



Standard Plan



STANDARD PLAN

Without septic tank, water sump, sock pit, cool roof tiles, safety grill gates, plan approval, borewell & motor fittings, false ceiling, cupboard & over loft works, modular kitchen, Temp EB, Labour Shed 2049/- per Square Feet

STAGES OF WORK

- 1. Site visit.**
- 2. 2 dimensional architectural diagram as per vastu.**
- 3. Agreement signing.**
- 4. 3 dimensional architectural elevation.**
- 5. Structure diagram.**
- 6. Electrical diagram.**
- 7. Plumbing diagram.**
- 8. Plan approval.**
- 9. Bhoomi pooja.**
- 10. Borewell drilling.**
- 11. Temporary labour & material shed installation.**
- 12. Temporary EB installation.**
- 13. Site cleaning.**
- 14. Site marking.**
- 15. Site excavation.**
- 16. Basement work.**
- 17. Roof completion.**
- 18. Electrical work.**
- 19. Plumbing work.**

20. **Plastering work.**
21. **Wood work.**
22. **Putty work.**
23. **Tiles & sanitary work.**
24. **Painting work.**
25. **Key handover.**

SPECIFICATION

1. **Framed structure**
2. **Chamber red Bricks**
3. **Chettinad, Coramantal Cement**
4. **Agni, I-steel / Equal Brand Fe550D Steel**
5. **Double Washed M Sand For Brick Work and Concrete Work**
6. **M20 Concrete Ratio**
7. **P Sand Plastering**
8. **3 Feet Basement Height From Ground Level**
9. **Anti Termite Treatment in Basement**
10. **10 Feet Roof Height From Flooring Level**
11. **Polycab FRLS Wires & GM Switches**
12. **Paryware, Astrail Plumbing Pipes**
13. **High Quality SS Tapes**
14. **Teak Wood Front Door & Windows**
15. **Flooring Verified Tiles 4x2 Rs 65**
16. **Bath & Kitchen Tiles up to Rs 35**
17. **Bathroom Tiles upto 7 Feet Height**
18. **Kitchen Tiles upto 3 Feet Height From Counter Top**
19. **Counter Top Granite Rs 100**
20. **Bath Door PVC up to Rs 3500**
21. **Bath Fittings Up to Rs 10000**
22. **Kadapa Slab Only On Bedroom and Kitchen 4 Feet Length up to Lintel Level**
23. **Two Coat White Primer for both Exterior & Interior**
24. **SS Handrails**

25. **1000 Litres Double Layer Aqua Tank**
26. **L Shape Loft in Kitchen**
27. **I Shape Loft in Bedrooms**
28. **Double Coat Asian Emulsion both Interior & Exterior**
29. **Full CCTV surveillance during construction.**

WORK ADVANTAGES

- 1. Agreement must be signed in government registered document.**
- 2. 24x7 CCTV surveillance while construction.**
- 3. Work schedule must be arranged by engineers and stages of work must be completed on time**
- 4. On time project key handover.**
- 5. End to End inspection while construction going on.**
- 6. Free 2dimensional diagram.**
- 7. Free 3dimensional elevation design.**
- 8. Free electrical diagram.**
- 9. Free plumbing diagram.**
- 10. Free structure diagram**
- 11. 100% loan arrangement in national banks or private based on client needs.**

PROJECT FINISHING TIME

- 1. 4 to 5 months for ground floor construction.**
- 2. 6 to 7 months for ground and first floor construction.**
- 3. 8 to 10 months for ground, first & second floor construction.**

- 4. 12 to 14 months for ground, first, second & third floor construction**

MODES OF PAYMENT SCHEDULE

GROUND FLOOR CONSTRUCTION

- 1. At the time of agreement signing 25% + Septic cost + Water sump**
- 2. After basement completion 25%**
- 3. At the time of roofing 25%**
- 4. Outer plaster completion advance for wood, electrical, plumbing, tiles, sanitary wares & Painting 20%**
- 5. Before Painting 5%**

GROUND FLOOR + FIRST FLOOR CONSTRUCTION

- 1. At the time of agreement signing 20% + Septic cost + Water sump**
- 2. After basement completion 20%**
- 3. At the time of ground floor roofing 20%**
- 4. At the time of first floor roofing 20%**
- 5. Outer plaster completion advance for wood, electrical, plumbing, tiles, sanitary wares & Painting 15%**
- 6. Before Painting 5%**

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AGREEMENT SAMPLE COPY

Head Office:

