



# JAYSWAL BUILDING CONSTRUCTION COMPANY

Plot No. 8 ,Subhash Nagar, Jalandhar City-144004, Punjab, India  
Phone: 83449-00008, 94789-26727 | Email: jayswalbuilding.co@gmail.com  
Website: [www.jayswalbuildingconstruction.com](http://www.jayswalbuildingconstruction.com)

## CONSTRUCTION PLANS

### Basic Plan : Rs. 1300 - 1600 /sq.ft.

A cost-effective solution for quality construction with essential features and reliable materials—ideal for budget-friendly projects.

### Luxury Plan : Rs. 1700 - 2200 /sq.ft.

Premium construction with high-end materials, elegant designs, and superior finishes, perfect for those seeking comfort and sophistication.

### Elite Plan : Rs. 2300 - 2800 /sq.ft.

A step above luxury, offering bespoke designs, exclusive materials, & meticulous craftsmanship for a truly upscale living experience.

### Supreme Plan : Rs. 2900 - 3200 /sq.ft.

Top-tier construction with ultra-modern architecture, smart home features, and the highest quality standards for an unparalleled lifestyle.

### Smart Plan : Rs. 3300 - 4500 /sq.ft.

An innovative & efficient plan integrating smart technology, energy-saving solutions, & modern aesthetics for a sustainable & tech-driven home.



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**BASIC PLAN : Rs. 1300 - 1600 /sq.ft.**

## Design & Drawings:

- 2D Floor Plan

## Structure:

- Steel: Kay2, Prabal, Jindal, Kamdhenu
- Aggregates: 12mm, 20mm, 40mm
- Bricks: Standard Clay Brick (9" Exterior Walls & 4.5" Interior Walls)
- Cement: JK, UltraTech, ACC, Ambuja
- Sand: M-Sand, River Sand
- Waterproofing: Dr. Fixit, Kamdhenu, Asian Paints
- Foundation: 2.5 to 5 feet deep foundation (additional charges if clayey or rocky strata found)
- PCC of 40 to 75mm below ground floor flooring
- Plastering: 1:5 to 1:4 cement mortar
- Plaster thickness: 8 to 12mm
- Chicken mesh at beam, column, and masonry wall junctions ( Additional Charges)

## Kitchen:

- Drainage, Water Pipelines fitting
- PPR, CPVC, GI pipes

## Washroom:

- Drainage, Water Pipelines fitting
- PPR, CPVC, GI pipes
- Ravindra, Jindal, Finolex, Supreme

## Doors & Windows:

- Standard Frames fitting
- Iron, Normal wood

## Flooring:

- PCC Floor: 1.5" to 3" thick

## Electrical:

- Conduit, Switch Box internal fitting

## Other Amenities:

- As per requirements



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**LUXURY PLAN : Rs. 1700 - 2200 /sq.ft.**

## Design & Drawings:

- 2D Floor Plan
- 3D Elevation

## Structure:

- Steel: Kay2, Prabal, Jindal, Kamdhenu
- Aggregates: 12mm, 20mm, 40mm
- Bricks: Standard Clay Brick (9" Exterior Walls & 4.5" Interior Walls)
- Cement: JK, UltraTech, ACC, Ambuja
- Sand: M-Sand, River Sand
- Waterproofing: Dr. Fixit, Kamdhenu, Asian Paints
- Foundation: 2.5 to 5 feet deep foundation (additional charges if clayey or rocky strata found)
- PCC of 40 to 75mm below ground floor flooring
- Plastering: 1:5 to 1:4 cement mortar
- Plaster thickness: 8 to 12mm
- Chicken mesh at beam, column, and masonry wall junctions ( Additional Charges)

## Kitchen:

- Ceramic Wall Tiles (2 feet above slab)
- Main Sink Faucet
- Stainless Steel Kitchen Sink
- Kitchen Granite up to 25mm thick
- Water purification inlet near kitchen sink
- Drainage, Water Pipelines fitting
- PPR, CPVC, GI pipes

## Washroom:

- Bathroom Ceramic Wall Tiles (7 feet height)
- Sanitary Ware & CP Fittings
- Bathroom Accessories: EWC, Health Faucet, Wall Mixer, Overhead Shower
- Bathroom Doors: Waterproof flush doors
- Drainage, Water Pipelines fitting
- PPR, CPVC, GI pipes
- Ravindra, Jindal, Finolex, Supreme
- Provision for exhaust fan



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## Doors & Windows:

- Main Door: Flush Door with Veneer & Sal Wood Frame
- Internal Doors: Membrane/Flush Doors with Laminates
- Windows: Aluminum & Mesh Shutters
- Bathroom Doors: Waterproof Flush Doors
- Premium locks
- Standard dimensions for doors and windows

