

**T.S.R**  
**BUILDERS**  
GOD'S PLAN



# WELCOME TO OUR COMPANY

T.S.R Builders—Welcome to the house of your dreams, built to perfection. We are a Tamil Nadu-based construction company with specialized works in both interior and exterior. By focusing on quality and reliability, T.S.R Builders carries the attitude of personalization with every project, thus ensuring exceptional results to the customers.

Our able and expert team follows this with tailor-made solutions for either your residential or commercial spaces. From the suave designs of the interior to the striking exterior finishes, it is an idea brought to life—perfectly in finesse and care.

Choose T.S.R Builders for an unparalleled construction experience where your aspirations meet our craftsmanship. Let us turn your dreams into reality!



# DIFFERENTIATED PRICING BASED ON VARYING LEVELS OF QUALITY.

- ▶ RS.2200/-
- ▶ RS.2400/-
- ▶ RS.2600/-



**RS.2200/-**

<b>FOUNDATION</b>	<b>RR</b>
<b>EARTH WORK EXCAVATION DEPTH</b>	<b>5'0</b>
<b>BASEMENT DEPTH</b>	<b>3'0</b>
<b>CAR PORTICO - Parking Tiles</b>	<b>Rs 35 / sq.ft </b>
<b>FLOOR TILES</b>	<b>Rs 45 / sq.ft </b>
<b>BATH FLOOR &amp; WALL TILES (7'0" Ht)</b>	<b>Rs 35/sq.ft</b>
<b>KITCHEN WALL TILES (2'6" Ht)</b>	<b>Rs 35/sq.ft</b>
<b>GRANITE LAYING - KITCHEN TOP ( Galaxy Black)</b>	<b>Rs 185 / sq.ft</b>

<b>RCC SURFACE &amp; CEILING PLASTERING - MSand</b>	<b>1:4</b>
<b>EXTERIOR PLASTERING - Rough Finish - MSand</b>	<b>1:6</b>
<b>INTERIOR PLASTERING - MSand</b>	<b>1:5</b>
<b>SURFACE PAVING - Terracotta Tiles</b>	<b>Rs 12 / No</b>
<b>MATERIALS</b>	
<b>CEMENT</b>	<b>JSW / CHETTINAD / PENNA</b>
<b>STEEL</b>	<b>DSRM</b>
<b>BRICKS-CHAMBER</b>	<b>RS.8.5/NO</b>

<b>SAND</b>	<b>MSAND</b>
<b>CPVC &amp; PVC PIPES</b>	<b>ISI</b>
<b>PLUMBING PIPES</b>	<b>ISI</b>
<b>BATH FITTINGS</b>	<b>ISI</b>
<b>ELECTRICAL WIRES</b>	<b>FYBROS / NORWOOD</b>
<b>ELECTRICAL FITTINGS</b>	<b>FYBROS /HIFI</b>
<b>ELECTRICAL PIPES</b>	<b>ISI</b>
<b>EMULSION / PAINTS</b>	<b>NEROLAC / BERGER</b>
<b>MAIN DOOR</b>	<b>VENGAI</b>
<b>OTHER DOOR FRAME</b>	<b>VENGAI</b>

<b>OTHER DOOR SHUTTER - Membrane Door</b>	<b>RS.3000 / door</b>
<b>WINDOWS_ISI</b>	<b>UPVC</b>
<b>STAIRCASE HANDRAILS</b>	<b>MS</b>
<b>WATERTANK - Black 500 Ltr.</b>	<b>ISI</b>
<b>EXTERIOR EMULSION 2 COAT</b>	<b>APEX ACE / WALL MUSTA</b>
<b>INTERIOR WALL PUTTY 2 COAT</b>	<b>BERGER / JK</b>
<b>INTERIOR EMULSION</b>	<b>NEROLAC / BERGER</b>
<b>MAIN DOOR POLISH</b>	<b>MELAMINE POLISH</b>
<b>WINDOW GRILLS PRIMER</b>	<b>RED OXIDE</b>

**RS.2400/-**

<b>FOUNDATION</b>	<b>FRAMED</b>
<b>EARTH WORK EXCAVATION DEPTH</b>	<b>5'0</b>
<b>BASEMENT DEPTH</b>	<b>3'0</b>
<b>FLYASH BRICK (UPTO BASEMENT)</b>	<b>6.5/NO.</b>
<b>CAR PORTICO - Parking Tiles</b>	<b>Rs 35 / sq.ft </b>
<b>FLOOR TILES</b>	<b>Rs 55 / sq.ft </b>
<b>BATH FLOOR &amp; WALL TILES (7'0" Ht)</b>	<b>Rs 40/sq.ft</b>
<b>KITCHEN WALL TILES (2'6" Ht)</b>	<b>Rs 40/sq.ft</b>
<b>GRANITE LAYING - KITCHEN TOP ( Galaxy Black)</b>	<b>Rs 185 / sq.ft</b>