No 27, 8th Street
Krishna Nagar
West Tambaram
Chennai-600045

CONSTRUCTION AGREEMENT

THIS AGREEMENT FOR CONSTRUCTION OF RESIDENTIAL HOUSE is made and entered into at,, Sq.Ft, On this between: SR BUILDERS & PROMOTERS MANAGING DIRECTOR Mr. T. MAHARA JOTHI BABU (AADHAAR NO) son of Mr. P.Thangaraj aged about 39 years, residing at No.6-5B, Mela Kattimancode, Kanniyakumari, Tamilnadu-629801, herein after called the CONTRACTOR which term wherever appears shall mean and include their respective successors-in-interest and assigns.

AND

Mr. (AADHAAR NO.) S/o Mr. hereinafter called the CLIENT which term wherever appears shall mean and include his respective heirs, legal representatives,

administrators, executors, assign or assigns person or persons claiming through or under them WITNESSETH.

**Mr. Aadhaar No..... residing at
..... working as Project Manager has authority for
signing project**

WHEREAS the Client has entered into an agreement for construct of the Schedule A mentioned property herein after called the Said Property.

WHEREAS the CONTRACTOR herein have agreed and come forward to construct a residential house over the entirety of the Schedule-A mentioned property entirely at their own risk including labour and material.

WHEREAS the Client has opted to engage the CONTRACTOR for construction of his Residential House in the Said Property.

WHEREAS the Client has further opted for specification of the construction as per details and description appearing in the Schedule-B written, hereunder and hereafter call the Said Specification.

**WHEREAS the Client has agreed to pay totally the sum of Rs:/-
(Rupeesonly) Totally Sq.ft
to the CONTRACTOR towards the cost of construction of the said property as
actual, in installments as per Schedule of payment appearing in Schedule-C and
hereinafter called the Said Schedule of Payment.**

WHEREAS the Parties here to are desirous of reducing the terms and conditions in writing and NOW THIS AGREEMENT FOR CONSTRUCTION WITNESSETH THAT:

RATE & SPECIFICATIONS FOR CONSTRUCTION

Our Rate for Full Work Rs. 2049/-Per Sq. ft

Depending On the Location, Plinth Area, Front Elevation Designs & 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 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 our 24/7 Helpline Number: +91 7010005649.

EARTH WORK EXCAVATION:

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

For Foundation Pit: (L x B) feet in size as per Structural Drawings

For Foundation: (L x B) feet in size as per Structural Drawings

PCC BELOW COLUMN FOUNDATION:

Plain Cement Concrete M 7.5 (1: 4: 8) using 20MM downgraded aggregates as per Structural Drawings.

RCC FOOTING:

RCC Footing shall be build, using 20mm downgraded aggregates in M 20 (1:1.5 :3) and Reinforcement as per Structural Drawings.

PLINTH BEAM:

RCC Plinth Beam shall be build, using 20mm downgraded aggregates in M 20 (1:1.5 :3) and Reinforcement as per Structural Drawings.

GL TO FFL:

Brick works in between Plinth beam and R.C.C Belt as per Structural Drawing. Filling in GL to FFL Area shall be done with available Earth or slurry Dust up to 3 feet height from G.L.

RCC BELT:

6” Inch Thick RCC Belt shall be built at 2’ 6” height from GL, using 20mm downgraded aggregates in M 20 (1:1.5 :3) and Reinforcement as per Structural Drawings.

MASONRY WORK:

For Good Quality Masonry with Chamber Red Bricks up to 10 Feet Height,

Chamber Red Bricks 9-Inch-Thick wall with Cement Mortar in 1:6,

Chamber Red Bricks Wall 4.5-Inch-Thick with Cement Mortar in 1:4,

In Balcony and Open Terrace Area 3 feet Height, 4.5-Inch-Thick Parapet Wall.

PCC BELOW FLOORING:

Plain Cement Concrete M 7.5 (1: 4: 8) using 20mm downgraded aggregates as per Structural Drawings.

RCC SILL LINTEL:

2-3 Inch thick RCC sill beam will be made under all windows.

RCC LINTEL:

6 Inch thick RCC Lintel shall be build; using 20mm Downgraded aggregates in M 20 (1:1.5:3) and Reinforcement as per Structural Drawings. R.C.C lintels will be provided above all doors and window openings (or) above wherever necessary with necessary reinforcement at 7'-0".

