated footings in regular Soil of Bearing Capacity 180kN/m<sup>2</sup> and above and upto a depth of 6 feet. For soil conditions requiring specialised foundation design or/and additional depth of excavation over and above 5 feet, additional charges will be applicable. For every 1feet of additional excavation, 35/sqft will be charged for entire site area.
- In case of rocky terrains, excavation cost shall be charged extra for foundation, sump,soak pit and other excavation at 35 per cubic feet without blasting. Cost is extra as per actuals for the rocks based on the site condition.
- In case the Site level is more than 6" below the Road level, additional filling charges will be applicable at 48,000 for 1' for a 30'X40' plot size and prorated thereafter
- For constrained sites where excavated soil cannot be stored and needs to be carted out to make way for construction, soil for refilling shall be charged additional. Additional charge= 2500 per tractor load (upto 5km lead)
- The Plinth level will be Provided at a height of 2 feet and 6 inches above the existing Ground Level. PCC of 100mm shall be Provided at the Plinth Level below the Ground floor Flooring. Any increase in height of the Plinth thereafter shall be chargeable at 48,000 and size stone masonry at 160/cu.ft. will be charged for raising plinth height by 1ft and prorated thereafter. SSM below the plinth beam is chargeable additional at 160 per CFT
- Internal Plastering(1:6 cement mortar), external plastering (1:5 cement mortar), and ceiling plastering (1:4 cement mortar) shall be done. The thickness of the internal plaster shall be 15mm and external plaster shall be 12mm + 8mm (applied in 2 coats)
- Chicken mesh shall be used near beam, column and masonry wall junction and at the Chasing for Electrical Conduits
- Water proofing shall be done in the terrace slab, all washrooms and balconies using Fosroc / Dr Fixit Brushbond or equivalent brands.
- Weather proof course shall be provided at terrace of Dr. Fixit brand or equivalent.



- Lintels shall be provided only over openings with bearing of 6" into the edge of the openings. For providing concrete band all around, additional Charges shall be applicable.
- Curing compound of Sika Antisol/ equivalent brand shall be used in the external plastering.
- M-Sand shall be used for Masonry and P-Sand shall be used for Plastering



## Kitchen

- For every one dwelling unit one kitchen of size upto 80 sft is included. Additional dwelling units and larger kitchens shall be charged at a Pro-rata basis
- Ceramic wall tiles will be provided upto 2'-0" above the Kitchen Counter top of - upto 60 per Sft
- Kitchen counter top of width, 2'-0" in 18mm Granite of - upto 160 per Sft is included. Double layer nosing at the edge in the front has been included along with polishing
- Single bowl Stainless Steel Kitchen Sink of Franke make or Equivalent of - upto 6000 shall be provided. Kitchen faucet of upto 2000 along with accessories of Parryware/Hindware/Jaquar or equivalent make shall be provided
- Provision shall be made for One inlet near Kitchen Sink for the Water Purifier or as per Design
- Provision shall be made for One inlet and One Outlet for Washing Machine in the Utility/Dry Balcony or as per Design
- A Bib Cock of Jaquar or equivalent make shall be provided in the Utility Area
- Provision of Exhaust Fan is included
- Ceramic Wall Tiles ( 2 feet above kitchen slab ) - Upto 60 per Sqft
- Main Sink Faucet - Upto 2000
- Any Other Faucet & Accessories - Jaquar/Parryware/Hindware
- Kitchen Sink - Stainless Steel Single Sink worth 6000



