

"Quality is never an accident. It is always the result of intelligent effort"-John Ruskin

ANAKMA BUILDERS

*1st floor Symphony Plaza,
Nemmara road, Pittupeedika,
Koduvayur, Palakkad, pin: 678501*
Phone: 04923 296879, 94 00 45 28 79
Website: www.anakmabuilders.com

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 Palakkad Districts; however we would certainly undertake & execute any huge commercial and Luxury homes projects anywhere in Kerala).

We have mentioned the rates for Construction on Turnkey Basis (Complete Work) Please Refer to Annexure-1 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, Anakma 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 Anakma 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 & 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- 94 00 45 28 79 at any time...We would be more than happy to help you in resolving any clarifications you may have....

With Warm Regards

Hareesh Chinnakalathil

Mob: +91- 94 00 45 28 79, +91- 85 47 03 81 80

WhatsApp: +91- 94 00 45 28 79

Email: anakmabuilders@gmail.com

Website: www.anakmabuilders.com



ANAKMA BUILDERS

the way to design your dreams

RATE & SPECIFICATIONS FOR CONSTRUCTION ON TURNKEY BASIS

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

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 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: +91-9400452879. We are happy to help you!

Our rate for full work starts from **Rs.1600/-** per Sq.Ft & may go Up to **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 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: +91-9400452879. We are happy to help you!

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 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 and scaffolding, compacting with vibrators, curing & hacking the



ANAKMA BUILDERS

the way to design your dreams

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.

CEMENT SOLID BLOCK WORKS: Good quality solid blocks or country burned brick masonry in 20cm thick; cement mortar in 1:6

Option to upgrade to good quality semi wire-cut red brick instead of solid blocks @only Rs.60/- 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 and 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 with lintel size 20cm x 15cm (breadth x height) including all formworks, centering, shuttering and 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 with sunshade size 55cm x 60cm (length x breadth) 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 and 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.



ANAKMA BUILDERS

the way to design your dreams

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. Thickness of the slab will be 100mm.

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.

Preferring brands: Prince or kairali, Jsw, Kamachi

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 or Karivelakam shall be used for all the window frames and glazed window shutters. All window frames shall be secured with flat & 20mm tubes.

JOINERY WORKS (DOORS): Good quality imported hard wood Merbau or Karivelakam shall be used for all the door frames and paneled door shutters. 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 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 flat & 12 MM rods.

CEILING PLASTERING WORK: No ceiling plastering will be required because of our neat formwork. So, we direct applying putty to the soffit and finish it.

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 : Polycab, Gold medal

Switches, Sockets & Metal Boxes : Switches, Sockets & Metal Boxes from HIFI, GM, Gold medal

- ❖ Inverter Wiring shall be provided in all rooms.
- ❖ Single Phase Wiring shall be provided with Polycab or Gold medal, distribution board ,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 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.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 : Supreme, Star, Sharon
- CP Fittings : Jaguar, Troika, Tresco, Rio
- Range of materials:
 - Wall Mixer : Rs.2500/-
 - Long Body Taps : Rs.600/-
 - Health Faucets : Rs.750/-
 - Angle Valves : Rs.400/-
 - Shower Set : Rs.1000/-
 - Pillar Taps Bathrooms : Rs.600/-
 - Pillar Tap for Hall : Rs.1200/-
 - Sink Taps : Rs.1250/-
 - Washbasin @ dining : Rs.1500/-
 - Washbasin @ toilets : Rs.800/-
 - Kitchen sink(24" x 16") : Rs.600/-

ROOFING TILES (FOR SLOP ROOFS ONLY): Good quality imported ceramic roofing tiles or Terracotta Mangalore Pattern Roofing tiles shall be used. (Choice of color as per the client; priced at maximum rate of Rs.35/- per Sq.Ft)

Upgrade to Shingles @Rs.65/- per Sq.Ft of the Shingles Laying Area.



