

# GOLDEN ARCHITECTS & CONSTRUCTION

## OUR WONDERFUL CONSTRUCTION PRICING PACKAGE



### Essential Package

**₹ 1999**

PER SQ FEET



### Premium Package

**₹ 2199**

PER SQ FEET



### Elite Package

**₹ 2449**

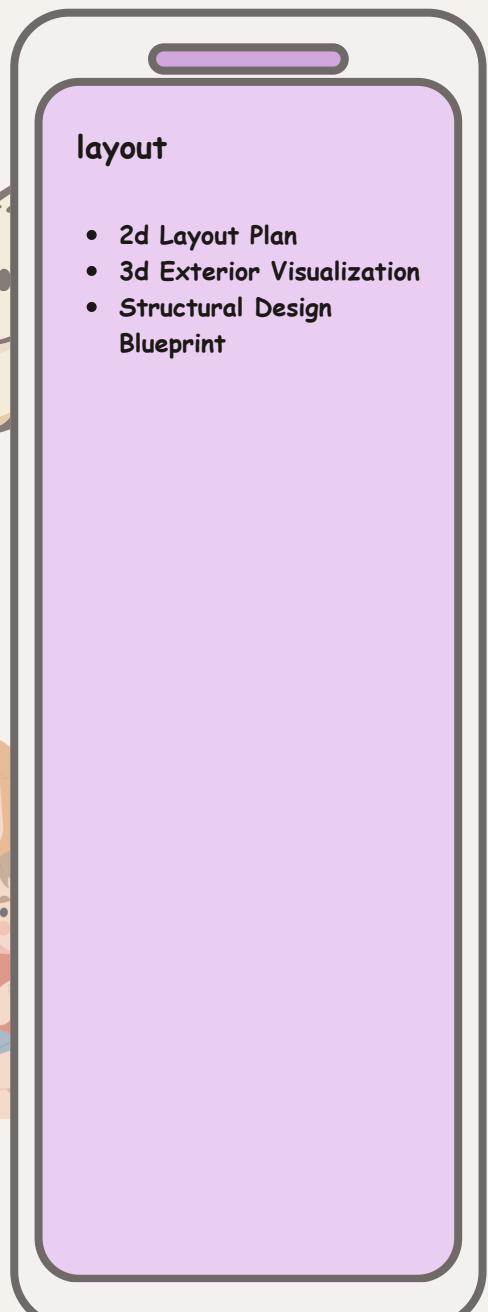
PER SQ FEET



### Royale Package

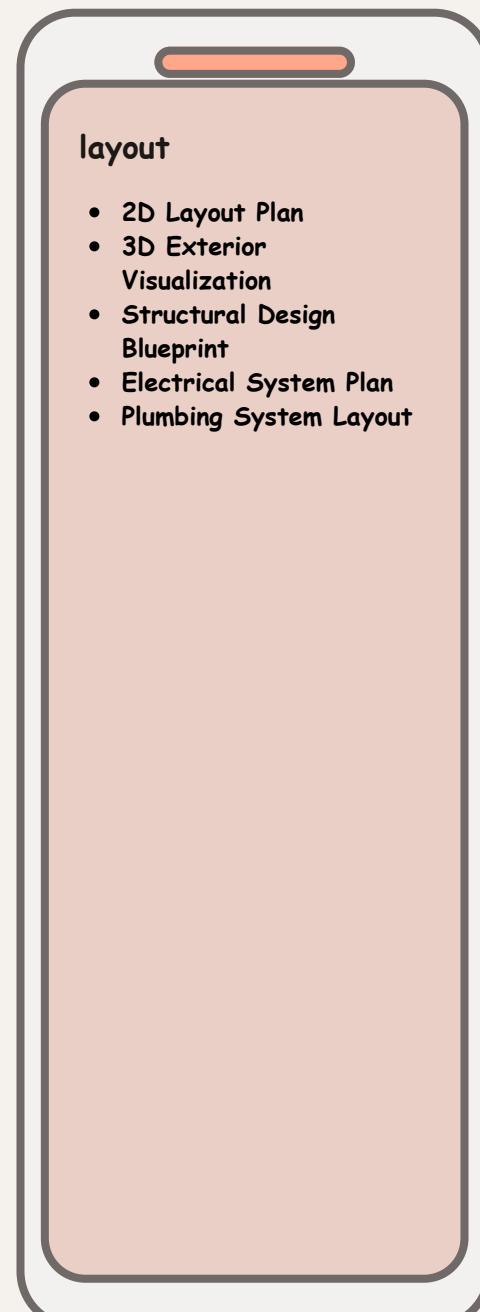
**₹ 3049**

PER SQ FEET



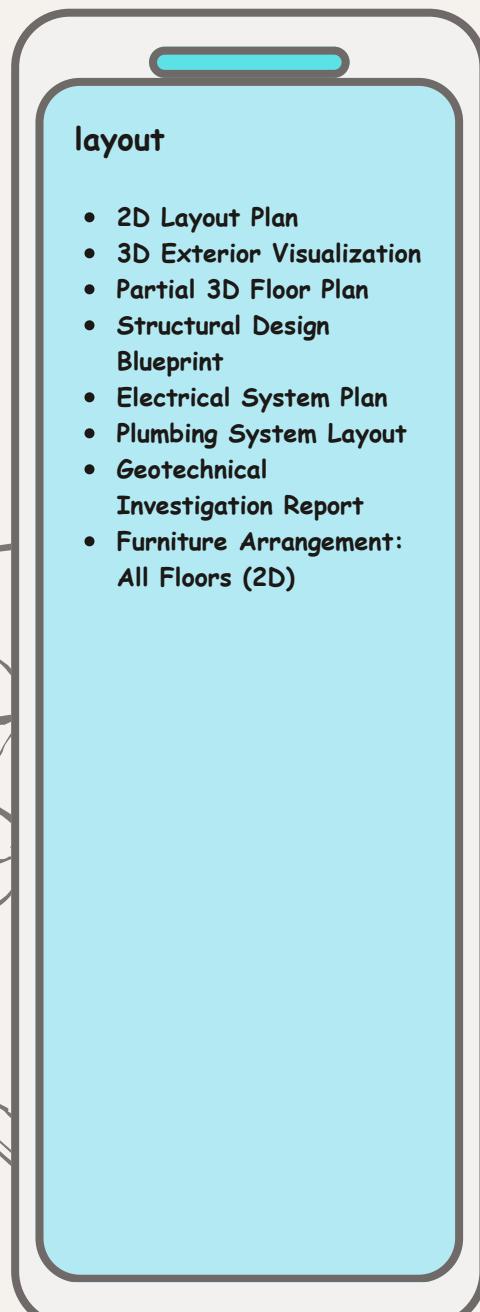
#### layout

- 2d Layout Plan
- 3d Exterior Visualization
- Structural Design Blueprint



#### layout

- 2D Layout Plan
- 3D Exterior Visualization
- Structural Design Blueprint
- Electrical System Plan
- Plumbing System Layout



#### layout

- 2D Layout Plan
- 3D Exterior Visualization
- Partial 3D Floor Plan
- Structural Design Blueprint
- Electrical System Plan
- Plumbing System Layout
- Geotechnical Investigation Report
- Furniture Arrangement: All Floors (2D)



#### layout

- 2D Layout Plan
- 3D Exterior Visualization
- Partial 3D Floor Plan
- Structural Design Blueprint
- Electrical System Plan
- Plumbing System Layout
- Geotechnical Investigation Report
- Furniture Arrangement: All Floors (2D)
