



# Transform

PROPERTY CONSULTING

*An IIM - XLRI alumni initiative*

TRANSFORM PMC, Kochi, Kerala, India

[www.transformproperty.co.in](http://www.transformproperty.co.in), Email: [hello@transformproperty.co.in](mailto:hello@transformproperty.co.in), Tel: +91 8138 800 800

Greetings from TRANSFORM Project Management Consulting team!

A Project Management Consulting (PMC) company can equip the potential home owner with enough information right from the initial stages so that informed decisions can be made with regards to each and every aspect related to house construction. The process ensures that the HOME once built, is what is intended and not otherwise.

In the next few pages, a high level summary of how the construction of your 'Dream HOME' can be taken up has been specified in detail.

Regards

Managing Partner

TRANSFORM PMC

## Scope of Services

Sl	Description of Service	Comments
1	Site assessment	Basic functional check with respect to site suitability for house construction.
2	Selection of Architect	Provides inputs required to select an architect depending on home owner's taste and preferences.
3	Floor Plan Review / Design Optimization	Get a methodical Floor plan review done by an external team
4	BUILDING INFORMATION MODELLING	Modelling using tools like Revit to ensure that a complete visual understanding of the home is available before start of construction
5	STRUCTURAL ENGINEERING ENGAGEMENT	Choosing an apt Structural engineer for the project.
6	PLAN APPROVAL	Building plan liaison and approval from local body and any other statutory clearances required.
7	KSEB CONNECTION	Making sure the site is ready for construction by making power supply available.
8	Foundation work Management	Complete management of the foundation work including Piling if involved.
9	CONSTRUCTION MANAGEMENT	Complete management of the building work to ensure that all aspects of work are being handled professionally and as per commitments.
10	FINISHES MANAGEMENT	Full ownership of any finishing work that involves any speciality contractors.  Detailed list and choice of finishing materials to be used.
11	INTERIOR Designing Architect	Supports the selection of an interior designing architect
12	Interior Work Management	Complete management of the interior design and execution of the home interiors.
13	Exterior elements	Enables and facilitates the setting up of the exterior elements involved.
14	OPTIONAL PRODUCTS	Provides a set of optional products with associated information that would be required before moving in to your HOME
15	Installation of Optional Products	Installation and supervision of all optional products
16	STATUTORY CLEARANCES	Making sure that a completion certificate is obtained and associated statutory liabilities are discharged

## Execution Summary

### Construction

Activity	Key aspects
<ul style="list-style-type: none"><li>Foundation</li></ul>	Rubble / Raft / Piling
<ul style="list-style-type: none"><li>Building of Walls</li></ul>	Brick / Block / Mud
<ul style="list-style-type: none"><li>Building of Slabs / Beams</li></ul>	Thickness / Curing
<ul style="list-style-type: none"><li>Plastering</li></ul>	Thickness / Finish Quality

### Finishing Work

Activity	Key aspects
<ul style="list-style-type: none"><li>Electricals</li></ul>	Switches, Wires
<ul style="list-style-type: none"><li>Plumbing</li></ul>	Sanitary wares, Pipes
<ul style="list-style-type: none"><li>Carpentry</li></ul>	Doors, Windows, Frames
<ul style="list-style-type: none"><li>Tiling</li></ul>	Floor, Bathroom, Kitchen
<ul style="list-style-type: none"><li>Painting</li></ul>	Putty / Coats /
<ul style="list-style-type: none"><li>External Cladding</li></ul>	Facades / Stones

### Interior Elements

Activity	Key aspects
<ul style="list-style-type: none"><li>Cupboards</li></ul>	Hardwood / Marine Plywood / MDF
<ul style="list-style-type: none"><li>Kitchen furnishing</li></ul>	Modular / Finishes / Materials
<ul style="list-style-type: none"><li>Design elements</li></ul>	Show Pieces / Colour schemes
<ul style="list-style-type: none"><li>Curtains / Furnishings</li></ul>	Patterns / Themes

