

Griham Genie LLP

Transforming Dreams into Reality

Your Trusted Partner in Building & Design

- Architect & Engineering Excellence
- Interior & Exterior Design Mastery
- Turnkey Construction & Project Management

Contact At-a-Glance

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Why Griham Genie?

- ✓ Integrity & Transparency — Ethical dealings at every step
- ✓ Quality & Excellence — ISI-approved materials, rigorous quality checks
- ✓ Innovation & Tech — 3D/VR design, smart project delivery
- ✓ On-Time Delivery — Zero delays, CCTV support, site supervision



Our Service Charges

S.NO.	Type of Project	Architecture Consultancy Fee
1	Floor plans	
	(i) Upto 2500 Sq.ft BUA	Rs. 7 / Sq.ft
	(ii) 2501 Sq.ft to 5,000 sq.ft. BUA	Rs.6 / Sq.ft
	(iii) 5001 Sq.ft to 10,000 sq.ft BUA	Rs. 5 / Sq.ft
	(iv) Above 10,000 sq.ft BUA	Rs. 4 / Sq.ft
2	Structural and Operating drawings	Rs. 3 / Sq.ft
3	3D Exterior Design	Rs. 6,000 per floor
4	Drainage, plumbing, and electrical drawings	Rs. 2 / Sq.ft
5	Supervision and Site Visit	Rs. 2000 per visit
6	Map approval from sanction authority:	
	(a) Upto 500 Sq.m BUA	
	(i) Upto 10m height	Rs. 20/Sq.m
	(ii) More than 10m upto 16.4m	Rs. 40/ Sq.m
	(iii) More than 16.4m	Rs. 50/Sq.m
















	(b) More than 500sq.m BUA	
	(i) Upto 10m height	Rs. 30/Sq.m
	(ii) More than 10m upto 16.4m	Rs. 50/Sq.m
	(iii) More than 16.4m	Rs. 60/ Sq.m
	(c) Pre DCR Conversation fee	Rs. 3 / Sq.ft
	(d) Labour Cess	Rs. 17.22/ Sq.ft
	(e) Sanction Service charges	
	(i) Building height upto G+2 / 500sqm BUA	Rs. 30,000/-
	(ii) Above G+2 / 500 Sqm BUA	Rs. 30/Sq.ft
7	Project Management Consultancy /Services	2% of the total Construction Cost.

Terms & Conditions













1. 25 % advance payment will be required for commencement of the work.
2. Rest 75% amount has to be paid as per the below payment schedule :
 - (a) 50% amount has to be paid once conceptual design / floor plan has been provided.
 - (b) 25% amount has to be paid after final hand over of the project.
3. Map has to be revised and finalized with up to maximum of 4 revisions only.
4. Once basic 2d floor plan is finalized then only other drawings (Structure or working drawings) will be processed for development.
5. Once structure /working drawing is completed then there will be no consideration for any amendments in the 2D floor plans and if required then it will be considered as a new project.

Package Details for Building Construction Works by Griham Genie LLP

		Minimum Builtup Area should be	3500 Sq.ft.	4000 Sq.ft.	5000 Sq.ft.
S.No.	Work	Material	Foundation Pack @ Rs 1400 per Sq.ft.	Premium Pack @ Rs 1800 per Sq.ft.	Superior Pack @ Rs 2200 per Sq.ft.
1	Foundation & Structure Work	Footing Excavation or Earth Work	✓	✓	✓
		Sand (for leveling & filling)	✓	✓	✓
		Stone dust or soil (for backfilling upto plinth level)	✓	✓	✓
2	Concrete Materials	Cement (OPC / PPC)	Ultratech / Ambuja	Ultratech / Dalmia	Ultratech/Nuvocco/ACC
		River sand / M-Sand	River Sand	River Sand	River Sand
		Coarse aggregates (crushed stone)	Black Chips	Black Chips	Black Chips
		Water (clean, potable)	✓	✓	✓
		Ready Mix Concrete (RMC)	✓	✓	✓
3	Reinforcement	TMT Steel bars (Fe 500 / Fe 550)	Mongia TMT / SRMB TMT	Sail / Jindal	Jindal / Tata
		Binding wire	✓	✓	✓
		Cover blocks	✗	✓	✓
		Spacer blocks	✗	✓	✓
4	Formwork / Shuttering	Shuttering with plywood	✓	✓	✓
5	Masonry Work	Fly ash bricks / AAC blocks	✓	✓	✓
		Cement mortar (Cement + Sand)	Ultratech + River Sand	Ultratech + River Sand	Ultratech + River Sand
6	Slab, Beam, Column Casting	TMT bars	Mongia TMT / SRMB TMT	Sail / Jindal	Jindal / Tata
		Centering / shuttering material	✓	✓	✓
		Concrete vibrators (tools)	✓	✓	✓

