

INNARCH Teams Stands For Innovative
Architecture With Out Compromising Our
Responsibility To The Natural Environment
We Ensure That The Needs And Ideas Of
Our Clients Area Dealt With Greater Value
And At Most Care So As To Accomplish
World class Living Spaces. Living Spaces
Along With Sustainable Planning

INNARCH DESIGNERS & BUILDERS



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Dated: 01.07.2024

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.

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 in case 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, INNARCH Designers & 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 our high quality constructions - so you know that when you build your new home with INNARCH 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- 88 48 46 12 87 , +91- 90 74 73 11 77 at any time...We would be more than happy to help you in resolving any clarifications you may have....

With Warm Regards

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- ✓ Kerala's most Trending Architectural Designs...
- ✓ Highly Skilled Labors, Supervisors & Engineers.



ANNEXURE-1
RATE & SPECIFICATIONS FOR CONSTRUCTION ON
TURNKEY BASIS



Rs.2000/- to 2200/- per Sq.Ft

Our rate for full work starts from Rs.2000/- to 2200 per Sq.Ft depending on your site location, Plinth Area, Materials, Elevation Designs & Roofing Pattern.

Our full work contract rate per Sq.Ft would get fixed between this range of Rs.2000/- to 2200/- depending on your location, plinth area, elevation & the roofing pattern you choose to construct your home and therefore the full & final rate per Sq.Ft can only be confirmed after you finalize on the floor Plan and the elevation design of your proposed home. Please refer to the last page of this document for our exciting offers on our home 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 - 8848461287, +91 - 9074731177. We are happy to help you!

EARTH WORK EXCAVATION:

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

RC FOOTING

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification (trapezoidal shape of size base – 60cm and top – 30cm) 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.

COLUMN

Providing & laying controlled reinforced cement concrete as per standard structural and architectural specification (20cm x 45cm) 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 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 (UPGRADE OPTION: RED BRICK):

Good quality solid blocks masonry in 15cm thick; cement mortar in 1:6

- Option to upgrade to good quality semi wire-cut red brick instead of solid blocks

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.

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 D) of Kairali, Vajram, Vizag 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 Ramco, Chettiand, Shankar, Maha 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 P-sand which is specially graded for the plastering purpose shall be used for all plastering works.

JOINERY WORKS (WINDOWS):

Good quality Aanjali shall be used for all the window frames.

For Exterior Front side glazed window shutters Good quality Plavu shall be used and for all other windows good quality Mahagani shall be used

. All window frames shall be secured with flat & 12 MM rods.

JOINERY WORKS (DOORS):

Good quality Plavu shall be used for Exterior Front Main door frame and for all the other door frames good quality Aanjali shall be used.

For Main Front door panelled door shutter Good quality Plavu may be used and for all other door shutters good quality Mahagani shall be used.

All door frames shall be in size of 10cmX 6.5cm; however, the front doors frame shall be in size of 15cm X 10cm. For kitchen door we shall provide decorative glass works; that is bottom half portion with wood & upper half portion with hatched decorative glass.

JOINERY WORKS (BATHROOM VENTILATORS):

Good quality Aanjali shall be used for all the bath room ventilator frames and good quality Mahagani shall be used for glazed ventilator shutters. All Ventilator frames shall be secured with flat & 12 MM rods.

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	: V.Guard	
Switches, Sockets & Metal Boxes	: Anchor	
<input type="checkbox"/> Inverter Wiring shall be provided in all rooms <input type="checkbox"/> 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 areas and upper living cut-off areas. (Priced as maximum rate of 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 maximum rate of Rs.40/- 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 :

- 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.1500/-
- Sink Taps @Max.Rate: Rs.1250/-

Sanitary **CERA** of : One Piece EW Closet from Cera (Priced at maximum rate of Rs.8,000/- per Piece) and half pedestal wash basin from Cera. (Priced at maximum rate Rs.3500/- per Piece)

Dinning Area : Wash basin for dinning area from Cera (Priced at Max. Rate of Rs.4000/-)
 Water Tank : Aqua-Tech, Sintex or any other equivalent quality of 1000 liter capacity
 Kitchen Sink : 24 x 18 sink for kitchen (Priced at Max. Rate of Rs.3000/-)
 Work Area Sink : 18 x 16 sink for work area (Priced at Max. Rate of Rs.3000/-)

CEMENT ORNAMENTAL DESIGN WORKS ON ELEVATION:

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

FLOORING TILES:

Vitrified floor tiles in size of 60cm X 60cm shall be used for all carpet areas; except bathrooms. (Choice of design, colour & brand as per the client; priced at maximum rate of 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 maximum rate of Rs.50/- 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.42/- 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.3000/- 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, Vembanad, 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 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. (Maximum rate for front door lock: Rs.3000/- and all other door locks: Rs.1000/-)

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.