- Building Plan Approval Drawing
- Site Analysis & Master Plan
- Interior Perspectives: All Floors (3d)
- Interior Finish Schedules: All Rooms (2d)
- Virtual Interior Tour
- Landscape Architectural Plans
- 



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#### Project Delivery

- On-Site Coordinator: Dedicated Full-Time On-Site Coordinator
- Project Lead: Daily On-Site Oversight
- Digital Project Management Platform: Daily Progress Documentation and Project Status Tracking

#### Project Delivery

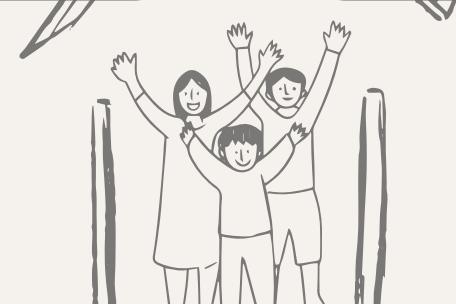
- On-Site Coordinator: Dedicated Full-Time On-Site Coordinator
- Project Lead: Daily On-Site Oversight
- Digital Project Management Platform: Daily Progress Documentation and Project Status Tracking
- Design Lead: Assistance Through Design Finalization

#### Project Delivery

- On-Site Coordinator: Dedicated Full-Time On-Site Coordinator
- Project Lead: Daily On-Site Oversight
- Digital Project Management Platform: Daily Progress Documentation and Project Status Tracking
- Design Lead: Primary Architect for Project Duration. Phased Site Inspections. Material Specification Assistance.

