



# 125 Sq Yard Elevation



















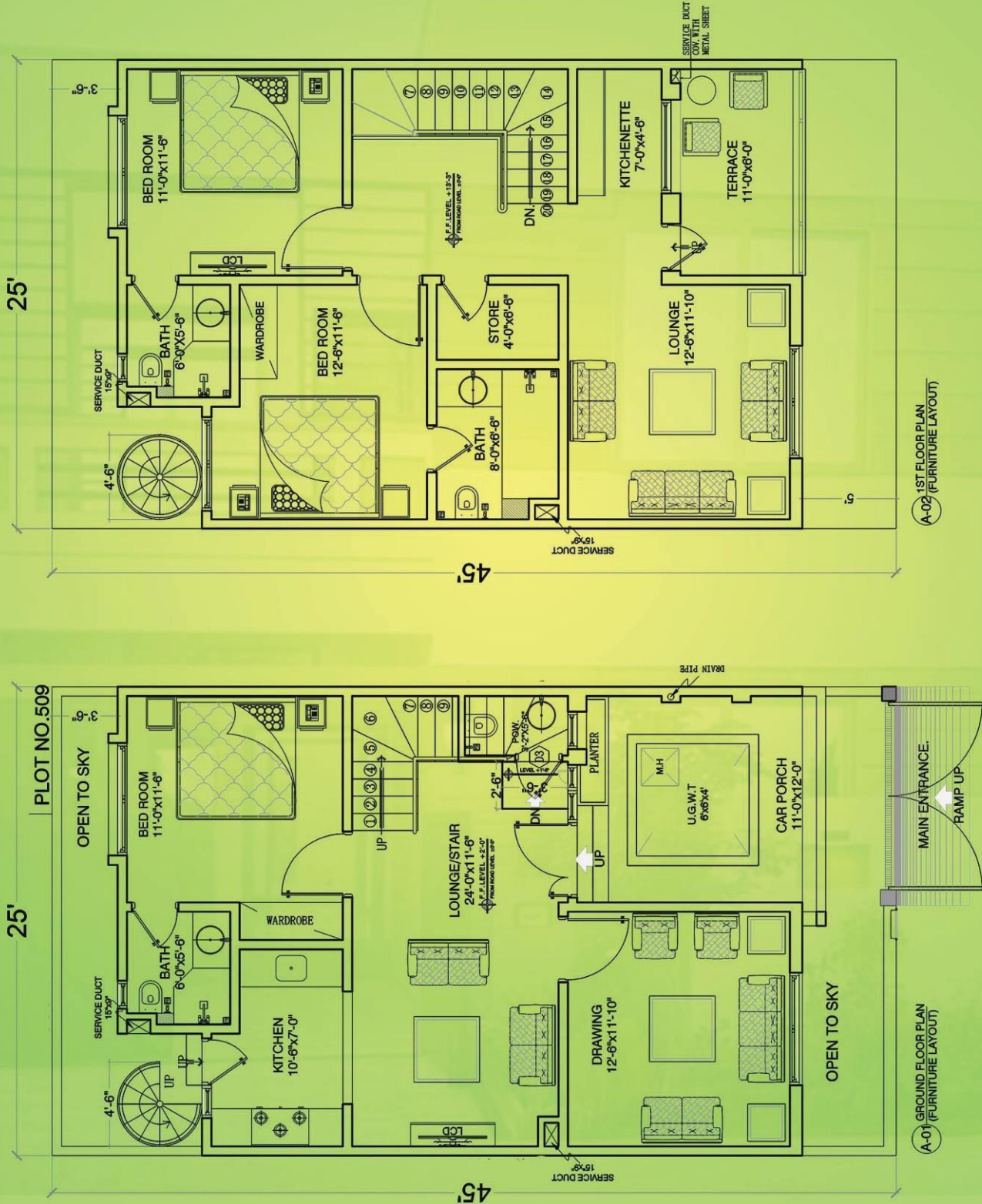
# 125 Sq Yard Layout Plan

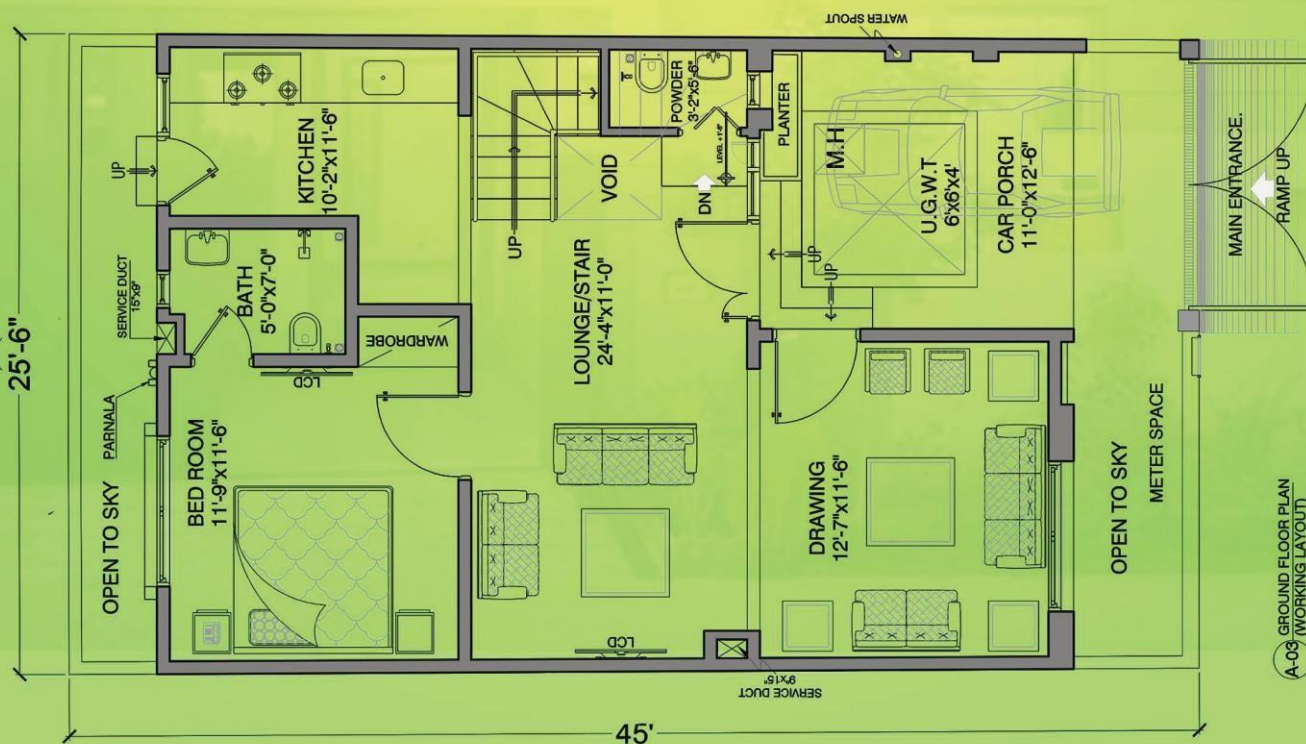






# 125 Sq Yard Layout Plan









## Quotation

### **125 Sq Yards Villa** **(STANDARD)**

## Dear Client

First of all, Thanks for your interest and query about the quotation of 125 Yards Villa Construction. At Pak Flag Properties we always strive to give world class services to our clients and maintain our quality standards as per demand of international markets.

As per our discussion and your requirements, we are pleased to submit the quotation of 125 yards villa.

## Estimated Construction Cost

Villas	Covered Area (Approx.)	Price (PKR)	Duration
125 Sq Yard	2000Sq. ft	8,800,000	7-8 Months

## Payment Plan

Schedule	PKR
Down Payment	1,800,000
1 <sup>st</sup> Stage	1,400,000
2 <sup>nd</sup> Stage	1,400,000
3 <sup>rd</sup> Stage	1,400,000
4 <sup>th</sup> Stage	1,400,000
5 <sup>th</sup> Stage	1,400,000
<b>Total Construction Cost</b>	<b>8,800,000</b>
