

ARCHITECA®

Design-Build Firm

**Your dream home should
Enhance your lifestyle!
We Exist to make that happen,
Let's build together.**



RESIDENTIAL CONSTRUCTION PACKAGES
P R E M I U M

WHAT OUR CUSTOMERS SAY



UNIQUE
DESIGNS



5-YEAR
WARRANTY



BEST CUSTOMER
ON-BOARDING
EXPERIENCE



HAND HOLDING
IN LIAISING
WORKS



ASSURED QUALITY
(15+QUALITY
CHECKLISTS)



ON-TIME
PROJECT
DELIVERY



15+ADDITIONAL
AMENITIES



RE-PAINTING
AFTER 1-YEAR



ALL SERVICES
UNDER SINGLE
ROOF



'Builders with lot of efficient people working together. Maintaining the standard of work. Working with latest updated technologies and features. Their interior and decorating works are mesmerizing..Go with them, in my experience they are cost efficient too..'

DR. LAL



"Eminent civil engineering consultant Architeca has remodeled our home in a splendid way.. Quality service and innovative design are their top notch...I thank the entire team and the head Daniel sundar sir for designing a resort like home for us..."

ER. BELJIN VIJAY



"Highly recommend, Very best builders in nagercoil who provides dream house. Architeca is the builder who strongly believes in trust, transparency & long term relationships. One of the best construction company no one beat their dedicated work and quality..."

DR. RADHA KRISHNAN,
FORMER DEAN OF KGMCH

CHOOSE ANY ONE OF OUR ALL-IN-ONE CONSTRUCTION PACKAGES

STANDARD

- Floor plan, 3D Elevation, Structural Design
- Framed Structure Concrete Block
- Vitrified Tiles
- Teak Main Door
- Full Painting Electrical and Plumbing
- Kitchen Cupboard with Lightings
- False Ceiling
- 10+ Additional Amanities
- SS Handrail
- Post Delivery Maintanance

PREMIUM

- Complete Design Services
- False ceiling With Lightings
- Frame Structure with AAC Blocks
- 15+ Additional Amenities
- Bath Accessories
- Weather Proof Terrace Paint
- Modular Kitchen With Accessories
-

PREMIUM PRO PREMIUM + ALL THESE



- Complete Design Services including
- 3D Interior Design
- Granite In Sill-Slabs
- Full Height Toilet Wall tiles
- Brass Hardwares
- Glass Handrails
- Mood Lighting
- Home Automation
- Finger Print Main Door Lock
- Video Door Phone
- 2000 Liters Water Tank
- Apex paint
- Full interiors (Modular Kitchen to
- Curtains and Decors)
- Camera Wiring
- Rain Shower With Body Jets
- Copper Earthing

*Construction + full interiors & numeros special benefits

MORE & MORE OFFERS!

Schedule a Meeting to know the Package Prices, Early Payment & Early Book Offers

*Add-on's prices will be provided based on requirement



HOW DO WE WORK?

1.

DISCOVERY PHASE:

We Understand Our Clients' Needs and discuss about our price ranges
Client can visit our Previously completed Projects.
Project Site Survey will be done.
Feasibility report will be made and discussed.

2.

PROJECT BOOKING PHASE:

Personalised Budget proposal is submitted and Project Booking happens.

3.

DESIGN AND AGREEMENT PHASE:

2D Floor plan, 3D elevation, mobilisation works like Plan Approval process, and Final agreement is processed.

4.

WORKING DRAWINGS AND MOBILISATION PHASE:

Architectural, Structural, MEP Working Drawings, On site Mobilisation works, Poomi Pooja, Electricity connection, Borewell and fencing arrangements.

5.

ON SITE CONSTRUCTION, INTERIOR & LANDSCAPE DESIGNING:

Work Execution Activities are updated to client through Telegram Group on daily basis. Finishing materials, Interior, Landscape Designing will be completed.

6.

