

URBAN LION HOMES

B Poovarasan B.E, Msc (8yrs Exp)

CMDA Registered Construction Engineer

Government Register No. CE/2021/12/986

Construction Rate - Rs.2000/sft

Contact – 9677009358, 9025224439

Website – www.urbanlionhomes.com



Without Charge/Complimentary

- 1) Construction Plan Diagram (Rs. 4000)
- 2) Structural Plan (Rs. 8000)
- 3) 3D Picture (Rs. 4000)
- 4) Inverter Provision (Rs.10,000)
- 5) Simple Elevation Design in Cement are Borders and Grooves (Rs.30,000)
- 6) Pest Control in Basement (Rs.7000)
- 7) 15A Electric Vehicle Charger (Rs.2000)

We Providing these facilities totally **free of cost, total value is Rs.65,000.** This is Complimentary for all clients.

About Engineer:

I was inspired to study civil engineering by my family members because all of my family members work in the construction industry. After finishing high school, I enrolled in the **RMK Engineering College** to study civil engineering. I finished my civil engineering degree in 2016, and I gained experience on various projects like villas, apartments, and an indoor stadium. By the Tamil Nadu government's rules, I registered with the **CMDA as a Registered Construction Engineer.**

Materials for Civil Work

Red Bricks : Rs. 32,000/Load

Cement : Rs. 350/Bags

(Coromandel/Zuari/Chettinad/Ramco)

M Sand : Rs. 19,500/Load (1st Quality)

River Sand : Rs. 26,000/Load (1st Quality)

P Sand : Rs. 24,000/Load (1st Quality)

20mm Aggregate : Rs. 15,000/Load (1st Quality)

Basement Filling : Gravel or Filling SANf

Steel : Rs.63,000/Ton

(ISI TMT Rods, Fe500/Fe550)

Staircase Railing : MS Rod (Rs. 120/kg)

Window Grill : MS Rod (Rs. 120/kg)

Sub Structure

Foundation ✓ Excavation Pit Size ✓ Mat Size ✓ Mat Rod ✓ Column Size ✓ Column Rod ✓ Plinth Beam Size ✓ Plinth Beam Rod	Your house will be built according to the Steel Drawing provided by the Government Registered Engineer
Concrete in Sub Structure ✓ Foundation PCC ✓ Mat RCC ✓ Column RCC ✓ Plinth Beam RCC	M15 Grade Concrete M20 Grade Concrete M20 Grade Concrete M20 Grade Concrete

Basement:

✓ Type ✓ Height ✓ Filling ✓ PCC ✓ Pest Control	Brick Work Maximum of 3 Feet Gravel M15 Grade Concrete Done after soil consolidation
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Super Structure

Ground/First/Second/ Floors:	
✓ Wall Type	Brick Wall
✓ Outer Wall	9" Thickness the Wall(1:6)
✓ Inner Wall	4 ½" Thickness the Wall(1:4)
✓ Lintel in 9" Wall	Cut Lintel
✓ Lintel in 4 ½ Wall	Through Lintel
✓ Bathroom Wall	4 ½" Wall
✓ Loft	Any one side of the wall in Bed Room and Kitchen
✓ Cupboard	4 to 5 feet width
✓ Inverter	Above the Loft
✓ Kitchen Counter Slab	"L" Shape Counter Slab
✓ Staircase Size	As Per The Plan
✓ Plastering(River Sand)	Ratio of 1:4 for Outer & Ceiling Ratio of 1:5 for Inner

Terrace

Parapet Wall :	
✓ Height of The Wall	3 Feet Height
✓ Size of The Wall	4 ½" Thickness Wall

RCC in Structural Elements

Concrete Elements	
✓ Lintel	M20 Grade Concrete
✓ Beam	M20 Grade Concrete
✓ Column	M20 Grade Concrete
✓ Slab	M20 Grade Concrete

