

A3 Designs and Contracting

Total budget and specification for constructing a normal house of 1400 rupees per sqft

1:- Initial steps

- 1) Making the 2D drawing
- 2) Making the 3D drawing
- 3) Permission file (for panchayat or municipality or corporation)
- 4) Submission of the above files to the panchayat or municipality or corporation

2:- Foundation

Excavation 60cm length, 45-50 cm width, 45-60 cm height

Basement 30cm height, 40cm width

Belt 12cm height, 16 cm width, 10 mm steel 4 no.s, 8mm ring

3:- Floor concrete

Plain cement (Indiana or Maha Hp) with stone powder and 0.5 metal thickness, 7.5cm, 1:4:8.

4:- Super structural walls

Height 3.1m with cement solid brick

5:- Lintel

Lintel shall be provided for all the walls with ISI certified steel

6:- Sunshade

Thickness 2-2.5 ft

Width up to 60cm with 8mm steel

7:- Main slab

Provided vibrator, concrete machine (if it is necessary)

Concealed beam will be provided wherever necessary with 12 mm steel bars

Electrical pipes with hard PVC will be provided as per requirement

Hard PVC junction boxes will be provided along with readymade steel books for fans at the center of rooms and chandeliers for drawing room

Necessary slopes will be provided in roof slabs for better drainage of rainwater and to avoid pooling and leakage

Plastering will be done later with high cement content

And the “msand” shall be of M-sand

Materials steel (Agni/Durga)

Cement (Indiana/Maha Hp)

Thickness 10cm thick with 8mm steel bars, 15cm spacing in both directions beam concealed beam will be provided wherever necessary with 12mm steel bar

P-sand will be used for plastering and M-sand for slab concrete

Concrete, ratio 1:4:6

8:-Flooring

Granite- kitchen slab (sink side)

Floor- vitrified tile 2/2

Bathroom tiles- Ceramic (Walls only 7 ft)

9:- Wood

Front door “Theku or Plavu” other doors and windows “Anjali”

10:- Electrical

Wires- finolex or v-guard

Pipes shall be of ISI

Switches- GM or normal switches

Bulbs, tubes, fans, exhaust, calling bell, AC and water heater will not be provided

Will only provide AC point

1 Master switch and 2 bed side switch area

No fancy light Will be provided

All proviciencies will be provided

11:- Plumbing

Using ISI certified PVC pipies

Septic tank 1 number (8ft *6ft*4ft)

Waste pit 1 number (3ft*3ft)

Bathroom tap, shower, health faucet, EWC (around 4500-5500 ruppes) towel rail, soap tray, dinning wash basin, tap and kitchen sink

12:- Painting

Berger paints

1 coat putti

1 coat primer

2 coat paint

Polishing only one door

For this 1000sq.ft house it will cost around 14 lakhs only

i.e $1400 \times 1000 = 14$ lakhs