INTERIOR FIT OUTS, LANDSCAPES & DELIVERY:

All the Interior Fit out, Landscapes and Finishing works will be Executed. After conducting all Quality inspections, Project will be handed over Successfully.

7.

POST DELIVERY MAINTANANCE:

After Delivering the Project, at Six month and 1 year Our Maintenance Er will visit and resolve if anything to be addressed. Any incidental maintanance requests raised by the client will also be carried out as required.

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| | STANDARD | PREMIUM | PREMIUM-PRO | |
|----------------------------|--------------------------------------|--|--|--|
| DESIGN AND DRAWINGS | 2D FLOOR PLANS | ✓ | ✓ | ✓ |
| | MASTER LAYOUT | ✓ | ✓ | ✓ |
| | 3D ELEVATION VIEWS | ✓ | ✓ | ✓ |
| | MEP DRAWINGS | ✓ | ✓ | ✓ |
| | 2D FURNITURE LAYOUT | ✓ | ✓ | ✓ |
| | 3D INTERIOR VIEWS | ✗ | MODULAR KITCHEN ONLY | ✓ |
| | 2D LANDSCAPE DRAWINGS | ✓ | ✓ | ✓ |
| | 3D LANDSCAPE DESIGN | ✗ | ✗ | ✓ |
| CORE CONSTRUCTION | SUBSTRUCTURE | FOOTING-FRAMED & CONCRETE BLOCK | FOOTING-FRAMED & FLY ASH BRICK | FOOTING-FRAMED & FLY ASH BRICK |
| | FOUNDATION DEPTH | 5 FEET | 5 FEET | 5 FEET |
| | BASEMENT HEIGHT | 2" | 2'6" | 3' |
| | SUPERSTRUCTURE | SOLID CONCRETE BLOCKS (6" and 4")- COLUMN FRAMED | WIRECUTBRICK WALL 9" FOR EXTERNAL, 4.5" FOR INTERNAL/COLUMN FRAMED | WIRECUTBRICK WALL 9" FOR EXTERNAL, 4.5" FOR INTERNAL/COLUMN FRAMED |
| | ROOF HEIGHT | 10' | 10' | 10'6" |
| | ROOF SLAB THICKNESS | 5" | 5" | 5" |
| | LINTEL (6"THICK) | CUT LINTEL FOR 6" WALLS & CONTINUOUS FOR 4" WALL | CUT LINTEL FOR 6" WALLS & CONTINUOUS FOR 4" WALL | CUT LINTEL FOR 9" WALLS & CONTINUOUS FOR 4 1/2" WALL |
| | SILL SLAB(3"THICK) | ✓ | ✓ | ✓ |
| | SUNSHADE [WITH BOTH SIDE 1' BEARING] | 1'6" WIDE | 1'6" WIDE | 1'9" WIDE |
| | PARAPET WALL | 3' HEIGHT & 4" THICK | 3' HEIGHT & 4.5" THICK | 3'6"HEIGHT & 4.5" THICK |
| | ROOF TOP FINISH | WEATHER PROOF COATING OVER CEMENT PLASTERING | COOL ROOF TILES | COOL ROOF TILES |
| | CORE MATERIALS | BRICKS | CONCRETE SOLID BLOCKS | AAC BLOCKS |
| CEMENT | | RAMCO (OR) COROMANDEL | RAMCO (OR) COROMANDEL | ULTRATECH |
| STEEL | | ARS (OR) SURYADEV | ARS (OR) SURYADEV | TATA (OR) JSW |
| SAND | | M-SAND FOR CONCRETE & MASONRY, P-SAND FOR PLASTERING | M-SAND FOR CONCRETE & MASONRY, P-SAND FOR PLASTERING | M-SAND FOR CONCRETE & MASONRY, P-SAND FOR PLASTERING |

