

**50+ Years**

Design Life\*

**20 Years**

Warranty\*

\* Conditions apply

# Loom Crafts

modular prefab homes & cottages

THE HOME BECOMES A PRODUCT



**500+**

Homes & cottages delivered

**3,50,000+**

Sq Ft manufactured & delivered

**300+**

Happy Clients

# Loom Crafts

modular prefab homes & cottages

## FEATURES



### time-effectiveness

80% - 90% of the construction is completed inside a factory, which mitigates the risk of weather delays, allowing projects to be completed in half the time of traditional construction.



### flexibility

Flexibility and relocatability of modular components add to the cost-effectiveness over time. Their durable, secure and relocatable characteristics make them ideal for both temporary and permanent applications that will meet the requirements of any industry.



### sustainability

The fully controlled fabrication process inside the factory generates less waste, creates fewer site disturbances and allows for tighter construction.



### cost-effectiveness

Because construction of modular buildings can occur simultaneously with the site and foundation work, projects are cost-effective than traditional construction.



### quality

Loom Crafts utilizes state-of-the-art facilities that integrate best practices in design and workflow. Modular buildings are required to meet the same building codes as traditional construction.



### risk reduction

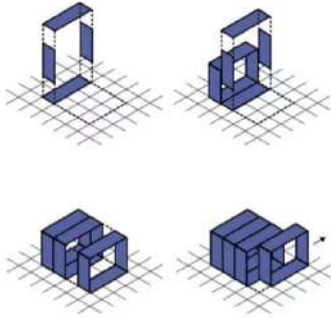
The indoor construction environment reduces the risks of accidents and related liabilities for workers.



# Loom Crafts

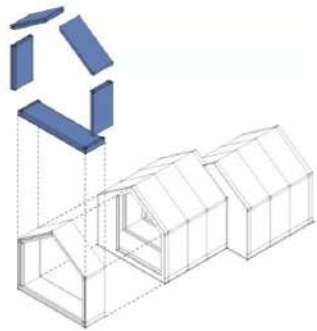
modular prefab homes & cottages

## TECHNOLOGY & DESIGN



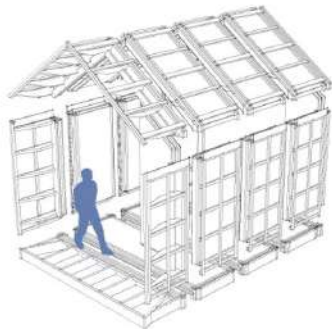
### BUILDING SYSTEMS

**LOOM CRAFTS** uses the best **dry technologies**, already tested and available on the market, to design modular buildings with **standard components**. The structural components of the floor, wall and roof are totally prefabricated by **Loom Crafts** as we are experts in the processing, with numerically controlled machines, and **assembly of the materials**.



### THE BUILDING'S CONFIGURATION

**LOOM CRAFTS** promotes **modularity** in the construction sector: **buildings** will be no longer designed, but **configured** with **standard components**, that are produced in the factory. The shape, the function and every surface, internal and external, are **customizable**: there are no limits to the imagination!




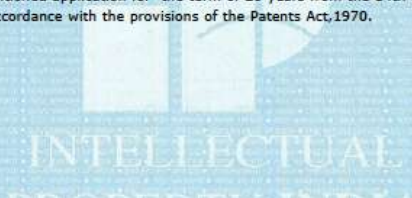




### PRODUCT DISTRIBUTION

Any **prefab component** is delivered directly to the construction site and **installed rapidly**; thanks to an **error-proof joint systems** and mechanical fastenings. It is essential to involve any specialized actor, in order to guarantee **environmentally friendly** products, quick mounting, **design and high quality buildings**.

modular prefab homes & cottages

We are proud to be the only manufacturer of modular homes & cottages which owns a PATENT for this technology. Our process and methodology has been developed indigenously by us without any technology collaboration with any foreign company.

 <p><b>INTELLECTUAL PROPERTY INDIA</b> PATENTS   DESIGNS   TRADE MARKS GEOGRAPHICAL INDICATIONS</p>	 <p>भारत सरकार <b>GOVERNMENT OF INDIA</b> पेटेंट कार्यालय <b>THE PATENT OFFICE</b> पेटेंट प्रमाणपत्र <b>PATENT CERTIFICATE</b> (Rule 74 Of The Patents Rules)</p>	क्रमांक : 011139464 SL No :													
<table border="0" style="width: 100%;"> <tr> <td style="width: 35%;">पेटेंट नं. / Patent No.</td> <td style="width: 35%; text-align: center;">379273</td> <td style="width: 30%;"></td> </tr> <tr> <td>आवेदन नं. / Application No.</td> <td style="text-align: center;">202111010701</td> <td></td> </tr> <tr> <td>फाइल करने की तारीख / Date of Filing</td> <td style="text-align: center;">14/03/2021</td> <td></td> </tr> <tr> <td>पेटेंटी / Patentee</td> <td style="text-align: center;">LOOM CRAFTS SHADE SYSTEMS PVT. LTD</td> <td></td> </tr> </table>				पेटेंट नं. / Patent No.	379273		आवेदन नं. / Application No.	202111010701		फाइल करने की तारीख / Date of Filing	14/03/2021		पेटेंटी / Patentee	LOOM CRAFTS SHADE SYSTEMS PVT. LTD	
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<p>प्रमाणित किया जाता है कि पेटेंटी को उपरोक्त आवेदन में बयानकृतित A METHOD OF INSTALLING A PREFABRICATED HOUSE नामक आविष्कार के लिए, पेटेंट अधिनियम, 1970 के उपबन्धी के अनुसार आज तारीख 14th day of March 2021 से बीस वर्ष की अवधि के लिए पेटेंट अजुदत किया गया है।</p> <p>It is hereby certified that a patent has been granted to the patentee for an invention entitled A METHOD OF INSTALLING A PREFABRICATED HOUSE as disclosed in the above mentioned application for the term of 20 years from the 14th day of March 2021 in accordance with the provisions of the Patents Act, 1970.</p>															
 <p><b>INTELLECTUAL PROPERTY INDIA</b> PATENTS   DESIGNS   TRADE MARKS GEOGRAPHICAL INDICATIONS</p>															
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>पेटेंट कार्यालय THE PATENT OFFICE भारत सरकार GOVT OF INDIA</p> </div> <div style="text-align: right;">  </div> </div> <p>ग्रहण की तिथि : 13/10/2021 Office of Grant :</p>															
<p>टिप्पणी - इस पेटेंट के अधिकार के लिए बीस वर्ष की अवधि का काल 14th day of March 2023 को और उसके पश्चात अवधि खत्म हो जाती है।</p> <p>Note - The term for renewal of this patent, if it is to be maintained will fall / has fallen due on 14th day of March 2023 and on the same day in every year thereafter.</p>															

 <p><b>INTELLECTUAL PROPERTY INDIA</b></p> <p>स्वायत्त प्राधिकरण (अधिकार प्रदानकर्ता) स्वतंत्र विपरीतब्राह्मण मार्गदर्शक संस्थान स्वायत्त डिजाइन अंकितकों के निर्देशिका</p>	 भारत सरकार GOVERNMENT OF INDIA	पेटेंट कार्यालय / INDIAN PATENT OFFICE इंडियन पैटेंट ऑफिस (एच.डी.) बिल्डिंग्स गेट नं. 352 फ्लोर 35 ब्लॉक - 34-3 स्टेशन रो, कुरुकोर डायरेक्टर नई दिल्ली/INDIAN PATENT OFFICE दूरभाष / Tel. No.: 011-26103000 फैक्स / Fax : 011-26103430/00215 ईमेल / Email : <a href="mailto:indipat@nic.in">indipat@nic.in</a> वेबसाइट / Website : <a href="http://patent.nic.in">http://patent.nic.in</a>
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मा. No. 202111010701 दिनांक / Dated the 13/10/2021

सेवा में, To :

Address of Service:- Arjun Jha ENPA-3047 Agent of Balaji IP Practice, B-43, 3rd Floor, Dena Bank Building, IP Extension, Near Mayapuri Public School, New Delhi, Delhi 110029, India  
Email Id:- jidansathak@gmail.com, arjo@balajipractice.com

विषय :- पेटेंट आवेदन क्रमांक 202111010701 के संबंध में अधिनियम की धारा 43 के तहत पेटेंट अनुज्ञाप तथा पेटेंट रिकार्ड में परिवर्ति की सूचना  
 Sub:- Intimation of the grant and recording of patent under section 43 of the Act in respect of patent application no. 202111010701

प्रशिक्षण अधिकारी,  
भारतीय पेटेंट,  
New Delhi,

आज को सूचित किया जाता है कि पेटेंट अधिनियम, 1970 की धारा 12 व 13 तब उपलब्ध था जो नियम के तहत उपरोक्त पेटेंट आवेदन के परीक्षा दिनांक 06/07/2021 को सुनिश्चित करने के उद्देश्य से उपरोक्त पेटेंट अनुज्ञाप दिया जाता है तथा पेटेंट अनुज्ञाप की तिथि 13/10/2021 को पेटेंट अनुज्ञाप में जा रही थी।  
 This is to inform you that following the examination of above mentioned patent application under section 12 and 13 of The Patents Act, 1970 and Rules made thereunder (and being held on 06/07/2021) a patent is hereby granted and recorded in the Register of Patents on the 13/10/2021. The Patent Certificate is enclosed herewith.

