“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…
Dear Sir/Madam,

Thank you for downloading the details of our general home construction rates & specifications.

We shall undertake to design and build your new home on your own plot at a very reasonable cost; while maintaining the highest quality. **(Please note that we undertake constructions only in a few selected regions of Thrissur & Ernakulam Districts)**

We have mentioned the rates for two types of works; one is for construction on a turnkey basis (i.e., the complete work) & the other is for the structural work up to the plastering stage. Please refer to Annexure-1 & Annexure-2 for the full details.

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

Once your home design is completed, we shall provide you with a precise quote duly mentioning the exact construction rate per square feet and a detailed list of all the materials used, material brands and their prices, work specifications etc. We believe you should get into your new home on a budget and on time, and we will not surprise you with any hidden charges. Once we sign the construction contract, the price we have quoted is what you will pay, making it easier to understand your budget better.

Over the past few years, Tricon Builders has grown to become one of the favourite 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 high-quality constructions. So you know when you are building your new home with Tricon, you are building it with the best.

We understand; “seeing is believing”, so we urge you to spend a couple of hours with us; so that we would be certainly happy to physically show you a few of the completed & ongoing projects; that we have built for our clients.

Should you have any questions on the given rates or specification, please do feel free to contact us on +91-9249496929 at any time. We would be more than happy to help you resolve any clarifications you may have.

**With Warm Regards**

Tricon Builders

Shihab

V. Shihab Mohammed
Cell: +91- 92 49 49 69 29
WhatsApp: +91- 92 49 49 69 29
Email: shihab@triconbuilders.in
ANNEXURE-1
RATE & SPECIFICATIONS FOR CONSTRUCTION ON TURNKEY BASIS

Rs.1900/- to Rs.2250/- per Sq.Ft

Our rate for the full work starts from Rs.1900/- per Sq.Ft & may go up to Rs.2250/- depending on your site location, total plinth area, elevation design & roofing pattern.

Our rate per Sq.Ft would get fixed between this range of Rs.1900/- & Rs.2250/-; depending on your site location, total plinth area, elevation design & the roofing pattern you choose to construct your home and, therefore, the full & final rate per Sq.Ft can be calculated only after designing.

If you need more information on our rates and specifications, please don’t hesitate to call or WhatsApp us our 24/7 helpline number: +91-9249496929. We are happy to help you!

EARTH WORK EXCAVATION:
Foundation trenches, for all classes 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

RR FOUNDATION WORK:
60cm x 60cm fitting and packing of rubble with available soil.

RR BASEMENT:
50cm x 50cm 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.

SOLID BLOCK WORKS OR LATERATE (CHENKALLU) WORK:
Good quality solid blocks or laterate masonry in 20cm thick; cement mortar in 1:6
- Option to upgrade to good quality semi wire-cut red brick instead of solid blocks or laterate; @only Rs.100/- extra per Sq.Ft
RCC COLUMN FOOTING (PORCH AREA ONLY):
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 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:
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 SUN SHADES:
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 STAIRS:
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.

RCC BEAMS:
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.

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.

PCC BELOW FLOORING:
Plain Cement Concrete 1:4:8 using 20MM downgraded aggregates as per standard structural and
architectural specification.
PARAPET WORK:
Single brick work shall be used for the parapet work.

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 crushed M-sand which is specially graded for the plastering purpose shall be used for all plastering works.

JOINERY WORKS (WINDOWS):
Good quality imported hard wood Merbau shall be used for all the window frames and glased window shutters. All window frames shall be secured with 6MM flats & 12 MM rods.

JOINERY WORKS (DOORS):
Good quality imported hard wood Merbau shall be used for all the door frames and paneled door shutters. All door frames shall be in size of 95MM X 60MM; however, the front doors frame shall be in size of 200MM X 750MM. For kitchen door we shall provide decorative glass works; that is bottom half portion with wood & upper half portion with hitched decorative glass.

JOINERY WORKS (BATHROOM VENTILATORS):
Good quality imported hard wood Merbau shall be used for all the bath room ventilator frames and glazed ventilator shutters. All Ventilator frames shall be secured with 6MM flats & 12 MM rods.

