



SATHYABAMA

INSTITUTE OF SCIENCE AND TECHNOLOGY

(DEEMED TO BE UNIVERSITY)

Accredited "A" Grade by NAAC | 12B Status by UGC | Approved by AICTE

www.sathyabama.ac.in

**SCHOOL OF BUILDING AND ENVIRONMENT
DEPARTMENT OF ARCHITECTURE
M. Arch (Building management)**

**PROFESSIONAL TRAINING (S84APT)
DEC 2021 - JAN 2022**

Name of the Student : Gitanjali.G

Semester : III

Reg No. : 40840005

Batch : 2020-2022



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SCHOOL OF BUILDING AND ENVIRONMENT

DEPARTMENT OF ARCHITECTURE

M. Arch (Building management)

VIVA-VOCE EXAMINATION

This is to certify that the Professional Training Report (S84APT) is the work of G. Gitanjali who had undergone training in Builtec engineers & consultants and has been monitored by the continuous assessment during Dec 2021 to Jan 2022.

Dr. Devyani Gangopadhyay
HOD AND DEAN

Submitted for Viva voce Examination held on 01-02-2022

Internal Examiner

(Ar. Sukirtha suresh)

External Examiner

(Ar. Hena Damodharan)



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DECLARATION

I **G.GITANJALI** hereby declare that this Professional Training Report for the period of **30 days from 3rd Dec 2021 to 6th Jan 2022** done by me under the guidance of **PM. VISWANATHAN** is submitted in partial fulfillment of the requirements for the completion of practical training session.

DATE :25/01/2022

PLACE : Chennai

A handwritten signature in blue ink, appearing to read 'G. Gitanjali', with a horizontal line drawn across the end of the signature.

SIGNATURE OF CANDIDATE

ACKNOWLEDGEMENT

I am pleased to acknowledge my sincere thanks to Board of Management of **SATHYABAMA INSTITUTE OF SCIENCE & TECHNOLOGY** for their kind encouragement in doing this project and for completing it successfully. I am grateful to them.

I convey my thanks to **Dr. Devyani Gangopadhyay Dean, School of building and Environment** for providing me necessary support and details at the right time during the progressive reviews.

I would like to express my sincere and deep sense of gratitude to **PM. Viswanathan and QC. Senthil kumar** for his valuable guidance, suggestions and constant encouragement paved way for the successful completion of my Training.

I would also like to express my sincere thanks to Ar. Sukirtha Suresh (Internal Co-Ordinator) for her valuable guidance, during the entire Professional Training period.

I wish to express my thanks to all Teaching and Non-teaching staff members of the Department of Architecture who were helpful in many ways for the completion of the project.

I Also thank **CEO HARINANDANAN , Builtec engineers & consultants , No.12 Jawaharlal Nehru street , vgn nagar , nolambur Chennai 600037**

I also thank my Family and co.worker Ar.Sudharsan, Ar.Tharun for immense support.

CONFIRMATION LETTER



BUILTEC ENGINEERS AND CONSULTANTS
No. 12, Jawaharlal Nehru Street, VGN Nagar, Phase - 4,
(Mogappair West), Maduravoyal P.O., Nalambur,
Chennai - 600095, TN. Ph: 044 - 42693779 / 42151577
info@bultecpmc.com | www.bultecpmc.com

Date: 01.12.2021

Lr. No: Bultec /Practical Training/1-2021

To

The Head of the Department,
Department of Architecture,
M/s. Sathyabama University
Jeppiaar Nagar, Rajiv Gandhi Salai,
Chemmenchery,
Chennai – 600 119.

Sir,

Sub: Internship Programme for M.Arch student in Building Management – During
December, 2021– Acceptance – Reg.

With reference to the letter dated 01.12.2021, we are willing to give
Internship Programme training to Ms. G.GITANJALI (40840005) an M.Arch Building
Management Student during the month of December, 2021 in our Company.

Thanking you,

FOR BUILTEC ENGINEERS & CONSULTANTS


L. SENTHIL KUMAR
MANAGER ADMIN



MONTHLY REPORT



SATHYABAMA
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SCHOOL OF BUILDING & ENVIRONMENT, DEPARTMENT OF ARCHITECTURE
M. Arch (Building management) Batch 2020-2022
Continuous Assessment Report for Professional training

(Continuous progress report of the trainee architect/Project Manager for the period of 15 working days in the office to be submitted to HOD)

1. Name of the office / organization :	BUILTEC ENGINEERS AND CONSULTANTS
2. Address & Contact Number :	No.12, Jawaharlal nehru st, Nokambur . ph.no: 42693779
3. Name of the student :	GITANJALI . G
4. Duration :	From 03/Dec/2021 To 31/Dec/2021
5. Total No. of days :	25 days .
6. Evaluation of Performance criteria shall be on	

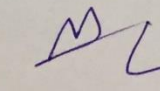
* Note: Kindly grade the student as per his/her overall performance in the office during the assessment month;

Description of works	Excellent	Good	Fair	Poor	NA
Understanding of office culture	✓				
Skillsets related to project management	✓				
Design Management		✓			
Understanding the Triple Constraints	✓				
Observation during Site Visits	✓				
Understanding of construction details	✓				
Understanding of Construction sequences	✓				
Site Supervision / Discussion with clients	✓				
Adherence to Time schedule		✓			
Quantitative aptitude	✓				
Documentation skills	✓				
Coordination with other consultants	✓				

Overall Grading* A

(A – 8.0, B – 7.0, C – 6.0, D – 5.5, E – 5.0, F - <5)

7. Any other Remarks : _____

8. Signature of the Head of the Office / Organization (With Seal) :  



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2. Address & Contact Number :	No.12 Jawaharlal nehru st, Nokambur . ph.no: 42693779
3. Name of the student :	GITANJALI . G
4. Duration :	From 03/JAN/2022 To 07/JAN/2022
5. Total No. of days :	5 days
6. Evaluation of Performance criteria shall be on	

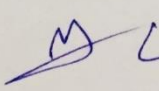
* Note: Kindly grade the student as per his/her overall performance in the office during the assessment month;

Description of works	Excellent	Good	Fair	Poor	NA
Understanding of office culture	✓				
Skillsets related to project management	✓				
Design Management		✓			
Understanding the Triple Constraints	✓				
Observation during Site Visits	✓				
Understanding of construction details	✓				
Understanding of Construction sequences	✓				
Site Supervision / Discussion with clients	✓				
Adherence to Time schedule		✓			
Quantitative aptitude		✓			
Documentation skills	✓				
Coordination with other consultants	✓				

Overall Grading* A

(A – 8.0, B – 7.0, C – 6.0, D – 5.5, E – 5.0, F - <5)

7. Any other Remarks : _____

8. Signature of the Head of the Office / Organization (With Seal) :  

WORK DIARY

DAY	PROJECT NAME	WORK DONE	DAY	PROJECT NAME	WORK DONE
03/12/21	Celesta	Site observation - drawing analysis, PM introduction meeting	21/12/21	Celesta	Site observation - Site inspection , contract study analysis
04/12/21	Celesta	Site observation - Site study analysis	22/12/21	Celesta	Site observation - Contract study , security cabin column shuttering
06/12/21	Celesta	Site observation - Site meeting for upcoming week	23/12/21	Celesta	Site observation - Electrical inspection – block D
07/12/21	Celesta	Site observation - Contract documents study	24/12/21	Celesta	Site observation - OHT – block E, pergola shuttering in terrace floor Block-A
08/12/21	Celesta	Site observation - Electrical contract study, block-A 5 th floor slab reinforcement.	25/12/21	Celesta	Site observation - pergola reinforcement – block A
09/12/21	Celesta	Site observation - R.C.C pumping machine assembling and concreting	27/12/21	Celesta	Site observation - Site meeting for upcoming week , contract document study
10/12/21	Celesta	Site observation – Waterproofing D block terrace slab, contract document study	28/12/21	Celesta	Site observation - Multipurpose hall internal plastering
11/12/21	Celesta	Site observation - Brickbat coba completion D block.	29/12/21	Celesta	Site observation - Multipurpose hall painting , staircase granite flooring for 2nd floor
13/12/21	Celesta	Site observation - Site meeting for upcoming week , contract document study	30/12/21	Celesta	Site observation - OHT and side wall reinforcement and shuttering in block E
14/12/21	Celesta	Site observation - Block A – column casting, concrete block masonry work.	31/12/21	Celesta	Site observation - Sales office meeting with client handling
15/12/21	Celesta	Site observation - BOQ study analysis	03/12/22	Celesta	Site observation - Site meeting for upcoming week , contract document study
16/12/21	Celesta	Site observation - Cost sheet analysis – sales department meeting	04/12/22	Celesta	Site observation - External wall plastering in block E and B
17/12/21	Celesta	Site observation - Multipurpose hall - false ceiling paneling	05/12/22	Celesta	Office – contract analysis
18/12/21	Celesta	Site observation - Gym – plastering , staircase granite flooring	06/12/22	Celesta	Office – M.D meeting and checklist study analysis on site
20/12/21	Celesta	Site observation - Site meeting for upcoming week , contract document study	07/12/22	Celesta	Office – practical training official works.

Chief Architect Signature:

Office seal:



Consolidated Certificate (Experience)



BUILTEC ENGINEERS AND CONSULTANTS
No. 12, Jawaharlal Nehru Street, VGN Nagar, Phase - 4,
(Mogappair West), Madhavoyal P.O., Nalambur,
Chennai - 600095, TN. Ph. 044 - 42693779 / 42151577
info@bultecpmc.com | www.bultecpmc.com

Date: 07.01.2022

TO WHOM -SO- EVER IT MAY CONCERN

This is to certify that Ms. G. Gitanjali (Reg. No-40840005), a student of 2nd Year Master in Architecture in Building Management (Batch 2020 -2022) at Sathyabama University, Chennai, has successfully completed (From 03rd December, 2021 to 7th January, 2022) implant training at our Company. The training was provided in the areas of construction planning, Scheduling, Monitoring in our projects. During the period of his implant training with us she was found punctual, hardworking and inquisitive. We wish her all success in her future endeavour.

Thanking you,

FOR BUILTEC ENGINEERS & CONSULTANTS



T. HARINANDANAN

CEO

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M.ARCH INTERSHIP PORTFOLIO

BUILTEC PMC CONSULTANT ,
CHENNAI

GITANJALI.G
40840005

Strengths:

Builtec’s exposure and experience in the field has developed these solid strengths:

- Ample resources.
- Hands on involvement of the CEO & COO in all aspects of the project.
- 3 decades of contracting experience.
- A comprehensive range of services.
- Perfect evaluation of client needs and project scope.
- Efficient coordination among all stakeholders.
- Strong commitment to time and schedule.



Testimonials:

From: Arun
Tel: +91 8111111111 ; email@builtec.com
Cc: parthasarathy@builtec.com ; nmk33@yahoo.com ;
ym@builtec.com ; ydharma ; builtec
Sent: Thursday, April 17, 2008 3:27 PM
Subject: RE: Spot Bonus

Dear Mr. Gopi

Refracting, we are immensely pleased with your quality of work, integrity, efficiency and effectiveness. As I have said earlier I am looking at Builtec as extended Circle projects are of Casa Grande private limited, if we can add value continuously.

You deserve this reward to my sincere belief.

Thanks and regards
Arun Kumar M

March 12, 2015

Dear Sir,

Building has been a great experience and we are proud to have completed it. It was a great experience to work with you and your team. We are looking forward to working with you again in the future.

Yours faithfully,
S. Narayanaiah
Chief Operating Officer

Dear Sir,

Building has been a great experience and we are proud to have completed it. It was a great experience to work with you and your team. We are looking forward to working with you again in the future.

Yours faithfully,
S. Narayanaiah
Chief Operating Officer

TO WHOMSOEVER IT MAY CONCERN

This is to certify that M/S BUILTEC ENGINEERS AND CONSULTANTS have executed their services of Project Management successfully for our Doshi Project.

They were Managing the project from Preparation of Tender Document and Evaluation of Bids, for various works. Procurement of materials, Quality Control, Safety, Health and Environment, Project Management and Monitoring of the Project Schedule, Design and Construction Management and Handing over of the facility to the client.

The details of our Project Managed by BUILTEC ENGINEERS AND CONSULTANTS are 4 blocks of 100 plus Four Floors comprising of 100 apartments, and clubhouse of 5000 sq. ft. with swimming pool, gym, tennis court, and other facilities. The project was completed in 2014.

We thank M/S. BUILTEC ENGINEERS AND CONSULTANTS for their proactive and committed approach towards the completion of the project. We have seen and experienced services with various other projects of the project. The level of skill and commitment displayed during the project and their team approach towards client satisfaction is excellent. We wish BUILTEC ENGINEERS AND CONSULTANTS, well for their forthcoming projects.

For BUILTEC Housing and M.,
S. Narayanaiah (VP Projects)

TO WHOMSOEVER IT MAY CONCERN

Dear Sir,

We are pleased to have completed the project for you. We are looking forward to working with you again in the future.

Yours faithfully,
S. Narayanaiah
Chief Operating Officer

TO WHOMSOEVER IT MAY CONCERN

Dear Sir,

We are pleased to have completed the project for you. We are looking forward to working with you again in the future.

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Yours faithfully,
S. Narayanaiah
Chief Operating Officer

Awards:

Sai Ram Institute

SAI RAM
INSTITUTE OF TECHNOLOGY

Nethrodaya

SOCIAL SERVICE INSTITUTION

Respectfully appreciates the dedicated services rendered by Builtec Engineers And Consultants Towards the construction of 'Tree Residential Special School Block' 30th June, 2019

Guru Nanak Educational Society

REF: 001/ GNRB /GNC/2015 Date: 06.04.2015

M/s. Builtec Engineers & Consultants, No. 12, Jawahar Road, Vengal Rao Nagar, Chennai - 600095.

Dear Sir,

SUB: GNC Construction of New Academic Block (Guru Harkrishan) - Quality & Timely work done - Appreciated.

We are pleased to enclose herewith a cheque No. 564045 dated 04th March 2015 for Rs. 10,00,000/- (Ten Lakhs Thousand Only) on Corporation Bank, Vengal Rao Nagar, Chennai - 600095 being the appreciation of the quality and timely work done by M/s. Builtec Engineers & Consultants in the construction of Guru Harkrishan Block. As detailed below:

1. GNC amount to Builtec Engineers & Consultants	Rs. 10,00,000/-
14330, 101.00, 1000	Rs. 10,00,000/-
Total	Rs. 20,00,000/-

Kindly acknowledge receipt of the cheque.

GURU NANAK EDUCATIONAL SOCIETY
Regional Office,
MANJIT SINGH NAYAR
GENERAL SECRETARY

Encl: 1 cheque for Rs. 10,00,000/-

TELEPHONE: 23333880 email: gnrbsociety@yahoo.co.uk

Guru Nanak College

Presented to
M/s Builtec Engineers and Consultants
on the inauguration of Guru Harkrishan Block
Date: 12.04.2015
Chennai

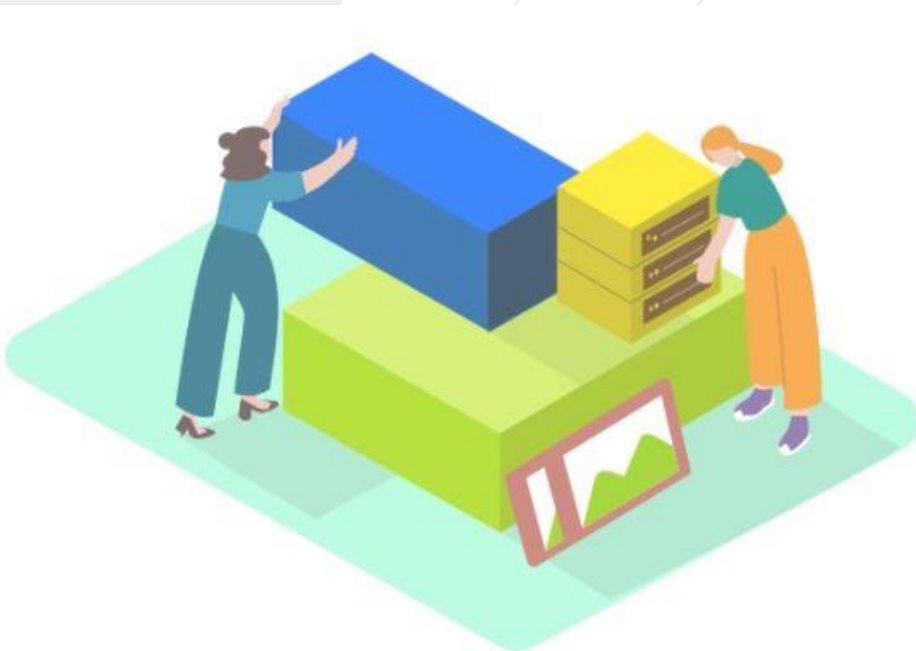
Guru Nanak Educational Society

Guru Nanak Educational Society
Respectfully appreciates the dedicated services rendered by Mr. T. Hari Nandan Consultant, Project Management Builtec Engineers & Consultants Towards the Construction of the 'Guru Amar Das Block' 7th January, 2018

ABOUT COMPANY :

Builtec Engineers and Consultants, started by T.Harinandanan and T.GopiMohan, is a division of “Builtec Engineers and Builders”, a construction company started in the year 1987. We diversified exclusively into Project Management and Consultancy Services since 2004. As on date we have completed 7 million sq. ft. of Built-up area comprising of Residential, IT Park, Luxury Hotels, Hospitals and Factories.





View our organization chart for Project Management Consultation

Project Management Consultation

- Client total representation [i](#)
- Program Planning [i](#)
- Design team management [i](#)
- Time scheduling [i](#)
- Project document review [i](#)
- On-site contractors co-ordination [i](#)
- Quality Control [i](#)
- Health & safety provisions co-ordination [i](#)
- Statutory Compliance [i](#)



Quality Management Consultation

- Quality survey [i](#)
- Quality control [i](#)
- Sending weekly / monthly QC reports to clients [i](#)

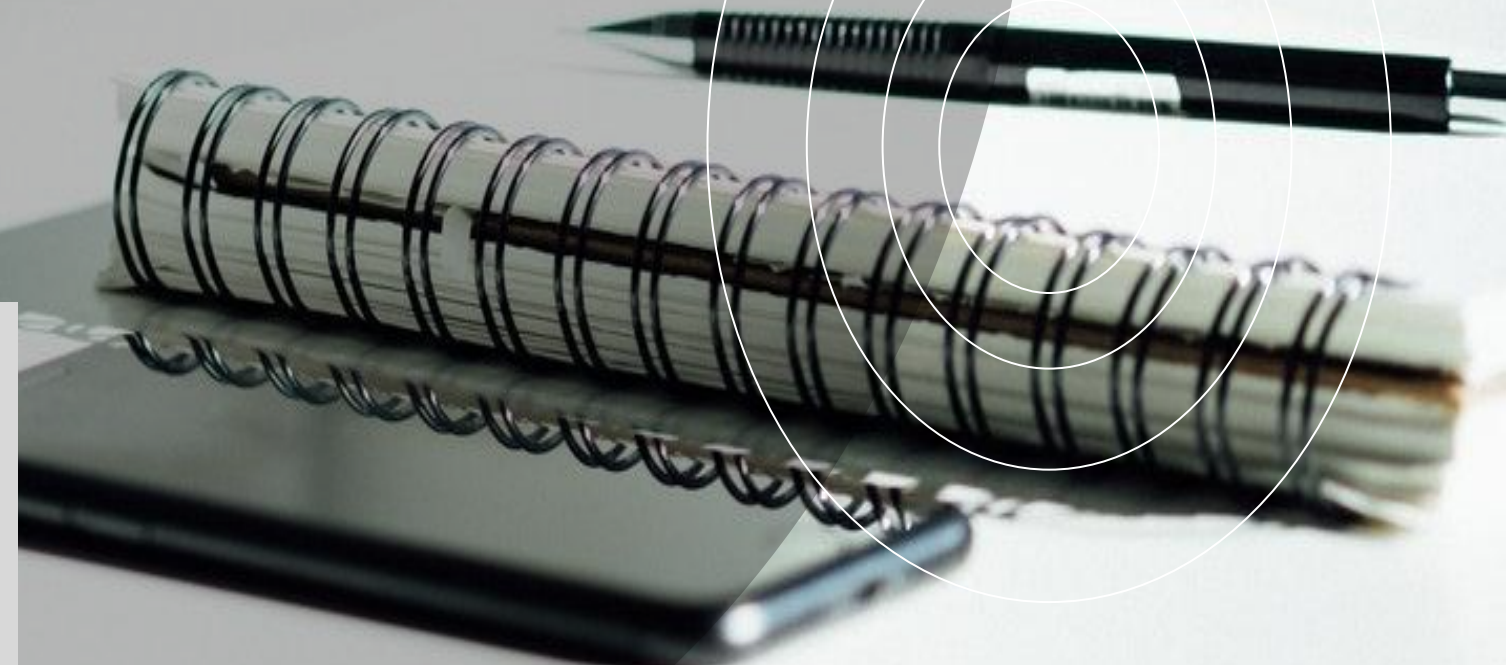
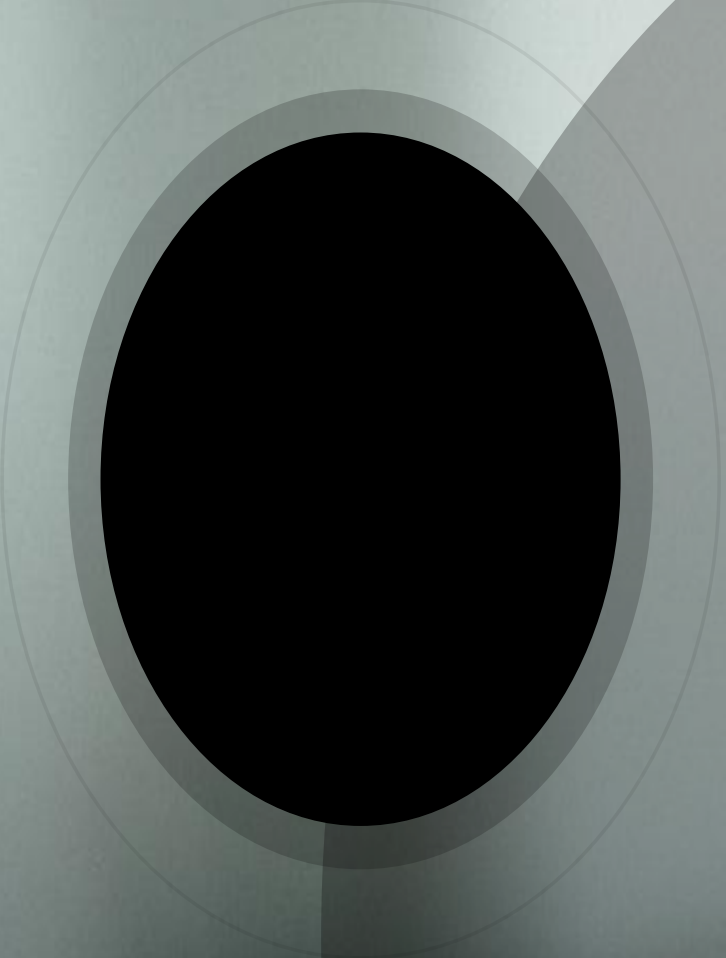
Cost Management Consultation

- Budgeting [i](#)
- Tendering process [i](#)
- Contract administration [i](#)
- Value engineering [i](#)
- Cash-flow management [i](#)
- Bill certification [i](#)
- Cost control [i](#)



View our organization chart for Cost Management Consultation

SERVICES



Celesta

JEYACHANDRAN NAGAR, PALLIKARANAI
2 BHK, Compact 3 BHK & 3 BHK APARTMENTS



100 APARTMENTS
2 BHK, Compact 3 BHK & 3 BHK
Jeyachandran Nagar

2 BHK	: 1153 - 1157 sq.ft
Compact 3 BHK	: 1318 - 1338 sq.ft
3 BHK	: 1550 - 1560 sq.ft

CELESTA RESIDENTIAL APARTMENT



YOUR WORLD OF CONVENIENCE

Strategic Position • Three side open area
• No common wall sharing

YOUR WORLD OF HAPPINESS

Video Door Phone • CCTV Surveillance

YOUR WORLD OF COMFORT

2 BHK : 1153 - 1157 sq.ft
Compact 3 BHK: 1318 - 1338 sq.ft
3 BHK : 1550 - 1560 sq.ft

YOUR WORLD OF CONNECTIVITY

• Distance to Elcot SEZ - 4.3 kms
• Distance to Railway Station - 6.6 kms
• Distance to Airport - 12.6 kms



An eye for detail and every step leading to comfort and convenience has always been the formulae of Krishna Group for creating amazing living spaces. Celesta, yet another enticing project from the group ensures the right proportion of all aspects that sum up to be a perfect dream home.

The project sprawling on a lavish 23.1 grounds with stilt plus five structure is strategically positioned at Jeyachandran Nagar at Pallikaranai encompassing all essentials that you expect in an urban lifestyle.

Celesta is truly your world of a wholesome living experience.

Amenities Route Map

AMENITIES



Common Area
Flooring
Marble / Granite



Air-conditioned
Gymnasium



Multipurpose
Hall



Table Tennis &
Board Games



(CCTV)
Surveillance



Covered
Car Park



Common Toilet
for Servants /
Drivers

- Common Area Flooring - Marble / Granite.
- Inter-Lock Paving Blocks for driveways.
- Anti-Termite Treatment
- Common Toilet for Servants / Drivers.
- Covered Car Park
- 1 Johnson - 10 Passengers Lift with Automatic Rescue Device (ARD) in each block.
- Gymnasium
- Multipurpose Hall
- Table Tennis Rooms in Blocks B, C and D

- Board Game Rooms in Blocks A and E.
- 100% Power Back up for the Common Areas, Lifts and Water Pumps.
- Sewage Treatment Plant
- Water Treatment Plant
- Video Door Phone Security System with Access Cards.
- DTH Provision will be provided.
- Closed Circuit Television (CCTV) surveillance, one camera will be provided at entry gate, exit gate, facing the lobby entrance of each block, entrance of multipurpose hall and gymnasium.
- Intercom Connection to the security will be provided.
- Rainwater Harvesting as per CMWSSB Norms

23.1 Grounds • 100 Apartments



FOUNDATIONS

- Footings shall be as per Structural Drawings.

STRUCTURE

- R.C.C Framed Structure with Columns, Beams and Slabs.

WALLS

- External Walls of burnt Clay Bricks / Cement Blocks with Cement Mortar.
- Partition Walls in burnt Clay Bricks / Cement Blocks with Cement Mortar.

PLASTERING

- All Internal Walls plastered in Gypsum.
- External Walls plastered in Cement Mortar.



FLOORING

- 2 X 2 Vitrified Tiles for Living, Dining, Bedrooms and Kitchen. Anti-Skid Tiles in Balcony.



PAINTING

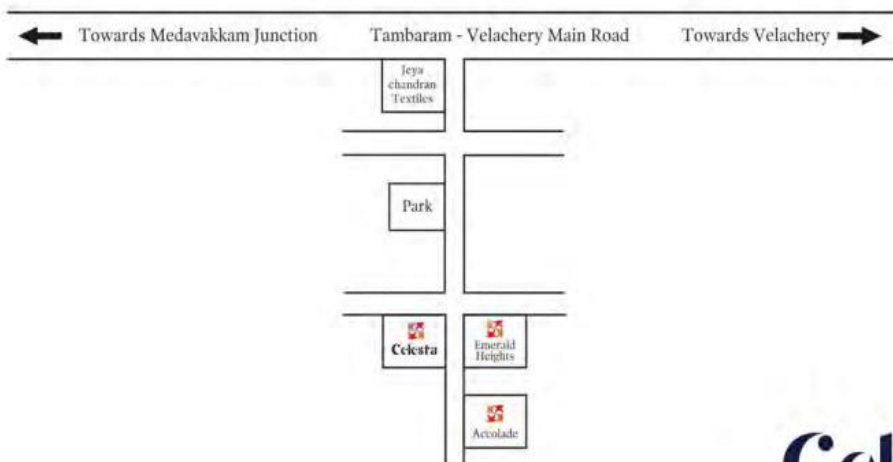
- Interiors: Emulsion Premium Paint with Two Coat Asian Putty.
- Exteriors: Texture with Asian / Berger / Dulux all Weather Coat Paints.

DOORS

- Engineered Wooden Door Frame and Shutter with Teak Wood Laminate finish for Main Door.
- Engineered Wooden Door Frame and shutter for all the internal doors with Laminate Finish.
- Toilets: Water proof (inner side) and external with Laminate Finish flush doors.

ROUTE MAP

(Map not to scale)



WINDOWS

- Balcony: UPVC French doors with Sliding Glass.
- Windows: UPVC Frames and Shutters with Openable Glass and MS Grill as per the Architect's Design.

KITCHEN

- Dado of 2' above Kitchen Platform in Ceramic Stone finish / Glazed tiles.
- Provision for Water Purification System in Kitchen.
- Provision for Washing Machine in Service Area.



BATHROOMS

- Stone finish / glazed designer Ceramic / Porcelain Wall Tiles up to false ceiling height.
- Matt finish Anti-Skid Ceramic / Porcelain Tile flooring.
- Kohler wall mounted closets, Wash basins and CP Fittings for all the bathrooms
- Provision for Geyser and Exhaust Fan.



ELECTRICAL

- Three Phase Power Supply with independent E.B meters for each apartment.
- All internal conduits with PVC India Tubes make.
- Modular Switches will be provided.
- Television / Telephone points in Living Room and Bed rooms.
- Power Back up for each apartment.
For 2 BHK and Compact 3 BHK - 1 KVA and 3 BHK - 1.5 KVA with one Fridge point in each apartment
- Split AC provision with necessary copper and drain pipes in Living & Bedrooms.



SITE CUM STILT PLAN



SITE CUM TYPICAL PLAN



Clubhouse Plan



BLOCK NO: 6
Ground Floor Plan

Clubhouse Plan



BLOCK NO: 6
First Floor Plan



Celesta



Celesta



Celesta



Celesta



Celesta



Celesta



Celesta



Celesta



BLOCK - C

Celesta



BLOCK - C

Celesta



BLOCK - C

Celesta



BLOCK - C

Celesta

COST SHEET COMPARISON

Krishna Group Celesta - Cost Sheet												
	Blocks B & D				Block C				Blocks A & E			
	Flat 1	Flat 2	Flat 3	Flat 4	Flat 1	Flat 2	Flat 3	Flat 4	Flat 1	Flat 2	Flat 3	Flat 4
Description	2 BHK				2.5 BHK				3 BHK			
Area in Sq.ft	1153	1155	1157	1156	1318	1325	1325	1338	1550	1550	1560	1560
RERA Carpet Area + Balcony Area (in Sq.ft)	810+43	810+43	810+43	810+43	936+43	945+43	945+43	953+43	1120+43	1120+43	1129+43	1129+43
UDS (Sq.ft)	565	566	567	566	646	649	649	655	759	759	764	764
Rate /Sq.ft	6350	6350	6350	6350	6350	6350	6350	6350	6350	6350	6350	6350
Land Cost	1135650	1137660	1139670	1137660	1298460	1304490	1304490	1316550	1525590	1525590	1535640	1535640
Construction Cost	6185900	6196590	6207280	6202940	7070840	7109260	7109260	7179750	8316910	8316910	8370360	8370360
Flat Cost	7321550	7334250	7346950	7340600	8369300	8413750	8413750	8496300	9842500	9842500	9906000	9906000
Other Charges	300000	300000	300000	300000	300000	300000	300000	300000	300000	300000	300000	300000
Deposits	300000	300000	300000	300000	300000	300000	300000	300000	300000	300000	300000	300000
Corpus Fund	30000	30000	30000	30000	30000	30000	30000	30000	30000	30000	30000	30000
Legal Charges	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000
Maintenance (Rs. 3.5/sft for 12 Months) including 18% GST	57143	57242	57341	57291	65320	65667	65667	66311	76818	76818	77314	77314
GST @ 5%	398078	398713	399348	399030	450465	452688	452688	456815	524125	524125	527300	527300
Total Construction Cost	7311120	7322544	7333968	7329261	8256625	8297615	8297615	8372876	9587853	9587853	9644974	9644974
Total Flat Cost	8446770	8460204	8473638	8466921	9555085	9602105	9602105	9689426	11113443	11113443	11180614	11180614
Please note :												
* Registration Charges extra @ applicable rates												
** GST as per Govt Levied												

KRISHNA "CELESTA" @ PALLIKARANAI	
ESTIMATION	
Flat No.	
Floor No.	
Flat Type	3 BHK
Flat Area in sq.ft.	1560
Rate per sq.ft.	6350
UDS in sq.ft.	764
Land Cost [Guide Line Value Rs.2010/- per sq.ft.]	1,535,640
Construction Cost	8,370,360
FLAT COST	9,906,000
Additional Charges	
Other Charges	300000
Deposits	300000
Corpus Fund	30000
Legal Charges	40000
Maintenance [Rs.3.50/- per sq.ft for 12 Months] inclusive of 18% GST	77314
GST @ 5%	527300
Total Other Charges	1274614
TOTAL FLAT COST (Rs.)	11180614
Please note :	
* Registration Charges extra @ applicable rates	
** GST as per Govt Levied	
FLAT COST	AMOUNT (RS)
Agreement for Sale	1535640
Agreement for Construction	9644974
	11180614
REGISTRATION CHARGES	AMOUNT (RS)
a. LAND COST	
7% - Stamp Duty	107497
4% - Regn. Fee	61431
computer fees	100
copy of document fees	20
Scanning fees	500
	62051
TOTAL	169547
b. CONSTRUCTION COST PLUS OTHER CHARGES	
1% - Stamp Duty	96458
1% - Regn. Fee	96452
computer fees	100
copy of document fees	20
Scanning fees	500
	97072
TOTAL	193529
c. GRAND TOTAL (a+b)	363077
GST CALCULATION	AMOUNT (RS)
FLAT COST	9906000
OTHER CHARGES	300000
DEPOSITS	300000
LEGAL CHARGES	40000
TOTAL	10546000
5% GST	527300
Total Flat Cost (all Inclusive)	11543690

KRISHNA "CELESTA" @ PALLIKARANAI	
ESTIMATION	
Flat No.	
Floor No.	
Flat Type	3 BHK
Flat Area in sq.ft.	1550
Rate per sq.ft.	6350
UDS in sq.ft.	759
Land Cost [Guide Line Value Rs.2010/- per sq.ft.]	1,525,590
Construction Cost	8,316,910
FLAT COST	9,842,500
Additional Charges	
Other Charges	300000
Deposits	300000
Corpus Fund	30000
Legal Charges	40000
Maintenance [Rs.3.50/- per sq.ft for 12 Months] inclusive of 18% GST	76818
GST @ 5%	524125
Total Other Charges	1270943
TOTAL FLAT COST (Rs.)	11113443
Please note :	
* Registration Charges extra @ applicable rates	
** GST as per Govt Levied	
FLAT COST	AMOUNT (RS)
Agreement for Sale	1525590
Agreement for Construction	9587853
	11113443
REGISTRATION CHARGES	AMOUNT (RS)
a. LAND COST	
7% - Stamp Duty	106793
4% - Regn. Fee	61029
computer fees	100
copy of document fees	20
Scanning fees	500
	61649
TOTAL	168442
b. CONSTRUCTION COST PLUS OTHER CHARGES	
1% - Stamp Duty	95887
1% - Regn. Fee	95881
computer fees	100
copy of document fees	20
Scanning fees	500
	96501
TOTAL	192387
c. GRAND TOTAL (a+b)	360829
GST CALCULATION	AMOUNT (RS)
FLAT COST	9842500
OTHER CHARGES	300000
DEPOSITS	300000
LEGAL CHARGES	40000
TOTAL	10482500
5% GST	524125
Total Flat Cost (all Inclusive)	11474272

KRISHNA "CELESTA" @ PALLIKARANAI	
ESTIMATION	
Flat No.	
Floor No.	
Flat Type	2.5 BHK
Flat Area in sq.ft.	1338
Rate per sq.ft.	6350
UDS in sq.ft.	655
Land Cost [Guide Line Value Rs.2010/- per sq.ft.]	1,316,550
Construction Cost	7,179,750
FLAT COST	8,496,300
Additional Charges	
Other Charges	300000
Deposits	300000
Corpus Fund	30000
Legal Charges	40000
Maintenance [Rs.3.50/- per sq.ft for 12 Months] inclusive of 18% GST	66311
GST @ 5%	456815
Total Other Charges	1193126
TOTAL FLAT COST (Rs.)	9689426
Please note :	
* Registration Charges extra @ applicable rates	
** GST as per Govt Levied	
FLAT COST	AMOUNT (RS)
Agreement for Sale	1316550
Agreement for Construction	8372876
	9689426
REGISTRATION CHARGES	AMOUNT (RS)
a. LAND COST	
7% - Stamp Duty	92161
4% - Regn. Fee	52667
computer fees	100
copy of document fees	20
Scanning fees	500
	53287
TOTAL	145448
b. CONSTRUCTION COST PLUS OTHER CHARGES	
1% - Stamp Duty	83737
1% - Regn. Fee	83731
computer fees	100
copy of document fees	20
Scanning fees	500
	84351
TOTAL	168088
c. GRAND TOTAL (a+b)	313535
GST CALCULATION	AMOUNT (RS)
FLAT COST	8496300
OTHER CHARGES	300000
DEPOSITS	300000
LEGAL CHARGES	40000
TOTAL	9136300
5% GST	456815
Total Flat Cost (all Inclusive)	10002961

KRISHNA "CELESTA" @ PALLIKARANAI	
ESTIMATION	
Flat No.	
Floor No.	
Flat Type	2.5 BHK
Flat Area in sq.ft.	1325
Rate per sq.ft.	6350
UDS in sq.ft.	649
Land Cost [Guide Line Value Rs.2010/- per sq.ft.]	1,304,490
Construction Cost	7,109,260
FLAT COST	8,413,750
Additional Charges	
Other Charges	300000
Deposits	300000
Corpus Fund	30000
Legal Charges	40000
Maintenance [Rs.3.50/- per sq.ft for 12 Months] inclusive of 18% GST	65667
GST @ 5%	452688
Total Other Charges	1188355
TOTAL FLAT COST (Rs.)	9602105
Please note :	
* Registration Charges extra @ applicable rates	
** GST as per Govt Levied	
FLAT COST	AMOUNT (RS)
Agreement for Sale	1304490
Agreement for Construction	8297615
	9602105
REGISTRATION CHARGES	AMOUNT (RS)
a. LAND COST	
7% - Stamp Duty	91316
4% - Regn. Fee	52185
computer fees	100
copy of document fees	20
Scanning fees	500
	52805
TOTAL	144121
b. CONSTRUCTION COST PLUS OTHER CHARGES	
1% - Stamp Duty	82984
1% - Regn. Fee	82978
computer fees	100
copy of document fees	20
Scanning fees	500
	83598
TOTAL	166582
c. GRAND TOTAL (a+b)	310703
GST CALCULATION	AMOUNT (RS)
FLAT COST	8413750
OTHER CHARGES	300000
DEPOSITS	300000
LEGAL CHARGES	40000
TOTAL	9053750
5% GST	452688
Total Flat Cost (all Inclusive)	9912808

KRISHNA "CELESTA" @ PALLIKARANAI	
ESTIMATION	
Flat No.	
Floor No.	
Flat Type	2.5 BHK
Flat Area in sq.ft.	1318
Rate per sq.ft.	6350
UDS in sq.ft.	646
Land Cost [Guide Line Value Rs.2010/- per sq.ft.]	1,298,460
Construction Cost	7,070,840
FLAT COST	8,369,300
Additional Charges	
Other Charges	300000
Deposits	300000
Corpus Fund	30000
Legal Charges	40000
Maintenance [Rs.3.50/- per sq.ft for 12 Months] inclusive of 18% GST	65320
GST @ 5%	450465
Total Other Charges	1185785
TOTAL FLAT COST (Rs.)	9555085
Please note :	
* Registration Charges extra @ applicable rates	
** GST as per Govt Levied	
FLAT COST	AMOUNT (RS)
Agreement for Sale	1298460
Agreement for Construction	8256625
	9555085
REGISTRATION CHARGES	AMOUNT (RS)
a. LAND COST	
7% - Stamp Duty	90894
4% - Regn. Fee	51943
computer fees	100
copy of document fees	20
Scanning fees	500
	52563
TOTAL	143458
b. CONSTRUCTION COST PLUS OTHER CHARGES	
1% - Stamp Duty	82574
1% - Regn. Fee	82568
computer fees	100
copy of document fees	20
Scanning fees	500
	83188
TOTAL	165763
c. GRAND TOTAL (a+b)	309220
GST CALCULATION	AMOUNT (RS)
FLAT COST	8369300
OTHER CHARGES	300000
DEPOSITS	300000
LEGAL CHARGES	40000
TOTAL	9009300
5% GST	450465
Total Flat Cost (all Inclusive)	9864305

