

Container Offices - approved price correction

Issue CO-D13 / 04 Sep 2026 | samanportable.com/product/container-offices

This page supersedes the size and price ladder printed on the following page.

Superseded: the row '20 x 12 x 8.5 ft, 240 sq.ft., INR 1,392 / sq.ft., INR 3,34,080, INR 3,94,214'.

20 x 12 ft is not an approved Container Offices size and is withdrawn from sale.

Restored: the approved 40 x 8 x 8.5 ft row, which the following ladder omits.

All other rows on the following page remain correct. Every drawing in this document is unchanged.

Approved six sizes - prices are ex-GST; 18% GST is additional

Size	Area	Ex-GST (INR)	Incl. 18% GST	Availability
10 x 10 x 8.5 ft	100 sq.ft.	1,66,750	1,96,765	In stock
20 x 8 x 8.5 ft	160 sq.ft.	2,55,200	3,01,136	In stock
20 x 10 x 8.5 ft	200 sq.ft.	2,90,000	3,42,200	In stock
30 x 10 x 8.5 ft	300 sq.ft.	4,17,600	4,92,768	In stock
40 x 8 x 8.5 ft	320 sq.ft.	4,40,800	5,20,144	In stock
40 x 10 x 8.5 ft	400 sq.ft.	5,51,000	6,50,180	In stock

Prices are firm published base prices, ex-GST. GST is 18% and is charged in addition.

Freight and optional extras are quoted separately. HSN 9406.

Custom quote target: 48 business hours. That target applies to custom/client-specific configurations only and does not qualify the firm prices or availability above.



CONTAINER OFFICES

Approved price, construction and GA reference

20 x 10 x 8.5 ft reference

INR 2,90,000 ex-GST

CURRENT APPROVED AUTHORITY

final-price-and-50%-unique-tech-specs-for-ea
ch-product-as-SAMAN-seo-rule.xlsx

Approved Price Reference

Current workbook values are reproduced without adjustment. Transport and installation are quoted separately.

REFERENCE SIZE

20 x 10 x 8.5 ft

AREA

200 sq.ft.

BASE RATE

INR 1,450 / sq.ft.

BASE PRICE

INR 2,90,000 ex-GST

GST

18%

SIZE	AREA	ADJUSTED RATE	PRICE EX-GST	PRICE INCL. 18% GST
10 x 10 x 8.5 ft	100 sq.ft.	INR 1,667.50 / sq.ft.	INR 1,66,750	INR 1,96,765
20 x 8 x 8.5 ft	160 sq.ft.	INR 1,595 / sq.ft.	INR 2,55,200	INR 3,01,136
20 x 10 x 8.5 ft	200 sq.ft.	INR 1,450 / sq.ft.	INR 2,90,000	INR 3,42,200
20 x 12 x 8.5 ft	240 sq.ft.	INR 1,392 / sq.ft.	INR 3,34,080	INR 3,94,214
30 x 10 x 8.5 ft	300 sq.ft.	INR 1,392 / sq.ft.	INR 4,17,600	INR 4,92,768
40 x 10 x 8.5 ft	400 sq.ft.	INR 1,377.50 / sq.ft.	INR 5,51,000	INR 6,50,180

COMMERCIAL NOTES

- Cabin prices shown above exclude GST; the final column includes GST at 18%.
- Transport, unloading, placement, installation and optional project items are quoted separately.
- The final signed quotation governs scope, rate, taxes, delivery and site-specific requirements.
- The price ladder follows the approved workbook. The GA appendix reproduces the six currently approved project drawings.

Construction Specification

Authoritative values from the latest approved container office workbook.

SYSTEM	APPROVED SPECIFICATION	BUYER PURPOSE
Bottom frame	150 x 75 x 5 mm MS C-channel	Primary base support
Bottom stiffeners	100 x 50 x 4 mm channels plus 80 x 40 x 3 mm MS tubular	Base stiffness and load transfer
Floor frame	100 x 50 x 3 mm primary plus 80 x 40 x 3 mm secondary	Supports the finished floor system
Top frame	80 x 40 x 3 mm MS	Ties walls and roof together
Roof stiffeners	60 x 40 x 2.5 mm rafters plus 50 x 50 x 2.5 mm purlins	Roof support and drainage control
Posts	60 x 60 x 3 mm and 50 x 50 x 3 mm MS	Corner and intermediate support
Exterior wall	1.25 to 1.6 mm corrugated MS sheet	Durable weather-facing envelope
Roof sheet	1.6 mm corrugated MS sheet	Weather-resistant roof skin
Insulation	75 mm mineral wool walls; 100 mm glass/mineral wool roof	Thermal and acoustic comfort
Interior lining	12 mm plywood plus 0.8 to 1.0 mm laminate; selected HPL feature panels	Clean office-grade finish
Ceiling	12.5 mm gypsum or premium laminated finish	Neat service-integrated ceiling
Floor	19 mm marine plywood or 18 mm Bison; 5 to 6 mm SPC or 3 to 4 mm LVT	Stable, maintainable office floor
Coating	Red oxide primer plus two anti-rust enamel coats; joint touch-up	Corrosion protection
Sealing	Compatible fasteners, EPDM/butyl washers, closures and PU/silicone seals	Continuous weather seal

Office Fit-Out and Quality Controls

Buyer-readable scope summary; final project schedules govern all selections and loads.