#### Project Delivery

- On-Site Coordinator: Dedicated Full-Time On-Site Coordinator
- Project Lead: Daily On-Site Oversight
- Digital Project Management Platform: Daily Progress Documentation and Project Status Tracking
- Design Lead: Dedicated Architect. Frequent On-Site Consultations. Material and Brand Specification Support Including Interiors and Home Decor.



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#### Superstructure

- Cement: Dalmia / Chettinad
- Steel: Arun Plus FE 550 or Equivalent
- Masonry Works: M Sand
- Plastering Works: P Sand
- Basement Height: Up to 3 feet
- Partition Walls: AAC Blocks
- Exterior Walls: 9-Inch Thick Wall
- Interior Walls: 4-Inch Thick Wall
- Concrete Grade: M20
- Floor-to-Floor Height: 10 Feet
- Steel Reinforcement: As per Indian Standard Codes
- Parapet Wall: 3 Feet

#### Superstructure

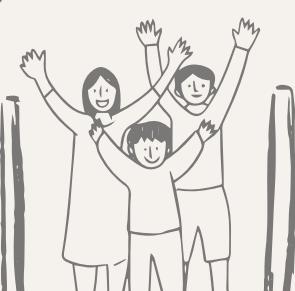
- Cement: Cement: Ramco / ACC (Adani Cement)
- Steel: Pulkit / GBR / ARS or Equivalent
- Masonry Works: M Sand
- Plastering Works: P Sand
- Basement Height: Upto 3.5 feet
- Partition Walls: Box-cut Bricks
- Exterior Walls: 9-Inch Thick Chamber Box Bricks
- Interior Walls: 4-Inch Thick Chamber Box Bricks
- Concrete Grade: M20
- Floor-to-Floor Height: 10 Feet
- Steel Reinforcement: As per Indian Standard Codes
- Parapet Wall: 3 Feet Height, 6 Inch Thick

#### Superstructure

- Cement: Ultratech / Coramandel / JSW
- Steel: Isteel / Vizag or Equivalent
- Masonry Works: M Sand
- Plastering Works: River Sand
- Basement Height: Up to 4 feet
- Partition Walls: Wire-Cut Bricks
- Exterior Walls: 9-Inch Thick Wire-Cut Bricks
- Interior Walls: 4-Inch Thick Wire-Cut Bricks
- Concrete Grade: M25
- Floor-to-Floor Height: 11 Feet
- Steel Reinforcement: As per Indian Standard Codes
- Parapet Wall: 3.5 Feet Height, 6 Inch Thick

#### Superstructure

- Cement: Ultratech /Coramandel / JSW
- Steel: TATA / JSW
- Masonry Works: River Sand
- Plastering Works: River Sand
- Basement Height: Up to 5 feet
- Partition Walls: Wire-Cut Bricks
- Exterior Walls: 9-Inch Thick Wire-Cut Bricks
- Interior Walls: 4-Inch Thick Wire-Cut Bricks
- Concrete Grade: M25
- Floor-to-Floor Height: 12 Feet
- Steel Reinforcement: As per Indian Standard Codes
- Parapet Wall: 3.5 Feet Height, 6 Inch Thick (or) Toughened Glass Railing (optional)
- Lift Pit: RCC (if required)
- Base: RCC Concrete Slab
- Lift Pit & Shaft: RCC(if required)



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#### Bathroom

##### Wall Tiles

- Coverage: Up to 7 Feet
- Size: 2' x 1' Vitrified Tiles
- Budget: Up to ₹40/Sqft

##### Bath & CP Fittings

- Brand: Parryware
- Budget: Up to ₹12,000 per Bathroom
- Features: Floor-Mounted EWC, Wall-Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, 2-in-1 Wall Mixer

#### Bathroom

##### Wall Tiles

- Coverage: Full Height (Up to Ceiling)
- Size: 2' x 2' Vitrified Tiles
- Budget: Up to ₹55/Sqft
- Color: Consistent Color for Two Bathrooms

##### Bath & CP Fittings

- Brand: Parryware
- Budget: Up to ₹18,000 per Bathroom
- Features: Wall-Mounted EWC, Wall-Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, 2-in-1 Wall Mixer

#### Bathroom

##### Wall Tiles

- Coverage: Full Height (Up to Ceiling)
- Size: 4' x 2' Digital Vitrified Tiles
- Budget: Up to ₹90/Sqft

##### Bath & CP Fittings

- Brand: Jaquar
- Budget: Up to ₹24,000 per Bathroom
- Features: Wall-Mounted EWC, Wall-Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, Concealed Wall Mixer

#### Bathroom

##### Wall Tiles

- Coverage: Full Height (Up to Ceiling)
- Size: 4' x 2' Vitrified Tiles
- Budget: Up to ₹130/Sqft

##### Bath & CP Fittings

- Brand: Kohler/American Standard/Grohe
- Budget: Up to ₹70,000 per Bathroom
- Features: Concealed EWC, Countertop Wash Basin, Marble Counter Slab, Pillar Tap, Health Faucet, Shower Set, Concealed Wall Mixer

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#### Plumbing

##### Plumbing Pipes & Fittings

- Internal: CPVC
- External: PVC
- Brands: Any ISI-certified Brand.