## Bathroom

- One bathroom is included per 500 sft of package built up area. Additional bathrooms will be charged on a Pro-rata basis
- Bathroom Ceramic wall tiles will be provided upto 7'-0" above the Finished Floor Level of - upto 60 per Sft
- Bathroom Flooring - Anti-skid Tiles of value upto 60/- per sqft
- Spacer joints shall be provided in the floor tiles and the wall dado tiles. Grouting shall be of polymeric cement grout of Roff/ Weber/ equivalent brands
- Gratings shall be sealed with polymeric cement grout of Roff/ Weber/ equivalent brands
- Two nos. of 6 inches rainwater discharge pipes shall be provided per 1000 sqft of plot area. Additional Rain Water Pipes will be charged on a Pro-rata basis
- Sewer line connection to the main drain line is included in the package up to 10 feet from the building
- External pipes shall be fixed on raised clamps
- Sanitary ware & CP Fittings - Upto 50000 per 1000 sqft of construction of Parryware or equivalent make
- Plumbing works shall be carried out with CPVC Pipe - Ashirwad or Supreme or Equivalent
- Sanitary ware and CP fittings of - upto 50,000 are included per 1000 sft of Package Built Up area. Additional Sanitary Ware and CP Fittings will be charged on a Pro-Rata Basis. One number EWC, Health Faucet, Wash Basin, Basin Mixer, Overhead Shower with 2 in 1 Shower wall Mixer is included.
- Provision of Exhaust Fan is included



## Doors & Windows

- The total area of opening for windows and ventilators including frames is assumed as 10% of the package built up area
- Windows - UPVC Windows with glass and mesh shutters (3 track with 1 mesh) of Atlas or

equivalent make worth 500/- per sft

- Window Grills of upto 180 per sft shall be provided of 10mm thick MS rods with maximum spacing 125mm between rods in either direction finished with enamel paint
- The timber used for windows or doors/door frames shall be well seasoned and free from knots, warps, sap, cracks, and other defects. All joints should be strong, accurately fitted, and glued. All sal wood works shall be provided with two coats of paint
- Chajjas shall be provided for all Windows with 1 feet outward projection and 6 inch bearing on each side of the window
- Main Door - Teak Door with teak frame of 5inch by 3 inch, worth 30000 including fixtures
- 1 Main door shall be provided per dwelling unit. The main door shall be 32mm thick of Size 3'6"X7' of - upto 30,000 including frame in African Teak or equivalent. The frame thickness will be 3"X5". The Main door price includes 2 numbers brass tower bolts, 3 brass hinges, Lock of upto 2000 of Europa/Godrej make and 1 Wall mounted Magnetic Door Stopper
- 1 Main door shall be provided per 1000 sft - 1500 sft package built up area.
- Internal Doors shall be 32mm thick Membrane/Flush doors of Size 3'0"X7' of - upto 9,000 including frame in Sal Wood. The frame thickness will be 2.5"X4". The price includes 2 numbers MS/Aluminium tower bolts, 3 MS hinges and 1 Wall mounted Magnetic Door Stopper
- Bathroom Doors shall be 32mm thick Waterproof Flush doors / WPC doors of Size 2'6"X7' of - upto 12000 including frame in Sal wood. The frame thickness will be 2.5"X4". The price includes 2 numbers MS/Aluminium tower bolts, 3 MS hinges and 1 Wall mounted Magnetic Door Stopper
- Maximum 1 Bedroom door and 1 Bathroom door shall be provided for 500 sft of package built up area. Additional doors shall be provided only in the incremental step of 500 sft of package built up area. No intermediate doors are included.



## Painting

- The exteriors will be painted with one coat Asian Primer and two coats of Apex Exterior Emulsion paint or equivalent
- The interior walls and Ceiling shall be painted with 2 coats JK Putty, 1 Coat of Primer and 2 coats - Tractor Shyne Emulsion or equivalent. The choice of colours is restricted to upto 2 in a

room and upto 6 overall. Any additional colours will be chargeable

- All MS Steel grills and railings shall be painted with an anti corrosion coat with a final coat of Enamel Paint
- Interior Painting - JK Putty + Tractor Shyne Emulsion or equivalent
- Exterior Painting - Asian Primer + Apex Exterior Emulsion Paint or equivalent