*Calculations are based on estimated area, Final area for calculation will be done once Structure/Architecture drawing is finalized.	





S.no	Materials	Brands
01	Steel Approved 60 Grade	Amreli, Naveena, Agha etc.
02	Cement	Lucky, Power, DG
03	Plaster Work	Strong ratio (1:3)
04	RCC	Standard Ratio1:02:04
05	PCC Concrete Ratio	Standard Ratio1:02:03
06	Block Size	6×8×12inches
07	Tiles Flooring	Size 24*24
08	Tiles Kitchen	Size 24*24
09	Tiles Bathroom	Stripes
10	Electric Wiring	Bahria approved copper wire.
11	Electric Sheets	China
12	Electric Circuit Breakers	Guaranteed
13	Electric Lights	Standard Quality
14	Kitchen Hood & Hob	Standard Quality
15	Plumbing Work PPRC Water & Gas	Standard Quality
16	Sewerage Work UPVC	Standard Quality
17	Bathroom Accessories	Standard Quality
18	Aluminum Windows	1.2mm
19	Door Frames	Solid Wood, Iron Frame
20	Doors	Press Ply Doors
21	Wardrobe and Kitchen Cabinets	Laminated
22	Stair Steps and Kitchen Top	Granite General
23	Spiral Iron Stair Outer	20+14Gauge
24	False Ceiling	Reasonable
25	UG Tank, OH Tank	As Per Drawing
26	Tiles External Passage F/B	Size 12*12
27	Paint Internal &External	Nippon, Jotun