##### Overhead Tank

- Brand: Sintex
- Capacity: 500 Liters
- Features: 3-Layered, UV Protected, White Color

#### Plumbing

##### Plumbing Pipes & Fittings

- Internal: CPVC
- External: UPVC
- Brands: Prince or Equivalent

##### Overhead Tank

- Brand: Sintex
- Capacity: 1000 Liters
- Features: 3-Layered, UV Protected, White Color

#### Plumbing

##### Plumbing Pipes & Fittings

- Internal: CPVC
- External: UPVC
- Brands: Ashirwad/Astral

##### Overhead Tank

- Brand: Sintex
- Capacity: 2000 Liters
- Features: 5-Layered, UV Protected, White Color, with Sensor Heater Plumbing Lines

##### Solar Heater

- Included: If Required

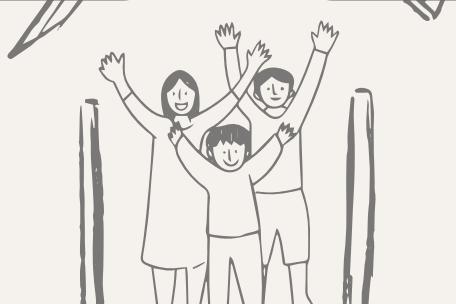
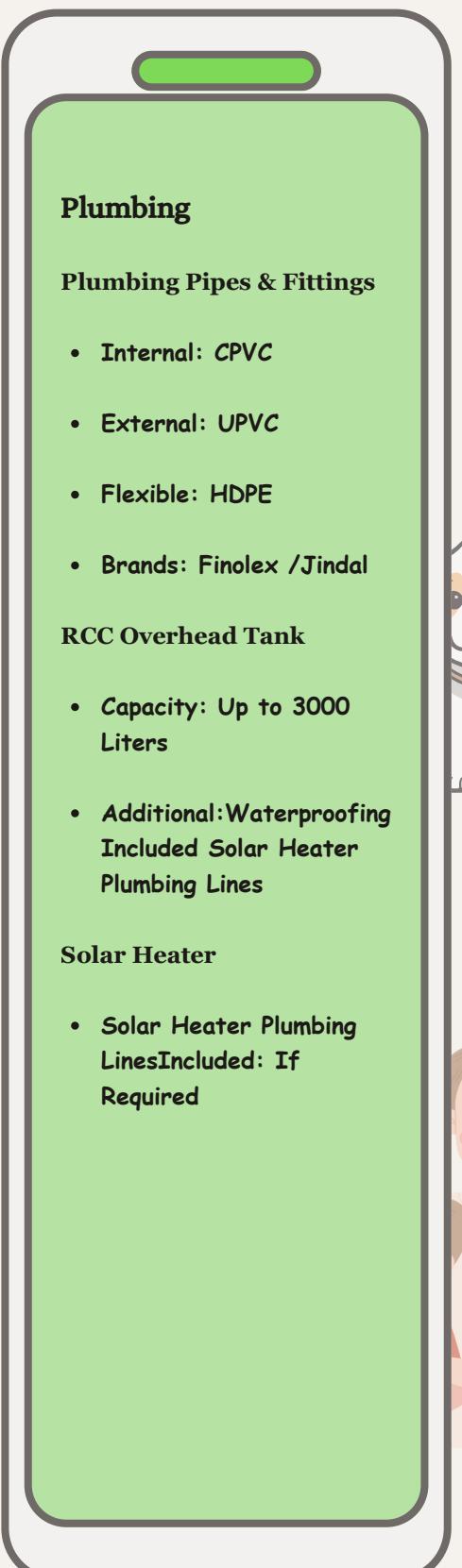
#### Plumbing

##### Plumbing Pipes & Fittings

- Internal: CPVC
  - External: UPVC
  - Flexible: HDPE
  - Brands: Finolex /Jindal
- RCC Overhead Tank
- Capacity: Up to 3000 Liters
  - Additional: Waterproofing Included Solar Heater Plumbing Lines