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|-------------------------------|------------------------|---|---|---|
| MIX PROPORTIONS | RCC | M25 GRADE RCC : 1:1.5:3 | M25 GRADE RCC : 1:1.5:3 | M25 GRADE RCC : 1:1.5:3 |
| | PCC(40MM) | PCC 1:4:8 | PCC 1:4:8 | PCC 1:4:8 |
| | MASONRY - 9" THICK | AAC ADHESIVE MORTAR | CM 1:6 | CM 1:6 |
| | MASONRY - 4 1/2" THICK | AAC ADHESIVE MORTAR | CM 1:4 | CM 1:4 |
| | WALL PLASTERING | CM 1:5 | CM 1:5 | CM 1:5 |
| | CEILING PLASTERING | CM 1:4 | CM 1:4 | CM 1:4 |
| | DRAINAGE PLASTERING | CM 1:3 | CM 1:3 | CM 1:3 |
| FLOOR & WALL TILES | GRANITE | ENTRANCE STEPS / STAIRCASE /KITCHEN SLAB UPTO RS.100 | ENTRANCE STEPS / STAIRCASE /KITCHEN SLAB UPTO RS.120 | ENTRANCE STEPS / STAIRCASE /KITCHEN SLAB UPTO RS.150 |
| | VITRIFIED TILES | ALL FLOOR AREAS UPTO RS.50/- | ALL FLOOR AREAS UPTO RS.60/- | ALL FLOOR AREAS UPTO RS.100/- |
| | ANTISKID TILES | OPEN BALCONIES UPTO RS.50/- TOILET FLOOR UPTO RS.40/- | OPEN BALCONIES UPTO RS.60/- TOILET FLOOR UPTO RS.50/- | OPEN BALCONIES UPTO RS.70/- TOILET FLOOR UPTO RS.50/- |
| | WALL TILES (Toilet) | FOR RS.50 UPTO 7' HT | FOR RS.60 UPTO 7' HT | FULL WALL HEIGHT UPTO RS.70/- |
| | KITCHEN WALL TILE | 2'HT ABOVE COUNTER SLAB FOR RS.40/- | 2'HT ABOVE COUNTER SLAB FOR RS.50/- | 2'HT ABOVE COUNTER SLAB FOR RS.50/- |
| | PAVER / EXTERNALTILES | CAR PARKING FLOOR UPTO RS.50/- | CAR PARKING FLOOR UPTO RS.60/- | CAR PARKING FLOOR UPTO RS.70/- |
| DOORS & WINDOWS | MAIN DOOR | 25000 INCL MELAMINE POLISH TEAK WOOD DOOR SIZE 3'6"X7' | 30000 INCL MELAMINE POLISH TEAK WOOD DOOR SIZE 3'6"X7' | WORTH 50000 INCL PU POLISH TEAK WOOD DOOR SIZE 4'X7' |
| | | HARDWARES & LOCK UPTO RS.5000/- | BRASS HARDWARES & LOCK UPTO RS.10000/- | BRASS HARDWARES RS.15000/- |
| | | STEEL DOOR SIZE 3'X7' Door Worth Rs.20,000/- | STEEL DOOR SIZE 3'X7' Door Worth Rs.20,000/- | STEEL DOOR SIZE 3'X7' Door Worth Rs.25,000/- |
| | EXTERNAL DOORS | WPC DOOR FRAME & SHUTTER / LAMINATED FLUSH DOOR DOOR SIZE 3'X7'/ FRAME SIZE 4"X3" | WPC DOOR FRAME & SHUTTER / LAMINATED FLUSH DOOR DOOR SIZE 3'X7'/ FRAME SIZE 4"X3" | STEEL / ABS / FIRST QUALITY TEAK WOOD FRAME WITH LAMINATED FLUSH DOOR DOOR SIZE 3'X7'/ FRAME SIZE 4"X3" |
| | | Door Worth Rs.12,000/- & Hardwares Worth Rs.3,000/- | Door Worth Rs.12,000/- & Hardwares Worth Rs.3,000/- | Door Worth Rs.16,000/- & Hardwares Worth Rs.4,000/- |

