

# Brick & Bolt

## Home Construction **Simplified**

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

### Pramod (CRN280308)

Date: 30-03-2024



### 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 07-Nov-2023 to 06-Jan-2024



# Specification and Cost for CRN280308

## Overall Cost

Item	Amount
Initial Cost	INR 7820640.00/-
Your Savings (Discount)	INR 335127.50/-
<b>Final Cost @1554.39/sqft</b>	<b>INR 7485512.50/-</b>

## Construction Details

Plot Area = 1140.0

Ground Floor => 508.0 sq.ft (1 units of carParking) + 483.0 sq.ft (1 units of 1bhk)

1st Floor => 59.0 sq.ft (1 units of passage) + 932.0 sq.ft (1 units of 2bhk)

2nd Floor => 932.0 sq.ft (1 units of 2bhk) + 59.0 sq.ft (1 units of passage)

3rd Floor => 953.0 sq.ft (2 units of 1bhk) + 63.0 sq.ft (1 units of passage)

4th Floor => 323.0 sq.ft (1 units of room and staircase)

Package Built Up Area = 3623.0 sq.ft

Total Built Up Area = 4312.0 sq.ft

Please note

1. Steel quantity considered is 2.9kg/sft which is subjected to change upon structural detailed drawings

2. Footing depth considered is 5 feet. We will get the exact depth of footing after detailed drawings from structural consultant
3. Consider casement windows in place of Sliding windows
4. Pooja door and compound wall costing is removed from quotation

## Total Cost Breakup

Item	Rate	Quantity	Cost(INR)
Ground Floor + 1st Floor + 2nd Floor + 3rd Floor Specification - Classic Package	1850.0 per sqft	3623.0 sqft	6,702,550.00
Additional bathroom @50,000/-	50000 per item	1	50000.00
Extra Main Door - 35000/-	35000 per lumpsum	1.4	49000.00
Additional Internal Doors - 8000	8000 per unit	3	24000.00
Additional cost for Internal doors - 7000/-	7000 per lumpsum	2	14000.00
Increasing Column Thickness from 6" to 8" -	25 per sqft	4312	107800.00
MS Gate	300 per sqft	50	15000.00
MS Gate	300 per sqft	15	4500.00
Additional Kitchen	25000 per lumpsum	1.4	35000.00
Open Areas - Rs. 1110/-	1110 per sqft	508	563880.00
Open Areas - Rs. 1110/-	1110 per sqft	59	65490.00
Open Areas - Rs. 1110/-	1110 per sqft	59	65490.00

Open Areas – Rs. 1110/-	1110 per sqft	63	69930.00
103.01 An Underground sump 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.	9 per litre	2000	18000.00
103.01 An Underground sump 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.	9 per litre	4000	36000.00
<b>Your Savings (Discount)</b>			<b>335127.50</b>
<b>Total Cost @1554.39/sqft</b>			<b>7820640.00</b>

## Your Savings Breakup

Item	Rate	Quantity	Cost(INR)
Discount			335127
<b>Your Savings</b>			<b>335127</b>

# Ground Floor + 1st Floor + 2nd Floor + 3rd Floor

## Specification

Package Name	Classic Package for Turnkey House Construction in Bangalore
Package Rate	INR 1850.0 per sqft
Package Built-up Area	3623.0 sqft



### Designs & Drawings

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



### Structure

- ACC Cement Price are 424.0. Birla Cement Price are 405.0.
- Blockwork Masonry in Standard Solid Concrete Blocks with Plaster as per the design 4" for internal Partitions and 6" for External Walls. 6 inch for Exterior Walls is assumed at INR 40 (+/- 5rs) per Block & 4 inch for Interior Walls is assumed at INR 35 (+/-5rs) per Block.
- Cement - ACC, Birla or equivalent of Grade - 43 or 53
- Chicken mesh shall be used near beam, column and masonry wall junction and at the Chasing for Electrical Conduits
- Curing compound of Sika Antisol/ equivalent brand shall be used in the external plastering.
- 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= Rs2500 per tractor load (upto 5km lead)