DOORS + WINDOWS

- Premium insulated or laminated main/service door with closer and upgraded lockset.
- Powder-coated aluminium windows with 6 mm tinted glass.
- Grills or mesh only where the approved schedule or site requirement calls for them.
- Openings are reinforced, aligned, operated and weather-seal checked.

ELECTRICAL + VENTILATION

- Concealed copper: 1.5 sq.mm lighting, 2.5 sq.mm sockets, 4 sq.mm higher-load/AC circuits.
- DB with main isolation, MCB/RCCB protection, earthing and circuit segregation.
- LED lighting, 6A/16A sockets, computer/data and UPS provision.
- Cross ventilation, fan points and split-AC provision to the approved load schedule.

FABRICATION + QA

- Welded MS fabrication with cleaned joints, dimensional inspection and coating touch-up.
- Verify members, welds, coating, drainage, weather seals, doors and windows.
- Electrical continuity, insulation resistance, polarity, RCCB operation and earthing tests.
- Designed lifting lugs and support points only; approved handling drawing governs.

Plumbing is excluded unless specifically scheduled. Final signed quotation and approved project drawings define project scope.

Frame Connection and Corrugated Sheet Fixing

Three-stage buyer diagram. Execution remains subject to approved shop drawings and qualified trades.



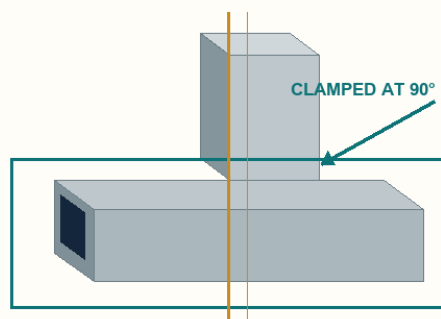
Frame Connection & Corrugated Sheet Fixing

Three controlled stages from MS tubular alignment to sealed exterior cladding

DETAIL 01

1 Prepare & align

Cut, deburr, square and clamp



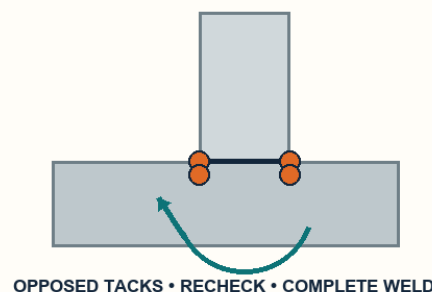
CHECK BEFORE TACKING

- ✓ Drawing dimensions and member sizes
- ✓ Square, level and diagonal
- ✓ Clean, tight contact surfaces

MS members: approved drawing governs
Typical primary and secondary frame sections

2 Tack, verify & weld

Opposed tacks before final welding



CONTINUOUS CLEAN WELD BEAD

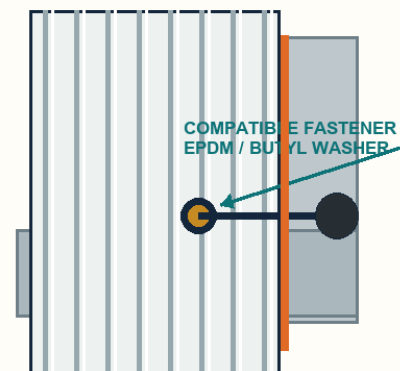


- ✓ Tack opposite faces to control pull
- ✓ Verify square and diagonal again
- ✓ Weld to approved procedure; clean joint

3 Prime, seal & fix

Protect steel and weather-seal sheet

1.25-1.6 mm CORRUGATED MS WALL SHEET



WEATHER-SEAL THE ENVELOPE

- ✓ Red oxide primer + two anti-rust enamel coats
- ✓ Keep sheet plumb; maintain rib alignment
- ✓ Use closures and PU/silicone where detailed

Seal path must remain continuous

Fabrication must follow approved shop drawings, qualified welding procedures and project QA requirements.

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Window, Electrical and Fan Installation

Three-stage buyer diagram. Execution remains subject to approved shop drawings and qualified trades.



