



# GOLDMAN'S MARSHALL'S

Construction Company Pvt.Ltd

## PROJECT PROPOSAL 2025



PROPOSED TO:

DATE

HEAD OFFICE -

22ND FLOOR WORLD TRADE CENTRE, BANGALORE

[WWW.GOLDMANSMARSHALLS.IN](http://WWW.GOLDMANSMARSHALLS.IN)





# About Company

**Goldman's Marshall's Construction is where vision meets craftsmanship. We specialize in building Modern Residential Buildings, Luxury Villas, Resorts, Smart Commercial Spaces, Smart office spaces, and Dynamic community structures that reflect your unique aspirations.**



**Our team combines innovative construction techniques with sustainable materials to ensure every step of our process is worked with precision, passion, and transparency to deliver quality & timely executed results.**

## Vision & Mission

**At Goldman's Marshall's, our mission is to deliver exceptional construction, interior, and automation solutions that combine elegance, functionality, and smart design — all at a transparent and competitive price. We are committed to:**

- **Offering a seamless end-to-end construction experience**
- **Using only premium-quality materials and modern techniques**
- **Ensuring on-time delivery with zero budget overruns**
- **Bringing our clients' visions to life with passion, integrity, and innovation**



# Project Background



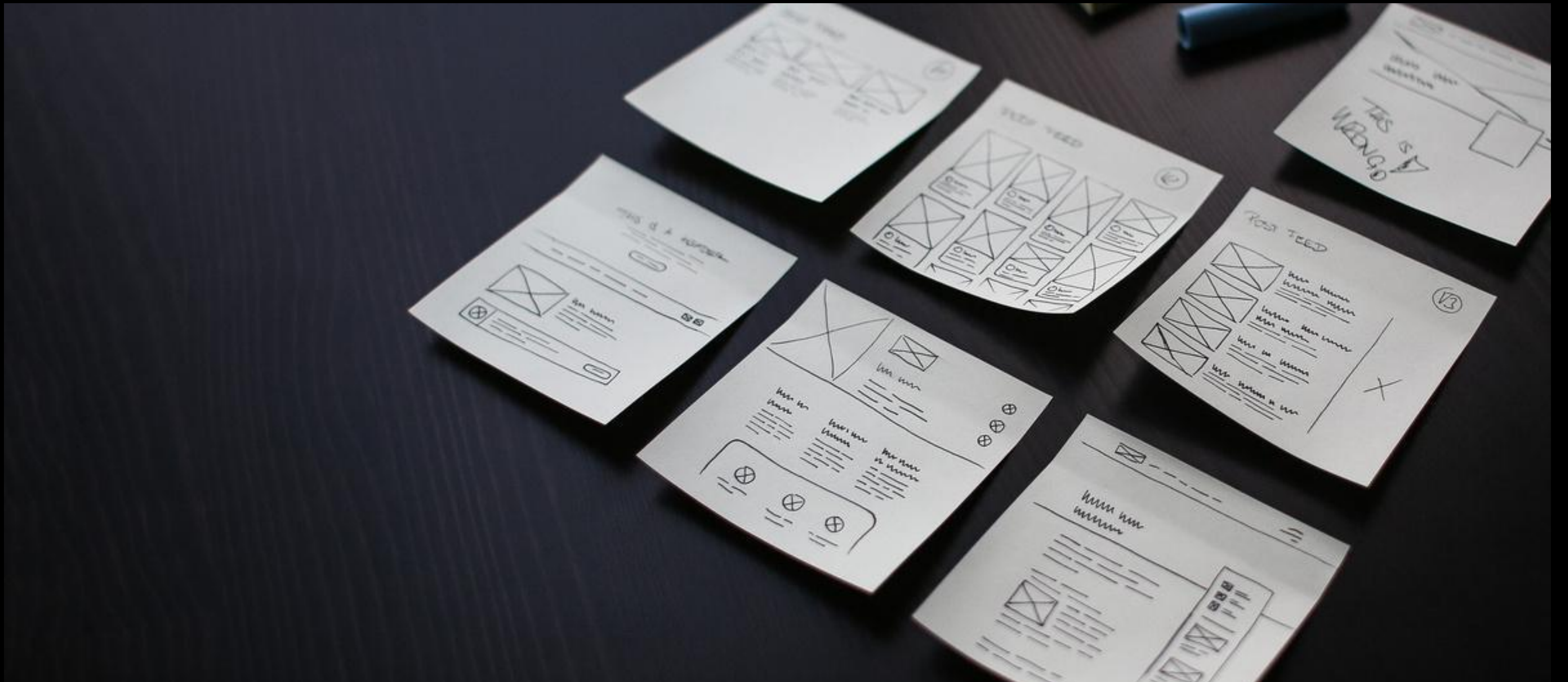
Goldman's Marshall's has successfully delivered 32 premium luxury villas across prime locations in Karnataka, each reflecting our commitment to craftsmanship, modern design, and smart living. These turnkey homes were completed with high-end interiors, cutting-edge home automation, and world-class amenities all within promised timelines and budgets. Our track record stands as a testament to quality, transparency, and customer satisfaction.

