

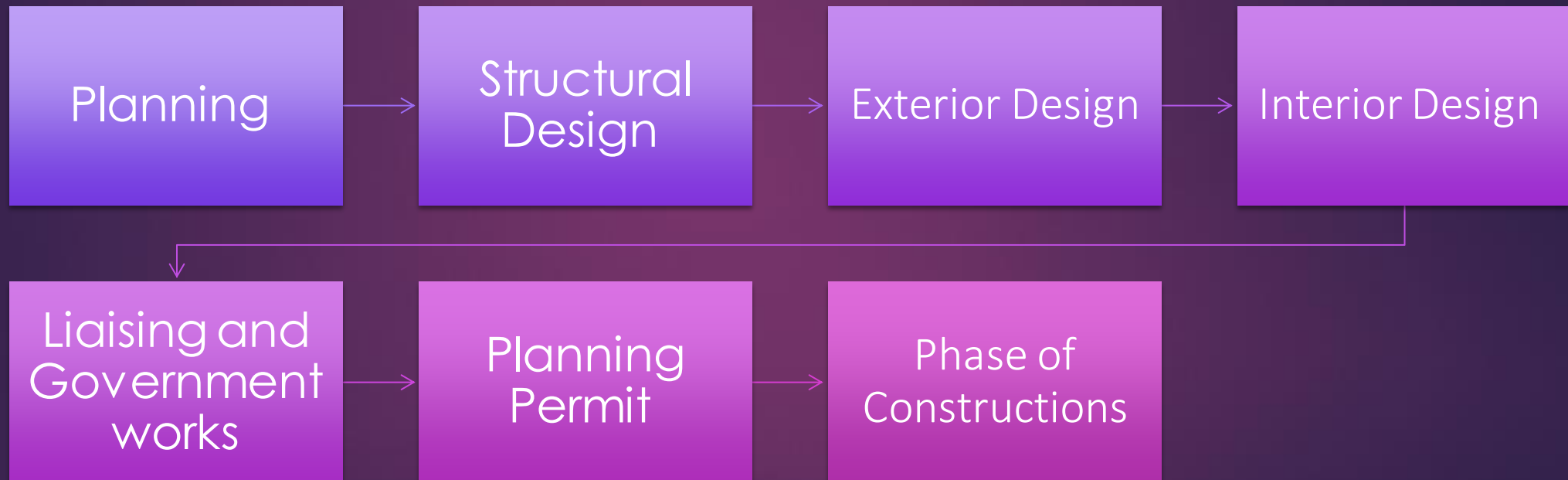


JUST RECK
— construction —

Let your dreams be our project

OUR PROCESS - OVERVIEW

Construction Process





Planning

Starting your construction process is not a one step process. First, list down your requirement,

1. Structure of the House
2. Facilities - Exterior
3. Facilities - Interior
4. Room wise specification
5. Elevation Design
6. Budget

Planning

Structure of the house

- Height of the Roof
- Height of the Basement
- No of the Floors
- Space around the House
- Provision for Ventilation
- No of People in the House

Exterior



Facility – Exterior

Facility required – Exterior

- Car Parking – Can either be covered or open
- Staircase – Exterior staircase to reach the terrace or top floor of the house
- Head room – Room constructed to cover the staircase at the top of the building
- Balcony space – Usually referred to the open space elevated over the ground floor
- Verandah – Covered space outside the building
- Main Gate and Compound Wall
- Front set back – Space left in front side of the building
- Side set back – Space left at both sides of the building

Interior



Facility -Interior

1. No of Rooms required
2. Living Room requirements like TV unit location, Dining Space, Foyer and Door Facing
3. Kitchen size and kitchen Slab facing.
4. Toilets required in each Rooms
5. Shelves and lofts required in each Room



Room wise - Detail works

Bed Room

- Ward robes
- Dedicated Flooring
- False ceiling
- Cot design with Head board
- A.Toilet
- Dressing Room
- Wall designs
 - Wall paper
 - Painting
 - Wall Paneling

Living / Dining Room

- False ceiling
- T.V.Unit
- Book shelf Unit
- Wall designs
 - Wall paper
 - Painting
 - Wall Paneling
- Dining Provision
- Crockery unit
- Internal staircase

