



250 Sq Yard Elevations



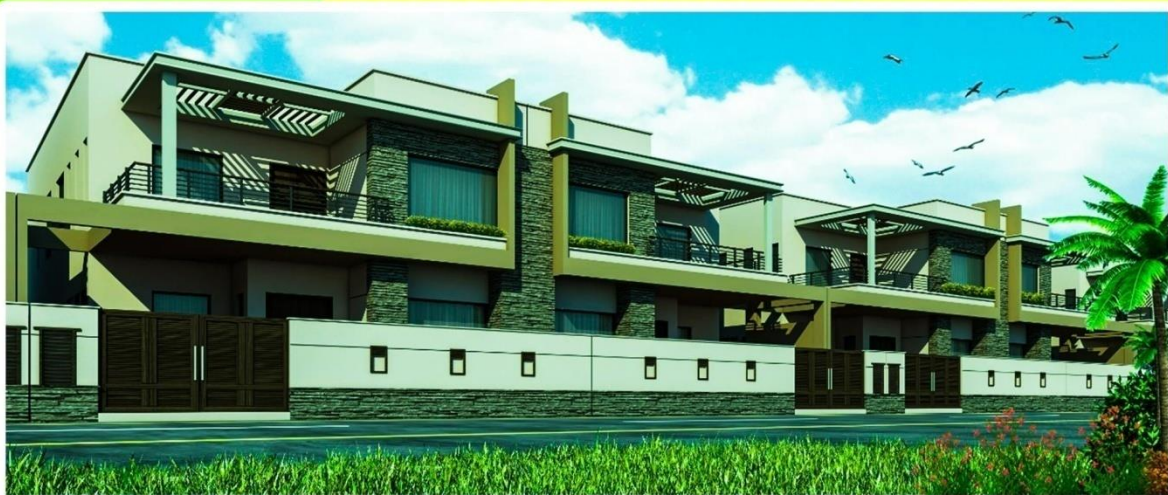


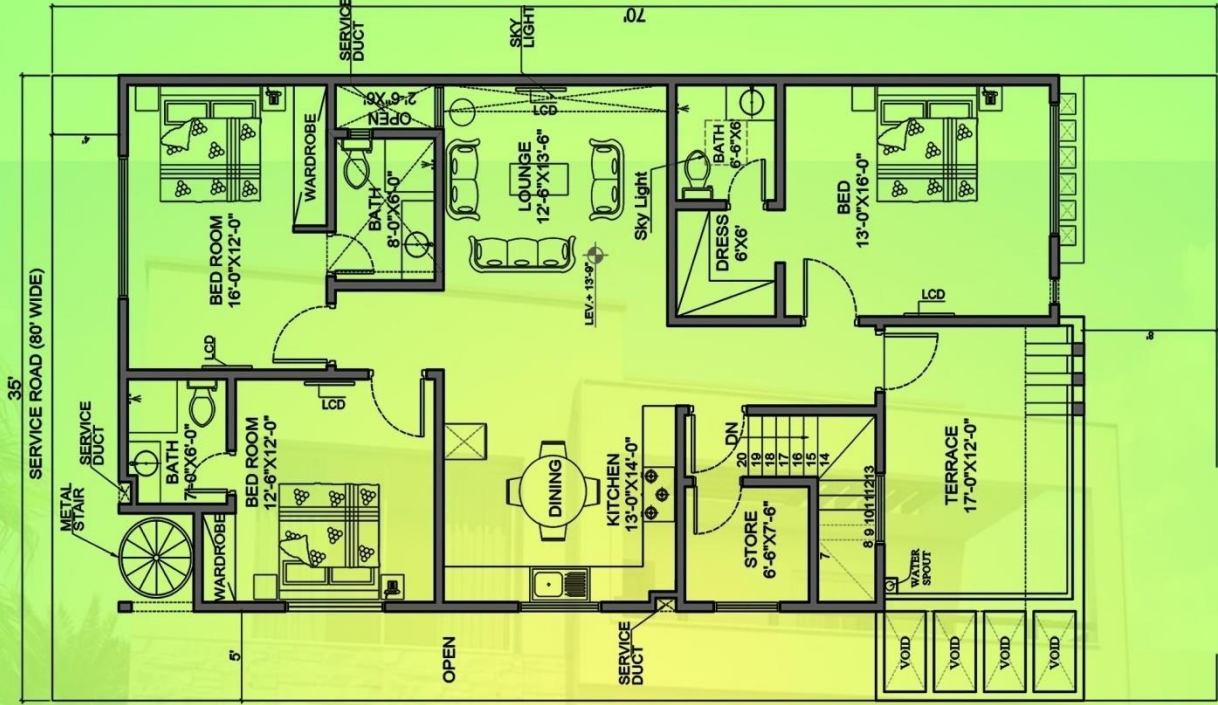
250 Sq Yard Elevations



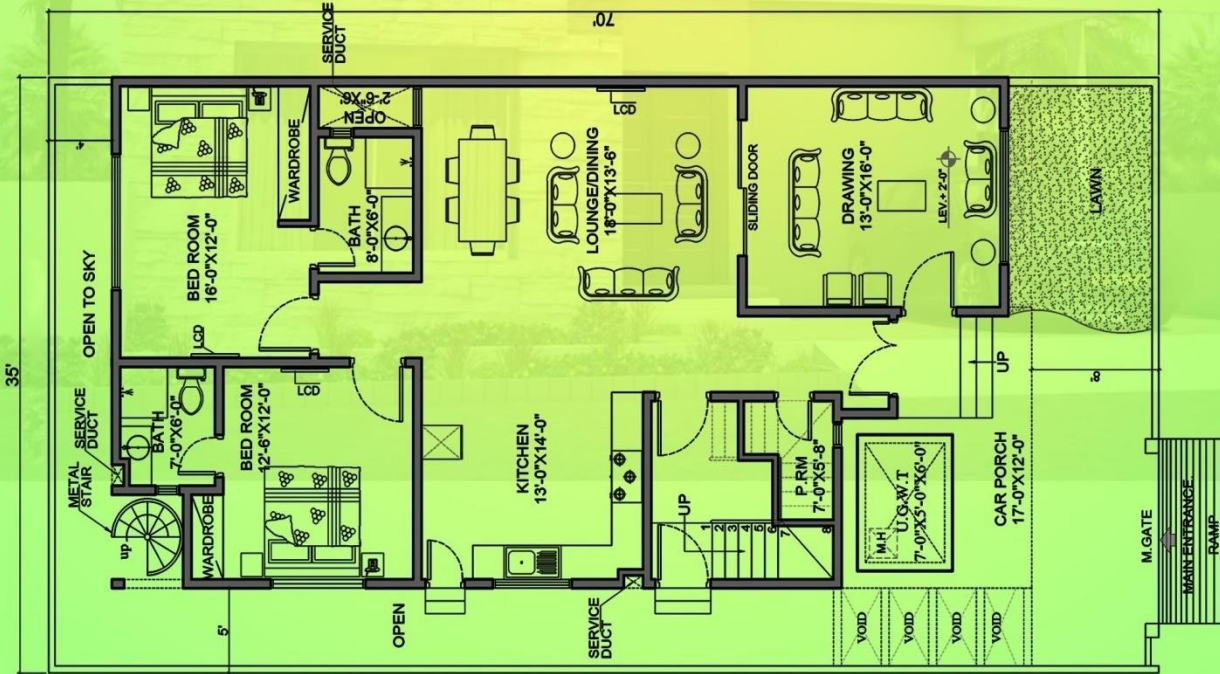


250 Sq Yard Elevations

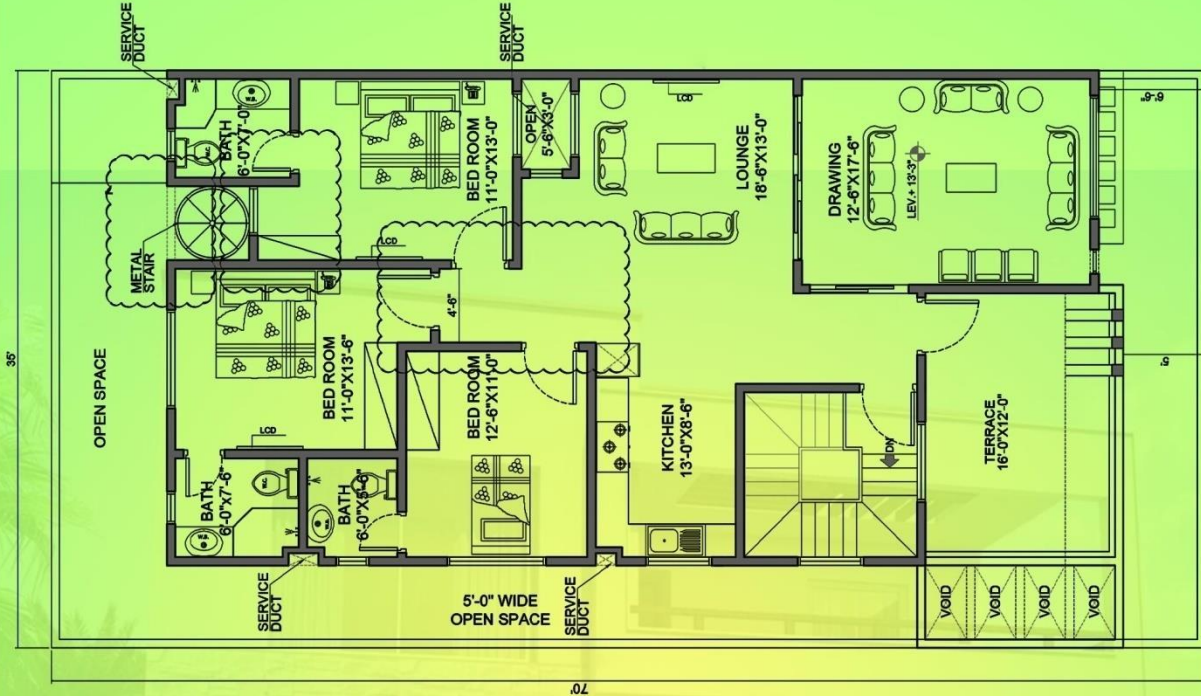




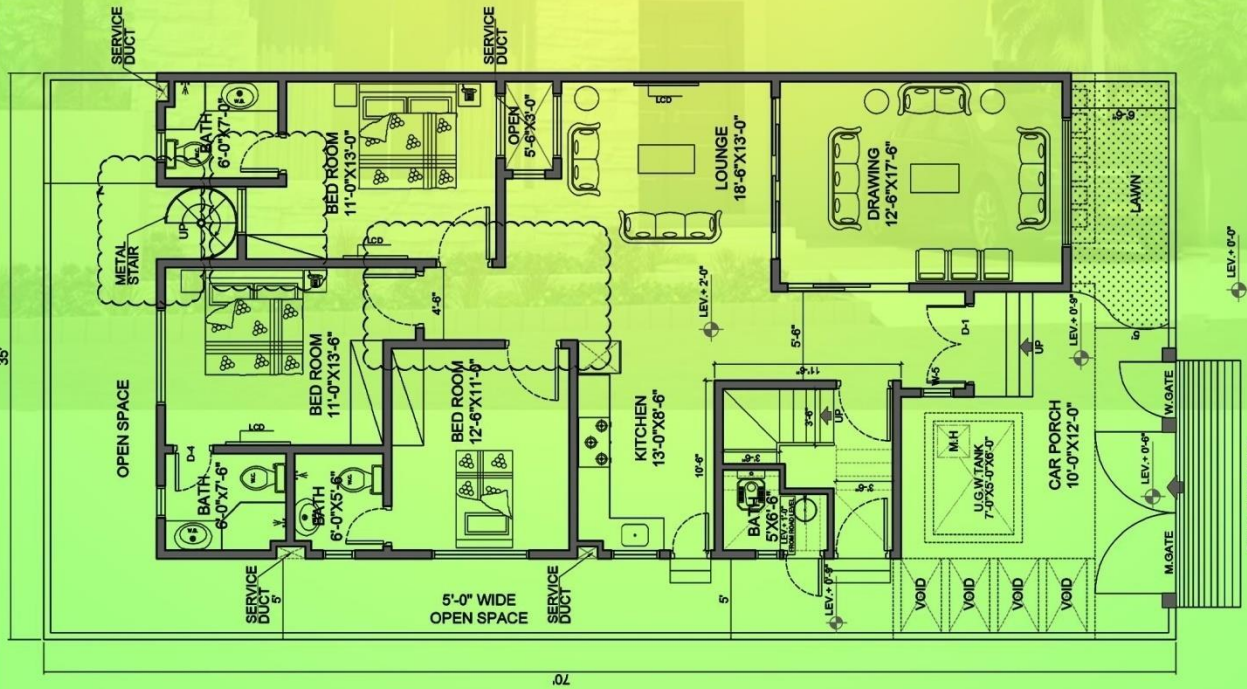
A-02 FIRST FLOOR PLAN



A-01 GROUND FLOOR PLAN



FIRST FLOOR PLAN
A-02



GROUND FLOOR PLAN



272 Sq Yard Villa

Dear Client

First of all, thank you for interest and query about the quotation of 272 Yards Villa. 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.

We are offering 272 sq yards Villa Construction as per below plan:

Villa	Covered Area	Standard Villa Amount	Supreme Villa Amount	Smart Villa Amount	Duration
272 Sq Yards	4000 sq feet	19,200,000	21,200,000	22,500,000	12-14 Months

*Calculation based on estimated covered area, Actual amount will be calculated after Final Architecture & Structure drawings.

Payment Plan

Schedule	Standard	Supreme	Smart
Down Payment	48,00,000	53,00,000	56,25,000
10 Monthly Installments	14,40,000	15,90,000	16,87,500

Statement of Work

Stages	Duration
Stage1: Excavation & Foundation work	60Days
Stage2: Plinth Work till 1 ST Slab Work	60Days
Stage3: 2 nd Slab Work	30Days
Stage4: Complete Grey work	30Days
Stage5: Electric Wiring, False Ceiling, Flooring	90Days
Stage6: Complete Finishing	90Days



MATERIAL SPECIFICATIONS

S.no	Materials	Standard	Supreme	Smart
01	Steel	Approved 60 Grade	Amreli, Naveena.	Amreli, Naveena.
02	Cement	Lucky, Power, DG	Lucky, Power, DG	Lucky, Power, DG
03	Plaster Work	Strong Ratio (1:3)	Strong Ratio (1:3)	Strong Ratio (1:3)
04	RCC	Standard Ratio 1:02:04	Standard Ratio 1:02:04	Standard Ratio 1:02:04
05	PCC Concrete Ratio	Strong Ratio 1:02:03	Strong Ratio 1:02:03	Strong Ratio 1:02:03
06	Block Size	6 × 8 × 12 inches	6 × 8 × 12 inches	6 × 8 × 12 inches
07	Tiles Flooring *Kitchen	Size 24*24 & 36*36	Times/Mater 36*36 Customer choice	Times/Mater 36*36 Customer choice
08	Tiles Bathroom	Stripes	Times/Mater/Irani Customer choice	Times/Mater/Irani Customer choice
09	Electric Wiring	Approved	Pakistan Cables	Pakistan Cables
10	Electric Sheet	Standard	Best Quality China	Smart sheets
11	Electric Lights	LED Lights	Philips LED	Philips LED
12	Kitchen Hood & Stove	Standard	Cannon	Cannon
13	Plumbing Work	Standard	Jeddah/ Popular, Minhas,	Jeddah/ Popular, Minhas,
14	Sewerage Work	Standard	Pak Arab. Litex, Steelex	Pak Arab. Litex, Steelex
15	Water Lines	Standard	Popular, Minhas	Popular, Minhas
16	Bath Accessories	Standard	Porta, Sonex	Porta, Sonex
17	Aluminum Windows	1.2 mm	1.6 mm	1.6 mm