**Completed - 32**

**Ongoing - 19**

**To Start - 09**





<b>Plot Size</b>	
<b>Built-Up Area</b>	
<b>Ground Floor</b>	
<b>First Floor &amp; Second Floor</b>	
<b>Terrace</b>	



## TIMELINE

The project timeline for the construction would be 12 months with grace period of 3 months.

## COST

All the Items/Specification mentioned in this proposal is included at the cost of 2765/- + GST

## HOW DO WE CALCULATE THE COST

We Calculate only Slab Area

EXAMPLE

Plot area = 1200 sq.ft

BuiltUp Area = 2000 Sqft (G+1)

Cost = BuiltUp Area X Price Per Sqft  
= 2000 Sqft X 2765/-

**Total Cost for G+2 Floors = 55,30,000/- + GST**

## Our USP's

- Final Price on Day 1
- One Cost, One Contract, One PoC
- Full In-House Team, No Subcontracting
- Dedicated Team for every project
- Personalised Designs





# OUR OFFERINGS

Reports	Soil Test & Survey Report
Permissions	Help in Authority Approvals, Temporary Electric Connection, Borewell
Designs	Architecture design (2D, 3D & GFC), Vastu, Structure Design
Execution	Premium Construction which includes full house, Underground Sump Tank, Labour Shed, Anti-Termite Treatment, Parapet wall, Compound wall, Elevation, Rainwater Harvesting, Waterproofing Overhead Tanks.
Materials	Only Premium Materials Cement -UltraTech Steel - JSW 550D TMT Electrical -Havells,Gold Medal Plumbing -Ashirvaad Flooring -Kajaria Tiles Paints -Asian Paints Sanitary Ware -Jaquar, Kohler Windows -UPVC Door -Teak Door & Flush Doors
Extra Items that are included	Earthquake resistant structure design, 2 floors future expansion provision, Unlimited Design changes, Unlimited Colour Choices, No extra cost for granite laying and polishing, No extra charges for laying tile size of 1x2, 2x2, 2x4, 4x4, Door for pooja room,Italian Marble inspired tiles for Living Room
Interiors	Modular Kitchen , Wardrobes, TV unit, false ceiling,Glass Partitions, Vanity Note -Full interiors can also be done by Goldman's Marshall's which can include wall claddings, dressing tables, vanity under the basins, lighting, appliances, furnitures, curtains, kitchen utensils etc with additional costing





# OUR OFFERINGS

Automation	CCTV cameras, smart switches, smart lights, Gas leakage sensors, VDP provision, SOS emergency alarms, Wall mounting sensors Note -Full home automation can also be done by Goldman’s Marshall’s which can include app controlled appliances, synchronized speakers, curtain controllers, Smoke detectors, irrigation systems, smart air purifiers, same pet feeders with additional costing
Amenities	Acupressure path, 10X10 natural garden on the ground floor or artificial garden on terrace, car/bike parking, Open to sky concept, Double height concept, Internal courtyard concept, health care area
Extra items that are not included	Swimming pool, terrace gardens, Home theatre, Pergola, Barbeque setup, Health care area, Gym Setup, Island kitchen, breakfast counter