TO KNOW MORE ABOUT MERBAU HARDWOOD, CLICK BELOW LINKS:
Weblink: http://alturl.com/nu6kb  
YouTube Link: http://alturl.com/cgzzk

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 1:6 cement mortar, 9 to 12 MM thick

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

ELECTRICAL WORKS:
Cables : V.Guard  
Switches, Sockets & Metal Boxes : Switches, Sockets & Metal Boxes from Havells  
✓ Inverter Wiring shall be provided in all rooms  
✓ 3 Phase Wiring shall be provided with Havells distribution board, Havells ELCB’s & MCB’s  
✓ Final Fittings such as fancy lightings & ceiling fans should be provided by the Client.
DETAILS OF ELECTRICAL POINTS:
Full details of all the electrical points shall be mentioned after referring to your finalized floor plan and the elevation design.

STAINLESS STEEL HANDRAILS:
Stainless steel handrails shall be used in staircase area (Priced at Rs.2500/- per Running Meter)

CAR PORCH TILES:
Good quality tiles shall be used. (Choice of design, colour & brand as per the client; priced at 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
- CP Fittings

<table>
<thead>
<tr>
<th>Item</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Mixer</td>
<td>Rs.3750/-</td>
</tr>
<tr>
<td>Long Body Taps</td>
<td>Rs.1200/-</td>
</tr>
<tr>
<td>Health Faucets</td>
<td>Rs.1000/-</td>
</tr>
<tr>
<td>Angle Valves</td>
<td>Rs.600/-</td>
</tr>
<tr>
<td>Shower Set</td>
<td>Rs.1650/-</td>
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<tr>
<td>Pillar Taps Bathrooms</td>
<td>Rs.1000/-</td>
</tr>
<tr>
<td>Pillar Tap for Hall</td>
<td>Rs.1500/-</td>
</tr>
<tr>
<td>Sink Taps</td>
<td>Rs.1400/-</td>
</tr>
</tbody>
</table>

Sanitary: One Piece EW Closet from Cera (Priced at Rs.10,000/- per Piece) and Half Pedestal Wash Basin from Cera. (Priced at Rs.2500/- per Piece)

Dinning Area: Wash basin for dinning area from Cera (Priced at Rs.5000/-)

Water Tank: Aqua-Tech, Sintex or any other equivalent quality of 1000 liter capacity

Kitchen Sink: 24 x 18 sink for kitchen (Priced at Rs.5500/-)

Work Area Sink: 18 x 16 sink for work area (Priced at Rs.3500/-)

ROOFING TILES (FOR SLOP ROOFS ONLY):
Good quality Terracotta Mangalore Pattern Roofing tiles shall be used. (Priced at Rs.35/- per Sq.Ft)

CEMENT ORNAMENTAL DESIGN WORKS ON ELEVATION:
As per the elevation design; all the cement ornamental works shall be done.

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

FLOORING TILES:
Vitrified floor tiles in size of 120cm X 60cm shall be used for all carpet areas; except bathrooms.
(Choice of design, colour & brand as per the client; priced at Rs.60/- per Sq.Ft)

SKIRTING TILE WORK:
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 Rs.60/- per Sq.Ft)

KITCHEN TOP:
Good quality granite slabs shall be used for the kitchen top. (Priced at Rs.200/- per Sq.Ft)

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 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 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 Rs.5000/- per door)

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

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 of Asian paints standard regular emulsion shall be used for all internal Walls.

WOODEN FITTINGS:
All wooden fittings such as door & window hinges, window hooks & eyes, tower bolts and mortise locks etc... shall be provided from branded companies having stainless steel matt finish. (Front door lock is priced at Rs.3000/- per door and all other door locks are priced at Rs.1000/- per door)

SEPTIC TANK & WATER DRAINAGE SOCK PITS:
Septic tank & water drainage sock pits shall be made as per the standard size & capacity.

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.
ANNEXURE-2

RATE & SPECIFICATION FOR STRUCTURAL WORK INCLUDING PLASTERING

Rs.1250/- to Rs.1600/- per Sq.Ft

Our rate for the structural work starts from Rs.1250/- per Sq.Ft & may go upto Rs.1600/- depending on your site location, total plinth area, elevation design & roofing pattern.

