

#Ghar Banawana Hai?  
Banawa Denge Boss!



Building Dreams One Square at a Time !

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**Price Shield - Your Price Protection Guarantee**

At 99SquareWall, we understand how important your dream home is to you. That's why every quote we provide comes with Price Shield, ensuring your price is locked for up to 2 months. Build with confidence and peace of mind, knowing that your budget is protected with us.

**Validity - From 11-Nov-2025 to 12-Jan-2026**



## A - Basic Package For Construction Project

(Specification & Quotation For Turnkey Project)

### Design & Drawings

#### 1. Architectural Floor Plan

- Two 2D floor plan options will be provided.
- Customization and modifications will be made as per the client's requirements.

Deliverables:

- Finalized 2D floor plan incorporating client feedback.
- Dimensions, area breakdown.

#### 2. 3D Elevation

- Realistic 3D visualization of the exterior design.
- Front view and two side views will be provided to give a comprehensive perspective.
- Focus on aesthetic appeal and harmony with surrounding structures.

Deliverables:

- Rendered 3D elevation in high-quality resolution.
- Suggestions for materials and colors for facades (if required).

#### 3. Architectural Drawings for Execution

- Comprehensive working drawings to ensure seamless execution on-site.
- Each layout will be clear, precise, and aligned with the approved floor plan.

Deliverables:

- Electrical Layout: Detailing positions of switches, sockets, lights, and wiring.
- Plumbing Layout: Positions and routing of pipes, drains, and fixtures.
- Brickwork Layout: Detailed wall placement with specifications for materials.
- Door and Window Schedule: Positions, sizes, and specifications.

#### 4. Structural Drawings

- Preparation of structural drawings by certified structural engineers
- Calculations and designs will ensure compliance with building codes and structural stability.
- Detailed reinforcement and load-bearing designs for foundations, columns, beams, and slabs.

Deliverables:

- Foundation layout and details.
- Column placement with reinforcement specifications.
- Beam and slab designs with dimensions and reinforcement details.

## Structure

### 1. Foundation

- Assumed as Isolated Footings in regular soil with a bearing capacity of 180 kN/m<sup>2</sup>, up to a depth of 5 feet.

### 2. Plinth Level

- Height: Provided at 1'6" above the existing ground level.

### 3. Backfilling and Soil Management

- Soil carting for constrained sites: ₹6,000 per hyva truck load (up to 5 km lead).

### 4. Concrete Grades

- PCC: M15 grade.
- RCC: M20/M25 grade with 20mm and 40mm aggregates as per RCC design mix.
- Concrete elements include column footings, plinth beams, slabs, lintels, and staircases.

### 5. Steel

- TMT 500 Grade Steel from Kalika, kamdhenu, rajuri or equivalent.

### 6. Walls

- External Walls: 9-inch red bricks or equivalent at ₹14 per brick.
- Internal Walls: 6-inch red bricks or equivalent.

### 7. Plastering

- Internal: 1:6 cement mortar, 15mm thickness.
- External: 1:5 cement mortar, 12mm + 8mm thickness applied in 2 coats.
- Ceiling: Gypsum POP punning for a smooth finish.

### 8. Waterproofing

- Applied to terrace slabs, bathrooms, balconies, and mortar for fixing washroom tiles using Dr. Fixit, or equivalent brands.
- Weatherproofing: Terrace treated with Dr. Fixit Brushbond or equivalent.

## 9. Chicken Mesh

- Applied at beam-column junctions, masonry wall junctions

## 10. Lintels

- Provided over openings with 6" bearing into the edge of the openings.

## 11. Cement

- 43/53 Grade Cement from Chettinad, Dalmia, jk super strong, ultratec, acc or equivalent prices at Rs. 380/- per Bag.
- Usage: 53 Grade for concrete works. 43 Grade for brickwork, plastering, and other general works.

## 12. Sand

- M-Sand for masonry.
- P-Sand for plastering.

## 13. Height of Floors

- Floor-to-floor height will be maintained at 10 feet from finished floor level to finished floor level.