# SCOPE OF WORK

## CONSTRUCTION

Floor Plans	<p>Development of a floor plan is the first and most crucial activity. We follow a 3-step process</p> <ol style="list-style-type: none"><li>1. Our Architect will take a design brief from the family.</li><li>2. We will present one or two options after 7-10 days</li><li>3. Based on your feedback, the floor plan is modified till finalised. Generally, 3-4 iterations are what it takes to finalise a plan.</li></ol>
Elevation	<p>Once the floor plan is finalised, development of elevation or look of the house from outside is the next crucial activity. We follow a 2-step process for this: Our Architect will show our catalogue of ‘Types of Elevation’ and various materials that can be used in elevation.</p> <p>Our Architect will share the elevation design with 3D rendering as per the elevation selected by the client.</p>
Selection of finishing material	<p>Finishing material like tiles, marble, granite, paint, wardrobe and kitchen finish etc. will be selected by the client in one of the following two ways:</p> <p>Our team of Architects have put together multiple lookbooks. You can select the looks from there or our Architect can recommend to you what he/she thinks will match your home based on the allocated budget.</p> <p>You can put together a look yourself from the showrooms and share them with the Architect. He/She will share an opinion on that. The budget has been allocated, and any expenses exceeding this budget will be borne by the client.</p>
Floor Height	<p>Habitable floor clear ceiling height – 11.5ft Stilt/parking floor clear ceiling height – 10ft</p> <p>Mumty and terrace structure clear ceiling height – 10ft</p>
Plinth Height	<p>Not more than 2ft, measured from road level</p>
Drawings copy	<p>Pdf versions are shared with the Plot owner for their records.</p>
Survey & Soil Test	<p>Goldman’s Marshall’s will do the survey and soil test of the site shown by the client</p>