##### Solar Heater

- Solar Heater Plumbing Lines Included: If Required



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# Essential Package

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## Premium Package

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# Elite Package

**₹ 2449**

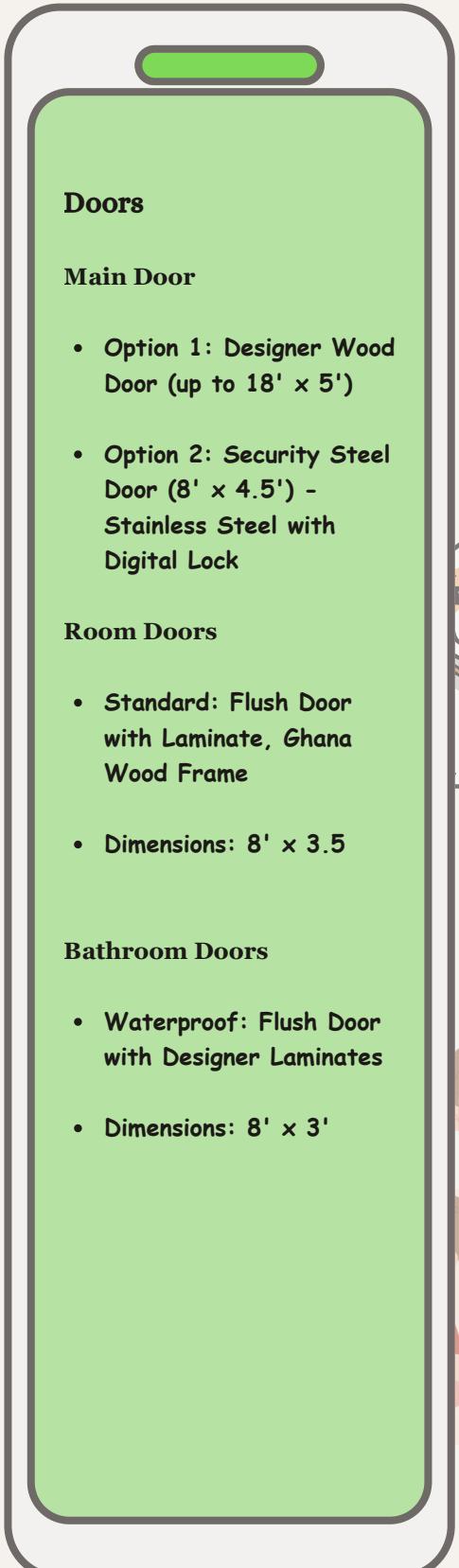
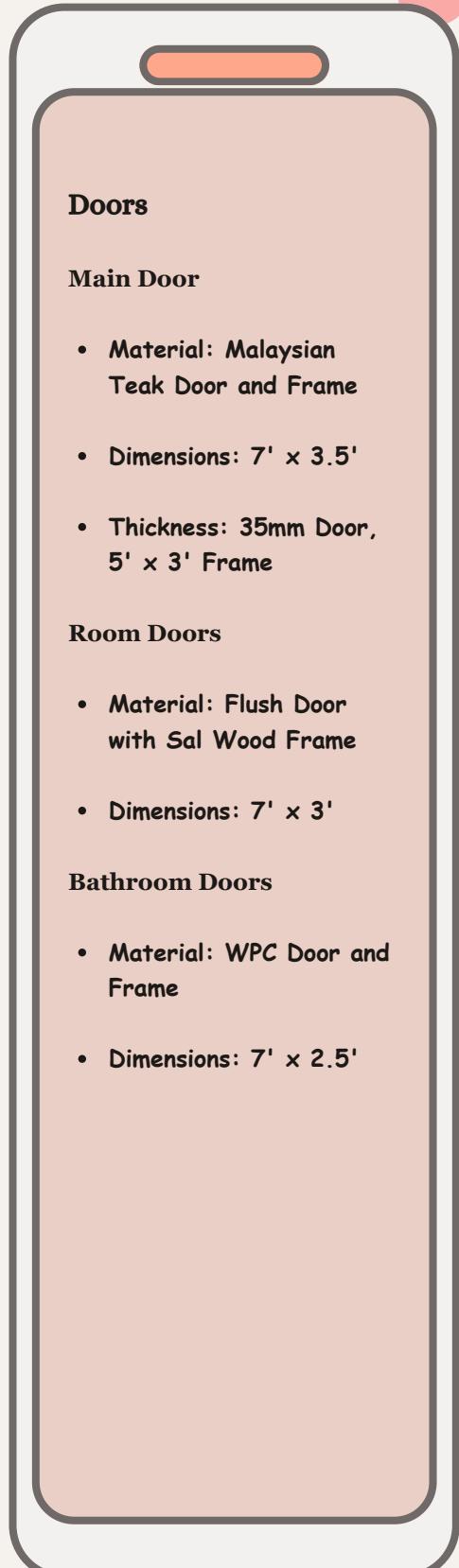
**PER SQ FEET**