## Flooring and Tiling

### 1. General Flooring Guidelines

- Leveling and Alignment: All flooring, dado, and skirting will be laid level and to plumb for accuracy and durability.
- Grouting: Tile joints to be grouted with polymeric cement grout from Roff, Weber, or equivalent brands.

### 2. Balcony and Open Areas

- Material: Anti-skid tiles up to ₹80 per sq. ft.
- Grouting: Grouted with polymeric cement for better adhesion and durability.

### 3. Parking Area Flooring

- Material: Anti-skid tiles up to ₹80 per sq. ft.

### 4. Living, Dining Room, and Kitchen Flooring

- Material: 2'x4' Vitrified tiles up to ₹140 per sq. ft.

## 5. Skirting

- Material: Matching Vitrified Tiles or Granite with a height of at least 100mm.

## 6. Staircase Flooring

- Material: Granite up to ₹110 per sq. ft.

## 7. Granite Details (if opted)

- Material: Hard and sound granite with a minimum thickness of 19 mm.
- Additional Costs: Laying charges: ₹30 per sq. ft.

## 8. Italian and Indian Marble (if opted)

- Italian Marble: Laying charges: ₹70 per sq. ft.
- Indian Marble: Laying charges: ₹25 per sq. ft.
- Additional chemical treatment: ₹30 per sq. ft.

## 9. Wall Dado

- Material: Ceramic tiles (18"x12") up to ₹80 per sq. ft.
- Quality: Tiles will be free of cracks, grazes, and chipped edges, with a minimum thickness of 6mm.

## 10. Plinth Protection

- Included: Included, up to two feet wide, to protect the plinth from weather and soil erosion.

## Kitchen

### 1. Water and Utility Provisions

- Water Purifier Inlet: A water inlet near the kitchen sink will be provided based on the design.
- Washing Machine Provisions: One inlet and one outlet in the utility or dry balcony as per design.
- Exhaust Fan: Provision for an exhaust fan is included (fixture not included).

### 2. Fixtures and Accessories

- Kitchen Sink: Single bowl stainless steel sink or granite finish (Futura, Carysil) worth ₹8,000.
- Faucet: Kitchen faucet with accessories of Parryware/Hindware/Jaquar or equivalent brand, up to ₹3,500.
- Bib Cock: A bib cock in the utility area of Jaquar or equivalent make, up to ₹800.

### 3. Wall Tiles

- Material and Coverage: Ceramic tiles up to 7'-0" height above the kitchen countertop, costing up to ₹80 per sq. ft.

### 4. Kitchen Countertop

- Material: 18mm Granite countertop, 2'-0" width, costing up to ₹140 per sq. ft.
- Edge Finishing: Double-layer nosing at the front edge is included with polishing.
- Bib Cock: A bib cock in the utility area of Jaquar or equivalent make.

### 5. Kitchen Dimensions and Inclusions

- Standard Size: One kitchen of size up to 100 sq. ft. per dwelling unit is included.

## Doors and Windows

### 1. Timber Quality and Finishing

- Material: All timber (for doors/door frames) will be well-seasoned, free from defects such as knots, warps, cracks, and sap.
- Finishing: Sal wood / teakwood components will be painted with two coats of paint.
- Joints: Strong, accurately fitted, and glued joints.

### 2. Windows

- Material and Make: 3-track UPVC windows (gauge 92mm) or equivalent brand at ₹350 per sq. ft. featuring: Two glass shutters. One mesh shutter.
- Grills: MS grills (10mm thick rods) with a maximum spacing of 125mm, costing up to ₹150 per sq. ft.
- Chajjas: Provided for all windows with a 1-foot outward projection and 6-inch bearing on either side.
- Area Calculation: The total window and ventilator opening area, including frames, is assumed as 15% of the package built-up area.

### 3. Main Door

- Material and Size: Hardware Included: Two brass tower bolts. Three brass hinges. One Europa/Godrej lock (up to ₹2,000). One wall-mounted magnetic door stopper.
- Quantity: One main door per 1000–1500 sq. ft. of built-up area.