<b>RCC SURFACE &amp; CEILING PLASTERING - MSand</b>	<b>1:4</b>
<b>EXTERIOR PLASTERING - Rough Finish - MSand</b>	<b>1:6</b>
<b>INTERIOR PLASTERING - MSand</b>	<b>1:5</b>
<b>SURFACE PAVING - Terracotta Tiles</b>	<b>Rs 13 / No</b>
<b>MATERIALS</b>	
<b>CEMENT</b>	<b>JSW / MAHA / PENNA</b>
<b>STEEL</b>	<b>AISHWARIYAM</b>
<b>BRICKS-CHAMBER</b>	<b>RS.10.50/NO</b>

**SAND**

**MSAND**

**CPVC & PVC PIPES**

**SUPREME**

**PLUMBING PIPES**

**FINOLEX**

**BATH FITTINGS**

**PARRYWARE/METRO**

**ELECTRICAL WIRES**

**FINOLEX/POLY CAB**

**ELECTRICAL FITTINGS**

**GM/ANCHOR**

**ELECTRICAL PIPES**

**ISI**

**EMULSION / PAINTS**

**ASIAN/ BERGER**

**MAIN DOOR**

**G TEAK**

**OTHER DOOR FRAME**

**VENGAI**

<b>OTHER DOOR SHUTTER - Membrane Door</b>	<b>RS.3000 / door</b>
<b>WINDOWS_ISI</b>	<b>UPVC/VENGAI</b>
<b>STAIRCASE HANDRAILS</b>	<b>SS</b>
<b>WATERTANK - Black 500 Ltr.</b>	<b>METRO</b>
<b>EXTERIOR EMULSION 2 COAT</b>	<b>APEX ACE</b>
<b>INTERIOR WALL PUTTY 2 COAT</b>	<b>BERGER / JK</b>
<b>INTERIOR EMULSION</b>	<b>TRACTOR</b>
<b>MAIN DOOR POLISH</b>	<b>NEROLAC / BERGER</b>
<b>WINDOW GRILLS PRIMER</b>	<b>RED OXIDE</b>

**RS.2600/-**

<b>FOUNDATION</b>	<b>FRAMED</b>
<b>EARTH WORK EXCAVATION DEPTH</b>	<b>6'0</b>
<b>BASEMENT DEPTH</b>	<b>3'0</b>
<b>FLYASH BRICK (UPTO BASEMENT)</b>	<b>7.5/NO.</b>
<b>CAR PORTICO - Parking Tiles</b>	<b>Rs 45 / sq.ft </b>
<b>FLOOR TILES</b>	<b>Rs 70 / sq.ft </b>
<b>BATH FLOOR &amp; WALL TILES (7'0" Ht)</b>	<b>Rs 45/sq.ft</b>
<b>KITCHEN WALL TILES (2'6" Ht)</b>	<b>Rs 45/sq.ft</b>
<b>GRANITE LAYING - KITCHEN TOP ( Galaxy Black)</b>	<b>Rs 185 / sq.ft</b>

<b>RCC SURFACE &amp; CEILING PLASTERING - MSand</b>	<b>1:4</b>
<b>EXTERIOR PLASTERING - Rough Finish - MSand</b>	<b>1:6</b>
<b>INTERIOR PLASTERING - MSand</b>	<b>1:5</b>
<b>SURFACE PAVING - Terracotta Tiles</b>	<b>Rs 17 / No</b>
<b>MATERIALS</b>	
<b>CEMENT</b>	<b>RAMCO/ ULTRATECH</b>
<b>STEEL</b>	<b>TATA/JSW</b>
<b>BRICKS-CHAMBER</b>	<b>RS.12/NO</b>

<b>SAND</b>	<b>MSAND</b>
<b>CPVC &amp; PVC PIPES</b>	<b>ASTRAL</b>
<b>PLUMBING PIPES</b>	<b>FINOLEX</b>
<b>BATH FITTINGS</b>	<b>JAGUAR</b>
<b>ELECTRICAL WIRES</b>	<b>FINOLEX/POLY CAB</b>
<b>ELECTRICAL FITTINGS</b>	<b>GM</b>
<b>ELECTRICAL PIPES</b>	<b>ISI</b>
<b>EMULSION / PAINTS</b>	<b>ASIAN/ NIPPON</b>
<b>MAIN DOOR</b>	<b>G TEAK</b>
<b>OTHER DOOR FRAME</b>	<b>VENGAI</b>