# Royale Package

**₹ 3049**

**PER SQ FEET**



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### Premium Package

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### Elite Package

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### Royale Package

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#### Painting Specifications

##### Interior Painting

- Wall Putty: 2 coats of Asian wall putty
- Wall & Ceiling Paint : 1 coat of primer, 2 coats of Asian Tractor Emulsion

##### Exterior Painting

- Exterior Paint: 1 coat of primer, 2 coats of Asian Ace paint

#### Painting Specifications

##### Interior Painting

- Wall Putty: 2 coats of Asian Wall Putty
- Wall & Ceiling Paint: 1 coat of Primer, 2 coats of Asian Premium Paint

##### Exterior Painting

- Exterior Paint: 1 coat of Primer, 2 coats of Asian Apex

#### Painting Specifications

##### Interior Painting

- Wall Putty: 2 coats of Asian Wall Putty
- Wall & Ceiling Paint: 1 coat of Primer, 2 coats of Asian Premium Paint

##### Exterior Painting

- Exterior Paint: 1 coat of Primer, 2 coats of Asian Apex Ultima Protek
- Elevation Putty: 2 coats of Asian Putty on the front elevation

#### Painting Specifications

##### Interior Painting

- Wall Putty: 2 coats of Birla Wall Putty
- Wall Paint: 1 coat of Primer, 2 coats of Royale Luxury Emulsion

- Ceiling Paint: 1 coat of Primer, 2 coats of Royale Luxury Emulsion

##### Exterior Painting

- Exterior Paint: 1 coat of Primer, 2 coats of Asian Apex Ultima Protek
- Elevation Putty: 2 coats of Birla Wallseal Waterproofing on all sides of the elevation

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#### Windows and Railing

##### Windows

- Type: UPVC Open Window
- Maximum Size: 4' x 4'
- Quantity: 1 Window per Room
- Glass: 5mm Clear Glass

##### Railings

- Staircase: Mild Steel Railing
- Balcony: Mild Steel Railing

#### Windows and Railing

##### Windows

- Type: UPVC Open Window
- Maximum Size: 5' x 5'
- Quantity: 1 Window per Room
- Glass: 5mm Clear Glass

##### Railings

- Staircase: Stainless Steel Grade 304
- Balcony: Stainless Steel Grade 304 with 8mm Toughened Glass and Posts

#### Windows and Railing

##### Windows

- Type: UPVC Open Window
- Size & Quantity: No Restrictions
- Glass: 5mm Clear Glass

##### Railings

- Staircase: Stainless Steel Grade 304
- Balcony: 10mm Full Toughened Glass with Grade 304 Stainless Steel Railing

#### Windows and Railing

##### Windows

- Type: UPVC Coloured Open Window
- Size & Quantity: No Restrictions
- Glass: Toughened Glass

##### Railings

- Staircase: Toughened Glass with SS, Wood, or Aluminum Railing
- Balcony: 10mm Full Toughened Glass with Aluminum Railing

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#### Flooring Specifications

##### Interior

- Living, Dining, Bedrooms, & Kitchen: 2' x 2' Vitrified Tiles - Up to ₹45/Sqft
- Balcony & Utility: 1' x 1' Tiles - Up to ₹35/Sqft
- Brand : Anuj / KAG / Sparrow

##### Exterior

- Staircase: Granite - Up to ₹90/Sqft
- Car Parking: 1' x 1' Parking Tiles - Up to ₹35/Sqft
- Terrace: Screed Concreting with Waterproofing

#### Flooring Specifications

##### Interior

- Living, Dining, Bedrooms, & Kitchen: 4' x 2' Vitrified Tiles - Up to ₹65/Sqft
- Balcony & Utility: 2' x 2' Antiskid Tiles - Up to ₹50/Sqft
- Brand : Kajaria

##### Exterior

- Staircase: Granite - Up to ₹110/Sqft
- Car Parking: 1' x 1' Heavy Duty Tiles - Up to ₹50/Sqft
- Terrace: Screed Concreting with Waterproofing

#### Flooring Specifications

##### Interior

- Living, Dining, Bedrooms, & Kitchen: 4' x 2' Tiles - Up to ₹80/Sqft
- Balcony & Utility: 2' x 2' Tiles - Up to ₹60/Sqft
- Brand : Kajaria / Accord

