



# HOME BUILDING GUIDE



# STEPS OF BUILDING DREAM HOME

12 easy steps to building and owning your dream home



Welcome Home!

## Your Home, Your Way

Design your home with personal selections such as cabinets, appliances, flooring, paint and so much more.

## Tip:

Save energy and money with new appliances, better insulation and Low-E glass windows.

## That "New Home" Feeling

A brand new home has never been lived in, meaning it's all yours to create lasting memories.

## Fact:

Building a new home gives endless home plan options to meet your family's needs.

**SETTLEMENT** Sign all necessary paperwork and receive the keys to your brand new home.

**HOME ORIENTATION** Be introduced to your new home and learn about all its features.

**FURNISHING** Review the electrical, plumbing installations and wood works and other furnishings.

**PRE-CONSTRUCTION** Meet with the construction Engineer and review the home plan, get started building.

**DESIGN APPOINTMENT** Work with a designer and pick the perfect finishes for your new home.

**LOAN APPLICATION** Search for a perfect bank to have the best hassle-free home loan for you.

**WORK WITH LEGAL ASSOCIATES** Prepare the buyer's agreement for your new home.

**DECISION, DECISION** Make the final decision on the ideal home site and perfect home plan.

**LOOK AT THE AVAILABLE HOME SITES** Which home site is right for you? Do you want a big yard or a walkout basement?

**FIND THE PERFECT HOME PLAN** Evaluate the home plans and find the one that fits the way you live.

**VISIT NEW HOME COMMUNITIES** Check out communities in the area you want to live.

**CHOOSE WHERE TO LIVE** What are the important factors about the area you want to live.

# ARCHITECTURAL SPACE DISTRIBUTION

Expansion of architectural design has greater influence over the diverse aesthetic elegance co-existing with the contemporary engineering advancements. All this will include self-expression, structural and functional value and socio-cultural impact. The entire design plan will have a balance of architectural expertise and individual owner's taste to bring forth the finest residential design.





2 BHK



DUPLEX



3 BHK

Architects and Civil engineers both are integral parts of a construction, specially a state-of-the-art residence. A civil engineer is concerned with determining the right design for the residential structures and looking after the construction process to ensure the longevity after completion of the structure. They are also responsible for comfortable and satisfactory aspect of the building.

Architects work closely with the engineers, mostly responsible for the aesthetic satisfaction of a structural masterpiece, especially for a state-of-the-art residential beauty.

## LEGAL ASPECT

One must abide by the legal rules right from initial plot buying to final completion of the furnished home, to avoid all sorts of legal enmities.

- One must keep a note whether the land/ plot has cleared all the legal titles, it should not be under any sort of acquisition/ litigation process.
- One must register the plot in his name to clear the further legal proceedings.
- Floor plan of the house must be done by a civil engineer accredited by the legal body.
- The floor plan must be sanctioned by the local municipal corporation.
- Even the little extension of the house added later on must have the municipality consent to avoid any sorts of legal hazard in future.
- Only after a legal sanction you can apply for the financial support from the bank.



## FINANCIAL SUPPORT AND BUDGET ALLOCATION

There has to be a sound financial support while building your dream home. One must personally scrutinize each and every aspect of the financial dealing, before settling for the final transaction.



Those without a financial backing of their own can apply for a home loan to the bank. Many national and private banks offer home loan at reasonable interest rate, on the basis of all the cleared legal documents produced against the loan application.



One can get a bank loan for ready, under-construction, land, self-construction etc.



One must keep in mind that statutory expenses including the stamp duty, registration, VAT, service tax, legal charges are generally not covered by the banks. Banks only consider the cost of property and car parking while funding.



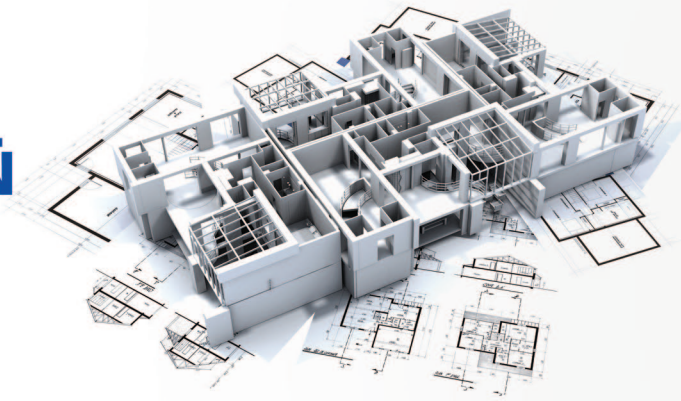
The construction contract must be legally scrutinized. It must include all the minute details pertaining to particular material selection, labour and work process and a tentative completion deadline etc.