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| DOORS & WINDOWS | UPVC SLIDING WINDOW WITH WHITE PROFILE WITHOUT MOSQUITO MESH | UPVC SLIDING WINDOW WITH WHITE PROFILE WITHOUT MOSQUITO MESH | UPVC SLIDING WINDOW WITH WHITE PROFILE WITHOUT MOSQUITO MESH | |
| | 10MM SQUARE ROD GRILLS | 12MM SQUARE ROD GRILLS | 12MM SQUARE ROD GRILLS | |
| | 5MM THICK CLEAR GLASS | 5MM THICK CLEAR GLASS | 5MM THICK CLEAR GLASS | |
| FABRICATION WORKS | INTERNAL STAIRCASE | SS HANDRAIL AS PER STANDARD DESIGN | 10MM FULL TOUGHENED GLASS (SAINTGOBIAN) WITH WOOD OR SS RAILING AS PER STANDARD DESIGN | |
| | EXTERNAL STAIRCASE | GI/MS HANDRAILS | GI/MS HANDRAILS | |
| | EXTERNAL BALCONY | GI / MS HANDRAIL AS PER STANDARD DESIGN | 10MM FULL TOUGHENED GLASS (SAINTGOBIAN) WITH GI OR MS RAILING AS PER STANDARD DESIGN | |
| ELECTRICAL | SWITCHES | HIFI SILVERLINE SWITCHES (WHITE) | LEGRAND MYLINC SWITCHES | |
| | DISTRIBUTION BOARD | SINGLE PHASE HAVELLS | THREE PHASE HAVELLS | |
| | CABLES | FINOLEX CABLES | FINOLEX CABLES | |
| | EARTHING | BASIC EARTHING FOR 2 FEET DEPTH | BASIC EARTHING FOR 2 FEET DEPTH | 2 NOS 6 FEET COPPER EARTHING WITH SALT & CHARCOAL |
| | LIGHT POINTS | 30 POINTS PER 1000 SQFT | 40 POINTS PER 1000 SQFT | 40 POINTS PER 1000 SQFT |
| | AC POINT WIRING | 2 NOS | ALL BEDROOMS | LIVING AND BEDROOMS |
| PLUMBING | PIPES AND SPECIALS | FINOLEX OR EQUIVALENT - INTERNAL CPVC & EXTERNAL PVC | FINOLEX OR EQUIVALENT - INTERNAL CPVC & EXTERNAL PVC | |
| | OVERHEAD TANK | THREE LAYER SINTEX TANK - 500 LITRE CAPACITY FOR EVERY 750 SQFT BUILDUP AREA | THREE LAYER SINTEX TANK - 500 LITRE CAPACITY FOR EVERY 750 SQFT BUILDUP AREA | THREE LAYER SINTEX TANK - 500 LITRE CAPACITY FOR EVERY 750 SQFT BUILDUP AREA |
| | SEWAGE SYSTEM | RR CESSPOOL 6'DIA AND 10' DEPTH (OR) 4500 LITRES BRICK MASONRY SEPTIC TANK | RR CESSPOOL 6'DIA AND 10' DEPTH (OR) 4500 LITRES BRICK MASONRY SEPTIC TANK | RR CESSPOOL 6'DIA AND 10' DEPTH (OR) 4500 LITRES BRICK MASONRY SEPTIC TANK |
| | | 3' DIA RCC RING (OR) 5' DIA RR WASTE WATER PIT | 3' DIA RCC RING (OR) 5' DIA RR WASTE WATER PIT | 3' DIA RCC RING (OR) 5' DIA RR WASTE WATER PIT |
| FIXTURES | WATER CLOSET, WASH BASIN TAP, SHOWER, HEALTH FAUCET, KITCHEN SINK | RS.35,000 PER 1000 SQFT BUILDUP AREA | RS.45,000 PER 1000 SQFT BUILDUP AREA | RS.65,000 PER 1000 SQFT BUILDUP AREA |