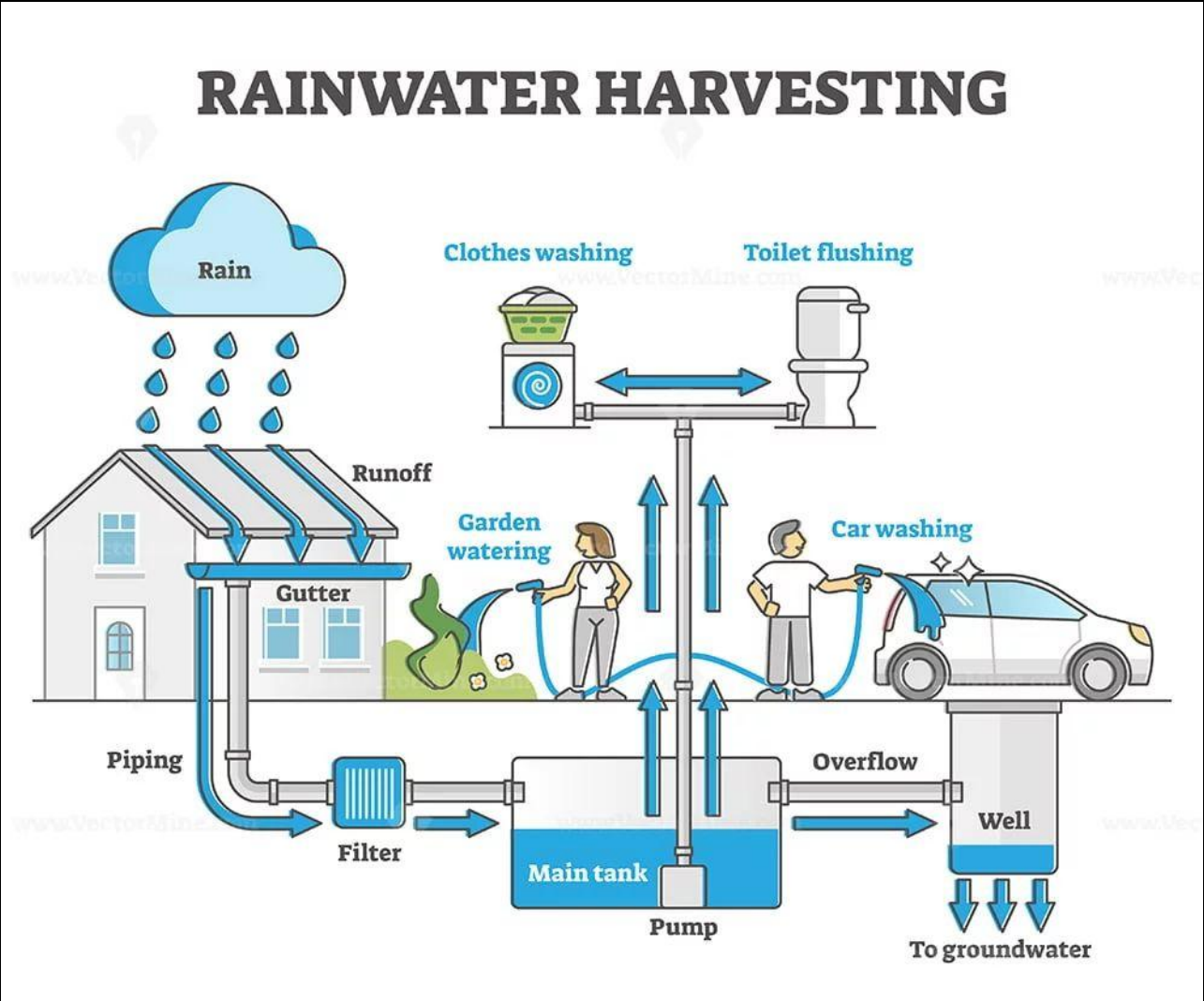


# Structure

Boundary Wall	<p>9” thick and 5ft high (from the road level). Boundary wall will be on a plinth beam with a column at a gap of approx. 15ft. Brickwork top will be finished with a 2” thick coping to reduce the cracks on the top of the wall due to the weathering effect.</p> <p>Compound walls shall be plastered and painted as per the plastering and painting specifications. Bed concrete of minimum thickness of 3” shall be provided below the foundation. The compound wall shall be constructed on stone masonry foundation of minimum width 450mm (1.5 feet) and minimum depth 600mm (2 feet).</p> <p>The foundation shall be laid on compacted hard soil.</p>
Parapet wall on terrace	<p>9” thick and 3.5ft high (from the finished floor) high parapet wall on terrace. Brickwork top will be finished with a 2” thick coping to reduce the cracks on the top of wall due to weathering effect.</p>
Parapet wall on mumty	<p>9” thick and 1ft (from the finished floor) high parapet wall on mumty. Brickwork top will be finished with a 2” thick coping to reduce the cracks on the top of wall due to weathering effect.</p>
Anti Termite treatment	<p>In case there is no basement, then anti-termite treatment will be done below the stilt floor/ground floor and outer periphery of the building. In case of basement, then Anti-termite treatment will be done below the raft and outer periphery of the building at ground level. Anti-termite treatment is done using Bayer chemicals. 12mm dia 300mm deep holes to be made at every 200mm and administered with Anti-termite chemical. Diluted solution of Anti-termite chemical is used @5 litre/Sqm.</p>

# Plumbing Services

Pipes	CPVC & UPVC pipes of Ashirvad or equivalent
Rainwater harvesting	Rain water harvesting pit will be provided as per norms (4000 litres)
Overhead Tanks	<p>Overhead Tank with capacity of 2000 litres shall be provided.</p> <p>Tanks will be four layered Sintex/ Vectus. Location of tanks will be on the top of the Mumty. If the client wants it in any other location, the water tank will be placed on the metal structure which will be charged extra.</p>