## Statement Of Work

Stages	Duration
<b>Stage1:</b> Excavation and Foundation Work	30Days
<b>Stage2:</b> Plinth Work till 1 <sup>ST</sup> Slab Work	30Days
<b>Stage3:</b> 2 <sup>nd</sup> Slab Work	30Days
<b>Stage4:</b> Complete Grey work	30Days
<b>Stage5:</b> Electric Wiring, False Ceiling, Flooring	30Days
<b>Stage6:</b> Complete Finishing	60Days

## Lab and NOC Charges

S.no	Task	Charges
01	Structure + MEP Design	65000
02	Design Charges	101,400
03	FDT Test	10,000
04	Soil Testing	30,000
05	Field Memos	5,000
06	Cubic Test	30,000
07	MEP & Gas NOC	20,000
08	After Completion NOC	117,000
09	Boring	30,000
10	Engr. Visit Charges	15,000
	<b>Total Lab and NOC Charges</b>	<b>423,400</b>

Note: Lab and NOC Charges are not included in Total Construction cost.





**PROPERTIES**

**cement**

**AMRELI STEEL 60 GRADE WILL BE USED**



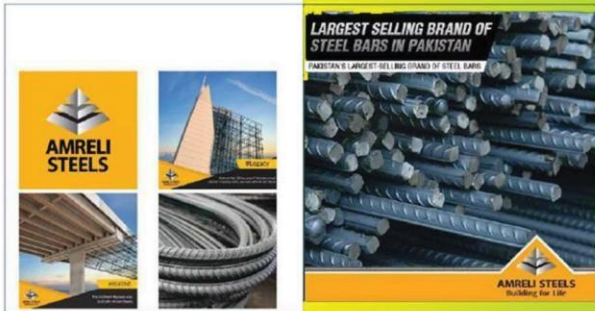
## START OF CONSTRUCTION

Digging As Per Soil Investigation Report



## STEEL

**AMRELI STEEL 60 GRADE WILL BE USED**



## BLOCKS

**BLOCKS OF BEST QUALITY WITH SIZE  
"6 X 8 X 12" WILL BE USED**



## PLASTER

**PLASTER WITH BEST CEMENT RATIO.**



## PLUMBING

**PLUMBING WORK WITH PPRC  
JEDDAH WILL BE USED**







## TERMITE SPRAY

EFFECTIVE TERMITE SPRAY ON THREE STEPS.

### TERMITE SPRAY

EFFECTIVE TERMITE SPRAY ON THREE STEPS.



## SANITARY

### SANITARY



## PLUMBING

PLUMBING WORK WITH PPRC  
JEDDAH WILL BE USED

### PLUMBING

PLUMBING WORK WITH UPVC WITH PAK ARAB



## DOOR STOPPER

MAGNETIC DOOR STOPPERS WILL BE USED.

### DOOR STOPPER

MAGNETIC DOOR STOPPERS WILL BE USED.



## KITCHEN & WASHROOM ACCESSORIES

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## ALUMINIUM WINDOWS

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## EXHAUST FANS

BEST QUALITY EXHAUST FANS  
WILL BE USED FOR KITCHEN & WASHROOM



## WOODEN WORK BETWEEN LOUNGE & DRAWING



## ELECTRIC BUTTONS IMPORTED ELECTRIC BUTTONS WILL BE USED.



## ELECTRIC CABLE PAKISTAN CABLES TRUSTED



## FLOORING TILES IMPORTED FLOORING TILES WILL BE USED.



## WASHROOM TILES WASHROOMS TILES FULL COVERED WILL BE USED.





## **PAINT**

**JOTUN PAINTS WILL BE USED.**



## **WOODEN DOORS**

**SOLID WOODEN DOORS WILL BE USED.**



## **KITCHEN**

**IMPORTED UV SHEETS WILL BE USED  
IN KITCHEN CABINETS & WITH  
IMPORTED GRANITE TOP**



## **WARDROBES**

**ALL WARDROBES WILL BE MADE  
WITH IMPORTED SHEETS.**







## STAIR STEPS

ALL STAIR STEPS WITH  
GALAXY BLACK MARBLE



## IMPORTED FANCY LIGHTS



## FANCY FALSE CEILING



## WALLPAPERS FOR BEDROOMS