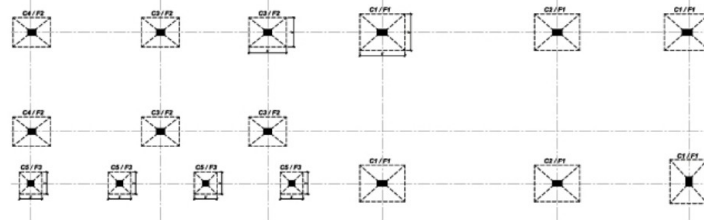
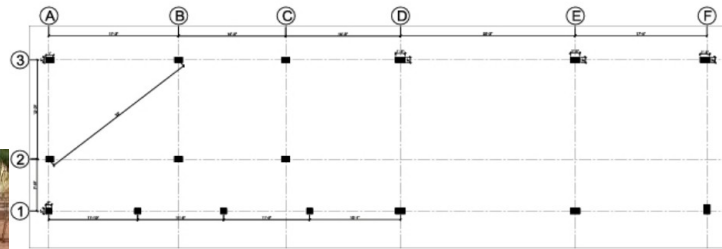
Kitchen

- Base cabinets
- Wall cabinets
- Pull-out drawers
- Cutlery Drawers
- Toll crockery cabinet
- Store room
- Chimney provisions
- Countertops

Toilet

- Divide Toilet areas (Dry, Semi-wet & wet)
- Shower cubical
- Bath tub
- Water heater provision
- Towel ring
- Niche
- Health faucet
- Wall Tiles
- Concealed Flush tanks

Structural design



SCHEDULE OF FOOTINGS :

FOOTING NO	FOOTING SIZE LXB	DEPTH D	EDGE THICKNESS E	REINFORCEMENTS
F1	6'0" X 5'0"	2'-0"	0' 9"	12#B4"/C bothways
F2	5'0" X 4'0"	1'-6"	0' 9"	12#B4"/C bothways
F3	3'0" X 3'0"	2'-6"	0' 9"	12#B4"/C bothways

SCHEDULE OF COLUMNS:	COLUMN NO	COLUMN TYPE	SIZE	FLOOR	MAIN ROBS	STAYS	NUMBER OF COLUMNS																								
C1	MAIN ROBS	No. of main R.Roqs	9' X 7'-0"	G.F.	4-18#	3 & 4 LUGGED 8MM 4/L	04																								
								C2	MAIN ROBS	No. of main R.Roqs	9' X 7'-0"	G.F.	4-18#	3 & 4 LUGGED 8MM 4/L	08																
																C3	MAIN ROBS	No. of main R.Roqs	9' X 7'-0"	G.F.	4-18#	3 LUGGED 8mm 8' 9" 4/L	04								
																								C4	MAIN ROBS	No. of main R.Roqs	9' X 7'-0"	G.F.	4-18#	3 LUGGED 8mm 8' 9" 4/L	02

SECTION - A-A

PLAN



Document Verification

1. Verify the details in the Land Documents and Site Dimensions are matching.
2. Check whether the Patta is Transferred to the Landowner's Name.
3. Before Construction, we must inform the government authority and get valid permission.
4. Land must be approved in Order to get the Construction Approval.
5. If the Land is not Approved by CMDA or DTCP, we have to check for the Approval Eligibility.
6. If the land is Eligible, we have to approach the Architect to initiate the plan.

Survey and Designing

- ▶ After the Document is verified, you can start the Design process.
- ▶ You should approach the Architect to Design your House Plan or Building Plan.
- ▶ Architect will survey the Land and verify the details in the Document for matching with the Existing Site condition.
- ▶ Every Site will not be in Proper Square. We have to measure the Diagonals of the Site.
- ▶ Architect will get your requirement and Propose you a Building Plan.
- ▶ Once the plan is Approved by you, they will create a Blueprint and submit it to the Registered Engineer for proceeding Planning Permit.

Planning Permit

- ▶ The Government Authority will visit the Site and Verify the Application.
- ▶ Upon Successful Validation, they will provide you the Advice Copy.
- ▶ The Advice Copy contains the total Amount to be Paid to the Government in Order to obtain the approval.
- ▶ Once the Amount is Paid in Demand Draft(DD), your Planning Permit will be Approved.

Cost of Planning Permit

There are 3 Costs involved in this Process.

1. Drawing Fees – For Architect, who creates a plan.
2. Professional Fees – For Registered Engineer who verifies the Land and Processes your Application
3. Government Charges – The Amount which you pay to the Government

Phases of Construction

Super Structure

- Footing
- UG Tanks (Sump/Septic Tank)
- Basement
- Brickwork
- Roof
- Plastering
- Elevation Works

Secondary Works

- Electrical and Plumbing Works
- Flooring
- Doors and Windows
- Grills and Safety Doors
- Painting
- Electrical & Bath fittings
- SS or MS Railings

Interior Works

- False Ceiling
- Modular Kitchen
- TV Unit
- Wardrobe
- Wall Paneling's
- Painting Desings
- Bathroom Designs

Preliminary Steps

- ▶ Once the planning permit is received, following are the preliminary steps to be carried out.
 - ▶ Site Cleaning
 - ▶ Hut for labours and storing materials
 - ▶ Getting temporary EB connection
 - ▶ Bore well
 - ▶ Motor fixing