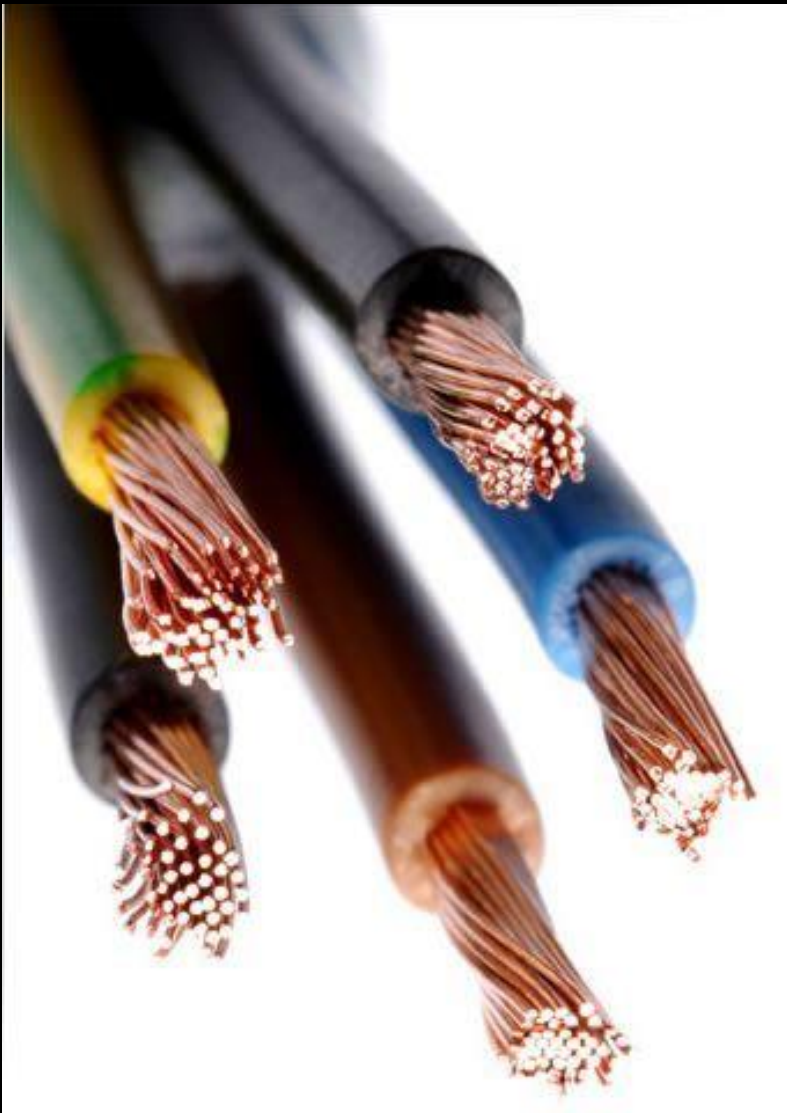




Underground Sump	Underground sump shall be provided with RCC Structure. PCC bed concrete of minimum 100mm thickness shall be provided at the bottom with Brick masonry walls. MS cover plate of dimension 600 mm x 600 mm shall be provided. 7,500 litres underground sump with auto controller is included Additional Litres shall be charged extra at Rs 30/- per litres
Kitchen	Provision shall be made for water purification inlet near kitchen sink
Utility area	<ul style="list-style-type: none"> <li>Utility area shall be provided with a water inlet and outlet. Taps shall be provided for the utility area upto Rs 1500/- Brand – Jaquar</li> <li>Provision shall be made for washing machine inlet and outlet for utility / dry balcony.</li> </ul>
Miscellaneous	<ul style="list-style-type: none"> <li>Sewer line connection to the main drain line is included in the proposal upto 10 feet from the building.</li> <li>Atleast two nos. of 6” rainwater discharge pipes shall be provided.</li> <li>External pipes shall be fixed on raised clamps</li> <li>1 toilet for 1000 sqft of built-up area – Extra toilet will be charged separately.</li> </ul>

## Electrical Services

Wires	Fireproof wires from Gold Medal/Havells/Anchor Sizes of wire is as follows: Main Panel to Distribution Board: 10 sq mm Light circuits: 1.5 sq mm Power circuits: 4 sq mm if wire is carrying load for 2 circuits, 2.5 sq mm if wire is carrying load of one circuit. Light point, Earthing: 1 sq mm
Switches & Sockets	White colour switches from Gold Medal//Havells/Anchor Penta/ MCB boards shall be provided (Anchor/Havells or equivalent): 10A MCB for light circuit, 20A MCB for power circuit and 32A MCB for AC circuit.







Electrical Design	<ul style="list-style-type: none"><li>• Rooms shall be provided with 3 numbers of light point, 1 number of fan point, 4 numbers of plug points near bedside table &amp; tv and study/dressing &amp; air condition.</li><li>• 2 additional switches will be provided.</li><li>• Bathrooms shall be provided with 2 numbers of light points, 1 number of geyser points, 1 number of plug points near the sink.</li><li>• Kitchen shall be provided with 2 numbers of light point; 5 numbers of plug points for Refrigerator, mixer, oven, water purifier and platform.</li><li>• Ac &amp; Networking provision to be made. Wiring will be charged extra.</li><li>• Corridor/passage/portico/parking/utility/terrace/stairs/balcony/space around house/any other built-up area shall be provided with light point and plug points at suitable locations per 1000 sq ft, 5 nos</li><li>• 2-way switches may be provided if required for room/living/stairs per bedroom 1 nos.</li><li>• Provision for television cable connection shall be provided.</li><li>• Each house shall be provided with 1 number of calling bells.</li></ul>
Earthing Pit	Earthing pit for one dwelling capacity shall be provided per 1000 sq ft of package built-up area.
Conduits	ISI mark conduits, heavy conduits in slab and medium conduits in walls
Electric Car charging	Provision of conduit and junction box for 1 electric car charging point in parking area. Wiring will be provided by the client.
Exhaust Fan	Provision for exhaust fan shall be provided in toilet and kitchen
Geyser Provisioning	Solar provision in the bathroom