## Flooring

- Living and Dining room flooring shall be in 2'X2' Vitrified Tiles or Granite of - upto 100 per sft
- Other Rooms and Kitchen flooring shall be in 2'X2' Vitrified Tiles or Granite of - upto 80 per sft
- Staircase flooring shall be in Sadderahalli Granite of - upto 80 per sft
- Parking area flooring shall be in Anti-skid tiles of - upto 50 per sft
- Balconies and open areas shall be in Anti-skid tiles of - upto 60 per sft. Terrace tiles shall be additionally charged
- Skirting shall be of matching Vitrified Tiles or Granite not less than 75mm high
- Wall dado will be in 18"X12" ceramic tiles of - upto 60 per sft
- The following Quality standards and inclusions/exclusions shall be made note of and must be taken care of at the time of execution
- Wall tiles shall be fixed with tile adhesive. Joints shall be cleaned thoroughly and grouted with site made grout cement grout of Roff/ Weber/ equivalent brands
- Ceramic tiles for walls shall be free from cracks, spots, grazes, chipped edges and corners. Variation in size shall be limited to +/- 1.5 mm. Thickness shall be as specified, but in no case shall they be less than 6 mm
- Flooring/dado/skirting must be laid level/to plumb
- Grouting for tiles in the Balconies, terrace (if opted) shall be done with polymeric cement grout of Roff/ Weber/ equivalent brands
- Plinth protection upto two feet wide is included in the package
- Granite if used shall be hard, sound, free from cracks, cavities, holes, patches of injurious veins, weathered portions, flaws, etc. Granite used should have a minimum thickness of 19 mm
- Labour charges for cutting, laying, polishing, nosing, chamfering of granite shall be extra

- Labour charges for laying of tiles shall be extra if tile of size greater than 2ft by 2ft are used
- Additional charges shall be applicable for laying Indian marble of upto 70 per sft
- Additional charges for laying Granite shall be 18 per sq.ft. Additional charges of 30 per running ft for buffing or chamfering/nosing if applicable
- Additional charges shall be applicable for laying Italian marble of upto 70 per sft. Over and above the laying charges, an additional chemical treatment charge of 30 per sft shall be applicable



## Electrical

- Wires - Fireproof wires by Finolex
- Switches & Sockets - Polycab Levana or equivalent
- The electrical points shall be provided as per the following distribution
- Living/Dining/Family Room shall be provided with 2 numbers fan Point, 4 numbers Light Point, 4 numbers 5Amp Switch and Sockets and 1 number TV Cable Point
- Other Rooms shall be provided with 3 numbers of light points, 1 number of fan point, 4 numbers of 5Amp switch and socket in the TV/Study or dresser area as the case may be as per design and 1 number 16Ampswitch and socket for air conditioning
- Kitchen shall be provided with 2 numbers of light points, 5 numbers of 5/15Amp (as the case may be based on Appliance Specifications) switch and socket one each for refrigerator, mixer/grinder, oven, water purifier and one above the Kitchen platform
- 1 number calling bell shall be provided. More call bell points per dwelling Unit shall be charged additionally
- Bathroom shall be provided with 2 numbers of light point, 1 number of geyser point, 1 number of 5Amp Switch and Socket near the wash basin
- 1 number light point each shall be provided with a two way switch connection for each room, living room and staircase
- Corridor/passage/portico/parking/utility/terrace/external stairs/balcony/space around house/any other built up area shall be provided with 5 numbers light points and 5 numbers 5Amp switches and sockets at suitable locations per 1000 sqft of package built up area

- All wiring shall be done with fire proof wires of Finolex or equivalent make
- Provision for 1 nos. of UPS Wiring shall be made for every 2,000 sft of package built up area.
- One MCB board of Anchor/Finolex or equivalent make shall be provided
- One earthing pit shall be provided for one dwelling unit per 1000 sft of package built up area
- Main panel board shall be in the Owner's scope including road cutting charges and main-line from pole to panel board



