



500 Sq Yard Elevation





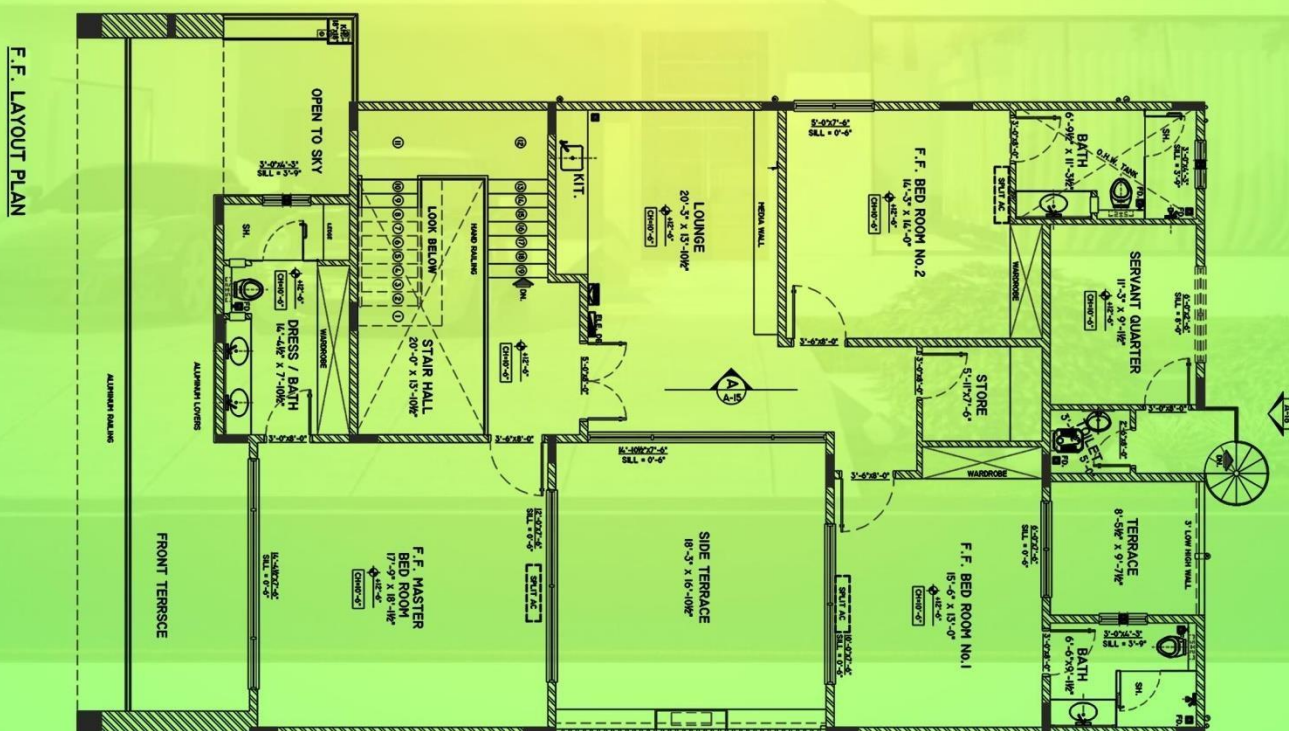
500 Sq Yard Elevation





500 Sq Yard Elevation





500 Sq Yard Layout Plan







Dear Client

First of all, Thanks for your interest and query about the quotation of 500 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 500 Sq Yards Villa with Basement.

Construction Cost

500 Sq Yards Villa	Covered Area	Amount	Duration
Smart	6500 Sq Feet	37,350,000	18-22 Months
* Covered area is calculated on estimated basis; Exact calculations will be made once Structural drawing is finalized.			

Payment Plan

Down Payment	At signing of contract	25%
7-Stage Payments	At start of each stage	75%
*Based on customer choice, Stage payments can be converted to monthly installment.		

MATERIAL SPECIFICATIONS

S.no	Materials	Smart Category
01	Steel	Amreli, Naveena.
02	Cement	Lucky, Power, DG
03	Plaster Work	Strong Ratio (1:3)
04	RCC	Standard Ratio 1:02:04
05	PCC Concrete Ratio	Strong Ratio 1:02:03
06	Block Size	6 × 8 × 12 inches
07	Tiles Flooring & Kitchen	Times/Mater 36*36 Customer choice
08	Tiles Bathroom	Times/Mater/Irani Customer choice
09	Electric Wiring	Pakistan Cables
10	Electric Sheet	Smart sheets
11	Electric Lights	Philips LED
12	Kitchen Hood & Stove	Cannon
13	Plumbing Work	Jeddah/ Popular, Minhas,
14	Sewerage Work	Pak Arab. Litex, Steelex
15	Water Lines	Popular, Minhas
16	Bath Accessories	Porta, Sonex
17	Aluminum Windows	1.6 mm
18	Door Frames	Solid Wood
19	Doors	Solid Wood Doors
20	Wardrobe and Kitchen Cabinets	Acrylics/Tactile/Laminated
21	Stair Steps and Kitchen Top	Granite
22	Spiral Iron Stair Outer	16+14 Gauge
23	False Ceiling	Latest Designs
24	UG Tank, O.H Tank	As Per Drawing
25	Tiles External Passage F/B	Master/Times
26	Paint Internal and External	Nippon, Nelson, Jotun
27	Wall papers	Selected Designs
28	Curtains	Motorized Blinds
29	CCTV Cameras	360 IP Cameras