# Flooring

Living Room & Bedrooms	<p>We use large format Italian Marble inspired vitrified tiles (upto 4ft X 4ft). Tiles will be laid without gaps with grouting. Skirting is 3 inch high, flushed with a wall. Tile fixing with adhesive will be charged extra.</p> <p>Upto Rs 150/- Per sqft for own house &amp; Rs 100/- for Rental</p> <p>Brand - Kajaria</p>
Balcony & Other open areas	<p>Anti skid / Matt vitrified tiles size upto 2ft X 2ft. Skirting is 3 inch high, flushed with a wall. Design is as per the choice made by the Plot owner from the selection set. Tile fixing with adhesive will be charged extra.</p> <p>Upto Rs 100/- per sqft Brand - Kajaria</p>
Stairs	<p>Sadarahalli Granite of value up to Rs. 100/- per sqft. Granite used shall be as approved by the engineer and shall be hard, sound, free from cracks, cavities, holes, patches of injurious veins, weathered portions, flaws, etc. Granite used should have a minimum thickness of 18 mm.</p>
Parking tiles	<p>Anti-skid tiles of value up to Rs 80/-- per sqft</p>
Bathrooms	<p><b>Floor:</b> Vitrified tiles, size upto 1ft X 2ft, <b>Walls:</b> large format tiles, size upto 2ft X 4ft are laid upto the bottom of false ceiling, Upto Rs. 120/- per Sqft for own house &amp; 80/- for rental</p> <p>Design is as per the choice made by the Plot owner from the selection set. Joints shall be cleaned thoroughly and grouted with site made grout. Tile fixing with adhesive will be charged extra.</p> <p>Brand - Kajaria</p>
Kitchen	<p><b>Floor:</b> Vitrified tiles, size upto 2ft X 4ft Upto Rs. 120/- per Sqft for own house &amp; 80/- for rental</p> <p><b>Walls:</b> large format tiles, size upto 2ft X 4ft, 2ft above kitchen slab will range Upto Rs. 120/- per Sqft &amp; 80/- for rental</p> <p>Design is as per the choice made by the Plot owner from the selection set. Joints shall be cleaned thoroughly and grouted with site made grout. Tile fixing with adhesive will be charged extra.</p> <p>Brand - Kajaria</p>
Bathroom & Kitchen counter	<p>Countertop shall be granite of thickness (15-18mm thickness) 2 feet wide upto Rs. 150/- per sqft</p>





# Flooring

Servant (room & toilet), stilt toilet	White commercial tile of 1ft x 1ft
Miscellaneous	<ul style="list-style-type: none"> <li>Labour charges for cutting, laying, polishing, nosing, chamfering of granite is included.</li> <li>Borders for flooring kitchen platforms and doormats designs will be charged extra.</li> <li>Plinth protection up to two feet wide is included in the proposal.</li> <li>Grouting for tiles in the Balconies, terrace (if opted) shall be done with polymeric cement grout of Roff/ Weber/ equivalent brands.</li> <li>Granite flooring nosing, cutting and polish cost included in the project if done</li> </ul>

# Doors & Windows

Main Doors	<p>Teak Door (Double Shutter)along with teak frame of 5ft X 8ft &amp; Brass fittings, including hardware (1 number of tower bolts, 3 numbers of hinges. Wall mounted magnetic door stopper) Door Thickness around 38mm.</p> <p>Upto Rs 50,000/- per door for Own house &amp; Upto 30,000/- for rental</p>
Internal Doors	<p>Membrane doors / Flush Door with Laminates including hardware. (1 number of aluminum / Stainless Steel tower bolts, 3 numbers of Stainless- Steel hinges. Wall mounted magnetic door stopper)</p> <p>Door Frames of Sal Wood 4 inch by 2.5 inch Bedroom door Opening Size : 3.5ft X 8ft Toilet door Opening size : 3ft X 8ft</p> <p>Upto Rs 15,000/- per door</p>
Doors Provided	For each habitable unit: One main door, one door for kitchen, one door for each bedroom & bathroom/powder room and one door at stilt and mumty. Additional number of doors will be charged extra.
Special Internal doors	Special internal doors like sliding, folding, glass doors, store doors are charged separately as per design
Windows	White colour, single glazed UPVC windows with toughened glass and mosquito mesh





Bathrooms	<p>Bathroom fittings and fixtures from Jaquar/ Kohler/ Grohe Upto Rs 40,000/- per bathroom</p> <ul style="list-style-type: none"> <li>• Basin Area: Wall mounted faucet with concealed divertor, counter mounted basin</li> <li>• WC area: Wall hung WC with soft closing seat and concealed cistern, health faucet.</li> <li>• Shower area: Single lever mixer with overhead shower, bath spout</li> <li>• Glass Partition for Dry and wet area</li> <li>• Bathtub/Jacuzzi can be provided with additional cost</li> </ul>
Kitchen	<p>Kitchen Sink of Stainless Steel Upto Rs 5,000/-. Brand - Jayna Kitchen fittings and fixtures from Jaquar upto Rs 2,500/-</p>
Bathroom Mirror	<p>5 mm thick frameless float glass bevelled mirror. Mirror width will be as per the width of the counter and height of mirror will be 3ft</p>
Miscellaneous	<p>Kitchen loft will be charged extra</p>





