

A modern building facade featuring large copper-colored panels and white concrete structural elements. A black metal gate is in the foreground, and a red car is partially visible behind it. The sky is visible through a window on the right.


# D'Leaves

Architecture for life's moments

## Architectural Marvels

Crafting Your Vision into Reality



A family of four is posed in front of a two-story house. The mother, on the left, wears a blue sleeveless dress. The father, in the center, wears a light blue button-down shirt and white trousers. A young boy stands in front of him, wearing a light blue shirt and blue pants. A young girl stands to the right, wearing a blue floral dress. The house behind them has a white balcony with a decorative railing and a large white pillar. A tree with pink flowers is on the right. A large white circle on the right side of the image contains text.

Dare to dream,  
Dare to build,  
Dare to envision  
with

**D'Leaves**  
Construction

# Unveil your Dream: Welcome to **D'Leaves Construction**

## Are you ready to transform your vision into reality?

Look no further than **D'Leaves Constructions** – your gateway to innovative construction solutions and unparalleled craftsmanship. Step into a realm where dreams take shape and futures are crafted with precision and passion.

Embark on a journey where every brick laid, every beam installed, and every detail perfected is a testament to our unwavering commitment to excellence. From the grandeur of bespoke residential estates to the sleek sophistication of commercial complexes, we weave architectural marvels that defy expectations.

But we're more than just builders – we're creators of experiences. With a fusion of cutting-edge technology and timeless artistry, we breathe life into spaces that inspire, energize, and elevate. Our client-centric approach ensures that your aspirations are not only met but exceeded, as we embark on a collaborative voyage towards your ideal construction project.

Join us in sculpting a future that resonates with your unique essence. Let **D'Leaves Constructions** be the catalyst for your aspirations, igniting possibilities and crafting dreams that stand the test of time.





A modern, multi-story building with a mix of light grey, dark grey, and brown panels. Large windows are visible on the upper floors, some with interior lights on. A central brown pillar stands in front of the building. Four colored boxes (grey, green, yellow, and dark grey) are overlaid on the image, each containing text about different plans. The sky is a clear blue.

# PLANS

## Basic

Rs. **2150/-**  
per sq. ft.

## Standard

Rs. **2350/-**  
per sq. ft.

## Premium

Rs. **2550/-**  
per sq. ft.

## Ultra-Premium

Rs. **2900/-**  
per sq. ft.

# Starting with just Rs. 5000, Build Your Dream House

- **Site Visit:** For just Rs.5000, we'll visit your proposed construction site. Let's chat about your dream home and compile a detailed list of all your requirements and budget.
- **Home Design:** After the site visit and discussions, we'll craft your home design according to your preferences, plot shape, and budget. Once done, experience a virtual reality walkthrough to visualise your dream home.
- **Quotation:** When you're satisfied with your home design, we'll provide you with a fully detailed quote for the construction.
- **Evaluation:** Now that you have your home design and our construction quote, it's time for a thorough review. You're warmly invited to spend a half-day touring some of our nearby ongoing and completed projects for a direct evaluation and quality assessment before finalizing the construction contract.
- **Final Decision:** Upon contracting us for your home construction, we'll handle all the necessary documentation for bank loans if required. We'll also take care of obtaining building permits and TNEB supplies from the relevant government offices before commencing construction work.





# From Earth to Structure: The Construction Journey

- **Excavation Work:** Digging trenches for foundations, covering all types of soil including cutting, sharing, stunning, dewatering, etc.
- **Column Foundation:** Foundations are sized at 120 x 120 x 120 cm.
- **Rubble Foundation:** Foundations sized at 60 x 60 cm.
- **RR Foundation Work:** Fitting and packing of rubble (measuring 60 cm x 60 cm) with available soil.
- **RR Basement:** Fitting and packing of rubble (measuring 50 cm x 45 cm) in cement mortar 1:6 as per standard structural and architectural specifications. The basement height will be three feet from the ground level.
- **RCC Belt:** Providing and laying controlled reinforced cement per standard structural and architectural specifications using 20mm downsized aggregates at any depth or height, including all forms of works, centring, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. The concrete mix shall be of M20[1:11/2:3] grade. The belt size shall be 45cm x 10cm as per standard architectural specification.
- **Filling In Basement:** Filling in the basement shall be done with red earth or slurry dust. All filling shall be watered and well compacted.
- **Red Brick Work:** Good quality semi-wire cut machine red brick with 20cm thickness will be used.