Our rate per Sq.Ft would get fixed between this range of Rs.1250/- & Rs.1600/-; depending on your site location, total plinth area, elevation design & the roofing pattern you choose to construct your home and, therefore, the full & final rate per Sq.Ft can be calculated only after designing.

If you need more information on our rates and specifications, 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

RR FOUNDATION WORK:
60cm x 60cm fitting and packing of rubble with available soil.

RR BASEMENT:
50cm x 50cm 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.

SOLID BLOCK WORKS OR LATERATE (CHENKALLU) WORK:
Good quality solid blocks or laterate masonry in 20cm thick; cement mortar in 1:6
- Option to upgrade to good quality semi wire-cut red brick instead of solid blocks or laterate; @only Rs.100/- extra per Sq.Ft
RCC COLUMN FOOTING (PORCH AREA ONLY):
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.

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RCC LINTEL:
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 SUN SHADES:
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 STAIRS:
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 BEAMS:
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.

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.

PCC BELOW FLOORING:
Plain Cement Concrete 1:4:8 using 20MM downgraded aggregates as per standard structural and architectural specification.
PARAPET WORK:
Single brick work shall be used for the parapet work.

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.

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.

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 additional charges is to be paid for the same.
- Before we begin to do 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 for the same.
IMPORTANT NOTES:

- Any kinds of furniture works, window curtain works, false ceiling works, kitchen cupboard works, bedroom wardrobe works, crockery or book shelf works, interior landscape or courtyard works, wet & dry zone bathroom partition works, bathroom accessories, security camera conduiting works, Interior decoration lighting works, Interior decoration works, wall decorations or texture works, landscaping & garden works, well work, outdoor pavements, walkway or driveway tiling works, MS/GI step ladders, water tank stand, compound walls & gates are **NOT** included in this quote; and will be charged as extra if required by the client.

- Mentioned rates for tiles, granites, bathroom fittings, bathroom doors and sanitary wares are **NOT** based on their printed MRP rates; it’s instead based on net cost to the company after all discounts from the respective distributors. For example, occasionally, we get even some branded company’s vitrified flooring tiles having an MRP of Rs.100/- for just Rs.60/- per Sq.Ft with a heavy discount of about 40% or sometimes even more. In the above case of occasional discounts, the client need not pay us any extra charges, if the net cost to the company, after all, deals has not exceeded our mentioned price. And this makes it an excellent advantage to our clients.

- Suppose the client chooses lower-cost materials over the mentioned prices. In that case, the company shall return the difference cost to the client and likewise, If the client desires any materials more than the company's said prices, then the client shall pay for the different cost to the company.

- The above-quoted rate includes all materials, conveyances, loading & unloading of all materials at the site, labour charges and work supervision charges.

- If any modifications are required in the above-given specifications, the same shall reflect on the quoted rates; as per the client’s needs & requirements, rates may go a bit higher or lower depending on the changes opted.

- Stage wise payment terms can be discussed on mutual concern, as per the convenience of the client & the company. We have no hard & fast rules when it comes to money.

- All the rates quoted here are valid & stands good; only if the construction agreement is executed on or before **31-01-2022**. However, our latest rates can always be downloaded with a single click from this link >>>> [http://goo.gl/QRoidE] <<<<
Get started with the process of building your dream home, with just Rs.25,000/-

**SITE VISIT**
On payment of Rs.25,000/-, We will visit your proposed work site to discuss more about your dream home and prepare a detailed list of all your home requirements and budget.

**HOME DESIGNING**
After the site visit & discussions, we will design your home as per your own requirements, plot size, plot shape, and budget. Once the design is completed you can visualize your dream home through our cutting edge virtual reality walkthrough.

**QUOTE**
Once you are completely happy with your home design, we will then give you our fully detailed quote for the proposed home constructions.

**EVALUATION**
Now you have your home design & our quote for the construction, and it’s time to review and finalize the contract. At this stage, you are warmly invited for a half-day tour to a few of our nearby ongoing and completed work sites, so that you can do a direct evaluation and quality assessment before you finalize on the contract for construction.

**FINAL DECISION**
On contracting us the home constructions, we shall prepare all the required documentation for any bank loan if required. we will also do all that it takes to get the building permits and KSEB supply from the concerned government offices before we begin your construction work.

This service is available only in few selected regions of Thrissur & Ernakulam Districts