



At chozha construction ,we build your home with the utmost care and commitment to craftsmanship ,quality and safety.

We use the most trusted brand names in the country.

We have prepared 4 different packages that helps you understand the detailed specifications and the pricing.

## CONTACT DETAILS

We Pride Ourselves On Using The Best Materials, The Best Building Techniques And With Our Best Team..

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**CHOZHA CONSTRUCTIONS**

ARCHITECTS | REGD. ENGINEERS | CONSULTANTS

## OUR SERVICES

01. ARCHITECTURAL SERVICES

02.CONSTRUCTION

03.EXTERIOR

04.INTERIOR

05.PROJECT MANAGEMENT

06.PROJECT FUND RAISING

07.LIAISON SERVICE

08.CONULTANT

Its not the beauty of the building you should look at ,it is the construction of the foundation that will stand the test of time.



## DESIGN & DRAWING

### ELITE RS - 1950

Architectural Layout | 2D  
Architectural Visualizations |  
3D  
Structural Design | 2D

### PRIME RS-2099

Architectural Layout | 2D  
Architectural Visualizations |  
3D  
Structural Design | 2D

### ULTIMATE RS-2299

Architectural Layout | 2D  
Architectural Visualizations |  
3D  
Structural Design | 2D

### IMPERIAL RS-2899

Architectural Floor Plan| 2D  
Floor Plan| Structural Floor  
Plan| 3D Elevation| MEP  
Drawings| Furniture Plan

## STRUCTURE

### FOUNDATION

Isolated Footing upto 5 feet

### CEILING HEIGHT

10' Clear Height- From  
(Finished floor level to  
Finished floor level)

