

WAY TO
YOUR

DREAM HOME



WORKBOOK

SIMPLE

3 STEPS



TO WHOM ?

.....



HOW IT SHOULD BE ?

.....

.....



WHERE IT SHOULD BE ?

.....

.....



BUDGET?

.....

.....

Simple 3 steps

Planning

1. Budget
2. Land
3. Design
4. Engineer
5. Approval



Process

1. Quality
2. Cost
3. Time
4. Safety
5. Co-ordination.

Completion

1. Finishing
2. Handover



① BUDGET

- *Within your Capacity*
- *Sufficient for your Dreams*
- *Peaceful Living*

Budget to be Considered for..

1. *Land Expenses.*
2. *Building Approval expenses.*
3. *Bore Well.*
4. *Temporary EB Connection.*
5. *Building Construction Cost.*
6. *Compound Wall.*
7. *Sump, Septic, Overhead water Tank.*
8. *Interior Design Works.*
9. *Permanent EB Connection.*
10. *Water Connection.*
11. *House Warming Ceremony.*
12. *home Appliances & Furnitures.*



SOURCES OF BUDGET

SAVINGS
.....

ASSETS
.....

HOME LOAN, PERSONAL LOAN
.....

EXTERNAL SUPPORTS
.....

OTHERS, IF ANY..
.....
.....

② SPACE (LAND)

- Accessible (Transportation)
- Affordable (on your budget)
- Amenities Filled (Facilities)

③ DRAWINGS

PRE- CONSTRUCTION (Design & Drawings)

1. Floor Plan.
2. Structural Design
3. 3D Elevation

FLOOR PLAN

- Space Planning & Orientation.
- Large Ventilations for Natural Air & Light.
- Optimum Utilization of Space.



CLIENT BRIEF (REQUIREMENTS) 

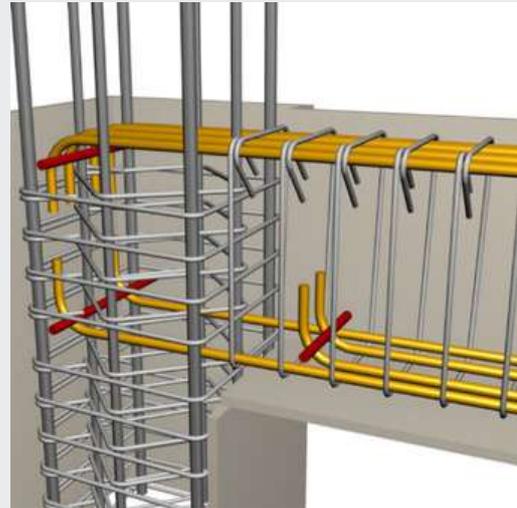
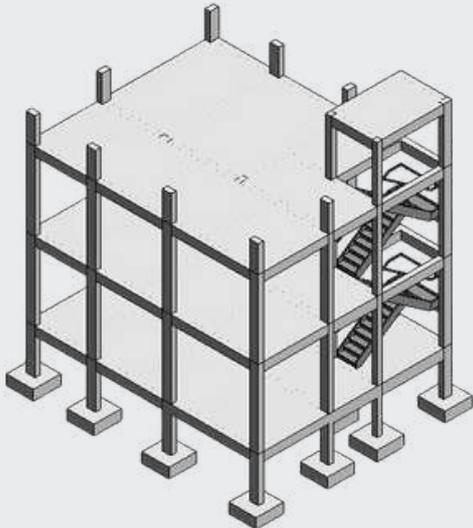
Eg; No of Persons Living, and Rooms required, Staircase Inside Etc.

.....

.....

STRUCTURAL DESIGN

- *Greater Strength. (As per National Building Codes)*
- *Better Anchorage. (Strong connection)*
- *Site Efficient. (Steel Representation drawings)*



ELEVATION

- *Stunning Looks.*
- *Minimalist Design.*
- *Maintenance Free.*



④ ENGINEER

HOW TO CHOOSE ?

- *Experienced Professional*
- *Energetic Personality*
- *Ethical in Principle*



WHAT CAN WE EXPECT?

- *Construction Agreement*
- *Comfortable pricing*

⑤ APPROVAL (LAND & BUILDING)



BUILDING PLAN APPROVAL PROCESS

Step-1 (Documents & Data Requirements)

1. Survey No & Plot No.
2. Site address and location as per document.
3. Land approval sketch (FMB) or land CMDA, DTCP or panchayat layout document.
4. Plot owner name and Their father's name.
5. Patta Copy , Vacant land tax or Property tax.
6. Abutting Road width.
7. Sale deed , Encumbrance certificate and Mother Documents.
8. Plot Boundary and dimensions.
9. Current floor plan of the project

BUILDING PLAN APPROVAL PROCESS

Step - 2

With all the information provided, An Licensed Surveyor provides Approval Plan in CAD and upload digitally in Govt. Website. After it is accepted by Govt. Portal, it is moving to next process.

Step - 3

Your desired corporation office will provide Advice Slip This Advice slip includes Fees structure, we need to provide DD along with the proposed Plan. A site visit from Government side will be done. After payment clearance, Govt office will provide A0 plans, Client and Licenced Surveyor has to sign it.

Step - 4

After this process, you will receive official copy which includes, AE Signature from Town planning Department.



