

*"Quality isn't something that can be argued into a document or promised into it. It must be put there on the structure. If it isn't put there, even the finest sales talk in the world won't act as a substitute... we all here at Tricon believes in providing a quality that is far beyond what is documented here in these papers... Because we very well know quality is remembered long after the price is forgotten"*

**-Tricon Builders**



## Contract Rates & Specifications for your Home Construction

*- From the Makers of India's Finest Designer Homes...*

### **Tricon Builders (Engineers & Contractors)**

Besides Manappuram Finance Limited  
Market junction, Eriyad, Kodungallur  
Thrissur, Kerala – 680666, India.

**Helpline: +91- 92 49 49 69 29**

Phone/Fax: +91- 480-2815320

Email: [info@triconbuilders.in](mailto:info@triconbuilders.in)

Website: [www.triconbuilders.in](http://www.triconbuilders.in)

Call Back: [SMS] TRICON to 56070



Dated: 03.01.2018

Dear Sir/Madam,

**Thank you** for downloading the details of our general home construction rates & Specifications. We would undertake to design and build any categories of homes at a very reasonable cost; while maintaining the highest quality. **(Please note that we undertake home constructions only in few selected regions of Thrissur & Emakulam Districts; however we would certainly undertake & execute all huge commercial projects anywhere in Kerala)**

We have mentioned the rates for two types of works; one is for **Construction on Turnkey Basis (Complete Work)** & the other one is for the **Structural work upto the Plastering Stage**. Please Refer to **Annexure-1 & Annexure-2** for the complete details.

The below given rates along with our detailed specifications will give you a basic idea of our contracting charges, materials used and also the construction methodology.

Once your designing is completed we shall provide you a precise quote duly mentioning the exact construction rate per Sq.Ft. And if incase you prefer to upgrade or downgrade any of the cited materials; we will provide you with a revised quote after the final materials are chosen by you and before the construction work begins. We believe you should get into your home on budget and on time and we will not surprise you with any hidden charges. Once we sign the construction contract, the price what we have quoted is what you will pay, making it easier for you to understand your budget better.

Over the past few years, Tricon Builders has grown to become one of the favorite home builders in Kerala. We are committed to remaining a leader in everything we do - from our customer service to our outstanding trending home designs and our high quality constructions - so you know that when you build your new home with Tricon you are building with the best.

We understand; "seeing is believing"; so please accept our hearty invitation to spend a couple of hours with us; so that we would be certainly happy to physically show you few of the completed & ongoing projects of our Homes, Apartments & Commercial Properties; that we have built for our clients...

Should you have any questions on the given quote or specification; please do feel free to contact us on **+91- 92 49 49 69 29** at any time...We would be more than happy to help you in resolving any clarifications you may have....

**With Warm Regards**  
Tricon Builders

*Shihab*

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**ANNEXURE-1**  
**RATE & SPECIFICATIONS FOR CONSTRUCTION ON TURNKEY BASIS**



**Rs.1600/- to Rs.2000/- per Sq.Ft**



**Our rate for full work starts from Rs.1600/- per Sq.Ft & may go upto Rs.2000/- depending on your site location, Plinth Area, Elevation Designs & Roofing Pattern.**

Our full work contract rate per Sq.Ft would get fixed between this range of Rs.1600/- & Rs.2000/-; depending on your location, plinth area, elevation & the roofing pattern you choose to construct your home. Whatever may be the rate; all the below given specifications would remain the same and therefore the full & final rate per Sq.Ft can only be confirmed after you finalize the floor Plan and the elevation of your proposed home. If you need more information on our rates; please don't hesitate to call or WhatsApp us our 24/7 helpline number: +91-9249496929

**EARTH WORK EXCAVATION:**

Foundation trenches, for all clauses of soil including cutting, shoring, strutting, dewatering etc.

Column foundation : 120 x 120 x 120 cm in Size

Rubble foundation : 60 x 60 cm in Size

**PCC BELOW COLUMN FOUNDATION:**

Plain cement concrete 1:4:8 using 20MM downgraded aggregates as per standard structural and architectural specification.

**RCC COLUMN FOOTING:**

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. Concrete mix shall be of M20 (1:1½:3) grade.