KRISHNA "CELESTA" @ PALLIKARANAI	
ESTIMATION	
Flat No.	
Floor No.	
Flat Type	2 BHK
Flat Area in sq.ft.	1157
Rate per sq.ft.	6350
UDS in sq.ft.	567
Land Cost [Guide Line Value Rs.2010/- per sq.ft.]	1,139,670
Construction Cost	6,207,280
FLAT COST	7,346,950
Additional Charges	
Other Charges	300000
Deposits	300000
Corpus Fund	30000
Legal Charges	40000
Maintenance [Rs.3.50/- per sq.ft for 12 Months] inclusive of 18% GST	57341
GST @ 5%	399348
Total Other Charges	1126688
TOTAL FLAT COST (Rs.)	8473638
Please note :	
* Registration Charges extra @ applicable rates	
** GST as per Govt Levied	
FLAT COST	AMOUNT (RS)
Agreement for Sale	1139670
Agreement for Construction	7333968
	8473638
REGISTRATION CHARGES	AMOUNT (RS)
a. LAND COST	
7% - Stamp Duty	79779
4% - Regn. Fee	45592
computer fees	100
copy of document fees	20
Scanning fees	500
	46212
TOTAL	125991
b. CONSTRUCTION COST PLUS OTHER CHARGES	
1% - Stamp Duty	73348
1% - Regn. Fee	73342
computer fees	100
copy of document fees	20
Scanning fees	500
	73962
TOTAL	147309
c. GRAND TOTAL (a+b)	273300
GST CALCULATION	AMOUNT (RS)
FLAT COST	7346950
OTHER CHARGES	300000
DEPOSITS	300000
LEGAL CHARGES	40000
TOTAL	7986950
5% GST	399348
Total Flat Cost (all Inclusive)	8746938

KRISHNA "CELESTA" @ PALLIKARANAI	
ESTIMATION	
Flat No.	
Floor No.	
Flat Type	2 BHK
Flat Area in sq.ft.	1156
Rate per sq.ft.	6350
UDS in sq.ft.	566
Land Cost [Guide Line Value Rs.2010/- per sq.ft.]	1,137,660
Construction Cost	6,202,940
FLAT COST	7,340,600
Additional Charges	
Other Charges	300000
Deposits	300000
Corpus Fund	30000
Legal Charges	40000
Maintenance [Rs.3.50/- per sq.ft for 12 Months] inclusive of 18% GST	57291
GST @ 5%	399030
Total Other Charges	1126321
TOTAL FLAT COST (Rs.)	8466921
Please note :	
* Registration Charges extra @ applicable rates	
** GST as per Govt Levied	
FLAT COST	AMOUNT (RS)
Agreement for Sale	1137660
Agreement for Construction	7329261
	8466921
REGISTRATION CHARGES	AMOUNT (RS)
a. LAND COST	
7% - Stamp Duty	79638
4% - Regn. Fee	45511
computer fees	100
copy of document fees	20
Scanning fees	500
	46131
TOTAL	125770
b. CONSTRUCTION COST PLUS OTHER CHARGES	
1% - Stamp Duty	73301
1% - Regn. Fee	73295
computer fees	100
copy of document fees	20
Scanning fees	500
	73915
TOTAL	147215
c. GRAND TOTAL (a+b)	272985
GST CALCULATION	AMOUNT (RS)
FLAT COST	7340600
OTHER CHARGES	300000
DEPOSITS	300000
LEGAL CHARGES	40000
TOTAL	7980600
5% GST	399030
Total Flat Cost (all Inclusive)	8739906

KRISHNA "CELESTA" @ PALLIKARANAI	
ESTIMATION	
Flat No.	
Floor No.	
Flat Type	2 BHK
Flat Area in sq.ft.	1155
Rate per sq.ft.	6350
UDS in sq.ft.	566
Land Cost [Guide Line Value Rs.2010/- per sq.ft.]	1,137,660
Construction Cost	6,196,590
FLAT COST	7,334,250
Additional Charges	
Other Charges	300000
Deposits	300000
Corpus Fund	30000
Legal Charges	40000
Maintenance [Rs.3.50/- per sq.ft for 12 Months] inclusive of 18% GST	57242
GST @ 5%	398713
Total Other Charges	1125954
TOTAL FLAT COST (Rs.)	8460204
Please note :	
* Registration Charges extra @ applicable rates	
** GST as per Govt Levied	
FLAT COST	AMOUNT (RS)
Agreement for Sale	1137660
Agreement for Construction	7322544
	8460204
REGISTRATION CHARGES	AMOUNT (RS)
a. LAND COST	
7% - Stamp Duty	79638
4% - Regn. Fee	45511
computer fees	100
copy of document fees	20
Scanning fees	500
	46131
TOTAL	125770
b. CONSTRUCTION COST PLUS OTHER CHARGES	
1% - Stamp Duty	73233
1% - Regn. Fee	73227
computer fees	100
copy of document fees	20
Scanning fees	500
	73847
TOTAL	147081
c. GRAND TOTAL (a+b)	272850
GST CALCULATION	AMOUNT (RS)
FLAT COST	7334250
OTHER CHARGES	300000
DEPOSITS	300000
LEGAL CHARGES	40000
TOTAL	7974250
5% GST	398713
Total Flat Cost (all Inclusive)	8733055

KRISHNA "CELESTA" @ PALLIKARANAI	
ESTIMATION	
Flat No.	
Floor No.	
Flat Type	2 BHK
Flat Area in sq.ft.	1153
Rate per sq.ft.	6350
UDS in sq.ft.	565
Land Cost [Guide Line Value Rs.2010/- per sq.ft.]	1,135,650
Construction Cost	6,185,900
FLAT COST	7,321,550
Additional Charges	
Other Charges	300000
Deposits	300000
Corpus Fund	30000
Legal Charges	40000
Maintenance [Rs.3.50/- per sq.ft for 12 Months] inclusive of 18% GST	57143
GST @ 5%	398078
Total Other Charges	1125220
TOTAL FLAT COST (Rs.)	8446770
Please note :	
* Registration Charges extra @ applicable rates	
** GST as per Govt Levied	
FLAT COST	AMOUNT (RS)
Agreement for Sale	1135650
Agreement for Construction	7311120
	8446770
REGISTRATION CHARGES	AMOUNT (RS)
a. LAND COST	
7% - Stamp Duty	79498
4% - Regn. Fee	45431
computer fees	100
copy of document fees	20
Scanning fees	500
	46051
TOTAL	125549
b. CONSTRUCTION COST PLUS OTHER CHARGES	
1% - Stamp Duty	73119
1% - Regn. Fee	73113
computer fees	100
copy of document fees	20
Scanning fees	500
	73733
TOTAL	146852
c. GRAND TOTAL (a+b)	272401
GST CALCULATION	AMOUNT (RS)
FLAT COST	7321550
OTHER CHARGES	300000
DEPOSITS	300000
LEGAL CHARGES	40000
TOTAL	7974550
5% GST	398078
Total Flat Cost (all Inclusive)	8719171

CIVIL BOQ

PROPOSED RESIDENTIAL BUILDING FOR M/S. KRISHNA CONSTRUCTIONS AT PALLIKARANAI

BILL OF QUANTITY (BOQ)

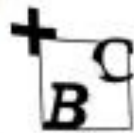
MAIN ABSTRACT

S.NO	DESCRIPTIONS	AMOUNT					
		BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	MPH
1	EXCAVATION AND FILLING	9,81,467.90	7,69,389.83	8,67,439.49	7,69,389.83	9,81,467.90	3,07,895.81
2	PCC, RCC CONCRETE WORKS	1,00,07,812.67	83,58,842.40	92,34,794.46	83,58,842.40	1,00,08,415.37	14,57,760.12
3	REINFORCEMENT WORKS	67,87,587.60	56,18,411.60	61,79,847.60	56,18,411.60	67,87,587.60	8,45,626.80
4	MASONRY WORKS	53,60,133.85	43,12,867.93	49,67,498.27	43,12,867.93	53,60,133.85	5,92,837.33
5	PLASTERING WORKS	75,04,249.96	62,11,444.87	70,06,102.89	62,11,444.87	75,04,249.96	6,85,576.20
6	TILE AND GRANITE WORKS	40,46,251.23	32,29,128.12	34,48,712.52	32,29,128.12	40,46,251.23	6,69,533.23
7	PAINTING WORKS	17,34,125.17	13,41,164.36	15,40,181.39	13,41,164.36	17,34,125.17	1,23,334.99
8	MS WORKS	7,78,638.40	6,26,594.00	7,58,065.10	6,26,594.00	7,78,638.40	3,39,838.40
9	WATERPROOFING WORKS	8,48,507.20	7,94,230.60	7,95,505.20	7,94,230.60	8,48,507.20	54,916.10
10	ELEVATION WORKS	27,404.80	28,876.80	33,414.40	28,876.80	27,404.80	3,993.60
11	OVER HEAD TANK	3,90,327.20	3,57,924.17	3,08,127.14	3,57,924.17	3,90,327.20	2,54,599.55
12	MISCELLANEOUS WORKS	95,720.00	89,160.00	90,800.00	89,160.00	95,720.00	26,367.00
	TOTAL AMOUNT	3,85,62,225.98	3,17,38,034.68	3,52,30,488.46	3,17,38,034.68	3,85,62,828.68	53,62,279.13

	TOTAL AMOUNT - A (Block 1, 2, 3, 4, 5 & MPH)	18,11,93,891.61
B	PART -B	
13	UG SUMP 120000 LTR CAPACITY	13,38,252.42
14	SEWAGE TREATMENT PLANT (STP)	42,50,229.43
15	SECURITY ROOMS	3,91,970.96
16	COMPOUND WALL	60,30,956.90
17	RAINWATER TRENCH	28,46,749.24
18	SITE EARTH FILLING & EXTERNAL PAVERS	1,03,50,510.57
	TOTAL AMOUNT - B	2,52,08,669.52
	TOTAL AMOUNT (A+B)	20,64,02,561.00
	GST -18%	3,71,52,461.00
	GRAND TOTAL	24,35,55,022.00

CONTRACT DOCUMENT CIVIL WORK BOQ

MINUTES OF THE MEETINGS



**PROPOSED CONSTRUCTION OF APARTMENTS
FOR KRISHNA GROUP
MINUTES OF MEETING (MOM)**

PROJECT	"Celesta- Pallikaral"
MINUTES OF MEETING , DATE & TIME	MOM # 78- Services 06/12/2021 & 9.30 A.M
PURPOSE OF MEETING	Project progress meeting
VENUE	Project site- Pallikaral

Participants:

S.No	Name	Organization
1.	Mr. Gopi Mohan	Builttec Engineers and Consultants
2.	Mr. Vishwanathan	Builttec Engineers and Consultants
3.	Mr. Prabhakar.R	Builttec Engineers and Consultants
4.	Mr. Harikumar	HK Electrical
5.	Mr. Raja	Abi varavan Consultants.

Note: If the minutes of meeting does not reach within a day or in case of any clarification in the above MOM, Please contact the "Project Engineer"

Abbreviations:

MOM: MINUTES OF MEETING, IMM: IMMEDIATELY, INFO: INFORMATION, OG: ON - GOING, ASAP: AS SOON AS POSSIBLE, GFC: GOOD FOR CONSTRUCTION, V-IMP: VERY IMPORTANT

NEXT MEETING WILL BE HELD ON 14-12-2021 AT 4.00 PM

Circulation:

Sl #	ORGANIZATION	FAX	E-MAIL	HARD COPY
1.	Krishna Group-Client		✓	
2.	Builttec Engineers & Consultants		✓	
3.	Structural-United Consultant		✓	
4.	Architect- Kharche Associates		✓	
5.	sumanam.org - Electrical consultant		✓	
6.	Punniyamoorthy Nagarathinam - Plumbing consultant		✓	
7.	Qualtech Engineers Pvt Ltd		✓	
8.	HK Electricals		✓	
9.	Abhi viravan plumbing		✓	

Minutes prepared by

A. Viswanathan,
Project Engineer

!! Celesta @ "Pallikaral"

Progress review meeting # 78

5/12/2021 Venue: Project office. Time: 9.30 AM

Points for Discussion

- ✓ Discussion of Block 4 Flat Handing over.
- ✓ Discussion of Painter & Gypsum mason increase status.
- ✓ Discussion of status for Storm water work.
- ✓ Discussion of status for External backfilling and compaction work.
- ✓ Discussion of external yard handover to MEP contractor for Block-4 area.

Qualtech Engineers Pvt Ltd

Block - 4

- ✓ Discussion of External painting Works completion.
- ✓ Discussion of Terrace Floor water proofing work.

Block - 5

- ✓ Discussion of OHT base slab concrete Works
- ✓ Discussion of 5th floor Block work.
- ✓ Discussion of 1st & 2nd floor Gypsum plastering.
- ✓ Discussion of External plastering work and quality issue.
- ✓ Discussion of wall button mark for 4th and 3rd floor.
- ✓ Discussion of waterproofing work.

Block - 3

- ✓ Discussion of Terrace Work
- ✓ Discussion of External painting works.
- ✓ Discussion of window fixing work.
- ✓ Discussion of window Grill fixing work.

Block - 2

- ✓ Discussion of balance External plastering Works.
- ✓ Discussion of External plastering snag Works
- ✓ Discussion of Fifth Floor Gypsum Inner Wall Plastering Works.
- ✓ Discussion of Tile works.

Block - 1

- ✓ Discussion of Third & Fourth floor Block work.
- ✓ Discussion of 1st Floor Gypsum Inner Wall Plastering Works.
- ✓ Discussion of wall button mark for 2nd and 3rd floor.
- ✓ Discussion of waterproofing work.

Multipurpose Hall

- ✓ Discussion of 1st floor Plastering Work.
- ✓ Discussion of External plastering work.

2. AbhiVairavanEngineering

Block - 3

- ✓ Discussion of External plumbing shaft Water Line & Waste Line Works
- ✓ Discussion of External plumbing shaft Water Line & Waste Line Works

Block - 2

- ✓ Discussion of Fifth Floor Toilet & Utility Water Line & Waste Line Works
- ✓ Discussion of External plumbing shaft Water Line & Waste Line Works

Block - 5

- ✓ Discussion of Third Floor Toilet & Utility Water Line & Waste Line Works.

Block - 4

- ✓ Discussion of external yard work.

3. HK Electricals

Block - 1

- ✓ Discussion of First Floor DB Box Fixing, Modular Box Fixing, Wall Conduit Pipe Laying Work.

Block - 5

- ✓ Discussion of Second Floor Modular Box Fixing, Wall Conduit Pipe Laying Work.

Sl. #	Description	Target	Previous Target	Action By
A	General Points :			HK ELECTRICAL / ABHI VAIRAVAN PLUMBING
1.	It was decided to apply to CC on 30.03.2022, Based on this date must be completed all related works.	INFO		
2.	After Builtec & Client enquiry ANCHOR-ROMA PLUS electrical switch & sockets available at market so finalized the material of ANCHOR-ROMA PLUS.	INFO		HK ELECTRICAL
3.	Revised GA drawing to be received on 06/12/2021 from HK Electricals.	06/12/2021		HK ELECTRICAL
B.	ELECTRICAL WORKS			
	H.K Electrical committed to complete the following works as per the below committed dates.			
	<u>Main building Block - 4.</u>			
	1. Fifth floor to Stilt Floor - Electrical shaft and DG Power supply VDB box fixing to be completed on 11/12/2021.	11/12/2021	27/11/2021	
1.	2. All floor to Stilt Floor - Electrical shaft to Meter room cabling (EB and DG supply) work to be completed on or before 30/12/2021.	30/12/2021		
	3. Second Floor - Switch and socket fixing and testing including MCB, ELCB, ACCL and power cable (EB and DG) laying up to shaft to be completed on 08/12/2021.	08/12/2021	24/11/2021	HK Electrical
	4. Third Floor - Switch and socket fixing and testing including MCB, ELCB, ACCL and			

Sl. #	Description	Target	Previous Target	Action By
	<u>Main building Block - 1.</u>			
	1. Second Floor - Flat 203, 202 Electrical wall chasing work to be completed on or before 11/12/2021.	11/12/21		
	H.K Electrical committed to Switch & Socket supply works as per the below committed dates.			
2	Block 4 - Second Floor - 06/12/21 Block 4 - Third to Fifth Floor - 10/12/21 Block 3 - First to Fifth Floor - 18/12/21	INFO		HK Electricals.
C	PLUMBING WORKS			
	Abhi vairavan committed to complete the following works as per the below committed dates.			
	<u>Main building Block -4.</u>			
	• Stilt floor - Soil & Waste line work to be completed on or before 11/12/2021	11/12/21	27/11/2021	
1.	• External IC Chamber work west & South side to be completed on 11/12/21.	11/12/21		Abhi vairavan Plumbing
	<u>Main building Block -5.</u>			
	• Third floor - Water line work to be completed on or before 11/12/2021	11/12/21		
	• Fourth floor - Water line work to be completed on or before 11/12/2021	11/12/21		
D	DATA & CCTV WORKS			
	ProTech committed to complete the following works as per the below committed dates.			

Sl. #	Description	Target	Previous Target	Action By
	power cable (EB and DG) laying up to shaft to be completed on 14/12/2021	14/12/2021	27/11/2021	
5.	Fourth Floor -Wiring, switch and socket fixing and testing including MCB, ELCB, ACCL and power cable (EB and DG) laying up to shaft to be completed on 16/12/2021.	16/12/2021	30/11/21	
6.	Fifth Floor -Wiring, switch and socket fixing and testing including MCB, ELCB, ACCL and power cable (EB and DG) laying up to shaft to be completed on 18/12/2021.	18/12/2021	30/11/21	
7.	Staircase - Stilt Floor to Terrace Floor - Wiring, switch and socket fixing and testing including MCB, ELCB, ACCL and power cable (EB and DG) laying up to shaft to be completed on 21/12/2021.	21/12/2021	30/11/21	
8.	Stilt Floor - Earth strip laying & Earth pit work to be completed on 11/12/2021.	11/12/2021	27/11/2021	
9.	Stilt Floor - External Hume pipe laying and chamber work to be completed on 17/12/2021.	17/12/2021		HK ELECTRICAL
	<u>Main building Block - 5.</u>			
	1. Third Floor - Flat 303, 301, 302 Electrical box fixing and conduit laying work to be completed on or before 11/12/2021.	11/12/2021		
	2. Fourth Floor - Flat 403, 402 Electrical wall chasing work to be completed on or before 11/12/2021.	11/12/21		

Sl. #	Description	Target	Previous Target	Action By
	<u>Main building Block -4.</u>			
	1. Communication Shaft - TV, Data, and Telephone & Intercom Cable laying work to be completed 100% on or before 11/12/2021.	11/12/2021		PRO TECH
E	HVAC- Works			
	SAI AIRCON committed to complete the following works as per the below committed dates.			
	• Block 5 -Third Floor Copper pipe & Drain line fixing work to be completed on or before 11/12/2021	11/12/2021		SAI AIRCON
	• Block 1 -First Floor Copper pipe & Drain line fixing work to be completed on or before 11/12/2021	11/12/2021		
F	SAFETY POINTS			
1.	Regarding Housekeeping Builtec asked to all contractors to keep the site always 100% neat and clean.	INFO		Abhivairan Plumbing/ HK Electrical
2.	Builtec informed to all contractors Staff, Labours to be provided with company I.D and they should maintain the in & out time register at site.	INFO		Abhivairan Plumbing/ HK Electrical
3.	Builtec informed to all contractors Staff, Labours should always wear PPE and Safety display boards should be present at site.	INFO		Abhivairan Plumbing/ HK Electrical



**PROPOSED CONSTRUCTION OF APARTMENTS
FOR KRISHNA GROUP
MINUTES OF MEETING (MOM)**

PROJECT	"Celesta- Pallikaranai"
MINUTES OF MEETING , DATE& TIME	MOM # 79-Civil 14/12/2021& 4.00 P.M
PURPOSE OF MEETING	Project progress meeting
VENUE	Project site-Pallikaranai

Participants:

S.No	Name	Organization
2.	Mr. Gopimohan	Builtec Engineers and Consultants
3.	Mr.Viswanathan	Builtec Engineers and Consultants
4.	Mr.Kamalakannan	Qualtech Engineers Pvt Ltd
5.	Mr.Madhavan	Qualtech Engineers Pvt Ltd

Note: If the minutes of meeting does not reach within a day or in case of any clarification in the above MOM, Please contact the "Project Engineer"

Abbreviations:

MOM: MINUTES OF MEETING, IMM: IMMEDIATELY, INFO: INFORMATION, OG: ON - GOING, ASAP: AS SOON AS POSSIBLE, GFC: GOOD FOR CONSTRUCTION, V-IMP: VERY IMPORTANT

NEXT MEETING WILL BE HELD ON 20-12-2021 AT 9.30 PM

Circulation:

Sl #	ORGANIZATION	FAX	E-MAIL	HARD CO
1.	Krishna Group-Client		✓	
2.	Builtec Engineers & Consultants		✓	
3.	Structural-United Consultant		✓	
4.	Architect- Kharche Associates		✓	
5.	sumanam.org - Electrical consultant		✓	
6.	Punniyamoorthy Nagarathinam - Plumbing consultant		✓	
7.	Qualtech Engineers Pvt Ltd		✓	

Minutes prepared by
A. Viswanathan,
Project Engineer

Project: Celesta @ "Pallikaranai"

Site Progress review meeting # 79

Date: 14/12/2021

Venue: Project office.

Time: 4.30 AM

Agenda Points for Discussion

- ✓ Discussion of Block 4 Flat Handing over.
- ✓ Discussion of Painter & Gypsum mason increase status.
- ✓ Discussion of status for Strom water work.
- ✓ Discussion of status for External backfilling and compaction work.
- ✓ Discussion of external yard handover to MEP contractor for Block-4 area.

1. Qualtech Engineers Pvt Ltd

- Block - 4
 - ✓ Discussion of External painting Works completion.
 - ✓ Discussion of Terrace Floor water proofing work.
- Block - 5
 - ✓ Discussion of OHT base slab concrete Works
 - ✓ Discussion of 1st & 2nd floor Gypsum plastering.
 - ✓ Discussion of wall button mark for 4th and 3rd floor.
 - ✓ Discussion of waterproofing work.
- Block - 3
 - ✓ Discussion of Terrace Work
 - ✓ Discussion of External painting works.
 - ✓ Discussion of window fixing work.
 - ✓ Discussion of window Grill fixing work.
- Block - 2
 - ✓ Discussion of balance External plastering Works.
 - ✓ Discussion of Fifth Floor Gypsum Inner Wall Plastering Works.
 - ✓ Discussion of Tile works.
- Block - 1
 - ✓ Discussion of Fourth floor Block work.
 - ✓ Discussion of 1st Floor Gypsum Inner Wall Plastering Works.

- ✓ Discussion of wall button mark for 2nd and 3rd floor.
- ✓ Discussion of waterproofing work.
- ✓ Discussion of Terrace works.

• Multipurpose Hall

- ✓ Discussion of Terrace waterproofing Work.
- ✓ Discussion of External plastering work.

2. AbhiValraavanEngineering

- Block - 2
 - ✓ Discussion of Fifth Floor Toilet & Utility Water Line & Waste Line Works
 - ✓ Discussion of External plumbing shaft Water Line & Waste Line Works
- Block - 5
 - ✓ Discussion of Third Floor Toilet & Utility Water Line & Waste Line Works.
- Block - 4
 - ✓ Discussion of external yard work.

3. HK Electricals

- Block - 1
 - ✓ Discussion of Second Floor DB Box Fixing, Modular Box Fixing, Wall Conduit Pipe Laying Work.
- Block - 5
 - ✓ Discussion of Third Floor Modular Box Fixing, Wall Conduit Pipe Laying Work.

Sl. #	Description	Target	Previous Target	Action by
A General Points :				
1.	Qualtech is committed to complete the all snag work and hand over as following dates. This Week Plans for Snag completion: • Flat 303 – 19/12/2021. • Flat 302 – 19/12/2021. • Flat 304 – 19/12/2021. • Flat 301 – 19/12/2021.	INFO	11/12/21	Qualtech
2.	It was decided to apply to CC on 31.03.2022, Based on this date must be completed all related works.	INFO		Qualtech
3.	It was decided that Block 4 all snag work to be completed on or before 31/12/2021.	INFO		Qualtech
4.	Client confirmed that Balance tile will deliver on or before 18/12/2021.	INFO	25/11/2021	M/s. Krishna Construction
B CIVIL WORKS – M/. Qualtech				
Tile Work:				
1.	It was decided to adjust the tile hollow sound before handing over the flat to avoid Quality issue. Qualtech is committed to fixing the following dates. • Block 3 - Fourth floor 4 flats to be completed hollow sound work on or before 19/12/2021. • Block 3 - Fifth floor 4 flats to be completed hollow sound work on or before 19/12/2021.	19/12/21		QUALTECH
2.	It was decided that to remove the Store from Block-4. 1. Qualtech committed to shift the store on or before 25/12/2021. 2. The same area all civil activities to be completed on 31/12/21.	25/12/21 31/12/21	27/11/21	QUALTECH

Sl. #	Description	Target	Previous Target	Action by
3.	It was decided that to complete the Block -4 balance painting work (Up to primer) on or before 19/12/2021. (5 th Floor)	19/12/21	17/11/21	QUALTECH
4.	Block C- Stilt floor all cleaning works to be completed on or before 19/12/2021.	19/12/21	11/12/21	QUALTECH
5.	Block C- First floor all works (Ready to Doors fixing) to be completed on or before 19/12/2021.	19/12/21	11/12/21	QUALTECH
6.	It was decided that Qualtech must be completed 4 Flats of Gypsum plaster & Tile work per week. This Week Plans for Gypsum Plaster: Block 5 - Flat – 203, Flat 202, Flat 204& Flat 201. This Week Plans for Tile Work : Block 2 – Flat 401, Flat 402, Flat 403, Flat 404. Toilets only Block 2 - Flat 102, Flat 104, Flat 101, Flat 203.	19/12/21 19/12/21	11/12/21	QUALTECH
7.	QUALTECH committed to complete the following works as per the below committed dates.			
I. Block 4				
Water proofing Work: Qualtech is committed to complete the work as following dates.				
a.	• Terrace floor – All Flats above Brick batt coba finishing to be completed on or before 19/12/2021.	19/12/21	04/12/21	QUALTECH
Deep cleaning Work: Qualtech is committed to complete the work as following dates.				
b.	• Fourth floor – 4Flats Deep cleaning work to be completed on 19/12/21.	19/12/21		QUALTECH

Sl. #	Description	Target	Previous Target	Action by
Snag Work:				
Qualtech is committed to complete the all snag work and hand over as following dates.				
Third Floor :				
	• Flat 303 – 19/12/2021. • Flat 302 – 19/12/2021. • Flat 304 – 19/12/2021. • Flat 301 – 19/12/2021.	19/12/21	11/12/21	
Fourth Floor :				
	• Flat 403 – 19/12/2021. • Flat 402 – 19/12/2021. • Flat 404 – 19/12/2021. • Flat 401 – 19/12/2021.	19/12/21		
Block 4 – Snag work and handing over as per previous committed date as below:				
Block-4				
	• 1st floor -Complete the all snag work and handed over on or before 10/10/2021. • 2nd floor -Complete the all snag work and handed over on or before 10/10/2021. • 3rd floor -Complete the all snag work and handed over on or before 15/10/2021. • 4th floor - Complete the all snag work and handed over on or before 22/10/2021. • 5th floor - Complete the all snag work and handed over on or before 31/10/2021. • 1st &2nd floor Common area -The remaining work up to wall primer must be complete on or before 9/10/2021.	INFO	31/10/2021	QUALTECH
II. Block 3				
Gypsum plaster Work:				
a.	Qualtech to be complete the work after terrace waterproofing work.			QUALTECH

Sl. #	Description	Target	Previous Target	Action by
	• Fifth floor - 1/4 flat (F 501) Gypsum plastering work to be completed as soon as possible.	INFO	17/11/2021	
Tile & Granite Work:				
Qualtech is committed to complete the work on or before 19.12.2021.				
	• Fifth floor-Flat 501 to be completed as soon as possible.	INFO	28/11/21	
b.	• Third Floor corridor – Granite laying work to be completed on 19.12.21.	19/12/21	04/12/21	QUALTECH
	• Fourth Floor corridor – Granite laying work to be completed on 19.12.21	19/12/21	04/12/21	
	• Fifth Floor corridor – Granite laying work to be completed on 19.12.21	19/12/21		
Water proofing Work:				
Qualtech is committed to complete the work on or before 19.12.2021.				
c.	• Terrace floor Brick batt coba works to be completed 1/4Flats.	19/12/21		QUALTECH
Grill Fixing Work:				
Qualtech is committed to complete the work on or before 22.12.2021.				
d.	1. All Floor – Grill fixing works to be completed on or before 22.12.21.	22/12/21	21/11/21	QUALTECH
III. Block 2				
Tile & Granite Work:				
Qualtech is committed to complete the work on or before 19.12.2021.				
a.	• First floor-4/4 flat to be completed 100 %.	19/12/21	04/12/21	
	• Second floor –3/4flats to be completed 100%	19/12/21	11/12/21	

Sl. #	Description	Target	Previous Target	Action by
	Fourth floor - 1/4 flats to be completed 100%	19/12/21		
b.	<u>External plaster Work:</u> External plastering work to be completed 100% on or before 19/12/2021.	19/12/21	14/11/2021	QUALTECH
c.	<u>Water proofing Work:</u> Qualtech is committed to complete the work on or before 13.01.2021.			
	Terrace floor - F3 & F2 Deep cleaning works to be completed 100%	19/01/21	21/11/21	QUALTECH
d.	<u>Gypsum plaster Work:</u> Qualtech is committed to complete the work on or before 19.12.2021. - Third Floor - All snag work in Gypsum plaster to be completed 100%. - Third Floor - All snag work in Gypsum plaster to be completed 100%.	19/12/21	11/12/21	QUALTECH
IV.	Block 5			
a.	<u>Block Work:</u> Qualtech is committed to complete the work on or before 19.12.2021. Terrace Floor - Parapet block work to be completed 100%.	19/12/21	21/11/2021	QUALTECH
b.	<u>Ceiling plaster Work:</u> Qualtech is committed to complete the work on or before 19.12.2021. Fourth floor-4/4 flats to be completed 100 %.	19/12/21	28.11.21	QUALTECH
c.	<u>Wall cement plaster Work:</u> Qualtech is committed to complete the work on or before 19.12.2021. Third floor-2/4 flats to be completed 100 %.	19/12/21	11/12/21	QUALTECH

Sl. #	Description	Target	Previous Target	Action by
a.	<u>Concreting Work:</u> Qualtech is committed to complete the work as on following dates. - All Column starter Concreting to be completed 100% on or before -16/12/21 - Terrace Floor - Column & Pergola column (3& F4) concrete to be completed 100% on or before 16.12.2021.	16/12/21		QUALTECH
b.	<u>Block Work:</u> Qualtech is committed to complete the work on or before 11.12.2021. - Third floor - 2/4 flats to be completed 100 %. - Fourth floor - 3/4 flats to be to be completed 100 %.	19/12/21		QUALTECH
c.	<u>Wall cement plaster Work:</u> Qualtech is committed to complete the work on or before 19.12.2021. Second floor- 2/4 flats button marks fixing to be completed 100 %.	19/12/21		QUALTECH
d.	<u>Gypsum plaster Work:</u> Qualtech is committed to complete the work on or before 19.12.2021. First floor - 1/4 flat to be completed 100 %.	19/12/21		
e.	<u>Internal water proofing Work:</u> Qualtech is committed to complete the work as per below mentioned. First floor-2/4 flats water proofing to be completed 100 %	19/12/21		QUALTECH

Sl. #	Description	Target	Previous Target	Action by
d.	<u>Gypsum plaster Work:</u> Qualtech is committed to complete the work on or before 19.12.2021. - First floor - 4/4 flat to be completed 100 %. - Second Floor - 4/4 flat to be completed 100 %.	19/12/21	28/11/21 04/12/21	
e.	<u>Internal water proofing Work:</u> Qualtech is committed to complete the work as per below mentioned. - First floor-4/4 flats brick jelly concrete to be completed 100 % - Second floor-4/4 flats water proofing works to be completed 100 % - Third floor-2/4 flats water proofing works to be completed 100 %	19/12/21		QUALTECH
f.	<u>Head room concrete & OHT Reinforcement:</u> Qualtech is committed to complete the work on or before 19.12.21 - OHT Base Concreting work to be completed 100%. - OHT Wall & Reinforcement work to be completed 100%	19/12/21	21/11/2021	QUALTECH
g.	<u>External plaster Work:</u> External plastering work to be completed 50% (South & West Sides) on or before 19/12/2021.	19/12/21		QUALTECH
V.	Block 1			

Sl. #	Description	Target	Previous Target	Action by
VI.	MPH Blocks			
a.	<u>Painting Work:</u> Qualtech is committed to complete the work on or before 19.12.2021. - Ground floor- Internal painting up to scraping to be completed 100 %. - First Floor - Internal painting up to two coat putty to be completed 100 %.	19/12/21		QUALTECH
b.	<u>Toilets waterproofing Work:</u> Qualtech is committed to complete the work on or before 19.12.2021. First floor-internal toilets to be completed 100 %.	19/12/21		
c.	<u>Terrace waterproofing Work:</u> Qualtech is committed to complete the work on or before 19.12.2021. - OHT Water proofing works to be completed 100 %. - Terrace Water proofing works to be completed 100 %.	19/12/21		
VII.	External Works			
a.	<u>Storm water trench:</u> Qualtech is committed to complete the work as on following dates. - East Side - Storm water trench excavation, PCC & Brick Work to be completed on or before 19/12/2021. - South Side - All material clearing work to be completed on or before 19/12/2021.	19/12/21		QUALTECH QUALTECH

Sl. #	Description	Target	Previous Target	Action by
	It was decided to complete the storm water trench work without precast slab on or before 19-11-2021. (Due to rain date was postponed) –Works started. Noted	INFO		
b.	<u>External Filling & Paver Block :</u> It was decided that to complete the Block-4 south & west side external filling work on or before 18/11/2022 and handover to plumbing contractor. (Due to rain date was postponed). Next Week programs submit on 24/12/2021.	INFO		QUALTECH
c.	<u>Security Cabin & Canopy :</u> Qualtech is committed to complete the work as on following dates. <u>Security Cabin :</u> - PCC for flooring - 15/12/21 - Column lind Lift – 17/12/21 - Roof slab Shuttering – 19/12/21 <u>Canopy :</u> - Excavation, PCC & Footing Concreting – 19/12/21 Next Week programs submit on 24/12/2021.	19/12/21 19/12/21		QUALTECH
C	DOOR FIXING – M/s. JAC DOOR			

Sl. #	Description	Target	Previous Target	Action by
1.	Jac door is committed to complete the door fixing work as on following dates. <u>Block 4:</u> All snag works to be completed on or before 19/12/21.	19/12/21		JAC DOOR
D	WINDOW FIXING – M/s. PERFECT WINDOW			
1.	Perfect Window is committed to complete the Window fixing work as on following dates. <u>Block 3:</u> Flat 501, Flat 502, Flat 503, Flat 504 & Flat 401, 402, 403 & Flat 404 - 19.12.2021.	19/12/21		Perfect Window
E	SAFETY POINTS			
1.	Regarding Housekeeping Builtec asked to all contractors to keep the site always 100% neat and clean.	INFO		Qualtech/ JAC DOOR
2.	Builtec informed to all contractors Staff, Labours to be provided with company I.D and they should maintain the in & out time register at site.	INFO		Qualtech/ JAC DOOR
3.	Builtec informed to all contractors Staff, Labours should always wear PPE and Safety display boards should be present at site.	INFO		Qualtech/ JAC DOOR



**PROPOSED CONSTRUCTION OF APARTMENTS
FOR KRISHNA GROUP
MINUTES OF MEETING (MOM)**

PROJECT	"Celesta- Pallikaranai"
MINUTES OF MEETING , DATE& TIME	MOM # 80-Civil - Status 20/12/2021&9.30 A.M
PURPOSE OF MEETING	Project progress meeting
VENUE	Project site-Pallikaranai

Participants:

S.No	Name	Organization
1.	Mr.Sathish	Krishna constructions
2.	Mr. Gopimohan	Builtec Engineers and Consultants
3.	Mr.Viswanathan	Builtec Engineers and Consultants
4.	Mr.Kamalakaran	Qualtech Engineers Pvt Ltd
5.	Mr.Madhavan	Qualtech Engineers Pvt Ltd

Note: If the minutes of meeting does not reach within a day or in case of any clarification in the above MOM, Please contact the "Project Engineer"

Abbreviations:

MOM: MINUTES OF MEETING, **IMM:** IMMEDIATELY, **INFO:** INFORMATION, **OG:** ON – GOING, **ASAP:** AS SOON AS POSSIBLE, **GFC:** GOOD FOR CONSTRUCTION, **V-IMP:** VERY IMPORTANT

NEXT MEETING WILL BE HELD ON 27-12-2021 AT 9.30 PM

Circulation:

Sl #	ORGANIZATION	FAX	E-MAIL	HARD COPY
1.	Krishna Group-Client		✓	
2.	Builtec Engineers & Consultants		✓	
3.	Structural-United Consultant		✓	
4.	Architect- Kharche Associates		✓	
5.	sumanam.org - Electrical consultant		✓	
6.	Punniyamoorthy Nagarathinam - Plumbing consultant		✓	
7.	Qualtech Engineers Pvt Ltd		✓	

Minutes prepared by
A. Viswanathan,
Project Engineer

Project: Celesta @ "Pallikaranai"

Site Progress review meeting # 80

Date: 20/12/2021

Venue: Project office.

Time: 9.30 AM

Agenda Points for Discussion

- ✓ Discussion of Block 4 Flat Handing over.
- ✓ Discussion of Painter & Gypsum mason increase status.
- ✓ Discussion of status for Strom water work.
- ✓ Discussion of status for External backfilling and compaction work.
- ✓ Discussion of external yard handover to MEP contractor for Block-4 area.

1. Qualtech Engineers Pvt Ltd

• **Block - 4**

- ✓ Discussion of External painting Works completion.

• **Block - 5**

- ✓ Discussion of OHT base slab concrete Works
- ✓ Discussion of 3rd floor Gypsum plastering.
- ✓ Discussion of waterproofing work.

• **Block - 3**

- ✓ Discussion of Terrace waterproofing Work
- ✓ Discussion of External painting works.
- ✓ Discussion of window Grill fixing work.

• **Block - 2**

- ✓ Discussion of balance External plastering Works.

- ✓ Discussion of Tile & Granite works.

• **Block - 1**

- ✓ Discussion of Fourth floor Block work.
- ✓ Discussion of 1st Floor Gypsum Inner Wall Plastering Works.
- ✓ Discussion of wall button mark for 3rd floor.
- ✓ Discussion of waterproofing work.
- ✓ Discussion of Terrace works.

• **Multipurpose Hall**

- ✓ Discussion of Terrace waterproofing Work.
- ✓ Discussion of External plastering & Painting work.

2. AbhiVairavanEngineering

• **Block - 2**

- ✓ Discussion of External plumbing shaft Water Line & Waste Line Works

• **Block - 5**

- ✓ Discussion of Fifth Floor Toilet & Utility Water Line & Waste Line Works.

• **Block - 4**

- ✓ Discussion of external yard work.

3. HK Electricals

• **Block - 1**

- ✓ Discussion of Third and Fourth Floor DB Box Fixing, Modular Box Fixing, Wall Conduit Pipe Laying Work.

• **Block - 5**

- ✓ Discussion of Third Floor Modular Box Fixing, Wall Conduit Pipe Laying Work.

Snag completion Schedule

Snag completion schedule						
Sl.No	Description	Door fixing completion BY JAC DOOR	Deep cleaning completion by QUALTECH	Snag given by BUILTTEC	Snag completion by QUALTECH	Remarks
I	Block 4					
	Flat 301	C	C	C	88/95	
	Flat 302	C	C	C	70/90	
	Flat 303	C	C	C	79/99	
	Flat 304	C	C	C	75/91	
	Flat 401	C	24-12-21 Done on 25.12.21	26-12-21 C	02-01-22	
	Flat 402	C	C	21-12-21 C	28-12-21	
	Flat 403	C	C	21-12-21 C	28-12-21	
	Flat 404	C	21-12-21 C	23-12-21 C	30-12-21	
	Flat 501					Door material not available.
	Flat 502	C	25-12-21 Not done			
	Flat 503					
	Flat 504					Door material not available.
II	Block 3					
	Flat 101	-	25-12-21	31-12-21	07-01-22	Corridor civil works completed on 22.12.21. Door works to be started on 27.12.21
	Flat 102	-	23-12-21	29-12-21	05-01-22	
	Flat 103	-	23-12-21	29-12-21	05-01-22	
	Flat 104	-	25-12-21	31-12-21	07-01-22	
III	Block 2					
	Flat 101	-	25-12-21	31-12-21	07-01-22	Corridor civil works not completed. So doors not fixing.
	Flat 102	-	25-12-21	31-12-21	07-01-22	
	Flat 103	-	25-12-21	31-12-21	07-01-22	
	Flat 104	-				

Note: C - completed.

