



Pinnacle

CONSTRUCTIONS

Create with the Heart
Build with the Mind





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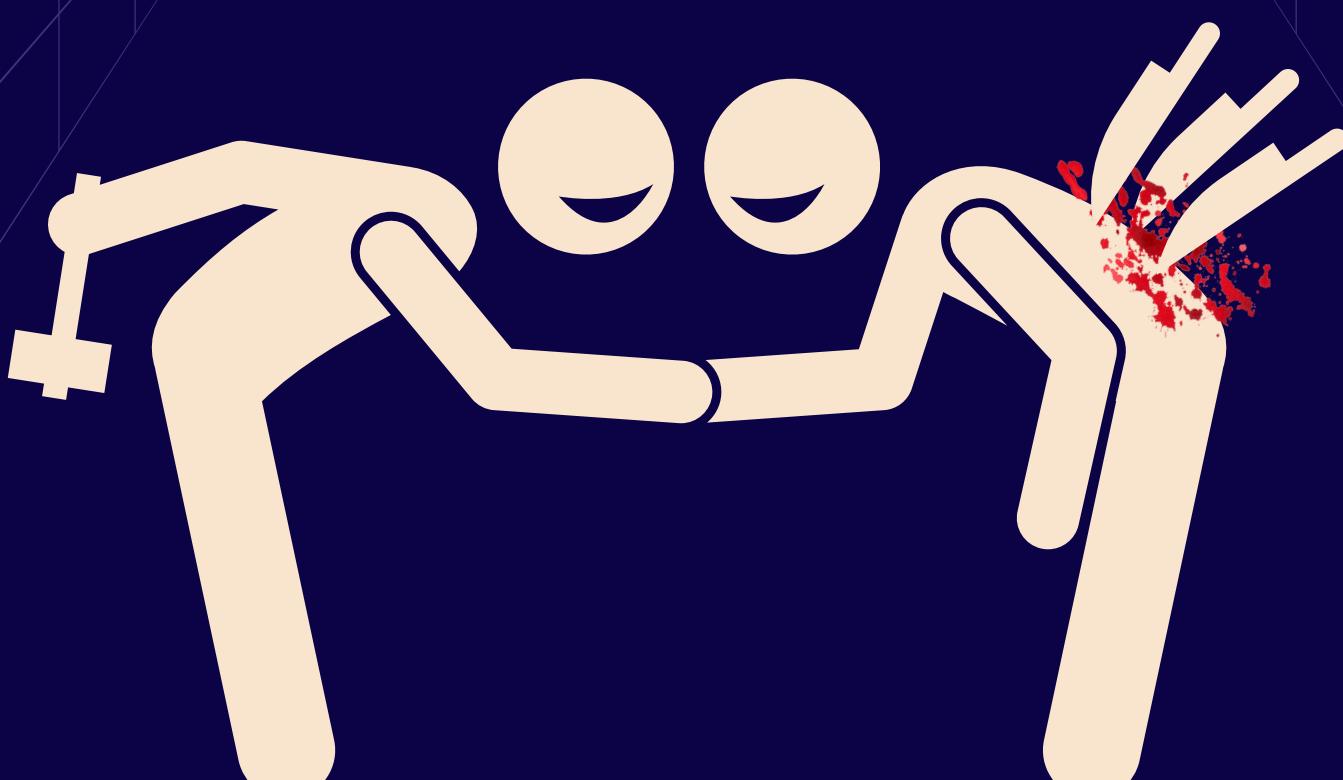
Sample Plan,
Structural Plan & Agreement



WHO ARE WE

We began our journey in 2020 out of necessity—when a contractor abandoned our own home at the foundation stage. As engineers, we took charge of the G+3 structure and completed it. Impressed by our work, a neighbor offered us a similar project. That marked the beginning of Pinnacle Construction.

In 4 years, our team has successfully delivered 9 projects around 52000 sqft, has 2 ongoing, and 3 more in the pipeline.