##### Exterior

- Staircase: Granite - Up to ₹160/Sqft
- Car Parking: 2' x 2' Heavy Stone - Up to ₹80/Sqft
- Terrace : Plain Terracotta Weathering clay tiles

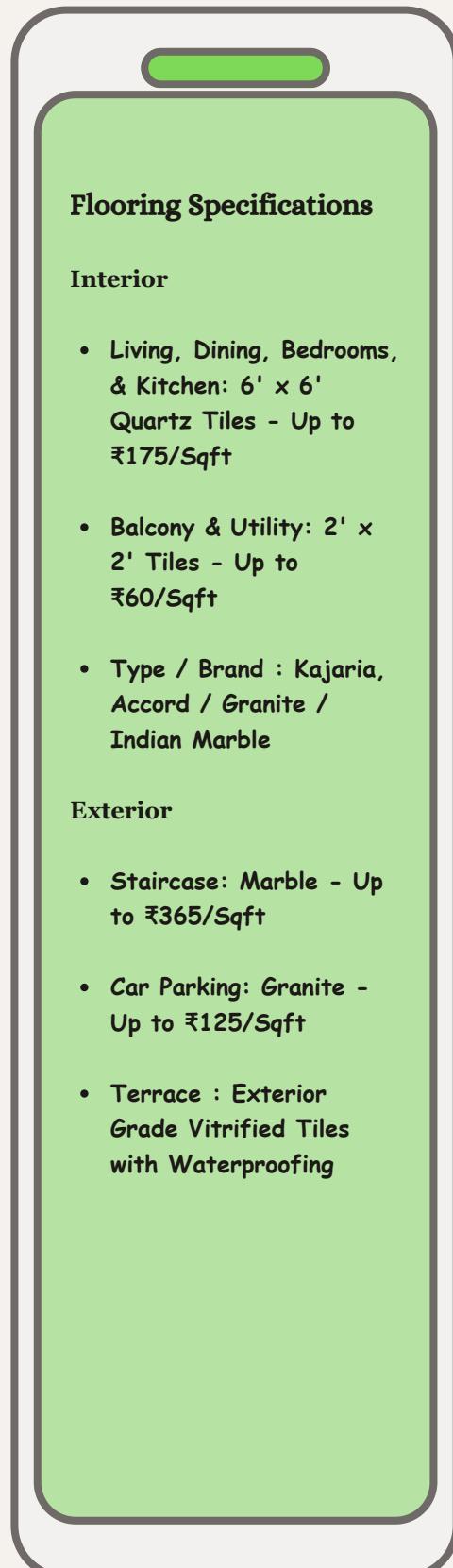
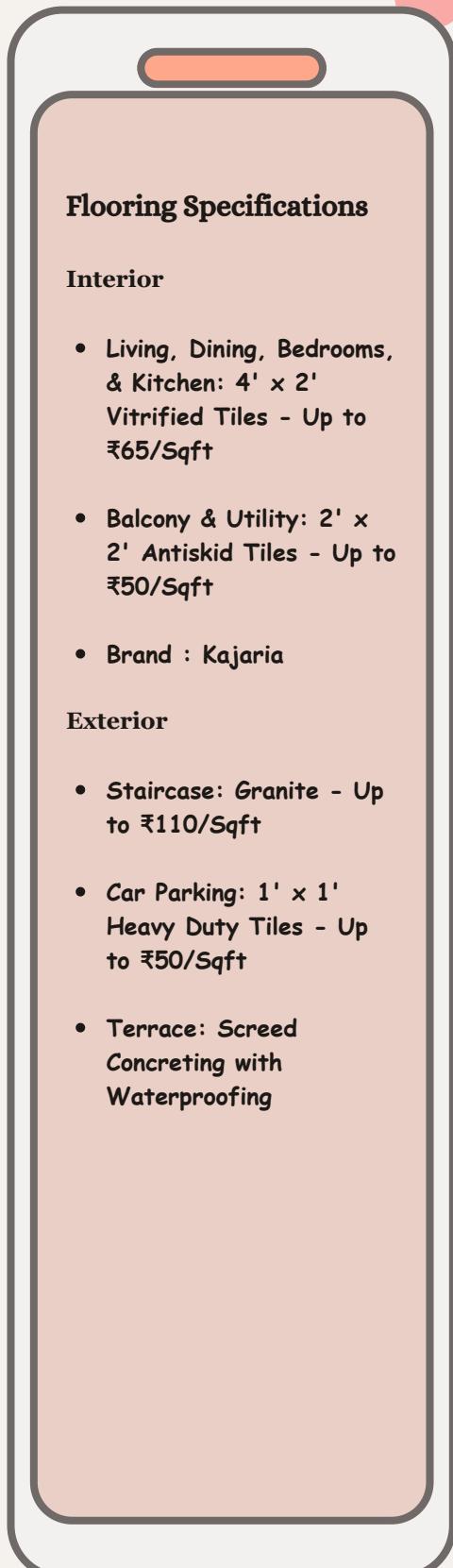
#### Flooring Specifications