### BLOCK WORK

AAC Blocks

### CONCRETE

M20 And M25 or as per  
Structural Details

### M-SAND

(Double wash) For concreting  
& Block work IS 383, IS 2116

### P-SAND For Plastering

(Double wash)  
Standard Material as per  
Indian Standard IS 383, IS 1542

### Cement

Priya, Maha, Aditya birla or  
equivalent 53 grade

### STEEL

Best or Pulkit or equivalent  
FE550D Grade

### PARAPET WALL

4.5" Brick work Upto 3'6"  
Height

### FOUNDATION

Isolated Footing upto 6 feet

### CEILING HEIGHT

10' Clear Height

### BRICK WORK

Red Bricks

### CONCRETE

M20 And M25 or as per  
Structural Details

### M-SAND

(Double wash) For concreting  
& Brick work IS 383, IS 1542

### P-SAND FOR PLASTERING

(Double wash)  
Standard Material as per  
Indian Standard IS 383, IS 1542

### CEMENT

chettinadu, zuari or  
equivalent 53 grade

### STEEL

ARS or Thirumala 550D

### PARAPET WALL

4.5" Brick work Upto 3'6"  
Height

### FOUNDATION

Isolated Footing upto 6 feet

### CEILING HEIGHT

10' Clear Height

### BRICK WORK

Red Bricks

### CONCRETE

M20 And M25 or as per  
Structural Details

### M-SAND

(Double wash) For concreting  
& Brick work IS 383, IS 2116

### P-SAND For Plastering

(Double wash)  
Standard Material as per  
Indian Standard IS 383, IS 1542

### CEMENT

Ramco, Dalmia or equivalent  
53 grade

### STEEL

i steel or JSW

### PARAPET WALL

4.5" Brick work Upto 3'6"  
Height

### FOUNDATION

Isolated Footing upto 7 feet

### CEILING HEIGHT

11' Clear Height

### BRICK WORK

First class Red Bricks

### CONCRETE

M20 And M25 or as per  
Structural Details

### M-SAND

(Double wash) For concreting  
& Brick work

### P-SAND FOR PLASTERING

(Double wash)  
Standard Material as per  
Indian Standard IS 383, IS 1542

### CEMENT

Ultratech

### STEEL

TATA OR JSW

### PARAPET WALL

4.5" Brick work Upto 4'0"  
Height

## FLOOR & WALL TILES

### ELITE RS – 1950

#### LIVING & DINING

Tiles of value upto  
Rs.50persqft

#### ROOMS & KITCHEN

Tiles upto Rs.50 per sqft

#### BALCONY & OPEN AREAS

Anti -skid tiles of  
value upto Rs.40 per sqft

#### PARKING TILES

Anti - skid tiles of value upto  
Rs.40 per sqft

#### STAIRCASE FLOORING -

Granite upto Rs.80

#### KITCHEN WALL TILES

( 2 ' above kitchen slab  
ceramic ) - UptoRs.40 per Sqft

#### BATHROOM WALL

Ceramic Wall Tiles with 7 '  
height - Upto Rs.35 per Sqft

#### BATHROOM FLOORING

Rs.35/Sft

### PRIME RS-2099

#### LIVING & DINING

Tiles of value upto  
Rs.60 per sqft

#### ROOMS & KITCHEN

Tiles upto Rs.60 per sqft

#### BALCONY & OPEN AREAS

Anti - skid tiles of  
value upto Rs.60 per sqft

#### PARKING TILES

Anti - skid tiles of value upto  
Rs.50 per sqft

#### STAIRCASE FLOORING

Granite upto Rs.100

#### KITCHEN WALL TILES

( 2 'above kitchen slab  
ceramic) - UptoRs.60 per Sqft

#### BATHROOM WALL

Ceramic Wall Tiles with 7 '  
height - Upto Rs.45 per Sqft

#### BATHROOM FLOORING

Rs.45/Sft

### ULTIMATE RS-2299

#### LIVING & DINING

Tiles of value upto  
Rs.90 persqft

#### ROOMS & KITCHEN

Tiles upto Rs.90 per sqft

#### BALCONY & OPEN AREA

Anti - skid tiles of  
value upto Rs.90 per sqft

#### PARKING TILES

Anti - skid tiles of value upto  
Rs.65 per sqft

#### STAIRCASE FLOORING

Granite upto Rs.140

#### KITCHEN WALL TILES

( 2 'above kitchen slab  
ceramic ) - UptoRs.80 per Sqft

#### BATHROOM WALL

Ceramic Wall Tiles with 10 '  
height - Upto Rs.60 per Sqft

#### BATHROOM FLOORING

Rs.60 per Sqft

### IMPERIAL RS-2899

#### LIVING & DINING

Tiles of value upto  
Rs.140 per sqft

#### ROOMS & KITCHEN

Tiles upto Rs.140 per sqft

#### BALCONY & OPEN AREAS

Anti - skid tiles of  
value upto Rs.120 per sqft

#### PARKING TILES

Anti - skid tiles of value upto  
Rs.120 per sqft

#### STAIRCASE FLOORING

Granite upto Rs.140

#### KITCHEN WALL TILES

( 2 'above kitchen slab  
ceramic) - UptoRs.120 per Sqft

#### BATHROOM WALL

Ceramic Wall Tiles with 7 '  
height - Upto Rs.70 per Sqft

#### BATHROOM FLOORING

Rs.70/Sft

## DOORS & WINDOW

#### MAIN DOOR FRAME

(5" x 3" frame)

1st class Teak wood

#### MAIN DOOR SHUTTER

Rs.15,000 including fixtures

Internal Door Shutter (4"x2.5")

Flush Shutter @ Rs.2300/ Pc

#### TOILET DOORS

Solid PVC door

#### WINDOW FRAMES

Alluminium 3 Track

(Rs.250/Sft)

#### WINDOW SHUTTERS

Alluminium 3 Track (Clear  
glass

#### MAIN DOOR FRAME

(5" x 3" frame)

1st class Teak wood

#### MAIN DOOR SHUTTER

Rs.25,000 including fixtures

Internal Door Shutter (4"x3")

Flush Shutter @ Rs.3500/ Pc

#### TOILET DOORS

WPC door

#### WINDOW

UPVC (2 track) – Clear Glass /

Red Sal @ Rs.1250/cft

#### MAIN DOOR FRAME

(6" x 4" frame)

1st class Teak wood

#### MAIN DOOR SHUTTER

Rs.30,000 including fixtures

Internal Door Shutter (4"x3")

Flush Shutter @ Rs.5000/ Pc

#### TOILET DOORS

WPC door

#### WINDOW

UPVC (3 track)

#### MAIN DOOR FRAME

(6" x 4" frame)

1st class Teak wood

#### MAIN DOOR SHUTTER

Rs.50,000 including fixtures

Internal Door Shutter (4"x3")

Flush Shutter @ Rs.11000/ Pc

#### TOILET DOORS

WPC door

#### WINDOW

UPVC (3track)