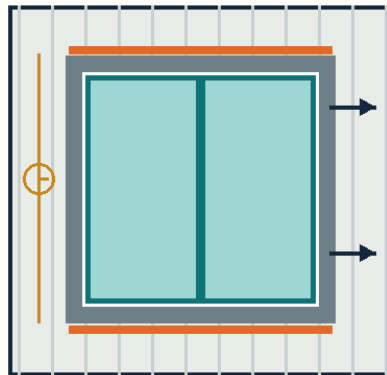
Window, Electrical & Fan Installation

Three coordinated stages for a sealed opening, protected circuits and tested services

DETAIL 02

1 Set the window

Reinforce, level, anchor and seal



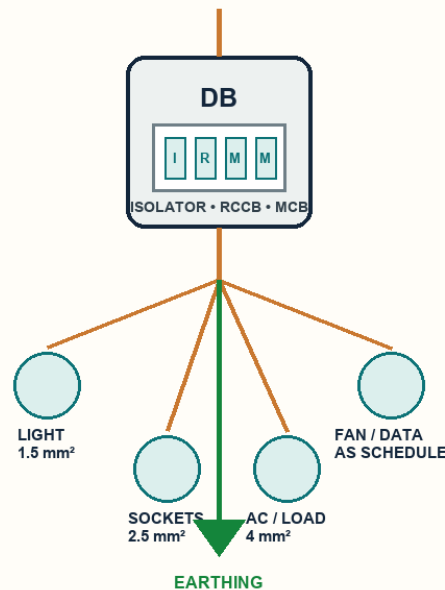
POWDER-COATED ALUMINIUM • 6 mm TINTED GLASS

- ✓ Reinforce the opening to approved drawing
- ✓ Set frame level, plumb and square
- ✓ Anchor, flash and seal the full perimeter

Operate sash and verify weather seal

2 Distribute power

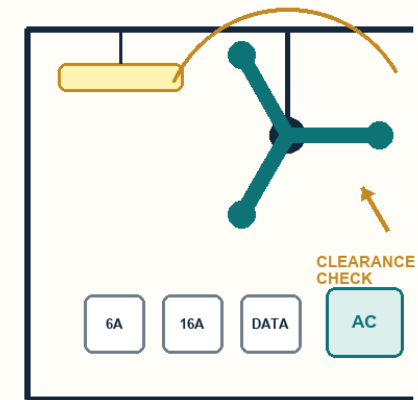
Protected, segregated concealed circuits



- ✓ Concealed copper wiring only
- ✓ Segregate lighting, sockets and AC/load
- ✓ Final load schedule and DB rating govern

3 Install & test

Fan, light, outlets and AC provision



Continuity & earthing

✓ Insulation resistance

✓ Polarity & RCCB trip

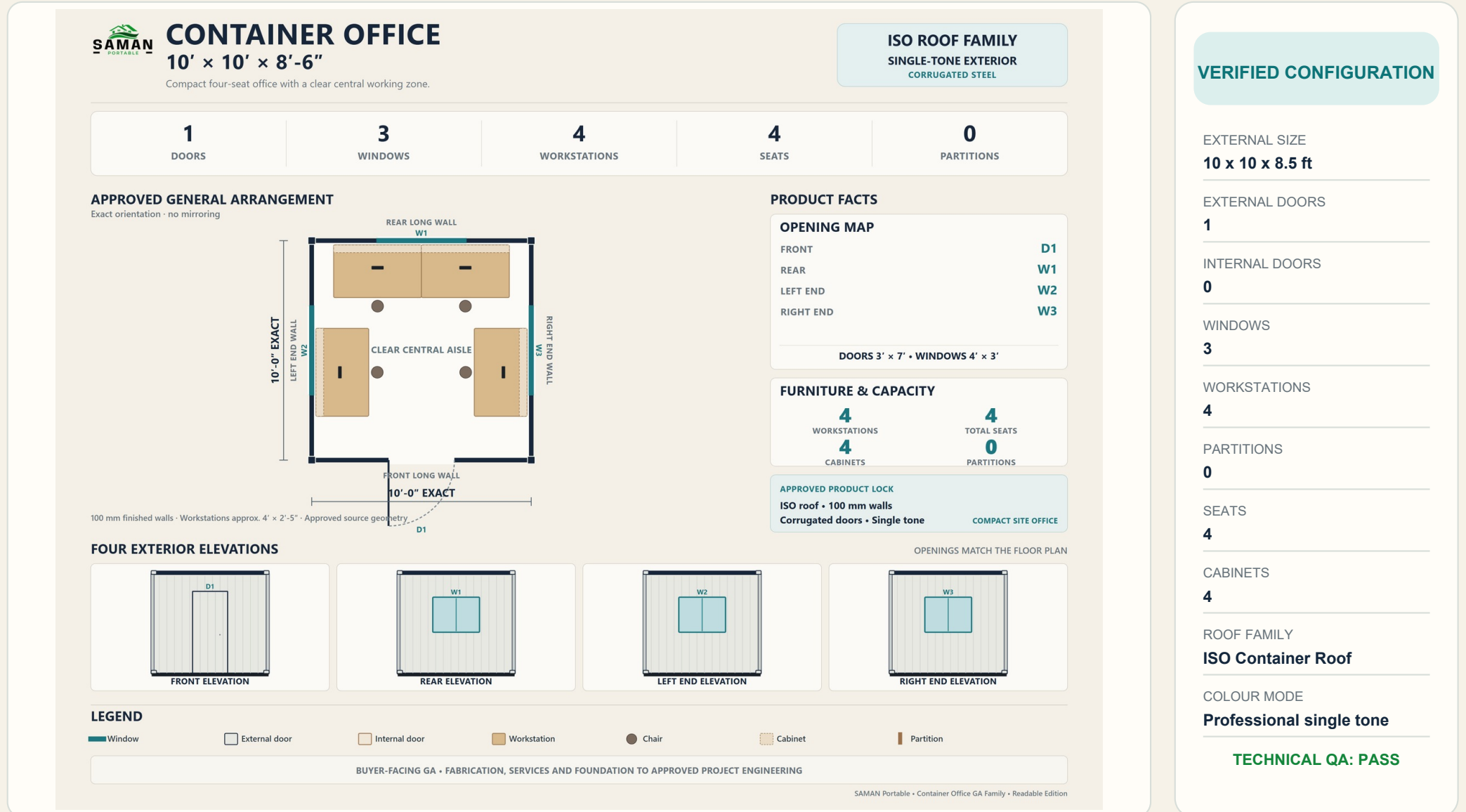
Licensed electrician and final schedule govern