Electrical Works

Materials ✓ Main Board Type ✓ EB Cable Type ✓ DB Box Type ✓ Wire ✓ Switch Type ✓ Switch Brand ✓ Switch Box Type	Wooden Panel UG Cable or Over Hanging Cable (Client Need To Purchase) Open Door Type with RCCB and MCB Circuit Orbit/Finolex Modular White Switches Anchor/Havells Metal Box
Hall ✓ TV, Set Top Box ✓ Fan ✓ LED Tube Light ✓ Night Light ✓ 2Way Light ✓ Charging	3nos 5A Switch and Socket 1 or 2 Point (Client Requirement) 2 Point 1 Point 1 Point 1no 5A Switch and Socket
Bed Rooms ✓ Fan ✓ LED Tube Light ✓ Night Light ✓ Charging ✓ AC	1 Point 1 Point 1 Point 1no 5A Switch and Socket 1 Point
Kitchen ✓ RO ✓ Fridge ✓ Washing Machine ✓ Chimney ✓ Induction Stove ✓ Grinder ✓ Charging	1 Point 1no 15A Switch and Socket 1no 15A Switch and Socket 1 Point 1no 15A Switch and Socket 1 Point 1no 5A Switch and Socket

Bathroom ✓ Light Point ✓ Heater Point ✓ Exhaust Point	1 Point 1 Point 1 Point
Computer Point ✓ Any Place	2no 5A Switch and Socket
Terrace ✓ Charging ✓ Light	1no 5A Switch and Socket 1 Point
Parking ✓ 2 Way Switch ✓ Light ✓ Charging ✓ Electric Vehicle Charger	1 Point Based on Parking Size 1no 5A Switch and Socket 1no 15A Switch and Socket
Inverter	All 5A Switch Circuit in Room (Only Line)

Plumbing Works:

Materials ✓ PVC Pipes(ISI Quality) ✓ CPVC Pipes(ISI Quality) ✓ Wall Mixture (2 in 1) ✓ Shower ✓ Toilet (Floor Mounted) ✓ All Taps(Brass) ✓ Parking , Terrace Tap ✓ Valves ✓ Sewage Chamber ✓ Tank Over Flow Pipe	- Outer lines - Inner Lines (Concealed) - Hindware/Jaquar/Croma (Rs.3,500) Wall Shower - Wall Shower Type - Parryware White (Rs.3500) - Watermen/Metro - PVC Tap - PVC Ball Valve (ISI Quality) - Brick Work with Inside - Plastering with Cement - Manhole - Provide
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Kitchen ✓ RO Tap ✓ Washing Machine Tap ✓ Kitchen Sink Tap	1 Point 1 Point 1 Point
Bathroom ✓ Closet ✓ Shower ✓ Wall Mixture(2 in 1) ✓ Heater ✓ 2 in 1 Tap ✓ Long Body Tap ✓ Angle Cork ✓ Stop Cork For Shower ✓ Washbasin	- Indian or Western Type 1No - In One Bathroom, - Other Bathroom normal Taps 1 Point 1 Point , If Western 1 Point , If Indian 3Nos If Western, 2Nos If Indian - If 2nd Bathroom Available 1 Point

Common Tap

- ✓ Roof Terrace
- ✓ Parking

1 Point

1 Point

Painting**Materials**

- ✓ White Wash
- ✓ Primer
- ✓ Putty
- ✓ Wall Colour

- ✓ Bed Room Door
- ✓ Main Door Varnish

Surya Cem
Asian Primer
Birla Putty or JK Putty
Asian Tractor Emulsion
(Inner), Asian Ace (Outer)
Asian Enamel Paint
Sheenlac Varnish

Inside Building

- ✓ Hall, Kitchen, Bed Room, Bathroom,
- ✓ Common Area, Staircase

2 Coat Putty, 1 Coat Primer,
2 Coat Colour
1 Coat White Wash, 1 Coat Colour

Outer Building

- ✓ Frontage

1 Coat White Wash
1 Coat Primer
2 Coat Colour

Tiles

Materials ✓ Floor Tiles ✓ Kitchen Wall Tiles ✓ Kitchen Slab Granite ✓ Bathroom Tiles ✓ Parking Tiles	Rs. 46/sft Rs. 35/sft Rs. 110/sft Rs. 35/sft for Wall Rs. 35/sft for Floor Rs. 35/sft
Tiles Work ✓ Floor Tiles ✓ Floor Skirting ✓ Kitchen Wall Tiles ✓ Kitchen Slab & Beading ✓ Bathroom Tiles ✓ Parking Tiles ✓ Spacer Space	4' x 2' 3" Up to 5 feet From Slab Granite Beading with Half Round Up to 7 Feet From Room Floor Level 1' x 1' Tiles Without Spacer