Sl. #	Description	Target	Previous Target	Action by
A	General Points :			
1.	It was decided to apply to CC on 31.03.2022, Based on this date must be completed all related works. Noted.	INFO		Qualtech
2.	It was decided that Block 4 all snag work to be completed on or before 31/12/2021. Noted.	INFO		Qualtech
3.	Client confirmed that Balance tile will deliver on or before 22/12/2021. Till not received.	INFO	25/11/2021 18/12/2021	M/s. Krishna Construction
B	CIVIL WORKS – M/. Qualtech			
	Tile Work: It was decided to adjust the tile hollow sound before handing over the flat to avoid Quality issue. Qualtech is committed to fixing the following dates.			
1.	- Block 3 - Fourth floor 4 flats to be completed hollow sound work on or before 25/12/2021. 3/4 Flats Completed. - Block 3 - Fifth floor 4 flats to be completed hollow sound work on or before 25/12/2021. 2/4 Flats Completed.	25/12/21	19/12/21	QUALTECH
2.	It was decided that to remove the Store from Block-4. 1. Qualtech committed to shift the store on or before 31/12/2021. Noted. 2. The same area all civil activities to be completed on 02/01/21. Noted.	31/12/21 02/01/21	27/11/21 25/12/21 31/12/21	QUALTECH

Sl. #	Description	Target	Previous Target	Action by
3.	Block C- First floor all works (Ready to Doors fixing) to be completed on or before 21/12/2021. Completed.	21/12/21	11/12/21 19/12/21	QUALTECH
4.	It was decided that Qualtech must be completed 4 Flats of Gypsum plaster & Tile work per week. This Week Plans for Gypsum Plaster: Block 5 - Flat –Flat 201, Flat 303 , Flat 304 – Work in progress Block 1 - Flat –Flat 103, - Completed. This Week Plans for Tile Work : Block 2 – Flat 401, Flat402, Flat403, Flat 303 & Flat 302 (Toilets only) – 80% Completed.	26/12/21 26/12/21		QUALTECH
5.	QUALTECH committed to complete the following works as per the below committed dates.			
1.	Block 4			
	Snag Work: Block 4 – Snag work and handing over as per previous committed date as below: Block-4			
a.	1st floor -Complete the all snag work and handed over on or before 10/10/2021. 2nd floor -Complete the all snag work and handed over on or before 10/10/2021. 3rd floor -Complete the all snag work and handed over on or before 15/10/2021. 4th floor - Complete the all snag work and handed over on or before 22/10/2021. 5th floor - Complete the all snag work and handed over on or before 31/10/2021. 1st &2nd floor Common area -The remaining work up to wall primer must be complete on or before 9/10/2021.	INFO	31/10/2021	QUALTECH

Sl. #	Description	Target	Previous Target	Action by
	Painting Work: Qualtech is committed to complete the work on or before 26.12.2021.			
b.	- Fifth floor- All flats ceiling paints to be completed 100% on or before 26/12/21. 1/4Flats completed. - Second Floor – Common area Painting work to be completed on or before 26.12.21. Work in progress. - Third Floor – Common area Painting work to be completed on or before 26.12.21. Work in Progress.	26/12/21 26/12/21 26/12/21		QUALTECH
II.	Block 3			
a.	Gypsum plaster Work: Qualtech to be complete the work after terrace waterproofing work. Fifth floor - 1/4 flat (F 501) Gypsum plastering work to be completed as soon as possible. Noted.	INFO	17/11/2021	QUALTECH
b.	Tile & Granite Work: Qualtech is committed to complete the work on or before 26.12.2021. - Fifth floor-Flat 501 to be completed as soon as possible. Noted. - Fifth Floor corridor – Granite laying work to be completed on 26.12.21. Completed.	INFO 26/12/21	19/12/21	QUALTECH
c.	Water proofing Work: Qualtech is committed to complete the work on or before 26.12.2021.	26/12/21		QUALTECH

Sl. #	Description	Target	Previous Target	Action by
	Terrace floor Brick bat coba works to be completed 2/4Flats. Work in Progress.			
d.	Grill Fixing Work: Qualtech is committed to complete the work on or before 22.12.2021. 1. All Floor – Grill fixing works to be completed on or before 22.12.21. Four Floors completed & fifth floor work in progress.	22/12/21	21/11/21	QUALTECH
e.	Painting Work: Qualtech is committed to complete the work as per below mentioned dates. - First floor – Common area painting works to be completed on or before 21.12.21. Completed. - Second floor – Common area painting works to be completed on or before 22.12.21. Work in progress. - Third floor – Common area painting works to be completed on or before 25.12.21. Work in progress. - Third floor – Window grill painting works to be completed on or before 26.12.21. Completed - Fourth floor – Window grill painting works to be completed on or before 26.12.21. Completed.	21/12/21 22/12/21 25/12/21 26/12/21 26/12/21		QUALTECH

Sl. #	Description	Target	Previous Target	Action by
III.	Block 2			
	<u>Tile & Granite Work:</u> Qualtech is committed to complete the work on or before 26.12.2021.			
a.	- First floor-3/4 flat to be completed 100 %. Completed - Second floor -2/4flats to be completed 100%. Completed. - Fourth floor Toilets -3/4flats to be completed 100%. Completed. - Still to First floor - Staircase granite fixing work to be completed 100%. Not yet started.	26/12/21 26/12/21 26/12/21 26/12/21	19/12/21 11/12/21 19/12/21	
c.	<u>Water proofing Work:</u> Qualtech is committed to complete the work on or before 13.01.2021.	26/12/21	21/11/21	QUALTECH
	- Terrace floor -Deep cleaning & testing works to be completed 100%. Completed. - Terrace floor -Brickbat works to be completed 100%. Noted.	03/01/22		
d.	<u>Gypsum plaster Work:</u> Qualtech is committed to complete the work on or before 26.12.2021.	26/12/21	11/12/21 19/12/21	QUALTECH
	Third Floor - All snag work in Gypsum plaster to be completed 100%. Work in progress.			
IV.	Block 5			
a.	<u>Ceiling plaster Work:</u> Qualtech is committed to complete the work on or before 26.12.2021.			

Sl. #	Description	Target	Previous Target	Action by
	before 26/12/2021. Completed.			
V.	Block 1			
	<u>Concreting Work:</u> Qualtech is committed to complete the work as on following dates.			
a.	- Terrace Floor - Parapet Column & Pergola columns concrete to be completed 100% on or before 26.12.2021. Completed. - Terrace Floor - Pergola concrete to be completed 50%- Form work in Progress.	26/12/21 26/12/21		QUALTECH
b.	<u>Block Work:</u> Qualtech is committed to complete the work on or before 26.12.2021.	26/12/21	19/12/21	QUALTECH
	- Fourth floor -3/4 flats to be to be completed 100 %. 2/4 flats up to lintel completed. - Terrace Floor - Parapet walls to be completed 50%. Only Marking 25% Completed.	26/12/21		
c.	<u>Ceiling cement plaster Work:</u> Qualtech is committed to complete the work on or before 26.12.2021.	26/12/21		QUALTECH
	Third floor- 2/4 flats ceiling plaster to be completed 100 %. 1/4flats work in progress.			
c.	<u>Wall cement plaster Work:</u> Qualtech is committed to complete the work on or before 19.12.2021.	26/12/21	19/12/21	QUALTECH
	Second floor- 2/4 flats button marks fixing to be completed 100 %. Not yet started.			

Sl. #	Description	Target	Previous Target	Action by
	Fourth floor-4/4 flats to be completed 100 %. Completed.	26/12/21	28.11.21 19/12/21	QUALTECH
b.	<u>Wall cement plaster Work:</u> Qualtech is committed to complete the work on or before 26.12.2021.	26/12/21		QUALTECH
	Third floor-2/4 flats to be completed 100 %. Completed.			
c.	<u>Gypsum plaster Work:</u> Qualtech is committed to complete the work on or before 26.12.2021.	26/12/21	04/12/21 19/12/21	
	Second Floor - 4/4flat to be completed 100 %. 3/4Flats completed&1/4flats in progress.			
d.	<u>Internal water proofing Work:</u> Qualtech is committed to complete the work as per below mentioned.	26/12/21	19/12/21	QUALTECH
	- First floor-4/4 flats brick jelly concrete to be completed 100 %. 3/4 Flats completed. - Third floor-2/4 flats water proofing works to be completed 100 %. Not yet started due to Core packing works delay.	26/12/21	19/12/21	
e.	<u>Head room concrete & OHT Reinforcement:</u> Qualtech is committed to complete the work on or before 26.12.21	23/12/21		QUALTECH
	- OHT Wall Concrete work to be completed 100%. Form work in progress. - OHT & LMR Cover slab Concrete work to be completed 100%. Not yet started.	26/12/21		
f.	<u>External plaster Work:</u> External plastering work to be completed 75% on or	26/12/21		QUALTECH

Sl. #	Description	Target	Previous Target	Action by
d.	<u>Gypsum plaster Work:</u> Qualtech is committed to complete the work on or before 26.12.2021.	26/12/21 26/12/21	19/12/21	
	- First floor -1/4 flat to be completed 100 %. Completed. - Second floor - 4/4Flats button marks work to be completed 100%. Completed.			
e.	<u>Internal water proofing Work:</u> Qualtech is committed to complete the work as per below mentioned.	26/12/21		QUALTECH
	First floor-4/4 flats water proofing to be completed 100 % on or before 26/12/21. Except Utility all are completed.			
VI.	MPH Blocks			
a.	<u>Toilets waterproofing Work:</u> Qualtech is committed to complete the work on or before 26.12.2021.	26/12/21	19/12/21	
	First floor-Internal toilets to be completed 100 %.(Brick Jelly). Not yet started.			
b.	<u>Terrace waterproofing Work:</u> Qualtech is committed to complete the work on or before 26.12.2021.	26/12/21	19/12/21	
	Terrace Water proofing works to be completed 100 %. Mother slab leakage testing works in progress.			
c.	<u>Granite Laying Work:</u> Qualtech is committed to complete the work on or before 26.12.2021.	26/12/21		

Sl. #	Description	Target	Previous Target	Action by
	Stair case - All Staircase Granite laying works to be completed 100 %. 20% completed.			
VII.	External Works			
	<u>Storm water trench:</u> Qualtech is committed to complete the work as on following dates. - East Side - Storm water trench PCC& Brick Work to be completed on or before 26/12/2021. Work in Progress. - It was decided to complete the storm water trench work without precast slab on or before 19-11-2021. (Due to rain date was postponed) –Works started. Noted.	26/12/21	19/12/21	QUALTECH QUALTECH
	<u>External Filling & Paver Block :</u> - It was decided that to complete the Block-4 south & west side external filling work on or before 18/11/2022 and handover to plumbing contractor. (Due to rain date was postponed). Noted. - It was decided that Paver block laying work to be started on or before 15.01.2022 based on that arrange the materials as per requirement. Noted. - M/s. Qualtec to be confirmed the date of paver block delivery on 21.12.21. Quote submitted.	INFO		QUALTECH
		INFO		
		INFO		
c.	<u>Security Cabin & Canopy :</u>			QUALTECH

Sl. #	Description	Target	Previous Target	Action by
	Qualtech is committed to complete the work as on following dates. <u>Security Cabin :</u> - Column and Lift – 21/12/21. Completed. - Roof slab Shuttering & Reinforcement – 24/12/21. Not yet started. - Roof slab concreting - 26/12/21. Not yet started. <u>Canopy :</u> - Excavation, PCC & Footing Concreting East side 2 Nos to be completed. - 26/12/21. 1Nos completed. Next Week programs submit on 24/12/2021. Received.	21/12/21	17/12/21	
		24/12/21	19/12/21	
		26/12/21	19/12/21	
		26/12/21		
C	WINDOW FIXING – M/s. PERFECT WINDOW			
	Perfect Window is committed to complete the Window fixing work as on following dates. <u>Block 3:</u> - Fifth floor - Flat 501 Window fixing work to be completed as soon as possible. - All snag works to be completed on or before 26/12/2021. Work in progress.	INFO		Perfect Window
		26/12/21		
D	SAFETY POINTS			
1.	Regarding Housekeeping Builtec asked to all contractors to keep the site always 100% neat and clean. Noted.	INFO		Qualtech/ JAC DOOR
2.	Builtec informed to all contractors Staff, Labours to be provided with company I.D and they should maintain the in & out time register at site. Noted.	INFO		Qualtech/ JAC DOOR
3.	Builtec informed to all contractors Staff, Labours should always wear PPE and Safety display boards	INFO		Qualtech/

Sl. #	Description	Target	Previous Target	Action by
	should be present at site. Noted.			JAC DOOR



**PROPOSED CONSTRUCTION OF APARTMENTS
FOR KRISHNA GROUP
MINUTES OF MEETING (MOM)**

PROJECT	"Celesta- Pallikaralai"
MINUTES OF MEETING , DATE& TIME	MOM # 81-Civil - 27/12/2021&9.30 A.M
PURPOSE OF MEETING	Project progress meeting
VENUE	Project site-Pallikaralai

Participants:

S.No	Name	Organization
1.	Mr.Sathish (GVI)	Krishna constructions
2.	Mr.Sathish	Krishna constructions
2.	Mr. Gopimohan	Builttec Engineers and Consultants
3.	Mr.Viswanathan	Builttec Engineers and Consultants
4.	Mr.Kamalakannan	Qualtech Engineers Pvt Ltd
5.	Mr.Madhavan	Qualtech Engineers Pvt Ltd

Note: If the minutes of meeting does not reach within a day or in case of any clarification in the above MOM, Please contact the "Project Engineer"

Abbreviations:

MOM: MINUTES OF MEETING, IMM: IMMEDIATELY, INFO: INFORMATION, OG: ON - GOING, ASAP: AS SOON AS POSSIBLE, GFC: GOOD FOR CONSTRUCTION, V-IMP: VERY IMPORTANT

NEXT MEETING WILL BE HELD ON 03-01-2022 AT 9.30 PM

Circulation:

SI #	ORGANIZATION	FAX	E-MAIL	HARD COPY
1.	Krishna Group-Client		✓	
2.	Builttec Engineers & Consultants		✓	
3.	Structural-United Consultant		✓	
4.	Architect- Kharche Associates		✓	
5.	sumanam.org - Electrical consultant		✓	
6.	Punniyamoorthy Nagarathinam - Plumbing consultant		✓	
7.	Qualtech Engineers Pvt Ltd		✓	

Minutes prepared by
A. Viswanathan,
Project Engineer

Snag completion Schedule

Snag completion schedule						
SI.No	Description	Door fixing completion BY JAC DOOR	Deep cleaning completion by QUALTECH	Snag given by BUILTTEC	Snag completion by QUALTECH	Remarks
I	Block 4					
	Flat 301	C	C	C	88/93	
	Flat 302	C	C	C	70/90	
	Flat 303	C	C	C	79/99	
	Flat 304	C	C	C	75/91	
	Flat 401	C	24-12-21 Done on 25.12.21	26-12-21 Done on 25.12.21	02-01-22	
	Flat 402	C	C	21-12-21 C	28-12-21 10/83	
	Flat 403	C	C	21-12-21 C	28-12-21 55/124	
	Flat 404	C	21-12-21 C	23-12-21 C	30-12-21 0/143	
	Flat 501					Door material not available.
	Flat 502	C	25-12-21 Not done			
	Flat 503					
	Flat 504					Door material not available.
II	Block 3					
	Flat 101	-	25-12-21	31-12-21	07-01-22	Corridor civil works completed on 22.12.21. Door works to be started.
	Flat 102	-	23-12-21	29-12-21	05-01-22	
	Flat 103	-	23-12-21	29-12-21	05-01-22	
	Flat 104	-	25-12-21	31-12-21	07-01-22	
III	Block 2					
	Flat 101	-	25-12-21	31-12-21	07-01-22	Corridor civil works not completed. So doors not fixing.
	Flat 102	-	25-12-21	31-12-21	07-01-22	
	Flat 103	-	25-12-21	31-12-21	07-01-22	
	Flat 104	-				

Note: C - completed.

Project: Celesta @ "Pallikaralai"

Site Progress review meeting # 81

Date: 27/12/2021 Venue: Project office. Time: 9.30 AM

Agenda Points for Discussion

- ✓ Discussion of Block 4 Flat Handing over.
- ✓ Discussion of Painter & Gypsum mason increase status.
- ✓ Discussion of status for Strom water work.
- ✓ Discussion of status for External backfilling and compaction work.
- ✓ Discussion of external yard handover to MEP contractor for Block-4 area.
- ✓ Discussion of Data, Telephone and Intercom jack (RJ 11 & RJ45) fixing works.

1. Qualtech Engineers Pvt Ltd

- Block - 4
 - ✓ Snag points completion.
- Block - 5
 - ✓ Discussion of OHT Wall & cover slab concrete Works.
 - ✓ Discussion of 3rd & 4th floor Gypsum plastering.
 - ✓ Discussion of waterproofing work.
 - ✓ Staircase Plastering.
- Block - 3
 - ✓ Discussion of Terrace waterproofing Work
 - ✓ Discussion of Snag Works.
 - ✓ Discussion of Flat 501 civil works.
- Block - 2
 - ✓ Discussion of Corridor Granite & painting Works for Door Fixing.
 - ✓ Third Floor Gypsum plastering Snag works.

- Block - 1
 - ✓ Discussion of Fourth floor Block work.
 - ✓ Discussion of De shuttering & Block Works.
 - ✓ Discussion of wall button mark for 3rd floor.
 - ✓ Discussion of 2nd Floor waterproofing work.
 - ✓ Discussion of Terrace works.

- Multipurpose Hall
 - ✓ Discussion of Terrace waterproofing Work.
 - ✓ Discussion of Granite laying works.

2. AbhiVairavanEngineering

- Block - 1
 - ✓ Discussion of 1st floor plumbing works 2nd floor wall chasing works.
- Block - 2
 - ✓ Terrace floor Ring main water line works.
- Block - 3
 - ✓ Terrace floor Ring main water line works.
- Block - 5
 - ✓ Discussion of Fifth Floor Toilet & Utility Water Line & Waste Line Works.
- Block - 4
 - ✓ Discussion of external yard work.
 - ✓ Terrace floor Ring main water line works.

3. HK Electricals

- Block - 1
 - ✓ Discussion of Second & Third Floor DB Box Fixing, Modular Box Fixing, Wall Conduit Pipe Laying Work.
- Block - 3
 - ✓ Discussion of All floors cable laying.
- Block - 4
 - ✓ Testing & commissioning of power & lightings.
- Block - 5
 - ✓ Discussion of Fourth Floor wall chasing Work.

4. Home care

- Block - 4
 - ✓ Discussion of External painting Works completion.
- Block - 3
 - ✓ Discussion of External painting works.
- Multipurpose Hall
 - ✓ Discussion of External painting works.

5. PRO TECH

- Block - 4
 - ✓ Discussion of Data, Telephone and Intercom jack (RJ 11 & RJ45) fixing works.
- Block - 3
 - ✓ Discussion of Data, Telephone, TV and Intercom Cable laying works.

Sl. #	Description	Target	Previous Target	Action by
A	General Points :			
	Block 4 – South and West side Soil filling and levelling work to be completed on or before 01-01-2022.	01-01-2022		Qualtech
1.	It was decided to apply to CC on 31.03.2022, Based on this date must be completed all related works.	INFO		Qualtech
2.	M/s.Qualtech committed to All snag work completion dates as below mentioned. Block 4 – 31-01-2022 Block 3 – 28-02-2022 Block 2 – 28-02-2022 Block 5 – 31-03-2022 Block 1 – 30-04-2022.	INFO		Qualtech
3.	Client confirmed that Balance tile will deliver on or before 03/01/2022.	INFO	25/11/2021 18/12/2021 22/12/2021	M/s. Krishna Construction
4.	The entrance gate detail drawing should be finalized and submitted to Qualtech.	INFO		Architect / Builtec
5.	Entrance Canopy Footings with back filling completed 100% on or before 31-12-2021 and open the vehicle entry on same day.	31-12-2021		Qualtech
6.	It was decided that Qualtech office to be shifted at Block 1 - TT Room on or before 31-12-2021	31-12-2021		Qualtech
7.	External storm water trench cover slab details to be given by M/s.Qualtec on 28-12-2021 and finalized by M/s.Builtec on 31-12-2021.	28-12-2021 31-12-2021		Qualtech/ Builtec
8.	M/s.Qualtec to be submitted the completion schedule for balance structural works of Block 1&5 on or before 31-12-2021.	31-12-2021		Qualtec

Sl. #	Description	Target	Previous Target	Action by
	Block-4			
	1st floor -Complete the all snag work and handed over on or before 10/10/2021. 2nd floor -Complete the all snag work and handed over on or before 10/10/2021. 3rd floor -Complete the all snag work and handed over on or before 15/10/2021. 4th floor - Complete the all snag work and handed over on or before 22/10/2021. 5th floor - Complete the all snag work and handed over on or before 31/10/2021. 1st & 2nd floor Common area -The remaining work up to wall primer must be complete on or before 9/10/2021.	INFO	31/10/2021	
	Painting Work: Qualtech is committed to complete the work on or before 02.01.2022.			
b.	- Fifth floor- 1/4Flats ceiling paints to be completed 100% on or before 02/01/22. - Second Floor – Common area Painting work up to primer to be completed on or before 02.01.22. - Third Floor – Common area Painting work up to primer to be completed on or before 02.01.22.	02/01/22 02/01/22 02/01/22	26/12/21 26/12/21 26/12/21	QUALTECH
II.	Block 3			
	Gypsum plaster Work: Qualtech to be complete the work after terrace waterproofing work.			
a.	Fifth floor - 1/4 flat (F 501) Gypsum plastering work to be completed as soon as	INFO	17/11/2021	QUALTECH

Sl. #	Description	Target	Previous Target	Action by
9.	M/s. Qualtec to be arrested the hollow sounds in granite laid area on or before 31-12-2021	31-12-2021		Qualtech
10.	It was decided that Before starting the external work ensure all windows are closed.	INFO		Qualtech/ Home care
B	CIVIL WORKS – M/. Qualtech			
	Tile Work: It was decided to adjust the tile hollow sound before handing over the flat to avoid Quality issue. Qualtech is committed to fixing the following dates.			
1.	- Block 3 - Fourth floor 1/4 flats to be completed hollow sound work on or before 02/01/2022. - Block 3 - Fifth floor 2/4 flats to be completed hollow sound work on or before 02-01-2022.	02/01/22	19/12/21 25/12/21	QUALTECH
	It was decided that to remove the Store from Block-4.			
2.	1. Qualtech committed to shift the store on or before 31/12/2021. 2. The same area all civil activities to be completed on 02/01/21.	31/12/21 02/01/21	27/11/21 25/12/21 31/12/21	QUALTECH
5.	QUALTECH committed to complete the following works as per the below committed dates.			
I.	Block 4			
	Snag Work: Block 4 – Snag work and handing over as per previous committed date as below:			QUALTECH

Sl. #	Description	Target	Previous Target	Action by
	possible.			
	Tile & Granite Work: Qualtech is committed to complete the work on or before 26.12.2021.			QUALTECH
b.	Fifth floor-Flat 501 to be completed as soon as possible.	INFO		
	Water proofing Work: Qualtech is committed to complete the work on or before 26.12.2021.			
c.	Terrace floor Brick bat coba with finishing works to be completed 100%	02/01/22		QUALTECH
	Painting Work: Qualtech is committed to complete the work as per below mentioned dates.			
d.	- Second floor – Common area painting works upto primer to be completed on or before 02.01.22. - Third floor – Common area painting works up to primer to be completed on or before 02.01.21.	02/01/22 02/01/22	22/12/21 25/12/21	QUALTECH
III.	Block 2			
	Tile& Granite Work: Qualtech is committed to complete the work on or before 26.12.2021.			
a.	- Second floor – Corridor Granite laying works to be completed 100% - Fourth floor Toilets –4/4flats to be completed 100%.	02/01/22 02/01/22		

Sl. #	Description	Target	Previous Target	Action by
b.	<u>Water proofing Work:</u> Qualtech is committed to complete the work on or before 13.01.2021. • Terrace floor –Brickbat works to be completed 100%.	13/01/22		QUALTECH
d.	<u>Gypsum plaster Work:</u> Qualtech is committed to complete the work on or before 02.01.2022. • Third Floor – All snag work in Gypsum plaster to be completed 100%.	02/01/22	11/12/21 19/12/21 26/12/21	QUALTECH
IV.	Block 5			
a.	<u>Gypsum plaster Work:</u> Qualtech is committed to complete the work on or before 02.01.2022. • Second Floor – 1/4flat to be completed 100 % • Third Floor – 2/4Flats to be completed 100% • Fourth Floor – Button mark fixing work to be completed 2/4 Flats.	02/01/22 02/01/22 02/01/22	04/12/21 19/12/21 26/12/21	
d.	<u>Internal water proofing Work:</u> Qualtech is committed to complete the work as per below mentioned. • Firstfloor-1/4 flats brick jelly concrete to be completed100 %. • Third floor-4/4 flats water proofing works to be completed 100 %.	02/01/22 02/01/22	19/12/21 26/12/21 26/12/21	QUALTECH

Sl. #	Description	Target	Previous Target	Action by
	completed 100 %.			
d.	<u>Gypsum plaster Work:</u> Qualtech is committed to complete the work on or before 26.12.2021. • First floor -3/4 flat to be completed 100 %. • Second floor - 2/4Flats to be completed 100%.	02/01/22 02/01/22		
VI.	MPH Blocks			
a.	<u>Toilets waterproofing Work:</u> Qualtech is committed to complete the work on or before 02.01.22. • First floor-Internal toilets to be completed 100 %.(Brick Jelly).	02/01/22	19/12/21 26/12/21	
b.	<u>Terrace waterproofing Work:</u> Qualtech is committed to complete the work on or before 02.01.2022 • Terrace Water proofing works to be completed 75 %.	02/01/22		
c.	<u>Granite Laying Work:</u> Qualtech is committed to complete the work on or before 02.01.2022. • Stair case - All Staircase Granite laying works to be completed 75 %.	02/01/22	26/01/21	
VII.	External Works			
a.	<u>Storm water trench:</u> Qualtech is committed to complete the work as on following dates. • East Side - Storm water trench PCC& Brick Work to be completed on or before	02/01/22	19/12/21 26/12/21	QUALTECH QUALTECH

Sl. #	Description	Target	Previous Target	Action by
e.	<u>Head room concrete& OHT Reinforcement:</u> Qualtech is committed to complete the work on or before 02-01.22 • OHT Wall Concrete work to be completed 100%. • OHT & LMR Cover slab Concrete work to be completed 100%.	02/01/22 02/01/22	23/12/21 26/12/21	QUALTECH
f.	<u>External plaster Work:</u> External plastering work to be completed 85% on or before 02/01/2022.	02-01-22		QUALTECH
V.	Block 1			
a.	<u>Concreting Work:</u> Qualtech is committed to complete the work as on following dates. • Terrace Floor - Pergola concrete to be completed 50%- • Terrace Floor – Head room shuttering work to be completed 100%	02/01/22 02/01/22	26/12/21	QUALTECH
b.	<u>Block Work:</u> Qualtech is committed to complete the work on or before 02.01.2022. • Fourth floor –3/4 flats to be to be completed 100 %. • Terrace Floor - Parapet walls to be completed 25%.	02/01/22 02/01/22	19/12/21 26/12/21 26/12/21	QUALTECH
c.	<u>Ceiling cement plaster Work:</u> Qualtech is committed to complete the work on or before 02.01.2022. • Third floor- 3/4 flats ceiling plaster to be	02/01/22	26/12/21	QUALTECH

Sl. #	Description	Target	Previous Target	Action by
	02/01/2022. • It was decided to complete the storm water trench work without precast slab on or before 19-11-2021. (Due to rain date was postponed) –Works started.	INFO		
b.	<u>External Filling & Paver Block :</u> • It was decided that to complete the Block-4 south & west side external filling work on or before 18/11/2022 and handover to plumbing contractor. (Due to rain date was postponed). • It was decided that Paver block laying work to be started on or before 15.01.2022 based on that arrange the materials as per requirement.	INFO INFO		QUALTECH
c.	<u>Security Cabin & Canopy :</u> Qualtech is committed to complete the work as on following dates. <u>Security Cabin :</u> • Roof slab concreting - 02/01/22. <u>Canopy :</u> • RCC Wall - East side wall to be completed 100% Next Week programs submit on 31/12/2021.	02/01/22 02/01/22	19/12/21 26/12/21	QUALTECH
C	WINDOW FIXING – M/s. PERFECT WINDOW			
1.	Perfect Window is committed to complete the Window fixing work as on following dates.			

Sl. #	Description	Target	Previous Target	Action by
	Block 3: • Fifth floor - Flat 501 Window fixing work to be completed as soon as possible. • All snag works to be completed on or before 02/01/2022.	INFO 02/01/22	26/12/21	Perfect Window.
D	DOOR FIXING – M/s. PERFECT WINDOW			
1.	Jac Door is committed to complete the Door fixing work as on following dates. Block 4: • Fifth floor - Flat 501 -31-12-21 • Fifth floor - Flat 504 -31-12-21 • Fifth floor - Flat 502 -29-12-21	02/01/22		Jac Door.
E	HOME CARE – External Painting Works			
1.	Home care committed to increase the painter 16 Nos on or before 29-12-2021.	29-01-2021		Home care
2.	It was decided that parapet top level damaged band will be rectified at the time of final coat Painting.	INFO		HOME CARE
D	SAFETY POINTS			
1.	Regarding Housekeeping Builtec asked to all contractors to keep the site always 100% neat and clean.	INFO		Qualtech/ JAC DOOR
2.	Builtec informed to all contractors Staff, Labours to be provided with company I.D and they should maintain the in & out time register at site.	INFO		Qualtech/ JAC DOOR
3.	Builtec informed to all contractors Staff, Labours should always wear PPE and Safety display boards should be present at site.	INFO		Qualtech/ JAC DOOR

Minutes of the meeting –
27/12/2021

QUALITY CHECKLIST

Check list for Shuttering for roof beams and slabs including stairs			
Mix :		Date:	
Location :			
Quantity :			
S.No	Description	Status	
		YES	NO
1.1.1	Top of slab paint marked in the column		
1.1.2	Checked the Beam bottom levels.		
1.1.3	Beam sides checked for plumb including beam depth		
1.1.4	is it External sides are aligned, checked for plumb and line.		
1.1.5	Checked the slab top levels.		
1.1.6	Centering gaps are closed properly		
1.1.7	Completed Column covering, if any		
1.1.8	is the centering and shuttering area well oiled		
1.1.9	is the Centre Propping done below spans		
1.1.10	Bracings are tied		
1.1.11	Dia, spacing and length of the reinforcement checked		
1.1.12	Tying of reinforcement checkd		
1.1.13	jointly recorded additional rods if any		
1.1.14	Adequate size and number of cover blocks are placed in position.		
BUILTEC			

Check list for Steel laying for roof beams and slabs including stairs			
Mix :		Date:	
Location :			
Quantity :			
S.No	Description	Status	
		YES	NO
1.1.1	Column head is it clean		
1.1.2	Is Shuttering checking complete		
1.1.3	Diametre and spacing of reinforcement steel is it checked as per structural drawing		
1.1.4	Cover blocks is it placed and thickness of cover blocks is it checked		
1.1.5	Are the top levels of the concrete marked on the side shuttering		
1.1.6	Overlaps of steel reinforcements , if any to required lengths is it given		
1.1.7	Are the extra bars and second layer bars as per structural drawing.		
1.1.8	Has proper chair rods for slab top reinforcement bars been provided		
1.1.9	Dowels rod is it provided wherever required.		
BUILTEC			

CONCRETE POUR CARD														
1	CLIENT : DOSHI HOUSING												Date:	
2	PROJECT NAME: DOSHI FIRST NEST												Remarks	
3	Location :													
4	Concrete Details :													
5	Pour Location :													
6	Grade of Concrete :													
7	Proposed Quantity of Concrete :													
8	Slump :													
9	Relevant Check List Enclosed													
10	Formwork and Staging Checked for Accuracy Strength & Finish													
11	Reinforcement Checked & Recorded													
12	Checked the Location of Construction Joint													
		Client				PMC							Contractor	
13	Concrete Start Time :													
14	Concrete Finish Time :													
15	Actual Quantity of Concrete :													
16	Deviated Quantity :													
17	No. of Sets of Concrete cube taken :													
18	Remarks if any													
		Client				PMC							Contractor	

Check list for Brick Work			
Mix :		Date:	
Location:			
Quantity:			
S.No	Description	Status	
		YES	NO
1.1.1	Checked the column, beam and floor for hacking		
1.1.2	is the layout checked in plumb with beams		
1.1.3	Mix of Mortar is checked		
1.1.4	Bricks are soaked in water		
1.1.5	Door, window and A/C opening cut outs are checked as per Drg.		
1.1.6	Bond, Pointing, Jointing and Levels are checked.		
1.1.7	plumb of the wall checked.		
1.1.8	Thickness of the bed mortar is checked.		
1.1.9	is the wall is checked for break joints at every alternate layer.		
1.1.10	is the top layer of Brick/Block work touch beam & slab soffit is a full Brick / Block.		
1.1.11	Area is cleaned after completion of Brick / Block work		
BUILTEC			

Check list for External Plastering			
Mix :		Date:	
Location:			
Quantity:			
S.No	Description	Status	
		YES	NO
1.1.1	is the surfaces is clean.		
1.1.2	is all the safety precautions related to height are checked.		
1.1.3	is the offsets as per elevations drawings are checked.		
1.1.4	is the RCC surfaces are hacked.		
1.1.5	is the plaster tippas are checked for plumb.		
1.1.6	is the openings are checked for its finished sizes		
1.1.7	is the mix ratio is checked		
1.1.8	is the wire mesh is fixed at flush joints between brick work and concrete		
1.1.9	is the Surface is checked for any reinforcement projecting out.		
1.1.10	is the Projected reinforcements are cut properly.		
1.1.11	is it checked for drip bands, elevation features.		
1.1.12	is it checked for A/C drainout pipe layied		
1.1.13	is the area is cleaned after completion of plastering.		
BUILTEC			

Dado			
Location:		Date:	
Quantity:			
S.No	Description	Status	
		YES	NO
1.1.1	is the customer choice tiles are checked for their place at every room		
1.1.2	is the room dimension checked from plaster finish to adjust the residual tiles		
1.1.3	is the tiles are seggregated with respect to uniformity of colour		
1.1.4	is the bend tiles if any, are returned to store and not laid		
1.1.5	is the backing mortar thicknes checked		
1.1.6	is the door lintel, ventilator lintel soffit ae at same level		
1.1.7	is the concealed plumbing lines are checked for its position, working pressure and leakage		
1.1.8	is the electrical boxes if any in line with the joints		
1.1.9	is the finished line between Dado and Floor to be in same line.		
1.1.10	is the laid tiles finished surface is checked for plumb and right angle		
1.1.11	is tile joints are properly filled or pointed		
1.1.12	is the laid floor tiles are checked for hollowness.		
BUILTEC			

Check list for Electrical- Laying of Roof Conduit Pipes			
BLOCK:		FLOOR :	
		FLAT NO:	
S.No	Description	Status	
		YES	NO
1.1.1	Lay separate pipes for power, light points and communication points.		
1.1.2	Use 2mm thick pipe for laying in roof concrete.		
1.1.3	Use 19mm dia pipe for lighting and 25mm dia pipes for circuits, power points, A/C points and communication points.		
1.1.4	Do not lay pipes in ceiling of toilets and service areas.		
1.1.5	Pipes to be laied above steel rods.		
1.1.6	Pipes to be laied below the top layer of the rod in the beams where crossing the beams.		
1.1.7	Leave minimum 1" gap between pipes to allow concrete cover all around the pipes.		
1.1.8	Steel fabrication with 6mm rod or 8mm rod with 9" spacing over the pipes, where more than 5 pipes are placed together.		
1.1.9	Pipes to be tied with binding wire in position especially drops in beams.		
1.1.10	Pipe joints to be pointed with solvent cement and covered with insulation tape.		
1.1.11	Free ends of pipes, fan and junction box to be taped.		
1.1.12	Check that vertical lines are laied for rising mains and in correct position.		
1.1.13	Apply soil paste under fan box, junction box and pipe free ends and it should be kept wet while concreting.		
1.1.14	Check the joints of pipes are well sealed.		
1.1.15	Vertical pipes to be kept in vertical and in position while concreting and vibrating.		
1.1.16	Ensure that the pipes are not damaged while concreteing and vibrating.		
HNS		BUILTEC	
DHPL			

Check list for Electrical- Laying of Wall Conduit Pipes			
BLOCK:		FLOOR :	
		FLAT NO:	
S.No	Description	Status	
		YES	NO
1.1.1	Chasing for conduit pipes to be done only with cutting machine.		
1.1.2	Use 1.5mm thick pipe for wall concealed.		
1.1.3	Electrical box to be fixed flush with plastering level and it should be in correct level and alignment.		
1.1.4	Bends to be minimize.		
1.1.5	Pipes are fixed firmly using nails and binding wires.		
1.1.6	After checking is done pipes are packed with cement mortar.		
1.1.7	Apply grease in boxes to prevent rusting.		
1.1.8	Check the points and boxes are not covered with cement mortar while plastering.		
HNS		BUILTEC	
		DHPL	

Check list for Electrical- Wiring			
BLOCK:		FLOOR :	
		FLAT NO:	
S.No	Description	Status	
		YES	NO
1.1.1	The wires to be pulled as per colour code and specified thickness.		
1.1.2	There is no joints in the wire.		
1.1.3	Earth wire to be pulled separately for each power points, A/C points, circuits.		
1.1.4	All 5 amps to be connected with earth.		
1.1.5	Check there is earth link in DB,		
1.1.6	Identification marking to be done in DB.		
1.1.7	All wiring to be terminated with connector		
HNS		BUILTEC	
		DHPL	

Door Fixing			
Location:		Date:	
Quantity:			
S.No	Description	Status	
		YES	NO
1.1.1	is the plumb of the frame checked.		
1.1.2	is the door size checked as per frame openings		
1.1.3	Door shutters should be made to size above the laid tile area		
1.1.4	is the Number of clamps / Anchor fastners as per drawing or specs		
1.1.5	is the size, spec and Number of hinges as per drawing.		
1.1.6	Are all the screws in hinges screwed to fix the shutter.		
1.1.7	is there 2mm to 3mm clearance between shutter and frame all around.		
1.1.8	is the lock holes made properly.		
1.1.9	Have you applied one coat of primer at all sides		
1.1.10	Is the top level of the Door frame in level with all other door frames in the same floor		
1.1.11	is the area cleaned after completion of work		
BUILTEC CONTRACTOR			

External Painting			
Location:		Date:	
Quantity:			
S.No	Description	Status	
		YES	NO
1.1.1	is the surfaces is clean.		
1.1.2	is all the safety precautions related to height are checked.		
1.1.3	is there any dampness on external walls		
1.1.4	is the quality and brand of paint to be used is checked.		
1.1.5	is the surface is corrected from the exposure of wire mesh, MS elements		
1.1.6	is the surface cracks, Dents if any are attended.		
1.1.7	is the application of all the coats are checked.		
1.1.8	is the colour scheme is matched.		
1.1.9	is the Paint stains are removed from all winow glasses and floor area		
1.1.10	is the application of paint is uniform without patches.		
1.1.11	is the area is cleaned after completion of work		
BUILTEC SURFA COATS			

Internal Painting			
Location:		Date:	
Quantity:			
S.No	Description	Status	
		YES	NO
1.1.1	is the paint/putty as approved make		
1.1.2	is the color shade approved		
1.1.3	is all the safety precautions related to height are checked.		
1.1.4	is the surfaces is clean.		
1.1.5	is the surface cracks , damaged surface, leakages if any are attended.		
1.1.6	is the primer coat completed, if required		
1.1.7	is the application of two coats putty checked.		
1.1.8	is the scrapping done and touchup putty done wherever necessary		
1.1.9	is the primer and two coats paint applied		
1.1.10	is the Paint stains are removed from all winow glasses and floor area		
1.1.11	is the application of paint is uniform without patches.		
1.1.12	is the area is cleaned after completion of work		
BUILTEC Contractor			

CP & Sanitary ware Fixing					
Location:				Date:	
S.No	Description	Att.To ilet	Com m. Toilet	Kitch en/Di ning	Remarks
1.1.1	Water Closet Floor Mounted with brass screws				
1.1.2	Seat Cover				
1.1.3	Exposed Flush Tank with screws				
1.1.4	Rectangular wash basin with GI rag bolt				
1.1.5	Corner wash basin with screws				
1.1.6	Single lever diverter flange & Lever only				
1.1.7	Shower Arm with Flange				
1.1.8	Shower Rose				
1.1.9	Spout with flange				
1.1.10	CP Pillar Cock				
1.1.11	15mm dia CP brass angle stop cock with wall flange				
1.1.12	15mm dia CP long body bib cock with CP wall flange				
1.1.13	Health faucet				
1.1.14	Two way bib cock with wall flange				
1.1.15	15mm dia CP sink cock with wall flange				
1.1.16	Stainless steel sink with waste coupling				
1.1.17	32mm CP Waste Coupling half thread				
1.1.18	Pvc 32mm Spring Waste pipe (Hose pipe)				
1.1.19	1/2" PVC connecting pipe 2' length				
1.1.20	1/2" GI pipe Nipple 3" length with coupler. Plug and CP flange				
1.1.21	Stopcock				
BUILTEC Contractor					

Checklist for UPVC Window,Frech Door Fixing			
Location:			Date:
Quantity:			
S.No	Description	Status	
		YES	NO
1.1.1	Is the frame thickness & size are checked as per specs		
1.1.2	Is the glass thickness are checked before fixing of shutters as per specs		
1.1.3	Is the Anchor fastners & Accessories are fixed as per specs		
1.1.4	Is the plumb of the frame,spirit level checked after fixing		
1.1.5	Is the approved sealants are applied both sides		
1.1.6	Is the protection films are removed after applying the sealants		
1.1.6	Is the exposed screws are ensured stainless steel only		
PMC AMD			

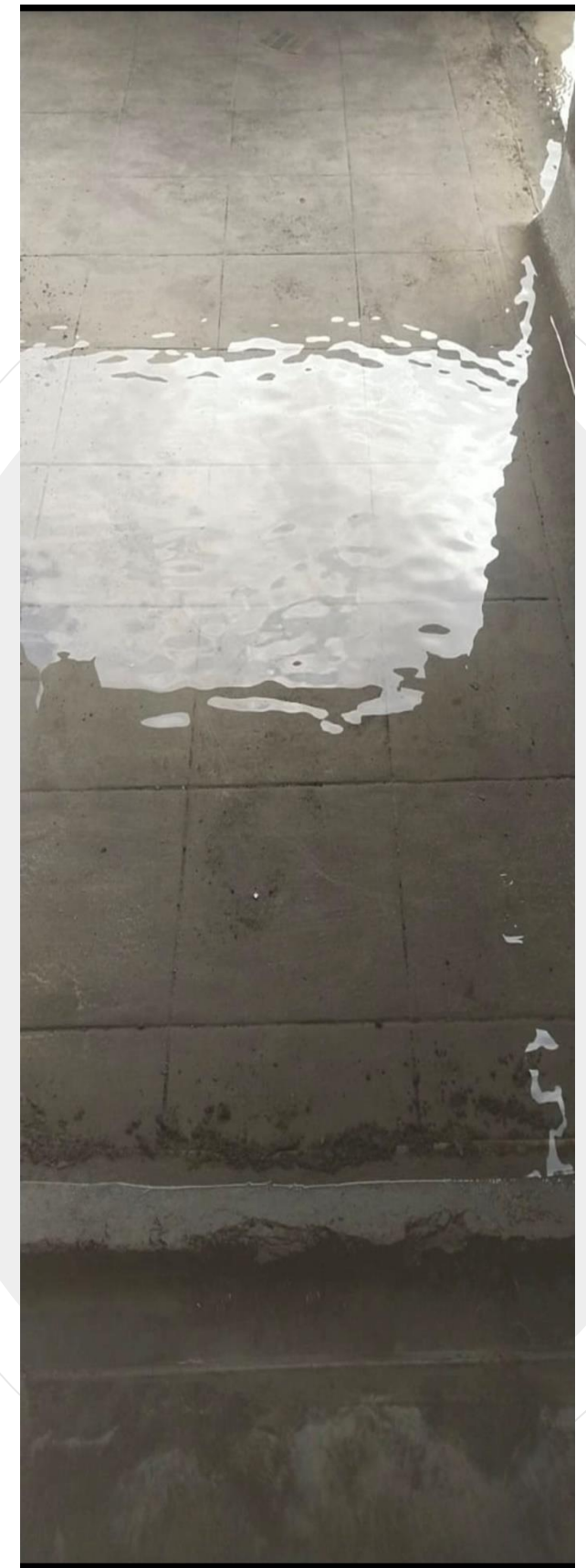
Check list for Electrical-Testing					
BLOCK:		FLOOR :	FLAT NO:		
S.No	Description		Yes	No	REMARKS
	DISTRIBUTION BOARD				
1	Distribution board is properly cleaned				
2	Separate Neutral link provided for lighting and power				
3	Earth link is properly provided/Earth wire connected properly				
4	Require 4pole Elcb is provided				
5	require single phase Accl is provided				
6	6A single pole mcb provided for lighting circuits				
7	20A single pole Mcb provided for power circuits				
8	All mains , Dg lines,lighting ,power circuits is properly connected				
	SWICTCH BOARD				
9	All switch boxes were properly cleaned				
10	Green colour Earth wire is properly connected to the box				
11	All the switches provided in the box orderly				
12	All wires conncted in the box properly				
13	All the switch box fixed in level/screw tightened properly				
14	Each lighting and power points bulb connected and checked				
15	Each switch box earth conectivity checked				
16	Supply given to Accl switch off mains Accl is properly checked				
17	All hylam sheet level is checked				
18	After testing completed wire end cut properly				
19	Meggar testing value				
	R - Y=	R - N=			
	Y - B=	Y - N=			
	B - R=	B - N=			
	R - E				
	Y - E				
	B - E				
HNS		BUILTEC	DHPL		

SITE OBSERVATION & STILLS

SCOPE OF THE WORK : Underground structure it in raft , walls , roof slab , nozzles check in fining with water proofing & rendered surface should be water proofing .