- **RCC Column Footing (Porch Area Only):** Providing and laying controlled reinforced cement concrete per standard structural and architectural specifications using 20mm downsized aggregates at any depth or height, including all formworks, centring, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. The concrete mix shall be of M20(1:11/2:3) grade.
- **RCC Columns:** Providing and laying controlled reinforced concrete per standard structural and architectural specifications using 20mm downsized aggregates at any depth or height, including all formworks, centring, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. The concrete mix shall be of M20(1:11/2:3) grade.
- **RCC Lintel:** Providing and laying controlled reinforced cement per standard structural and architectural specifications using 20mm downsized aggregates at any depth or height, including all formworks, centring, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. The concrete mix shall be of M20(1:11/2:3) grade.
- **RCC Sunshade:** Providing and laying controlled reinforced cement per standard structural and architectural specifications using 20mm downsized aggregates at any depth or height, including all formworks, centring, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. The concrete mix shall be of M20(1:11/2:3) grade.
- **RCC Stairs:** Providing and laying controlled reinforced cement per standard structural and architectural specifications using 20mm downsized aggregates at any depth or height, including all formworks, centring, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. The concrete mix shall be of M20(1:11/2:3) grade.









# Materials That Stand the Test of Time

- **Steel Reinforcement:** We'll include the required amount of strong steel according to the structural design.
- **Cement:** Choose from Dalmia, Coromandel, UltraTech, Bharathi, or Ramco.
- **Sand:** We'll use a mix of high-quality crushed M-Sand for all concrete and structural work. Specially graded crushed M-Sand will be plastered to ensure a smooth finish.



## Breathe Easy: Ventilation with Style

- **Joinery Works:** We are using UPVC windows (VENESTA & PROMINANCE )





# Electrical Works

- **Wiring:** ORBIT
- **Switches, Sockets & Boxes:** ANCHOR
- **Inverter wiring** will be determined based on your finalized floor plan and elevation design.
- **Stainless Steel Handrails:** Stainless steel handrails will be installed in the staircase area (Priced at Rs.2500/- per Running Meter - All our prices are lower than MRP, please refer to the important notes in this brochure for details on how our prices are calculated).



## Upgrade Your Lifestyle: The Ultimate Plumbing & Sanitary Experience

High-Quality Plumbing and Sanitary Solutions: Our expert plumbers handle comprehensive plumbing and sanitary installations using the following trusted brands:

**PVC Pipes:** AASHIRVAD | SUPREME | FINOLEX | STAR

**CP Fittings:** PARRYWARE | CERA | JAGUAR

**Here's a breakdown of the fixtures with their respective price ranges:**

- **Wall Mixer:** Up to Rs.3000/-
- **Long Body Taps:** Up to Rs.600/-





- **Health Faucets:** Up to Rs.750/-
- **Angle Valves:** Up to Rs.400/-
- **Shower Set:** Up to Rs.1000/-
- **Pillar Taps for Bathrooms:** Up to Rs.600/-
- **Pillar Tap for Hall:** Up to Rs.1200/-
- **Sink Taps:** Up to Rs.1250/-

**Sanitary Ware:** We install top-quality fixtures including Cera's one-piece EW Closet (priced up to Rs.10000/- each) and half pedestals. Wash Basins are also sourced from Cera, priced up to Rs.2500/- per piece.

- **In the Dining Area,** we offer Cera Wash Basins priced up to Rs.5000/-.
- **For water storage,** a Triple layered Water Tank.
- **In the kitchen,** we'll install a 24\*18 Stainless Steel sink priced up to Rs.5500/-.
- **For the work area,** an 18\*16 sink is provided, priced up to Rs.3500/-.

Please note that all mentioned prices are below Maximum Retail Price (MRP). Refer to the important notes in this document for further details on how we calculate material prices.