Conceptual buyer diagram only. Approved electrical drawings, load schedule and licensed installation govern execution.

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Approved GA Drawing - 10 x 10 x 8.5 ft

The approved board is reproduced without mirroring, rebalancing or geometric modification.



VERIFIED CONFIGURATION

EXTERNAL SIZE

10 x 10 x 8.5 ft

EXTERNAL DOORS

1

INTERNAL DOORS

0

WINDOWS

3

WORKSTATIONS

4

PARTITIONS

0

SEATS

4

CABINETS

4

ROOF FAMILY

ISO Container Roof

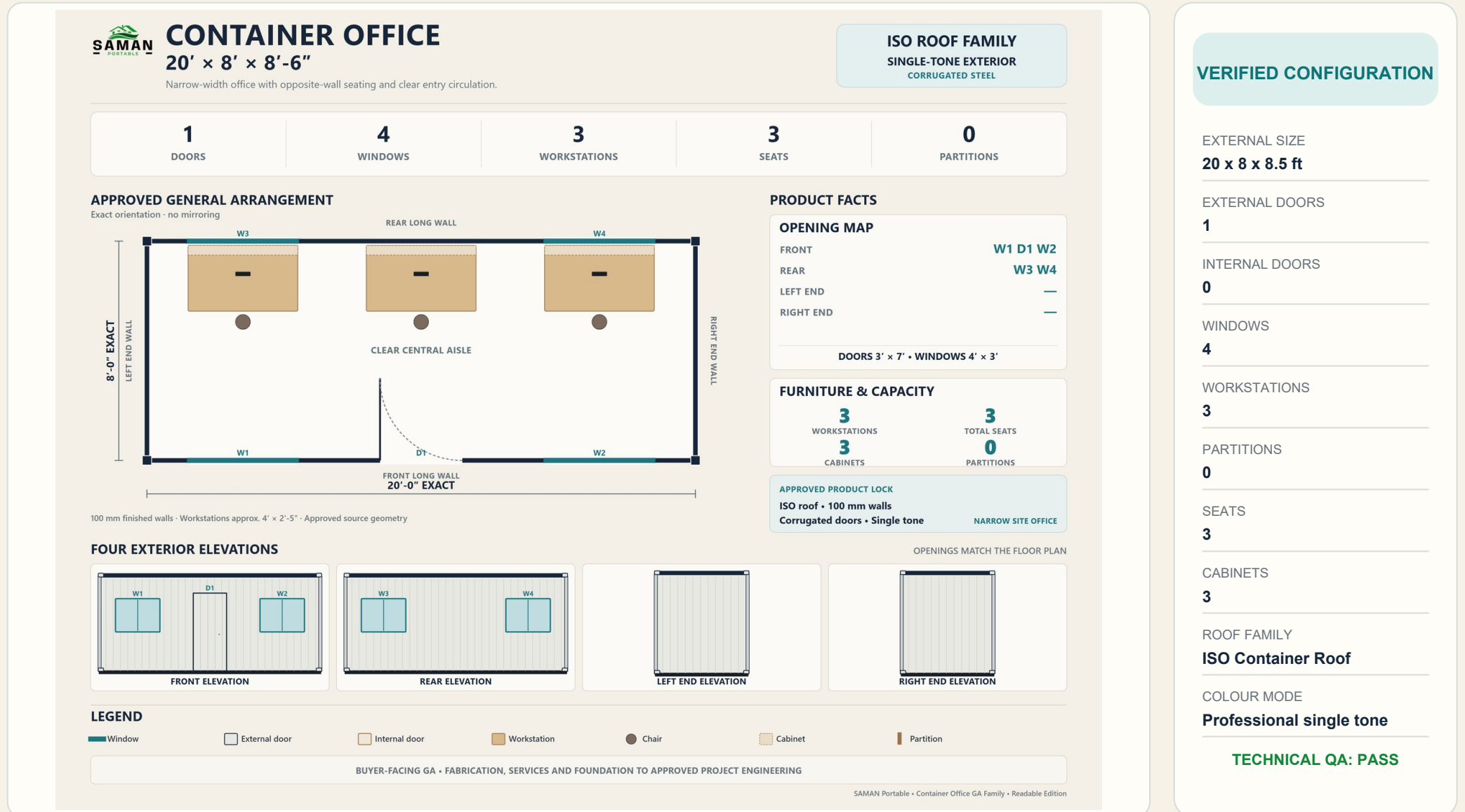
COLOUR MODE

Professional single tone

TECHNICAL QA: PASS

Approved GA Drawing - 20 x 8 x 8.5 ft

The approved board is reproduced without mirroring, rebalancing or geometric modification.



VERIFIED CONFIGURATION

EXTERNAL SIZE	20 x 8 x 8.5 ft
EXTERNAL DOORS	1
INTERNAL DOORS	0
WINDOWS	4
WORKSTATIONS	3
PARTITIONS	0
SEATS	3
CABINETS	3
ROOF FAMILY	ISO Container Roof
COLOUR MODE	Professional single tone