<b>OTHER DOOR SHUTTER</b>	<b>VENGAI</b>
<b>WINDOWS_ISI</b>	<b>VENGAI</b>
<b>STAIRCASE HANDRAILS(.304 GRADE,RS.800/ RFT)</b>	<b>SS</b>
<b>WATERTANK - Black 500 Ltr.</b>	<b>SINTEX</b>
<b>EXTERIOR EMULSION 2 COAT</b>	<b>APEX ULTIMA</b>
<b>INTERIOR WALL PUTTY 2 COAT</b>	<b>BERGER / JK / BIRLA</b>
<b>INTERIOR EMULSION</b>	<b>PREMIUM</b>
<b>MAIN DOOR POLISH</b>	<b>MRF</b>
<b>WINDOW GRILLS PRIMER</b>	<b>ZINC CHROMATE</b>

## **EXTRA WORKS:**

WORKS SUCH AS OPEN WELL, BORE WELL, SEPTIC TANK, PUMP, PUMP ROOM, COMPOUND WALL,FENCING, AND PAVEMENT, ELEVATION WORKS, THREE PHASE WIRING WITH BREAKER SYSTEM, ROTARYSWITCHES, CCTV CAMERA WITH WIRING, CABLE T.V WIRING, DISH ANTENNA, EB BOARD, GRILL GATES,SHUTTERS, OVERHEAD TANKS, DEVELOPMENT OF LAND AROUND BUILDINGS, GRANITE/MARBLE FLOORING ETC.,, WILL BE DONE AT EXTRA COST.

**EXTRA BASEMENT HEIGHT 1'0" HEIGHT WITH FILLING SOIL INCLUDING LABOUR AND MATERIAL WILL BE CHARGED RS.90/- PER SQ.FT.**

**EXTRA ROOF HEIGHT 1'0" HEIGHT INCLUDING LABOUR AND MATERIAL WILL BE CHARGED RS.90/- PER SQ.FT.**

**NOTE:**

SERVICE CONNECTIONS SUCH AS WATER SUPPLY CONNECTION FROM STREET LINES, SEWAGE CONNECTIONS TO STREET LINES, ELECTRIC CONNECTIONS, TELEPHONE CONNECTION AND SERVICE CHARGES TOWARD VARIOUS DEPARTMENT, GETTING PLAN APPROVAL ARE NOT INCLUDED IN THE RATES SPECIFIED. COST OF ELECTRICITY FITTINGS SUCH AS FANS REGULATORS, LIGHT, ETC., ARE NOT INCLUDED IN THE ABOVE RATED. THE ELECTRIC FITTINGS SUPPLIED BY THE OWNER AT THE TIME OF COMPLETION OF WORKS WILL BE FITTED IN POSITIONS WITHOUT ANY LABOUR CHARGES.

**ELECTRICITY AND WATER REQUIRED FOR THE CONSTRUCTION WORKS ARE TO BE SUPPLIED AT THE SITE BY**

**THE OWNER WITH OWN COST. EB SERVICE MUST BE PROVIDED BY THE OWNER**

**BRICK SEPTIC TANK (RS.11.00/LIT) BRICK SUMP (11.50/LIT).**

**THE PAYMENT SCHEDULE WILL BE FURNISHED SEPARATELY.**

**THE OWNER CAN OCCUPY SITE DURING CONSTRUCTION WORK AT HIS OWN RISK.**

**THIS RATES ARE ONLY PLINTHS AREA WORK AND OTHER EXTRA WORKS ARE NOT INCLUDED IN THE ESTIMATE.**

**THE EXCESS/ADDITIONAL EXPENSES OR LOSS INCURRED DUE TO ANY CHANGES IN THE WORK (PROPOSED IN THE MIDDLE BY THE OWNER) SHALL BE MET FULLY BY THE OWNER AT THE TIME OF CONSTRUCTION.**

**IN CASE OF USING SAND THE AMOUNT SHOULD BE PAID BY THE OWNER.**

**IN CASE IF THE MATERIAL COST INCREASES UP TO 5%, WILL BE BORNE BY THE CONTRACTOR & IF IN CASE IT EXCEEDS, THE COST HAS TO BE BORNE BY THE OWNER.**