WORKMANSHIP : Unerground water proofing – box method , corner should be curved & smoothed with 1:3 cement mortar after cementations water proofing coating fiddle frange before concreting . concrete & water proofing admixtures in proper proportion , 10 yrs defeat liability .

MEASUREMENT & PAYMENT : Square meter basis , rate includes material equipment, execution. Water proofing admixture is paid separately .

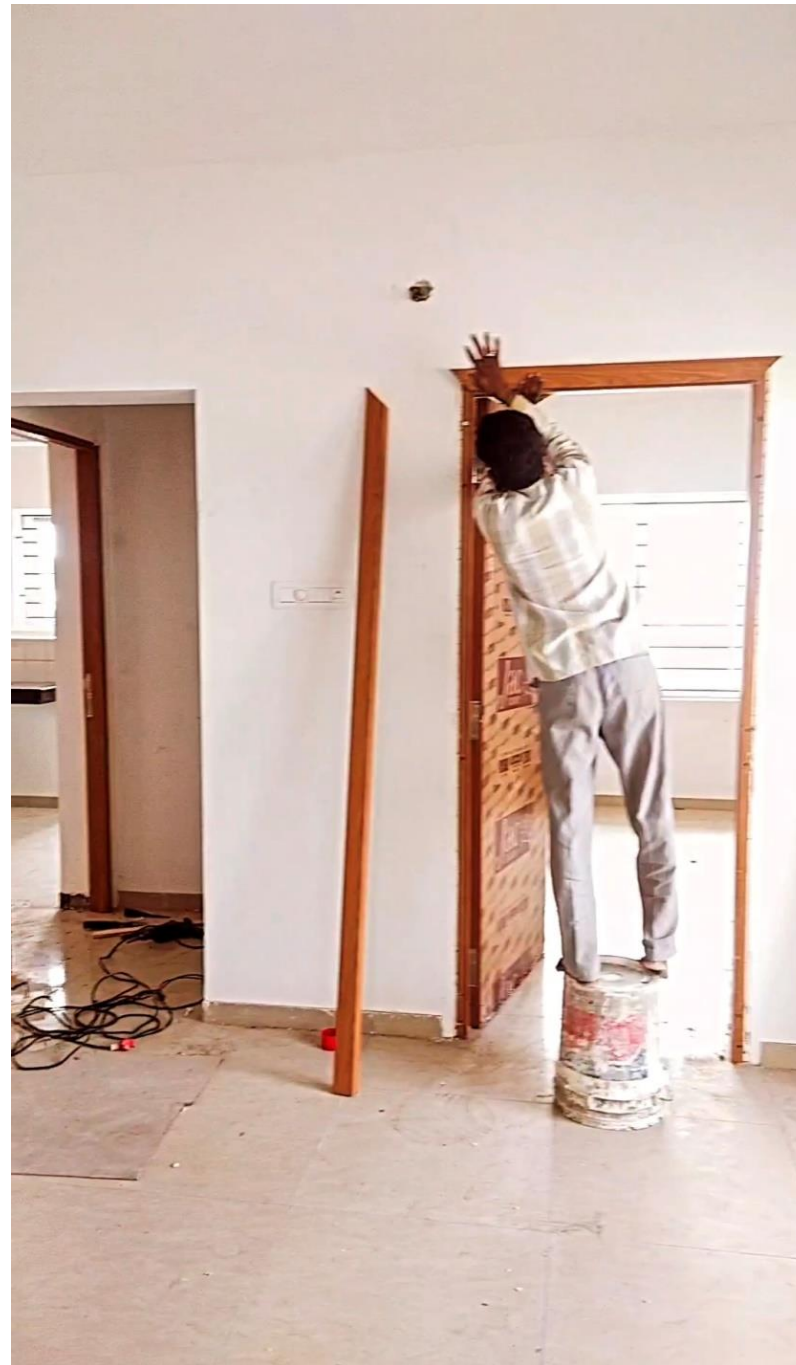


SCOPE OF WORK : Prepare , coats, shade , brush & coat.

WORKMANSHIP : Cleaning of surface from dirt , rust etc .
material which inaccessible after assemble need to be printed
before , painting should not be done in humid climate – 5deg
celsius , 1st – primer , 2nd - distemper ,

CODE : IS :1477 , IS:2338.

MEASUREMENT & PAYMENT : Scaffolding , demandling
arranged , paint , labour etc .



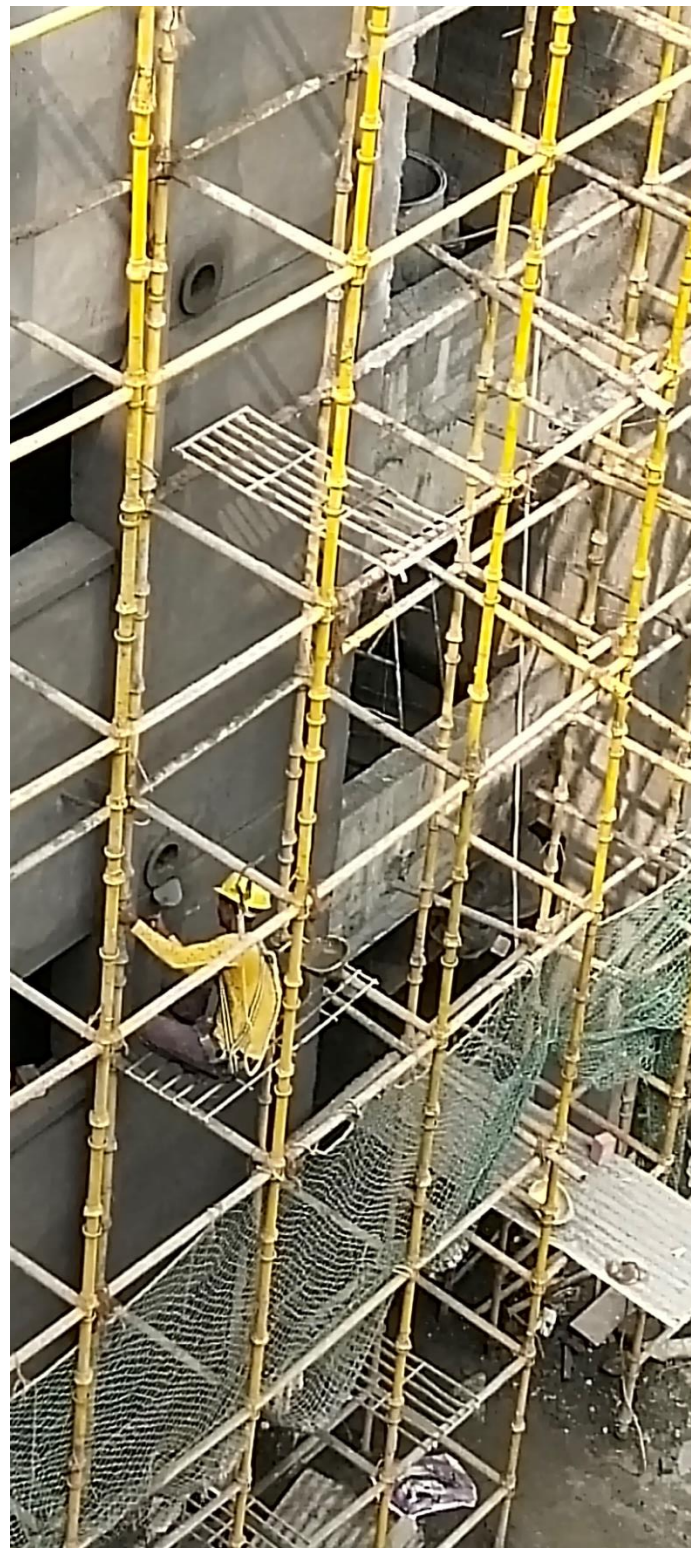
PAINTING

SCOPE OF THE WORK : Providing & removing scaffolding, backing of surface , curing, transportation, stacking, storing , accounting of cement .

CODE : IS:1661, IS:383, IS:1542, IS:1200

WORKMANSHIP : Sand fineness- 1.5 – 2 , arpita mesh- 24 gauge & 20 mm , watering & cleaning – 48 hrs before mortaring. Pre. Check of conduits , pipe fitting, fixtures , clamp & hook should be cured before plastering. 25 mins cement mortar lay before later useless. 1st- ceiling plastering , 2nd – wall plastering , cement mortar ratio 1:5 internal appicate from top to bottom .Exterior plaster – 1st coat – 12mm 2nd coat – 6-8 mm in ratio – 1:4 , 1 coat dry – 2day , 2nd coat- brush fineness, curing of plaster , watering – 7 days .

MEASUREMENT & PAYMENT : Deduction of openings , doors, windows, Rate included – preparation , scaffolding, curing , labour , material



PLASTERING

SCOPE OF WORK : Lime concrete proportion 2:5:1 , 2.5 parts of brickbat , 1 part of lime as one course pressed clay tile .

WORKMANSHIP : Mix machine & laid to proper slope after beaten with wooden mallet for 7 days & wet it with jaggery & kaduka , cement mortar 1:3 with 20mm with crude oil of 5% by the weight of cement , 10 yrs guarantee with defeat liability period

MEASUREMENT & PAYMENT : Area of the terrace roof shall be measure from parapets or any other wall .



BRICK BAT COBA WATER PROOFING

SCOPE OF WORK : Vibrating , transporting , stacking , storing & accounting .

GRADE OF CONCRETE & STRENGTH REQUIREMENT :

IS: 456 CUBE TEST – 30 mins rmc cement concrete should be set in the slab , usage if the vibrator with skilled labour , 6 box -= 3 box for 7 days test with 70% , 3 box for 28 days with 90 % below strength with be given as demolish & reconstruct , 24 hrs prior , engineer approved for pouring concrete , pour card should be signed .

MEASUREMENT & PAYMENT : Unit price rating , rate includes taxes , delivery at site , storing .



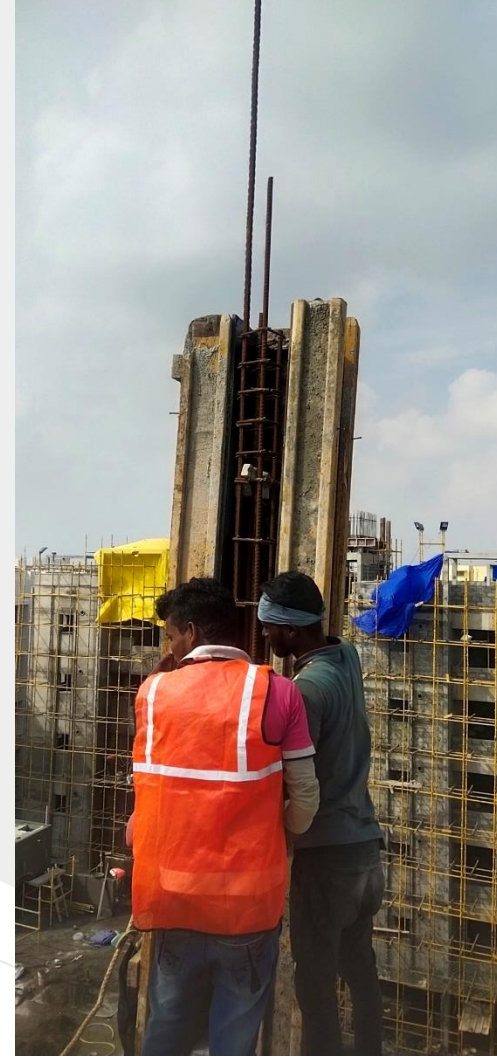
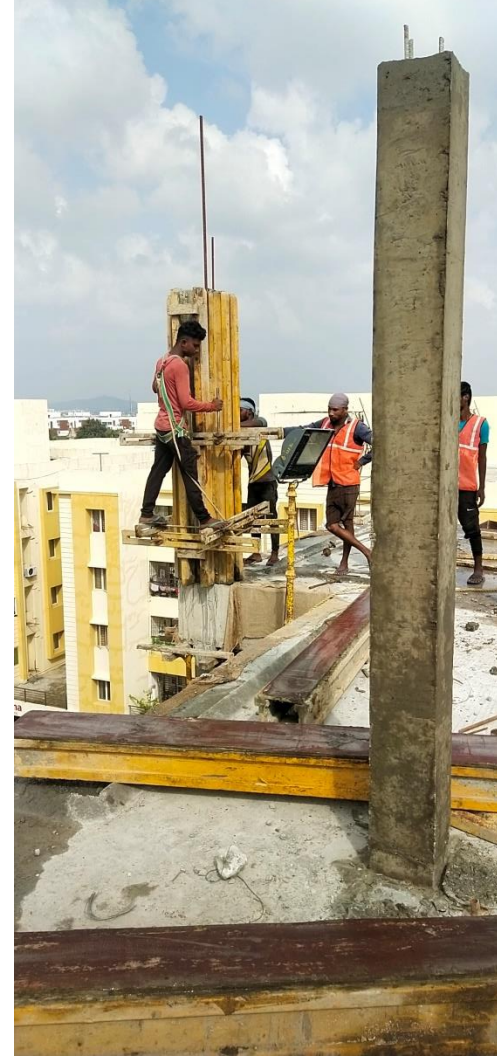
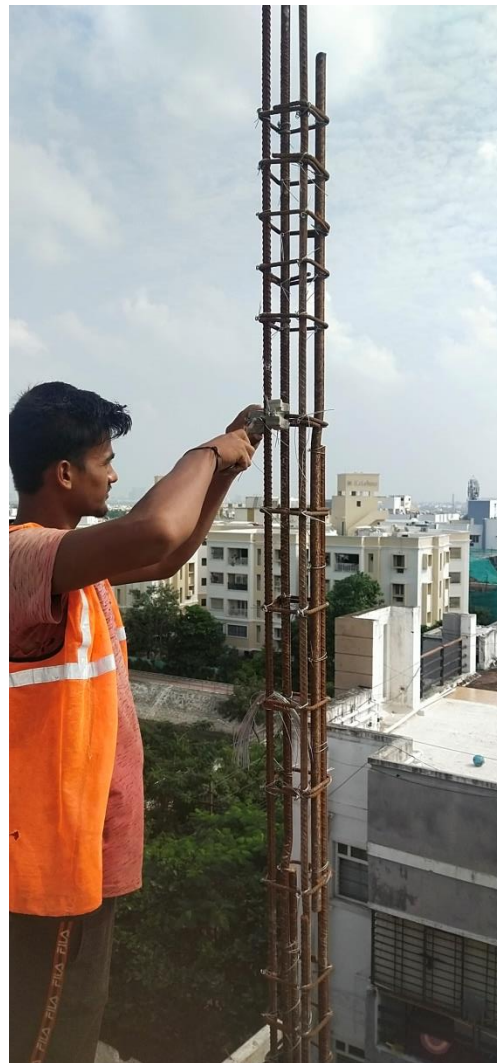
CEMENT CONCRETE & ALLIED WORKS



SCOPE OF WORK : Providing , fixing , removing after specified curing period .

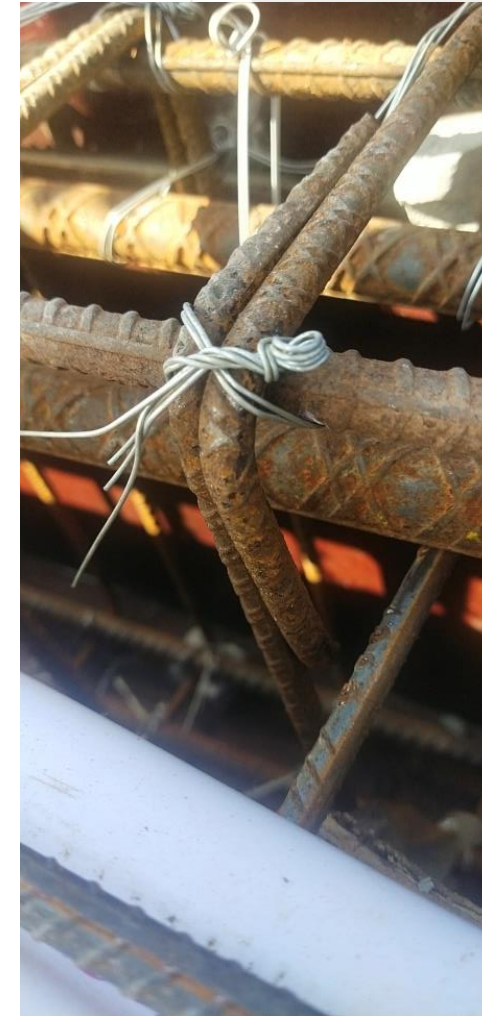
WORKMANSHIP : Rigid formwork , joint to be taped with insulation tape , emulsion should not stain or decolour , corner 45deg .

MEASUREMENT & PAYMENT : Unit price include scaffold , nails , planks .



SCOPE OF WORK : Bending , transporting , placing is positioning , tying 20 gauge annealed binding wire with cement mortar cover block .

WORKMANSHIP : Reinforcement fabricated to shape & dimension as mentioned in the drawing , reinforcement throughly rust , coatings , should not apply oil coat , cover block should be kept properly in equal intervals .



REINFORCEMENT

- **SCOPE OF WORK** : Transporting , stacking , storing , accounting of cement in block masonry in cement mortar .

- **CODE** : IS:2572



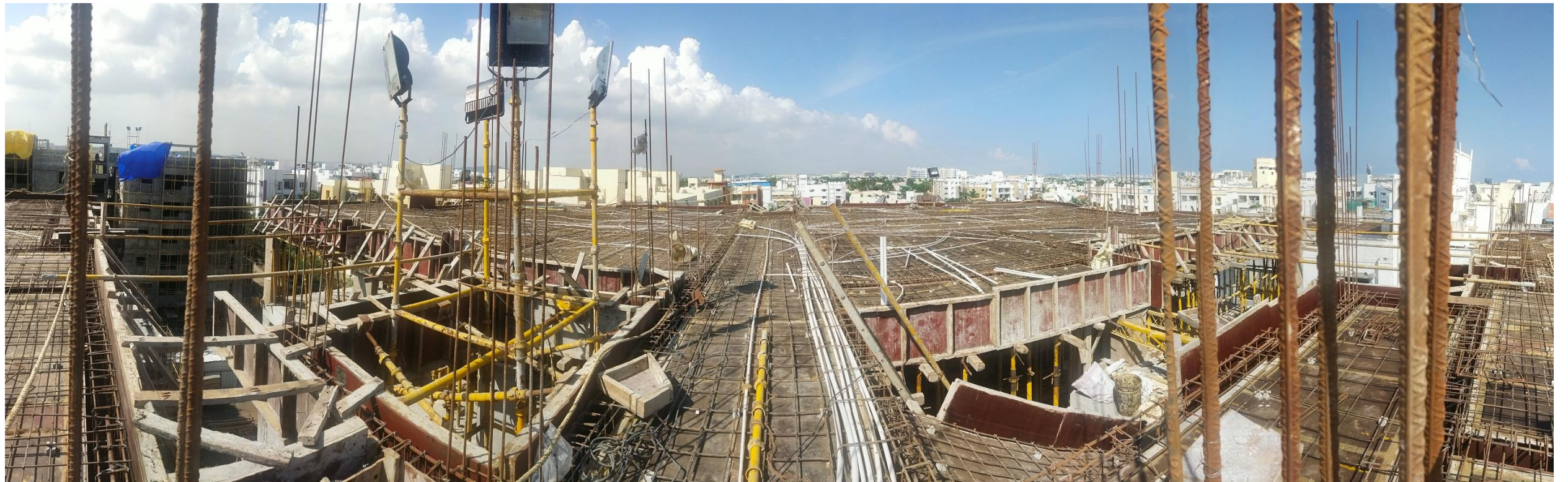
CONCRETE BLOCK WORK

SCOPE OF WORK : Transportation , stacking , storing , accounting of cement .

WORKMANSHIP : English bond 14 lorgee per day , full size brick , 6 hrs before soaked in water , dried & layed , 25 mins- cement mortar usage at site not more than that .



BRICKWORK



CONTRACT DOCUMENT ANALYSIS

TENDER INVITATION

- 18 MONTHS COMPLETION
- TENDER RECEIVED 1.00PM ON 8/2/20 AFTER THE DUE DATE REJECTED
- VALIDITY OF TENDER 90 DAYS FROM DATE OF THE RECEIPT
- CONVASSING WITH TENDER – STRICTLY PROHIBITED
- BIDDER INCLUDES – TAX & DUTIES INDICATED THE BREAK UP QUOTED
- CONTRACTOR SHOULD INCLUDE MATERIAL , UNLOAD FROM TRANSPORT TRUCK , SORT OUT , STORE , SAFE GUARD , COVER UNDER INSURANCE , PUMP, LEAD , LIFT , TRANSPORTATION TO WORK PLACE IN THE ITEM RATES
- RESUME OF PERSONNAL WORKING, RECORD OF PAST EXPERIENCE , CERTIFICATE(TECHNICAL QUALIFIATION)
- REGISTERED POWER OF ATTORENY AUTHORIZING THE SIGN OF CONTRATORS .
- FIRM SHOULD BE ITC (INCOME TAX CLEARANCE CERTIFICATE) TO BE ATTACHED WITH THE NO DUE ON PF , ESI , PROFESSIONAL TAX .
- INFORMATION OF PLANT & EQUIPMENT , PLANNED TO DEPLOYED
- DETAIL OF WORK
- DETAIL OF CURRENT LITIGATION
- QA / QC PROCEDURE
- DATA REGISTERED REGARDING SUBCONTRACTOR , SUPPLIERS , MANUFACTURER , OTHER TECHINICAL INFORMATION FROM THE CONTRACTOR .
- MASTER CONSTRUCTION PROGRAMME
- TENDER SUBMITTED SHOULD BE SIGNED BY ALL THE PARTNER OF THE FIRM
- COPY OF JOINT VENTURE AGREEMENT SHOULD BE ATTACHED
- FEES & NOTICE WITH BYE LAWS & REGULATION LIKE LABOUR LICENSE .
- INSURE , CONTRACTOR , ERECTION OF EQUIPMENT , MATERIAL –LIABLITY , CLIENT – LABOUR OR THIRD PARTY INSURANCE .
- BARCHART SUBMITTED ALONG WITH THE CONTRACT PREPARED WITH THE CONTRACT PREPARED WITHIN 10 DAYS OF ISSUES OF LOI , CHART SHOULD INDICATE FINANCIAL FIGURE OF WORK TO BE EXCLUDED EVERY MONTH .
- IF ENGINEER & DIPLOMA ENGINEER NOT DEPLOYED AT THE SITE THE AMOUNT SHALL BE DEDUCTED FROM THE CONTRACTOR FROM MONTHLY RA BILLS.
- INDEMINTY BOND SHOULD BE SIGNED FROM 10 DAYS OF LOI IN EMPLOYER AGAINST THIRD PARTY CLAIMS , CIVIL & CRIMINAL COMPLAINT , SITE MISHOP , ACCIDENTS AND DISPUTES DAMAGES , LOSS OR EXPENSES DUE TO NEGLIGENCE ON OF CONTRACTOR ONLY .
- METHOD STATEMENT FOR ALL ITEM OF WORKS SUBMITTED AT THE TIME OF TENDER SUBMISSION
- JIT ADOPTED IN MATERIAL PROCUREMENT , EMD , SECURITY DEPOSIT – 5% BANK GUARANTEE

SUMMARY / IMPORTANT CLAUSES OF TENDER				
Sl.NO	Description	CIVIL	Clause	Page No
1	Documents to accompany tender	Refer	A.4.1-A.4.19	6-7
2	Time of Completion	18 Months from the date of Award including time of mobilization	D-16.1	36
3	Earnest Money Deposit	Nil	A.13	9
4	Security Deposit	Nil	A.14	9
5	Retention Amount	Retention Money @ 5 % shall be recovered from the 1st R.A bill onwards of the contract value. Retention money shall be paid back in 2 stages: 50% to be released upon virtual completion and 50% to be paid after Defects Liability Period.	D.14	35
6	Defects Liability Period	12 Months from final bill certification.	D.22	41-43
7	Secured Mobilization Advance	5% of the contract value shall be paid as Mobilization advance against Bank Guarantee.	C.35	26
8	Validity of Tender	90 days from submission date.	A.1.12	5
9	Liquidated Damages	0.5% of estimated cost of the Contract work for delay per Week subject to 5% overall.	D.17.1-D.17.2	37
10	Bonus	0.5% of estimated cost of the Contract work per Week subject to Maximum of 3%	D.17.3	37
11	Submission of R.A Bills / Payments for R.A Bills	One bill every month for this Adhoc payment will be released within 15 days and the balance before 30 days of submission of Bill with necessary supporting documents	D.41.1	57
12	Minimum Value of each RA Bills	5% Value of the work (for the 1 st two bills The Employer shall not consider the minimum billing value)	D.41.1	57

13	Submission of Final Bill	The final bill shall be submitted by the contractor only after handing over of the fully completed building.	D.42	57-58
14	Extra / NT Items	Allowable Profit margin is 10% and Overheads 5% + GST	C.24	24
15	Free Issue Materials	No Free issue.	A.3	6
16	Escalation	No Escalation would be entertained till end of project.	C.36	26
17	Electricity	The Employer shall supply power at one point at site on chargeable basis according to govt. tariff. Diesel generator of required capacity including diesel, cables, Feeder Box, MCBs and all consumables with necessary safety shall be supplied & maintained by the Contractor on his own cost for the entire project duration. Necessary statutory approvals from concerned government body shall be taken by the Contractor prior to the supply of DG. The Client/ PMC shall check the safety of connections and recommend changes, if any. The Client/ PMC, in any case, shall not be liable to pay any penalty in case prior approval from the government body is not taken by the Contractor.	C.15	22
18	Water	The Contractor shall arrange the water required for the construction from their end on his own cost. The water shall be tested randomly as directed by the Client / PMC. The quality of the water used for construction purposes shall be as per relevant IS standards.	C.16	23
19	Applicable Taxes, Duties, Levies, etc.	Contractor's Scope	D.10	34
20	CAR Policy	Client Scope	D.39.5	55
21	Labour Cess	Client Scope		



22	Workmen Compensation Policy	Contractor's Scope	D.39.5	55
23	Other Insurances like Third party insurance	Client's Scope	D.39.5	55
24	ESI/PF	Contractor's Scope	D.39.6	55-56
25	Basic Rate	Cement –Rs.250/- bag + GST Steel – Rs.40000/- Ton+ GST M.Sand –Rs.50/- Cft + GST RMC M10 – Rs.3100/- + GST RMC M25 –Rs.4000/- + GST RMC M30 – Rs.4200 /- +GST	Appendix –D	79
26	Make of Materials	Cement – CORAMANDEL/ PENNA/ DALMIA / BHARATHI STEEL - ARS / VIKI / SURYADEV / JSW	Appendix –D	79
27	Material Advance	Shall not be given		
28	Space for Labour Hutment	No Space will be provided by the Client inside the Project Site premises.	D.19.4	39
29	Mandatory Site Requirement	1. Total Station & Compression Testing machine shall be available at site for the entire period of construction. 2. Safety equipment for Labours & Engineer-in- Charges is mandatory.		
30	Place of Arbitration/ Jurisdiction	Chennai	D.56.8	68
31	Period of Construction	As per Appendix – B (MCP)	E2	77
32	External Scaffolding	You have agreed to retain the external scaffolding further retained for one month after external plastering is over. Any scaffolding retained after that period shall be paid at actuals.		
33	External Barricading	External Barricading around the periphery would be Employer's scope.		
34	Language of Correspondence	English	D.56.8	68

E – APPENDICES FORMING PART OF CONTRACT

- E1 APPENDIX – A: CODES & STANDARDS
- E2 APPENDIX – B: MASTER CONSTRUCTION PROGRAM
- E3 APPENDIX – C: ORGANIZATION CHART OF CONTRACTOR
- E4 APPENDIX – D: BASIC PRICES TO BE CONSIDERED BY CONTRACTOR FOR BIDDING
- E5 APPENDIX – E: EMPLOYER SUPPLIED MATERIALS- FREE ISSUE
- E6 APPENDIX – F: CEMENT CONSUMPTION COEFFICIENTS
- E7 APPENDIX – G: INDEMNITY BOND
- E8 APPENDIX – H: SPECIMEN FOR BANK GUARANTEE FOR ADVANCE PAYMENT



1. APPENDIX – A

CODES & STANDARDS

The works executed by the contractor shall strictly comply to the 'Good for Construction' drawings, site instructions and the applicable Codes and Indian Standards.

LIST OF CODES & STANDARDS:

General

IS 1200	Measurement of building works
IS 1624	Materials and details of construction
IS 1256	Code of building bye-laws

Cement

IS 269	Ordinary Portland Cement (OPC)
IS 455	B.F. slag cement (BFS)
IS 1489	Portland pozzolana cement (PPC)
IS 1298	Method of test for determination of free lime in portland cement
IS 6542- 1972	High alumina cement for structural use
IS 6909-1973	Super Sulphated Cement
IS 8042-1978	White Portland Cement
IS 8112-1976	High strength ordinary portland cement

Sand

IS 1542	Sand for plaster
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Steel

	Mild steel and medium tensile steel bars and hard drawn steel Wire
IS 434	for concrete reinforcement
IS 1566	Fabric for concrete reinforcement, hard drawn steel wire
IS 236	Structural steel (revised)
IS 961	Structural steel - high tensile

IS 808	Rolled steel beam, channel & angle section
IS 1148	Rivet bars for structural purposes
IS 1239	Mild steel tubes and tubulars
IS 1161	Steel tubes for structural purposes
IS 1568	Wire gauge for general purpose

Foundation Engineering

IS 8009	Calculation of settlement foundation
IS 4091	Design & construction of foundations for transmission line towers.
IS 2974	Design and construction of machine foundations
Part 1 to IV	
IS 2950	Code of price for design & construction of raft foundation
IS 2911	Design and construction of piled foundation
Part I to III	
IS 1080	Design and construction of spread foundation
IS 3955	Design and construction of well foundation
IS 6403	Determination of allowable pressure on shallow foundations

Aggregate

IS 383	Aggregate coarse and fine from natural sources of concrete
IS 515	Aggregate for use in mass concrete, natural and manufactured.

Concrete Steel Design

IS 456	Code of practice for plain & reinforced concrete
	Dams and other massive structures, general construction of Plain and reinforced concrete
IS 457	
IS 3370	Design of liquid retaining structure Part I to IV
IS 4991	Blast proof design of structures
IS 4991	Design of reinforced concrete bins Part I & II

IS 4998	Design of reinforced concrete chimneys
IS 1893	Earthquake resistance design of structures
IS 4326	Earthquake resistant design
IS 800	Use of structural steel for general building construction
IS 6533	Design and construction of steel chimney
IS 226	Standard quality structural steel
IS 516	Method of test for strength of concrete
IS 1904	Code of practice for structural safety of buildings
IS 1199	Sampling and analysis of concrete
IS 460	Test sieves
IS 1607	Sieving, dry methods etc.,
IS 1834	Sealing compound for joints in concrete
IS 1343-1980	Pre-stressed concrete
IS 9103-1979	Admixtures in concrete

Loading Standards

IS 875	Loading standards Part I to IV
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Reinforcement

IS 432	Mild steel bars
IS 1786	Cold twisted steel bars
IS 1139	Hot rolled deformed bars
IS 2502	Bending and fixing of bars
IS 5525	Recommendation of detailing
IS 9077-1977	Protective scheme for reinforcement (CECR)

Anchor Bolts

IS 5624	Foundation bolts
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Construction Plant & Machinery

IS 2750-1964	Steel scaffoldings
IS 2506-1980	Immersion type concrete vibrators
IS 2506-1964	Screen board concrete vibrators
IS 2514-1964	Concrete vibrating table
IS 3366-1965	Pan vibrators
IS 4656-1968	Form vibrators for concrete
IS 4656-1968	Form vibrators for concrete

Measurement and Estimation of Civil Engineering Works

IS 1200	Method of measurements (Pt.I to XXV)
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Special Publications

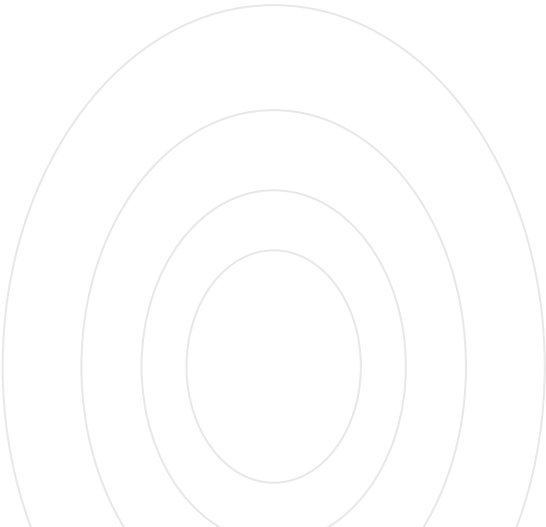
SP-7-1970	NBC of India
SP-16-1080	Design aids for RCC
SP-22-1982	Explanatory hand book on codes for earthquake engineering.
SP-23-1982	Handbook on concrete mixes
SP-24-1983	Explanatory hand book on Codes for plain & RCC
SP-6 (I to VII)	Handbook for structural engineering

CODE NO.	TITLE
IS:7293-1974	Safety code for working with construction machinery
IS:7969-1975	Safety code for storage and handling of building materials
IS:4082-1996	Cement Storage Shed at site
IS:401-1982	Code of practice for preservation to timber
IS:732-1963	Code of practice for Electrical wiring installations (i.e 650 voltage)
IS: 1239-1982	Mild Steel Tubular and Wrought steel fittings
IS: 1526-1960	Sizes and shapes for fire bricks (230 mm)
IS:2065-1983	Code of practice for water supply in building.
IS:3043-1987	Code for Practice for Earthing.

IRC: 19-1977	Standard Spec and Code of Practice for Water Bound Macadam (Second Revision)
IRC-27-1967	Tentative Specifications for Bituminous Macadam (Base and Binder Course)
IRC:21-2000	Standard Specifications and Code of Practice for Road Bridges, Section III -Cement Concrete (Plain and Reinforced) (Third Revision)
IRC:36-1970	Recommended Practice for the Construction of Earth Embankments for Road Works
IS:5-1994	Colour for ready mixed paints and enamels (fourth revision)
IS:73-1992	Paving Bitumen-Specification (second revision)
IS:164-1981	Ready mixed paints, brushing, for road marking, to Indian Standard Colour No.356 Golden yellow, white and black.
IS:4351-1976	Steel Door frames
IS:6313-1981 (Part I-III)	Antitermite (treatment) measures in building constructional measures.
IS:217-1988	Cutback Bitumen-Specification (second revision)
IS:2470-1985	Code of practice for septic tanks
IS:280-1978	Mild steel wire for general engineering purposes (third revision)
IS:2645-1975	Integral cement water proofing compounds
IS:383-1970	Coarse and fine aggregates from natural sources for concrete (second revision)
IS:432-1982 (Part I) (Part II)	Mild Steel and medium tensile steel bars and hard-drawn steel wire for concrete reinforcement. Mild steel and medium tensile steel bars (third revision) Hard-drawn steel wire (third revision)
IS:456-2000	Code of practice for plain and reinforced concrete (fourth revision)
IS:458-1988	Pre-cast Concrete pipes (with and without reinforcement) (third revision)
IS:460-1985	Test sieves

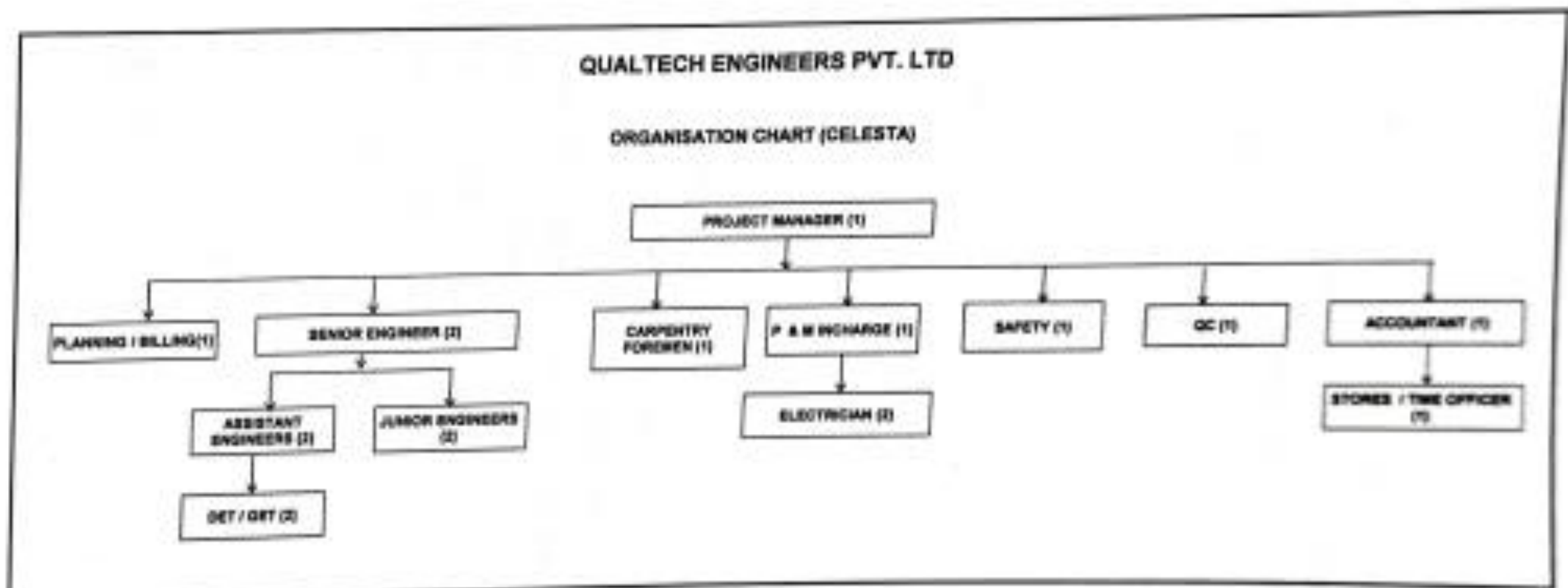
IS:516-1959	Methods of test for strength of concrete
IS: 1124-1974	Method of test for water absorption apparent specific gravity and porosity of natural building stones (first revision)
IS:1129-1972	Dressing of natural building stones (first revision)
IS:1199-1959	Method of sampling and analysis of concrete
IS:1200	Method of Measurements - Civil Works
IS:2525	Method of Measurements - Steel Works
IS:2751-1979	Code of practice for welding of mild steel bars used for reinforced cement concrete construction
IS:4648-1968	Guide for electrical layout in residential building
IS: 1447 (Part 1)-1971 (Part 2)-1971	Code of practice for painting of ferrous metals in buildings Pretreatment (first revision) Painting (first revision)
IS:1489-1991 (Part 1) (Part 2)	Portland-pozzolana cement Fly ash based (third revision) Calcined clay based (third revision)
IS:1498-1970	Classification and identification of soils for general engineering purposes (first revision)
IS:1514-1990	Methods of sampling and test for quick lime and hydrated lime (first revision)
IS: 1732-1989	Dimensions for round and square steel bars for structural and general engineering purposes (second revision)
IS:1786-1985	High strength deformed steel bars and wires for concrete reinforcement (third revision)
IS:1838 (Part I)-1983	Preformed filler for- expansion joint in concrete pavement and structures (non extruding and resilient type) Bitumen impregnated fibre (first revision)
IS: 1888-1982	Method of load tests on soils (second revision)

IS:2062-1999	Steel to general structural purpose (fifth revision)
IS:2116-1980	Sand for masonry mortars (first revision)
IS:2131-1981	Methods for standard penetration test for soils (first revision)
IS:2250-1981	Code of practice for preparation and use of masonry mortars (first revision)
IS :2386-1963 (Part 1)(Part 2) (Part 3)(Part 4) (Part 5)(Part 6) (Part 7)(Part 8)	Methods of test for aggregates for concrete Particle size and shape
	Estimation of deleterious materials and organic impurities Specific gravity, density, voids, absorption and bulking Mechanical properties
	Soundness
	Measuring mortar making properties of fine aggregates Alkali - Aggregate reactivity Petrographic examination
IS:3466-1988	Masonry cement (second revision)
IS:3764-1992	Code of safety for excavation work (first revision)



3. APPENDIX – C: ORGANIZATION CHART OF CONTRACTOR

The Contractor shall furnish a Pyramid type Organization proposed for execution of the Project. This shall include all types like work execution, administrative, Accounts, Quality control, Plant Maintenance etc.



