Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Square K Creator

99444 54010

No. 13, New Anantham Nagar, Mullai Nagar, P.N. Pudur (P.O), Coimbatore - 641 041.
E-mail :Squarekcreator@gmil.com

Ref :

Date : .....

Date: 02.09.2025

TO,

M/S , LAND & BUILDINGS

New no . 88 C , 4 th floor , CR Building,
Race course, Coimbatore – 641018 ,

The Proposed Construction of Residential Building G+5 floors. at T.S NO : 58 / 4 ,at ward : A1 (35) – Singanallur , Block no : 82, Coimbatore south taluk , Coimbatore district

CONSTRUCTION SPECIFICATIONS

Foundation :

- Earth work excavation up to 6' Depth in ordinary soil condition for framed.
- Basement will be raised up to 2'0" height from the existing Ground level

BUILDERS

For Square K Creator
Proprietor

PROMOTOR

For LAND & BUILDINGS
Managing Partner

PCC:

- PCC is done with 40mm aggregate in 1:4:8 mix ratio for 4" tk including consolidation and damping.

Fly ash brick work:

- Fly ash Brick work with cement mortar in 1:6 mix ratio using Fly ash bricks for 9"tk main walls and 4.5"tk partition walls for a height of 10'0" (including Packing of joints, pointing, scaffolding, curing etc..,)

Lintel:

- Continuous Lintel will be constructed along the entire wall for 5"tk.

RCC:

- All the structural elements like slab, beam, column, footing, lintel, plinth beam are constructed based on the structural designs.
- Grade of concrete, size of structural elements and number of rods are provided as per the structural designs.
- Column concrete using M 25 grade.
- All other concrete using M 20 grade.

Doors, windows and ventilators:

- Main door and its frame are laid with country wood and it will be finished with polish.
- Inner door frames are laid with sal wood they are finished with one coat wood putty, one coat primer and two coats paints and shutters are ready made.
- Windows and Ventilators are laid with UPVC materials
- Toilet doors are laid with WPC materials.

For Square K Creator:

Proprietor

For LAND & BUILDINGS

Managing Partner

Plastering:

- Inner and outer walls are plastered with 1:5 mix ratio for 12mm tk finished roughly with sponge.

- Ceiling will be plastered with 1:4 mix ratio for 12mm tk finished roughly with sponge. (using P.Sand for 12mm tk including hacking, scaffolding works, curing etc ..,)

Parapet:

- Parapet wall will be constructed up to 3'0" height and 9"tk.

Flooring: (ANY BRAND:)

- All rooms are finished with vitrified tiles costs Rs.50/- per sq.ft.

- Skirting along the wall for 3" ht using vitrified tiles in including pointing etc..,

Wall tiles: (ANY CONCEPT TILES)

- Kitchen wall tiles are provided above kitchen top up to roof level costs Rs.40/- per sq.ft.

- Kitchen top and main entrance steps are finished with 20mm tk granite Rs.130/- per sq.ft.

Bath room tiles: (ANY CONCEPT TILES)

- Inner and outer bath rooms are finished with tiles up to full height costs Rs.40/- per sq.ft.

- All wall tiles are laid up to roof height.

Stair case:

- Inner stair case will be finished with granite and hand rails are provided with stainless steel (304 grade) Simple design.

Painting works: (BRAND: ASIAN,)

- Inner walls and ceiling are finished with two coats of putty and one coat primer and two coats of interior Premimum Emulsion.

For Square K Creator

Proprietor

For LAND & BUILDINGS

Managing Partner

• Outer walls are finished with one coat white Wash, one coat primer and two coats Exterior Ace Emulsion.

• Only two different colours will be used inside.

Electrical and plumbing:

• Per room 12 points are provided by concealed system with (WIRES: POLYCAB OR RR) cables.

• LEGRAND (mylinc switches) or equivalent quality switches are used.

• CPVC pipes are used for bath room inners and UPVC pipes are used in outer. Supreme brand

Sanitary fittings:

• All Sanitary fittings are provided in jaquar or similar Product basic model

Weathering course:

Providing weathering course by Cool Tiles with proper slope over Terrace Floor.

Above rate excludes

- Quality water for construction.
- Temporary service, trenches ,EB service arrangements and EB bills.
- Plan approval.
- Bore Well.
- 3D Elevation (Basic Elevation works)
- Basic Elevation works.
- SUMP & Septic Tank. (as per structural design)
- Compound Wall.
- Lift
- Panel board , genarater, panel board to transformer cable laying service work.
- Building outer to compound wall , gravel filling , pcc, flooring extra
- Ramp work.
- Security cabin

For Square K Creator

Proprietor

For LAND & BUILDINGS

Managing Partner

Note:

- Any extra work can be done for clients at additional cost which is not included in above mentioned rate.
- Up to 5% of rate difference on materials will be accepted. Above that promoter have to pay.

Materials List:

- Cement - Chettinad or Ramco (Rs. 258 / Bag)
- Steel - Any ISI. Vizag , sail , Bharathi (Up to Rs.55/-).
- Sanitary - Jaquar or Similar (Basic, Colour white).
- Wires - PLOYCAB or RR Cables
- Switches - GM or Legrand (Mylinc).
- Tiles - Flooring: Up to Rs.50/- of any brand. Wall: Up to Rs.40/- of any brand.
- Jelly - 50 / Cft
- M.Sand - 58 / Cft
- P.Sand - 66 / Cft
- Gravel - 20 / Cft

CONSTRUCTION PAYMENT

1. Mobilization Advance Payment 10 % at the total cost.
2. Weekly bills submit.

PROMOTER SIDE ARRANGEMENT :

• Water & Drinking water and Electricity should be supplied by the Promoter for construction purpose.

• If it is necessary to rise the basement above 2'0" will be charged separately.

• If it is necessary to the compound wall & sump & Septic tank will be charged separately for as follow.

• 1.compound wall 6'0" height – 1850/Rft.

• 2.Sump – 22 / lit.

• 3.septic tank – 22 / lit.

• Payment must be paid in Every bills.

For Square Creators

Proprietor

For LAND & BUILDINGS

Managing Partner

- Any rate variations in materials [above + or - 5%] the difference should be paid by the promoter.

- Incase if any materials are supplied by the promoter, the cost of the supplied material will be reduced as per Basic rate price from the estimation. Only M-sand & P-sand will be used.

- Govt tax , GST 18 % extra.

- Building four sides Barry guard Green net , temporary gate providing promoter.

.

BUILDERS

SQUARE K CREATOR

For Square K Creator

Proprietor

OWNER

For LAND & BUILDINGS

Managing Partner

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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