



THARSHINI HOMES
PRIVATE LIMITED
INNOVATE IDEAS, EXPERT, SOLUTIONS

ENGINEERED TO LAST, DESIGNED TO IMPRESS

THARSHINI HOMES' CONSTRUCTION PACKAGES

2025

- 30+ YEARS OF LEGACY
- 500+ PROJECTS COMPLETED
- ON-TIME PROJECT COMPLETION



**BUILDING DREAMS WITH
PRECISION & TRUST**

From Budget-Friendly Builds To Custom Dream Homes, Our Construction Packages Are Designed To Suit Every Need — With Quality, Transparency, And Timely Delivery At The Core.



BASIC PACKAGE

starting from
INR **2,250** /sq. ft

STRUCTURE

General R. C .C roofed framed structure.

FOUNDATION

- Isolated column footings, 4'x4' x 5' from the existing ground level as per the details of structural consultant.
- Height of car park level is 2' from Road level and Ground floor Basement, 3'

SUPER STRUCTURE

- Typical roof height -10'0"
- 9" thick bricks work for all Exterior walls
- 4 1/2" thick wire cut brick work for partition walls. Providing intermediate 6mm rod should be given every four line of bricks
- Plastering with cement mortar 1:4
- Lofts in kitchen and Bedrooms
- Cudappah shelves in kitchen

SHUTTERING AND FORM WORK

- Silver wood planks for beams
- M.S shuttering sheets for roof slab
- M.S moulds for columns
- Casuarinas posts for outer scaffolding

TERRACE

4 1/2' thick parapet wall for 3'0" height.(completion ht)

TOILETS

- ISI marked upvc pipes for cold water lining SDR13.
- ISI marked cpvc pipes for hot water lining;' SDR 11.
- Provisions for geyser and exhaust fan.
- Parry ware make water closets with slim line tanks.
- Parry ware fittings like wall mixer head showers washbasin CP accessories.



KITCHEN

- Granite with SS sinks branded for kitchen counter.
- Provision for aqua guard and exhaust fan

TILING



All inner flooring shall be done with approved vitrified tiles of size 24"x 24" of uniform range. In toilets wall cladding shall be done for 7'0" height and flooring with Anti- skid tiles. In kitchen wall cladding for 2'0" height above the counter



ELECTRIFICATION

- Three phase modular wiring with modular switches.
- Asain or ISI PVC pipes for concealing with chicken mess.
- ISI Approved branded wire orbit and modular switches are colour equivalent brand.
- Powder coated DB with phase indicators and changeovers. (S&P DB Box,)

WATER PROOFING



Proofing to ensure leak proof structure.



PAINTING

- All ceiling shall be given with two coats Ace emulsion asian.
- Inner walls shall be given with approved Asian putty two coats Tractor Emulsion paint
- Other joineries with approved Asian enamel paint.
- Outer walls shall be given with approved Ace Emulsion paint.

JOINERY



- All frame are use teak wood II nd quality wood size 4" x 2 1/2".
- Shutters are teak II nd quality are equivalent wood size 3" x 1 1/2."
- Glass are pined type. Or upvc windows Enamel paint for windows and grills
- Grills thickness are 10 mm or 12mm.without design works
- Main door are teak wood size 5"x 3" frame shutters 5" x 1 1/2".
- Main door type panel door only and wood polish finish.

CLASSIC PACKAGE

starting from
INR **2,470** /sq. ft

STRUCTURE

General R. C .C roofed framed structure.

FOUNDATION

- Isolated column footings, 5' x5' x 6' from the existing ground level as per the details of structural consultant.
- Height of car park level is 2' from Road level and Ground floor Basement, 3

SUPER STRUCTURE

- Typical roof height -10'0"
- 9" thick bricks work for all Exterior walls
- 4 1/2" thick wire cut brick work for partition walls. Providing intermediate 6mm rod should be given every four line of bricks
- Plastering with cement mortar 1:4
- Lofts in kitchen and Bedrooms
- Cudappah shelves in kitchen

SHUTTERING AND FORM WORK

- Silver wood planks for beams
- M.S shuttering sheets for roof slab
- M.S moulds for columns
- Casuarinas posts for outer scaffolding

TERRACE

4 1/2' thick parapet wall for '3.5' height.(completion ht)

TOILETS

- ISI marked upvc pipes for cold water lining SDR13.
- ISI marked cpvc pipes for hot water lining;' SDR 11.
- Provisions for geyser and exhaust fan.
- Parry ware make water closets with slim line tanks.
- Parry ware fittings like wall mixer head showers washbasin CP accessories.