Signature of The Contractor with seal

4. APPENDIX – D: BASIC PRICES TO BE CONSIDERED BY CONTRACTOR FOR BIDDING

Basic Prices – The item rates quoted in the B.O.Q involves materials for which basic rates have been quoted. The list of such materials and such rates are furnished hereunder.

BASIC RATES

M.Sand	=	Rs.50/- CFT plus GST
Cement	=	Rs.250/- Bag plus GST
Steel	=	Rs.40000/- Ton plus GST
RMC M10	=	Rs.3100/- + GST
RMC M25	=	Rs.4000/- + GST
RMC M30	=	Rs.4200 /- +GST

Make of Materials

Cement – CORAMANDEL / PENNA / DALMIA /BHARATHI

Steel - ARS / VIKI / SURYADEV / ISW

Basic rates of materials include all taxes, charges and delivery at site.

Transportation and Lifting of materials - The rates quoted should include cost of transportation, carting, wastages and lifting, for all leads, night work etc.

Any increase in prices above the basic rate should be indicated to the PMC / Client in advance and their approval got before making the necessary purchase. The Client reserves the right to identify the vendors at the basic rate or purchase the same and give it to the Contractor.

Any increase will be paid by the Employer on producing necessary documents to prove the same, on the difference between actual cost and the basic price.

Similarly if the cost of materials reduces the Contractor is liable to pay the Employer the difference between the actual cost and the basic rate.

5. APPENDIX – E : EMPLOYER SUPPLIED MATERIALS- FREE ISSUE

Tiles will be supplied by the Employer free of Cost

The Contractor considered the following list of materials as free issues and quoted for the Items / works without considering the cost of these free issue materials.

The Contractor included all the charges necessary to receive the materials, unload from transport trucks, sort-out, store, safe guard, cover under insurance, pump, lead, lift and transport to the work place in the item rates.

Sl. No.	Material	PROCUREMENT LEAD TIME	Maximum permissible wastage	
1	Vitrified/Ceramic Wall tiles	60 Working Days	5.00%	The wastage will be finalized at the time of execution
2	Vitrified/Ceramic Floor tiles	60 Working Days	3.00%	

APPENDIX D & E : BASIC PRICE , FREE ISSUE

6. APPENDIX : F

CEMENT CONSUMPTION COEFFICIENTS

1. Mortars

Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in KG	Remarks
1	Cement mortar 1:1 (1 cement : 1 sand or stone dust or marble dust)	cum	1020	
2	Cement mortar 1:2 (1 cement : 2 sand or stone dust or marble dust)	cum	680	
3	Cement mortar 1:3 (1 cement : 3 sand or stone dust or marble dust)	cum	510	
4	Cement mortar 1:4 (1 cement : 4 sand or stone dust or marble dust)	Cum	380	
5	Cement mortar 1:5 (1 cement : 5 sand or stone dust or marble dust)	cum	310	
6	Cement mortar 1:6 (1 cement : 6 sand or stone dust or marble dust)	cum	250	
7	Cement mortar 1:2 (1 cement : 2 stone dust or marble dust)	cum	680	
8	Cement mortar 1:2 (1 cement : 2 stone dust or marble dust)	cum	680	
9	Cement mortar 1:5 (1 cement : 5 stone dust or marble dust)	cum	310	
10	Cement mortar 1:1:3 (1 cement : 1 marble dust: 3 stone dust)	cum	380	
11	Cement lime mortar 1:1:3 (1 cement : 1 lime putty : 3 sand)	cum	410	
12	Cement lime mortar 1:1:6 (1 cement : 1 lime putty : 6 sand)	cum	250	
13	Cement mortar 1:1:7 (1 cement : 1 lime putty : 7 sand)	cum	220	
14	Cement mortar 1:1:8 (1 cement : 1 lime putty : 8 sand)	cum	190	
15	Cement mortar 1:1:7 (1 cement : 1 lime putty : 9 sand)	cum	170	
16	White cement lime mortar 1/4:1:1:1: (1/4 white cement : 1 lime putty : 1 stone dust : 1 marble dust)	cum	160	White cement
17	White cement mortar 1:2 (1 white cement : 2 marble dust)	cum	680	White cement

18	White Cement mortar 1:3 (1 white cement : 2 marble dust)	cum	510	White cement
19	White Cement mortar 1:5 (1 white cement : 5 marble dust)		310	White cement

2 - Concrete Work

Sl.No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in kg	Remarks
1	Cement concrete 1:1:2 (1 cement: 1 sand : 2 graded stone aggregate)	cum	610	
2	Cement concrete 1:1 1/2:3 (1 cement : 1- 1/2 sand : 3 graded stone aggregate)	Cum	400	
3	Cement concrete 1:2:4 (1 cement : 2 sand : 4 graded stone aggregate)	cum	320	
4	Cement concrete 1:3:6 (1 cement: 3 sand : 6 graded stone aggregate)	cum	220	
5	Cement concrete 1:4:8 (1 cement: 4 sand : 8 graded stone aggregate)	cum	170	
6	Cement concrete 1:5:10 (1 cement : 5 sand : 10 graded brick or stone aggregate)	cum	130	
7	Cement concrete 1:6:12 (1 cement : 6 sand : 12 graded stone aggregate)	cum	110	
8	Damp proof course 25 mm thick with cement concrete 1:2:4 (1 cement : 2 sand : 4 ballast 10 mm size)	100 sq.m.	800	

APPENDIX F: CEMENT CONSUMPTION COEFFICIENTS

9	Damp proof course 38 mm thick with cement concrete 1:2:4 (1 cement : 2 sand : 4 ballast 15 mm nominal size)	100 sq.m.	1216	
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3 - R.C.C. and R.B. Work

Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in Kg	Remarks
1	RCC work 1:2:4 (1 cement : 2 sand : 4 stone aggregate 20 mm or 12.5 mm nominal size)	cum	610	
2	RCC work 1:1-1/2 : 3 (1 cement : 1-1/2 sand : 3 graded stone aggregate 20 mm nominal size)	cum	400	
3	RCC work 1:1:2 (1 cement : 1 sand : 2 graded stone aggregate 20 mm nominal size)	cum	320	
4	Extra for rendering smooth the top of suspended floors, landings and staircases (treads and risers) with cement mortar 1:2 (1 cement : 2 sand) including floating coat of neat cement.	100 sqm.	220	
1	Applying cement slurry on RCC slab or cement concrete work using 2.75 kg. per sqm.	100 sqm.	170	
6	Providing precast cement concrete jally 1:2:4 (1 cement : 2 sand : 4 stone aggregate 6 mm nominal size) reinforced with 1.6 mm dia mild steel wire including fixing, finishing in cement mortar 1:3 (1 cement : 3 sand) etc. excluding plastering of the jambs, sill and soffits.			
a.	50 mm thick	100 sqm		Cement for fixing only
b. c.	40 mm thick 25 mm thick	100 sqm 100 sqm	164	
7	Providing in RCC work smooth finishing of the exposed surface with cement mortally (1 cement : 3 sand)	100 sqm	367	

4. Brickwork				
Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in Kg	Remarks
1	Brick work (all classes) in cement mortar 1:3 (1 cement: 3 sand) with F.P.S. brick.	cum	128	
2	Brick work (all classes) in cement mortar 1:4 (1 cement: 4 sand) with F.P.S. brick.	cum	95	
3	Brick work (all classes) in cement mortar 1:5 (1 cement: 5 sand) with F.P.S. brick.	cum	78	
4	Brick work (all classes) in cement mortar 1:6 (1 cement: 6 sand) with F.P.S. brick.	100 sqm.	62	
5	Half-brick work (all classes) in cement mortar 1:3 (1 cement : 3 sand) with or without hoop iron with F.P.S. brick.	100 sqm.	1428	
6	Half-brick work (all classes) in cement mortar 1:4 (1 cement : 4 sand) with or without hoop iron with F.P.S. brick.	100 sqm.	1064	
7	Honey comb brick work half-brick thick in cement mortar 1:4 (1 cement : 4 sand) in superstructure with F.P.S. brick	100 sqm	656	
8	Brick work 3" thick in cement mortar 1:3 (1 cement: 3 sand) with F.P.S. brick.	100 sqm	923	

5.Stone Work				
Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in Kg	Remarks
1	Random rubble masonry with hard stone in foundation or superstructure in cement mortar 1:6 (1 cement: 6 sand) with F.P.S. brick.	cum	75	
2	Coursed rubble masonry with hard stone in cement mortar 1:6 (1 cement : 6 sand) with F.P.S. brick.	cum	75	

APPENDIX F: CEMENT CONSUMPTION COEFFICIENTS

6. Marble Work				
Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in Kg	Remarks
1	Marble work in steps, jambs, walls, pillars and other plain work in cement mortar 1:4 (1 cement: 4 sand)	cum	76	Grey cement
a)	Pointing marble work above in white cement mortar (1 white cement to 2 marble dust)	cum	6.8	White cement
2	Marble work in steps, jambs walls, pillars and other plain work in cement mortar 1:4 (1 cement: 4 sand) including pointing in cement mortar 1:2 (1 cement: 2 marble dust)	cum	8.3	
3	Marble work for wall lining (veneer work) 2.5cm thick in cement mortar 1:3 (1 cement: 3 sand)	100 sqm	714	Grey cement
4	Marble work for wall lining (veneer-work) 2.5cms thick in cement mortar 1:3 (1 cement: 3 sand) including pointing with cement mortar 1:2 (1 cement: 2 marble dust)	100 sqm	881	
5	Marble work for wall lining (veneer work) 4cm thick in cement mortar 1:3 (1 cement: 3 sand)	100 sqm	1020	Grey cement
a)	Pointing marble work for wall lining with white cement mortar 1:2 (1 white cement: 2 marble dust)	100 sqm	170	White cement
6	Marble work for wall lining (veneer work) 4cm thick in cement mortar 1:3 (1 cement: 3 sand) including pointing with cement mortar 1:2 (1 cement: 2 marble dust)	100 sqm	1190	

7. Flooring

Cement concrete flooring:

Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in Kg	Remarks
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1	Flooring 1:2:4 (1 cement: 2 sand: 4 graded stone aggregate) finished with a floating coat of neat cement including cement slurry, rounding of edges and strips etc., complete but excluding cost of nosing of steps etc.,			
a)	25mm thick with 12.5mm nominal size stone aggregate	sqm	12.2	
b)	40mm thick with 20mm nominal size stone aggregate	sqm	17	
c)	50mm thick with 20mm nominal size stone aggregate	sqm	20.2	
d)	75mm thick with 20mm nominal size stone aggregate	sqm	28.2	
2	40mm thick red oxide flooring under layer of 30mm thick cement concrete 1:2:4 (1 cement: 2 sand: 4 graded stone aggregate 12.5mm nominal size) and top layer of 10mm thick plaster of cement red oxide of iron per 50 kg of cement 1:3 (1 cement: 3 coarse sand) finished with a floating coat of neat cement red oxide mix of same proportion including cement slurry, rounding of edges and strips etc., complete but excluding the cost of nosing of steps etc.,	sqm	21.9	
3	40mm thick polished flooring under layer 30mm thick cement concrete 1:2:4 (1 cement: 2 coarse sand: 4 graded aggregate 12.5mm nominal size) and top layer of 10mm thick consisting of 2 cement: 1 stone dust including rubbing and polishing the top surface, cement slurry, nosing of steps and strips etc., complete.	sqm	30.1	

APPENDIX F: CEMENT CONSUMPTION COEFFICIENTS

4	52mm thick with metallic concrete hardener topping, under layer of cement concrete 1:2:4 (1 cement: 2 coarse of sand: 4 graded stone aggregate 20mm nominal size) and top layer of 12mm thick metallic concrete hardener consisting of mix 1:2 (1 cement: 2 stone aggregate 6mm nominal size) by volume with which metallic hardening compound of approved quality is mixed in the ratio 4:1 (4 parts of cement: 1 part of metallic floor hardening compound of approved quality) by weight, including cement slurry, rounding of edges and strips etc., complete but excluding cost of nosing of steps etc.,			
a)	52mm thick with 40mm thick under layer	sqm	23.1	
b)	62mm thick with 50mm thick under layer	sqm	26.3	
5	Cement plaster skirting (upto 30cm height) with cement mortar 1:3 (1 cement: 3 coarse sand) finished with a floating coat of neat cement including rounding of junctions with floor, including cement slurry complete.			
a)	18mm thick	sqm	16	
b)	21mm thick	sqm	17.51	
6	Red oxide plaster skirting (upto 30cm height) with top layer of 6mm thick, plaster of cement mix, using 3.5kg of red oxide of iron per 50 kg of cement in mortar 1:3 (1 cement: 3 coarse sand) finished with a floating coat of cement red oxide mix of same proportion including cement slurry complete.			
a)	18mm thick with under layer 12mm thick plaster 1:3 (1 cement: 3 coarse sand)	sqm	15.02	
b)	21mm thick with under layer 15mm thick cement mortar 1:3 (1 cement: 3 coarse sand)	sqm	16.44	

Terrazo flooring				
Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in KG	Remarks
7	40mm thick marble chips flooring rubbed and polished to granolithic finish, under layer 34mm thick cement concrete 1:2:4 (1 cement: 2 coarse sand: 4 graded stone aggregate 12.5mm nominal size) and top layer 6mm thick with white, black or white and black marble chips of size 1mm to 4mm nominal size laid in cement marble powder mix 3:1 (3 cement: 1 marble powder) by weight in proportion of 4:7 (4 cement marble powder mix: 7 marble chips) by volume including cement slurry etc., complete.			
a)	Dark shade/ light shade pigment with ordinary cement	sqm	16.95	
b)	Light shade pigment with white cement	sqm	12.9 – 4.05	
8	Marble chips skirting (upto 30cm height) rubbed and polished to granolithic finish, to layer 6mm thick marble chips of sizes from smallest to 4mm nominal size, laid in cement marble powder mix 3:1 (3 cement: 1 marble powder) by weight in proportion 4:7 (4 cement marble powder mix: 7 marble chips) by volume including cement slurry etc., complete.			
a)	18mm thick with under layer 12mm thick, cement plaster 1:3 (1 cement: 3 coarse sand)			
i)	Dark or light shade pigments with grey cement	Sqm	14.92	
ii)	Light shade pigment or no pigment with white cement	Sqm	10.87 – 4.05	White cement
iii)	Medium shade pigment with 50% grey cement and 50% white cement	sqm	12.9 - 2.03	White cement

APPENDIX F: CEMENT CONSUMPTION COEFFICIENTS

b)	21mm thick with under layer 15mm thick cement plaster 1:3 (1 cement: 3 coarse sand)			
i)	Dark or light shade pigments with grey cement	Sqm	16.35	
ii)	Light shade pigment or no pigment with white cement	Sqm	12.3 - 4.05	White cement
iii)	Medium shade pigment with 50% grey cement and 50% white cement	sqm	14.3 - 2.03	White cement
g	Precast terrazzo tiles 20mm thick with white black or white and black marble chips of sizes upto 6mm laid in floors, treads of steps and landings, jointed with neat cement slurry mixed with pigment to match the shade of the tiles including rubbing and polishing complete with precast tiles of 30mm thick bed of:			
a)	Lime mortar 1:1:2 or 1:3 light shade using white cement	sqm	4.4 - 4.4	
b)	Medium shades using 50% cement and 50% grey cement	sqm	6.6 - 2.2	
c)	Dark shades using ordinary cement	sqm	8.8	
10	Precast terrazzo tiles 20mm thick with marble chips of sizes upto 6mm in skirting and risers of steps not exceeding 30cm in height and on walls, laid on 12mm thick cement plaster 1:3(1 cement: 3 sand) jointed with neat cement slurry:			
a)	Light shades using white cement	sqm	11.74 - 2.2	
b)	Medium shades using 50% white cement and 50% ordinary cement	sqm	12.84 - 1.1	
c)	Dark shades using ordinary cement	sqm	13.94	

11	White glazed tiles 5.6 to 7mm thick in flooring treads and risers of steps skirting and dado on 12mm thick cement plaster 1:3 (1 cement: 3 sand) in base and jointed with cement slurry etc.,	sqm	9.42 - 2.5	
12	Providing and fixing 50mm internal and external angles of glazed tiles	mtr	0.52 - 0.12	

Marble stone flooring				
Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in kg	Remarks
13	Marble stone slab flooring over 20mm thick base of lime mortar 1:1:1 (lime putty: 1 surkhi: 1 sand) and jointed with grey cement slurry etc., (all marble slabs)			
a)	20mm thick	sqm	4.18	
b)	30mm thick	Sqm	5.12	
c)	40mm thick	Sqm	5.36	
14	Marble stone slab flooring over 20mm thick base of cement mortar 1:4 (1 cement: 4 sand) and jointed with grey cement slurry etc., (all marble slabs)			
a)	20mm thick	sqm	13.39	
b)	30mm thick	Sqm	13.63	
c)	40mm thick	Sqm	13.87	
15	Marble slabs 30mm thick in risers of steps, skirting dado, wall and pillars laid on 12mm thick cement mortar 1:3 (1 cement: 3 sand) and jointed with grey cement slurry.	sqm	12.34	
Kotah stone flooring				
Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in kg	Remarks
16	Kotah stone slab flooring over 20mm thick base lime mortar 1:1:1 (1 lime putty: 1 surkhi: 1 sand) and jointed with neat cement slurry etc.,			
a)	25mm thick	sqm	6.4	

APPENDIX F: CEMENT CONSUMPTION COEFFICIENTS

b)	30mm thick	Sqm	6.8	
c)	40mm thick	Sqm	7.6	
17	Kotah stone slab flooring over 20mm thick base of cement mortar 1:4 (cement: 4 sand) and jointed with neat cement slurry etc.,			
a)	25mm thick	Sqm	14.91	
b)	30mm thick	Sqm	15.31	
	40mm thick	Sqm	16.11	
18	Kotah stone slab 25mm thick in risers of steps, skirting, dado and pillar laid on 12mm thick cement mortar 1:3 (1 cement: 3 sand) and jointed with neat cement slurry etc.,	Sqm	13.74	

B. Roofing

Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in kg	Remarks
1	Providing and fixing on wall face asbestos cement rain water pipes including jointing with spun yarn soaked in bitumen and cement mortar 1:2 (1 cement: 2 coarse sand)			
	complete.			
a)	50mm dia	100 mtr	7.5	
b)	60mm dia	100 mtr	12.5	
c)	100mm dia	100 mtr	15	
2	Providing and fixing for AC piles, wall plugs and standard holder bat clamps comprising two semi-circular halves of flat and cast iron base screwed on wooden plugs.			
		each	0.02	
a)	50mm dia	each	0.02	
b)	80mm dia	each	0.02	
c)	100mm dia	each	0.02	
3	Providing and fixing on wall face asbestos cement fittings for rain water			

	pipes including jointing with spun yarn soaked in bitumen and cement mortar 1:2 (1 cement: 2 coarse sand)			
a)	Bend of required degree with door or without door.			
i)	50mm dia	each	0.36	
a)	80mm dia	each	0.58	
ii)	100mm dia	each	0.73	
b) i)	Offset 50mm projection 50mm dia	each	0.29	
ii)	Offset 50mm projection 80mm dia	each	0.45	
iii)	Offset 50mm projection 100mm dia	each	0.58	
c) i)	Offset 75mm projection 50mm dia	each	0.29	
ii)	Offset 75mm projection 80mm dia	each	0.45	
iii)	Offset 75mm projection 100mm dia	each	0.58	
d) i)	Offset 100mm projection 50mm dia	each	0.29	
ii)	Offset 100mm projection 80mm dia	each	0.45	
iii)	Offset 100mm projection 100mm dia	each	0.58	
e) i)	Offset 150mm projection 50mm dia	each	0.29	
ii)	Offset 150mm projection 80mm dia	each	0.45	
iii)	Offset 150mm projection 100mm dia	each	0.58	
d) i)	Offset 200mm projection 50mm dia	each	0.29	
ii)	Offset 200mm projection 80mm dia	each	0.45	
iii)	Offset 200mm projection 100mm dia	each	0.58	
g) i)	Offset 300mm projection 80mm dia	each	0.45	
ii)	Offset 300mm projection 100mm dia	each	0.58	
h) i)	Offset 450mm projection 80mm dia	each	0.45	

APPENDIX F: CEMENT CONSUMPTION COEFFICIENTS

i)	Offset 450mm projection 100mm dia	each	0.58	
* i)	Offset 600mm projection 100mm dia	each	0.58	
j)	Jungle equal single of required degree with or without door			
i)	50mm dia	each	0.36	
ii)	80mm dia	each	0.58	
iii)	100mm dia	each	0.73	
k	Junction equal double with or without door of required degree			
i)	50mm dia	each	0.54	
o	80mm dia	each	0.87	
ii)	100mm dia	each	0.11	
1	Standard shoe			
i)	50mm dia	each	0.2	
iv)	80mm dia	each	0.29	
ii)	100mm dia	each	0.29	
m	Hexagonal rain water head			
i)	250 x 200mm, 80mm dia or 100mm dia	each	0.29	
ii)	200 x 250mm, 80mm dia or 100mm dia	each	0.29	
iii)	400 x 300mm, 100mm dia	each	0.29	
n	Pentagonal Rain water head 230 x 200mm, 80mm or 100mm dia	each	0.29	

9. Finishing (i) Cement plaster

Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in Kg	Remarks
1	12mm cement plaster 1:3 (1 cement: 3 sand)	100 sqm	734	
2	12mm cement plaster 1:4 (1 cement: 4 sand)	100 sqm	547	
3	12mm cement plaster 1:5 (1 cement: 5 sand)	100 sqm	446	
4	12mm cement plaster 1:6 (1 cement: 6 sand)	100 sqm	360	
5	15mm cement plaster 1:3 (1 cement: 3 sand)	100 sqm	877	
6	15mm cement plaster 1:4 (1 cement: 4 sand)	100 sqm	654	

7	15mm cement plaster 1:5 (1 cement: 5 sand)	100 sqm	533	
8	15mm cement plaster 1:6 (1 cement: 6 sand)	100 sqm	430	
9	20mm cement plaster 1:3 (1 cement: 3 sand)	100 sqm	1142	
10	20mm cement plaster 1:4 (1 cement: 4 sand)	100 sqm	851	
11	20mm cement plaster 1:5 (1 cement: 5 sand)	100 sqm	694	
12	20mm cement plaster 1:6 (1 cement: 6 sand)	100 sqm	500	
13	6mm cement plaster to ceiling 1:3 (1 cement: 3 sand)	100 sqm	367	
14	6mm cement plaster to ceiling 1:4 (1 cement: 4 sand)	100 sqm	274	

(ii) Cement - Lime plaster

Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in kg	Remarks
1	12mm cement lime plaster 1:1:6 (1 cement: 1 lime putty 6 sand)	100 sqm	360	
2	15mm cement lime plaster 1:2:6 (1 cement: 2 lime putty 6 sand)	100 sqm	430	
3	18mm cement lime plaster in two coats under layer 12mm cement plaster 1:5 (1 cement: 5 sand) finishing with 6mm cement lime plaster 1:1:6 (1 cement: 1 lime putty: 6 sand)	100 sqm	626	

(iii) Pointing

Sl. No.	Description of Work	Unit	Quantity of cement to be used per unit quantity of work in Kg	Remarks
1	Flush or ruled or cut or weather pointing on brick work with CM 1:3 (1 cement: 3 sand)	100 sqm		
2	Raised and cut pointing on brickwork with CM 1:3 (1 cement: 3 sand)	100 sqm	235	
3	Flush or ruled pointing on brick flooring with CM 1:2 (1 cement: 2 sand)	100 sqm	136	

APPENDIX F: CEMENT CONSUMPTION COEFFICIENTS

4	Flush or ruled pointing on brick flooring with CM 1:4 (1 cement: 4 sand)	100 sqm	76	
5	Flush or ruled pointing on brick flooring with CM 1:6 (1 cement: 6 sand)	100 sqm	50	
6	Flush or ruled or cut or weather pointing on tile brickwork with CM 1:3 (1 cement: 3 sand)	100 sqm	235	
7	Flush or ruled pointing on stonework with CM 1:3 (1 cement: 3 sand)	100 sqm	117	
8	Raised and cut pointing on stonework with CM 1:3 (1 cement: 3 sand)	100 sqm	194	

Note: The above is not a comprehensive list. For items covered above, please refer to the Delhi Schedule of rates of the Central PWD, latest approval]

7.APPENDIX – G:

INDEMNITY BOND

(To be executed on Stamp Paper of Rs. 10/- Duly notarised)

KNOW all men by these presents that I/We _____ do Hereby execute Indemnity Bond in favour of KRISHNA CONSTRUCTIONS, Chennai. On this _____ day of WHEREAS KRISHNA CONSTRUCTIONS, Chennai have appointed us as the contractors for their PROJECT - PROPOSED RESIDENTIAL APARTMENTS AT PALLIKARANAI, CHENNAI.

THIS DEED WITNESS AT AS FOLLOWS:

I/We _____ hereby do Indemnify and save harmless KRISHNA CONSTRUCTIONS, Chennai against and from:

1. Any third party claims, civil or criminal complaints/liabilities, site mishaps and other accidents or disputes and/or damages occurring or arising out of any mishaps at the site due to faulty work negligence, faulty construction and/or for violating any law, rules and regulations in force, for the time being while executing/executed works by me/us
 2. Any damages, loss or expenses due to or resulting from any negligence or breach of duty on the part of me/us or my sub contractor's if any, servants or agents.
 3. Any claim by an employee of mine/ours or of sub contractors if any, under the Workmen's Compensation Act, Liability Act, or any other law, rules and regulations in force for the time being and any Acts replacing and/or amending
- The same or any of the same as may be in force at the time and under any law in respect of injuries to persons or property arising out of and in the course of the execution of the contract work and/or arising out of and in the course of employment of any workman/employee.
4. Any act or omission of mine/ours or sub-contractor/s if any, our/their servants or agents which may involve any loss, damage, liability, civil or criminal action

IN WITNESS WHERE OF THE _____

Has set his/their hand on this day of _____ 2020

SIGNED AND DELIVERED BY THE NAME AND ADDRESS.

AFORESAID _____ (contractor)

IN THE PRESENCE OF WITNESSES:

1. _____
2. _____

8. APPENDIX- H-

FORMAT FOR BANK GUARANTEE I - (MOBILISATION ADVANCE)

MODEL BANK GUARANTEE FORMAT

BANK GUARANTEE NO:

CO SECURITY NO:

GUARANTEE AMOUNT:

ISSUE DATE:

GUARANTEE FROM:

EXPIRY DATE:

LODGEMENT OF CLAIM:

BANK GUARANTEE FOR RELEASE OF MOBILIZATION ADVANCE

- 1) Whereas this deed of guarantee is executed by M/s . Bank Limited[hereinafter referred to as "Bank"]in favour of M/s. Krishna Constructions (hereinafter referred to as "THE BENEFICIARY") for an amount not exceeding Rs.....() at the Request of.....[hereinafter referred to as "The Contractor"]TOWARDS Bank Guarantee for releasing Mobilization Advance by M/s. Krishna Constructions for Construction of Residential Apartments. We, BANK LIMITED, branch do hereby undertake to pay to the beneficiary an amount not exceeding Rs...../- against any loss or damage caused to or suffered or would be caused to or suffered by the beneficiary by reason of any breach by the said applicant(s) of any of the terms or conditions contained in the said agreement.
- 2) We, BANK LIMITED, branch, do hereby undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from the beneficiary, stating that the amount claimed is due by way of loss or damage caused to or would be caused to or suffered by the beneficiary, by reason of any breach by the said applicant(s) of any of the terms and conditions contained in the said agreement or by reason of said applicant(s) failure to perform the said agreement. Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs...../-
- 3) We, BANK LIMITED, branch, further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken

for the performance of the said agreement and that it shall continue to be enforceable till all the dues of the beneficiary under or by virtue of the said agreement have been fully paid and its claims satisfied or discharged or till the beneficiary certifies that the terms and conditions of the said agreements have been fully and properly carried out by the said applicant(s) and accordingly discharges the guarantee. Unless a demand or claim under this guarantee is made on us in writing on or before, we shall be discharged from all liability under this guarantee thereafter.

- 4) We, BANK LIMITED, branch, further agree with the beneficiary that the beneficiary shall have the fullest liberty without our consent and without affecting in any manner our obligations hereunder to vary any of the terms and conditions of the said agreement or to extend time of performance by the said applicant(s), from time to time or to postpone to any time or from time to time, any of the powers exercisable by the beneficiary against the said applicant(s) and to forbear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said applicant(s) or for any forbearance, act or omission on the part of the beneficiary or any indulgence by the beneficiary to the said applicant(s) or by any such matter or thing whatsoever, which under the law relating to sureties would but for this provision have the effect of relieving us.
- 5) We, BANK LIMITED,branch, lastly undertake not to revoke this guarantee during its currency, except with the previous consent of the beneficiary in writing.

Notwithstanding anything contained herein

- i. Our liability under the Bank Guarantee shall not exceed Rs..... (Rupeesonly).
- ii. This Bank Guarantee shall be valid upto And
- iii. We are liable to pay the guaranteed amount or any part thereof under this guarantee, only and only if, you serve upon us a written claim or demand on or before (date of expiry of the guarantee)

Dated this the day of 2020.

FOR BANK LIMITED

APPENDIX H: FORMAT FOR BANK GUARANTEE

STAKEHOLDER ANALYSIS

MEP CONSULTANT

 **SUMANAM**

ENGINEERING SERVICES (P) Ltd.
No.177, 3rd floor, SFI Complex, Valluvarkottam High Road,
Nungambakkam, Chennai - 34.
Phone: +91 44 - 6462 1545, E-mail: chennai@sumanam.org

PHE CONSULTANT

C.N.PUNNIYA MOORTHY

NO; 7/16 Suburayan street
Coronet Castle Apartments
Marvadi Thottam
Mylapore, Chennai- 600004
Email: punniya@hotmail.com
PH- 24610342

STRUCTURAL CONSULTANT



UNITED CONSULTANTS

CIVIL & STRUCTURAL CONSULTING ENGINEERS

41/A, BEACH ROAD, DOOR NO. A1
KALAKSHETRA COLONY
BESANT NAGAR, CHENNAI - 600 090.
PH. NO. 044- 2491 09 45
email : alexjacobuc@gmail.com
web site: www.unitedconsultants.in

DEVELOPER

Krishna Constructions

Old#21, New#28 Cathedral Garden Road,
Nungambakkam,
Chennai - 600 034.

PROJECT

KRISHNA CONSTRUCTIONS

CONTRACT DOCUMENT OF CIVIL WORKS FOR RESIDENTIAL PROJECT
"CELESTA' AT JAYACHANDRAN NAGAR" PALLIKARANAI, CHENNAI.

EMPLOYERS / CONTRACTEE

33ADAFK7348H1ZE
M/S. KRISHNA CONSTRUCTIONS

OLD #21, NEW #28, CATHEDRAL GARDEN ROAD,
NUNGAMBAKKAM,
CHENNAI - 600 034.

ARCHITECT

M/S. KHARCHE & ASSOCIATES
2/20, SHAFEE MOHAMED ROAD,
CHENNAI - 600 006.

PROJECT MANAGEMENT
& QUANTITY SURVEYORS

M/S. BUILTEC ENGINEERS & CONSULTANTS
NO.12, JAWAHARLAL NEHRU STREET,
VGN NAGAR PHASE IV, MOGAPPAIR (W)
MADURAVOYAL P.O., NOLAMBUR,
CHENNAI - 600 095.

STRUCTURAL CONSULTANT

Mr. ALEX JACOB
41/A, BEACH ROAD, KALAKSHETRA COLONY
BESANT NAGAR,
CHENNAI - 600 090.

CIVIL CONTRACTOR

M/S. QUALTECH ENGINEERS PVT. LTD.,
150, THILAK STREET, PANEER NAGAR,
MUGAPPAIR WEST,
CHENNAI 600 037.



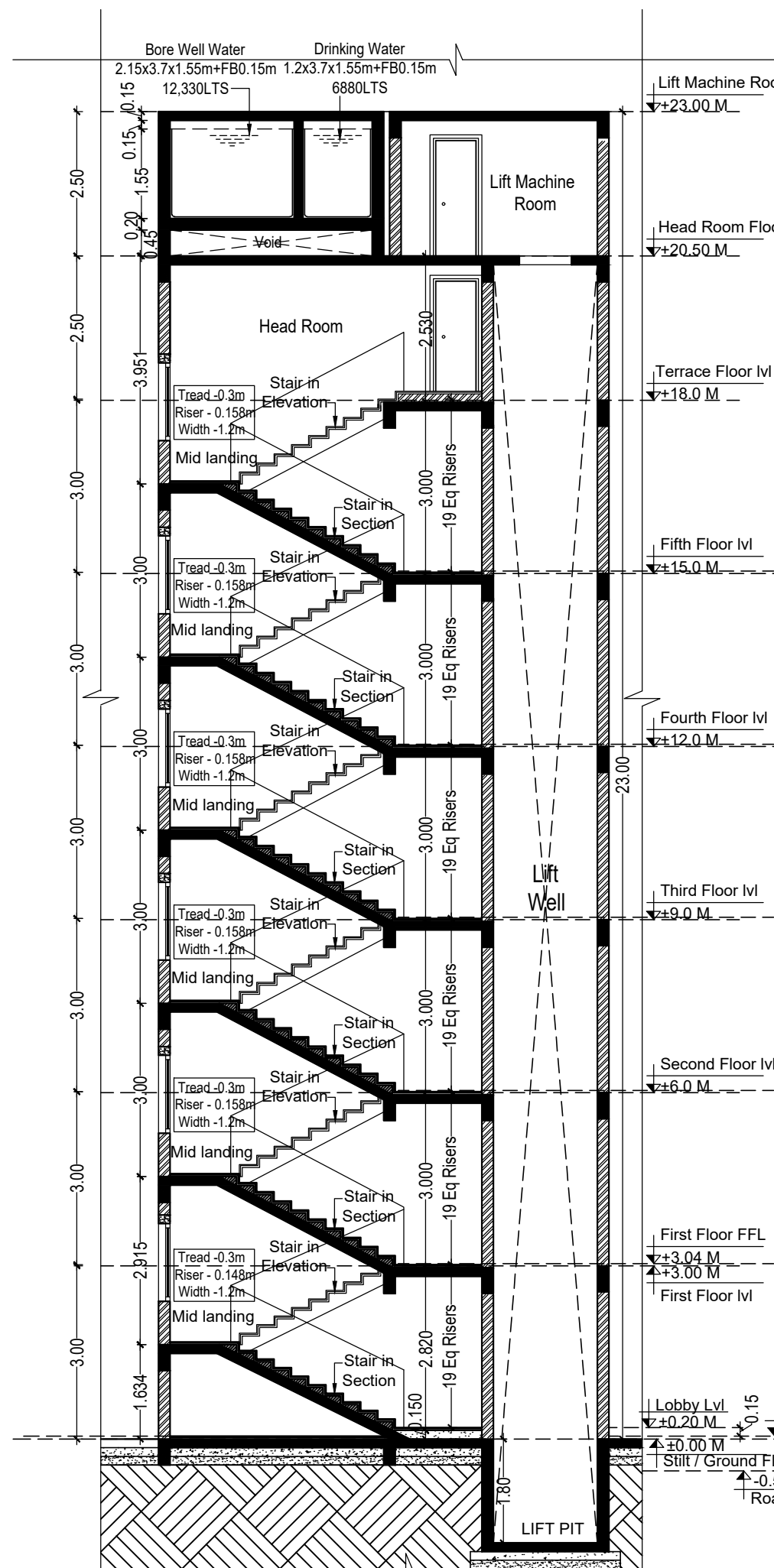
2/20 Shaffee Mohamed Road,
Chennai 600 006, India