WHY CHOOSE US

Having personally faced the disappointment of unethical contractors, we deeply understand the emotions and stress of building a dream home.

We commit to:

Ethical practices

Transparent process

Clear explanations

Loyal and professional service



We don't just build structures
we deliver peace of mind



WHAT WE DO

Residential & Commercial

Construction

Interiors

Elevation Works

Renovation Works

Turf & Swimming Pools

2D & 3D Planning

3D Walkthroughs

Structural Drawings

Plan Approvals





WHAT HAVE WE DONE



Villivakkam

G + 3 / 7000sqft





WHAT HAVE WE DONE



Villivakkam

G + 3 / 7600 sqft



WHAT HAVE WE DONE



Perambur

G + 3 / 8200 sqft



WHAT HAVE WE DONE



Kotturpuram

G + 3 / 10500 sqft



WHAT HAVE WE DONE



Annanagar

G + 2 / 2400 sqft



WHAT HAVE WE DONE



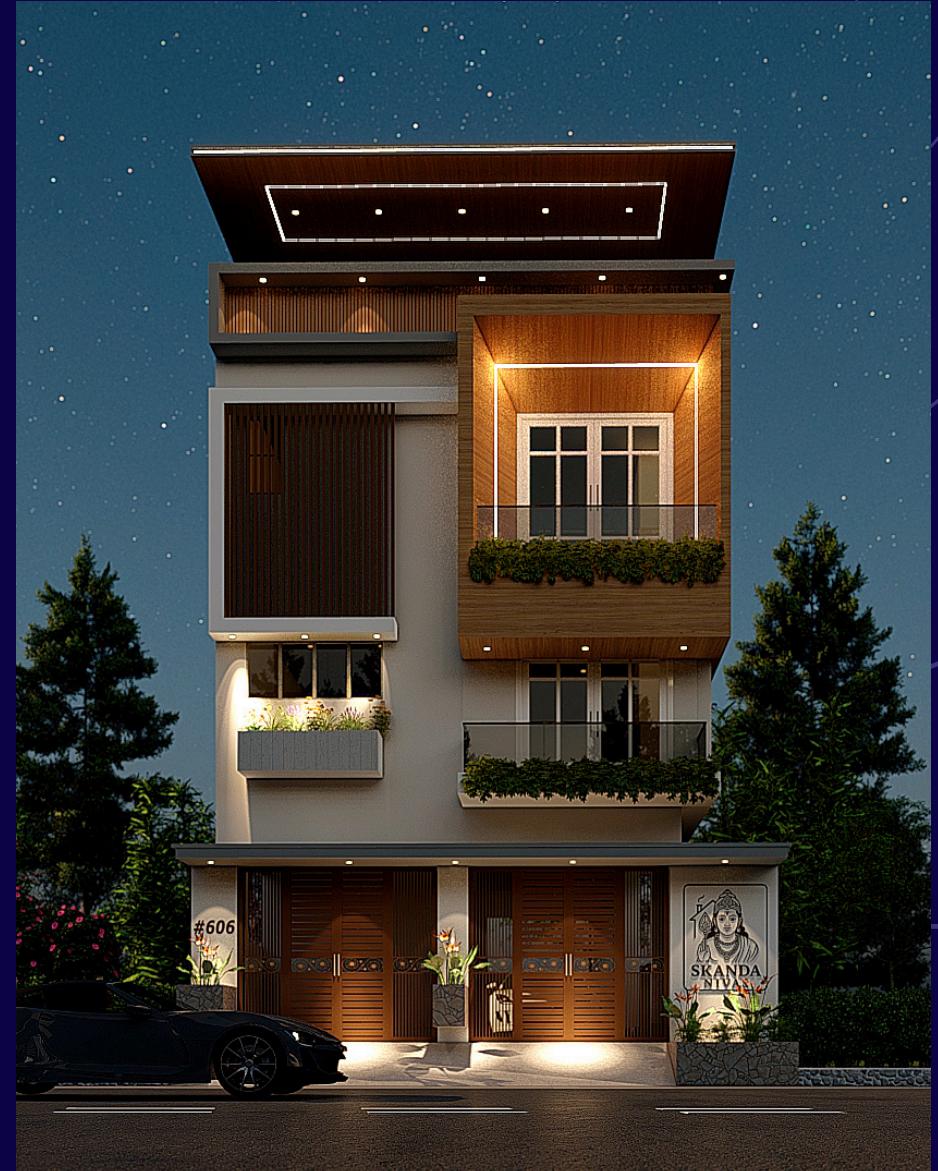
Villivakkam

G + 1 Duplex Villa / 5000 sqft



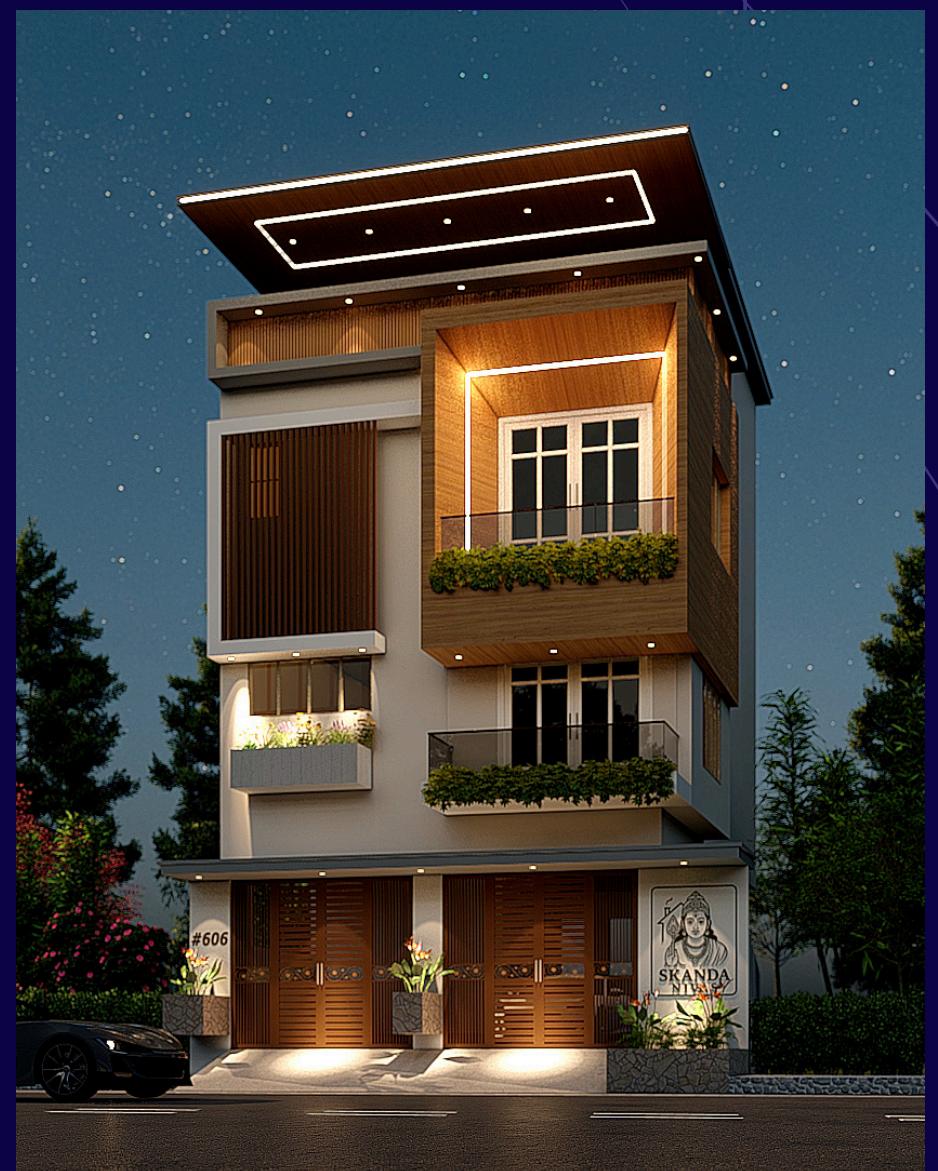


WHAT HAVE WE DONE



Tenamphet

G + 2 Duplex Villa / 3200 sqft





WHAT HAVE WE DONE

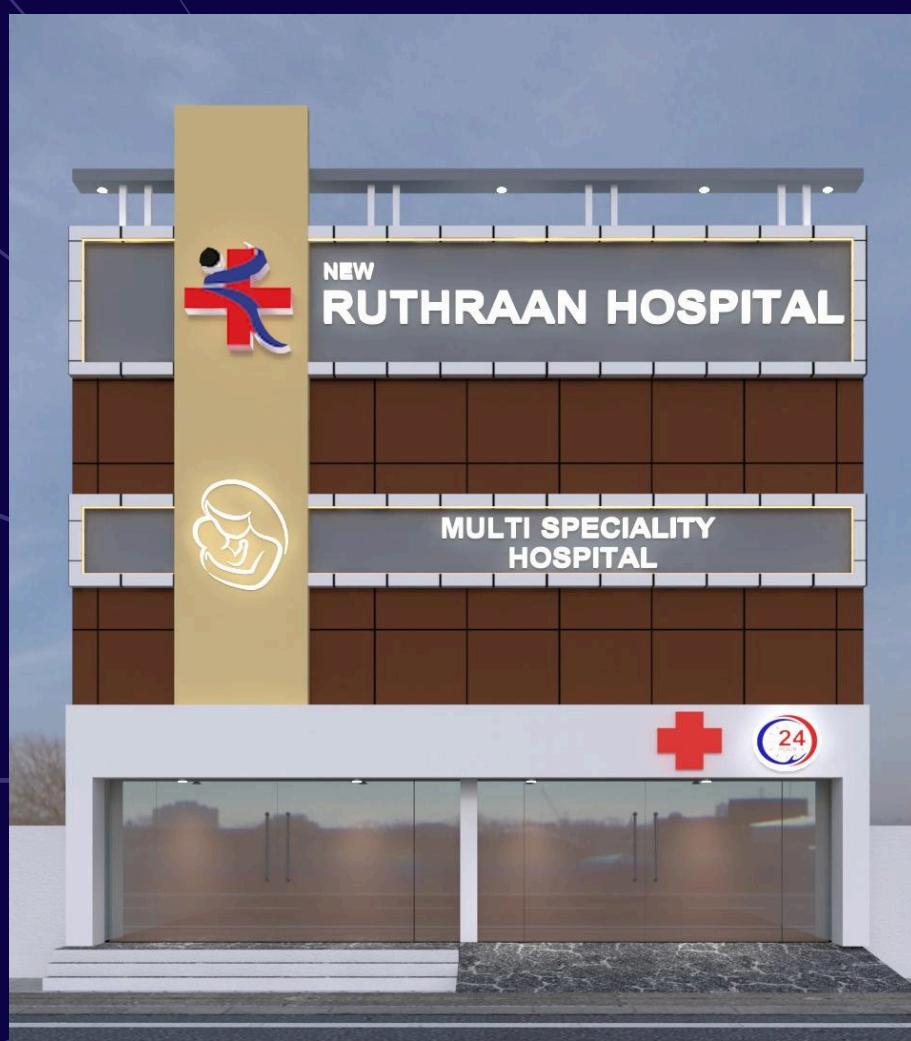


Pulinthope - Elevation Work