पेटेंट नाम / Patent No	: 319215
आवेदक का नाम / Name Of Applicant	: LOOM CRAFTS SHADE SYSTEMS PVT. LTD
पेटेंट दिनांक / Date of Patent	: 14/03/2021
पूर्वता तिथि / Priority Date	: 14/03/2021
परखने हेतु अनुरोध दर्जित करने की तिथि / Filing date of Request for examination	: 14/03/2021
शीर्षक / Title	: A METHOD OF INSTALLING A PREFABRICATED HOUSE
दावाओं की संख्या / Number of claims	: 05

उपरोक्त पेटेंट के अनुज्ञाप का प्रकाशन अधिनियम की धारा 43 के तहत पेटेंट कार्यालय के आधिकारिक जर्नल में किया जाएगा।  
 The grant of above mentioned patent will be published in the Official Journal of the patent Office under section 43 of the Act.

पेटेंट अधिनियम 1970 एवं संशोधित पेटेंट (संशोधन) नियम, 2003 एवं संशोधित पेटेंट (संशोधन) नियम, 2016 की धारा 142 की उप-धारा (4) के अनुसार यदि तब तक उत्तराधिकारी की तिथि से 3 माह के भीतर इस कार्यलय में पूर्णतया सत्य तथा विश्वसनीय रूप से प्रमाणित किया जाए तो वह स्वतः ही मान्य होगा।  
 The payment of renewal fee is required to be made at this office within three(3) months from the aforesaid date of recording according to the provision in sub-section(4) of Section 142 of The Patents Act, 1970, as amended by The Patents (Amendment) Act, 2003 & The Patents Rules, 2003 as amended by The Patents (Amendment) Rules, 2016.

Signature/Ur Rehman  
(निवास पेटेंट)  
Controller of Patents

टिप्पणी / Note :

- संशोधित परीक्षण सूचना सूत्र सूचना प्रदान करने वाले, अधिलेखन सूत्र बनाकर निम्न की अधिकृत वेबसाइट [www.ipindia.gov.in](http://www.ipindia.gov.in) पर उपलब्ध पेटेंट (संशोधन) नियम 2016 की उपधारा 142 (4) देखें।  
For revised/renewal fees kindly refer to the First Schedule (Fees) of The Patents (Amendment) Rules 2016 available on the official website of Controller General of Patents, Designs and Trade Marks [www.ipindia.gov.in](http://www.ipindia.gov.in)
- कार्यालय द्वारा पेटेंट प्रकाशन की कोई भी लागू नहीं आती है अतः इसे जारी नहीं किया जाता।  
No hard copy of Patent Certificate shall be issued separately by the office.



# Loom Crafts

modular prefab homes & cottages

## SECTIONAL DETAILS

Load bearing C section in MS

Light Gauge Steel Framing

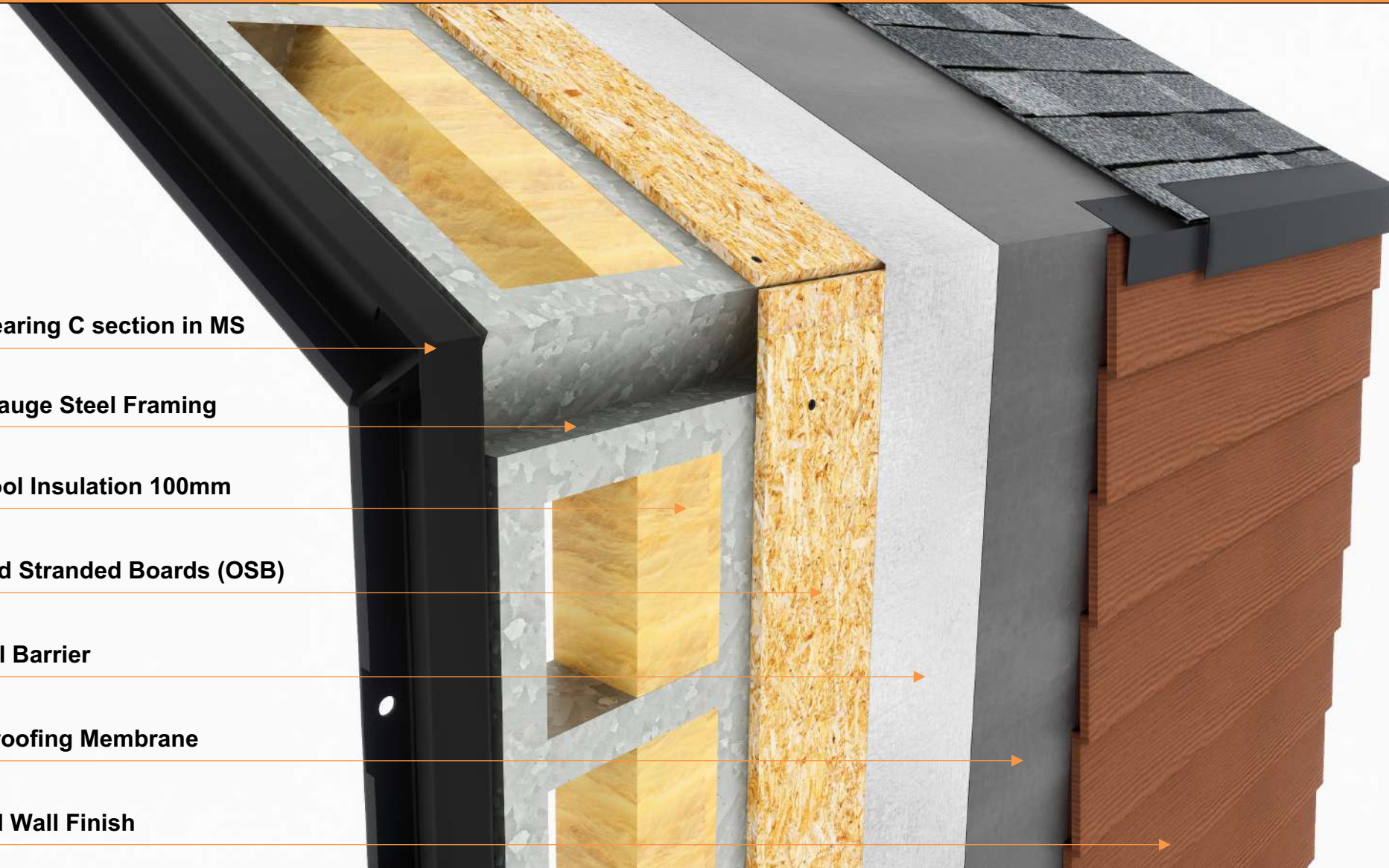
Rockwool Insulation 100mm

Oriented Stranded Boards (OSB)

Thermal Barrier

Waterproofing Membrane

External Wall Finish

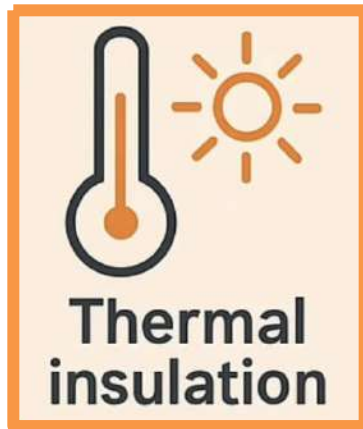


# Loom Crafts

modular prefab homes & cottages

## THERMAL & ACOUSTIC INSULATION

Our modular structures feature a high-performance **multi-layer wall and roof system**, designed for long-lasting durability, energy efficiency, and sound insulation — ideal for residential, hospitality, and commercial applications.



Thermal insulation:  
U-value 0.29 W/m<sup>2</sup>• K

Our modular panels offer superior thermal insulation, reducing heat transfer and ensuring comfortable indoor temperatures all year round. A U-value of 0.29 W/m<sup>2</sup>•K reflects excellent energy efficiency, helping lower heating and cooling costs.



Acoustic insulation:  
STC 50

Designed to create peaceful interiors, our modular systems achieve an STC rating of 50. This effectively minimizes external noise, enhancing privacy and tranquility in every room.



# Loom Crafts

modular prefab homes & cottages

## PROCESS

### HIGH PRECISION

industrialization to serve every project

### farewell to traditional construction

#### OFF-SITE PREFABRICATION

Every layer of the modular panel is designed with the perspective of a mass production: the purpose consists of reducing as more as possible the number of processes carried out on-site, to manage them directly into the factory (off-site). A modern production implies also material traceability, high precision, reliable costs and brief delivery times.



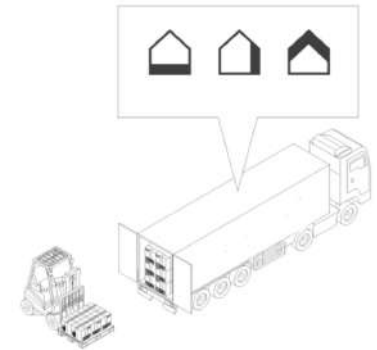
# Loom Crafts

modular prefab homes & cottages

## PROCESS

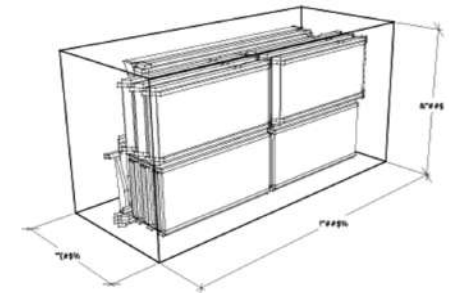
### PACKAGING

The modular panels and the other elements are packed and safely loaded on trucks, in order to assure the maximum performance and protect the quality of the product. The final customer will not receive a pre-mounted module, as it used to imply an oversize load, so the delivery cost would be expensive.