① QUALITY

- *Exclusive Process for Each Activity.*
- *Quality checks on materials*
- *Quality checks on Workmanship*
- *Proper Curing.*

" QUALITY IS NOT ONLY ON MATERIALS, IT'S ON THE PROCESS.."

② TIME

- *Activity sequence.*
- *Pre-Planning & Scheduling.*
- *Start Date & End Date of Project.*
- *Project Management.*

" TIME IS MONEY.."



③ COST

- *Estimation of the Project.*
- *Avoiding Wastage in Material & Labour.*

REASON FOR COST HIKE.

- Re-Works.
- Material Choices.
- Material Price Hike.

SOLUTION:

Proper Communication between Client & Contractor.



④ SAFETY

- Proper scaffolding
- Adequate Screening
- Complete Supervision

⑤ CO-ORDINATION

WEEKLY UPDATE

- Through WhatsApp Group
- CCTV (if Client is Far Away)

MONTHLY MEETINGS

- Progress Review
- Planning upcoming Activities
- Hindrance or hurdles for the process
- Eg. Neighbourhood Problems, Municipality issues Etc.
- Payments Clarity.



① INTERIORS

- Doors & Windows
(Upvc , Wooden or Aluminium)
- Flooring
(Tiles, Marble & Granites)
- Ceramics & Faucets
(Wall Mount or Floor Mount Closets Etc.)
- Electricals
(Switches & Cables)
- Painting
(Texture Painting, Royal Shine Etc.)



② EXTERIORS

- Decorative Elements (pargolas)
- Exterior Lights
- Exterior Tiles
- Glass Panels
- Others, If Any

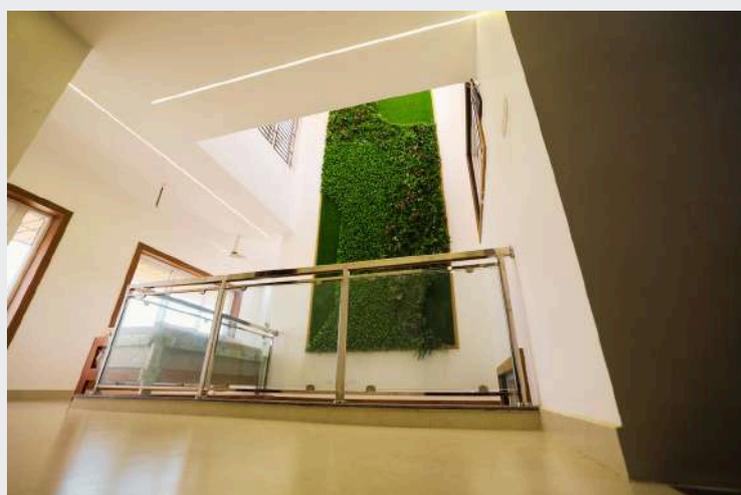
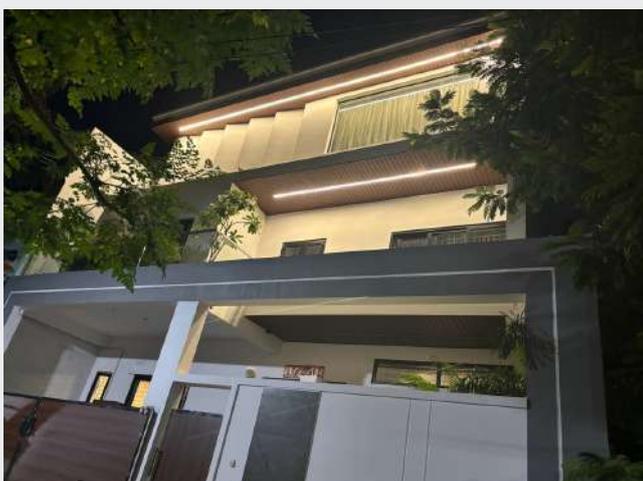


Handover & Living

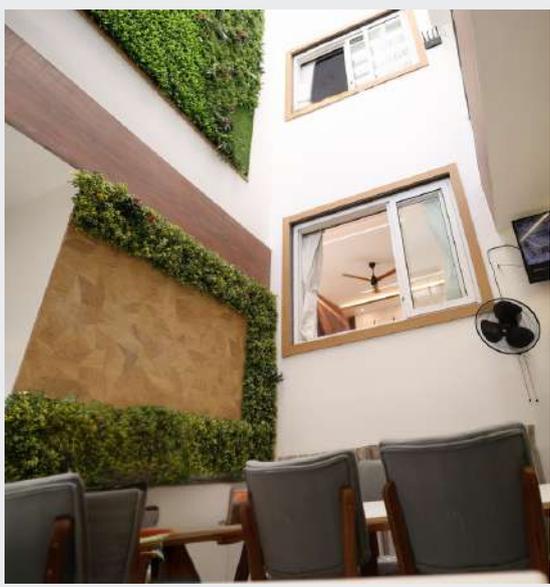
Step into your Wonderful Dream come true Home.

Full of Love & Happiness May be with you in Every moment of your life.





BOX BLACK INTERNATIONALS
DESIGN | BUILD | DECORATE



YOUR OPINION MATTERS



A series of horizontal dotted lines providing a space for writing an opinion.

**READY TO HAVE
BUSINESS WITH US ?**

FEEL FREE TO CONTACT US FOR A CASUAL TALK,.



BOX BLACK INTERNATIONALS
DESIGN | BUILD | DECORATE
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