



Construction Packages

Four ready-to-choose packages for residential construction in Coimbatore, Tamil Nadu, with a complete material breakup for each. All rates are with-material, turnkey, per sq ft of built-up area.

BASIC ₹2,199 / sq ft Functional, durable, value-focused <i>Best for: Budget-conscious homes and first-time builders</i>	MEDIUM ₹2,499 / sq ft Branded materials, comfortable finish <i>Best for: Families wanting a balanced spec at a fair price</i>	PREMIUM ₹2,899 / sq ft Superior finishes, better fittings <i>Best for: Homes with upgraded look, lighting and bathrooms</i>	LUXURY ₹2,999 / sq ft Signature finishes, smart-ready <i>Best for: Showpiece homes with designer detailing</i>
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Indicative project cost (construction only)

	Basic	Medium	Premium	Luxury
1,000 sq ft	₹21.99 lakh	₹24.99 lakh	₹28.99 lakh	₹29.99 lakh
1,200 sq ft	₹26.39 lakh	₹29.99 lakh	₹34.79 lakh	₹35.99 lakh
1,500 sq ft	₹32.99 lakh	₹37.49 lakh	₹43.49 lakh	₹44.99 lakh
2,000 sq ft	₹43.98 lakh	₹49.98 lakh	₹57.98 lakh	₹59.98 lakh

Excludes GST, approvals, water sump, septic tank, chokepit, steel main gate, compound wall, building elevation, borewell, furniture and other items listed under Exclusions. Area is built-up area including walls, balconies and staircase as per agreement.

Included in every package

- Pre-construction anti-termite treatment
- Reinforced cement concrete (RCC) framed structure to IS codes
- Rainwater harvesting pit (mandatory for residential plots in Tamil Nadu)
- Overhead water tank
- Concealed copper wiring, earthing and MCB distribution board
- Concealed plumbing with hot and cold water lines in bathrooms
- Kitchen granite platform with stainless steel sink
- Waterproofing of bathrooms and sunken areas
- Final cleaning of the building before handover



Material & specification breakup

Item	Basic ₹2,199/sq ft	Medium ₹2,499/sq ft	Premium ₹2,899/sq ft	Luxury ₹2,999/sq ft
1. STRUCTURE & MASONRY				
Cement	Ramco / Dalmia / Chettinad, PPC or OPC	Chettinad / UltraTech / Ramco, OPC 53	UltraTech / ACC / Ambuja, OPC 53	UltraTech / ACC, OPC 53 (structure)
TMT steel	Fe500 - Kamachi / Vizag / ARS or equivalent	Fe500D - TATA Tiscon / JSW	Fe500D / Fe550D - SAIL / JSW NeoSteel / TATA Tiscon	Fe550D - JSW NeoSteel / TATA Tiscon
Concrete grade	M20, site-mixed with mixer	M20 foundation; M25 columns and slabs	M25 ready-mix concrete (RMC)	M25-M30 ready-mix with admixtures
Walls	Fly-ash bricks or red clay bricks / hollow concrete blocks; 9" outer, 4.5" inner	Fly-ash or red clay / wire-cut bricks; 9" outer, 4.5" inner	Wire-cut / red clay bricks or AAC blocks; 9" outer, 4.5" inner	Wire-cut / red clay bricks or AAC blocks; 9" outer, 4.5" inner
Sand & aggregate	M-sand for masonry and concrete, P-sand for plastering; 20 mm and 12 mm blue metal	Screened M-sand and P-sand; graded blue metal	Screened and washed M-sand and P-sand; graded blue metal	Screened and washed M-sand and P-sand; graded blue metal
Plastering	Internal 12 mm (1:6); external 15 mm (1:5); sponge finish	Internal 12 mm (1:6) smooth; external 15-18 mm (1:5) with waterproofing compound	Smooth putty-ready internal (1:5); double-coat external 20 mm (1:4) with waterproofing compound	Smooth putty-ready internal (1:5); double-coat external 20 mm (1:4) with waterproofing compound
Waterproofing	Cement-based coating: bathrooms, sunken slabs	Chemical waterproofing (Dr. Fixit / Fosroc type): bathrooms and sunken slabs	Chemical waterproofing: bathrooms and sunken slabs	Premium system: bathrooms, sunken slabs and overhead tanks; external-wall water-repellent coat
2. FLOORING, TILING & COUNTERS (material allowance per sq ft)				
Living, dining & passage	Ceramic / vitrified 2x2 ft, up to ₹50	Vitrified 2x2 or 2x4 ft, up to ₹80	Large-format vitrified or granite, up to ₹120	Indian marble / granite / large-format porcelain, up to ₹180
Bedrooms & kitchen	Ceramic / vitrified 2x2 ft, up to ₹45	Vitrified 2x2 ft, up to ₹70	Vitrified 2x2 / 2x4 ft, up to ₹100	Vitrified / porcelain, up to ₹140
Bathroom floor & wall	Anti-skid ceramic floor up to ₹40; wall dado 7 ft up to ₹35	Anti-skid floor up to ₹55; wall dado 7 ft up to ₹45	Anti-skid floor up to ₹70; wall tiles to ceiling up to ₹60	Anti-skid floor up to ₹90; designer wall tiles to ceiling up to ₹80, feature wall
Balcony, parking & open areas	Anti-skid / parking tiles up to ₹35	Anti-skid / parking tiles up to ₹45	Anti-skid / parking tiles up to ₹60	Premium anti-skid / parking tiles up to ₹80
Staircase	Standard granite or tile treads and risers	Granite treads and risers	Premium granite treads and risers with nosing	Polished granite / marble with anti-slip grooves
Skirting	4" tile skirting	4" tile skirting	4" matching vitrified / granite skirting	6" matching skirting