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|------------------|-------------------------------|--|---------------------------------------|--|
| PAINTINGS | WALL PUTTY | FRONT ELEVATION & INTERNAL | FRONT ELEVATION & INTERNAL | FRONT ELEVATION & INTERNAL |
| | INTERNAL WALLS & CEILING | TRACTOR EMULSION | PREMIUM EMULSION | PREMIUM EMULSION |
| | EXTERNAL WALLS | DAMP SHEATH PRIMER WITH TRACTOR EMULSION | DAMP SHEATH PRIMER WITH APEX EMULSION | DAMP SHEATH PRIMER WITH APEX EMULSION |
| | MAIN DOOR FINISH | MELAMINE POLISH | MELAMINE POLISH | PU POLISH |
| | OTHER JOINERIES/GRILLS FINISH | TRACTOR ENAMEL | TRACTOR ENAMEL | TRACTOR ENAMEL |
| INTERIORS | MODULAR KITCHEN | | | |
| | BOTTOM UNIT (LAMINATE FINISH) | NA | NA | 60 SQFT (CABINET & SHUTTER) 2000 SQFT BUA AND PROPORTIONATELY HETTICH SOFT CLOSE HARDWARES |
| | TOP UNIT (LAMINATE FINISH) | NA | NA | 35 SQFT (CABINET AND SHUTTER) FOR 2000 SQFT BUA & PROPORTIONATELY HETTICH SOFT CLOSE HARDWARES |
| ACCESSORIES | NA | NA | UPTO 30K FROM (HETTICH) | |
| AMENITIES | POST HANDOVER MAINTNANCE | ✓ | ✓ | ✓ |
| | RAIN WATER HARVESTING | ✓ | ✓ | ✓ |
| | DRESS DRYING STAND | ✓ | ✓ | ✓ |
| | INVERTER WIRING | ✓ | ✓ | ✓ |
| | GAS CYLINDER GAGE | ✓ | ✓ | ✓ |
| | TV CABLE | LIVING ROOM | LIVING ROOM / BED ROOM | LIVING ROOM / BED ROOM |
| | SPEAKER WIRING | ✗ | IN LIVING ROOM | IN LIVING ROOM |
| | TEXTURE PAINTING | ✗ | 150 SQFT | 150 SQFT |

WHAT'S NOT INCLUDED IN PACKAGE

ADDITIONAL COLUMNS, BEAMS, LIFT SHAFT OR ANY STRUCTURAL ELEMENTS BEYOND NORMAL WOULD BE CHARGED EXTRA AS PER ACTUALS

SEPTIC TANK & WASTEWATER PIT, SUMP, FOUNDATION COST BASED ON SOIL TEST REPORT, MATERIAL STORAGE FEASIBILITY,

LABOUR ACCOMODATION FEASIBILITY, ADDITIONAL COSTING FOR FOOTING CONCRETE WILL BE APPLICABLE AS PER ACTUALS IF IT IS DONE

MORE THAN ONE TIMES, EXCAVATED SOIL - STORAGE AT SITE, DEWATERING, SITE APPROACH ROAD FORMATION, SITE CLEARANCE, ANY OTHER TEMPORARY ESTABLISHMENTS IF APPLICABLE, ADDITIONAL BASEMENT HEIGHT, ANY OTHER ITEMS WHICH IS NOT MENTIONED IN THE INCLUSIONS