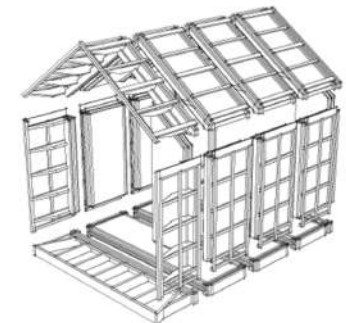
### DELIVERY AT THE CONSTRUCTION SITE

The dimensions of the modular panels are optimized, so that they can be loaded into a standard truck or container. This means LOOM CRAFTS can ship worldwide its products.



### SIMPLE ON-SITE MOUNTING

The assembly of the structures is simple, quick and intuitive. Each panel is lifted by a light crane truck, it is positioned correctly, then fastened with screws. Finally, vapor barriers seal the building, so that the structure is completely protected against water and moisture.

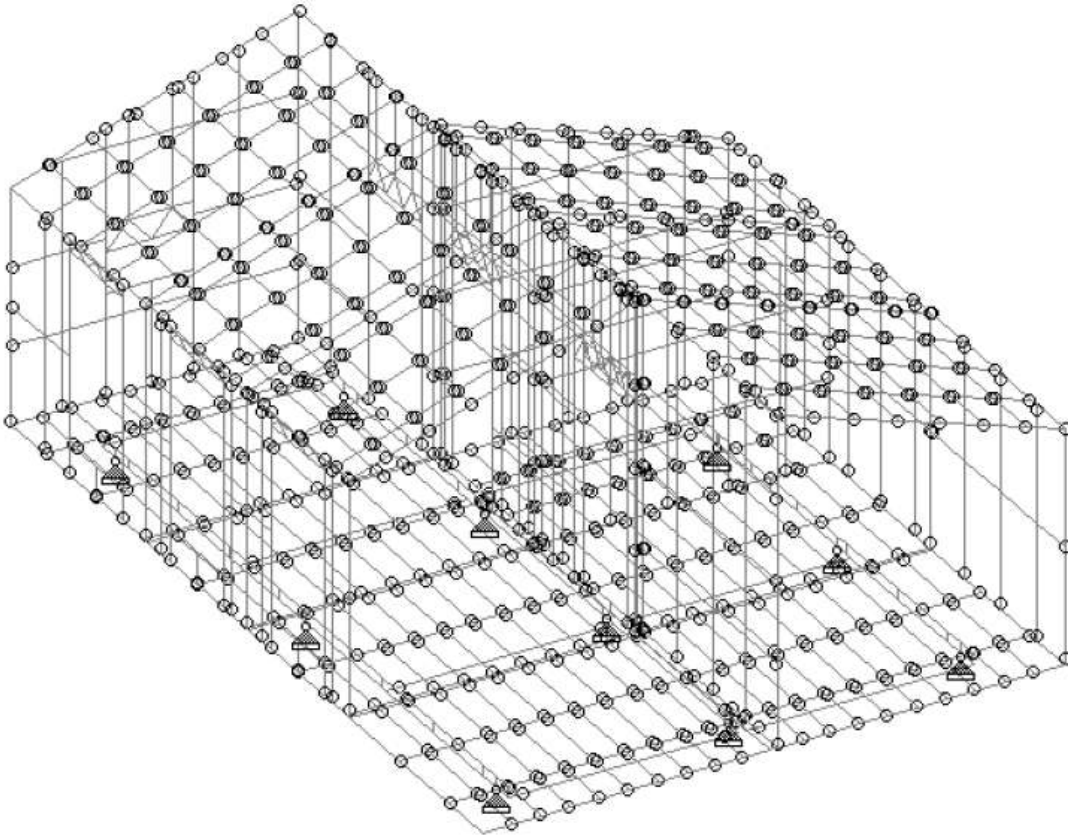




# Loom Crafts

modular prefab homes & cottages

## STRUCTURAL SAFETY



A 3 dimensional analytical model is prepared for all our cottages in Staad Pro. The load due to self-weight, live load, wind load and earthquake load are applied and sections are checked as per the provisions of IS 801-1975 for strength & Serviceability.

### DESIGN PARAMETERS:

- **Material Grade:** Structural section are made of Cold-formed steel members, yield strength 250Mpa which are used for Main frames, floors and walls of cottage confirming to IS 2062 / ASTM A36.
- **Design Loads:**
  - **Dead Loads:**
    - Floor: 32.29 Kg/m<sup>2</sup>
    - Interior Walls: 39.88 Kg/m<sup>2</sup>
    - Exterior Walls: 37.66 Kg/m<sup>2</sup>
    - Roof: 35.66 Kg/m<sup>2</sup>
  - **Live Loads:**
    - Roof: 50 Kg/m<sup>2</sup>
    - Floor: 200 Kg/m<sup>2</sup>
  - **Wind Loads:**
    - Basic Wind Speed: 180 Km/hr
    - Design Life of structure: 50 years
  - **Seismic Loads:**
    - Seismic Zone: IV

Specific applicable codes and standards are identified and adopted in the design philosophies as appropriate to the structural elements. The latest editions of the Codes and standards are used in designs. All design work are based on Indian Standards and Codes with latest revision, with amendments if any, as on date. However, if certain provisions are not available in Indian Standards, International codes and standards are adopted.

ACTUAL SITE IMAGES- DOUBLE A FRAME 4BHK, MANESAR HARYANA

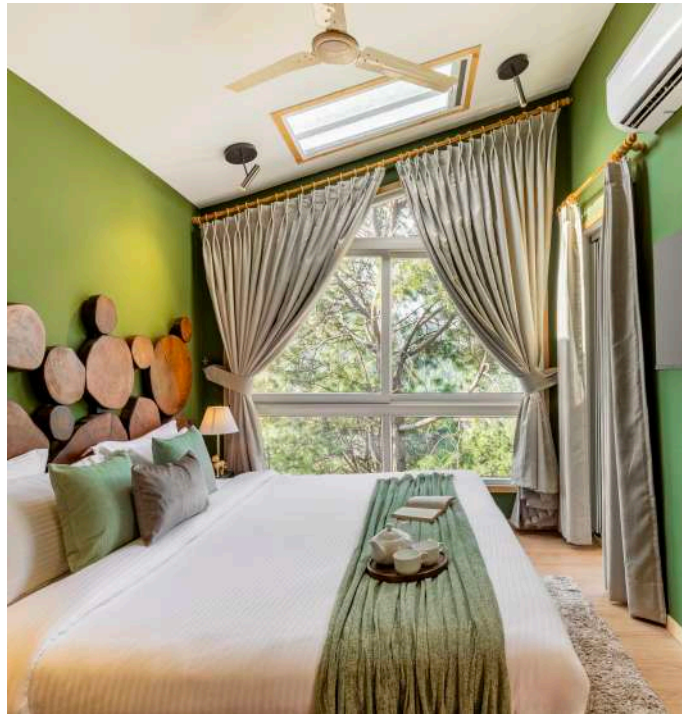








ACTUAL SITE IMAGES- MULTIPLE COTTAGES FOR A COMMERCIAL RESORT, KASALI HP













ACTUAL SITE- MULTIPLE COTTAGES FOR RESORT, RISHIKESH, UK





ACTUAL SITE- CABIN ON WHEELS & JACUZZI, BANGALORE





ACTUAL SITE- TWIN ROOM COTTAGE, BANGALORE





ACTUAL SITE-CABANA 3BHK, NASHIK







# *Loom Crafts*

modular prefab homes & cottages

LOOM CRAFTS DESIGNS & FLOOR PLANS

**1 BHK**

(Pg No 21-42)

**2 BHK**

(Pg No 43-71)

**3 & 4**

**BHK**

(Pg No 72-88)

**Studio**

(Pg No 89-98)

**Single**

(Pg No 99-137)



# Loom Crafts

modular prefab homes & cottages

PLEASE SCROLL DOWN TO BROWSE THROUGH OUR 1BHK DESIGNS



'A' Frame 1BHK (Pg no 22-23)



'A' Frame 1BHK (Pg no 24-25)



AlpineVilla 1BHK (Pg no 26-28)



Barn House 1BHK (Pg no 29-30)



Cabana 'A' 1BHK (Pg no 31-32)



Cabana 'A' 1BHK (Pg no 33-34)



Concept Home 1BHK (Pg no 35-37)