Budget allocation for your home has to be very attentively scrutinized and handled carefully keeping some experienced or expert person in the loop.

- First you need to determine how much you want to spend on the home building process.
- Then you need to complete a preliminary budget sheet and segregate the budget in accordance with the basic investment areas that would include the basic construction procedure, material selection, furnishing, electrical and plumbing hardware installation etc.
- Afterwards you can adjust square footage, extras, and upgrades to meet your spending limit.



# MATERIAL SELECTION



Foundation is the most important part of the construction.

You must dig minimum 4 feet depth and minimum 4ft/4ft area.



## Bricks

Bricks must be soaked minimum for 24hrs. prior to their use. Also you should keep in mind that the laying of bricks should not exceed the height of 3 feet in a day.

## Sand

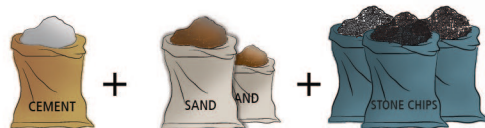
Sand used for the construction purpose should be neat, clean and free from stone balls and other impurities. Give preference in selecting the finest of sand, as finer the sand, greater the sustainability the building gets.



## Cement

Cement uniformity can be considered in cement purchasing decisions. It is important to evaluate variations in cement properties like physical and mechanical properties and chemical compositions and their effect on quality of concrete before choosing the perfect cement for your house.

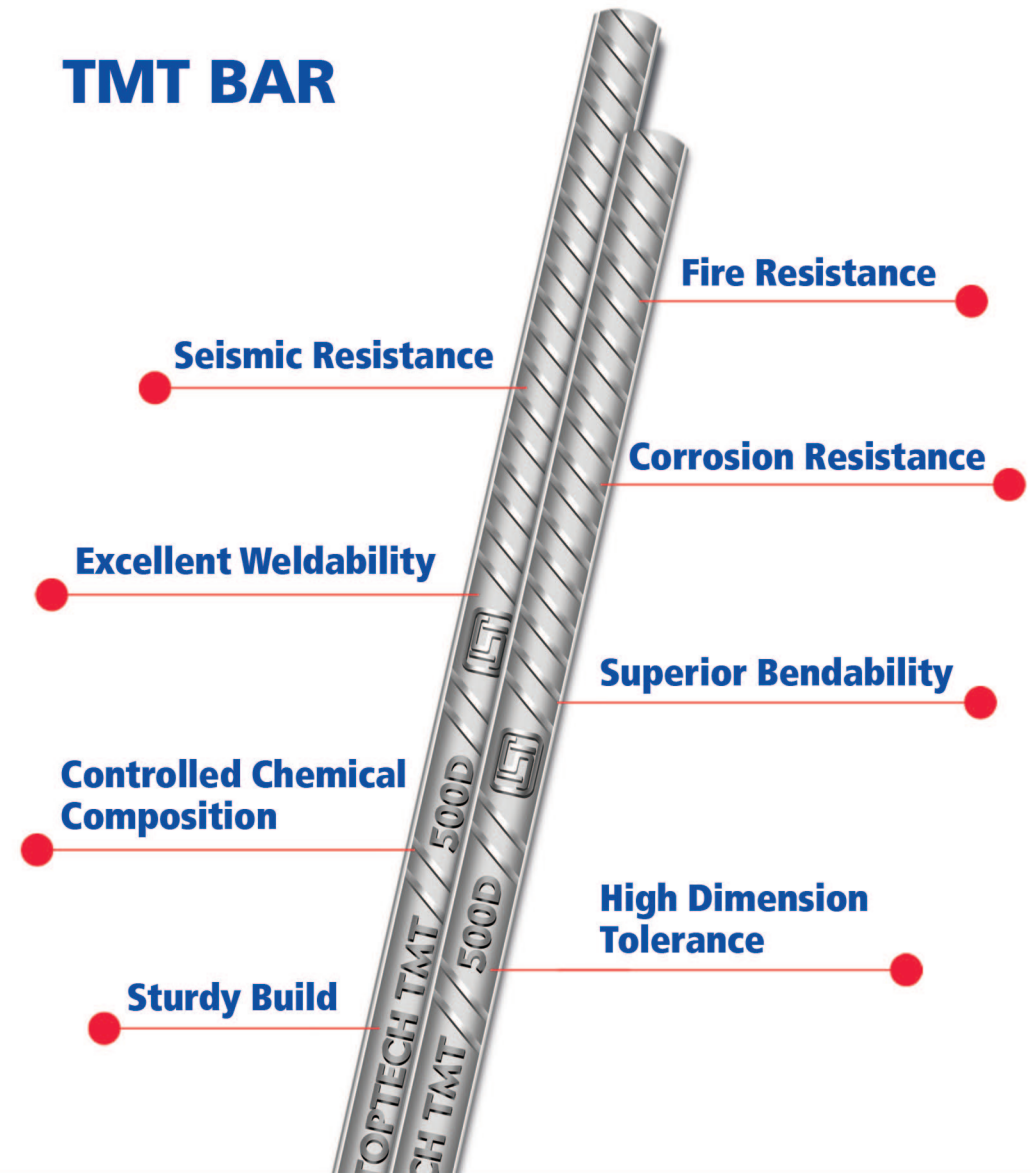
## Concrete



1 part of cement, 3 parts sand, 3 parts aggregate will composita a concrete mixture of 3000 psi and help in having a strong hold of the construction