# Finishing

Internal Walls	Asian paints Royale Emulsion or equivalent
POP/putty	Internal Wall of dry habitable areas has a coat of POP/putty on the top of Internal Plaster. Minimum thickness of POP will be approx. 5mm
Internal ceiling	Asian paints Royale Emulsion or equivalent
Servant room & toilet	Asian paints tractor Emulsion or equivalent
Parking area	Asian paints tractor Emulsion or equivalent
Lift shaft	Distemper paint
Exterior Walls	Asian Primer + Apex Exterior Paint or equivalent External walls shall be painted with one coat of primer and two coats of paint
MS works	Enamel paint shall be provided for all the MS grill works. All MS steel painting shall be provided with an anti-corrosion coat before painting
Staircase railing	Glass railing with MS Handlebar enamel paint of 3’6’’ height. Design from our selection set.
Balcony railing	MS railing/ Glass railing as per the elevation design. Total height of railing and toe wall will be 3’
Gate	A 5 ft high gate will be planned for pedestrian and car movement. Total width of gates will not be more than 10 ft width and 1 gate for pedestrians of 3ft width. Design of gates will be selected from the selection set. Gate will be finished with enamel paint. The gate shall be provided with a minimum two numbers of hinges, one number of top latch and one number of bottom latch





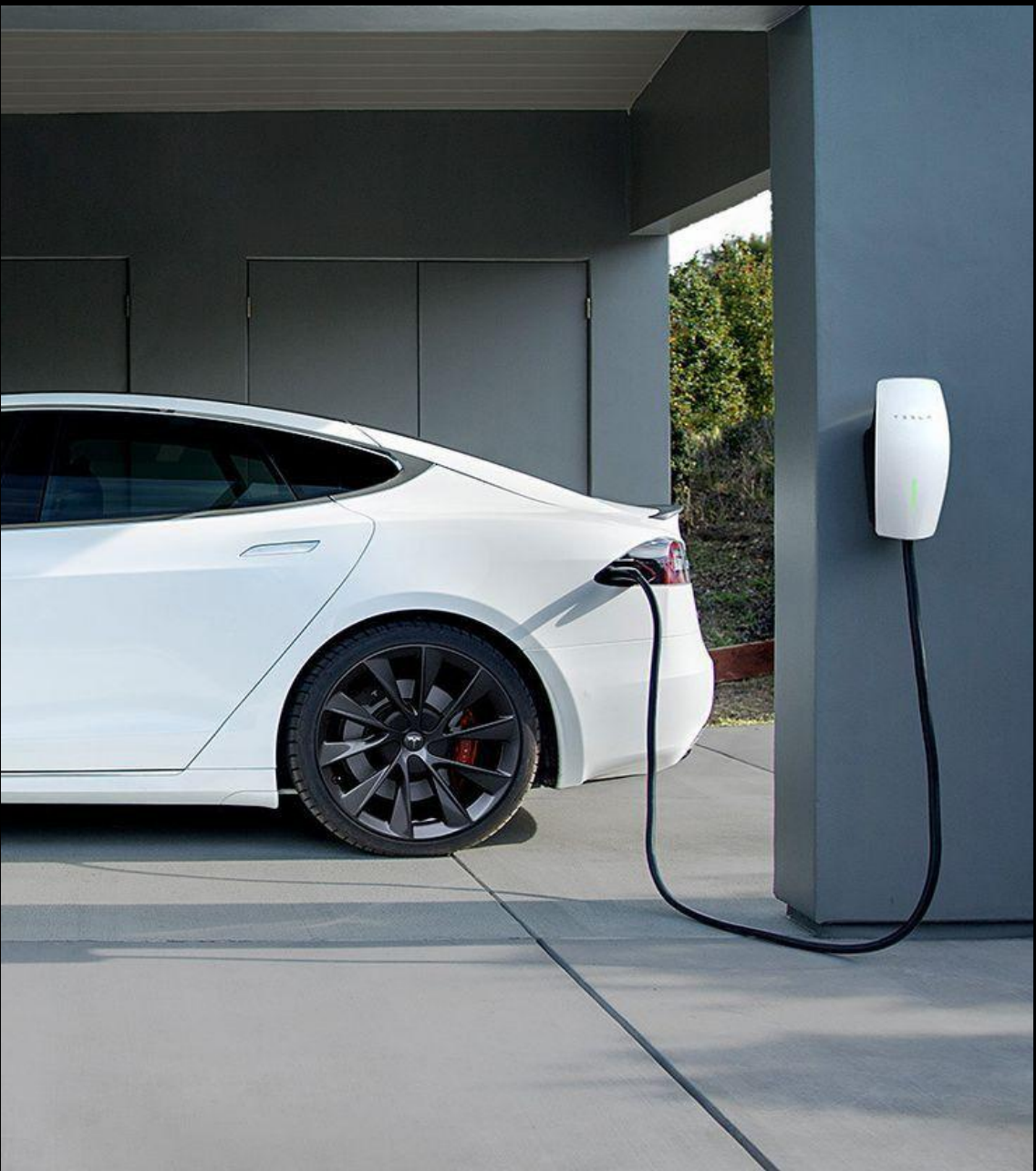
# AUTOMATION

- Smart Switches in the Drawing Room
- Smart Lights in Drawing Room
- 1 Gas Leakage Sensor
- CCTV Cameras
- 1 Smart Door Locks - Main Door with VDP provisioning. Brand - Godrej
- Wall Mounting Censor - 2 nos.
- 1 SOS Emergency Alarm for Washroom



# AMENITIES

Greenery	A well-maintained garden can add to the beauty and aesthetic appeal of an independent house.	10 ft X 10 ft artificial garden on terrace or natural grass lawn on the ground floor
Parking	Ample parking space for vehicles can be provided in the form of a garage or carport.	2-3 Car Parks & 4-6 Bike Parks. Based on the layout
Security	Adding security measures such as CCTV cameras, alarms, and security personnel can enhance the safety of the residents.	2 nos. CCTV cameras
Rainwater harvesting	A rainwater harvesting system can be installed to collect, store, and reuse rainwater for irrigation and other non portable uses. - 4000 litres	
Earthquake resistant foundation	Earthquake resistance according to IS 1893 (Part 1),2002	