WHAT HAVE WE DONE



Perambur - Elevation Work





HOW WE DO IT

STEP-BY-STEP EXECUTION

Excavation

Column & Footing

Plinth Beam

Basement

Framed Structure

Block Work

Plastering

Electrical

Plumbing

Painting

Flooring

Doors & Windows

Staircase & Handrails

Waterproofing

Each process follows structural
drawings and IS standards



HOW WE DO IT

FOUNDATION WORK

Excavation

Marking, digging, water removal

Column & Footing

Sand bed, PCC, pedal, steel work, concrete

Plinth Beam

Sand bed, PCC, steel work, concrete filling

Basement

Brick work, soil filling, anti-termite,
consolidation, PCC flooring

Aggregates

20mm & 40mm

RCC Mix

M20/M25 (1:1.5:3 cement, sand, aggregate)

Chemicals

Anti-termite solutions



HOW WE DO IT

FOUNDATION WORK



Amount of Cement, Sand, Aggregate and Water in Different Grades of Concrete				
Mix	Ratio	Cement in Kgs	Sand in Kgs	Water in Litres
M5	1:5:10	141.00	785.00	70.50
M7.5	1:4:8	174.00	773.00	87.00
M10	1:3:6	226.00	753.60	113.00
M15	1:2:4	322.00	717.80	161.00
(www.civilread.com)				
M20	1:1.5:3	403.20	672.00	201.60
M25	1:1:2	565.00	565.00	282.50