### 4. Internal Doors

- Material and Size: Membrane/Flush doors, 32mm thick, size 3'0" x 7', costing up to ₹12,000, including Sal wood frames (2.5" x 4" thickness).
- Hardware Included: Two MS/Aluminum tower bolts. Three MS hinges. One wall-mounted magnetic door stopper.

## 5. Bathroom Doors

- Material and Size: Waterproof Flush doors, 32mm thick, size 2'6" x 7', costing up to ₹9,000, including Sal wood frames (2.5" x 4" thickness).
- Hardware Included: Two MS/Aluminum tower bolts. Three MS hinges. One wall-mounted magnetic door stopper.

## 6. Additional Door Guidelines

- Bedroom and Bathroom Doors: One bedroom door and one bathroom door will be provided for every 500 sq. ft. of built-up area.
- Intermediate Doors: Not included.
- Additional doors will be supplied for every incremental 500 sq. ft. of built-up area.
- Teakwood or equivalent, 32mm thick, size 3'6" x 7', costing up to ₹60,000, including the frame (3" x 5" thickness).

## 7. Puja Room Door

- Material: Burma Teak along with teak frame (5" x 2.5").
- Cost: Worth ₹20,000, including fixtures.
- Quantity: One Puja Room Door provided for every 2000 sq. ft. of built-up area.

## Painting

### 1. MS Steel Grills & Railings

- All MS steel grills and railings will be treated with an anti-corrosion coat.
- Final finishing will be done with a coat of high-quality enamel paint for durability and elegance.

### 2. Exterior Walls

- A base coat of Asian Primer will be applied for better paint adhesion.
- Followed by two coats of premium Apex Exterior Emulsion Paint or an equivalent product for a weather-resistant and long-lasting finish.

### 3. Interior Walls & Ceilings

- Two coats of JK Putty will be applied to achieve a smooth surface.
- A primer coat will be applied for uniformity.
- Finished with two coats of premium Tractor Shyne Emulsion Paint or equivalent for a vibrant and elegant look.
- Finished with two coats of Apcolite Premium Emulsion Paint or equivalent for a vibrant and elegant look.

### 4. Choice of Colors

- The choice of colors is restricted to up to two colors per room and up to six colors overall for a harmonious design.
- Additional colors can be provided at an extra cost.

## Electrical Work

### 1. General Room Wiring

- Fireproof wires: All wiring will use fireproof cables from Finolex Silver FR or equivalent.
- Switches and sockets: From Anchor Roma Plus or Legrand Myrius for superior quality and durability.

### 2. Bathroom and Kitchen Points

- 2 light points.
- 1 geyser point (15AMP).
- Bathroom: 5 5/15AMP switches and sockets for refrigerator, mixer, grinder, oven, water purifier, and one above the kitchen platform.
- Kitchen: 3.

### 3. Living, Dining, and Family Rooms

- 2 fan points.
- 4 light points.
- 4 5AMP switches and sockets.
- 1 TV Cable Point for entertainment systems.

### 4. CCTV Provision

- Parking Area will include a CCTV Provision to enhance security.

### 5. Corridor, Passage, and Outdoor Areas

- 5 Light Points and 5 5AMP Switches & Sockets will be installed per 1000 sq. ft. of package built-up area, strategically placed for optimal lighting and utility.

### 6. Earthing and Safety

- One earthing pit per 1000 sq. ft. of built-up area to ensure electrical safety.
- All wiring will use fire-proof cables from brands like Finolex or equivalent.
- 1 5AMP switch and socket near the washbasin.

### 7. Other Rooms

- 3 light points.
- 1 fan point.
- 4 5AMP switches and sockets.
- 1 16AMP socket for air conditioning.

## 8. Main Distribution Board

- A distribution box from a trusted domestic brand will be installed for organized power distribution and safety.
- The main panel board and associated road cutting charges and mainline from the pole to the panel board will remain under the owner's scope.

## 9. Additional Features

- 1 Calling Bell Point per dwelling unit.
- MCB Board of Anchor, Finolex, or equivalent for circuit protection.
- Two-way switches for light control in rooms, staircases, and the living area.