##### Interior

- Living, Dining, Bedrooms, & Kitchen: 6' x 6' Quartz Tiles - Up to ₹175/Sqft
- Balcony & Utility: 2' x 2' Tiles - Up to ₹60/Sqft
- Type / Brand : Kajaria, Accord / Granite / Indian Marble

##### Exterior

- Staircase: Marble - Up to ₹365/Sqft
- Car Parking: Granite - Up to ₹125/Sqft
- Terrace : Exterior Grade Vitrified Tiles with Waterproofing



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#### Electrical Specifications

##### Wiring

- Brand: Orbit
- Type: FRLS (Fire Retardant Low Smoke)

##### Switches

- Brand: Orbit

##### Switch Boxes

- Bedroom: 2 Switch Boxes (8-Module each) - one at entrance and one at bedside
- Bathroom: 1 Switch Box (Inner) 4-Module, 1 Switch Box (Outer) 3-Module (with points for heater and exhaust)
- Living Room: Up to 4 Switch Boxes (8-Module each)
- Dining: 1 Switch Box (8-Module)
- Pooja: 1 Switch Box (3-Module)
- Kitchen: 3 Switch Boxes (6-Module each) (with points for HOB, chimney, and RO)
- Utility: 1 Switch Box (4-Module)
- AC Points: 1 for each bedroom
- Entrance: 1 Switch Box (6-Module)
- Balconies: 1 Switch Box (3-Module)

#### Electrical Specifications

##### Wiring

- Brand: Finolex
- Type: FRLS (Fire Retardant Low Smoke)

##### Switches

- Brand: Havells

##### Switch Boxes

- Bedroom: 3 Switch Boxes (8-Module each)
- Bathroom: 1 Switch Box (Inner) 4-Module, 1 Switch Box (Outer) 3-Module (with points for heater and exhaust)
- Living Room: Up to 4 Switch Boxes (8-Module each)
- Dining: 1 Switch Box (8-Module)
- Pooja: 1 Switch Box (3-Module)
- Kitchen: 3 Switch Boxes (6-Module each) (with points for HOB, chimney, and RO)
- Utility: 1 Switch Box (4-Module)
- AC Points: 1 for each bedroom, 1 for living room
- Entrance: 1 Switch Box (6-Module)
- Balconies: 1 Switch Box (3-Module)

#### Electrical Specifications

##### Wiring

- Brands: Havells
- Type: FRLS (Fire Retardant Low Smoke)

##### Switches

- Type: Touch Switches with Glass Plates
- Points: No Restriction
- Brand: Honeywell

##### Electrical Outlets

- Required Outlets: Lifts, DG, Curtain Motors, Swimming Pool, RO Plant, Pressure Pump, Intercom, Surveillance System, Exterior Light Points, Gate Automation, Lightning Arrester, Hybrid Solar Heater, Water Fountain, HVAC Systems

##### Electrical Panel Board

- Capacity: Up to 2 Service Connections
- Type: RLCB (Residual Leakage Circuit Breaker) Exterior Grade

#### Electrical Specifications

##### Wiring

- Brands: Havells
- Type: FRLS (Fire Retardant Low Smoke)

##### Switches

- Type: Touch Switches with Glass Plates
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#### Free Benefits

- Termite-resistant Basement
- Granite-clad Staircase
- MS Railing for Staircase
- Parapet wall Construction
- Damp Proofing for Terrace
- Loft and Shelf Construction
- Kitchen Granite Countertop
- Overhead water Tank

#### Free Benefits

- Termite-resistant Basement
- Granite-clad Staircase
- SS Railing for Staircase
- Parapet wall Construction
- Damp Proofing for Terrace
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OUR PACKAGES ARE HIGHLY CUSTOMIZABLE. YOU CAN SELECT ANY BRAND OR MATERIAL, AND WE CAN MAKE ADJUSTMENTS TO SUIT YOUR SPECIFIC REQUIREMENTS.



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#### Items Not Included

- Compound Wall: ₹ 390 /Sqft
- Gate: Additional Cost
- Sump & Septic Tank: ₹24/Liter
- Lift: Not Included
- Electricity Connection: Not Included
- Building Plan Approval: Not Included
- Elevation Special Materials: Additional Cost

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- Gate: Additional Cost
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