TECHNICAL QA: PASS

Approved GA Drawing - 20 x 10 x 8.5 ft

The approved board is reproduced without mirroring, rebalancing or geometric modification.



CONTAINER OFFICE

20' x 10' x 8'-6"

Five-seat cross-ventilated office with balanced workstations and a clear aisle.

ISO ROOF FAMILY
SINGLE-TONE EXTERIOR
CORRUGATED STEEL

1

DOORS

6

WINDOWS

5

WORKSTATIONS

5

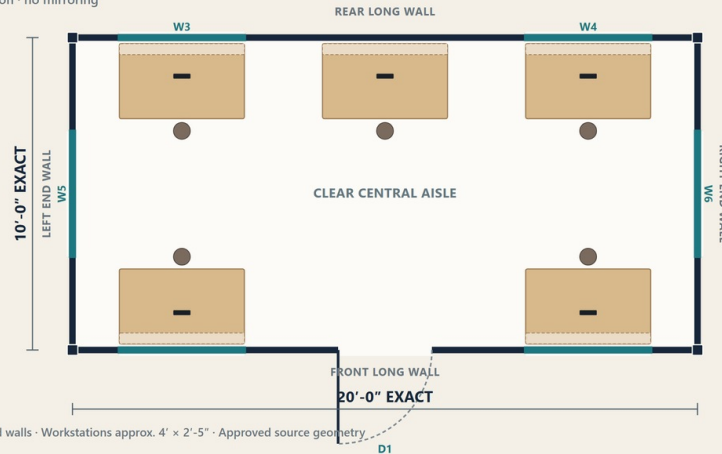
SEATS

0

PARTITIONS

APPROVED GENERAL ARRANGEMENT

Exact orientation - no mirroring



100 mm finished walls - Workstations approx. 4' x 2'-5" - Approved source geometry

PRODUCT FACTS

OPENING MAP

FRONT	W1 D1 W2
REAR	W3 W4
LEFT END	W5
RIGHT END	W6

DOORS 3' x 7' • WINDOWS 4' x 3'

FURNITURE & CAPACITY

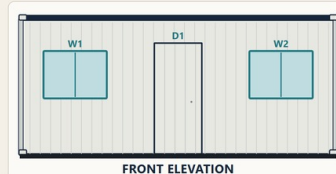
5	5
WORKSTATIONS	TOTAL SEATS
5	0
CABINETS	PARTITIONS

APPROVED PRODUCT LOCK

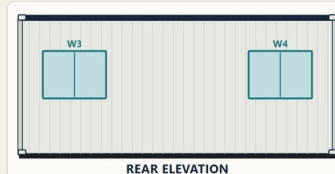
ISO roof • 100 mm walls
Corrugated doors • Single tone