## Paint Work:

- Interior: JK Putty + Tractor Emulsion or equivalent
- Exterior: Primer + Exterior Emulsion Paint or equivalent
- Two coats of putty for internal walls & ceiling
- One coat of primer + two coats of paint for external walls
- Enamel paint for MS grill works

## Flooring:

- Living & Dining: Tiles
- Rooms & Kitchen: Tiles
- Balcony: Anti-skid tiles
- Parking: Anti-skid tiles
- Skirting height: 75mm to 100mm

## Electrical:

- Fireproof Wires: Finolex or equivalent
- Switches & Sockets: Anchor Roma or equivalent
- MCB Board: Anchor, Finolex, or equivalent
- Standard electrical points for rooms, bathrooms, kitchen, and common areas
- TV cable provision

## Other Amenities:

- As per requirements



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**ELITE PLAN : Rs. 2300 - 2800 /sq.ft.**

## Design & Drawings:

- 2D Floor Plan
- 3D Elevation

## Structure:

- Steel: Kay2, Prabal, Jindal, Kamdhenu
- Aggregates: 20mm, 40mm
- Bricks: Standard Clay Brick (9" Exterior Walls & 4.5" Interior Walls)
- Cement: JK, UltraTech, ACC, Ambuja
- Sand: M-Sand, River Sand
- Waterproofing: Dr. Fixit, Kamdhenu, Asian Paints
- Foundation: 5 feet deep foundation (additional charges if clayey or rocky strata found)
- PCC 75mm below ground floor flooring
- Plastering: 1:4 cement mortar
- Plaster thickness: 8 to 12mm
- Chicken mesh at beam, column, and masonry wall junctions ( Additional Charges)

## Kitchen:

- Ceramic Wall Tiles (4 feet above slab)
- Main Sink Faucet
- Stainless Steel Kitchen Sink
- Kitchen Granite up to 25mm thick
- Water purification inlet near kitchen sink
- Drainage, Water Pipelines fitting
- PPR, CPVC, GI pipes

## Washroom:

- Ceramic Wall Tiles with 7 feet height
- Sanitary ware & CP Fittings
- Bathroom Accessories – EWC, Health Faucet, Wash Basin, 2-in-1 Wall Mixer, Overhead Shower, Mirror, Soap Dish, Towel Rail
- Bathroom doors – Waterproof flush doors
- Drainage, Water Pipelines fitting
- PPR, CPVC, GI pipes
- Ravindra, Jindal, Finolex, Supreme
- Provision for exhaust fan



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## Doors & Windows:

- Main Door (Hardwood door with teak frame)
- Internal Doors (Hardwood Panelled Door)
- Windows (UPVC Windows with glass shutters and mesh shutters)
- Main Door Thickness – 38mm, premium quality locks (Europa/Godrej)
- Internal Doors – 38mm thickness, standard locks & hinges
- Bathroom doors – Waterproof flush doors
- Window Grill – MS grill with 125mm spacing and 10mm thick rod

## Paint Work:

- Interior Painting (JK Putty + Apcolite Emulsion or equivalent)
- Exterior Painting (Asian Primer + Apex Emulsion or equivalent)
- Two coats of wall putty for internal walls & ceiling
- One coat of primer and two coats of paint for external walls
- Enamel paint for all MS grill works with anti-corrosion coating

## Flooring:

- Living and Dining Flooring (Tiles, Granite, Marble)
- Kitchen Flooring (Tiles or Granite )
- Balcony and Open Areas Flooring (Anti-skid tiles)
- Staircase Flooring (Granite or Marble)
- Parking Tiles (Anti-skid tiles)

## Electrical:

- Fireproof Wires (Finolex or equivalent)
- Switches & Sockets (Anchor Roma or equivalent)
- MCB board (Anchor, Finolex, or equivalent)
- Rooms: 3 light points, 1 fan point, 4 plug points (bedside, TV, study/dressing, AC)
- Bathroom: 2 light points, 1 geyser point, 1 plug point near sink
- Kitchen: 2 light points, 5 plug points (refrigerator, mixer, oven, water purifier, platform)
- Living/Dining/Family Hall: 1-2 fan points, 4 light points, 4 plug points
- Corridor/Passage/Parking/Utility: Light points and plug points
- Two-way switches if required
- Provision for TV cable connection
- One calling bell per house
- Earthing pit

## Other Amenities:

- As per requirements



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**SUPREME PLAN : Rs. 2900 - 3200 /sq.ft.**

## Design & Drawings:

- 2D Floor Plan
- 3D Elevation
- Structural Design

## Structure:

- Steel: Kay2, Prabal, Jindal, Kamdhenu
- Aggregates: 20mm, 40mm
- Bricks: Standard Clay Brick (9" Exterior Walls & 4.5" Interior Walls)
- Cement: JK, UltraTech, ACC, Ambuja
- Sand: M-Sand, River Sand
- Waterproofing: Dr. Fixit, Kamdhenu, Asian Paints
- Foundation: 5 feet deep foundation (additional charges if clayey or rocky strata found)
- PCC 100mm below ground floor flooring
- Plastering: 1:4 cement mortar
- Plaster thickness: 10 to 12mm
- Chicken mesh at beam, column, and masonry wall junctions ( Additional Charges)