## 10. Two-Way Switches

- Provided for light control in rooms, living area, and staircase lighting.

## Bathroom

### 1. Bathroom Flooring

- Anti-skid ceramic tiles will be used for flooring, ensuring safety and durability.
- Tiles valued at ₹80 per sq. ft. will be included in the package.

### 2. Bathroom Wall Tiles

- Ceramic wall tiles will be provided up to the ceiling height of 10'0", enhancing the aesthetic and ensuring full coverage.
- Tiles valued at ₹80 per sq. ft. will be used.

### 3. Sanitary Ware and CP Fittings

- Each bathroom will include:
- Floor-mounted WC seat
- Wash basin
- Health faucet.
- Brands: Jaquar, Hindware, Parryware, or equivalent.

### 4. Plumbing Work

- All internal and concealed plumbing will use PVC/UPVC pipe fittings from reputable brands such as Prince, Ashirwad, or equivalent, ensuring leak-proof and long-lasting installations.

## 5. Grouting

- Spacer joints and gratings will be grouted with cementitious grout from brands like Roff or equivalent for better adhesion and durability.

## 6. Exhaust Fan Provision

- Provision for exhaust fans will be included in all bathrooms. (Fixtures not included).

## 7. Bathroom

- Basin mixer.
- Overhead shower with 2-in-1 shower wall mixer.
- Value: ₹80,000 per 1000 sq. ft. construction.

## 8. Additional Features

- Solar Water Heater Pipe Network: Provision included for efficient water heating.
- Bathroom Accessories: Mirror, soap dish, and towel rail worth ₹7,000 per 1000 sq. ft. of construction.

## Miscellaneous

### 1. Site Barrication

- Simple shade net barrication is included during construction.
- Additional charges will apply for alternative types of barrication.

### 2. Staircase Railing

- SS Railing (304 grade) with a simple design is provided at ₹1,500/running foot, including material, painting, welding, fixing, and finishing.

### 3. Compound Wall

- 5 ft. high compound wall constructed with solid cement block masonry (115 mm thick).
- Includes buttresses every 10 feet and expansion joints as needed.
- Includes buttresses every 10 ft., expansion joints, and stone masonry foundation (450 mm thick, 2 ft. deep with 80 mm concrete base).
- Finished with plastering and painting.

### 4. Overhead Tank

- 5000L double-layered tank (Ekon make) is included.

- Additional capacity will be charged at ₹10/L.
- Platform cost will be charged separately based on design and specifications.

## 5. Underground Sump

- 10000L capacity included with concrete block masonry and 125mm PCC base.
- Inside walls treated with chicken mesh plastering and waterproofing chemicals.
- Additional capacity for RCC sump will be charged at ₹27/L.

## 6. Parapet Wall

- 3'6" high parapet wall, 150mm thick, with buttresses every 10 feet for structural support.

## 7. Balcony/Utility Railings

- MS railings for balcony and utility areas, provided at ₹350 - 450 per sq. ft..
- Includes material, painting, welding, fixing, and finishing.
- Complex patterns will be charged extra.

## 8. Elevation

- Includes basic plastering and external painting.
- No cladding, grooves, projections, or aesthetic elements like pergolas.

## 9. Antitermite Treatment

- Available at an additional charge of ₹24/sq. ft..

## 10. Rainwater Harvesting

- ₹30,000 for a 7-foot depth system with rings installation, course and fine aggregate bed.

## 11. External Drain Covers

- Provided in natural stone (100mm width), costing ₹300/sq. ft..

## 12. Lofts

- Lofts provided in rooms and kitchen at ₹380/sq. ft..

## 13. Puja Room

- Burma Teak door with teak frame (5" x 2.5"), worth ₹20,000, including fixtures for every 2000 sq. ft..

#### 14. Mirror and Accessories

- Mirror, soap dish, and towel rail worth ₹7,000 per 1000 sq. ft. of construction.