+ 91 (0) 44 2829 1291 / 3874 / 3261

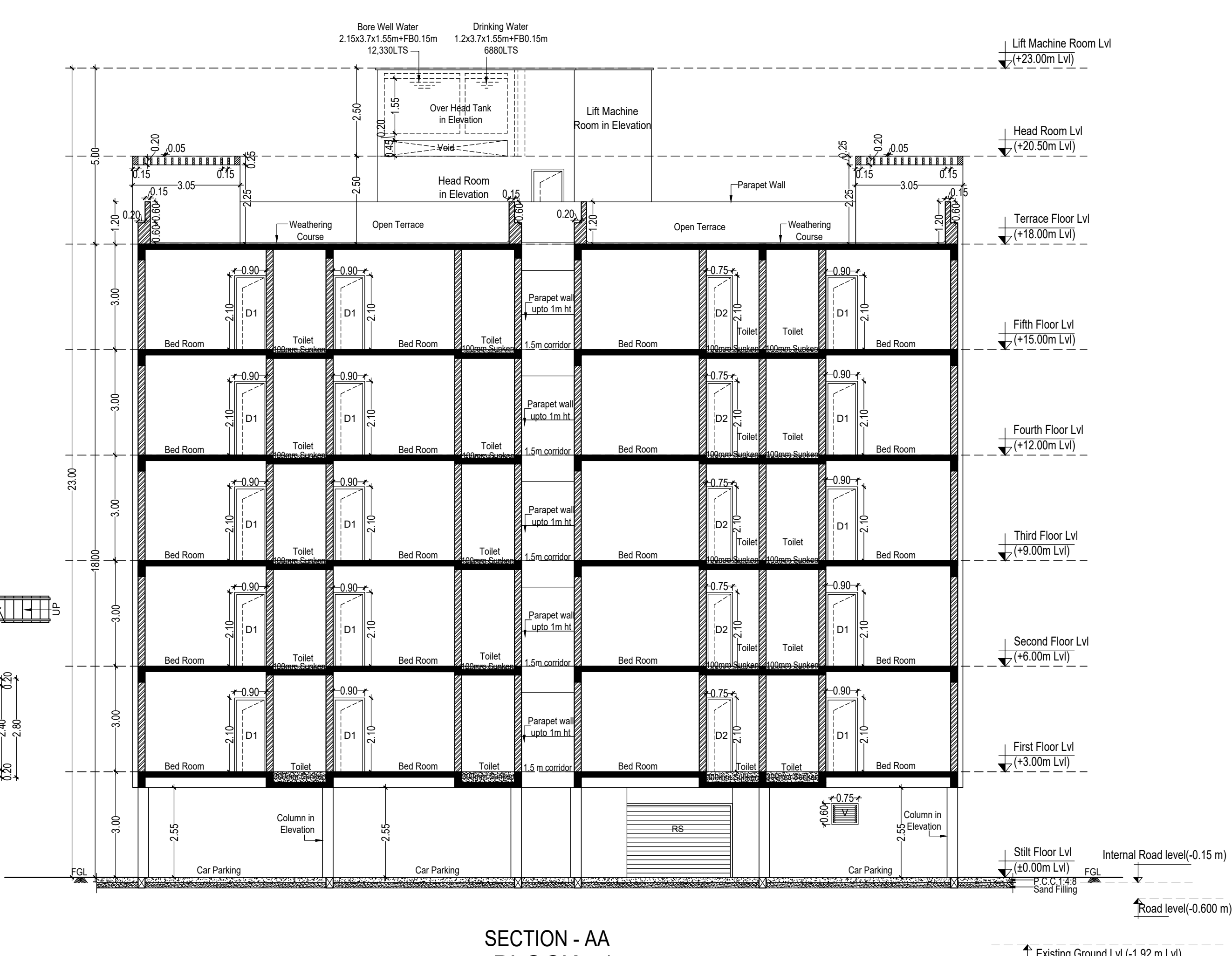
architect@kharche.com
www.kharche.com

JOINERY SCHEDULE

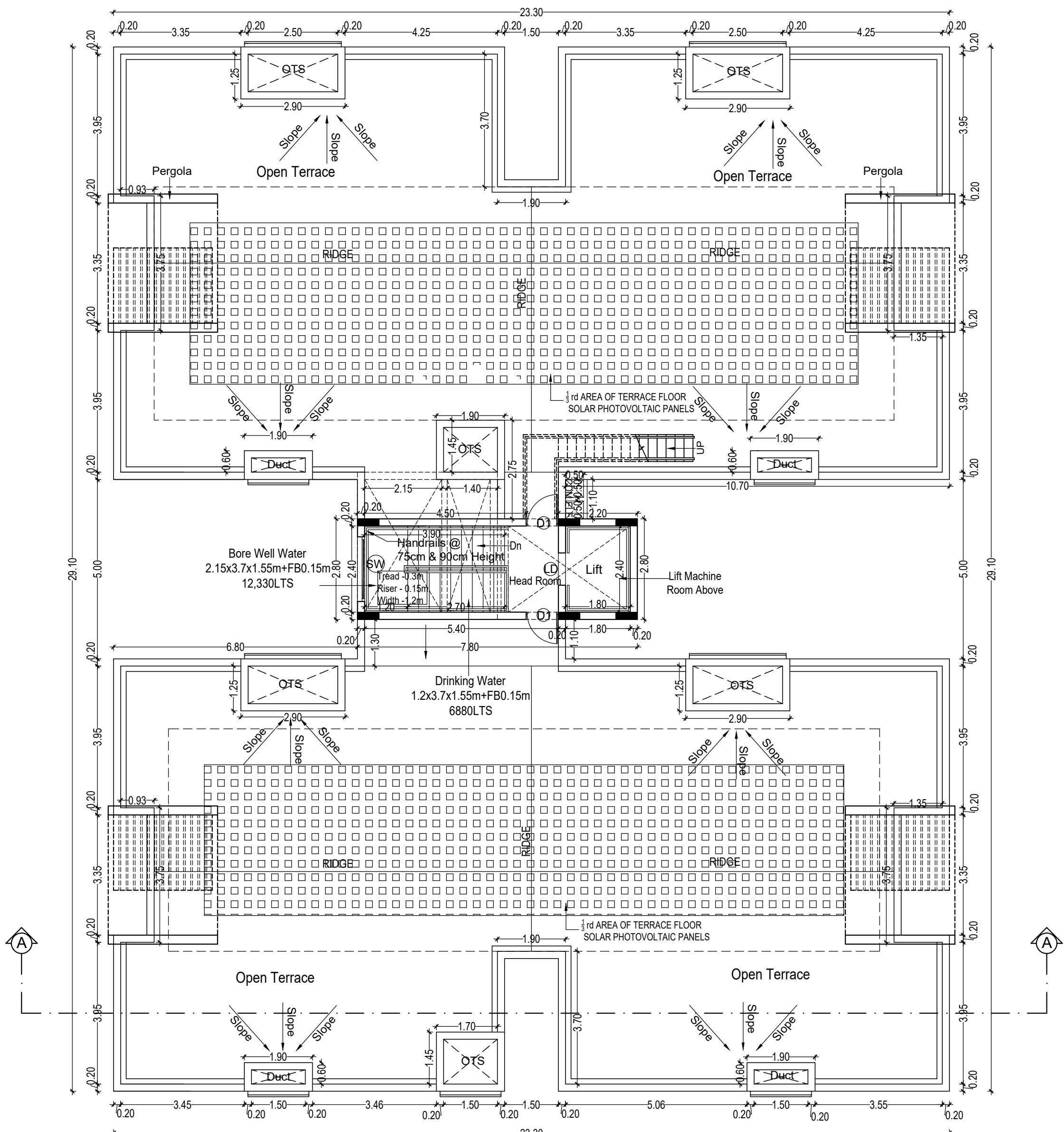
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W1	1.20	1.35	WINDOW
KW	1.50	0.90	KITCHEN WINDOW
KW1	0.90	0.90	KITCHEN WINDOW
SW	1.80	1.35	STAIRCASE WINDOW
V	0.75	1.20	VENTILATOR
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STAIRCASE SECTION
BLOCK - 1



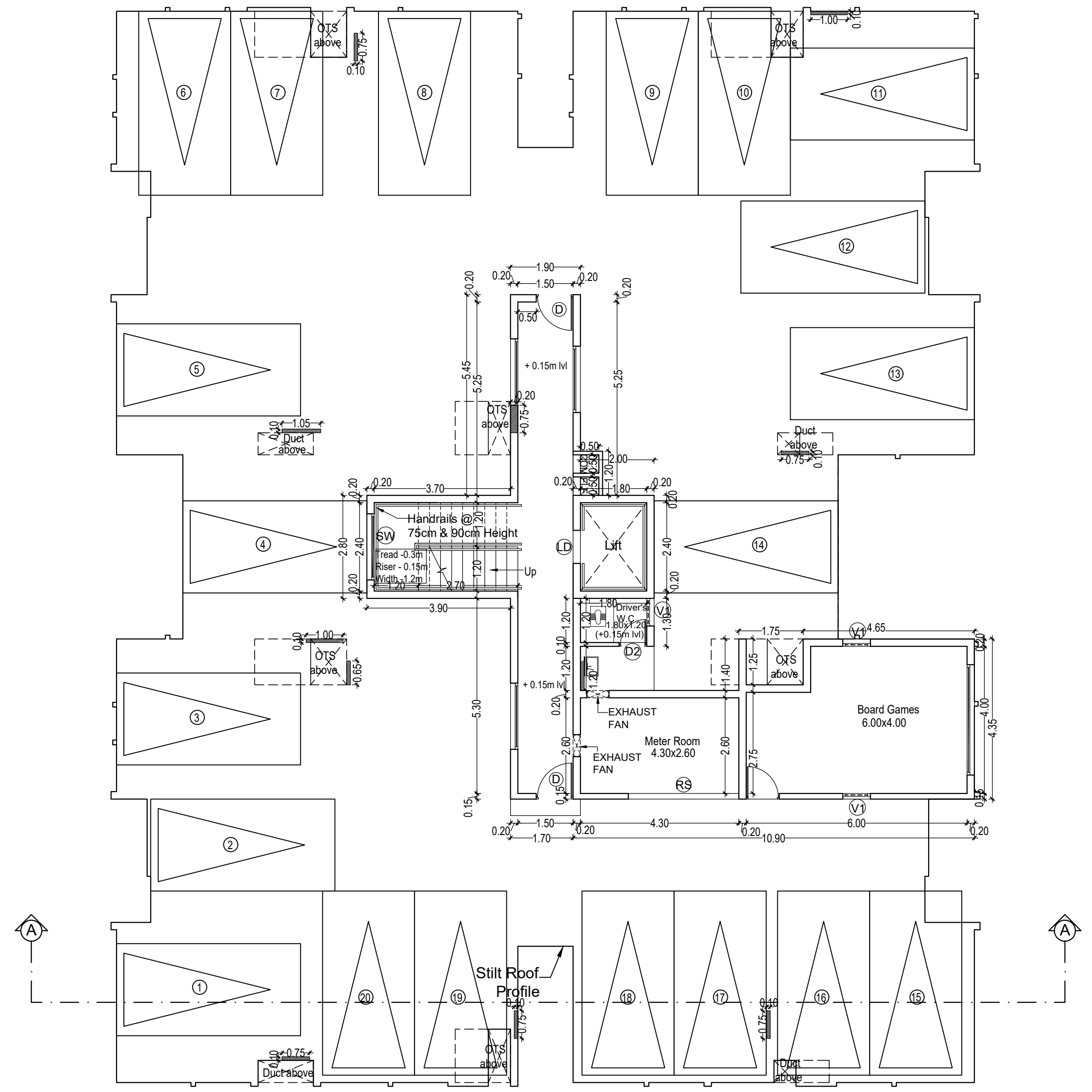
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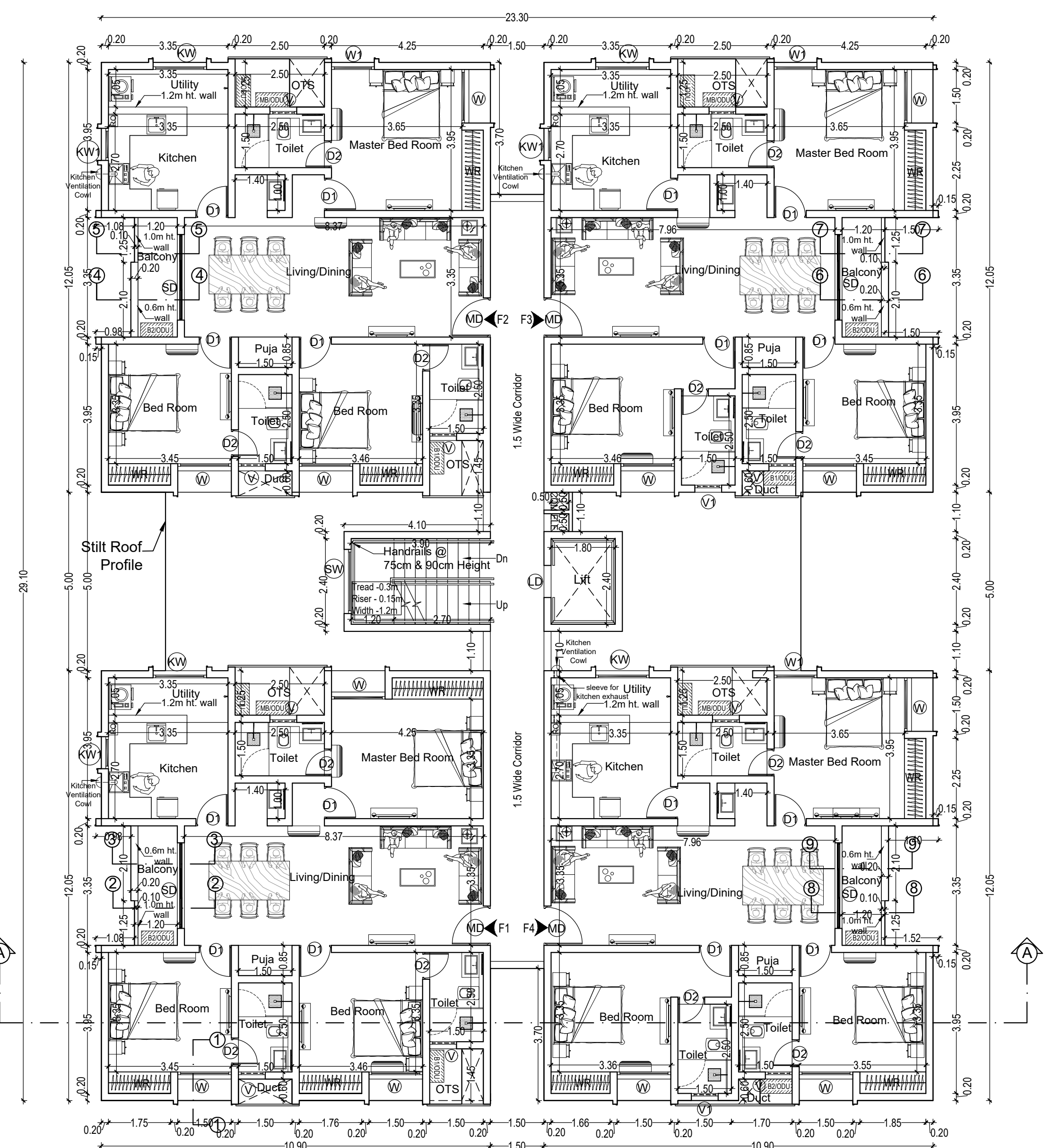
TERRACE FLOOR PLAN
BLOCK - 1



FRONT ELEVATION
BLOCK - 1



STILT FLOOR PLAN
BLOCK - 1



TYPICAL FLOOR PLAN (1st to 5th)
BLOCK - 1

Note: Please Refer Structural Drawing for Column, Beam, Slab Details, for Doors and Windows Refer Joinery Details, for Elevation Finishes - Details Refer All side Elevations, for Grooves, Bands Projection Details Refer Wall Sections.

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- 300mm sunken for first floor toilets.
- 300mm sunken for typical floor kitchen utility.
- 100mm sunken for Second floor to fifth floor toilets.
- 100mm sunken for typical floor balcony.

MEP CONSULTANT



ENGINEERING SERVICES (P) Ltd.
No.177, 3rd floor, SFI Complex,Valluvarcottam High Road,
Nungambakkam, Chennai - 34.
Phone: +91 44 - 6462 1545, E-mail: chennai@sumanam.org

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PH: 24610342

STRUCTURAL CONSULTANT

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web site : www.unitedconsultants.in

DEVELOPER

Krishna Constructions

Old#21, New#28 Cathedral Garden Road,
Nungambakkam,
Chennai - 600 034.

PROJECT

Proposed Residential
Condominiums at Jalladampettai,
Chennai.

TITLE

Block -1 Typical Floor Plan

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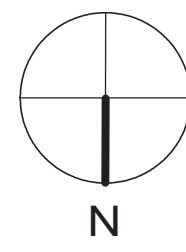
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DATE 05/09/2020

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DRAWN Divya





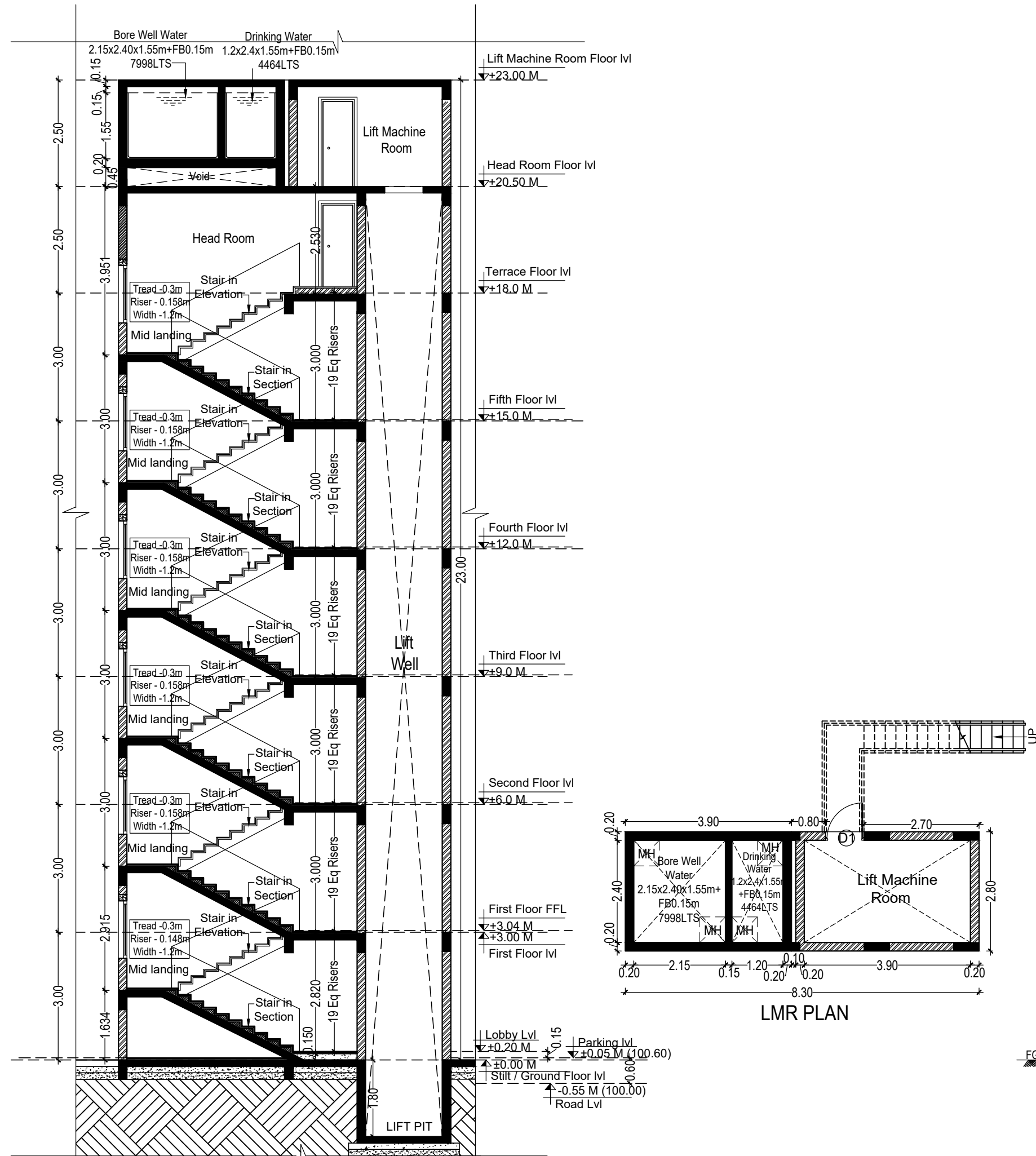
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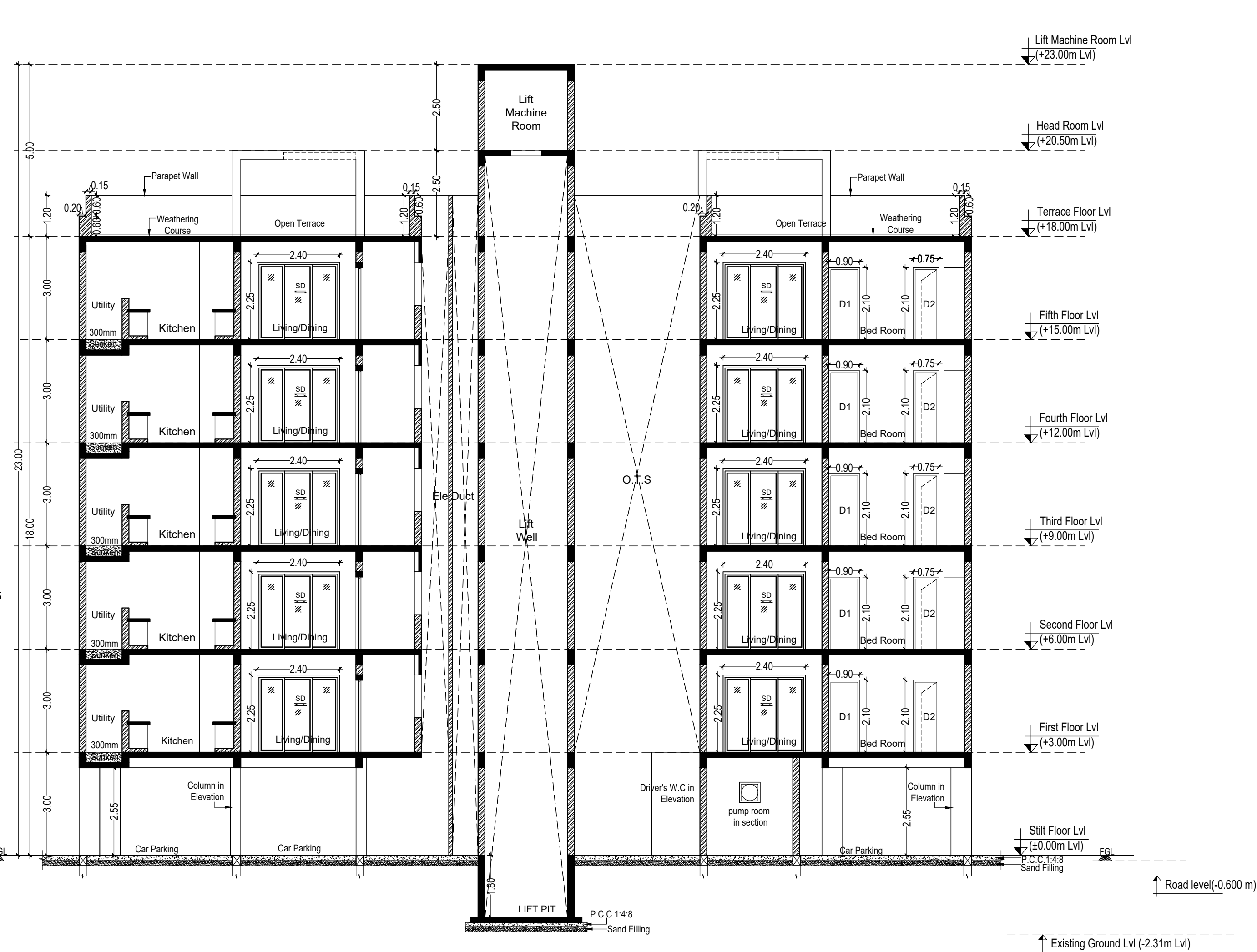
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www.kharche.com

JOINERY SCHEDULE

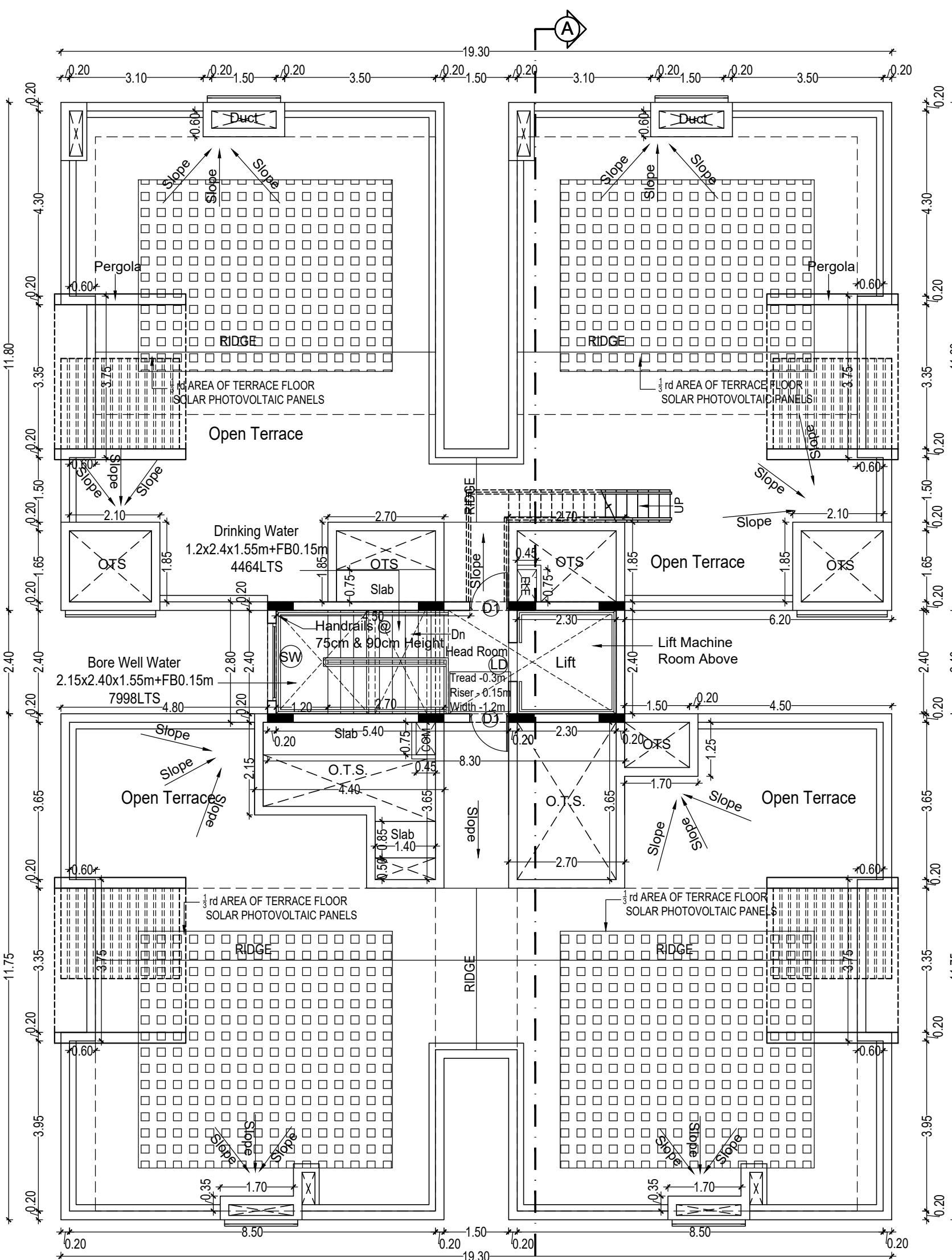
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W1	1.20	1.35	WINDOW
KW	1.50	0.90	KITCHEN WINDOW
KW1	0.90	0.90	KITCHEN WINDOW
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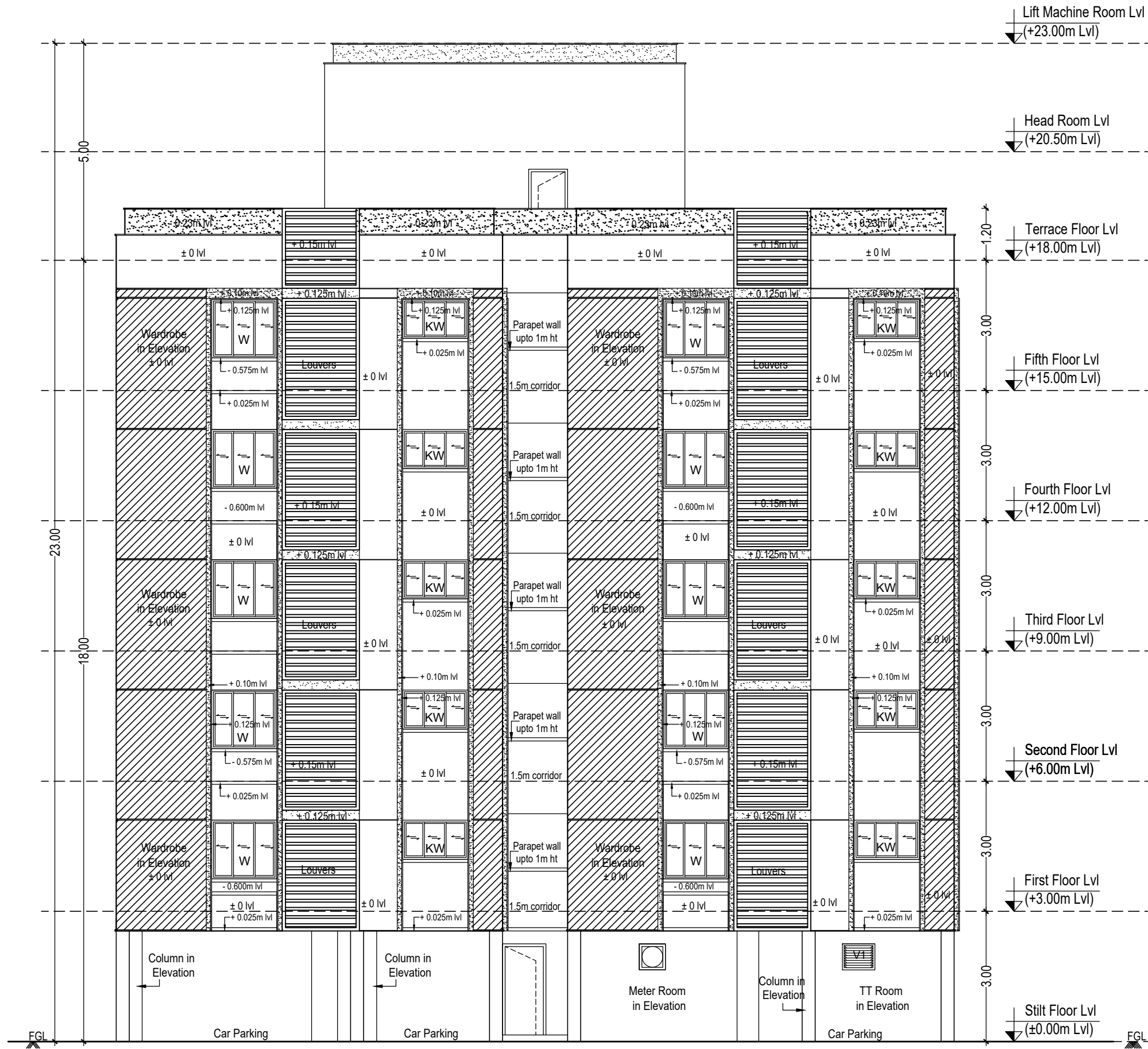
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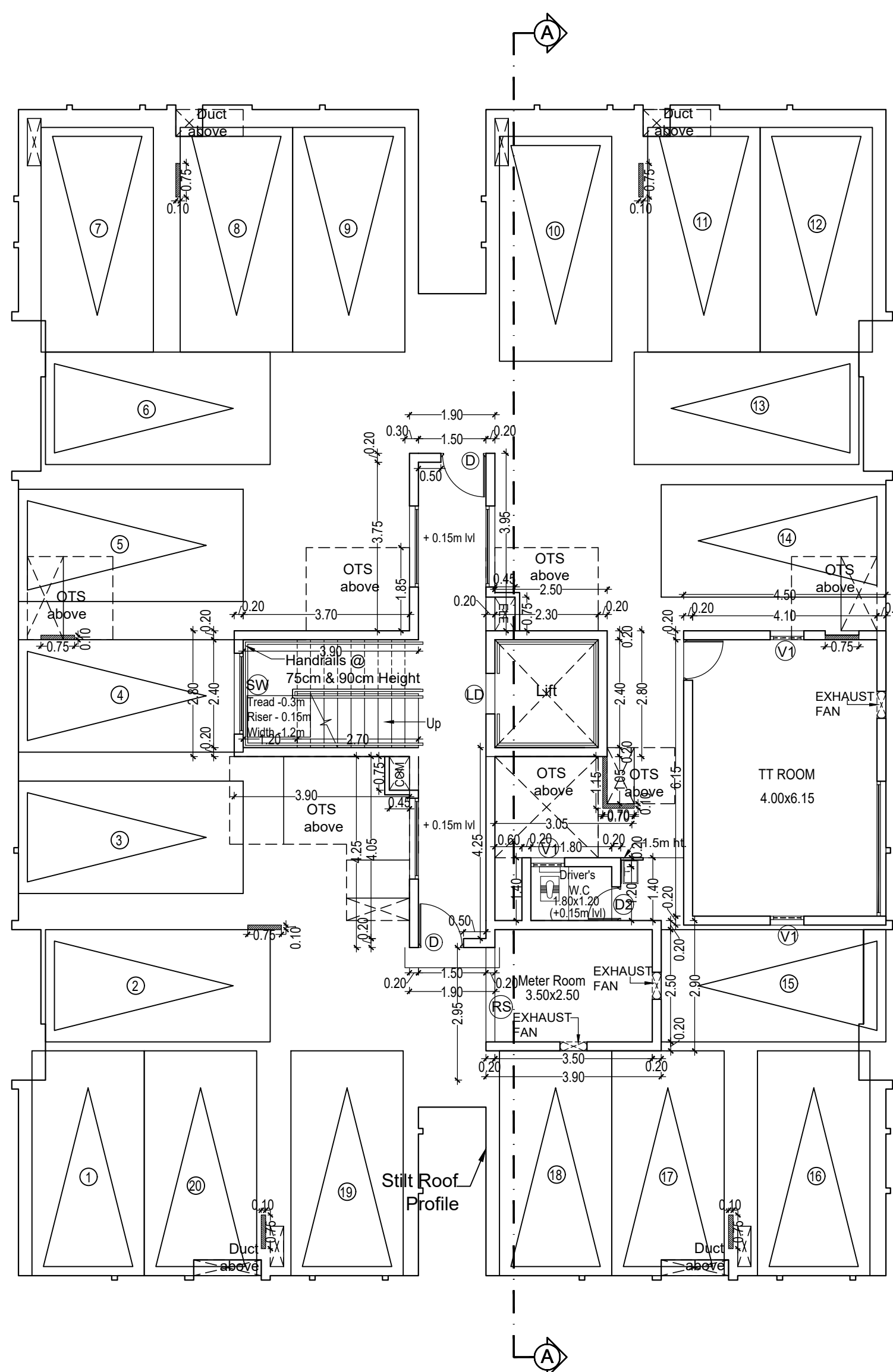
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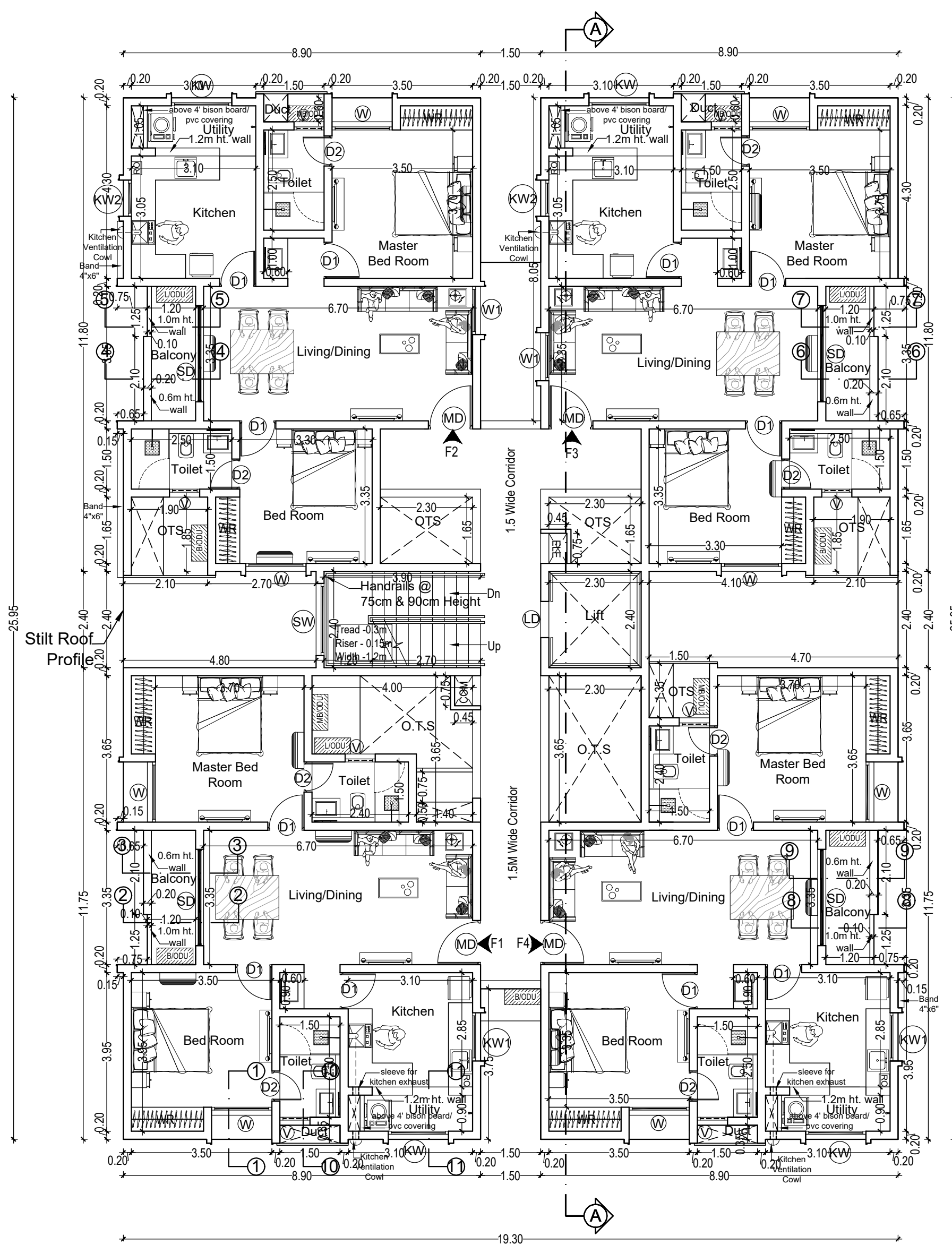
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BLOCK - 2



FRONT ELEVATION
BLOCK - 2



STILT FLOOR PLAN
BLOCK - 2



TYPICAL FLOOR PLAN (1st to 5th)
BLOCK - 2

MEP CONSULTANT



ENGINEERING SERVICES (P) Ltd.
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Myapure, Chennai- 600004
Email: punniya@hotmail.com
Ph: 24610342

STRUCTURAL CONSULTANT



DEVELOPER

Krishna Constructions

Old#21, New#28 Cathedral Garden Road,
Nungambakkam,
Chennai - 600 034.

PROJECT

Proposed Residential
Condominiums at Jalladampettai,
Chennai.

TITLE

Block - 2 Typical Floor Plan

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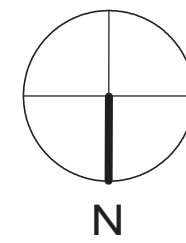
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DATE 05/09/2020

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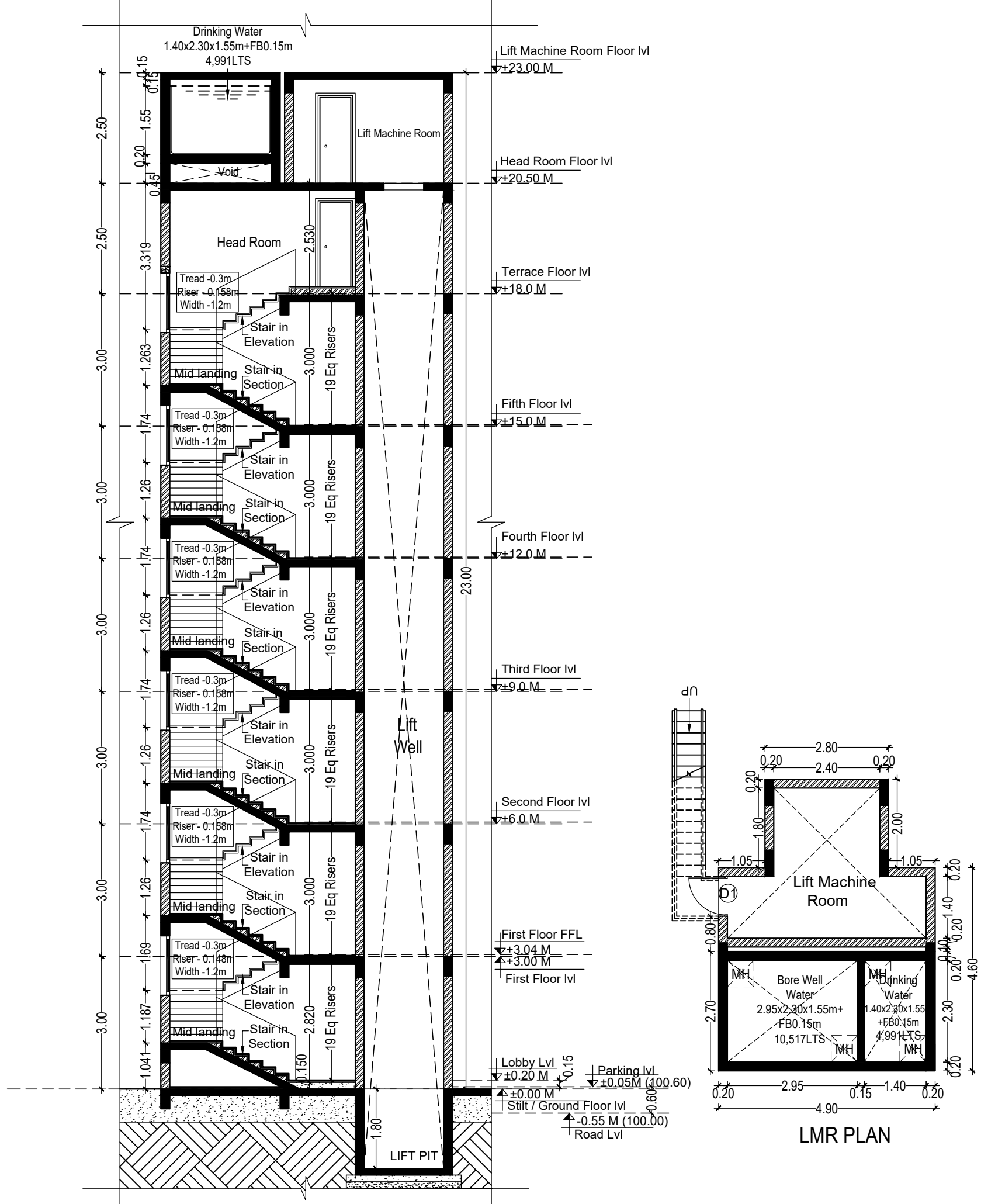


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- 300mm sunken for typical floor kitchen utility.
- 100mm sunken for Second floor to fifth floor toilets.
- 100mm sunken for typical floor balcony.