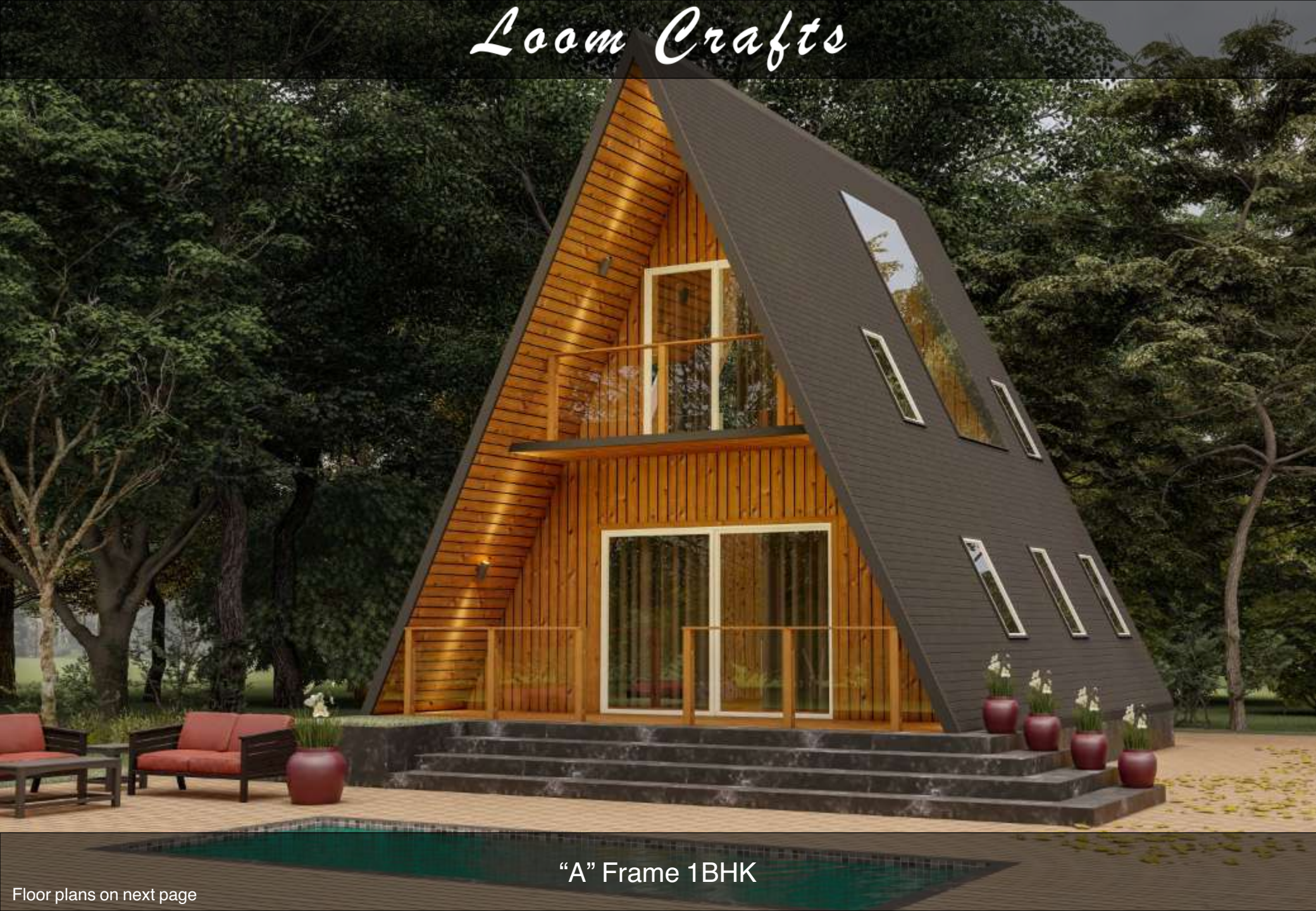
ModAlpine 1BHK (Pg no 38-40)



SaltBox 1BHK (Pg no 41-42)

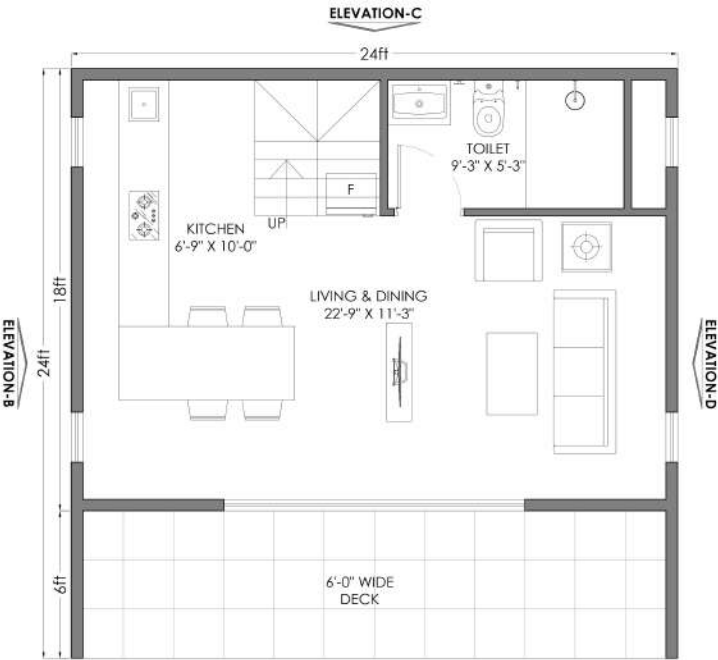


# Loom Crafts

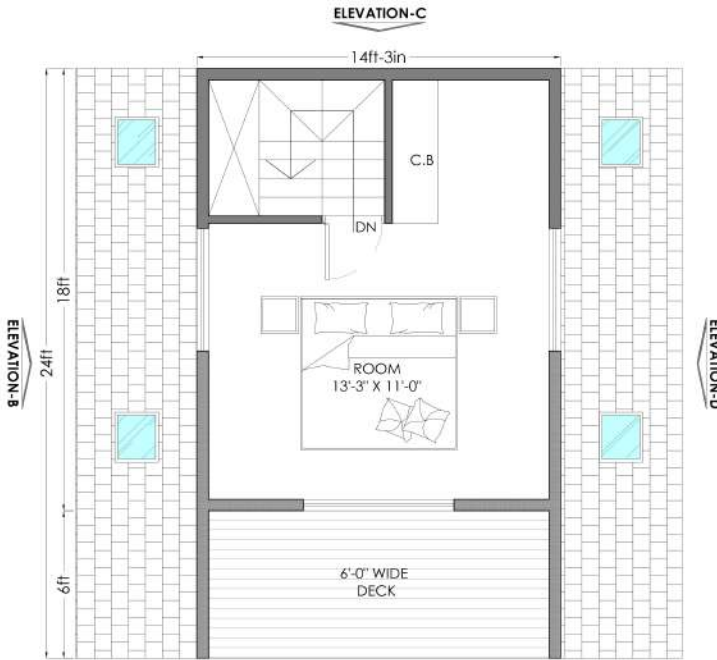


“A” Frame 1BHK

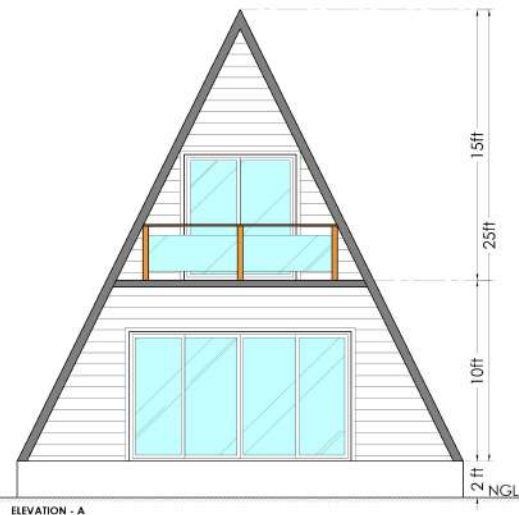




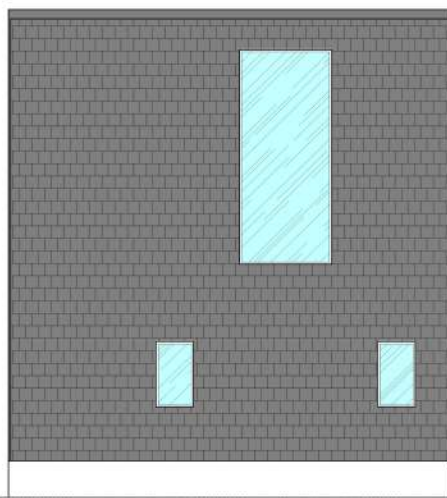
**A-FRAME COTTAGE (1BHK)**  
GROUND FLOOR PLAN  
COVERED AREA = 576 Sq.Ft  
TOTAL BUILT UP AREA = 918 Sq.Ft



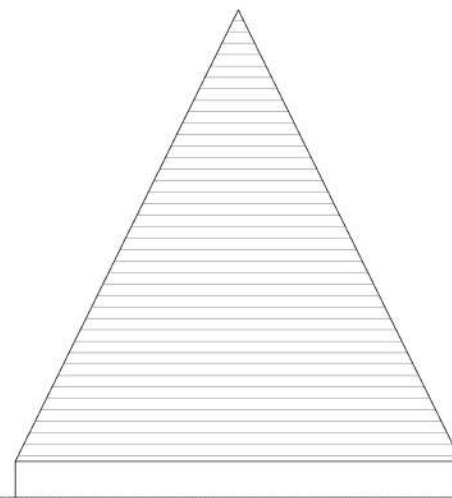
**FIRST FLOOR PLAN**  
COVERED AREA = 342 Sq.Ft