## Miscellaneous

- Overhead Tank - Double Layered tank of 1500 Ltrs of Apollo make
- A Double layered overhead tank of - 1500 Ltrs. shall be provided. An Additional capacity shall be chargeable at INR 9 per Ltrs. Platform for the OHT shall be charged additional based on the design and specifications
- Underground Sump - 6000 litres
- An Underground sump of - 6000 Ltrs. shall be provided with Concrete block masonry. PCC bed concrete of minimum 125mm thickness shall be provided at the base. The inside of the wall shall be provided with chicken mesh plastering. MS cover plate of dimension 600 mm x 600 mm shall be provided. Water Proofing chemical be applied to mortar for plastering. Additional capacity of Underground Sump tank shall be charged at 9 per Ltrs. RCC Underground sump shall be charged at 18 per Ltrs. over and above the base cost
- Staircase Railing - MS Railing
- A simple pattern Staircase Railing shall be in MS of - upto 250 per sqft for material, painting, welding, fixing, and finishing. For every 1000 sq ft package built up area, upto 10% will be considered for staircase railing.
- Gates shall be charged additional. If required additional, a Mild Steel Main gate shall be provided with Mild Steel Posts as per approved design and dimensions. Minimum two number of hinges per Gate shutter and one number bottom and top latch shall be provided
- Compound Wall shall be charged additional. If required additional, the compound wall shall be in solid cement block masonry with 5 feet height from the ground level and 115 mm in thickness. Buttress/columns shall be provided for every 10 feet length of the compound. Expansion joints

may be provided wherever necessary. The compound wall shall be constructed on size stone masonry foundation of minimum thickness 450mm and minimum depth 2 feet. The foundation shall be laid on compacted hard soil. Bed concrete of minimum thickness 80mm shall be provided below the foundation. Compound wall shall be plastered and painted as per the plastering and painting specifications

- Parapet wall shall be in Blockwork and shall be provided to a height of 3 feet and 150mm thickness. Buttresses shall be provided at every 10 feet of length
- Balcony and Utility railings along with the Terrace parapet railings if opted for shall be charged additional at - upto 250 per sft for MS railings with material, painting, welding, fixing, and finishing. More complex patterns shall be chargeable as per the design
- A Septic tank in blockwork, if applicable shall be charged at 13/Ltrs. For RCC septic tank additional charges 23/Ltrs. shall be applicable
- Elevation of the building on all sides shall include basic plastering and external painting with no cladding/ grooves/ cuts/ projections or any other aesthetic elements like cladding, pergola, etc
- Antitermite treatment is additional and may be provided at an extra charge of - 24/sqft
- Rain water harvesting is additional and shall be provided at an additional cost according to GHMC or HMDA - 25,000
- External Drain covers in Natural stone of width 100mm of upto - 300 per sft shall be provided
- Wherever an External staircase is provided, the staircase headroom is charged additional at par with package built-up area
- Lofts inside rooms and kitchen are not part of standard package, it is provided at 350/sqft
- Puja Room shall be charged additional based on the specifications. A Puja room Door if applicable shall be charged additional at - 31000 including fixtures per door
- Barrication around the site during construction in simple shade net is included. Additional charges shall apply for any other kind of barrication



## Customisation Costs

- SSM below plinth is not part of package
- External Drain cover (100mm) cost 300 per sq.ft using Natural Stone
- In case of external staircase, headroom is not part of the standard package. Headroom is chargeable at par with package built-up area
- Lofts inside rooms and kitchen are not part of standard package, it is provided at 350/sqft
- Italian Marble chemical treatment cost at 30 per sq.ft (Excluding laying cost)
- Additional capacity for RCC underground sump at 18/Ltrs.
- Additional capacity for overhead tank at 9 per Ltrs.
- Additional capacity for blockwork underground sump is 9/Ltrs.
- Additional cost of laying Indian marble laying is 70 per sq.ft extra
- Blockwork septic tank cost is Rs 13/L and concrete septic tank cost is Rs 23/L