RCC SUN SHADES:

2-3 Inch thick RCC Sun Shades shall be build; using 20mm Downgraded aggregates in M 20 (1:1.5:3) and Reinforcement as per Structural Drawings. R.C.C Sun Shades will be provided above wherever necessary with necessary reinforcement at 7'-0".

RCC SLABS:

RCC Slab shall be built with minimum 5 inch thick, using 20mm downgraded aggregates in M 20 (1:1.5 :3) and Reinforcement as per Structural Drawings.

STAIRCASE:

Staircase shall be built with minimum 4-inch Waist Slab using 20mm downgraded aggregates in M 20 (1:1.5:3) and Reinforcement as per Structural Drawings. Steps shall be build using Good Quality Masonry Work with Chamber Bricks

REINFORCED STEEL:

Fixing Steel Reinforcement Agni, I-steel / Equal Brand Fe550D Steel (High Yield Strength Deformed Bars) only used for R.C.C in all items, work including transporting, recoiling, cutting, straightening, bending and placing in position at all levels & binding with approved gauge binding wire.

STRUCTURAL WORKS:

For Structural Elements like Footing, Column, Plinth Beam, Floor Belt, Sill lintel, Lintel Beam, Sunshades, Roof Beam, Roof Slab all the reinforcement provided as per Structural Drawing.

CEMENT:

Chettinad, Coramental Cement or Equivalent shall be used for all the works.

SAND:

Good Quality M sand & P sand shall be used for all work.

JOINERY WORK:

Good Quality Teak Wood Front & Windows

INTERIOR PLASTERING WORK:

Inside Plastering Work shall be in cement Mortar 1:6, 9 to 12MM Thick.

CEILING PLASTERING WORK:

Ceiling plastering work shall be in 1:4 cement Mortar, below 10MM Thick.

EXTERIOR PLASTERING WORK:

Outside plastering work shall be in cement Mortar 1:4, 12 to 15 MM Thick.

HANDRAILS:

S.S Handrail work shall be used in Staircase Areas.

ELECTRICAL WORKS:

Cables: Polycab, RR

Switches & Sockets: Regular latest model switches & sockets from GM

All Final Fittings such as Light Fixtures, Lights & Ceiling Fans should be provided by the client at site.

ELECTRICAL POINTS:

Distributor Board will be provided as per Site/each house Requirement.

A. Hall

Ceiling Fan Points: 2

Cradle Hook :1

Wall - Tube light Point: 2

CFL Point: 2

Chandelier: 1

5amp Socket: 3

Tv Point :1

A/c Point :1

Inverter Provision

B. Bedroom

Ceiling Fan Points :1

Walls Tube light :1

Night Lamp Point :1

5amp Socket :2

A/c Point :1

CFL Point :1

Floor Level Night Lamp

C. Dining

Fan Point -1
CFL Point :2
Plug Point -2 (5amp)

D. Kitchen

Ceiling fan Point :1
Wall tube light Point :1
CFL Point :1
Mixer Point :1
Fridge Point :1
Grinder Point :1
Exhaust fan Point:1
Oven Point :1
Aqua Guard Water Filter: 1

E. Bath and Toilets:

Walls light Point :1
Heater Point :1 (15 amp)
Motor Room: 1 (15amp)

F. Common Point:

Calling bells :1
Outer side points for light:1

Electrical wiring will be concealed suitable for single phase or three phase supply as per site requirement.

PLUMBING AND SANITARY WORK:

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

TYPE AND SIZE OF PIPES USED:

- 1. Supply pipes: PVC PIPE - 1”**
- 2. Delivery pipes: PVC PIPE - 3/4”**
- 3. Flush out pipes leading to the drainage: S.W. PIPE - 4”**

PVC PIPES: Paryware, Astrail

CP FITTINGS: SS Taps.

SANITARY: For Single unit of Toilet (priced at Maximum Rate of Rs.10,000/- per Bathroom Unit)

WATER TANK: Over Head Tank Upto 1000 Litres

KITCHEN SINK: 24” x 18” Sink for Kitchen area.

OVER LOFTS:

Number and size of overhead loft attached to each bed room (width-21”)
Single loft for bedrooms. Cudapah slabs under lofts for 4’ width.

In Kitchen an ‘L’ shaped loft will be given, Cudapah slabs under lofts for 3’ width.

GRILLS:

All windows will be provided (Other than window area grills are additional cost).

DESIGN WORKS ON ELEVATION:

As per Elevation; all ornamental works shall be accomplished with masonry works.