**RCC PEDESTAL:**

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**RR FOUNDATION WORK:**

60cm x 60cm fitting and packing of rubble with available soil.

**RR BASEMENT:**

50cm x 45cm fitting and packing of rubble in cement mortar 1:6 as per standard structural and architectural specification.

**RCC BELT:**

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. Concrete mix shall be of M20 (1:1½:3) grade. Belt size shall be 45cms x 10cms as per standard architectural specification.

**FILLING IN BASEMENT:**

Filling in basement shall be done with red earth or slurry dust. All filling shall be watered and well compacted.

**LATERATE (CHENKALLU) WORK:**

Good quality laterate masonry in 20cm thick; cement mortar in 1:6

- ❖ Option for good quality semi wire-cut red brick instead of laterate; @Rs.60/- extra per Sq.Ft

**RCC COLUMNS:**

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. Concrete mix shall be of M20 (1:1½:3) grade.

**RCC LINTEL:**

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**RCC SUN SHADES:**

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**RCC STAIRS:**

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**RCC BEAMS:**

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**RCC SLABS:**

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification using 20MM downsized aggregates at any depth or heights including all formworks, centering, shuttering, scaffolding, compacting with vibrators, curing & hacking the exposed surfaces wherever required. Concrete mix shall be of M20 (1:1½:3) grade. Concrete pouring shall be machine mixed and mechanically vibrated.

**PARAPET WORK:**

Single brick work shall be used for the parapet work.

**PCC BELOW FLOORING:**

Plain Cement Concrete 1:4:8 using 20MM downgraded aggregates as per standard structural and architectural specification.

**REINFORCED STEEL:**

Fixing steel reinforcement (High Yield Strength Deformed Bars Conforming to Fe 500) for RCC in all items, work including transporting, recoiling, cutting, straightening, bending and placing in position at all levels & binding with approved gauge binding wire.

**CEMENT:**

43 graded ordinary Portland cement or Portland pozzolana cement of Dalmia, Chettinadu, Ramco, Malabar or equivalent shall be used for all the works.

**SAND:**

Good quality crushed M-sand shall be used for all RCC and super structural works, Good quality river sand or crushed M-sand which is specially graded for the plastering purpose shall be used for all plastering works as per the availability in the open Market.

**JOINERY WORK (FRAMES WITH FLAT & RODS):**

Good quality imported hard wood (Merbau) shall be used for all the windows and door frames in size of 10cmX 6.5cm. However the ground floor front door frame shall be in size of 15cm X 10cm. All window frames shall be secured with flat & 12 MM rods. For all paneled and glazed shutters also good quality imported hard wood (Merbau) shall be used.

**CEILING PLASTERING WORK:**

Ceiling plastering work shall be in 1:3 cement mortar, below 10MM thick.

**INSIDE PLASTERING WORK:**

Inside plastering work shall be in cement mortar 1:6, 9 to 12 MM thick

**OUTSIDE PLASTERING WORK:**

Outside wall plastering work shall be in cement mortar 1:5, 12 to 15 MM thick.

**ELECTRICAL WORKS:**

- Cables : Finolex or V.Guard
- Switches & Sockets : Modular Switches & Sockets from Hawells
- Metal Boxes : Hawells or Equivalent
- ❖ Final Fittings such as fancy lightings & ceiling fans should be provided by the Client.

#### DETAILS OF ELECTRICAL POINTS:

Shall be provided in detail after referring to the floor plan and the elevation design.

#### HANDRAILS:

Stainless steel handrails shall be used in staircase areas and upper living cut-off areas.

#### CAR PORCH TILES:

Good quality tiles shall be used. (Choice of design, colour & brand as per the client; priced at maximum rate of Rs.50/- per Sq.Ft)

#### PLUMBING AND SANITARY WORK:

Complete plumbing and sanitary works shall be executed by the contractor; using the below mentioned Brands