## Kitchen:

- Ceramic Wall Tiles, 4 feet above kitchen slab
- Main Sink Faucet (Jaquar/Parryware/Hindware or Equivalent)
- Any Other Faucet & Accessories (Jaquar/Parryware/Hindware – Premium)
- Kitchen Sink (Stainless Steel Single Sink or Granite)
- Kitchen Granite 38mm thick
- Polished granite 600mm width, 40mm thickness for platform with a sink
- Provision for water purifier inlet near kitchen sink
- Exhaust fan provision if required
- Drainage, Water Pipelines fitting
- PPR, CPVC, GI pipes



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## Washroom:

- Bathroom Ceramic Wall Tiles, 7 feet height
- Sanitary Ware & CP Fittings (Kohler, Jaquar, Hindware, Parryware or equivalent)
- EWC, Health Faucet, Wash Basin with accessories, 2-in-1 wall mixer, Overhead Shower
- Bathroom Accessories (Mirror, Soap Dish, Towel Rail)
- Waterproof flush doors for bathrooms
- Drainage, Water Pipelines fitting
- PPR, CPVC, GI pipes
- Ravindra, Jindal, Finolex, Supreme
- Provision for exhaust fan

## Doors & Windows:

- Main Door (Burma Teak Door with teak frame 5inch x 3.5inch)
- Door Thickness around 40mm
- Internal Doors (Hardwood Paneled Door up, Sal Wood Frames 4 inch x 3 inch)
- Windows (Sal wood/UPVC Windows with glass and mesh shutters)
- Pooja Room Door – Burma Teak with teak frame 5inch x 2.5inch
- Premium Locks for Main Door (Europa/Godrej or equivalent)
- Brass tower bolts and hinges for main door
- Waterproof membrane doors for bathrooms with handle locks
- Wall-mounted magnetic door stopper for main door and room doors
- MS grill for window with max 125mm spacing, min 10mm thick rod
- Timber for main door and pooja door – Teak wood with two coats of varnish
- Timber for windows and doors – Well-seasoned, free from defects
- All Sal wood works provided with two coats of paint
- Main door size: 4ft x 7ft
- Room door size: 3ft x 7ft
- Bathroom door size: 2ft 6in x 7ft
- Main door frame: 5inch x 3.5inch
- Room & bathroom door frames: 4inch x 3inch

## Paint Work:

- Interior Painting (JK Putty + Apcolite Premium Royale Emulsion or equivalent)
- Exterior Painting (Asian Primer + Apex Ultima Exterior Emulsion Paint or equivalent)
- Two coats of wall putty for internal walls and ceiling
- External walls – One coat of primer, two coats of paint
- Enamel paint for MS grill works
- Anti-corrosion coat before MS steel painting



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## Flooring:

- Living & Dining Flooring (Tiles/Granite/Marble)
- Rooms & Kitchen Flooring (Tiles/Granite)
- Balcony & Open Areas Flooring (Anti-skid tiles)
- Staircase Flooring (Granite/Marble)
- Parking Tiles (Anti-skid tiles)
- Granite/marble minimum thickness of 20mm
- Skirting of tiles/granite, minimum height 75mm
- Extra labor charges applicable for tiles other than 2ft x 2ft

## Electrical:

- Fireproof Wires (Finolex or equivalent)
- Switches & Sockets (GM Modular / Legrand or equivalent)
- MCB board (Anchor, Finolex or equivalent)
- Rooms: 4 light points, 1 fan point, 5 plug points for bedside table, TV, study/dressing, air conditioning
- Bathrooms: 2 light points, 1 geyser point, 1 plug point near sink
- Kitchen: 3 light points, 6 plug points (refrigerator, mixer, oven, water purifier, platform)
- Living/Dining/Family Hall: 2 fan points, 5 light points, 6 plug points
- Corridor/Passage/Parking/Utility/Terrace: Light and plug points
- 2-way switches per bedroom
- TV cable provision
- 1 calling bell per house
- Earthing pit

## Other Amenities:

- As per requirements



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**SMART PLAN : Rs. 3300 - 4500 /sq.ft.**

## What's Included:

- Sustainable building materials
- Energy-efficient lighting & insulation
- Smart home automation
- Space-optimized architectural designs
- Eco-friendly water & waste management solutions

## CUSTOMIZED CONSTRUCTION:

- Entire construction will be based on the customer's needs and requirements
- Design, materials, and finishes will be tailored as per discussions

## PRICING & TERMS:

- Package price will be decided after consultation with the customer
- Terms and conditions will be finalized in the first meeting