FLOORING:

Good Quality Vitrified Tile shall be used for all carpet areas, including staircase steps area; Except Bathrooms. (priced at Maximum Rate of Rs.65 /- per sq. ft)

KITCHEN WALL TILES:

Good Quality Tiles works shall be done above the kitchen slab up to a height of 3ft. (Size: 30 x 45 cm) (priced at maximum Rate of Rs.35 /- per sq. ft).

KITCHEN TOP:

Kitchen Platform Length-Based on the size of the kitchen. Cadapauh Slab Partition under neath the Kitchen Platform. Good Quality Granite slabs shall be used for the kitchen Top. (Priced at Max. Rate of Rs.100 /- per sq. ft).

CAR PARKING FLOORING:

Good Quality Anti - Skid Tiles shall be used for parking area. Size: 30 x 30 cm.; priced at Maximum Rate of Rs.35 /- per sq. Ft)..

BATHROOM FLOORING:

Good Quality Anti - Skid Tiles shall be used for all Bathrooms. Size: 30 x 30 cm. (priced at Maximum Rate of Rs.35 /- per sq. Ft).

BATHROOM WALL TILES:

Good Quality Bathroom Wall Tiles (size: 30 x 45 cm) of High lighter Model up to 7' height shall be used (priced at Maximum rate of Rs.35 /- per sq. Ft).

BATHROOM DOORS:

All Bathroom Doors shall be done using Branded Fiber Doors. priced at Maximum Rate of Rs.3500 /- per Door) PVC material.

WOODEN SURFACE:

All wooden surfaces shall be Coated with Good Quality sealer.

PAINTING WORK:

A single coat of primer washing should be applied all over the plastered area interior and exterior, interior area followed by two coats of putty (JK or BIRLA) , one coat of primer and two coats of Emulsion(Brand: Asian paints/ Nippon).

DETAILS OF DOOR AND WINDOW FITTINGS

Main door Teak Wood

Godrej lock six lever: 1no

5" brass hinges: 3nos

8" brass tower bolt: 1no

6" brass tower bolt: 1no

Brass Handles on both the sides.

Other doors WPC

5" steel hinges: 3nos

6" aluminum PC tower bolt: 2nos

Stainless Steel Handles on both the sides.

Bath room doors- 4" tower bolts and PVC handles on both the sides.

Window Shutters- 3" tower bolts in top and bottom, hook stopper with handle

Door size

Main Door: 3'5" x 7'00"

Bedroom and Back Door: 3'0" x 7'00"

Bath & Toilet: 2'5" x 7'00"

Window size

Halls: 4' 00" x 4' 00" - 1 no

Bedrooms: 4' 00" x 3' 00" -1 no

Kitchens: 3' 00" x 3' 0" – 1 no

Puja, Bath& Toilets ventilators: 2' 00" x 1' 50"

ANTI - TERMITE TREATMENT:

Against attack by subterranean termites; chemical Treatment shall be implemented ensure uniform distribution and proper penetration.

WORK ADVANTAGES

- 1. Agreement must be signed in government registered document.**
- 2. 24x7 CCTV surveillance while construction.**
- 3. Work schedule must be arranged by engineers and stages of work must be completed on time**
- 4. On time project key handover.**
- 5. End to End inspection while construction going on.**
- 6. Free 2dimensional diagram.**
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- 8. Free electrical diagram.**
- 9. Free plumbing diagram.**
- 10. Free structure diagram**
- 11. 100% loan arrangement in national banks or private based on client needs.**

BILLING STATEMENT									
Sl. NO	DESCRIPTION	L	B	H	QTY	UNIT	RATE	AMOUNT	
1.	Ground Floor					Sq.ft			
2	G F Approval								
3	Water Sump					Litres	25		
4	Borewell & motor fittings					Feet			
5	Septic Tank					Litres	20		
6	Compound					Feet			
7	First Floor					Sq.Ft			
8	F F Approval								
	Total								

SCHEDULE OF PAYMENTS (Buildup Amount)		
SI.NO	DESCRIPTION	AMOUNT
1.	At the Time of Signing the Construction Agreement 25% + Septic	
2.	At the Time of Basement Completion 25%	
3.	At the Time of Time of GF Roof Started 25%	
4.	Advance for Wood, Electrical, Plumbing, Flooring, Painting 20%	
5.	Before Painting 5%	

Applicant Signature

**Managing Director / PROJECT
MANAGER**

WITNESS:

1)

2)