- Height of each floor shall be 10'0" from Finished Floor level to Finished Floor level
- In case of rocky terrains, excavation cost shall be charged extra for foundation, sump,soak pit and other excavation at Rs. 35 per cubic feet
- In case the Site level is more than 6" below the Road level, additional filling charges will be applicable at INR 48,000 for 1' for a 30'X40' plot size and prorated thereafter
- Internal Plastering(1:5 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)
- JSW TMT Steel Price are 73000.0.
- 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.
- M-Sand shall be used for Masonry and P-Sand shall be used for Plastering
- RCC Framed Structure in M-25 grade Concrete in 20mm & 40mm Aggregates or as advised in the RCC Design Mix as per the Structural designer. Masonry Partitions shall be Provided.
- Steel - JSW steel or equivalent
- Steel in the package is assumed at 2.9kg per sft(Any steel quantity over and above this will be chargeable as per actuals based on the recommendations provided by the Structural designer)
- 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 5 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, INR 35/sqft will be charged for entire site area.
- The Plinth level will be Provided at a height of 1 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 INR 48,000 and size stone masonry at Rs. 160/cu.ft. will be charged for raising plinth height by 1ft and prorated thereafter. SSM below the plinth beam is chargeable additional at Rs 160 per CFT
- 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.



## Kitchen

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



## Bathroom

- Bathroom Ceramic Wall Tiles with 7 feet height - Upto Rs.60 per Sqft
- Bathroom Flooring - Anti-skid Tiles of value upto Rs.60/- per sqft
- Bathroom doors - Waterproof flush doors
- CPVC Pipe - Ashirwad / Supreme or equivalent

- Ceramic wall tiles will be provided upto 7'-0" above the Finished Floor Level of - upto INR 60 per Sft
- External pipes shall be fixed on raised clamps
- Gratings shall be sealed with polymeric cement grout of Roff/ Weber/ equivalent brands
- One bathroom is included per 500 sft of package built up area. Additional bathrooms will be charged on a Pro-rata basis
- Provision of Exhaust Fan is included
- Sanitary ware & CP Fittings - Upto Rs.50000 per 1000 sqft of construction
- Sanitary ware and CP fittings of - upto INR 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 of Jaquar/Hindware/Parryware make is included. Plumbing shall be carried out in CPVC Pipes of Ashirwaad or Equivalent Make
- Sewer line connection to the main drain line is included in the package up to 10 feet from the building
- 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
- 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



## Doors & Windows

- 1 Main door shall be provided per 1000sft-1500sft package built up area.
- 1 Main door shall be provided per dwelling unit. The main door shall be 32mm thick of Size 3'6"X7' of - upto Rs 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 Rs.2000 of Europa/Godrej make and 1 Wall mounted Magnetic Door Stopper
- Bathroom Doors shall be 32mm thick Waterproof Flush doors of Size 2'6"X7' of - upto Rs 7000 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

- Chajjas shall be provided for all Windows with 1 feet outward projection and 6 inch bearing on each side of the window
- Internal Doors shall be 32mm thick Membrane/Flush doors of Size 3'0"X7' of - upto Rs 8,000 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
- Main Door - Teak Door with teak frame of 5inch by 3 inch, worth Rs.30000 including fixtures
- 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 500sft of package built up area. No intermediate doors are included.
- 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
- The total area of opening for windows and ventilators including frames is assumed as 10% of the package built up area
- Window Grills of upto INR 150 per Sqft shall be provided of 10mm thick MS rods with maximum spacing 125mm between rods in either direction
- Windows - UPVC Windows with glass and mesh shutters (3 track with 1 mesh)
- Windows shall be 3 Track UPVC of guage 92mm of make Lesso or equivalent of - Rs. 450 per sft with 2 Glass and 1 mesh shutters, including all fixtures and fittings