7	Plastering	Cement	Ultratech / Ambuja	Ultratech /Dalmia	Ultratech/Nuvocco/ACC
		Sand (fine)	River Sand	River Sand	River Sand
		Chicken mesh (for joint cracks)			
		Waterproofing additives (Dr. Fixit, Sika, etc.)			
8	Waterproofing compounds (Dr. Fixit, Sika, etc.)	At Concrete structures such as :			
		Beams, Columns & Roof			
9	Doors & Windows	Main door	32mm thick Flush Doors	32mm thick Flush Doors	As per Choice WPC/Flush
		Internal doors – Flush / WPC / Laminated	Flush	Flush	WPC/Flush
		Door frames – Wood / Concrete / WPC	Wood	Wood	As per Choice
		Sliding Window – Aluminium / UPVC	Alluminium	Powder Coated Alluminium	UPVC
		Shutters – Glass / Sliding / Casement	Alluminium	Coated Alluminium	UPVC
		Hinges, handles, locks	Standard ISI mark	Standard ISI mark	Premium Quality
10	Electrical Work	Electrical conduit pipes (PVC)	Standard Brand	Anchor/Polycab	Anchor/Havels/KEI
		Electrical wires (FR/FRLS)	Standard Brand	Anchor/Polycab	Anchor/Havels/KEI
		Switches, sockets (Modular)	Standard Brand	Anchor/Polycab	Anchor/Havels/KEI
		Distribution board (DB)	Standard Brand	Standard Brand	Anchor/Havels/KEI
		MCBs / ELCB	Standard Brand	Anchor/Polycab	Anchor/Havels/KEI
		Fan boxes, switch boxes	Standard Brand	Standard Brand	Anchor/Havels/KEI
		Light fixtures, ceiling fans, exhaust fans			
		Earthing materials (GI plate, wire, salt, charcoal)			

11	Plumbing & Sanitary Work	CPVC / UPVC / SWR pipes			
		GI pipes / fittings (if used)			
		CP fittings (taps, showers, mixers) per toilet	fittings upto Rs.10,000/-	fittings upto Rs.15,000/-	fittings upto Rs.20,000/-
	Sanitarywares	W.C.	Upto Rs.3500/-	Upto Rs.5000/-	Upto Rs.10000/-
		Wash Basins	Upto Rs.3000/-	Upto Rs.5000/-	Upto Rs.10000/-
		Water storage tank 1000L Double layer	Himgiri	Himgiri	Himgiri
		Geysers			
		Septic Tank			
		Kitchen Sink	Stainless Steel Single Bowls upto Rs. 2000/-	Mid-range quartz/SS sinks upto Rs. 5500/-	Premium black/quartz designer sinks upto Rs. 8500/-
12	Vitrified Tiles	Flooring	Floor tiles upto Rs.40/Sq.ft.	Floor tiles upto Rs.55/Sq.ft.	Floor tiles upto Rs.65/Sq.ft.
		Skirting tiles	Floor tiles upto Rs.40/Sq.ft.	Floor tiles upto Rs.55/Sq.ft.	Floor tiles upto Rs.65/Sq.ft.
		Natural stone (granite/marble) – optional			
		Tile spacers & grout	As per requirements	As per requirements	As per requirements
		Waterproofing membrane (for wet areas)			
		Vertical wall tiles in Toilets	Upto 7' height @ Rs.40/Sq.ft.	Upto 7' height @ Rs.55/Sq.ft.	Full wall height upto Rs.70/Sq.ft.
		Wall tiles above kitchen counter	Upto 2' height @ Rs.40/Sq.ft.	Upto 2' height @ Rs.55/Sq.ft.	Upto 4' height @ Rs.70/Sq.ft.
13	Finishing (Painting & Cladding)	Interior wall putty	Brand Asian/Berger	Brand Asian/Berger	Brand Birla/J.K White
		Primer (interior/exterior)			
		Emulsion paint (interior)		Berger/Asian paints	Berger/Asian paints
		Texture / exterior paint	Standard Weather coat	Rustic + Weathercoat	Rustic + Exterior wall panels
14	Stair & Balcony Railings	Galvanised M.S Railings			
		S.S. Railings			

15	Optional Additions (Luxury/Modern Homes)	False ceiling (POP or Gypsum board)			
		Modular kitchen			
		Wardrobes / carpentry work			
		Smart home wiring			
		Solar panels / solar water heaters			
		Security system (CCTV, video door phone)			Main door smart lock system

Note: Kindly note that the charges for the area other than the minimum builtup area is subject to discussion.

For more details or custom quotations:

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**Griham Genie LLP- A Real Estate & Construction
Experts Based in Ranchi, Jharkhand**

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