For a concrete construction of any size, as concrete has a rather low tensile strength, it is generally strengthened using steel rods or TMT bars (known as rebars).

# TMT BAR



TopTech is the correct choice of TMT bars, balancing all these qualities clubbed together in one with :

**Top Quality :** Advanced technology such as Tempcore Process in association with Centre de Rechaerche Metallurgique, (CRM) Belgium  
**Top Saving :** Top technology yields more volume per ton, which is cost effective for the consumer.

# LABOUR

They are more knowledgeable about the construction process and details of the construction material.

To build your dream home you will require different set of workers for variant set of work, such as:

- Mason
- Electrician
- Painter
- Workers for Marble and Grill fitting
- Carpenter
- Workers for glass fitting
- Plumber

You could select the perfect construction materials based upon their knowledge and your research. In spite of their expertise and professional skills, it is advisable to invigilate over the entire construction process. Before they start off with the construction work, you need to be certain about their work process. This includes a few points:

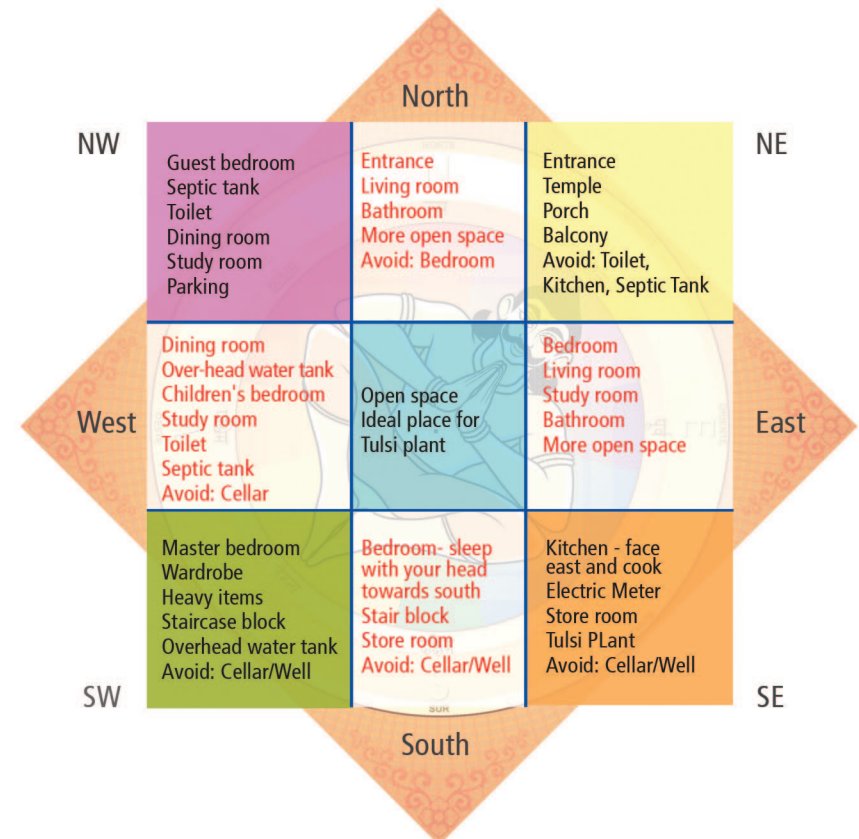
- Whether they are working on daily or weekly wages basis?
- How long will be their daily working schedule?
- If they are experience and have adequate knowledge of the construction technicalities? Etc.



# VASTU GUIDELINES

Vastu Shastra is the scientific study of directions that aims at creating equilibrium by balancing the different elements of nature and implying those to bring forth happiness and prosperity in everybody's life. It extracts the positive energies of the five basic elements of nature - the solar and lunar energy, wind energy, magnetic effects of earth and energy of fire, balancing them to bring harmony in the life of a person.

Vastu guidelines are very simple and easy to follow. It can be applied to virtually all sets of construction be it a house, a particular room, temple, commercial complex, industry etc





## **TECH NIRMAN ISPAT PVT.LTD.**

46, B.B.Ganguly Street, Kolkata 700012  
Phone 033 2236 6666 / 9999

**SMS TOPT to 56263**