## Painting

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



## Flooring

- Additional charges for laying Granite shall be INR 18 per sq.ft. Additional charges of INR 30 per running ft for buffing or chamfering/nosing if applicable
- Additional charges shall be applicable for laying Indian marble of upto INR 70 per sft
- Additional charges shall be applicable for laying Italian marble of upto INR 70 per sft. Over and above the laying charges, an additional chemical treatment charge of INR 30 per sft shall be applicable
- Balconies and open areas shall be in Anti-skid tiles of - upto INR 60 per sft. Terrace tiles shall be additionally charged
- 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
- 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
- Grouting for tiles in the Balconies, terrace (if opted) shall be done with polymeric cement grout of Roff/ Weber/ equivalent brands
- 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
- Living and Dining room flooring shall be in 2'X2' Vitrified Tiles or Granite of - upto INR 100 per sft
- Other Rooms and Kitchen flooring shall be in 2'X2' Vitrified Tiles or Granite of - upto INR 80 per sft
- Parking area flooring shall be in Anti-skid tiles of - upto INR 50 per sft
- Plinth protection upto two feet wide is included in the package
- Skirting shall be of matching Vitrified Tiles or Granite not less than 75mm high
- Staircase flooring shall be in Sadderahalli Granite of - upto INR 80 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 dado will be in 18"X12" ceramic tiles of - upto INR 60 per sft
- 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



## Electrical

- 1 number calling bell shall be provided. More call bell points per dwelling Unit shall be charged additionally
- 1 number light point each shall be provided with a two way switch connection for each room, living room and staircase
- All switches and sockets shall be provided of - Anchor Roma make or equivalent
- All wiring shall be done with fire proof wires of Finolex or equivalent make
- 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
- 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
- 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
- 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
- Main panel board shall be in the Owner's scope including road cutting charges and main-line from pole to panel board
- 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
- 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

- Switches & Sockets - Anchor Roma
- The electrical points shall be provided as per the following distribution
- Wires - Fireproof wires by Finolex
- Wiring for UPS if required shall be charged additional



## Miscellaneous

- A Septic tank in blockwork, if applicable shall be charged at INR 13/L. For RCC septic tank additional charges INR23/L shall be applicable
- A Sintex Double layered overhead tank of - 1500L shall be provided. An Additional capacity shall be chargeable at INR 9 per L. Platform for the OHT shall be charged additional based on the design and specifications
- A simple pattern Staircase Railing shall be in MS of - upto Rs. 150 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.
- An Underground sump of - 6000L 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 INR 9 per L. RCC Underground sump shall be charged at INR 18 per L over and above the base cost
- Antitermite treatment is additional and may be provided at an extra charge of - INR 24/sqft
- Balcony and Utility railings along with the Terrace parapet railings if opted for shall be charged additional at - upto 150 per sft for material, painting, welding, fixing, and finishing. More complex patterns shall be chargeable as per the design
- Barricade around the site during construction in simple shade net is included. Additional charges shall apply for any other kind of barricade
- 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

- 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
- 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
- Lofts inside rooms and kitchen are not part of standard package, it is provided at Rs 350/sqft
- Overhead Tank - Sintex Double Layered 1500 ltrs
- 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
- Puja Room shall be charged additional based on the specifications. A Puja room Door if applicable shall be charged additional at - INR 25000 per door
- Rain water harvesting is additional and shall be provided as per BBMP norms at - INR 25,000
- Staircase Railing - MS Railing
- Underground Sump - 6000 litres
- Wherever an External staircase is provided, the staircase headroom is charged additional at par with package built-up area
- Window Grills - Basic MS Grill with enamel Paint at Rs. 150 per Sqft
- The package includes the cost for a single staircase, additional internal staircase for Duplex or external staircase with headrooms will be provided at an extra cost



## Customisation Costs

- Additional capacity for RCC underground sump at Rs 18/L
- Additional capacity for blockwork underground sump is Rs 9/L
- Additional capacity for overhead tank at Rs 9 per L
- Additional cost of laying Indian marble laying is Rs 70 per sq.ft extra
- Additional cost of laying granite is Rs 18 per sq.ft extra. If buffing or chamfering/nosing is encountered charges will be Rs 30 per r.ft.
- Blockwork septic tank cost is Rs 13/L and concrete septic tank cost is Rs 23/L
- External Drain cover (100mm) cost Rs 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
- Italian Marble chemical treatment cost at Rs 30 per sq.ft (Excluding laying cost)
- Lofts inside rooms and kitchen are not part of standard package, it is provided at Rs 350/sqft
- External Drain covers in Natural stone of width 100mm of upto - INR 300 per sft shall be provided at an additional cost.
- SSM below plinth is not part of package



## 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'
- All rates are inclusive of GST
- 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
- Wherever the word Equivalent has been used it means approximately the same price





## 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.