##### \*Note

All the designs, including architectural plans, 3D elevations, working drawings, and structural details, will be provided in non-editable PDF format. This ensures the integrity of the designs and prevents unauthorized modifications.

## Construction Overview for (EST-00003)

### Construction Details

Plot Area = 2,000 sq.ft

Ground Floor => 1,000 sq.ft

1st Floor => 1,000 sq.ft

Headroom Area = 250 sq.ft

Package Built Up Area = 2,000 sq.ft

Total Built Up Area = 3,250 sq.ft

A headroom of 250 sq.ft included in the package built up area. Changes in the floor built up area will change the project cost

S. No.	Item	Rate	Quantity/Area	Total Cost (INR)
1	Plinth Built-Up Area	₹ 1,150/sq.ft	1,000 sq.ft	₹ 11,50,000/-
2	Parking / Ground Floor	₹ 1,850/sq.ft	1,000 sq.ft	₹ 18,50,000/-
3	First Floor	₹ 1,850/sq.ft	1,000 sq.ft	₹ 18,50,000/-
4	Terrace Headroom	₹ 1,850/sq.ft	250 sq.ft	₹ 4,62,500/-

Package Built-Up (excl. Headroom & Balcony) ₹ 37,00,000/-

Add: Plinth ₹ 11,50,000/-

Add: Headroom ₹ 4,62,500/-

**Grand Total** ₹ 53,12,500/-

Package Built-Up Area: 2,000 sq.ft

Plinth Area: 1,000 sq.ft

Headroom Area: 250 sq.ft

## Site Evaluation Criteria

S. No.	Check Points	UOM	Standard
1	Offsets provided by left, right, and back neighbors?	Ft	>3 Ft
2	Electric Pole/Transformer near the site?	Yes/No	No
3	Existing structure to be demolished?	Yes/No	No
4	At least 100 sq.ft area for a labor shed?	Yes/No	Yes
5	Is labor allowed to stay at site?	Yes/No	Yes
6	10% of site area for storage of materials?	Yes/No	Yes
7	If storage area is available, is it near the site?	Yes/No	Yes
8	Road width in front of plot (excl. footpath)?	Ft	>20 Ft
9	Road traffic conditions at the plot?	High/Medium/ Low	Low
10	Difference in level w.r.t. road center?	Ft	0 Ft
11	Any slope in the plot?	Yes/No	No
12	Rocky terrain on site?	Yes/No	No
13	Rocky terrain shared with neighbor?	Yes/No	No
14	Water table high?	Yes/No	No
15	Site contour provided?	Yes/No	Yes
16	Drainage line marking/info provided?	Yes/No	Yes

Note:

- The quote is prepared based on the standard criteria mentioned.
- Any deviations in site conditions beyond these criteria will incur additional costs as per updated requirements.

## Key Points to Know



### **Preliminary Specification Document:**

This is a preliminary document and will convert to a binding agreement once the project is officially begun with 99SquareWall.

### **Quotation Confirmation & Validity:**

Quote is final after receiving  $\geq 5\%$  booking amount and then valid for 30 days.

### **Revisions to Quotation:**

Changes in scope/materials/design post-quote lead to a revised quotation.

### **On-Time Project Completion:**

We commit to schedules while maintaining quality and transparency.

### **Delay Management Policy:**

Delays due to external factors are communicated proactively with timeline adjustments.

### **Optimized Structural Designs:**

Quotes assume optimized structural designs complying with IS codes; custom designs may affect cost/time.

### **Initial Pre-Construction Activities:**

Site survey, soil testing, structural drawings/approval, contract drafting, initial meeting ( $\approx 64$  days).

### **Construction Scope & Adjustments:**

Work follows this quotation; deviations are charged as mutually agreed in writing.

### **Handling Design Changes:**

All changes must be routed through 99SquareWall to keep documents and costs aligned.

### **Secure Payment Protocols:**

All payments only to 99SquareWall official account; no cash/third-party handling.

### **Price Protection Policy:**

Your quoted price is locked for 2 months from quotation date.

### **Utility/Temporary Infra Exclusions:**

Temporary electricity/water connections are outside contractor scope.