JOINERY SCHEDULE

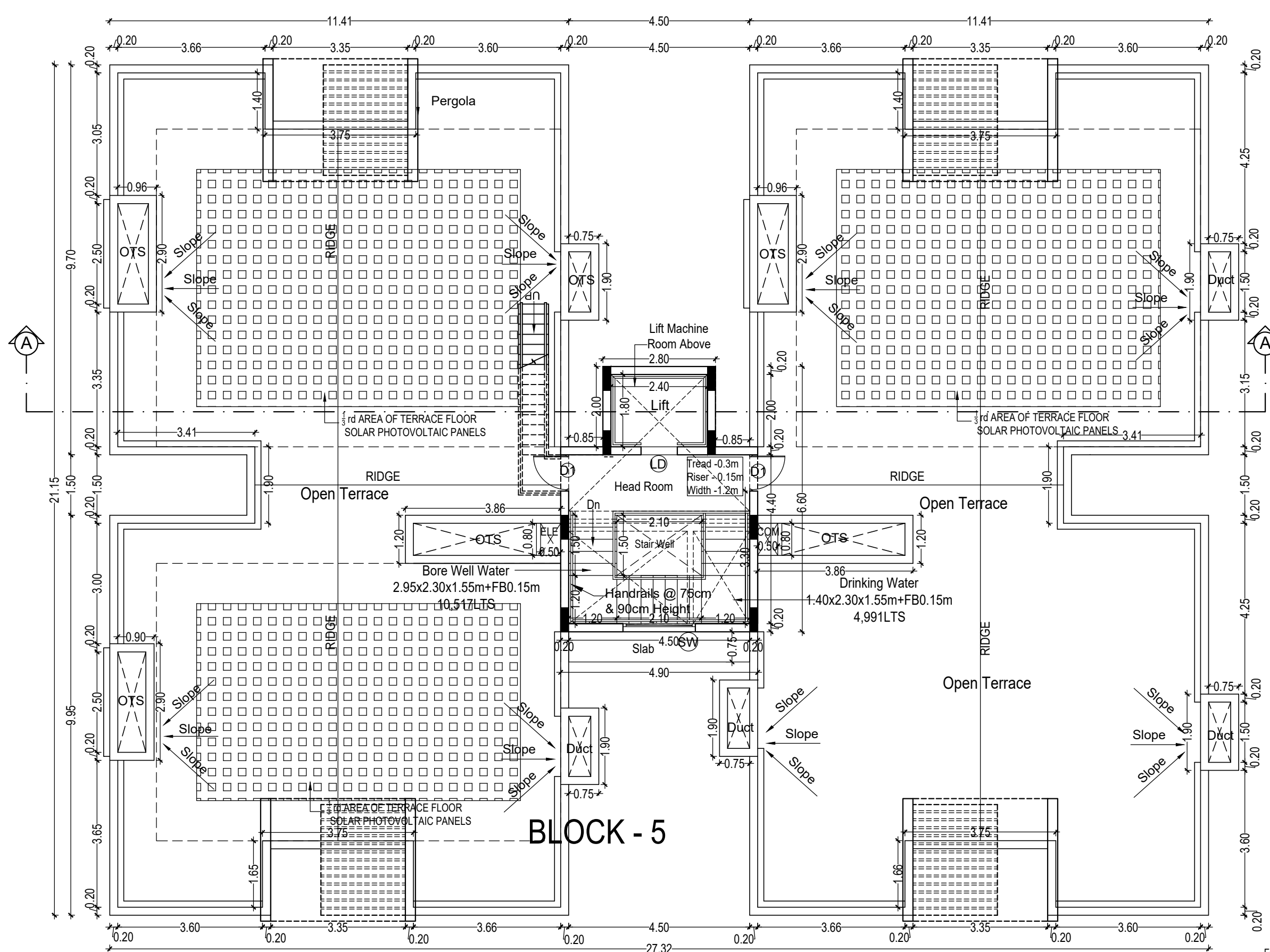
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W1	1.20	1.35	WINDOW
KW	1.50	0.90	KITCHEN WINDOW
KW1	0.90	0.90	KITCHEN WINDOW
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V	0.75	1.20	VENTILATOR
RS	3.00	2.40	ROLLING SHUTTER
LD	0.90	2.10	LIFT DOOR



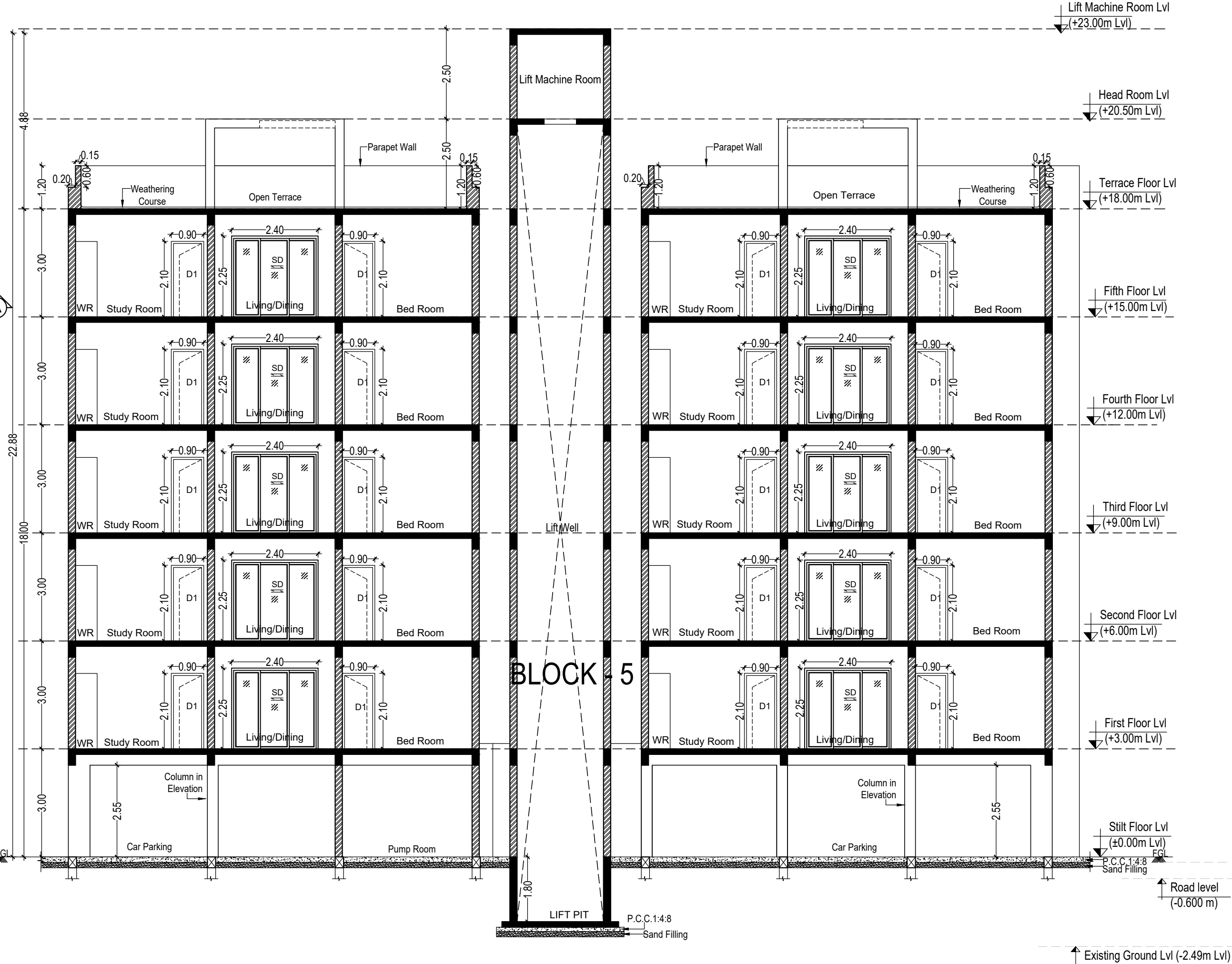
STAIRCASE SECTION
BLOCK - 3



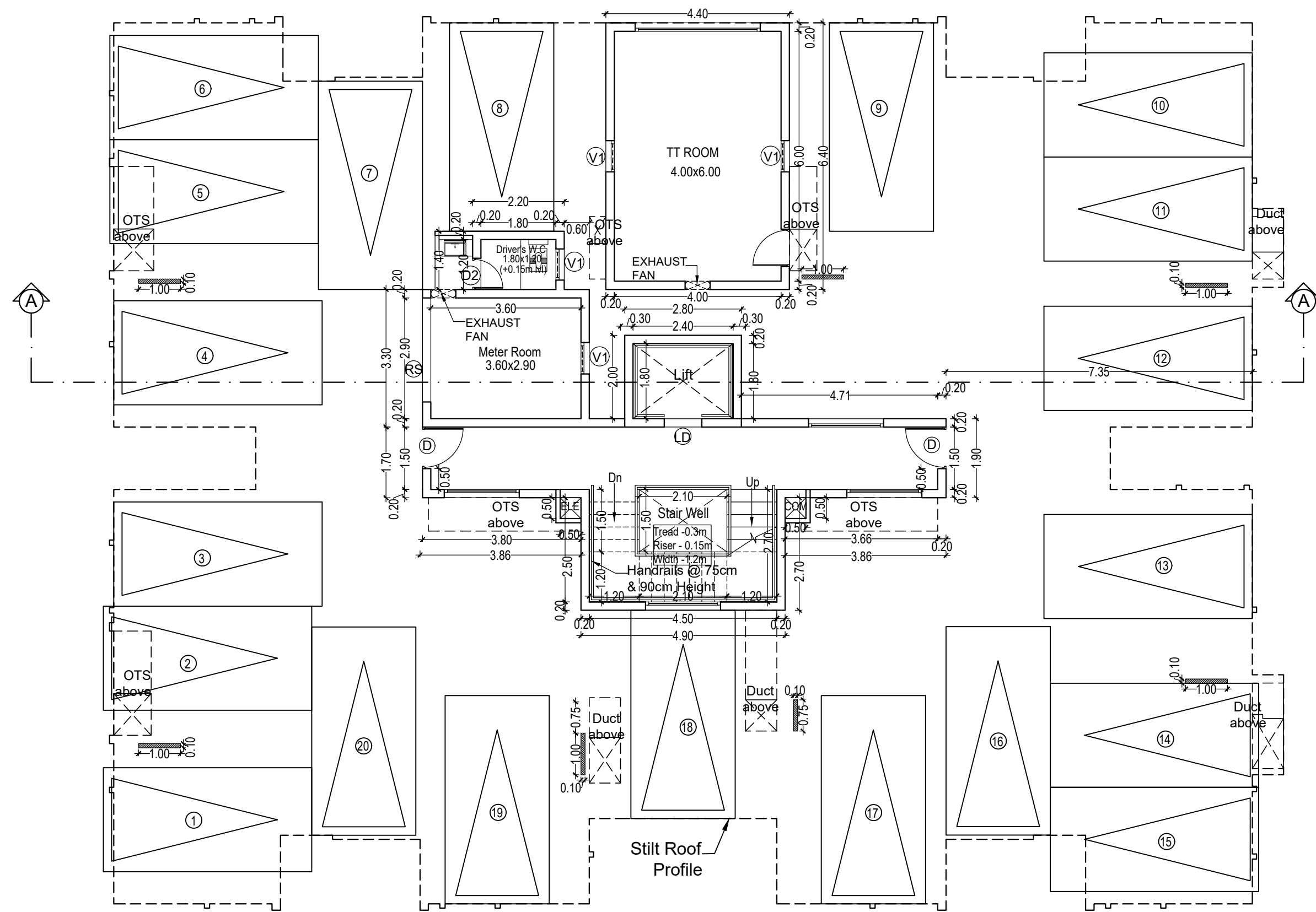
FRONT ELEVATION
BLOCK - 3



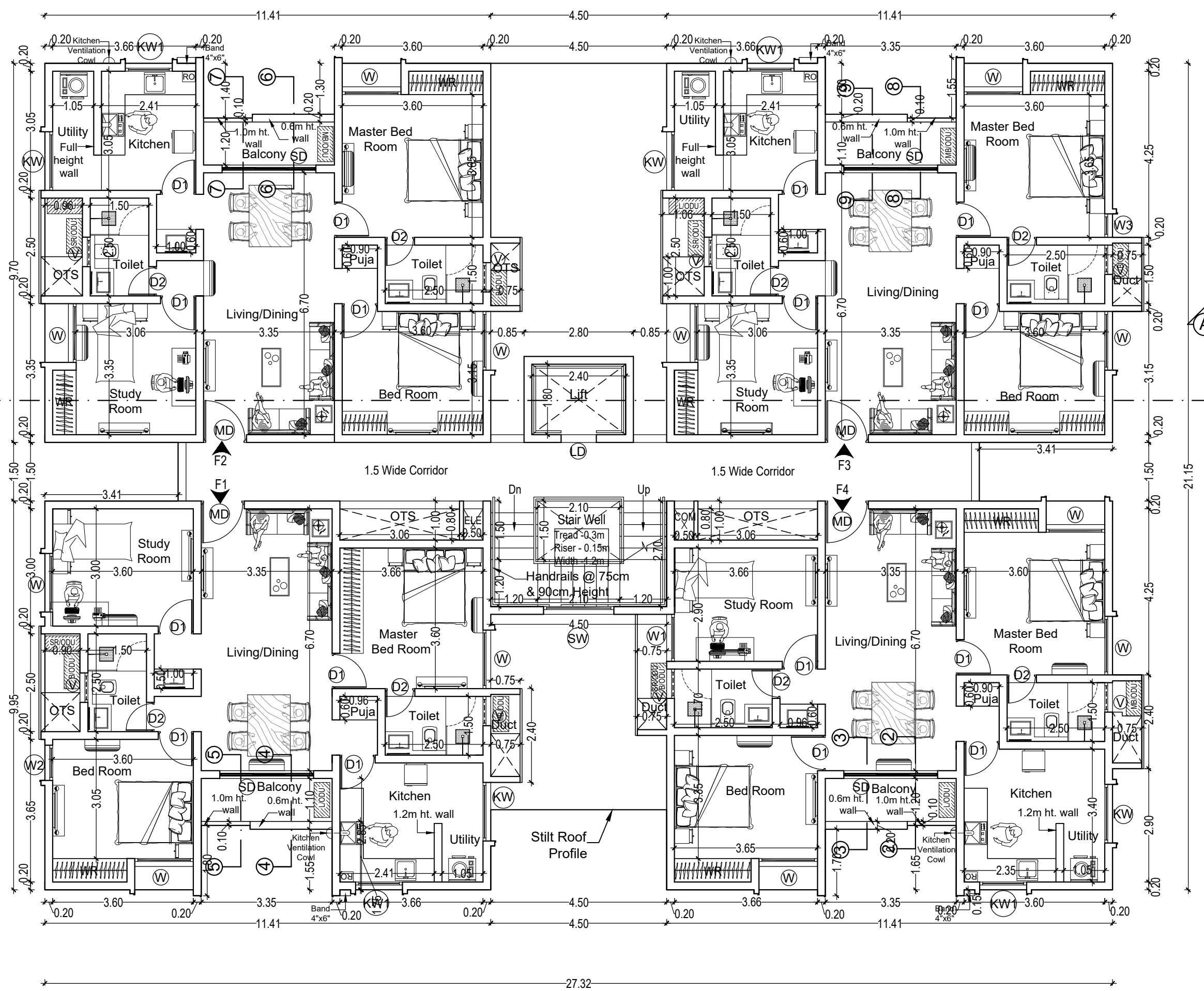
TERRACE FLOOR PLAN
BLOCK - 3



SECTION - AA
BLOCK - 3



STILT FLOOR PLAN
BLOCK - 3



TYPICAL FLOOR PLAN (1st to 5th)
BLOCK - 3

Note: Please Refer Structural Drawing for Column, Beam, Slab Details, for Doors and Windows Refer Joinery Details, for Elevation Finishes - Details Refer All side Elevations, for Grooves, Bands Projection Details Refer Wall Sections.

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- 300mm sunken for first floor toilets.
- 300mm sunken for typical floor kitchen utility.
- 100mm sunken for Second floor to fifth floor toilets.
- 100mm sunken for typical floor balcony.

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DEVELOPER

Krishna Constructions

Old#21, New#28 Cathedral Garden Road,
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Chennai - 600 034.

PROJECT

**Proposed Residential
Condominiums at Jalladampettai,
Chennai.**

TITLE

Block - 3 Typical Floor Plan

JOB_DWG_REV NO 763_DD-AS 051_R0

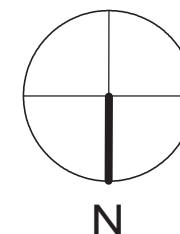
SHEET 05A

DATE 05/09/2020

SCALE 1:100

CHK/APD PSK/RSPL

DRAWN Divya





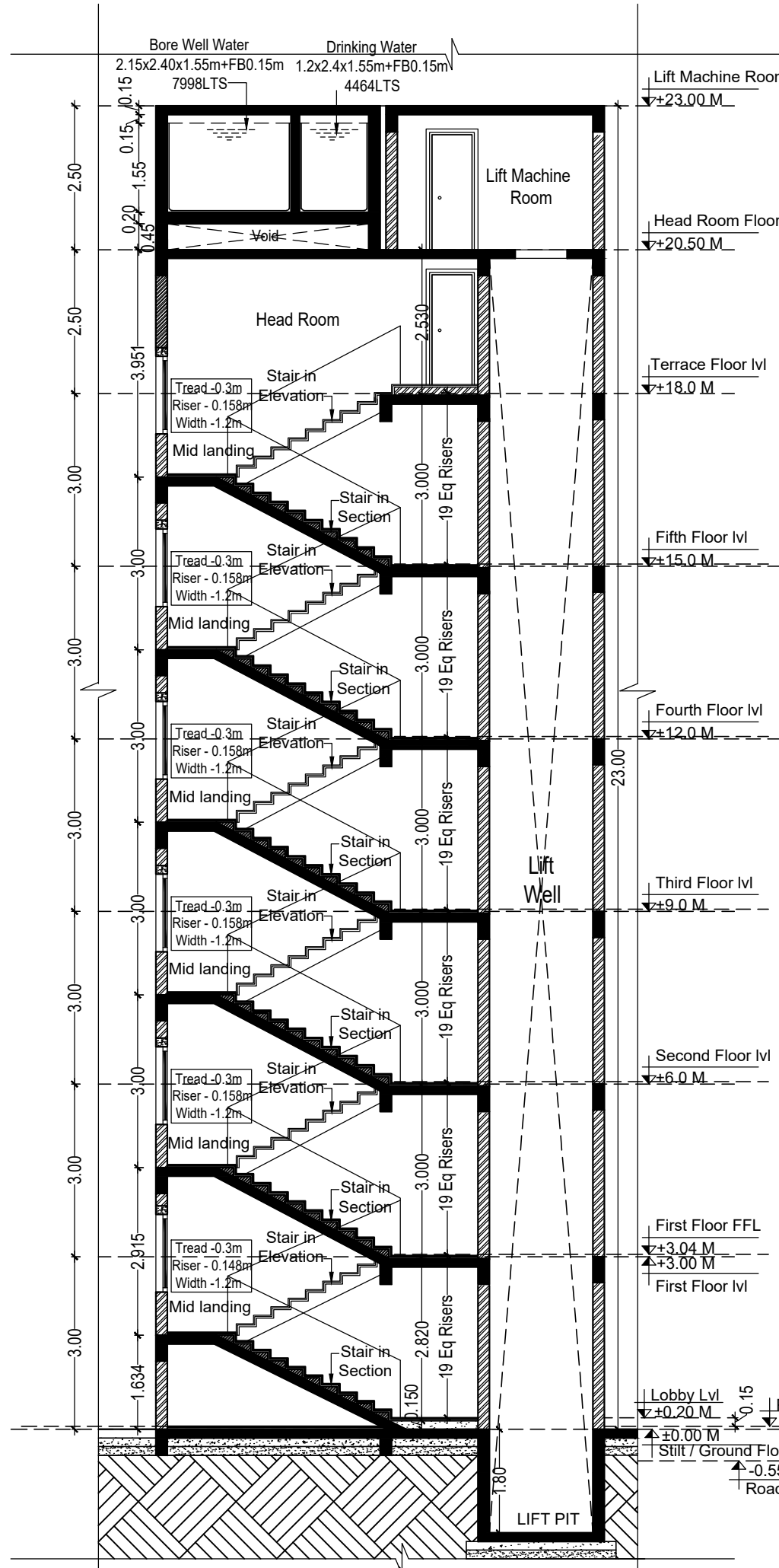
2/20 Shaffee Mohamed Road,
Chennai 600 006, India

+ 91 (0) 44 2829 1291 / 3874 / 3261

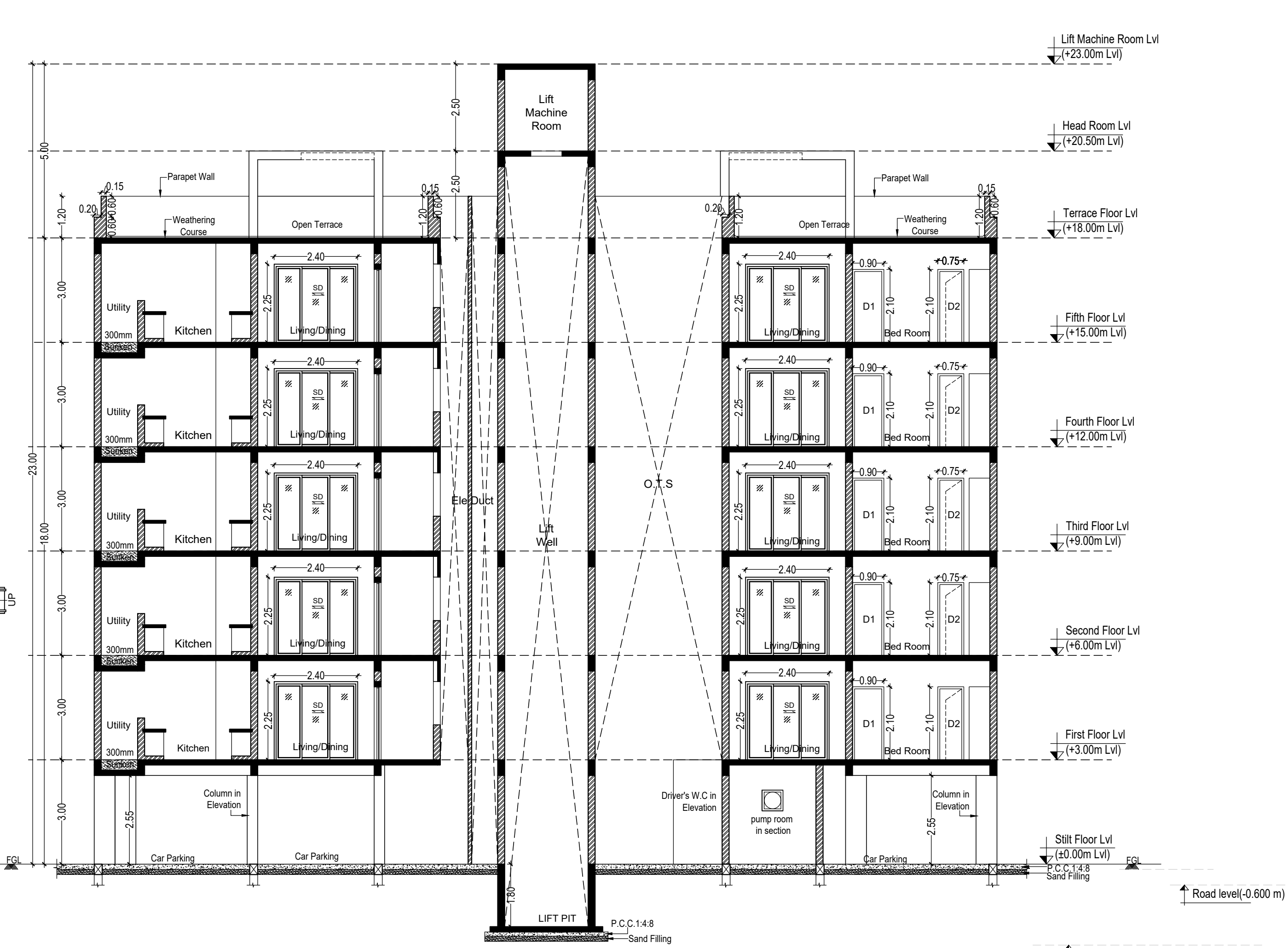
architect@kharche.com
www.kharche.com

JOINERY SCHEDULE

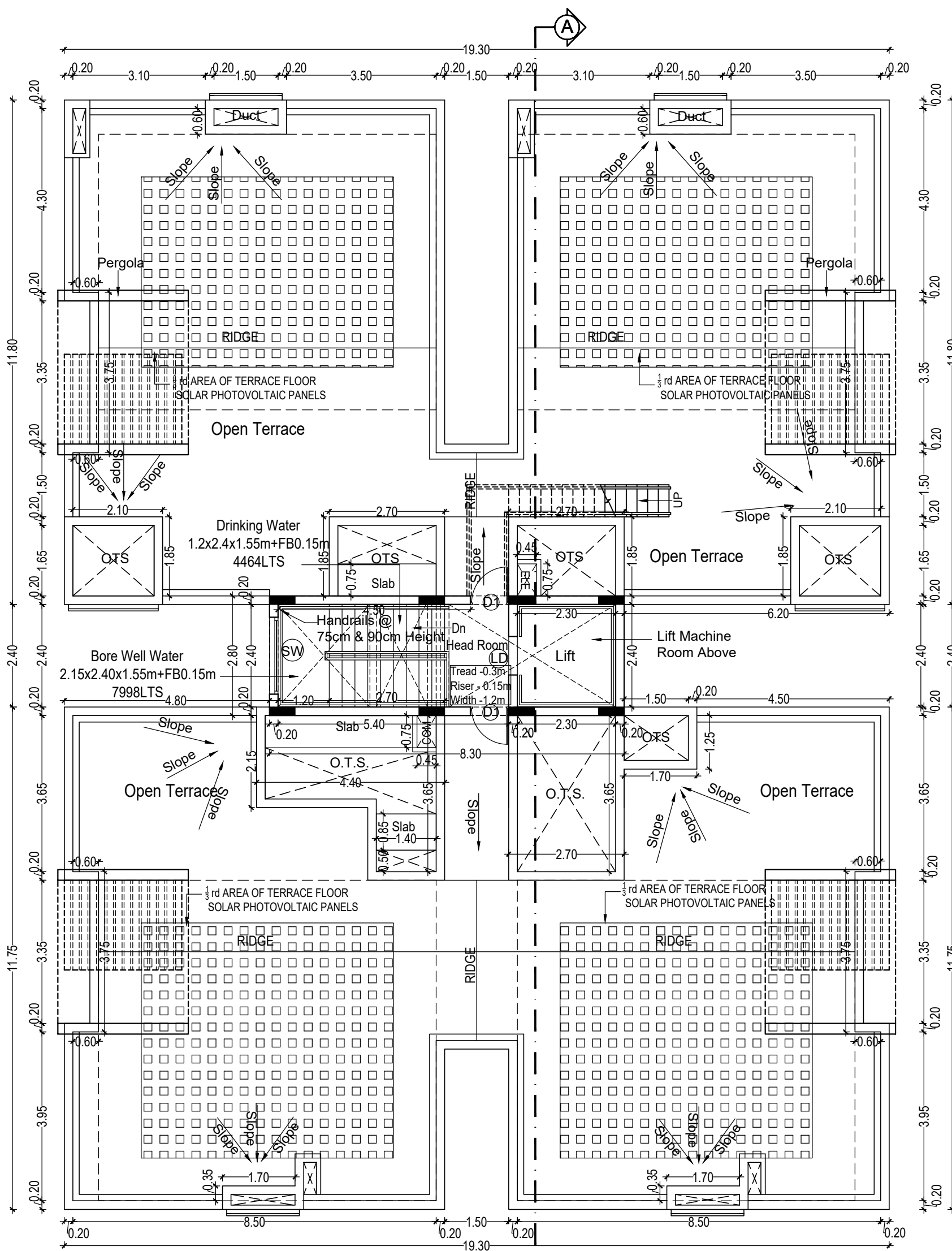
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D1	0.90	2.10	DOOR
D2	0.75	2.10	DOOR
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SD	2.40	2.10	SLIDING DOOR
W	1.50	1.35	WINDOW
W1	1.20	1.35	WINDOW
KW	1.50	0.90	KITCHEN WINDOW
KW1	0.90	0.90	KITCHEN WINDOW
SW	1.80	1.35	STAIRCASE WINDOW
V	0.75	1.20	VENTILATOR
V1	0.75	0.60	VENTILATOR
RS	3.00	2.40	ROLLING SHUTTER
LD	0.90	2.10	LIFT DOOR



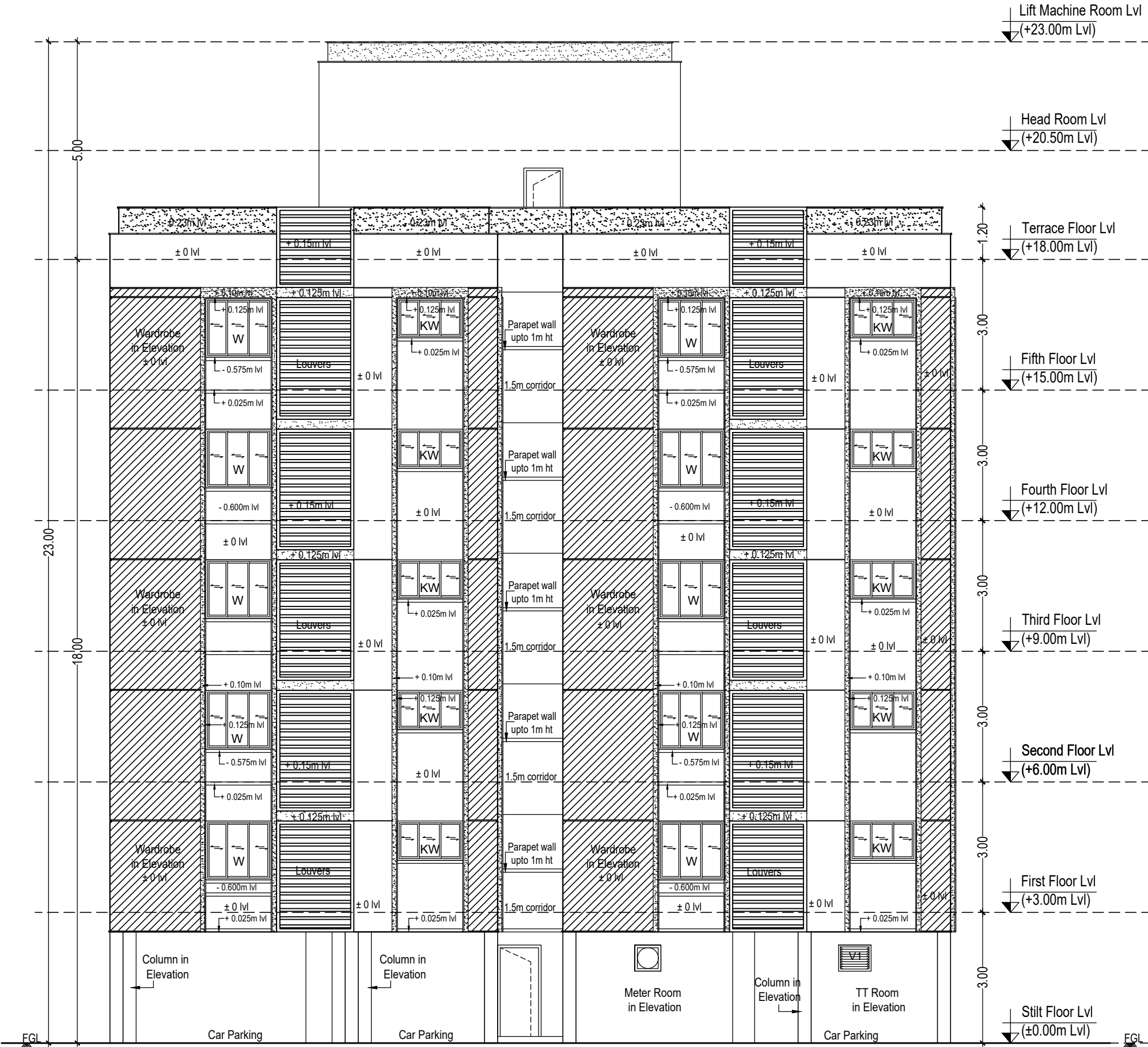
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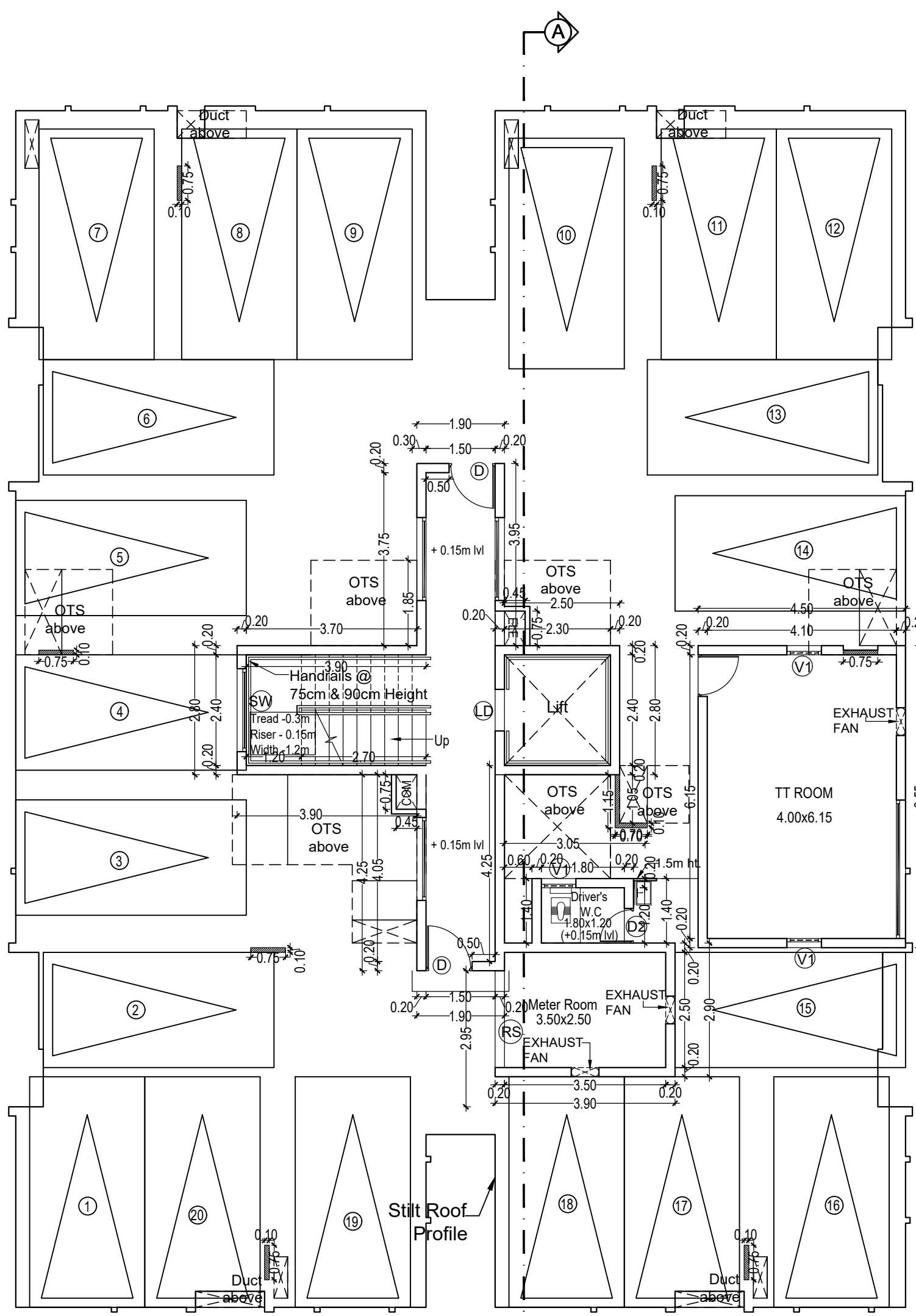
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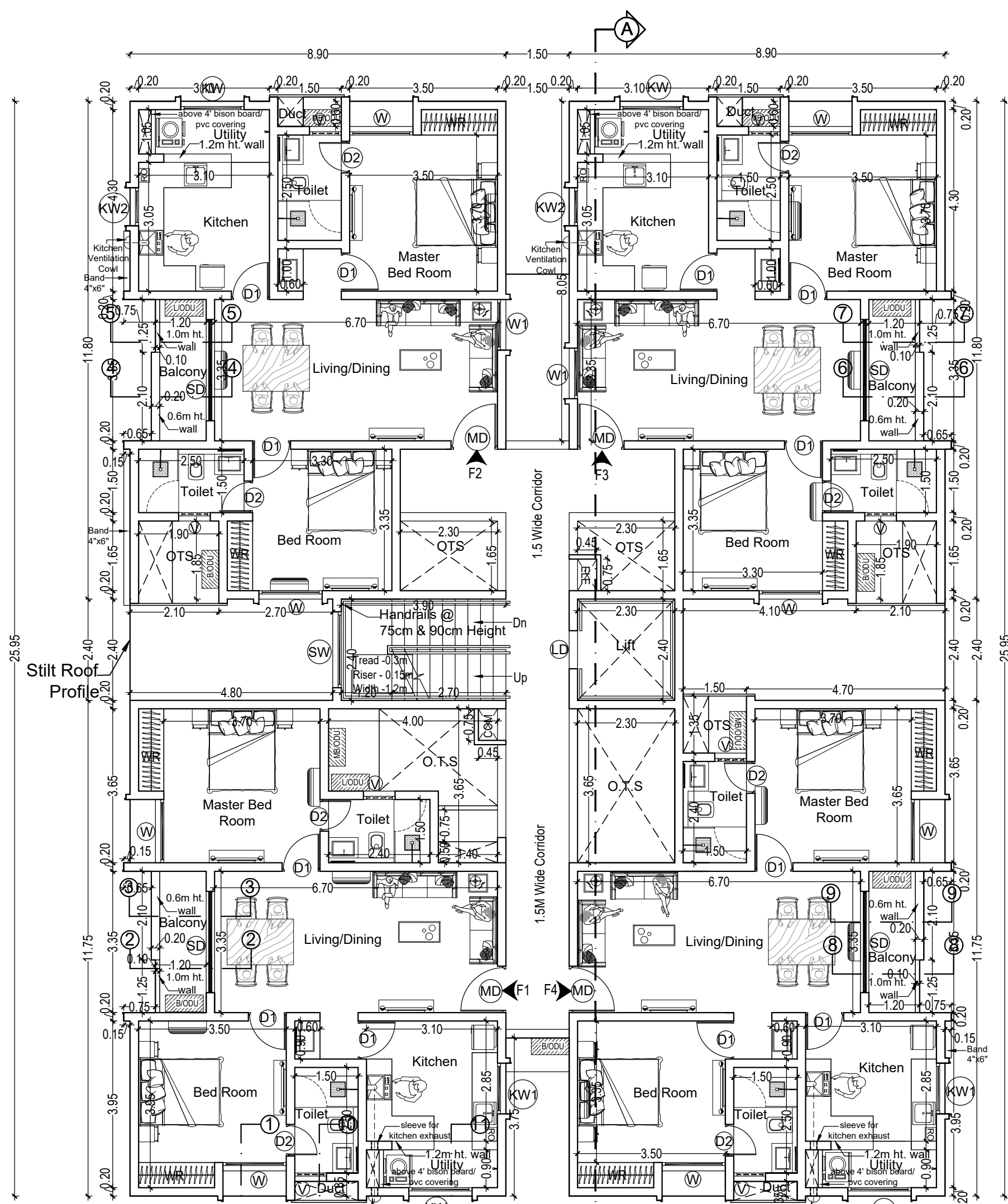
TERRACE FLOOR PLAN



FRONT ELEVATION



STILT FLOOR PLAN



TYPICAL FLOOR PLAN (1st to 5th)

MEP CONSULTANT



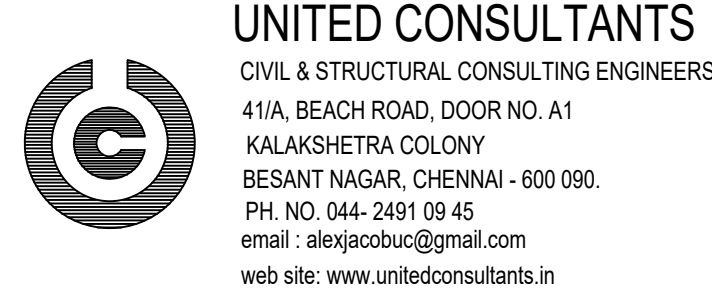
ENGINEERING SERVICES (P) Ltd.
No.177, 3rd floor, SFI Complex,Valluvarkottam High Road,
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Ph:- 24610342

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DEVELOPER

Krishna Constructions

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Nungambakkam,
Chennai - 600 034.