HOW WE DO IT

FRAMED STRUCTURE

Column raising, gunny bag curing

Roof slab with double mat steel as needed

Sunken slabs for toilets





HOW WE DO IT

BLOCK WORK

Brickwork, silt & concrete filling,
cupboards
Full lintel at 7 feet, silt at 3 feet
Wirecut bricks (9" exterior, 4.5" interior)
Ceiling height: 10 feet clear
M Sand for blockwork and plastering
Waterproofing: Dr. Fixit
One loft and one shelf in each bedroom &
kitchen





HOW WE DO IT

PLASTERING

Outer

Hacking, Button marking,
Fiber mesh, Scaffolding & Plastering

Inner

Hacking, Fiber mesh & Plastering





HOW WE DO IT

ELECTRICAL

Roof pipe, Wall conceal, Wiring, Switches

Hall

1 switch box near the door for 2 fans, 2 lights & 1 five amps socket and another switch box with same set of switches near sofa. 1 switch box with 2 five amps sockets and switches along with cable point for TV connection

Dining

1 switch box with switches for 1 fan & 1 light

Kitchen

1 switch box with switch for 2 lights, 1 exhaust fan. 1 switch point for chimney. 1 switch box with 15 amps socket & switch for refrigerator. 1 switch box with two 15 amps socket & switch for mixie/ oven.



HOW WE DO IT

ELECTRICAL

Bedroom

1 switch box with switches for 1 fan, 2 lights and 1 five amps socket with switch near door and another switch box with same set of switches near bed for two-way control.

1 AC point, 1 fan point and 2 lights point

Bathroom

1 switch box with 1 switch for light and 1 switch for heater & 15 amps socket for heater. 1 switch box with 1 five amps socket for hair dryer near the mirror

Service

1 switch for light, 1 switch box with 15 amps socket & switch for washing machine

Extras

One 5 amps switch & socket for computer



HOW WE DO IT

PLUMBING

Bathrooms

1 basin + tap, shower with wall mixer,
closet with health faucet

Dining

1 basin + tap

Kitchen

SS sink + tap, RO point

Service

Tap + WM outlet

Sanitary & CP Fittings

Up to ₹20,000 per bathroom





HOW WE DO IT

PAINTING

Interior

2x putty, 1x primer, 2x Asian Ace (walls),
1x primer + 2x coat (ceiling)

Exterior

1x weatherproof primer + 2x Asian Ace /
Ultima (front)





HOW WE DO IT

FLOORING

Tiles

₹55/sqft

(Living, Dining, Rooms, Kitchen,
Balcony, Staircase)