CROSS-VENTILATED OFFICE

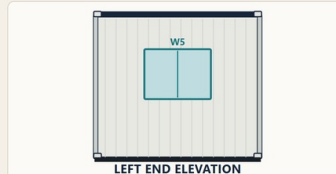
FOUR EXTERIOR ELEVATIONS



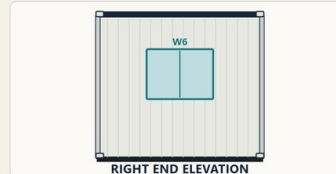
FRONT ELEVATION



REAR ELEVATION



LEFT END ELEVATION



RIGHT END ELEVATION

OPENINGS MATCH THE FLOOR PLAN

LEGEND

Window	External door	Internal door	Workstation	Chair	Cabinet	Partition
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BUYER-FACING GA • FABRICATION, SERVICES AND FOUNDATION TO APPROVED PROJECT ENGINEERING

SAMAN Portable • Container Office GA Family • Readable Edition

VERIFIED CONFIGURATION

EXTERNAL SIZE
20 x 10 x 8.5 ft

EXTERNAL DOORS
1

INTERNAL DOORS
0

WINDOWS
6

WORKSTATIONS
5

PARTITIONS
0

SEATS
5

CABINETS
5

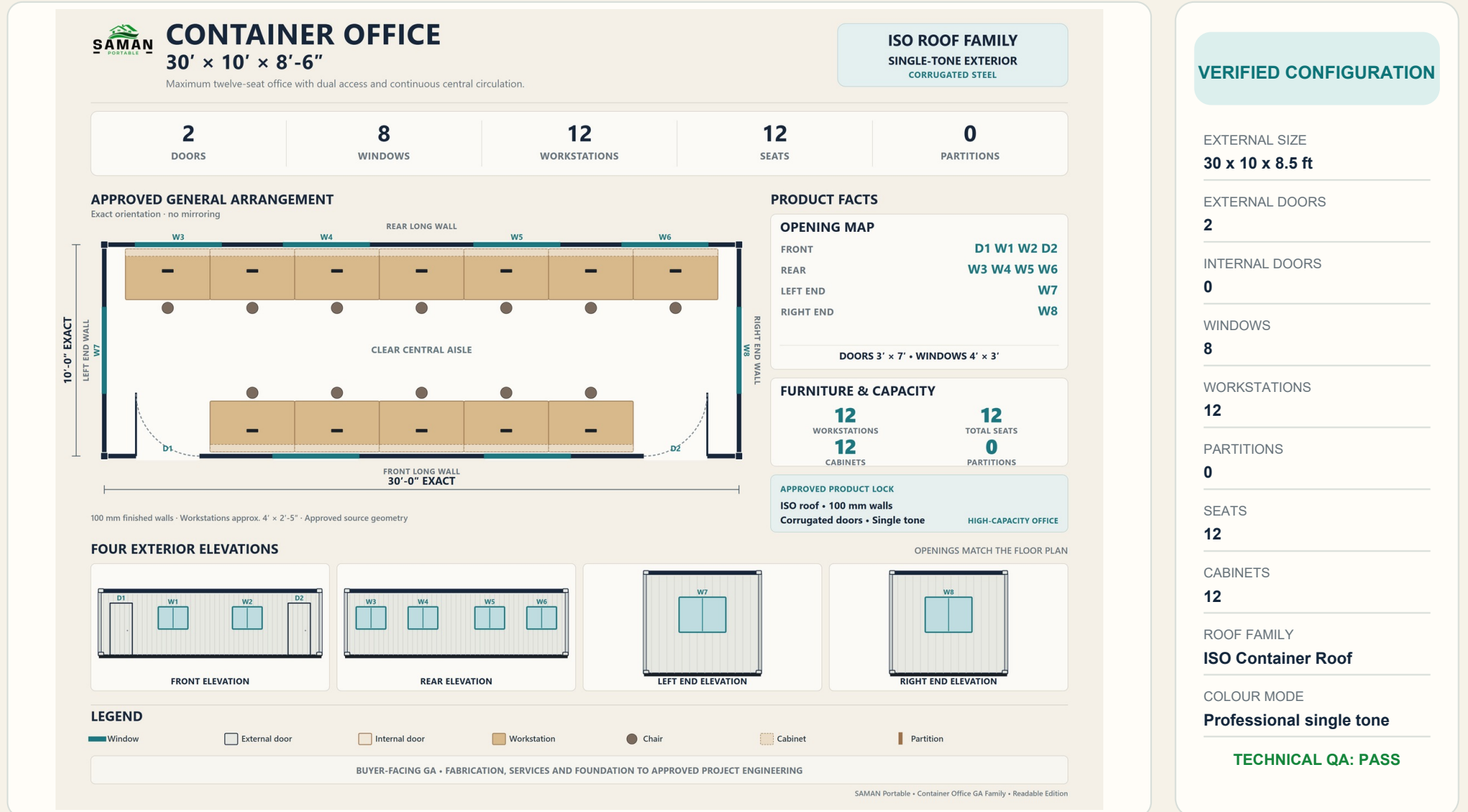
ROOF FAMILY
ISO Container Roof

COLOUR MODE
Professional single tone

TECHNICAL QA: PASS

Approved GA Drawing - 30 x 10 x 8.5 ft

The approved board is reproduced without mirroring, rebalancing or geometric modification.