KITCHEN

- Galaxy, Granite with SS sinks branded for kitchen counter.
- Provision for aqua guard and exhaust fan

TILING

All inner flooring shall be done with approved vitrified tiles of size 48"x 24" of uniform range. In toilets wall cladding shall be done for 7'0" height and flooring with Anti- skid tiles. In kitchen wall cladding for 2'0" height above the counter

ELECTRIFICATION

- Three phase modular wiring with Branded modular switches.
- Asain or ISI PVC pipes for concealing with chicken mess.
- ISI Approved branded wire orbit and modular switches are colour equivalent brand.
- Powder coated DB with phase indicators and changeovers. (S&P DB Box,)

WATER PROOFING

Proofing to ensure leak proof structure.

PAINTING

- All ceiling shall be given with two coats Ace emulsion asian.
- Inner walls shall be given with approved Asian putty two coats ACE Emulsion paint
- Other joineries with approved Asian enamel paint.
- Outer walls shall be given with approved Ace Emulsion paint.

JOINERY

- All frame are made of teak wood 2nd quality wood size 4" x 2 1/2".
- Shutters are teak 2nd quality are equivalent wood size 3" x 1 1/2".
- Glass are pined type. Or UPVC windows Enamel paint for windows and grills
- All Doors use with flesh doors and toilet doors are frb or wpc
- Main door are teak wood size 5" x 3" frame shutters 5" x 1 1/2".
- Main door type panel door only and wood polish finish.

PERMIUM PACKAGE

starting from
INR **2,740** /sq. ft

STRUCTURE

General R. C .C roofed framed structure. Follow Client Structural Drawing

FOUNDATION

- As per Structural Isolated column footings, 6'x6' x 6' from the existing ground level as per the details of structural consultant.
- Height of car park level is 2' from Road level and Ground floor Basement, 3'

SUPER STRUCTURE

- Typical roof height -10'0"
- 9" thick bricks work for all walls
- 4 1/2" thick wire cut brick work for partition walls. Providing intermediate 6mm rod should be given every four line of bricks
- Plastering with cement mortar 1:4
- Lofts in kitchen and Bedrooms
- Granite shelves in kitchen

SHUTTERING AND FORM WORK

- Silver wood planks for beams
- M.S shuttering sheets for roof slab
- M.S moulds for columns
- Casuarinas posts for outer scaffolding

TERRACE

- 3/4' thick parapet wall for 4'0" height.(completionht).
- Weathering course with brick jelly lime concrete and pressed clay tiles

TOILETS

- ISI marked upvc pipes for cold water lining SDR13.
- ISI marked cpvc pipes for hot water lining;' SDR 11.
- Provisions for geyser and exhaust fan.
- Parry ware make water closets with slim line tanks.
- Parry ware fittings like wall mixer head showers washbasin CP accessories.



KITCHEN

- Granite with SS sinks branded for kitchen counter.
- Provision for aqua guard and exhaust fan

TILING



All inner flooring shall be done with approved vitrified tiles of size 48"x 24" of uniform range. In toilets wall cladding shall be done for 7'0" height and flooring with Anti- skid tiles. In kitchen wall cladding for 2'0" height above the counter



ELECTRIFICATION

- Three phase modular wiring with modular switches.
- Asian or ISI PVC pipes for concealing with chicken mess.
- ISI Approved branded wire finolex or polycab and modular switches are anchor roma, legrand or equivalent brand.
- Powder coated DB with phase indicators and changeovers. (S&P DB Box,)

WATER PROOFING



All toilets in first floor with water proofing to ensure leak proof structure.



PAINTING

- All ceiling shall be given with two coats putty with premium emulsion asian.
- Inner walls shall be given with approved Asian putty two coats premium Emulsion paint.
- Other joineries with approved Asian enamel paint.
- Outer walls shall be given with approved Apex Emulsion paint.

JOINERY



- All frame are use teak wood II nd quality wood size 4" x 3".
- Shutters are teak II nd quality are equivalent wood size 3" x 11/2."
- Glass are pined type. Or upvc windows Enamel paint for windows and grills
- All Doors use with flesh doors and toilet doors are frb or wpc
- Main door are teak wood size 6"x 3" frame shutters 5" x 2".
- Main door type panel door only and wood polish finish.



ROLALE PACKAGE

starting from
INR **3,010** /sq. ft

STRUCTURE

General R. C .C roofed framed structure. Follow Client Structural Drawing

FOUNDATION

- Isolated column footings, 4'x4' x 5' from the existing ground level as per the details of structural consultant.
- Height of car park level is 2' from Road level and Ground floor Basement, 3'

SUPER STRUCTURE

- Typical roof height -10'0"
- 9" thick bricks work for all walls
- 4 1/2" thick wire cut brick work for partition walls
- Providing intermediate 6mm rod should be given every four line of bricks
- Plastering with cement mortar 1:4
- Lofts in kitchen and Bedrooms
- Cudappah shelves in kitchen

SHUTTERING AND FORM WORK

- Silver wood planks for beams
- M.S shuttering sheets for roof slab
- M.S moulds for columns
- Casuarinas posts for outer scaffolding

TERRACE

4 1/2' thick parapet wall for 3'0" height.(completion ht)

TOILETS

- ISI marked upvc pipes for cold water lining SDR13.
- ISI marked cpvc pipes for hot water lining;' SDR 11.
- Provisions for geyser and exhaust fan.
- Parry ware make water closets with slim line tanks.
- Parry ware fittings like wall mixer head showers washbasin CP accessories.