PVC Pipes	: Thomson	
CP Fittings	: <b>Jaquar</b>	
	▪ Wall Mixer	@ Max.Rate: Rs.3000/-
	▪ Long Body Taps	@ Max.Rate: Rs.600/-
	▪ Health Faucets	@ Max.Rate: Rs.750/-
	▪ Angle Valves	@ Max.Rate: Rs.400/-
	▪ Shower Set	@ Max.Rate: Rs.1000/-
	▪ Pillar Taps Bathrooms	@ Max.Rate: Rs.600/-
	▪ Pillar Tap for Hall	@ Max.Rate: Rs.1200/-
	▪ Sink Taps	@ Max.Rate: Rs.1250/-
Sanitary	: Single unit imported closet (Priced at maximum rate of Rs.9000/- per Piece) and half pedestal wash basin from cera. (Priced at maximum rate of Rs.2000/- per Piece)	
Dinning Area	: Wash basin for dinning area from cera (Priced at Max. Rate of Rs.4000/-)	
Water Tank	: Aqua-Tech, Sintex or equivalent quality of 1000 liter capacity	
Kitchen Sink	: 24 x 18 sink for kitchen (Brand: Diamond)	
Work Area Sink	: 18 x 16 sink for work area (Brand: Diamond)	

#### ROOFING TILES (FOR SLOP ROOFS ONLY):

Good quality terra cotta roofing tiles shall be used. (Choice of design, colour & brand as per the client; priced at maximum rate of Rs.25/- per Sq.Ft)

#### CEMENT ORNAMENTAL DESIGN WORKS ON ELEVATION:

As per the elevation; all the cement ornamental works shall be accomplished.

#### FLOORING TILES:

Hi-gloss Nano technology 60cm x 60cm vitrified floor tiles shall be used for all carpet areas; except bathrooms. (Choice of design, colour & brand as per the client; priced at maximum rate of Rs.50/- per Sq.Ft)

#### SKIRTING TILE WORK:

Hi-gloss Nano technology vitrified floor tiles shall be used for all Skirting portions (10Cm Height).

#### KITCHEN DADOING WALL TILES:

Dadoing tile works shall be done above the kitchen slab with good quality tiles (Size: 45 x 30 Cms) (Choice of design, colour & brand as per the client; priced at maximum rate of Rs.60/- per Sq.Ft)

**KITCHEN TOP:**

Good quality granite slabs shall be used for the kitchen top. (Priced at Max.Rate of Rs.200/- per Sft)

**BATHROOM FLOORING TILES:**

Good quality anti-skid tiles shall be used for all bathrooms. Size: 30 x 30 Cms. (Choice of design, colour & brand as per the client; priced at maximum rate of Rs.45/- per Sq.Ft)

**BATHROOM WALL TILES:**

Good quality bathroom Wall Tiles (Size: 45 x 30 Cms) of High lighter Model upto a maximum height of 7 Feet shall be Used (Choice of design, colour & brand as per the client; priced at maximum rate of Rs.50/- per Sq.Ft)

**BATHROOM DOORS:**

All bathroom doors shall be done using branded fiber doors. (Choice of design, colour & brand as per the client; priced at maximum rate of Rs.4000/- per door)

**WOODEN POLISH:**

All wooden surfaces shall be polished with good quality sealer, wood stainer and over coat shall be cleared with melamine.

**PUTTY WORKS:**

Putty works shall be done in all the interiors areas and also on the Exterior front elevation areas. (Brand: Asian, Birla or JK Wall Putty)

**PAINTING WORK:**

Single coat white cement washing shall be done all over the plastered area, two coats of acrylic emulsion shall be used all over the white washing Area including one coat of cement primer. Two coats of Asian paints Apex brand shall be used for all external walls and two coats Asian paints regular emulsion shall be used for all internal Walls.

**FRONT DOOR – BEDROOM DOORS – KITCHEN DOORS:**

Front door, Bedroom doors and Kitchen doors shall be made with standard size of good quality imported hard wood (Merbau). For kitchen door we shall provide complimentary decorative glass works; that is bottom half portion with wood & upper half portion with hitched decorative glass.

**WOODEN FITTINGS:**

All wooden fittings like hinges, tower bolts and mortise lock shall be provided from branded companies having stainless steel matt finish. Whereas the front door fittings shall be of brass. (Maximum rate for front door lock: Rs.3000/- and all other door locks: Rs.1000/-)

**SMOKELESS OVEN:**

Standard size of smokeless oven shall be mounted in the fire kitchen area.