Item	Basic ₹2,199/sq ft	Medium ₹2,499/sq ft	Premium ₹2,899/sq ft	Luxury ₹2,999/sq ft
Kitchen counter	Local granite (Tan Brown / Black type) 18-20 mm; stainless steel single-bowl sink	Granite 20 mm; 2 ft tile dado; single-bowl sink with drainboard	Premium granite / quartz-finish; 2 ft dado; double-bowl sink	Premium granite / quartz; full backsplash; double-bowl premium sink
3. DOORS & WINDOWS				
Main door	Mahogany wood frame and shutter	Teak wood frame; 35 mm panelled shutter	Teak frame; 40 mm designer teak-veneer door	Teak frame; solid teak designer / double-leaf door, premium hardware
Internal doors	Flush doors on Aini / country wood frame; enamel finish	Laminate-finish flush doors on Aini / sal frame	Veneer / laminate flush doors; PU or melamine polish	Designer veneer doors; PU polish; premium hardware (Godrej / Ebco type)
Bathroom doors	PVC / FRP door and frame	FRP / waterproof flush door	Waterproof WPC door	Waterproof WPC / laminate door
Windows & ventilators	Powder-coated aluminium sliding with MS safety grill (12 mm square bar)	Aluminium / UPVC 2-track sliding with mesh and MS grill	UPVC / aluminium with toughened glass and mesh; grills	UPVC / aluminium 6 mm toughened glass, large sliding / casement; designer grills
4. ELECTRICAL				
Wiring	ISI copper FR wire (Finolex / Polycab / V-Guard / RR Kabel) in concealed conduit	FR copper wire (Finolex / Polycab / V-Guard / Havells) in concealed conduit	FRLS copper wire (Polycab / Havells) in concealed conduit	FRLS copper wire (Polycab / Havells) in concealed conduit
Switches & sockets	Modular switches (Anchor / Havells type)	Modular - Havells / Anchor Roma	Modular - Legrand Lyncus / Havells Crabtree range	Legrand Arteor / Schneider Zencelo range or equivalent
Distribution & protection	DB with MCBs and RCCB	DB per floor with MCB and RCCB	Floor-wise DB, MCB, RCCB, surge protection	Floor-wise DB, MCB, RCCB, surge protection, changeover provision
Points & provisions	Standard light, fan, socket points; 1 AC point	Standard points; 2 AC points; geyser points; inverter provision	3-4 AC points; geyser points; inverter, TV and data conduits	AC point in every bedroom; CCTV, data and EV-charger conduits; smart-home ready
Light fixtures	Provision only	Provision only	LED downlights in living and dining (allowance)	LED downlights and cove / profile lighting in key rooms (allowance)
5. PLUMBING & SANITARY				
Water supply & drainage	UPVC / CPVC water lines (Ashirvad / Astral / Supreme type); SWR drainage	CPVC hot and cold lines; SWR drainage	CPVC hot and cold lines; SWR drainage with inspection chambers	CPVC hot and cold lines; SWR drainage; solar water heater provision