ANAKMA BUILDERS

the way to design your dreams

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 600cm X 60cm shall be used for all carpet areas; except bathrooms. (Choice of design, color & brand as per the client; priced at maximum rate of Rs.50/- 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.60/- per Sq.Ft)

KITCHEN TOP: Good quality granite slabs shall be provided over fibrocement slab 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.35/- 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.4500/- 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)

PAINTING WORK: Single coat primer 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.1500/- and all other door locks: Rs.800/-)

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



ANAKMA BUILDERS

the way to design your dreams

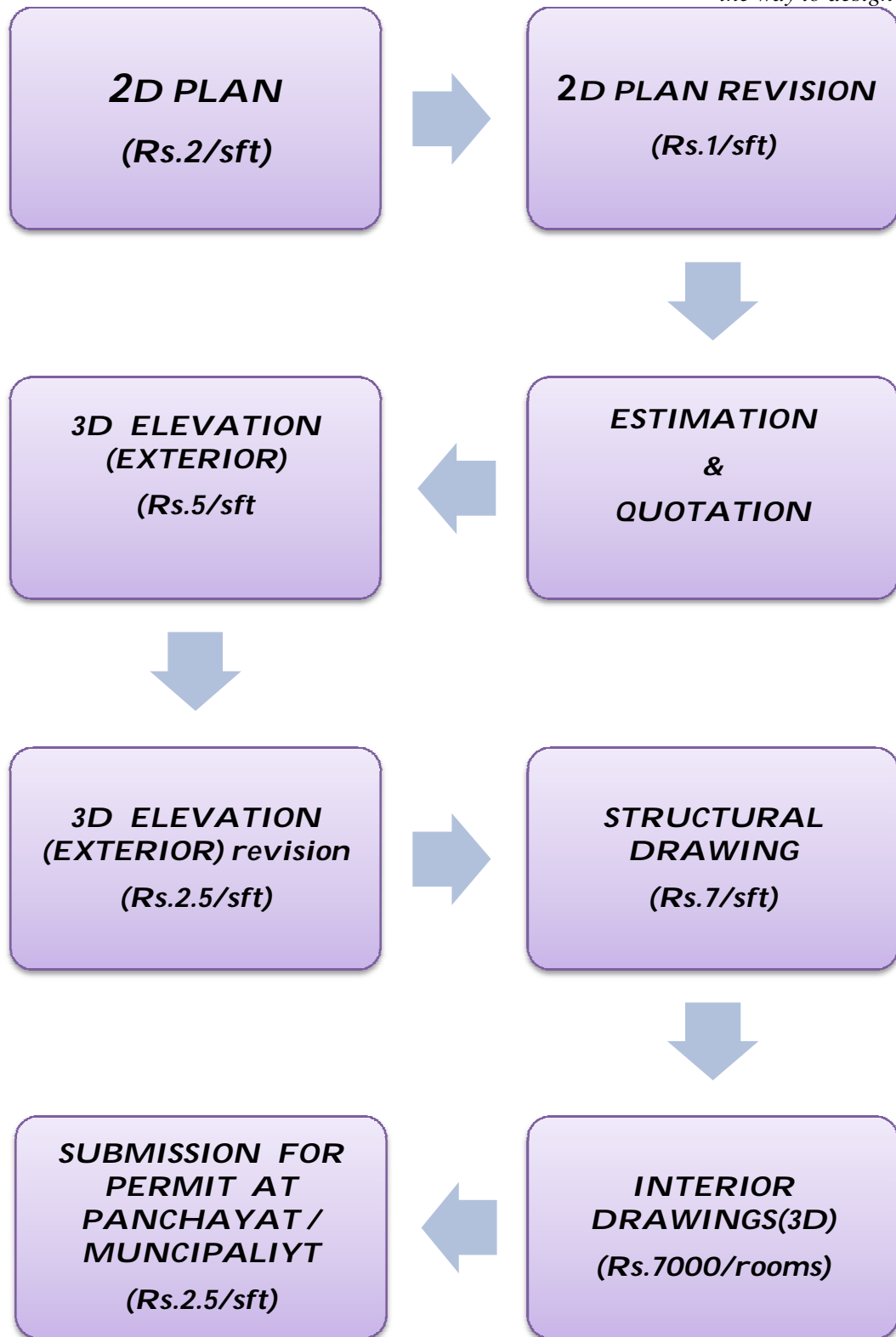
SMOKELESS OVEN (ALUVA ADAPPU): A good quality smokeless oven (Popularly known as the Aluva Adappu) shall be installed by us in your work area or in the fire kitchen as your desire.

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.

IMPORTANT NOTES:

- ❖ Any kinds of furniture works, Window curtain works, False ceiling works, Kitchen cupboard works, Bedroom wardrobe works, Crockery shelf works, Wet & Dry zone bathroom partition works, Bathroom Accessories, Security camera works, Interior decoration 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 all materials, conveyance, loading & unloading of all materials at site, labor charges and work supervision charges; which finally means; absolutely there is no hidden charges....
- ❖ If incase 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 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. When it comes to money; we absolutely have no hard & fast rules.





NOTE: 50 % Payment should be in advance