# INTERIORS

Modular Kitchen	<p>Modular Kitchen Width 10 ft</p> <p><b>Carcass:</b> It will be made of BWP plywood with thickness of 18mm for the sides, top, bottom, drawer and shelves. The back ply and the drawer base will be of 6mm ply. It will be finished with laminate on all sides.</p> <p><b>Shutters:</b> It will be made of BWP plywood from Century/ Green of 16 mm thickness. It will be finished with laminate.</p> <p><b>Hardware:</b> Drawer channel will be a soft close and hinges will be soft close.</p> <p>Modular kitchen will consist of</p> <ul style="list-style-type: none"> <li>• Set of 3 drawers (2 medium &amp; 1 large) below the Hob for cutlery &amp; utensils</li> <li>• Set of 2 drawers (1 medium and 1 extra large) below the counter</li> <li>• Set 2 large drawers below the counter</li> <li>• 1 bottle pull out</li> <li>• A tall unit (subject to space) with 4 drawers and shelves on top of it,</li> <li>• A inbuilt microwave and oven unit (subject to space) with drawers below it</li> <li>• A utensil tray unit above the sink</li> <li>• L-shutter in corners for easy access to shelves</li> </ul>
Bedrooms	<p>Wardrobes, width upto 6 ft and height upto to ceiling or false ceiling per bedroom. Internal module design of each wardrobe is as per the choice made by the plot owner from the selection set.</p> <p><b>Carcass:</b> It will be made of century ply with thickness of 18mm for the sides, top, bottom, drawer and shelves. The back ply and the drawer base will be of 6mm ply. It will be finished with laminate on all sides.</p> <p><b>Shutters:</b> It will be made of high quality MDF from Century/ Green of 16 mm thickness. It will be finished with laminate.</p> <p><b>Hardware:</b> Drawer channel will be a soft close and hinges will be soft close.</p>











## TIMELINE

The project timeline for the construction would be 12 months with a grace period of 3 months

## TERMS & CONDITIONS

- Any additional work apart from the proposal will be charged extra
- All rates are Exclusive of GST
- Structural column plinth, beam size will be done according to the site requirements
- Any item which is not mentioned in the specification is an exclusion.
- One kitchen is included in the package per 3000 sqft built-up area. Additional kitchens shall be charged on a pro-rata basis.
- 1 toilet for 1000 sqft of built area – Extra toilet will be charged separately

## EXCLUDED

- Swimming pool
- Govt Approval, Permission, Tubewell, Electric Connection Temporary and Permanent both
- Island Kitchen
- Home Theatre
- Elevator
- Swimming Pool
- Barbeque
- Terrace Garden with natural grass
- Pergola
- Landscape
- Anything else



# OUR PROJECTS





# OUR PROJECTS







# THANK YOU

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