	Door Frames	Iron Frame	Solid Wood	Solid Wood
19	Doors	Press Ply Doors	Solid Wood Doors	Solid Wood Doors
20	Wardrobe and Kitchen Cabinets	Laminated	Acrylics/Tactile/Laminated	Acrylics/Tactile/Laminated
21	Stair Steps and Kitchen Top	Marble best quality	Granite	Granite
22	Spiral Iron Stair Outer	18+14 Gauge	18+14 Gauge	18+14 Gauge
23	False Ceiling	Reasonable	Latest Designs	Latest Designs
24	UG Tank, O.H Tank	As Per Drawing	18	As Per Drawing
25	Tiles External Passage F/B	Size 18*18	Master/Times	Master/Times
26	Paint Internal and External	Spotless finish	Nippon, Nelson, Jotun	Nippon, Nelson, Jotun
27	Wall papers	-----	Selected Designs	Selected Designs
28	Curtains	-----	Fabric	Motorized Blinds
29	CCTV Cameras	-----	Analog still cameras	360 IP Cameras
30	Electric Automation	-----	-----	Okasha Electric
31	Mobile Control	-----	-----	Mobile Application
32	Main Gate	-----	-----	Motorized control



Laboratories and NOC Charges 250 Sq yard

Structure + MEP Design	100,000
Design Charges	210,600
FDT Test	15,000
Field Memos	10,000
Soil Testing	35,000
Cubic Test	40,000
MEP & Gas NOC	30,000
After Completion NOC	202,800
Boaring	50,000
Engineer Visit Charges	15,000
Total	708,400

Note: Lab and NOC Charges are exclusive of Total Construction Cost



cement

AMRELI STEEL 60 GRADE WILL BE USED



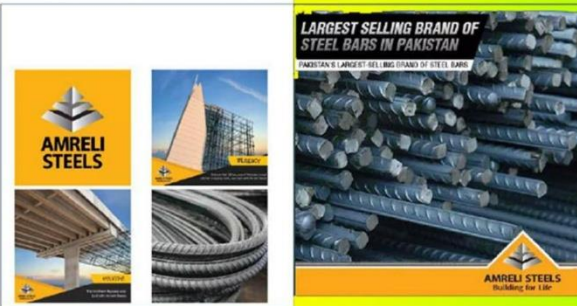
START OF CONSTRUCTION

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

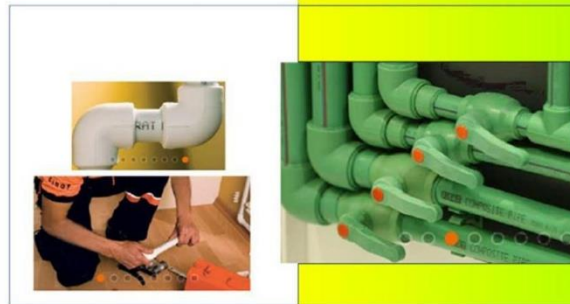
PLASTER WITH BEST CEMENT RATIO.



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

KITCHEN & WASHROOM ACCESSORIES



ALUMINIUM WINDOWS

ALUMINIUM WINDOWS





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.**

V
ALL
W
WF





STAIR STEPS

ALL STAIR STEPS WITH
GALAXY BLACK MARBLE



IMPORTED FANCY LIGHTS



FANCY FALSE CEILING



WALLPAPERS FOR BEDROOMS

