

Square Creator

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No. 13, New Anantham Nagar, Mullai Nagar, P.N. Pudur (P.O), Coimbatore - 641 041.

E-mail :Squarekcreator@gmail.com

Ref :

Date :

Date: 02.09.2025

TO,

M/S , LAND & BUILDINGS

New no . 88 C , 4 th floor , CR Building,
Race course, Coimbatore – 641018 ,

The Proposed Construction of Residential Building G+5 floors. at T.S NO : 58 / 4 ,at ward :
A1 (35) – Singanallur , Block no : 82, Coimbatore south taluk , Coimbatore district

CONSTRUCTION SPECIFICATIONS

Foundation :

- Earth work excavation up to 6' Depth in ordinary soil condition for framed.
- Basement will be raised up to 2'0" height from the existing Ground level

BUILDERS

PROMOTOR

For Square  Creator


Proprietor

For LAND & BUILDINGS


Managing Partner

PCC:

- PCC is done with 40mm aggregate in 1:4:8 mix ratio for 4" tk including consolidation and damping.

Fly ash brick work:

- Fly ash Brick work with cement mortar in 1:6 mix ratio using Fly ash bricks for 9"tk main walls and 4.5"tk partition walls for a height of 10'0" (including Packing of joints, pointing, scaffolding, curing etc.,)

Lintel:

- Continuous Lintel will be constructed along the entire wall for 5"tk.

RCC:

- All the structural elements like slab, beam, column, footing, lintel, plinth beam are constructed based on the structural designs.

- Grade of concrete, size of structural elements and number of rods are provided as per the structural designs.

- Column concrete using M 25 grade.

- All other concrete using M 20 grade.

Doors, windows and ventilators:

- Main door and its frame are laid with country wood and it will be finished with polish.
- Inner door frames are laid with sal wood they are finished with one coat wood putty, one coat primer and two coats paints and shutters are ready made.

- Windows and Ventilators are laid with UPVC materials

- Toilet doors are laid with WPC materials.

For Square K Creator

Signature
Proprietor

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Signature
Managing Partner

Plastering:

- Inner and outer walls are plastered with 1:5 mix ratio for 12mm tk finished roughly with sponge.
- Ceiling will be plastered with 1:4 mix ratio for 12mm tk finished roughly with sponge. (using P.Sand for 12mm tk including hacking, scaffolding works, curing etc ...)

Parapet:

- Parapet wall will be constructed up to 3'0" height and 9"tk.

Flooring: (ANY BRAND:)

- All rooms are finished with vitrified tiles costs Rs.50/- per sq.ft.
- Skirting along the wall for 3" ht using vitrified tiles in including pointing etc.,

Wall tiles: (ANY CONCEPT TILES)

- Kitchen wall tiles are provided above kitchen top up to roof level costs Rs.40/- per sq.ft.
- Kitchen top and main entrance steps are finished with 20mm tk granite Rs.130/- per sq.ft.

Bath room tiles: (ANY CONCEPT TILES)

- Inner and outer bath rooms are finished with tiles up to full height costs Rs.40/- per sq.ft.
- All wall tiles are laid up to roof height.

Stair case:

- Inner stair case will be finished with granite and hand rails are provided with stainless steel (304 grade) Simple design.

Painting works: (BRAND: ASIAN,)

- Inner walls and ceiling are finished with two coats of putty and one coat primer and two coats of interior Premium Emulsion.

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- Outer walls are finished with one coat white Wash, one coat primer and two coats Exterior Ace Emulsion.

- Only two different colours will be used inside.

Electrical and plumbing:

- Per room 12 points are provided by concealed system with (WIRES: POLYCAB OR RR) cables.

- LEGRAND (mylinc switches) or equivalent quality switches are used.

- CPVC pipes are used for bath room inners and UPVC pipes are used in outer. Supreme brand

Sanitary fittings:

- All Sanitary fittings are provided in jaquar or similar Product basic model

Weathering course:

Providing weathering course by Cool Tiles with proper slope over Terrace Floor.

Above rate excludes

- Quality water for construction.
- Temporary service, trenches ,EB service arrangements and EB bills.
- Plan approval.
- Bore Well.
- 3D Elevation (Basic Elevation works)
- Basic Elevation works.
- SUMP & Septic Tank. (as per structural design)
- Compound Wall.
- Lift
- Panel board , genarater, panel board to transformer cable laying service work.
- Building outer to compound wall , gravel filling , pcc, flooring extra
- Ramp work.
- Security cabin

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Proprietor

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Managing Partner

Note:

- Any extra work can be done for clients at additional cost which is not included in above mentioned rate.
- Up to 5% of rate difference on materials will be accepted. Above that promoter have to pay.

Materials List:

- Cement - Chettinad or Ramco (Rs. 258 / Bag)
- Steel - Any ISI. Vizag , sail , Bharathi (Up to Rs.55/-).
- Sanitary - Jaquar or Similar (Basic, Colour white).
- Wires - PLOYCAB or RR Cables
- Switches - GM or Legrand (Mylinc).
- Tiles - Flooring: Up to Rs.50/- of any brand. Wall: Up to Rs.40/- of any brand.
- Jelly - 50 / Cft
- M.Sand - 58 / Cft
- P.Sand - 66 / Cft
- Gravel - 20 / Cft

CONSTRUCTION PAYMENT

1. Mobilization Advance Payment 10 % at the total cost.
2. Weekly bills submit.

PROMOTER SIDE ARRANGEMENT :

• Water & Drinking water and Electricity should be supplied by the Promoter for construction purpose.

• If it is necessary to rise the basement above 2'0" will be charged separately.

• If it is necessary to the compound wall & sump & Septic tank will be charged separately for as follow.

• 1.compound wall 6'0" height - 1850/Rft.

• 2.Sump - 22 / lit.

• 3.septic tank - 22 / lit.

• Payment must be paid in Every bills.

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• Any rate variations in materials [above + or - 5%] the difference should be paid by the promoter.

• Incase if any materials are supplied by the promoter, the cost of the supplied material will be reduced as per Basic rate price from the estimation. Only M-sand & P-sand will be used.

• Govt tax , GST 18 % extra.

• Building four sides Barry guard Green net , temporary gate providing promoter.

BUILDERS

SQUARE K CREATOR

For Square K Creator:


Proprietor

OWNER

For LAND & BUILDINGS


Managing Partner