30	Electric Automation	Okasha Electric
31	Mobile Control	Mobile Application
32	Main Gate	Motorised control

Laboratory and NOC Charges

Structure + MEP Design	300,000
Design Charges	288,000
FDT Test	25,000
Field Memos	25,000
Soil Testing	100,000
Cubic Test	75,000
MEP & Gas NOC	50,000
After Completion NOC	319,800
Boring	100,000
Engineer Visit Charges	25,000
Basement Charges	32,500
Total	1,340,300

Note: Lab and NOC Charges are in addition to Construction cost.

Statement of Work

Stages	Duration
Stage1: Basement excavation and Foundation work	60Days
Stage2: Basement Slab work	30Days
Stage3: Plinth Work till 1 ST Slab Work	90Days
Stage4: 2 nd Slab Work	90Days
Stage5: Complete Grey work	90Days
Stage6: Electric Wiring, False Ceiling, Flooring	90Days
Stage7: Complete Finishing	90Days



cement

AMRELI STEEL 60 GRADE WILL BE USED



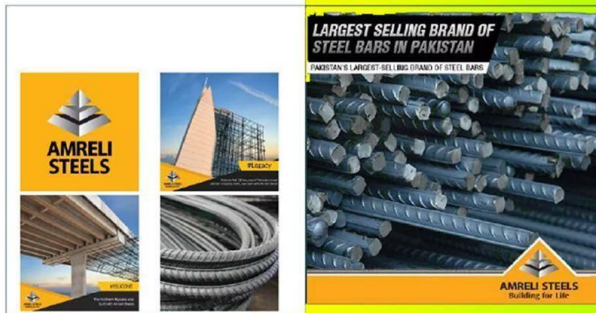
START OF CONSTRUCTION

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



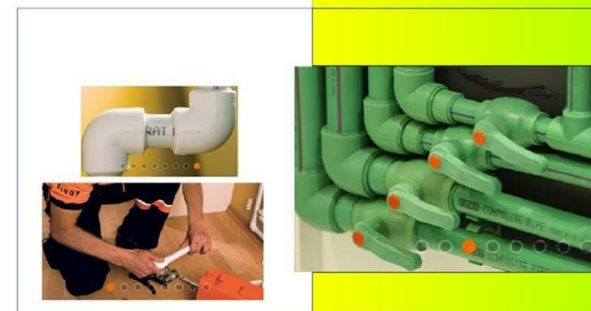
PLASTER

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

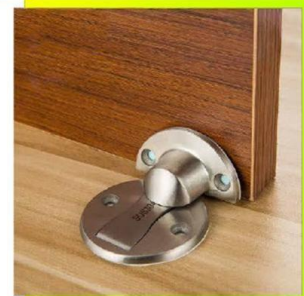


DOOR STOPPER

MAGNETIC DOOR STOPPERS WILL BE USED.

DOOR STOPPER

MAGNETIC DOOR STOPPERS WILL BE USED.



KITCHEN & WASHROOM ACCESSORIES

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ALUMINIUM WINDOWS

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.





WOODEN DOORS

SOLID WOODEN DOORS WILL BE USED.



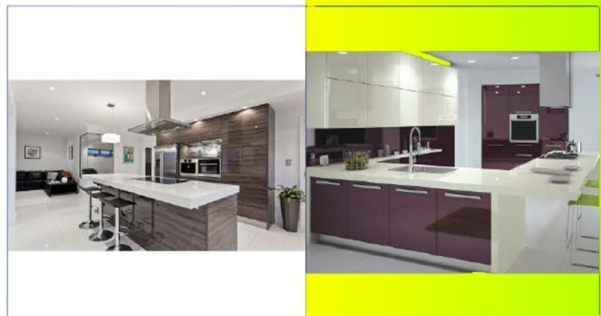
PAINT

JOTUN PAINTS 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

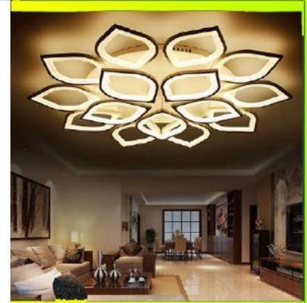
ALL STAIR STEPS WITH
GALAXY BLACK MARBLE



IMPORTED FANCY LIGHTS



FANCY FALSE CEILING



WALLPAPERS FOR BEDROOMS