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EXCLUSIONS & INCIDENTALS

- Cost of conveyed earth for basement filling will be charged as per actual,
- Increase in depth of foundation (or) increase in height of basement will be charged extra.
- Electricity & water for construction and labour shed will be provided by the client in free of cost to facilitate the project execution.
- A specific area to make labour shed/cabin and to store materials will be provided by the client adjacent or nearer to the site. (for other than kanyakumari district in T.N)
- Additional expenses due to any unusual problems such as undiggable rock/shale (or) pressure of springs/ other water sources will be borne by the client.
- Design charges which are not included in the selected package will be as per the basic design price list of Architeca.
- Circular or any Special staircase designs, Slope roof and shingles will be charged as per actual.
- Cost of elevation works, Elevation cladding/Architectural elements like Niches, pergola, CNC Grills which are not included in package will be charged as per actual.
- If the specification or scope changes from the proposal during the execution phase actual cost will be borne by the client.
- Lift well, Swimming Pool, Lift head room and any other RCC walls will be charged as per actual.
- Provision in footing for extra floors, dummy column for additional floors change in foundation types like pile, raft will be charged extra as per actual.
- External Electrical works, UG cables, Panels, Genset provisions will be charged as per actual.
- SBC Of Soil is Considered 180 Kn/m² Deviation of foundation due to soil condition is Charged Extra.

WARRANTY

- 15 Years complete construction Warranty against any kind of Seepages, Dampness, Defects in plastering like hairline cracks, Alignments in Hardware, Accessories in Joineries and Fit-outs, Problems with electrical and plumbing works, etc, (Our Maintenance Engineer will inspect the site at the end of 6 months and 1 year and will check all Fixtures, Hardwares, Joineries, Electric Switches, accessories, Fit outs, etc, using appropriate Check lists, and will rectify for your Satisfaction).
- However, this Warranty being provided by Architeca will not cover for the Products/ Appliances/ Accessories/ Hardwares etc, purchased from the Third party vendors, besides those Manufacturer warranty will cover, And it can be claimed by the client directly from the Manufacturers.

LIASONING WORK

- Architeca will provide liaising assistance with government agencies to obtain permissions and approvals, besides all the fee and incidental expenses including handling charges will be taken care by the client for the following (only if client expects)
 - Construction Plan Sanction
 - Temporary Electricity connection
 - Permanent electricity connection
 - Availing Bank loans

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ALSO WE WILL FURNISH THE PRICES ON DEMAND FOR..

TERRACE GARDEN

WALL GARDEN

IN DOOR GARDEN

FOUNTAIN

SWIMMING POOL

GAZEBO

HOME AUTOMATION WITH ALEXA

SOLAR PANEL

SMART SWITCHES

SWITCHABLE PRIVACY GLASS

GYM EQUIPMENTS PACKAGE

HOME THEATRE AND ACOUSTIC PACKAGE

CENTRALISED AIR CONDITIONING

SPA

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FAQs

Q 1. Why Should I Prefer Architeca ?

A Architeca Delivers Best Customer experience by Designing and Building your home innovatively, by thoroughly understanding your needs and desires. Since we deliver all services under a Single Roof including interiors, Landscape, Home automation, MEP and upto all furnishings, you dont need to seperately Go For any Design and Project management Consultations, and so your Time and Money is saved.

Q 2. Is Architeca a design-build firm?

A Yes, Architeca is a Design- Build firm, which has got in-home group of architects, designers, structural engineers, MEP, project management team, dedicated site engineers to execute the construction and interior projects.

Q 3. Does Architeca provides anything for Free?

A Yes, In Architeca we dont Charge For Designs and Project Management. Also we provide Floor plan and personalised Quotations without getting any payment

Q 4. Does Architeca assist me in liasioning works?

A Architeca will provide liaising assistance with government agencies to obtain permissions and approvals , Construction Plan Sanction,Bank Loans and Electricity Connections

Q 5. How long will take to complete a residential house construction?

A The timeline for completion of a residential house construction varies depending on the No of floors and complexity of the house design. Typically for a 2 storey Building it's about 7 to 8 Months.

Q 6. Does Architeca provide turnkey projects including interiors and landscape?

A Yes, we provide Interior designs and Landscaping. We have got our own Interiors Fit out manufacturing factory as well.

LET'S GET
INTO ACTION
AND MAKE
YOUR DREAM
A REALITY.

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WWW.ARCHITECA.IN

NO.160B, 1ST FLOOR, SH 49A, OPP. TO ARVIND THEATER,
KARAPAKKAM, CHENNAI, TAMIL NADU- 600097