	ELITE RS – 1950	PRIME RS-2099	ULTIMATE RS-2299	IMPERIAL RS-2899
ELECTRICAL	<b>WIRES</b> Fireproof wires by Polycab / kundan  <b>SWITCHES</b> Anchor roma or equivalent	<b>WIRES</b> Fireproof wires by Orbit  <b>SWITCHES</b> GM Modular switches	<b>WIRES</b> Fireproof wires by Finolex  <b>SWITCHES</b> GM Modular switches	<b>WIRES</b> Fireproof wires by Finolex  <b>SWITCHES &amp; SOCKETS</b> Legrand / Havells
PLUMBING	<b>CPVC PIPES</b> Aashirvad  <b>PVCPIPES</b> Star  <b>KITCHEN</b> Stainless steel sink with faucet & accessories Rs.3500  <b>BATHROOM</b> sanitaryware & CP fittings [EWC, Wash Basin ,Wall Mixer / Spout ,Health Faucet, Angle cock =Rs.13,000 / Toilet ] (Maximum of 2 Bathroom per 1000 sq.ft of construction)	<b>CPVC PIPES</b> Aashirvad  <b>PVCPIPES</b> Star  <b>KITCHEN</b> Stainless steel sink with faucet & accessories Rs.6500  <b>BATHROOM</b> sanitaryware & CP fittings [EWC, Wash Basin ,Wall Mixer / Spout ,Health Faucet, Angle cock =Rs.16,000 / Toilet ] (Maximum of 2 Bathroom per 1000 sq.ft of construction)	<b>CPVC PIPES</b> Aashirvad  <b>PVCPIPES</b> Finolex  <b>KITCHEN</b> Stainless steel sink with faucet & accessories Rs.8000  <b>BATHROOM</b> sanitaryware & CP fittings [EWC, Wash Basin ,Wall Mixer / Spout ,Health Faucet, Angle cock =Rs.25,000 / Toilet ]	<b>CPVC PIPES</b> Aashirvad  <b>PVCPIPES</b> Finolex  <b>KITCHEN</b> Stainless steel sink with faucet & accessories Rs.12000  <b>BATHROOM</b> sanitaryware & CP fittings [EWC, Wash Basin ,Diverter with Spout ,Health Faucet, Angle cock =Rs.35,000 / Toilet ]
MISCELL	<b>RAILING</b> SS 304GRADE Railing  <b>SEPTIC TANK</b> 6000Ltrs	<b>RAILING</b> SS 304GRADE Railing  <b>SEPTIC TANK</b> 6000Ltrs	<b>RAILING</b> SS 304GRADE Railing  <b>SEPTIC TANK</b> 6000Ltrs	<b>RAILING</b> SS 304GRADE Railing  <b>SEPTIC TANK</b> 6000Ltrs
PAINTING	<b>INTERIOR PAINTING</b> Birla wallcare Putty + Asian Tractor Emulsion or equivalent  <b>EXTERIOR PAINTING</b> Asian Primer + Ace Exterior Emulsion Paint or equivalent	<b>INTERIOR PAINTING</b> Birla wallcare Putty + Asian premium Emulsion or equivalent  <b>EXTERIOR PAINTING</b> Asian Primer + Ace Exterior Emulsion Paint or equivalent	<b>INTERIOR PAINTING</b> Birla wallcare Putty + Asian premium Emulsion or equivalent  <b>EXTERIOR PAINTING</b> Asian Primer + Apex Exterior Emulsion Paint or equivalent	<b>INTERIOR PAINTING</b> Birla wallcare Putty + Asian Royal LUXURY Emulsion  <b>EXTERIOR PAINTING</b> Asian Primer + Apex ultima Exterior Emulsion Paint

# SPECIAL PROVISIONS : \_\_\_\_\_

FEATURES DESCRIPTION	ELITE	PRIME	ULTIMATE	IMPERIAL
DAMP-PROOF COURSE	●	●	●	●
CRACK PREVENTIVE MEASURE	●	●	●	●
BATHROOM WATER PROOFING	●	●	●	●
ANTI -TERMITE TREATMENT	●	●	●	●
PLAN & ELEVATION	●	●	●	●
HOME AUTOMATION			●	●
FALSE CEILING		●		●
SOLAR SYSTEM		●	●	●



# BRANDS :

STEEL



PIPLINES



CEMENT



PAINT



TILES



ELECTRICAL WORKS



SANITARY WARE



LOCK



# EXCLUSIONS & INCIDENTALS

## DESIGN & STRUCTURE :

- If a design requires modification more than three times, the pre-signing contract must be accounted for as needed
- A basement that is 3 feet above NGL level will be covered by our package; any higher basements will entail extra expenses.
- Soil Test :If the type of soil is loose sand, loose gravel, or clay, the cost of the foundation design will change and be additional.
- The foundation's depth is assumed to be 5 feet, and the soil's SBC is 180 KN/M2. Any increase in depth will be charged based on site conditions and actuals.



## CMDA & ADDITIONAL :

- The client is responsible for paying the full amount for plan sanction in Panchayat limits, CMDA, or DTCP.
- The client must supply a particular spot within 50 feet of the construction site to build a labour and material shed.
- To make building easier, the client must give free electricity and water at one location.

## OTHERS :

- Any work not included in this package or performed outside the site perimeter may entail additional fees like elevation work, compound wall, parapet wall, sump, borewell & motor.
- Maximum percentage of built-up area with doors and windows open is 22%.
- Road cutting fees for the connecting of sewage and electricity lines are not included; these services will incur additional costs.
- Rainwater collection (Exclusions)

## NOTE :

- The inclusion or absence of the above-mentioned materials will depend on the floor layout; they are generic specifications.