Item	Basic ₹2,199/sq ft	Medium ₹2,499/sq ft	Premium ₹2,899/sq ft	Luxury ₹2,999/sq ft
Sanitaryware	Parryware / Hindware / Cera standard white, floor-mount EWC	Cera / Hindware / Parryware mid-range EWC and wash basin	Jaquar / Cera premium; wall-hung or concealed cistern in master bath	Jaquar premium / Kohler type; wall-hung EWC with concealed cistern in all baths
CP fittings	Standard chrome fittings (Watertech / Parryware / Hindware / Cera)	Cera / Jaquar Essco range	Jaquar mid-premium range with overhead shower	Jaquar premium / Grohe type; rain shower, diverters
Bathroom extras	Basic accessories	Towel rod, soap dish, health faucet	Accessories set, health faucet, glass shower partition in master bath	Frameless glass shower partitions, accessories set, health faucet
Overhead water tank	1000 L PVC tank	1000 L PVC tank	1000-1500 L tank	2 × 1000 L tanks
6. PAINTING, CEILING & ELEVATION				
Interior walls	Wall putty and one coat of primer only; finish paint coats not included	2 coats putty, primer, 2 coats premium emulsion (Asian Apcolite / Berger Silk type)	2 coats putty, primer, 2 coats luxury emulsion (Asian Royale / Dulux Velvet Touch type)	2 coats putty, primer, 2 coats luxury emulsion; one textured accent wall in living (allowance)
Exterior walls	One coat of primer only; finish paint coats not included	Primer, 2 coats exterior emulsion (Apex / Weathercoat type)	Primer, 2 coats weatherproof exterior emulsion (Apex Ultima type)	Primer, 2 coats high-performance weatherproof emulsion
Wood & metal	Enamel on doors, grills and railings	Enamel / melamine on doors; enamel on grills	PU / melamine polish on doors; enamel on grills	PU polish on doors; premium enamel on grills
Ceilings	Plain ceiling, emulsion finish	POP / gypsum false ceiling in living (allowance)	Gypsum false ceiling with cove in living, dining and master bedroom	Gypsum false ceiling with cove and profile lights in living, dining and all bedrooms
Building elevation	Not included; charged separately based on the elevation design and materials used	Not included; charged separately based on the elevation design and materials used	Not included; charged separately based on the elevation design and materials used	Not included; charged separately based on the elevation design and materials used
Staircase railing	Painted MS railing	SS 304 handrail with MS balusters	SS 304 railing with balusters	Toughened glass with SS 304 handrail
Terrace finish	Brick-bat coba and china mosaic finish	Heat-reflective / china mosaic finish	Heat-reflective tile finish; parapet coping	Heat-insulating tile finish; parapet coping with drainage detailing

Indicative project timeline

	Basic	Medium	Premium	Luxury
Indicative duration (about 1,000 sq ft)	7-9 months	9-12 months	12-15 months	12-15 months

Durations depend on design complexity, floors, approvals, weather and timely payments.



Exclusions

- GST and any other applicable taxes
- Plan approval fees (CCMC / DTCP-TN / local body), TNEB service connection, UGD / sewer connection charges and deposits
- Water sump, septic tank and chokepit (soak pit)
- Steel main gate and compound wall
- Landscaping and external development
- Building elevation work, charged separately based on the elevation design and materials used
- Borewell, motor and pump set
- Furniture, modular kitchen, wardrobes and interior work
- Lifts, solar systems, generators, home theatre and automation hardware
- Soil-related extra foundation (pile, raft or deep footing) beyond standard design
- Items above the stated material allowances (billed at actual difference)
- Structural, electrical and plumbing drawings
- Terrace waterproofing

General terms

- Rates are per sq ft of built-up area and include materials, labour and contractor supervision.
- Tile, granite and fixture allowances are material cost per sq ft; selections above the allowance are charged at actual difference.
- Brands listed are indicative; equivalent brands of similar quality may be used subject to availability.
- Changes to design or specification after work begins may change cost and schedule.
- Building elevation is quoted once the elevation design is finalised; cost depends on design complexity and materials such as stone, HPL / ACP cladding and glass.
- Payment is stage-wise as per the signed agreement.
- Quotation validity and material price fluctuation terms to be set in the agreement.

NOT INCLUDED IN ANY PACKAGE: Water sump | Septic tank | Chokepit (soak pit) | Steel main gate | Compound wall | Building elevation (charged separately based on the elevation design and materials used) | Structural, electrical and plumbing drawings | Terrace waterproofing