## Terms and conditions

- All construction work comes with a one-year warranty limited to 1% of the Contract value. The date of start of warranty is the date of project completion including snags as entered in the 'Hand Over Letter'
- Any work additional to the scope mentioned above shall be chargeable. Wherever such additional work is not described in this contract shall be quoted by the Contractor in writing and accepted by the Owner in writing. In case there's a difference in opinion of the correctness of the quote provided by the contractor, the Consultant's decision shall be final
- All rates are inclusive of GST
- Wherever the word Equivalent has been used it means approximately the same price
- All power and water for construction to be provided by the client at free of cost





## Site Conditions Impacting Cost

\* The quote is prepared based on standard criteria mentioned. Any Observed changes beyond the standard details, in the site details mentioned will be charged as per requirement.

S.No.	Check Points	UOM	Standard
1	Offsets provided by left,right and back neighbours?	Ft	>3 Ft
2	Electric Pole/Transformer location near to site?	Yes/No	No
3	Existing infrastructure on site which needs to be demolished?	Yes/No	No
4	Atleast 64 sqft area available for labour shed?	Yes/No	Yes
5	Is labour allowed to stay at site?	Yes/No	Yes
6	10% of site area for storage of materials?	Yes/No	Yes
7	If Yes storage area is available, is that available near the site?	Yes/No	Yes
8	What is the road width in front of the plot (excluding footpath)?	Ft	>20ft
9	Road traffic conditions at the plot?	High/Medium/ Low	Low
10	Difference in level of the site with respect to the centre of the road?	Ft	0 Ft
11	Is there any slope in the plot?	Yes/No	No

12	Is there any rocky terrain present on site?	Yes/No	No
13	Is there any rocky terrain present on site, shared with neighbouring building?	Yes/No	No
14	Water table high	Yes/No	No
15	Is Site contour provided	Yes/No	Yes
16	Drainage Line marking and information provided	Yes/No	Yes

## Points to Note :

1. This is a Specification and not a Contract. This will be converted into a contract once the customer starts off the project with Brick&Bolt.
2. The quotation is marked as final (will not change) only when a minimum 5% of the total project value is received as a booking amount. Post this, it is valid for the next 30 days.
3. The quotation value will change if the customer adds/removes/updates any specification.
4. At Brick&Bolt we have zero tolerance for delays – In the contract there are strict compensation clauses for any delay in a project by the professional (contractor), where the customer is compensated. Compensation calculation table is provided for your reference as part of this quotation.
5. Quotation is prepared based on optimal structural designs based on all relevant IS codes for construction. Customised designs may levy an additional fee.
6. The total compensation for delay shall be a lower value between – the last milestone value or 2.55% of total project value.
7. The following activities are taken up by our Construction Professionals post the payment of the booking amount: Site Reconnaissance, Soil Testing, Structural Drawings, Approval of Structural Drawings, Contract. Drafting and Site Meeting. It takes about 21 days to complete all these activities and work on the site can commence only post completion of all these activities.
8. The construction will be carried out as per the specifications, dimensions and quantities as mentioned in this quotation. Differential charges will be applicable for any change in specifications, dimensions or quantities as per the actual calculations and rates mutually agreed between and with the written consent of Customer and Contractor.
9. All such changes shall be routed through Brick&Bolt and the value of this Quotation for all purposes would be considered inclusive of the differential charges for these changes. All terms and conditions defined in the vendor onboarding agreement between the Contractor and Brick&Bolt will apply to the revised value of the quotation.

10. All payments are required to be transferred to the company's dedicated escrow account number allocated to the owner. No cash payments will be accepted. Any cash payments made by the owner to anyone is the owner's responsibility and the company will not be held responsible for any losses thereof.

11. Price Guard: Your quoted price is secured for 2 months from the date of this quotation. After this quotation has expired, a new quotation will be provided based on prevailing market rates.