Doors and Windows

Materials ✓ Main Door ✓ Bed Room Door ✓ Bath Room Door ✓ Windows ✓ Ventilators	1 st Quality Teak Wood Door and Frame Designer Flush Door PVC Water Proof Door UPVC Window UPVC Ventilator
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Carpentry Works

✓ Main Door	3'3" x 7' (Rs.10,000)
✓ Bed Room Door	3' x 7' (Rs.3000)
✓ Bath Room Door	2'6" x 7'(Rs.2000)
✓ Windows	3' x 3' / 3' x 4' / 4' x 4'
✓ Ventilators	2' x 2'
✓ Main Door Handle	Brass
✓ Main Door Lock	Rs.2500
✓ Main Door Hinges	Brass
✓ Bed Room Door Lock	Rotary Type
✓ Bed Room Door Handle	Steel
✓ Bed Room Door Hinges	Steel

Extra Work

✓ Sump (With Tiles)	Rs.27/lit (With ISI Motor)
✓ Rain Water Harvesting	Based on Depth
✓ Soak Pit(if Need)	Rs1000/Round
✓ Roof Weathering Course	Rs.100/sft
✓ Building Setback Flooring	Rs. 1000/sft
✓ Compound Wall	Rs. 2000/rft
✓ Main Gate	Client Design

Client Need To Provide

- 1) Building Approval
- 2) EB Connection, Temporary EB Board Panel and Wire
- 3) Water Connection (Bore Well , Bore Pipe , Motor)
- 4) Local Body Charges
- 5) Electrical Fittings(Fan , LED Tub Light)

Call **9677009358, 9025224439** To Know Your
Home Exact Construction Price

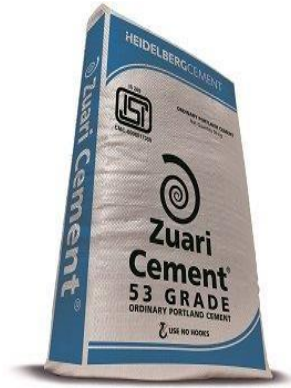
B Poovarasan B.E, Msc , (7yrs Exp)

CMDA Registered Construction Engineer

Chennai

Materials using For Construction

Cement



M sand



River Sand For Plastering



20mm Aggregate



Steel ISI TMT Rod (Fe500/Fe550)



Electrical Material

EB Main Wooden Board



DB Box



Orbit Wire

or

Finolex Wire



White Modular Switches

Orbit/Finolex



Metal Box



MCB



RCCB



Plumbing Materials

PVC Pipes ISI Quality



PVC Fittings ISI Quality



CPVC Pipes ISI Quality



CPVC Fittings ISI Quality



Western (Parry ware White) / Indian (Parry ware White)



Wall Mixture

Hindware/Jaquar/Parryware/Croma

Shower



Long Body Tap
(Waterman/Metro)



2 in 1 Tap



Angle Cork



Brass Ball Valve



PVC Ball Valve



Paint

Surya Cem (Lime Powder)



Birla Wall Putty



or

JK Wall Putty



Asian Interior Primer



Asian Exterior Primer



Asian Tractor Emulsion



Asian Ace



Tiles

Big Floor Tiles (Any Design)



Kitchen Slab Granite (Black/Green/Red)



Kitchen Wall Tiles (Any Design)



Bathroom Tiles (Any Design)



Parking Tiles (Any Design)



Doors and Windows

First Class Teak Main Door



Flush Bed Room Door (Any Color)



UPVC Window



UPVC Bathroom Ventilator



Water Proof PVC Bathroom Door (Any Color)