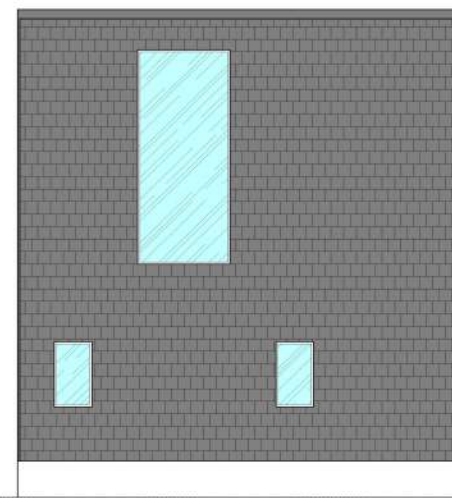
ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

#### LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES

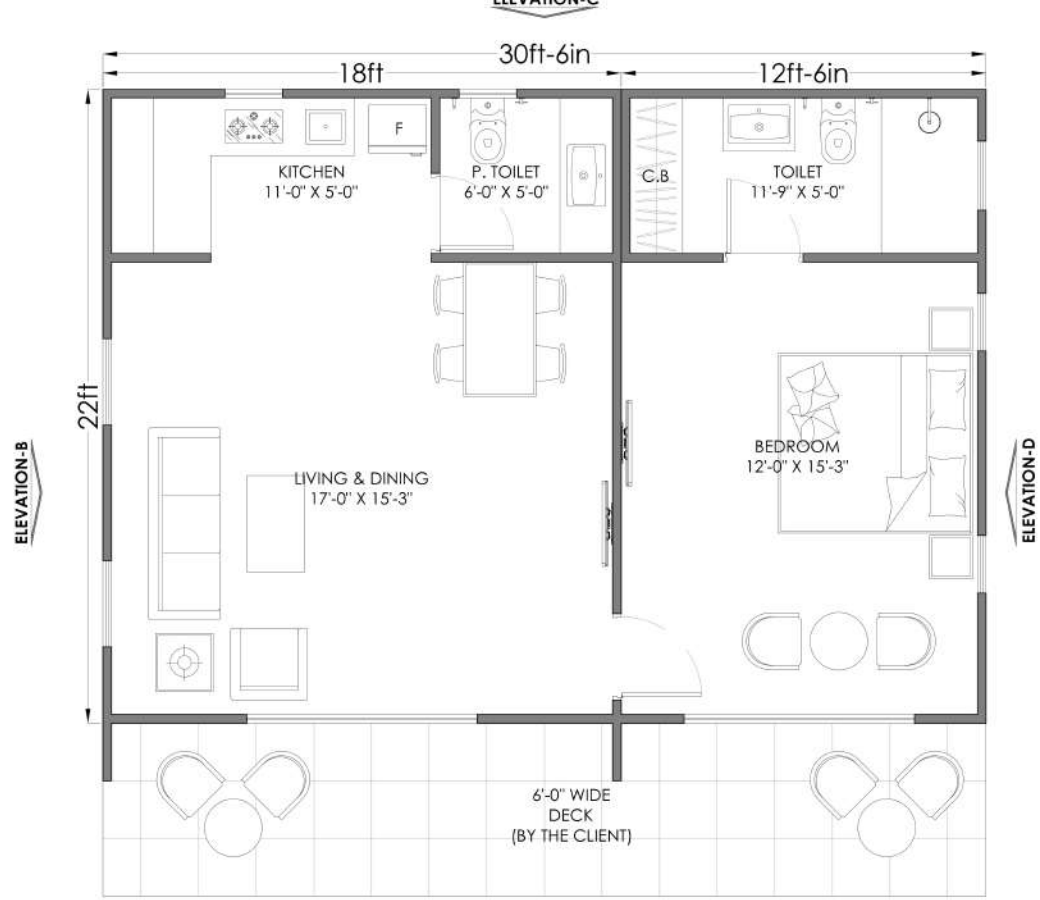


# Loom Crafts

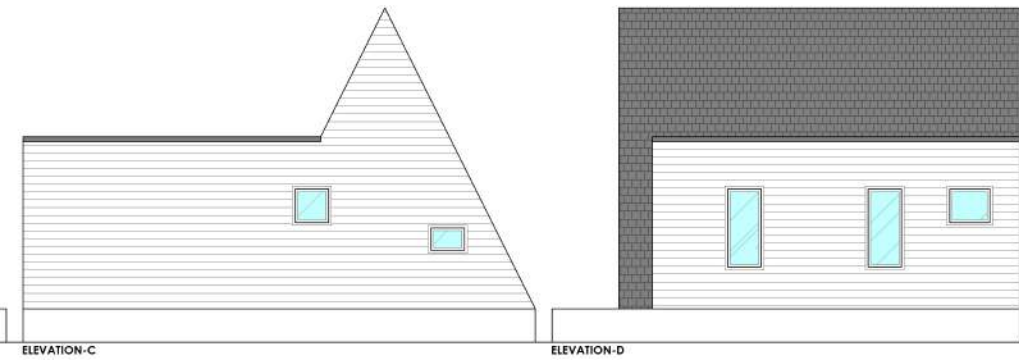
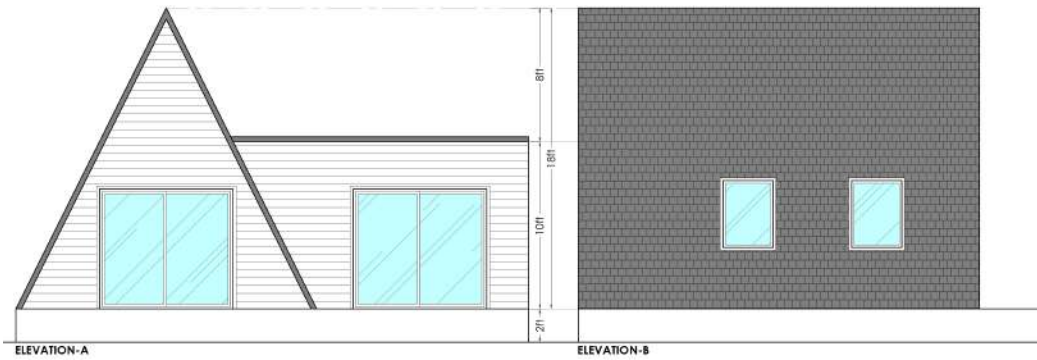