**ANTI-TERMITE TREATMENT:**

Against attack by subterranean termites; chemical treatment shall be implemented by experts having special know-how to ensure uniform distribution and proper penetration.

**SEPTIC TANK & WATER DRAINAGE SOCK PITS:**

Septic tank & water drainage sock pits shall be made as per the standard size & capacity.



ANNEXURE-2

RATE & SPECIFICATION FOR STRUCTURAL WORK INCLUDING PLASTERING



**Rs.1000/- to Rs.1250/- per Sq.Ft**



**Our rate for structural work starts from Rs.1000/- per Sq.Ft & may go up to Rs.1250/- depending on your site location, Plinth Area, Elevation Designs & Roofing Pattern.**

Our structural work contract rate per Sq.Ft would get fixed between this range of Rs.1000/- & Rs.2000/-; depending on your location, plinth area, elevation & the roofing pattern you choose to construct your home. Whatever may be the rate; all the below given specifications would remain the same and therefore the full & final rate per Sq.Ft can only be confirmed after you finalize the floor Plan and the elevation of your proposed home. If you need more information on our rates; please don't hesitate to call or WhatsApp us our 24/7 helpline number: +91-9249496929

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Inside plastering work shall be in cement mortar 1:6, 9 to 12 MM thick

**OUTSIDE PLASTERING WORK:**

Outside wall plastering work shall be in cement mortar 1:5, 12 to 15 MM thick.

**ANTI-TERMITE TREATMENT:**

Against attack by subterranean termites; chemical treatment shall be implemented by experts having special know-how to ensure uniform distribution and proper penetration.

**JOINERY & ELECTRICAL CONDUIT WORKS:**

- ❖ To Execute the Joinery works; the entire window frames (with Bars & Rods) and door frames should be provided by the client at site. But if the client opts for the same to be supplied by Tricon; then we charge about Rs.110/- to Rs.140/- extra per Sq.Ft for good quality imported hard wood (Merbau).
- ❖ Before we executing the plastering works; all the electrical conduit works must be fulfilled by the client's electrician. But if the client opts for the same to be done by Tricon; then additional charges has to be paid.

## IMPORTANT NOTES:

- ❖ Any kinds of furnitures, Curtain works, False ceiling works, Kitchen cupboard works, Bedroom wardrobe works, Crockery shelf works, Decorative lighting works, Interior decoration works, Landscaping & Garden works, Well works, Pavement, Walk way or Drive way tiling works, Compound walls & gates are **NOT** included in this quote; and will be charged as extra if required by the client.
- ❖ The above quoted rates are all inclusive rates for materials, conveyance, loading & unloading of materials at site, labor charges and work supervision charges; which finally means; absolutely there is no hidden charges...
- ❖ Incase any modifications are required in the given specifications; the same shall reflect on the quoted rates; as per the client's needs & requirements; rates may go bit higher or lower depending on the changes opted.
- ❖ Terms of payments can be discussed on mutual concern; as per the convenience of the client & the company. When it comes to money; we absolutely have no hard & fast rules.
- ❖ All the rates quoted here are valid & stands good; only if the construction agreement is executed on or before **28-02-2018**. However our fresh rates can always be downloaded on a single click from this link >>>> <http://goo.gl/QRoidE> <<<<



- ✓ Kerala's most Trending Architectural Designs...
- ✓ Highly Skilled Labors, Supervisors & Engineers.
- ✓ Professional Construction Management Team; with over 20 Years of Experience...

## OUR OFFICE LOCATION:



FOR DIRECTION & DISTANCE CALCULATION TO OUR OFFICE; CLICK HERE >>>> <http://alturl.com/x6wc2>

## OUR CONTACTS:



Click below Link & Chat Now...

<https://goo.gl/Hi1oFG>



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Click below Link & Chat Now...

>>>> <http://goo.gl/6Q2lkr> <<<<



PIN: 7E0C1AFB





**Site Visit**  
+  
**Floor Plan Designing**  
+  
**3D Elevation Designing**  
+  
**Customized Quotation for Construction**  
=  
**Rs.10,000/-\*Only**

(This Amount is 100% Refundable at the time of signing the Construction Contract with Tricon)

\* This special offer is available only in selected regions of Thrissur & Ernakulam districts.