Parking

₹45/sqft anti-skid tiles

Max Size

4x2 ft

Ceramic Kitchen Wall Tiles

₹55/sqft (4 ft height)

Kitchen Sink

SS up to ₹4000

Granite Slab

18mm up to ₹120/sqft



HOW WE DO IT

DOORS & WINDOWS

Main Door

Ready-made teak + 5"x3" frame

Rs 35000 (All Inclusive)

Internal Doors

Flush with laminate + 4"x3" teak frame

Rs 15000 (All Inclusive)

Bathroom

WPC/PVC

Rs 7500 (All Inclusive)

Windows

UPVC sliding white

Rs 450 per sqft

Sizes

Main: 3.5'x7'

Rooms: 3'x7'

Bath/Balcony: 2.5'x7'

Windows: 3'x4'



HOW WE DO IT

HANDRAIL & GRILL

Handrail

Steps & Balcony

Grill

Windows

WATERPROOFING

Toilet & Roof

(mixed with concrete)





MATERIALS WE USE

Steel

Tata

Cement

UltraTech

Sand

M-Sand

Aggregate

20mm & 40mm

Chemicals

Dr. Fixit

Tiles

Somany, Kajaria, KAG

Fittings

Jaquar Essco, Waterman

Closet

Parryware

Pipes

Ashirwad, Finolex (UPVC, CPVC, PVC)



EXTRAS

Plan Approval Charges

Lift

Sump: ₹30/litre

Elevation as per model

Overhead Tank: ₹35/litre

Compound Wall: ₹2000/running ft

Main Gates

Main EB Board

Cooling Tiles

Interiors

Carpentry/Woodwork

EB & Water Connections

Charges

Setback Area Development



METHODS WE PREFER

Civil-Only Contract

(₹1700–₹1900/sqft)

We do

Excavation

Column & Footing

Plinth Beam

Basement

Framed Structure

Block Work

Plastering

You manage (we guide)

Electrical

Plumbing

Painting

Flooring

Doors & Windows

Staircase & Handrails

Waterproofing



METHODS WE PREFER

Full Contract

(₹2200-₹2600/sqft)

Excavation

Column & Footing

Plinth Beam

Basement

Framed Structure

Block Work

Plastering

Electrical

Plumbing

Painting

Flooring

Doors & Windows

Staircase & Handrails

Waterproofing

**We handle everything from
excavation to finishing**



HOW WE ESTIMATE AND COLLECT MONEY

Full Contract

(₹2200–₹2600/sqft)

Civil-Only Contract

(₹1700–₹1900/sqft)

Price variations purely depends on

Soil Test

(Foundation methods may vary

depends on soil type)

Structural Drawing

(Structure too depends on soil type)

Build Up Area

(Depends on area, price may vary)

No of rooms & bathroom

(Room Size & No of bathrooms)



HOW WE ESTIMATE AND COLLECT MONEY

Payment Schedule

Foundation- 18%

Framed Structure- 28%

Block Work- 14%

Plastering-(Inner 8%, Outer 5%)

Electrical & Plumbing- 7%

Painting- 5%

Flooring- 7%

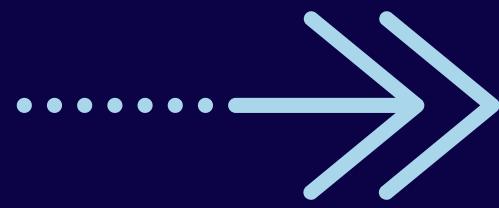
Doors & Windows- 5%

Handrails & Grill- 2%

Waterproofing- 1%

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SAMPLE PLAN, STRUCTURAL PLAN, AND AGREEMENT





PINNACLE

CONSTRUCTIONS

Let's Build Together
With
Clarity, Care & Commitment

Call Us

72 99 99 77 33

90 03 99 39 38

THANK
YOU