“A” Frame 1BHK



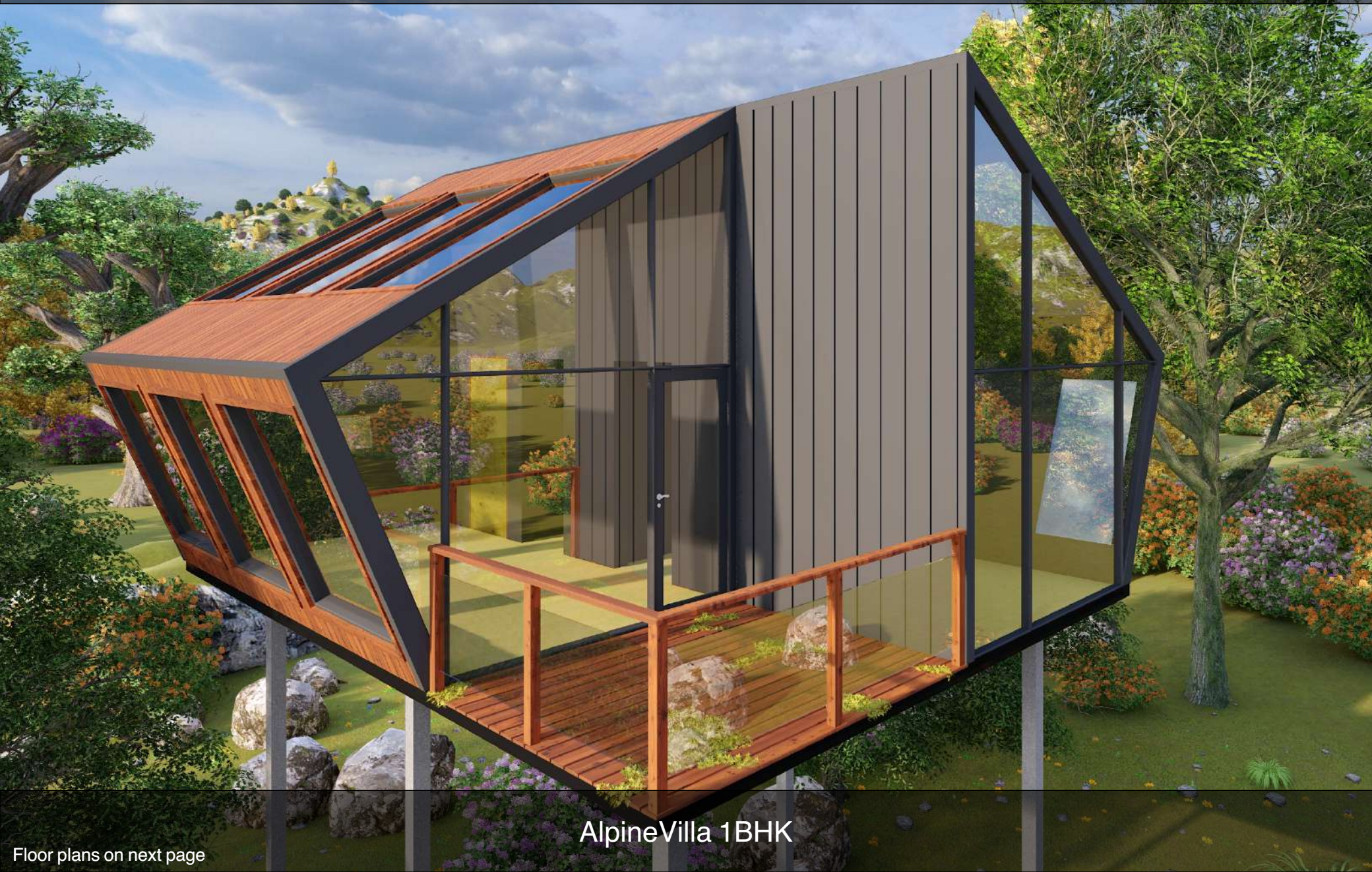


**A FRAME-1BHK**  
COVERED AREA = 671 Sq.Ft



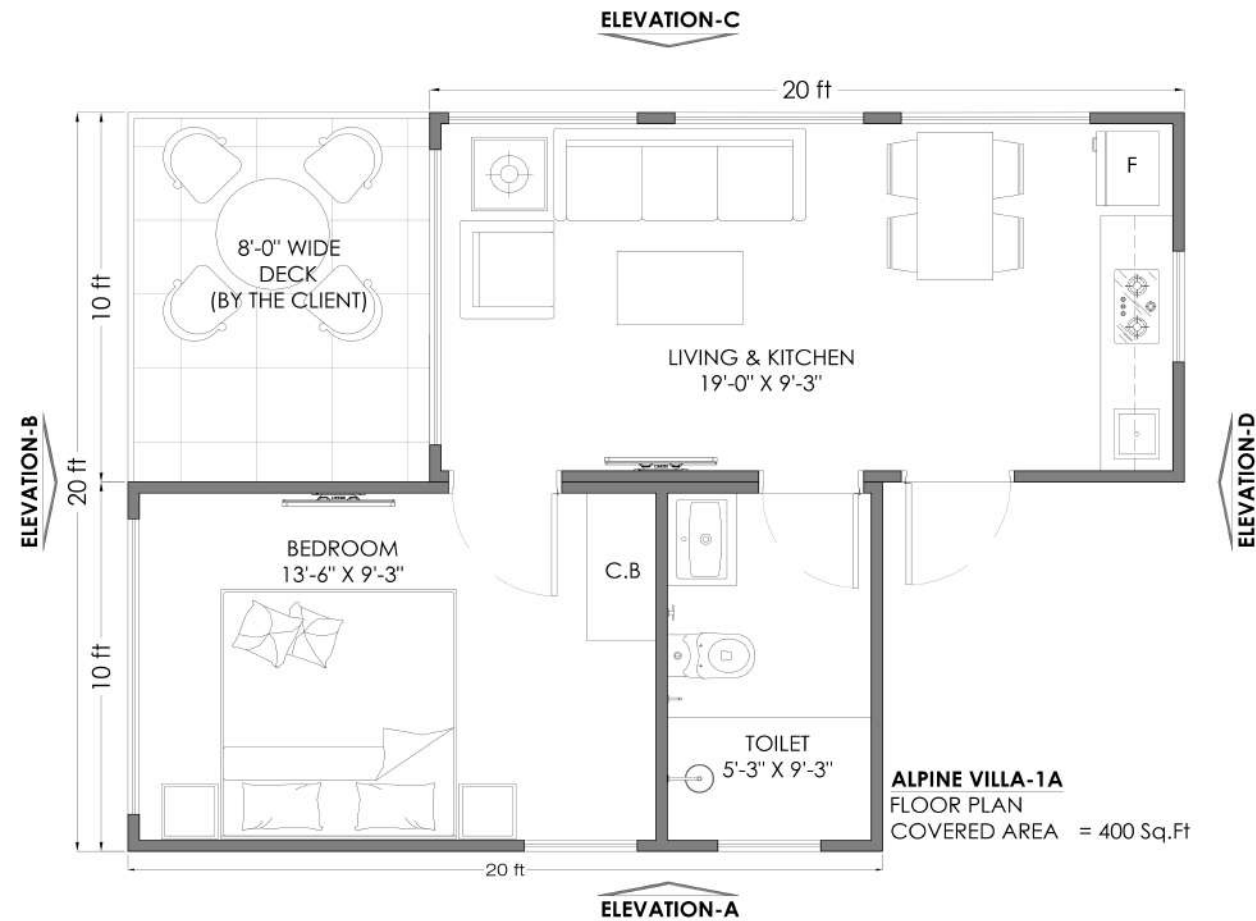


# Loom Crafts



AlpineVilla 1BHK





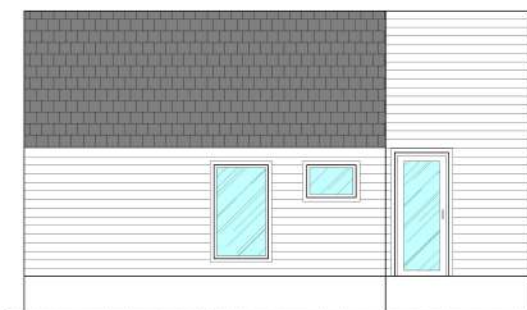
Production time

# 60 days

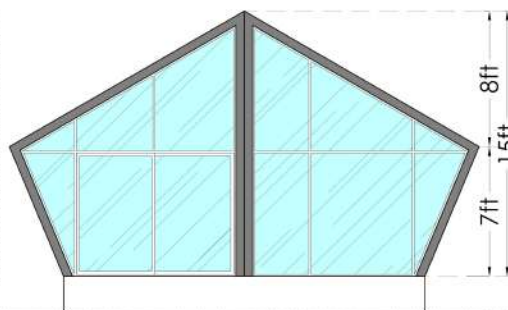
Price starting from:

## Rs 19,49,000/-

(GST & Transport Extra)