## Luxurious Flooring & Wall Tiles

### Roofing Tiles (For Slope Roofs Only)

We'll use good quality imported ceramic roofing tiles or Terracotta Mangalore pattern roofing tiles. You can choose the design, colour, and brand. It's priced at Rs.50/- per Sq.ft. Our prices are lower than MRP. Refer to the notes for details.









# Cement Ornamental Design Works on Elevation

We'll do all cement ornamental works according to the elevation design.

- **Puttyworks:** Putty works will be done on all interior and exterior front elevation areas using brands like Asian, Birla, or JK Wall Putty.
- **Flooring Tiles:** We'll use vitrified floor tiles sized 120cm x 60cm for all carpet areas and bathrooms. You can choose the design, colour, and brand, priced up to Rs.80/- per Sq.ft. Our prices are lower than MRP. Refer to the notes for details.
- **Skirting Tile Work:** Vitrified floor tiles will be used for all skirting portions (10cm Height).
- **Kitchen Dadoing Wall Tiles:** We'll do tile works above the kitchen slab with good quality tiles sized 45 x 30 Cm. You can choose the design, colour, and brand, priced up to Rs.60/- perSq.Ft. Our prices are lower than MRP. Refer to the notes for details.
- **Kitchen Top:** Good quality slabs will be used for the kitchen top, priced up to Rs. 200/- per sqft. Our prices are lower than MRP. Refer to the notes for details.
- **Bathroom Flooring Tiles:** Good quality anti-skid tiles will be used for all bathrooms sized 30 x 30 cm. You can choose the design, colour, and brand,



priced up to Rs.45/- per Sq.Ft. Our prices are lower than MRP. Refer to the notes for details.

- **Bathroom Wall Tiles:** Good quality bathroom wall Tiles (size: 45 x 30 Cm) will be used up to a maximum height of feet. You can choose the design, colour, and brand, priced up to Rs.4500/- per door. Our prices are lower than MRP. Refer to the notes for details.
- **Car Porch Tiles:** Good-quality tiles will be used for the car porch. You can choose the design, colour, and brand, priced up to Rs. 50/- per sq.ft. Our prices are lower than MRP. Refer to the notes for details.
- **Ceiling Plastering Work:** Ceiling plastering work will be done with 1:3 cement mortar, below 10mm thick.
- **Inside Plastering Work:** Inside plastering work will be done with 1:6 cement mortar, 9 to 12mm thick.
- **Outside Plastering Work:** Outside wall plastering work will be done with 1:5 cement mortar, 12 to 15mm thick.
- **Bathroom Doors:** All bathroom doors will be made using branded fibre doors, priced at Rs.4500/- per door. Our prices are lower than MRP. Refer to the notes for details.
- **Wooden Polish:** All wooden surfaces will be polished with good-quality sealer, wood stainer, and overcoat cleared with melamine.
- **Painting Work:** Single-coat white cement washing will be done all over the plastered area. Two coats of acrylic emulsions will be used for all whitewashing areas, including one coat of Cement primer. Two coats of Asian paints Apex brand will be used for all external walls, and two coats of Asian paints standard regular emulsion will be used for all internal walls.





# Personalize Your Property with these Additions!

**Wooden Fittings:** We use top-quality wooden fittings for doors and windows, such as hinges, hooks, and locks, all with a sleek stainless-steel finish from renowned brands. The front door lock costs up to Rs.3000/- per door, while other door locks are priced up to Rs.1000/- per door. For more details on our pricing methods, please refer to our material pricing guide.

**Anti-Termite Treatment:** We take proactive measures against subterranean termites with specialized chemical treatments applied by experts to ensure thorough protection.

## **Additional Work (Extra):**

- Bore Well and Submersible Motor
- Weathering Course and Clay Tiles
- Septic Tank (dependent on-site condition)
- Custom Architectural Elevation
- Underground Water Sump
- Overhead Tank with Brick Wall & RCC Roof

These additions are available for those who desire extra features in their construction projects.







# D'Leaves

## Building Trust, Building Homes

Where Dreams take Shape



### Contact us

+91 99405 76108  
contact@dleaves.in  
www.dleaves.in



### Location

No. 40, Rajiv Gandhi Salai,  
opp. RTO Office, Ezhil Nagar,  
Sholinganallur, Chennai, Tamil Nadu 600119