KITCHEN

- Granite with SS sinks branded for kitchen counter.
- Provision for aqua guard and exhaust fan

TILING

All inner flooring shall be done with approved vitrified tiles of size 24"x 24" of uniform range. In toilets wall cladding shall be done for 7'0" height and flooring with Anti- skid tiles. In kitchen wall cladding for 2'0" height above the counter

ELECTRIFICATION

- Three phase modular wiring with modular switches.
- Asian or ISI PVC pipes for concealing with chicken mess.
- ISI Approved branded wire orbit and modular switches are colour equivalent brand.
- Powder coated DB with phase indicators and changeovers. (S&P DB Box,)

WATER PROOFING

Proofing to ensure leak proof structure.

PAINTING

- All ceiling shall be given with two coats putty with premium emulsion asian.
- Inner walls shall be given with approved Asian putty two coats premium Emulsion paint.
- Other joineries with approved Asian enamel paint.
- Outer walls shall be given with approved Apex Emulsion paint.

JOINERY

- All frame are use teak wood II nd quality wood size 4" x 2 1/2".
- Shutters are teak II nd quality are equivalent wood size 3" x 1 1/2."
- Glass are pined type. Or upvc windows Enamel paint for windows and grills
- Grills thickness are 10 mm or 12mm.without design works
- Main door are teak wood size 5"x 3" frame shutters 5" x 1 1/2".
- Main door type panel door only and wood polish finish.



TERMS & CONDITION

- Water , Toilet and power supply for the construction shall be provided by the client at site.
- Shed for material storage and labour shall be given by the client
- The rate given is not inclusive of any elevation and decorative works.
- Any decorative works such as cement ornamental works, pergola, elevation tiling, and sloped roof is not included.
- Any queries raised by local body or neighbors shall be settled by the client
- Basic cost for tile is taken as Rs. 45/ to 50/-sq.ft (If in case, Marble is laid , the difference in cost of material and laying charges shall be made by client.).
- Any change in tiles for any kind of work shall be carried out by mutual consent.
- ISI marked TMT bars brand I steel or equivalent for reinforcement.
- If need Architectural and charges for the structural consultant shall be of client's.
- Cement - PPC grade of RAMCO OR ULTRA TEC OR CORAMANDAL OR DALMIYA or equal ant shall be used.
- Construction of UG sump, Over head tank ,compound wall, septic tank and external flooring and pavement is not included,
- Statutory charges like approval from local bodies, EB connection, and metro water and drainage connections are not included.
- Mixer machine shall be used only for concreting or ready-mix of roof slabs.
- Contractor is the whole responsibility to give any clarification on the quality of materials and works done.
- Brands mentioned in this specification are subject to availability in market. However alternates can be used with mutual consent.
- Making of main board including material and labor is not included.
- Safety Grill gate. (Except Main door Grill Gate).

WORKS NOT INCLUDED IN THE SCOPE

- Elevation works
- Compound wall (Rs-2500/Rft)
- Plan Approval
- Electricity Meter & Deposit
- All Round Paving Block including Earth Filling.
- Under Ground Sump
- Bore and pump
- Commercial Electricity supply

WELCOME!

ABOUT US

With over 30 years of legacy and 15+ years of hands-on construction expertise, Tharshini Homes has become a trusted name in delivering residential and commercial spaces that stand the test of time. Rooted in traditional values and driven by modern building practices, we combine deep industry knowledge with a client-first approach to meet evolving demands with precision.

We take pride in crafting projects that reflect quality, functionality, and enduring beauty. Every structure we build is backed by our commitment to customer satisfaction, timely delivery, and impeccable craftsmanship — because at Tharshini Homes, we don't just construct buildings, we create lasting relationships.



At **Tharshini Homes**, we turn visions into lasting structures with precision and care. With every project, we aim to blend **design**, **durability**, and **trust**. Here's a glimpse of some of our proudly completed works — each crafted to reflect our commitment to quality.



SCAN HERE TO KNOW MORE...

We appreciate your interest in **Tharshini Homes**. Every brick we lay is backed by trust, quality, and a commitment to turning your vision into reality.

Whether you're building your first home or your forever home **we're with you, every step of the way.**

Tharshini Homes – Built on Values. Designed for Life.



THARSHINI HOMES
PRIVATE LIMITED
INNOVATE IDEAS, EXPERT, SOLUTIONS

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