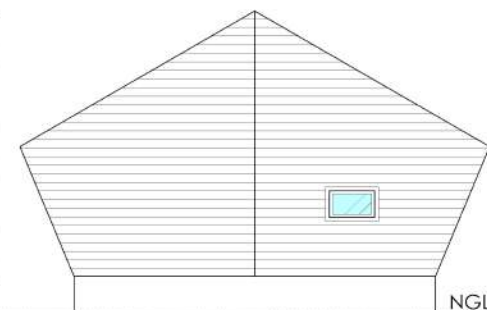
ELEVATION-A



ELEVATION-B



ELEVATION-C

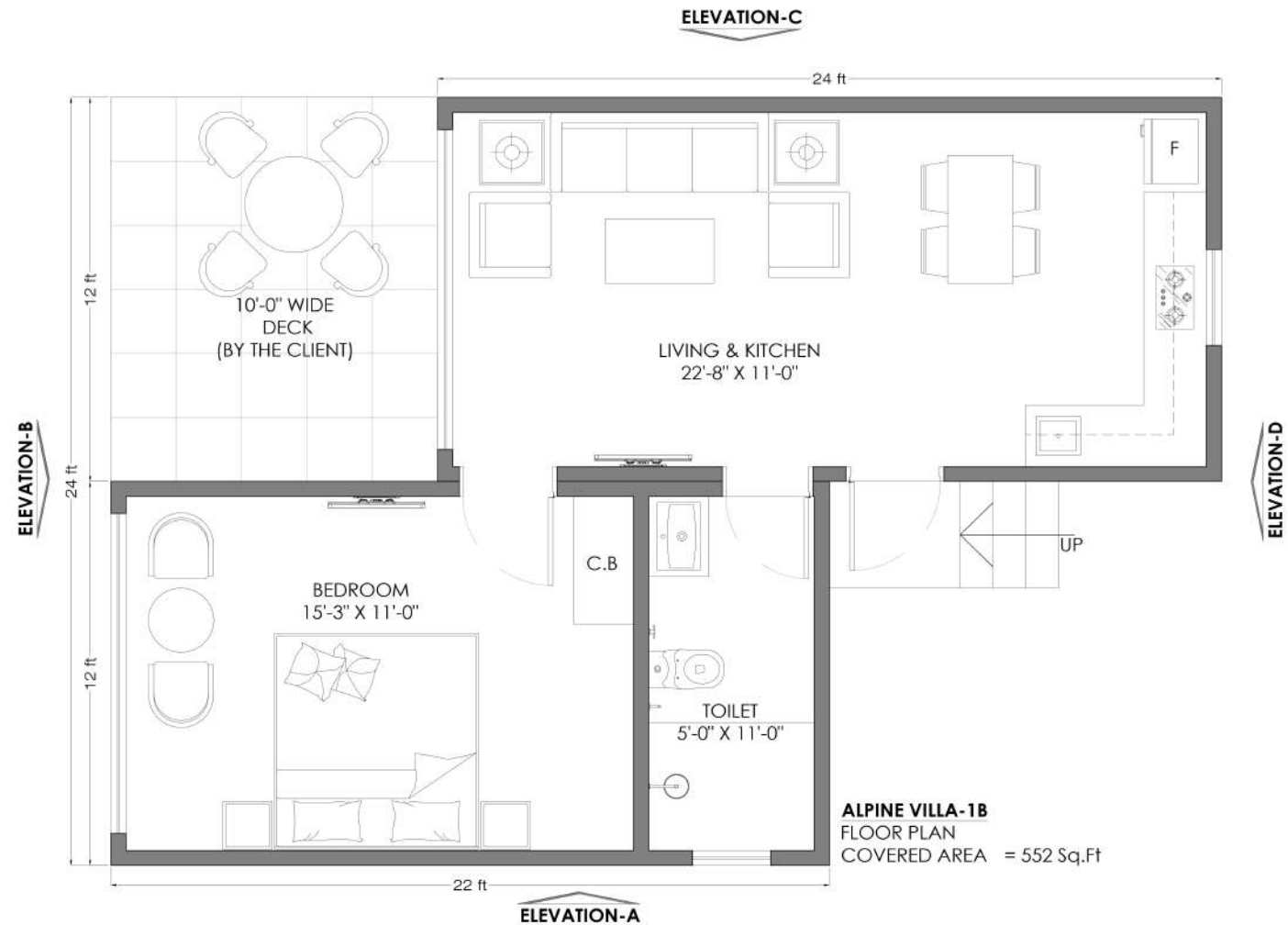


ELEVATION-D

**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES





Production time

# 60 days

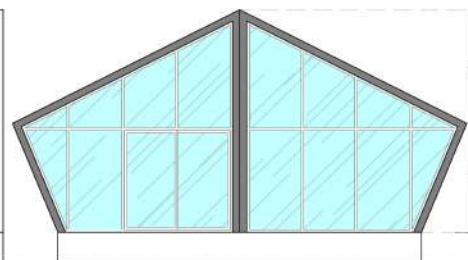
Price starting from:

## Rs 23,56,000/-

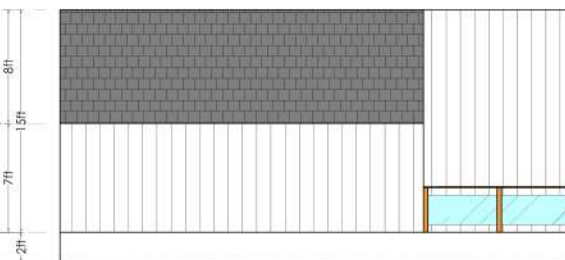
(GST & Transport Extra)