<b>Activity</b>	<b>Key aspects</b>
<ul style="list-style-type: none"> <li>• False Ceilings</li> </ul>	Height / Colour / Texture
<ul style="list-style-type: none"> <li>• LED lights</li> </ul>	Roofing / Show Walls

## Exterior Elements

<b>Activity</b>	<b>Key aspects</b>
<ul style="list-style-type: none"> <li>• Landscaping / Gardening</li> </ul>	Area / Theme / Type
<ul style="list-style-type: none"> <li>• Well / Rainwater Harvesting</li> </ul>	Optional items
<ul style="list-style-type: none"> <li>• Tile Work</li> </ul>	Car Porch / External spaces
<ul style="list-style-type: none"> <li>• Gates</li> </ul>	Type / Height / Visibility
<ul style="list-style-type: none"> <li>• Waste Disposal</li> </ul>	Bio Waste Management
<ul style="list-style-type: none"> <li>• Truss Work</li> </ul>	Heat reduction / Utility

## Optional Products

<b>Activity</b>	<b>Key aspects</b>
<ul style="list-style-type: none"> <li>• Air Conditioning</li> </ul>	Central / Split / Power
<ul style="list-style-type: none"> <li>• Inverter</li> </ul>	Wiring / Coverage
<ul style="list-style-type: none"> <li>• Generator</li> </ul>	Utility / Sound
<ul style="list-style-type: none"> <li>• Security Cameras</li> </ul>	Coverage / Numbers
<ul style="list-style-type: none"> <li>• Solar Panels</li> </ul>	Battery / Power Units
<ul style="list-style-type: none"> <li>• Swimming Pool</li> </ul>	Location / Size / Utility

## PMC – Value Addition

Scope of Work	Included
Experienced Construction team	<input checked="" type="checkbox"/>
Experienced Management team	<input checked="" type="checkbox"/>
Detailed Specifications of the house being constructed	<input checked="" type="checkbox"/>
Detailed Material specifications for each stage	<input checked="" type="checkbox"/>
Strict adherence to committed budget	<input checked="" type="checkbox"/>
Active Project Management to ensure time bound completion	<input checked="" type="checkbox"/>
Continuous Engineering Supervision	<input checked="" type="checkbox"/>
Periodic progress reporting	<input checked="" type="checkbox"/>
Quality of Consumables assured	<input checked="" type="checkbox"/>
Quality of Labour used assured	<input checked="" type="checkbox"/>
Choice of Materials used at each stage	<input checked="" type="checkbox"/>
Regular Quality Assurance	<input checked="" type="checkbox"/>
Customer enablement before critical stages	<input checked="" type="checkbox"/>
Dedicated Home Owner Support	<input checked="" type="checkbox"/>
Time bound project completion	<input checked="" type="checkbox"/>
One stop solution for House construction	<input checked="" type="checkbox"/>
Site to Key hand over	<input checked="" type="checkbox"/>

## FAQ

### **1. What all stages do you support us in?**

- a. Planning
- b. Approvals
- c. Construction
- d. Finishes
- e. Moving in

### **2. Can I choose only some service?**

Yes, you are free to choose any of the services that you think would be helpful. But we would recommend availing the complete service since that will ensure that all aspects related to house construction have been covered and any cross functional dependencies have been addressed.

### **3. How can we believe your advice?**

Our team consists of multiple architects, engineers who have been in construction for decades and it is this collective experience that is being offered to you. Apart from this, our team consists of seasoned management professionals from premier management institutes who are involved in setting up industry best practices in each and every aspect of home building.

### **4. How much does it cost?**

It is a fee based service and hence would depend on the actual services opted for by the customer. The costing would be done in such a way that the total cost of ownership of the house with our services would be lower than what it would be without engaging our services. This would be achieved through a series of steps that we take in terms of Quality, Cost and Schedule in all aspects of Home Building.

In terms of engagement it would be a square feet cost for the services rendered.

### **5. What if I am not happy with your services?**

You are free to terminate our services at any time during the construction time period. No questions asked. We will strive our best to ensure that such a situation does not arise under any circumstances.