PROJECT

**Proposed Residential
Condominiums at Jalladampettai,
Chennai.**

TITLE

Block - 4 Typical Floor Plan

JOB_DWG_REV NO 763_DD-AS 061_R0

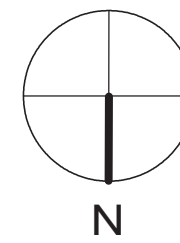
SHEET 06A

DATE 05/09/2020

SCALE 1:100

CHK/APD PSK/RSPL

DRAWN Divya



Note: Please Refer Structural Drawing for Column, Beam, Slab Details, for Doors and Windows Refer Joinery Details, for Elevation Finishes - Details Refer All side Elevations, for Grooves, Bands Projection Details Refer Wall Sections.

BLOCK - 4

- 300mm sunken for first floor toilets.
- 300mm sunken for typical floor kitchen utility.
- 100mm sunken for Second floor to fifth floor toilets.
- 100mm sunken for typical floor balcony.

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ARCHITECT



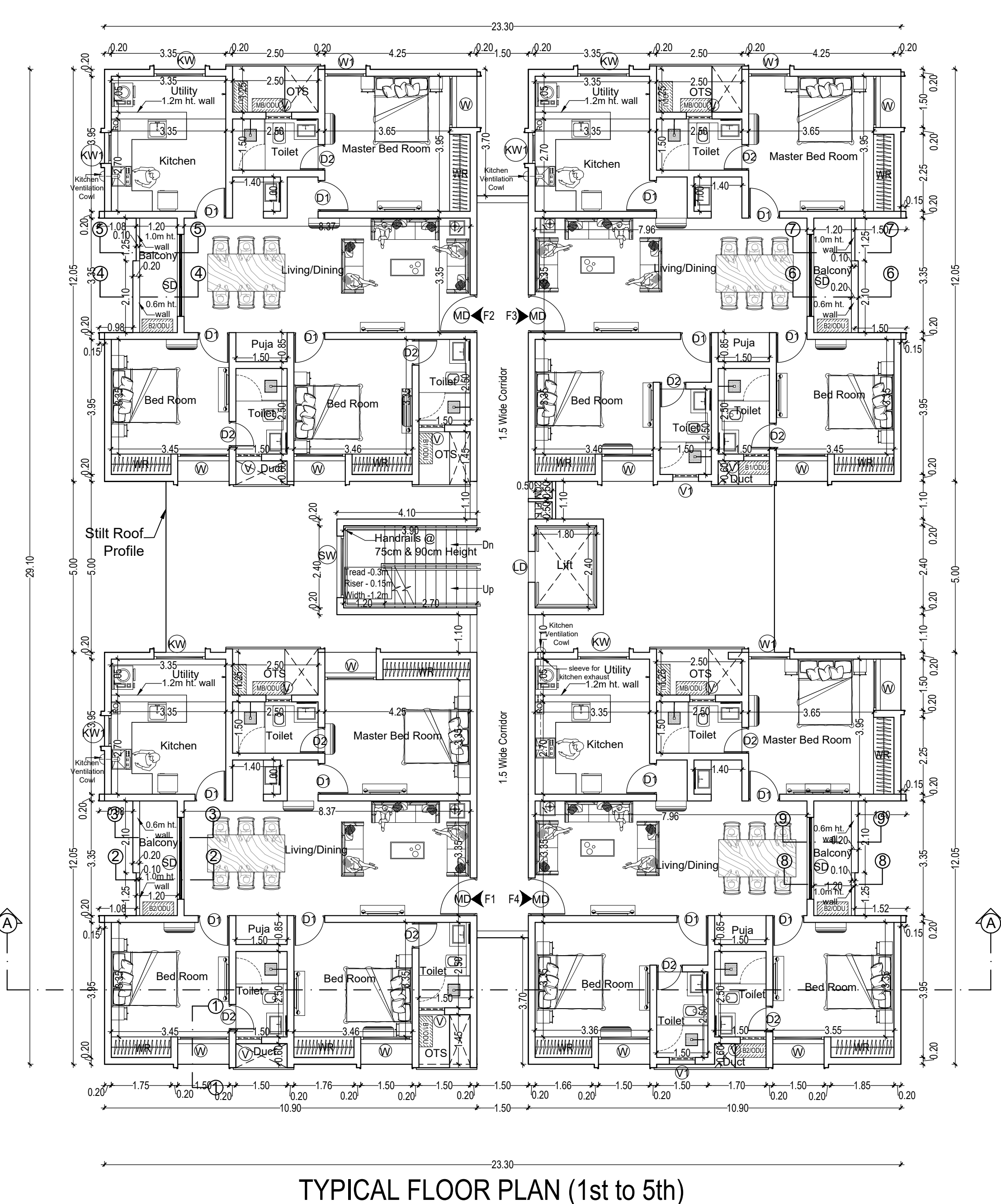
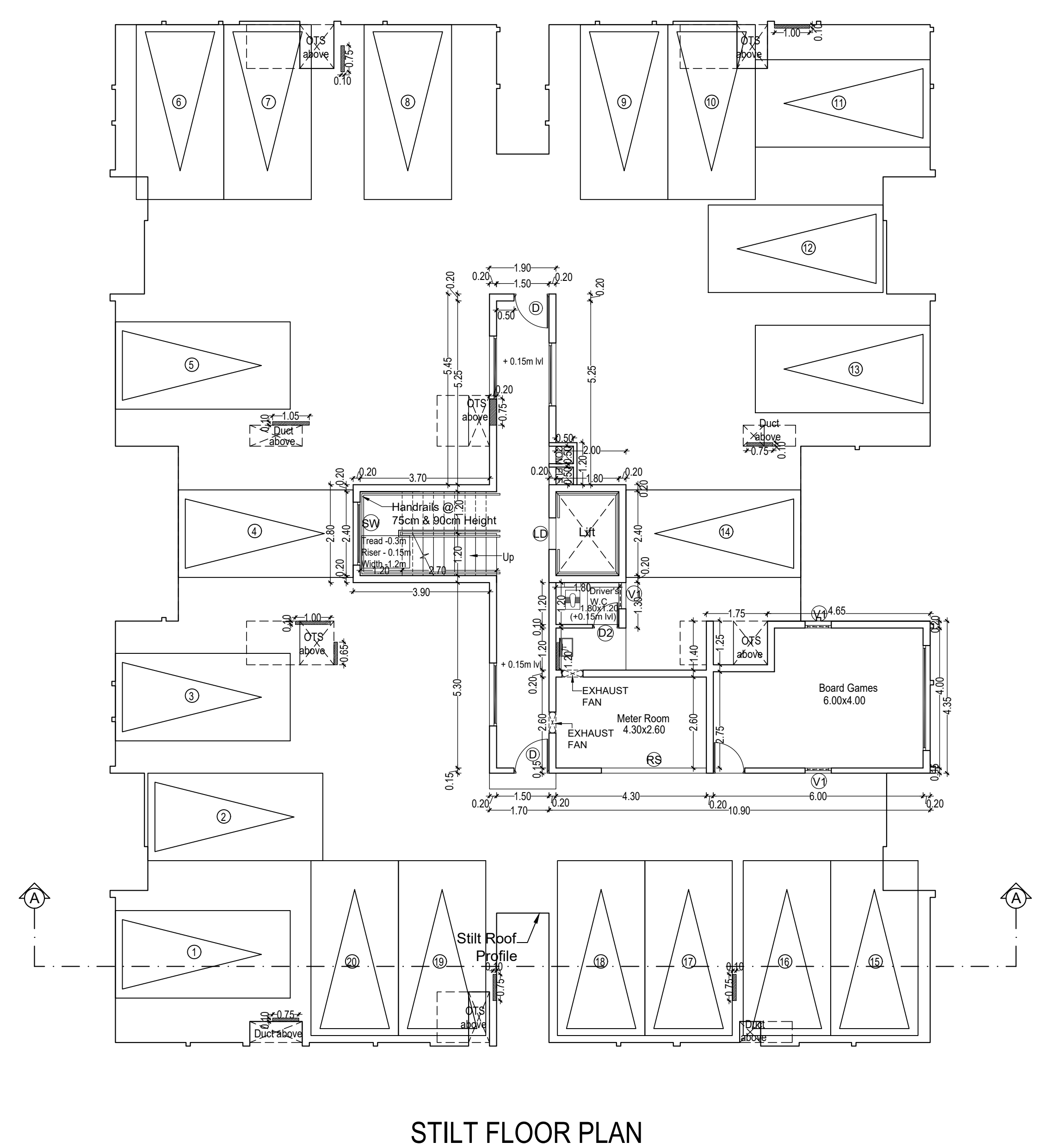
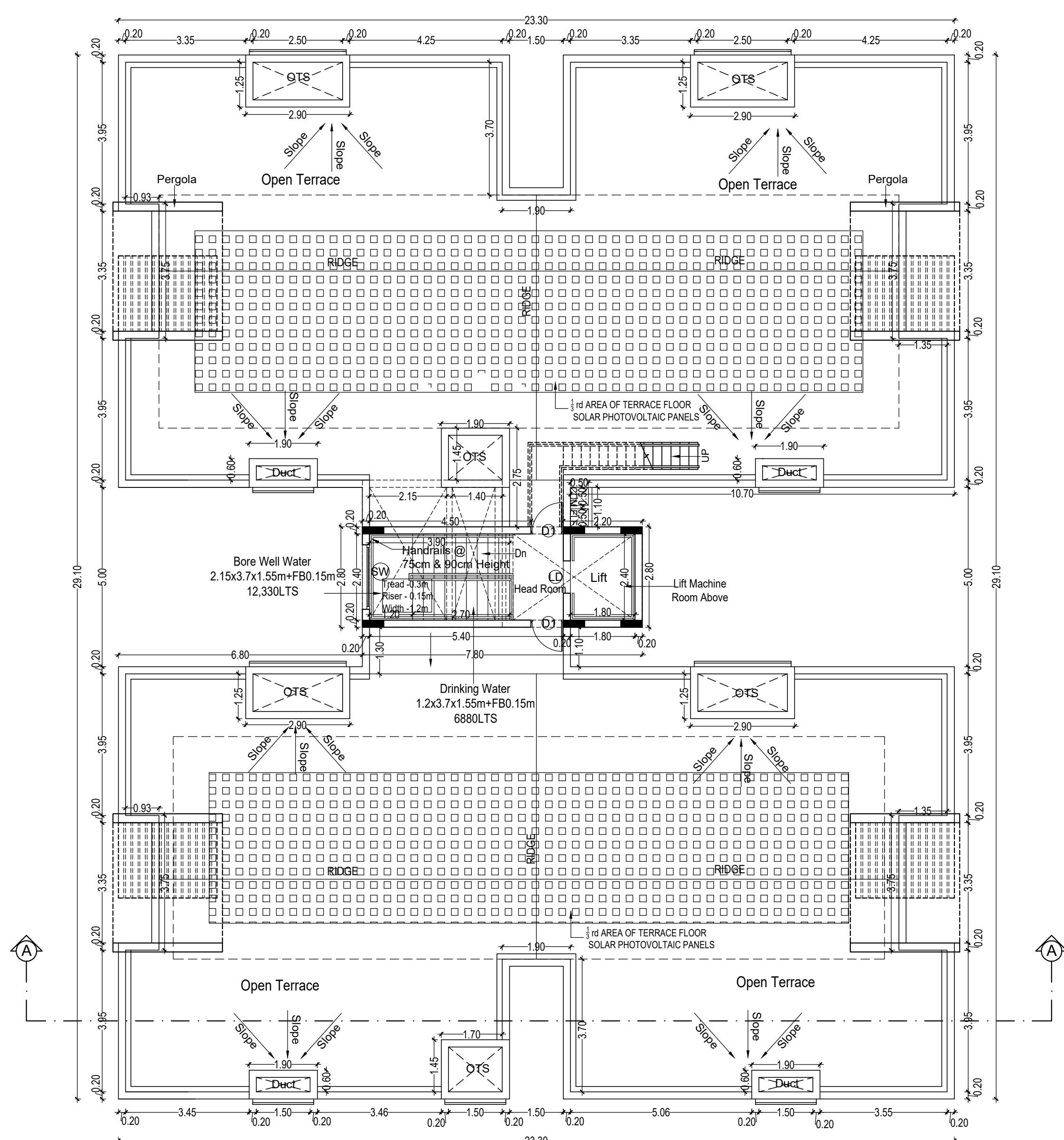
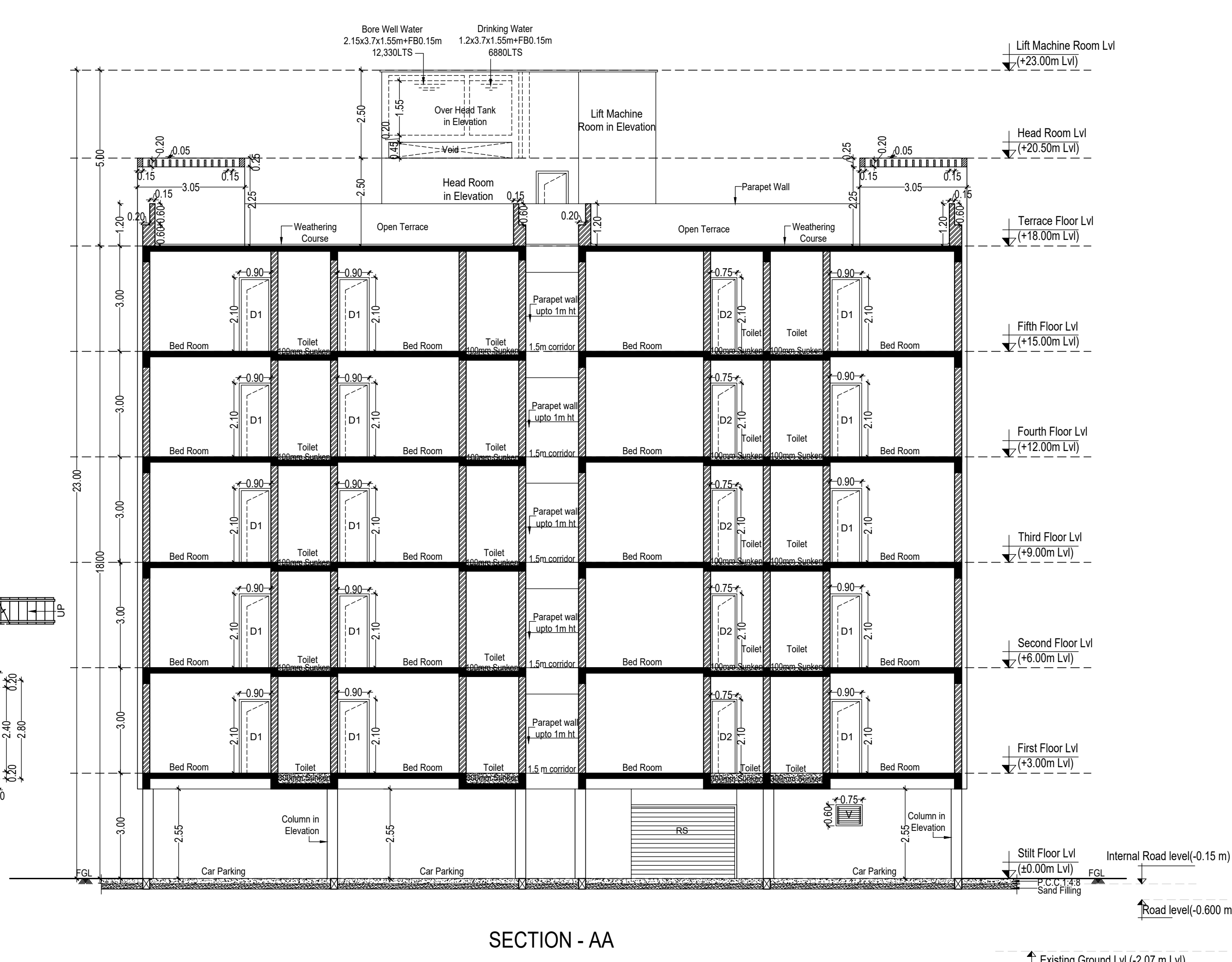
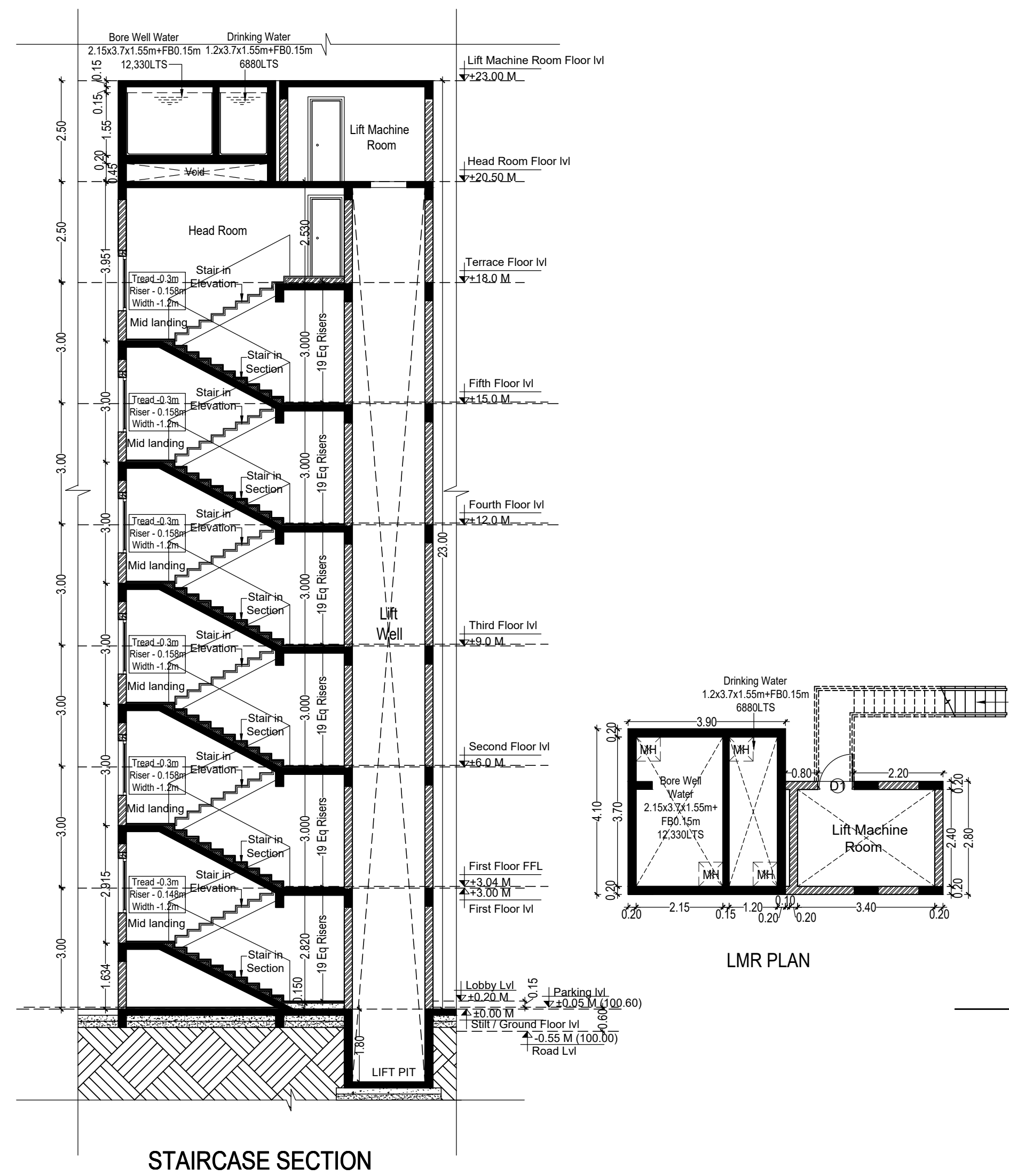
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JOINERY SCHEDULE

TYPE	WIDTH	HEIGHT	DESCRIPTION
MD	1.10	2.10	MAIN DOOR
D1	0.90	2.10	DOOR
D2	0.75	2.10	DOOR
OP	1.00	2.10	OPENING
SD	2.40	2.10	SLIDING DOOR
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BLOCK - 5

1. 300mm sunken for first floor toilets.
2. 300mm sunken for typical floor kitchen utility.
3. 100mm sunken for Second floor to fifth floor toilets.
4. 100mm sunken for typical floor balcony.

MEP CONSULTANT



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STRUCTURAL CONSULTANT

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web site: www.unitedconsultants.in

DEVELOPER

Krishna Constructions

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Chennai - 600 034.

PROJECT

Proposed Residential
Condominiums at Jalladampettai,
Chennai.

TITLE

Block - 5 Typical Floor Plan

JOB_DWG_REV NO 763_DD-AS 071_R0

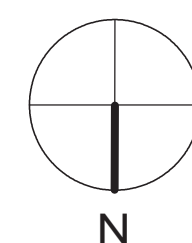
SHEET 07A

DATE 05/09/2020

SCALE 1:100

CHK/APD PSK/RSPL

DRAWN Divya



ARCHITECT



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architect@kharche.com

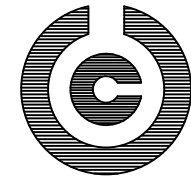
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JOINERY SCHEDULE

TYPE	WIDTH	HEIGHT	DESCRIPTION
MD	1.10	2.10	MAIN DOOR
D1	0.90	2.10	DOOR
D2	0.75	2.10	DOOR
OP	1.00	2.10	OPENING
SD	2.40	2.10	SLIDING DOOR
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W1	1.20	1.35	WINDOW
SW	1.80	1.35	STAIRCASE WINDOW
V1	0.75	0.60	VENTILATOR

MEP CONSULTANT

STRUCTURAL CONSULTANT



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DEVELOPER

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PROJECT

Proposed Residential
Condominiums at Jalladampettai,
Chennai.

TITLE

Block - 6 Plans, Elevation & Section

JOB_ DWG_ REV NO 763_DD-AS 08_R0

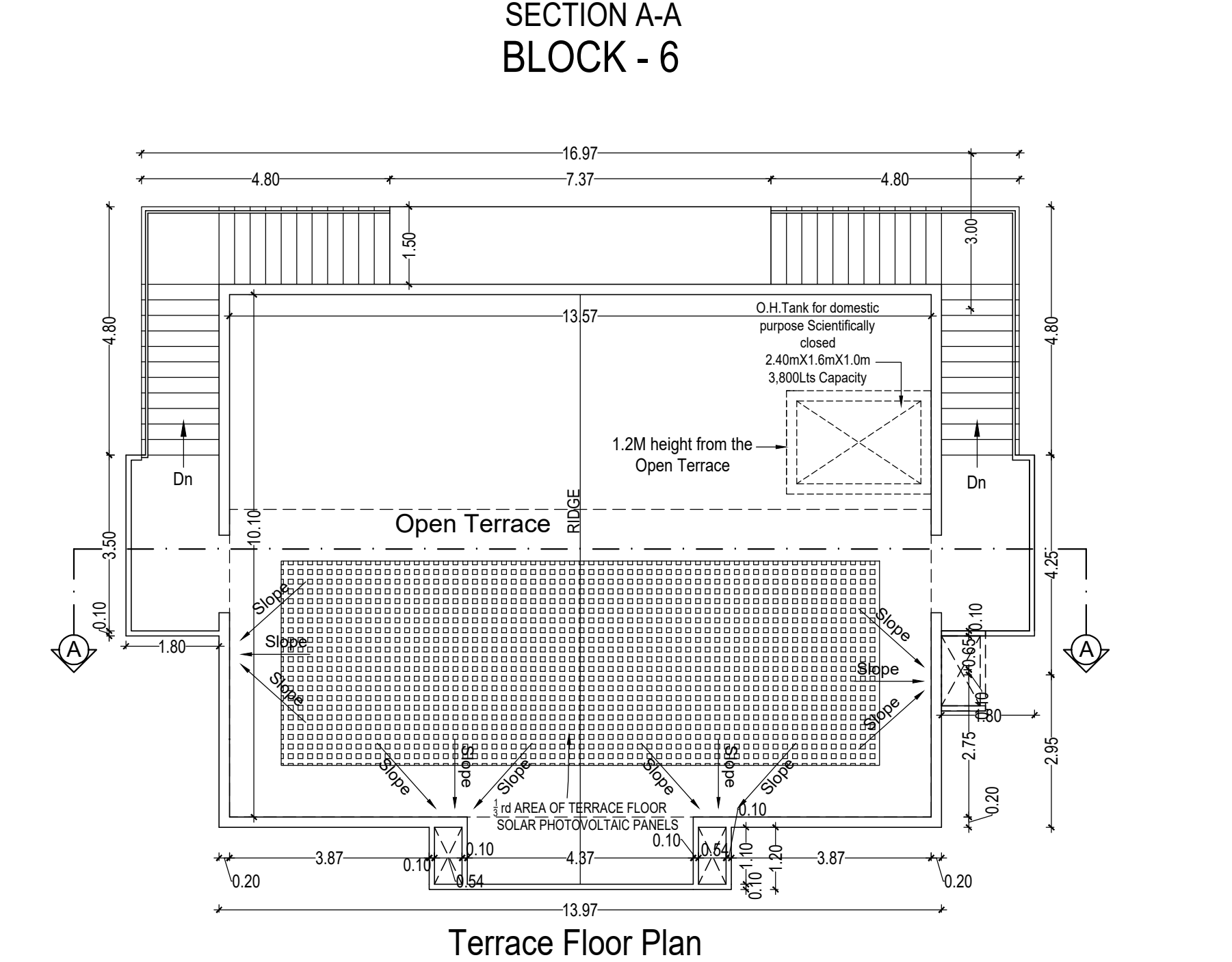
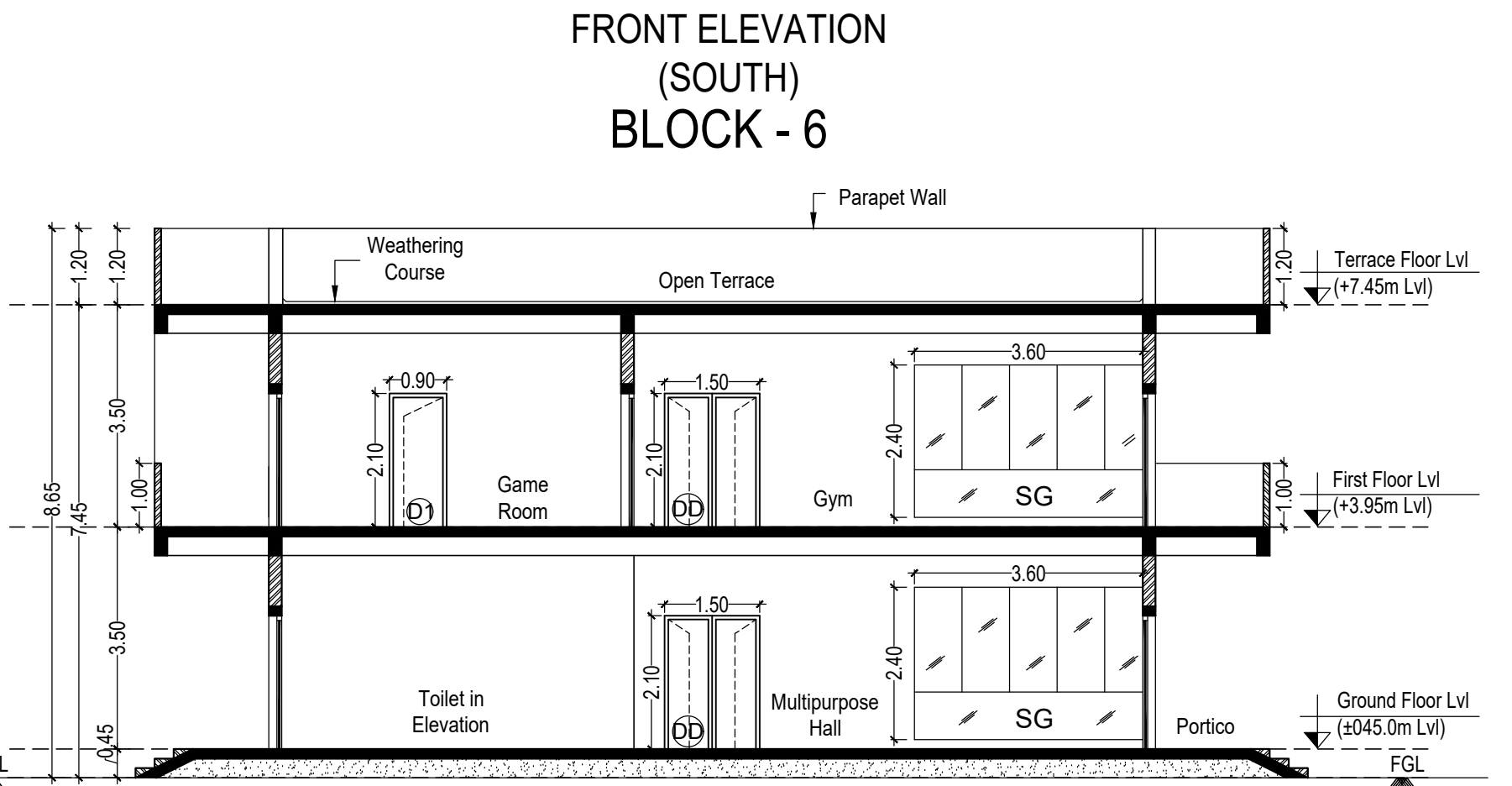
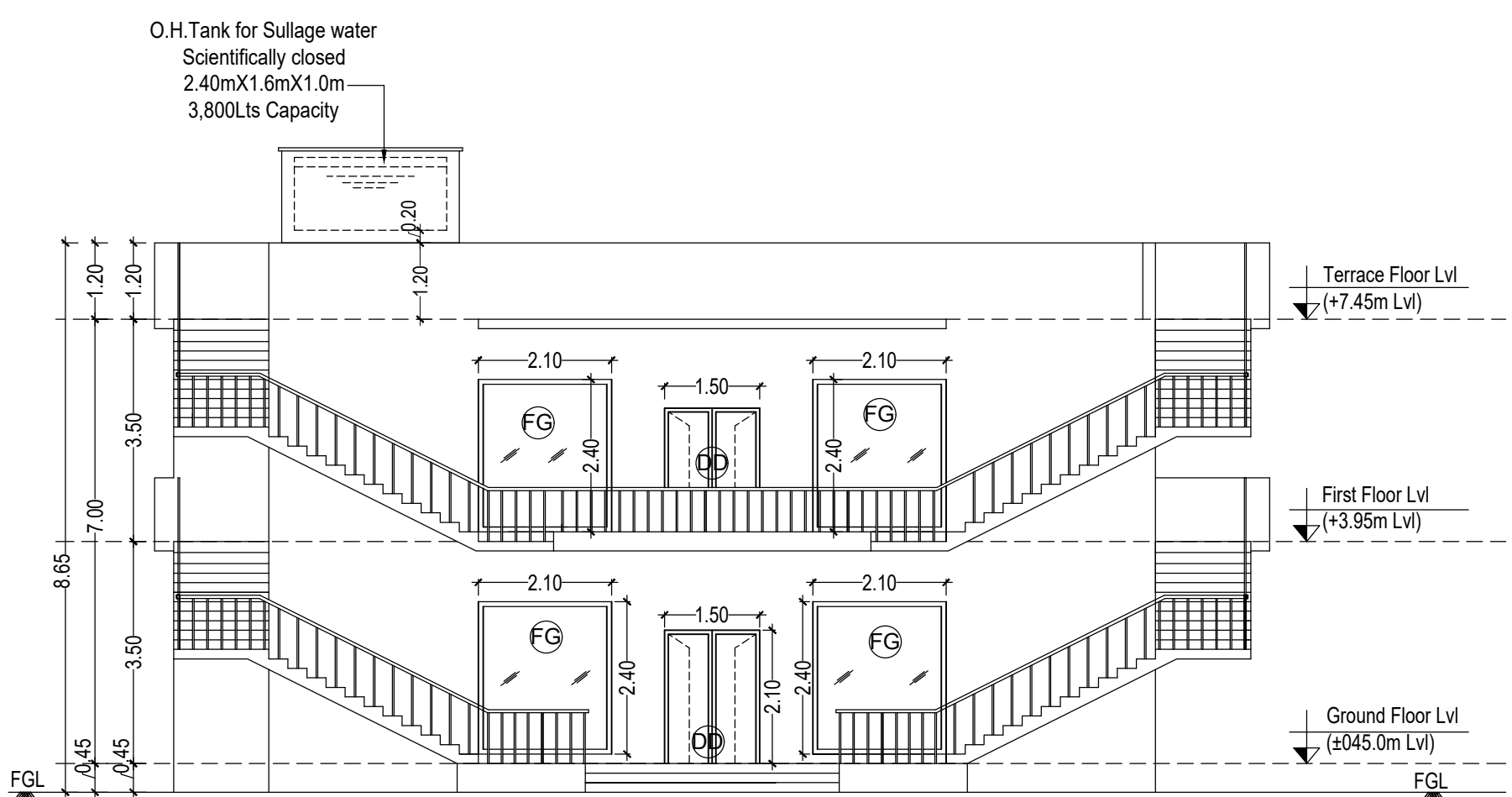
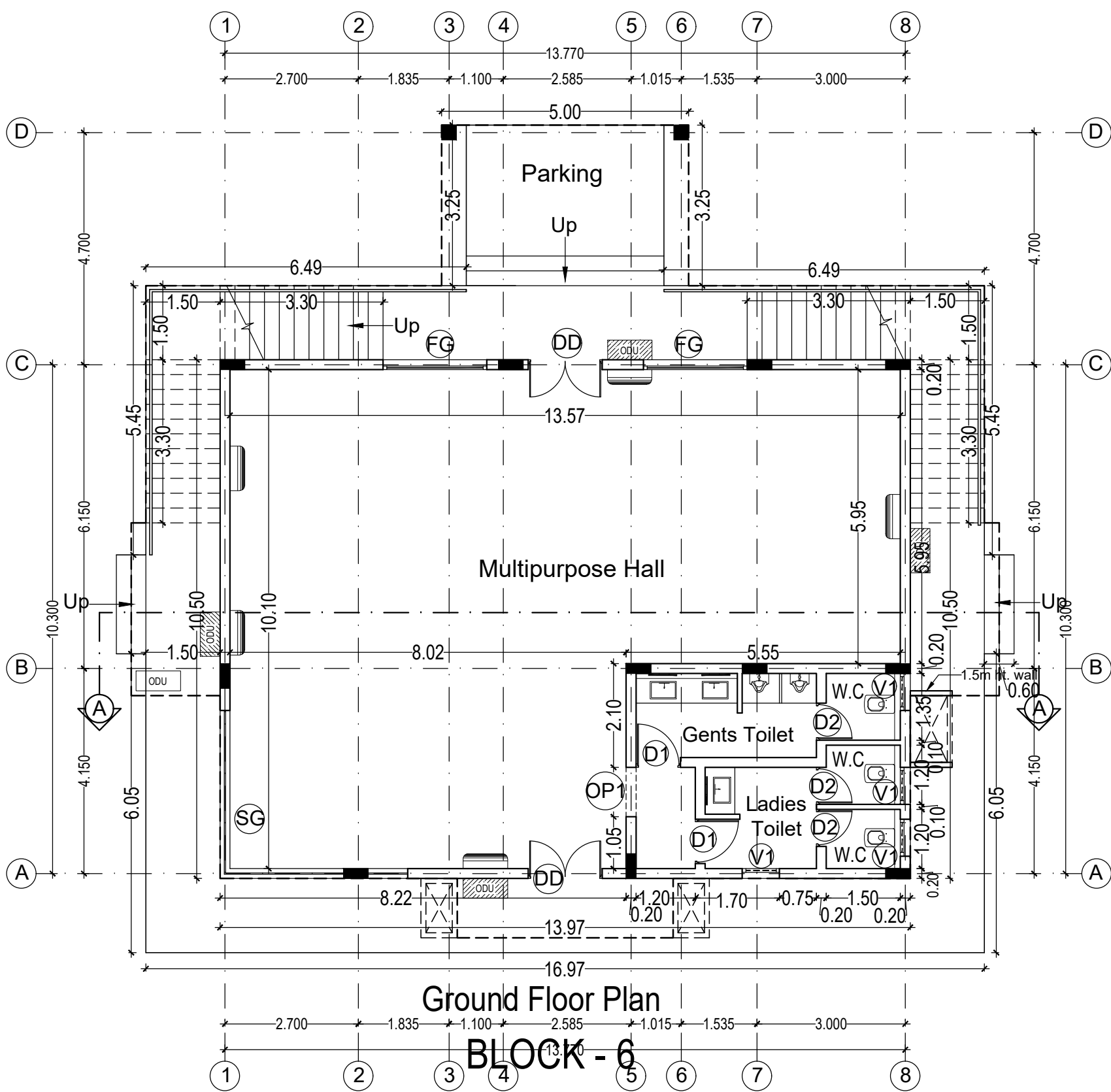
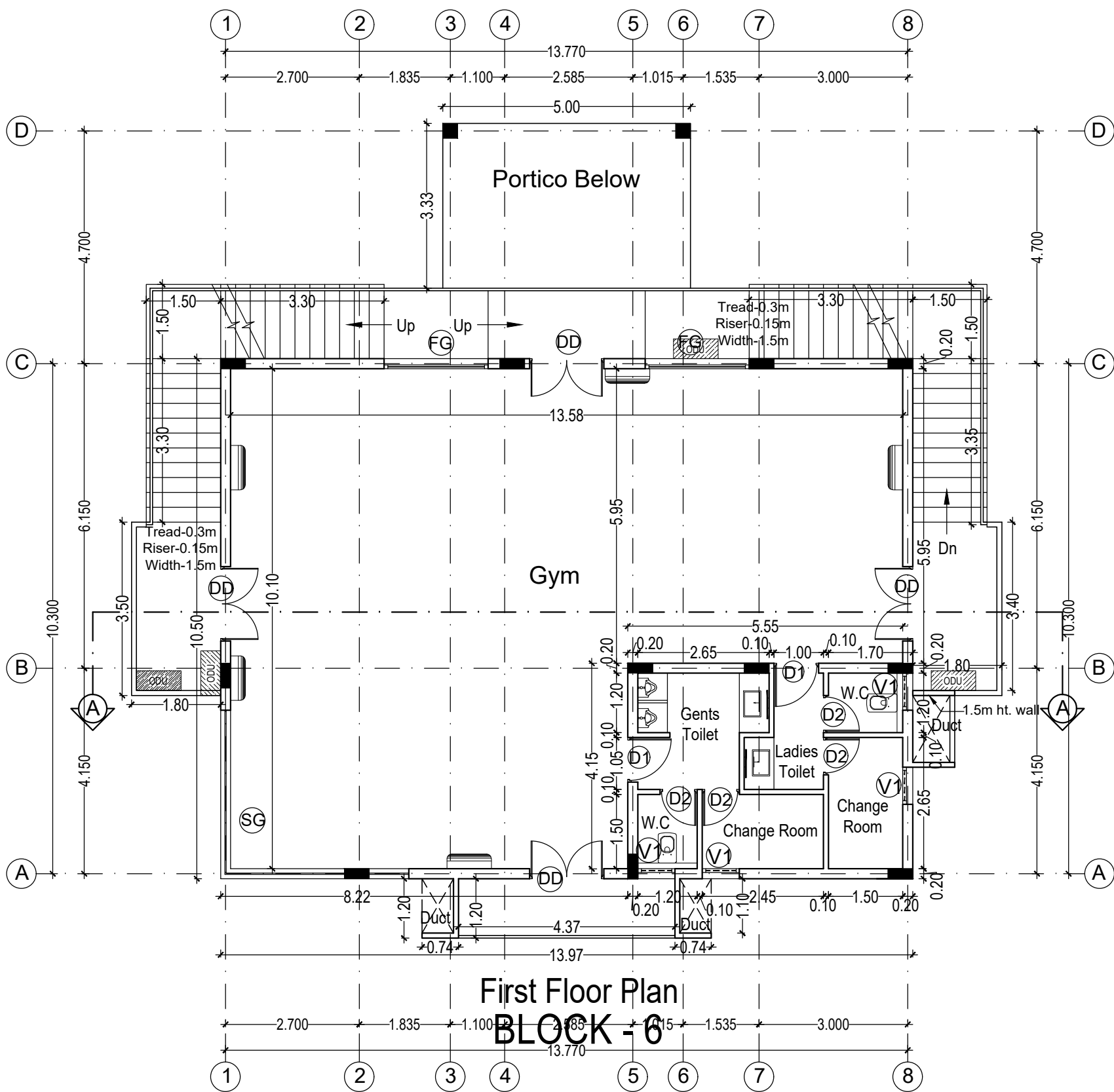
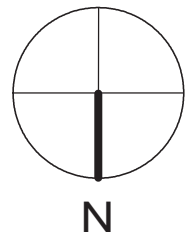
SHEET 08

DATE 05/09/2020

SCALE 1: 100

CHK/APD PSK/RSPL

DRAWN Divya



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