VERIFIED CONFIGURATION

EXTERNAL SIZE
30 x 10 x 8.5 ft

EXTERNAL DOORS
2

INTERNAL DOORS
0

WINDOWS
8

WORKSTATIONS
12

PARTITIONS
0

SEATS
12

CABINETS
12

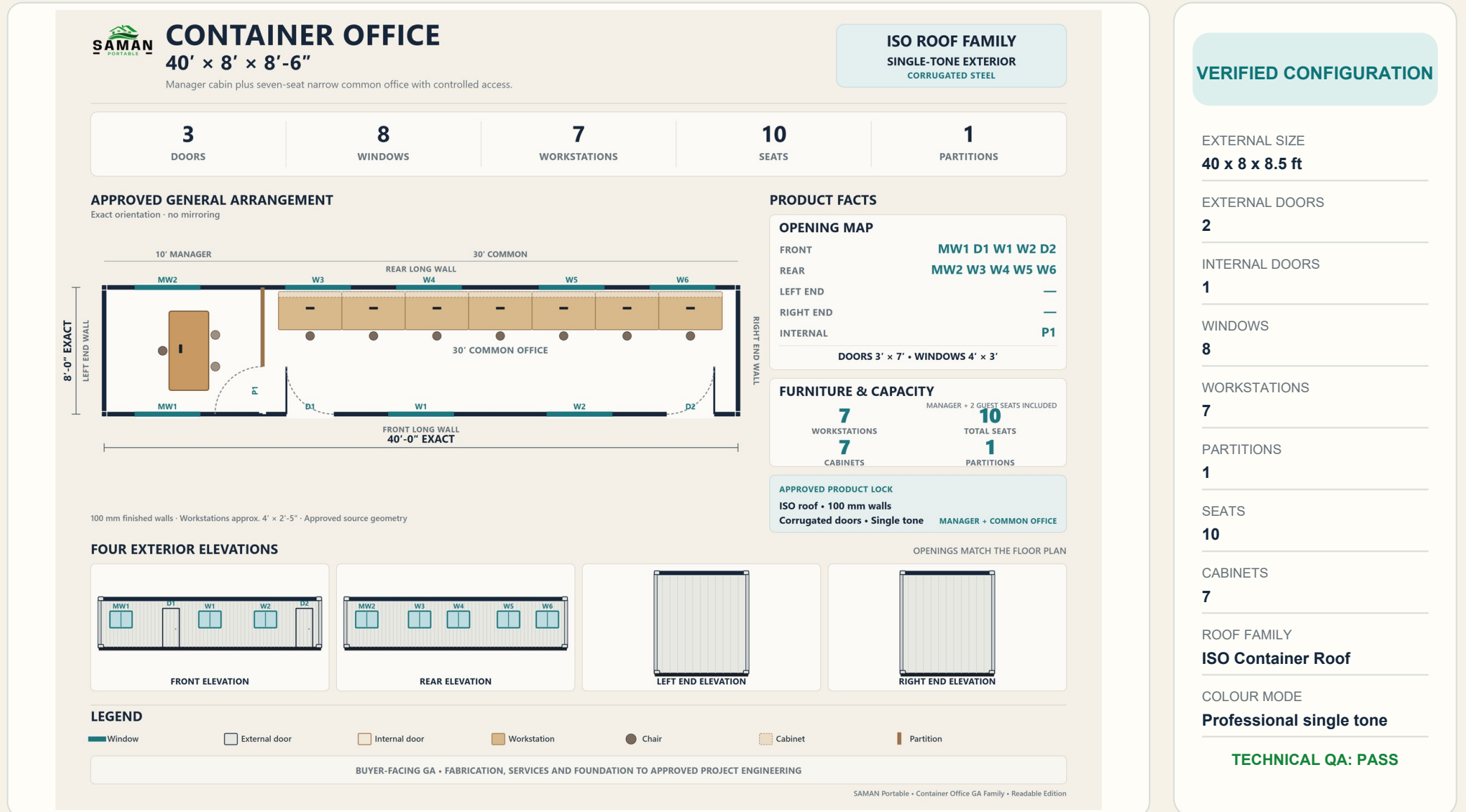
ROOF FAMILY
ISO Container Roof

COLOUR MODE
Professional single tone

TECHNICAL QA: PASS

Approved GA Drawing - 40 x 8 x 8.5 ft

The approved board is reproduced without mirroring, rebalancing or geometric modification.



VERIFIED CONFIGURATION

EXTERNAL SIZE

40 x 8 x 8.5 ft

EXTERNAL DOORS

2

INTERNAL DOORS

1

WINDOWS

8

WORKSTATIONS

7

PARTITIONS

1

SEATS

10

CABINETS

7

ROOF FAMILY

ISO Container Roof

COLOUR MODE

Professional single tone

TECHNICAL QA: PASS

Approved GA Drawing - 40 x 10 x 8.5 ft

The approved board is reproduced without mirroring, rebalancing or geometric modification.



CONTAINER OFFICE

40' x 10' x 8'-6"

Private manager cabin plus twelve-seat common office with organized circulation.

3

DOORS

10

WINDOWS

12

WORKSTATIONS

15

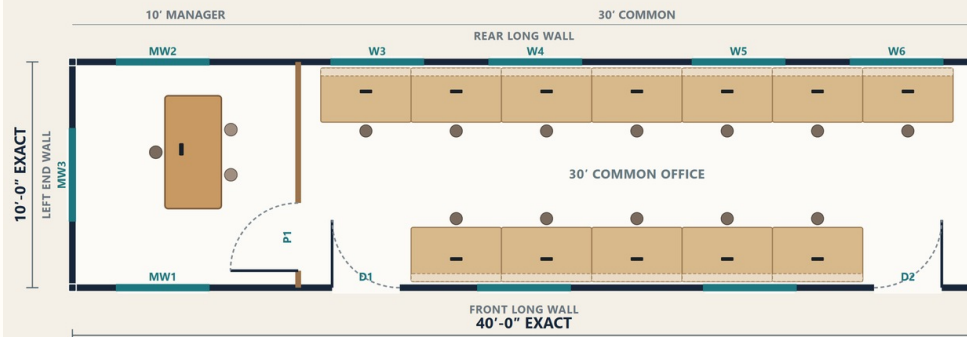
SEATS

1

PARTITIONS

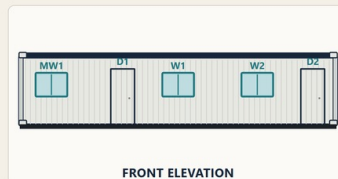
APPROVED GENERAL ARRANGEMENT

Exact orientation - no mirroring

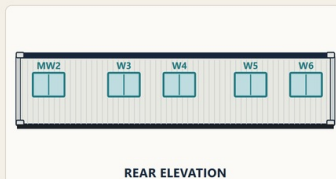


100 mm finished walls - Workstations approx. 4' x 2'-5" - Approved source geometry

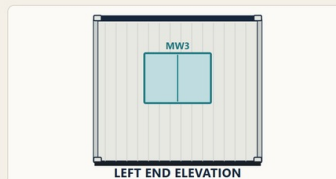
FOUR EXTERIOR ELEVATIONS



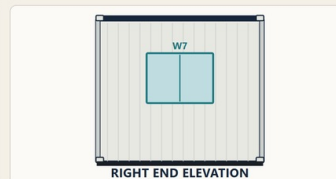
FRONT ELEVATION



REAR ELEVATION



LEFT END ELEVATION



RIGHT END ELEVATION

LEGEND

Window External door Internal door Workstation Chair Cabinet Partition

BUYER-FACING GA - FABRICATION, SERVICES AND FOUNDATION TO APPROVED PROJECT ENGINEERING

SAMAN Portable - Container Office GA Family - Readable Edition

ISO ROOF FAMILY
SINGLE-TONE EXTERIOR
CORRUGATED STEEL

VERIFIED CONFIGURATION

EXTERNAL SIZE
40 x 10 x 8.5 ft

EXTERNAL DOORS
2

INTERNAL DOORS
1

WINDOWS
10

WORKSTATIONS
12

PARTITIONS
1

SEATS
15

CABINETS
12

ROOF FAMILY
ISO Container Roof

COLOUR MODE
Professional single tone

TECHNICAL QA: PASS

How to Use This Technical Pack

Use the specification, diagrams and GA boards together when discussing a project requirement.

1**1. SELECT A SIZE**

Choose the required footprint and compare the approved GA layouts. The six GA pages reproduce the project drawings currently available in this product folder.

2**2. CONFIRM PROJECT SCOPE**

Confirm doors, windows, workstations, electrical load, AC provision, site access, lifting and support-point requirements.

3**3. REQUEST FINAL QUOTATION**

The approved workbook price ladder is the current reference. GST, transport, unloading, placement, installation and options are confirmed in the signed quotation.

4**4. APPROVE PROJECT DRAWINGS**

Fabrication starts only against the approved project drawing, service schedule and engineering documents. Never use a buyer diagram as a shop drawing.

SAMAN PORTABLE - CONTAINER OFFICES

Product page: samanportable.com/product/container-offices

Current source control: latest approved workbook in the product folder

TECHNICAL REFERENCE V2