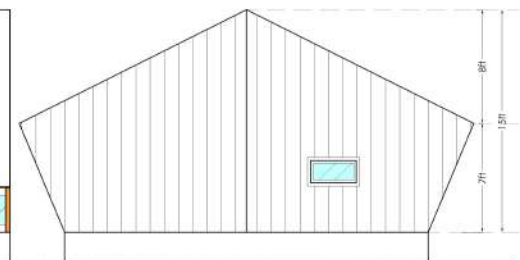
ELEVATION-A



ELEVATION-B



ELEVATION-C

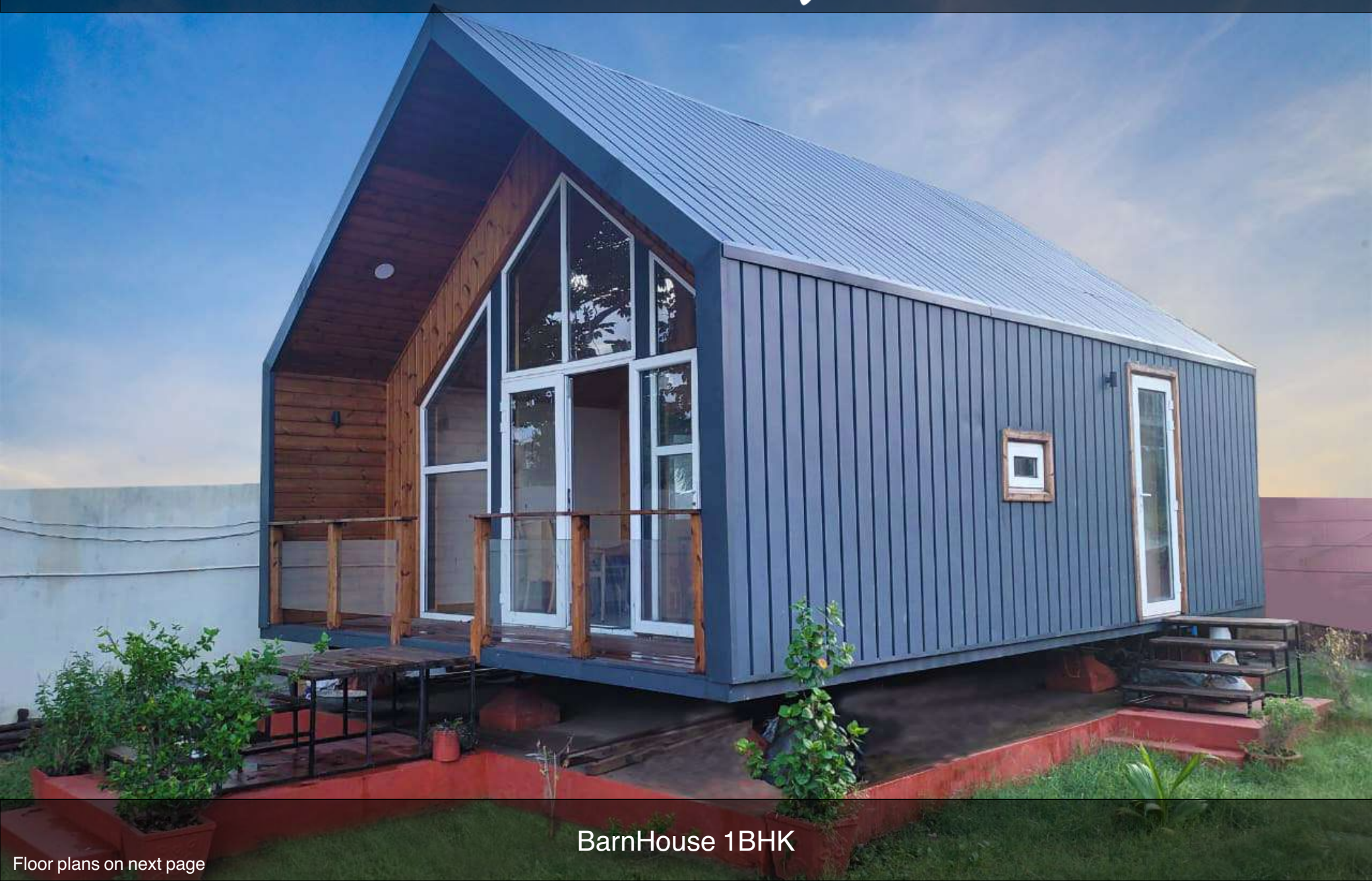


ELEVATION-D

LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLADDING		SHINGLES



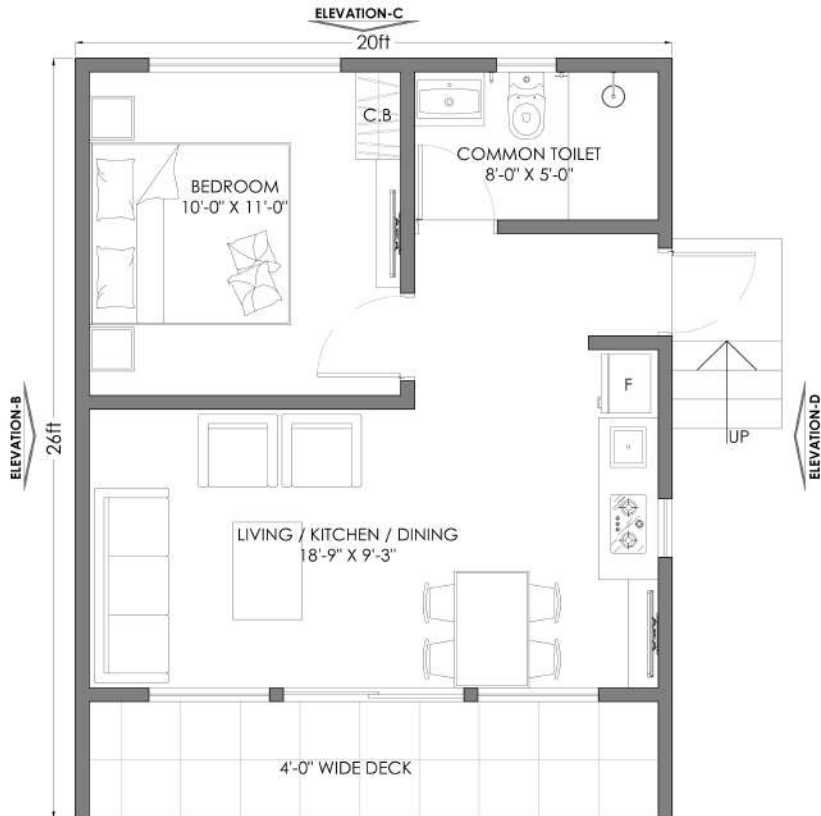
# Loom Crafts



BarnHouse 1BHK

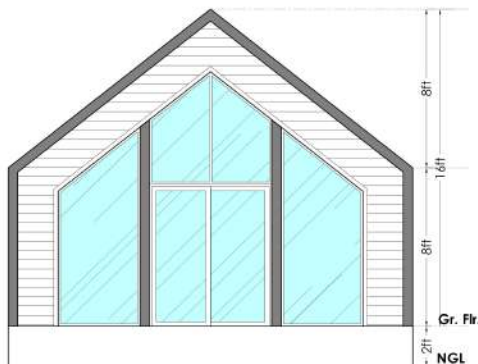
Floor plans on next page



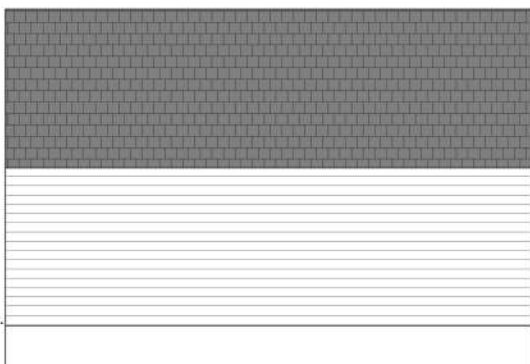


**BARN HOUSE - 1A**  
GROUND FLOOR PLAN  
TOTAL BUILT UP AREA = 520 Sq.Ft

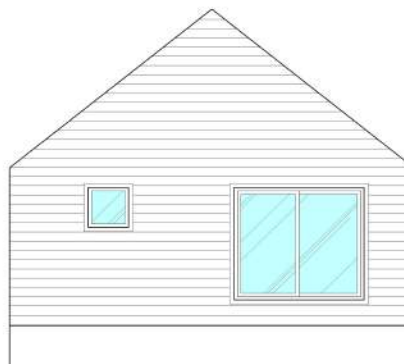
ELEVATION-A



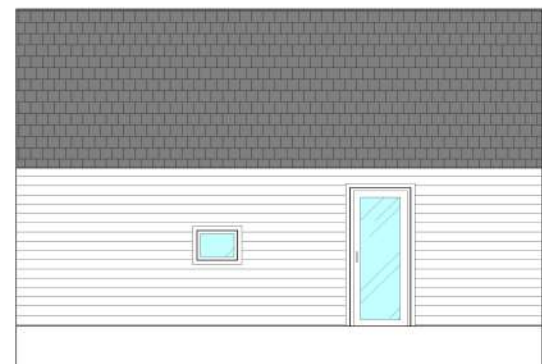
ELEVATION-A



ELEVATION-B



ELEVATION-C



ELEVATION-D

**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLADDING		SHINGLES

Production time

**60 days**

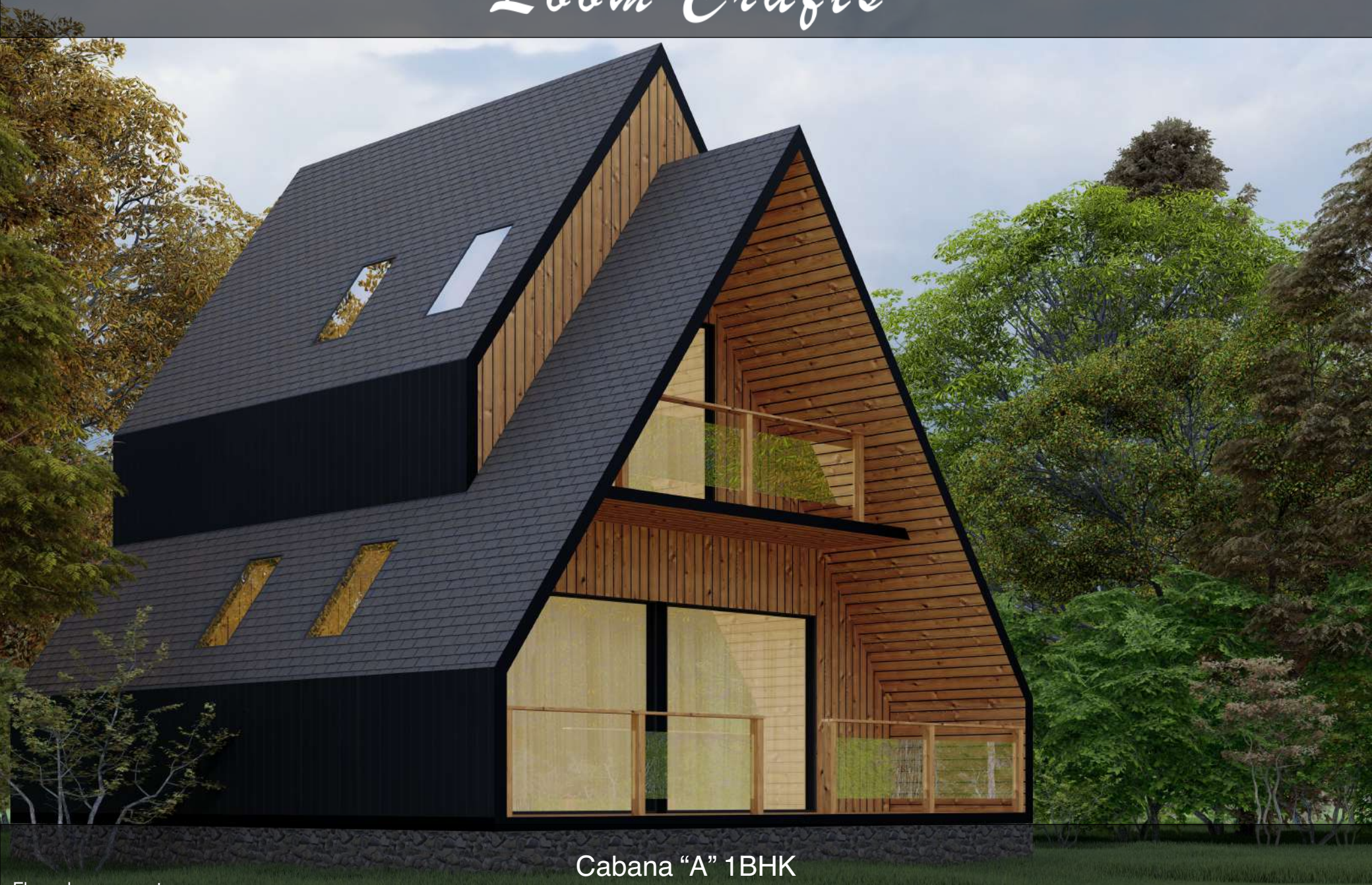
Price starting from:

**Rs 18,72,000/-**

(GST & Transport Extra)

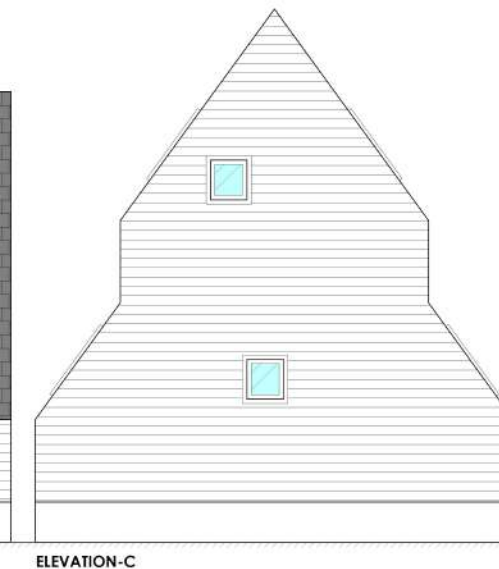
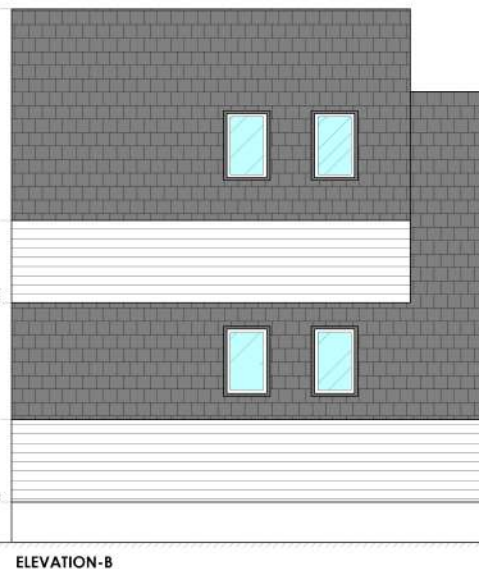
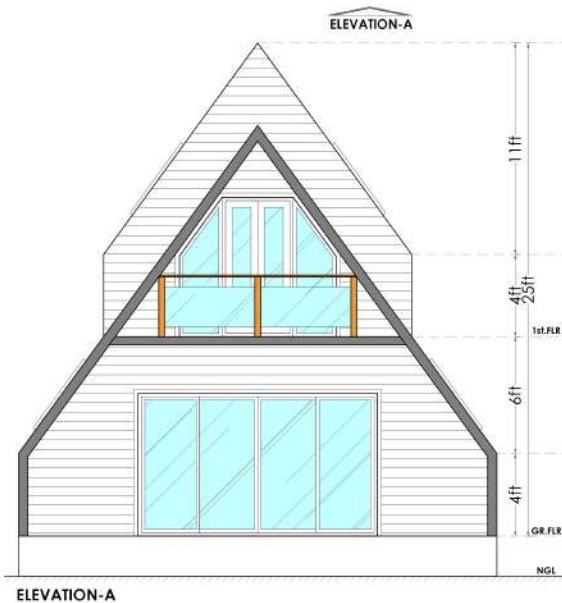
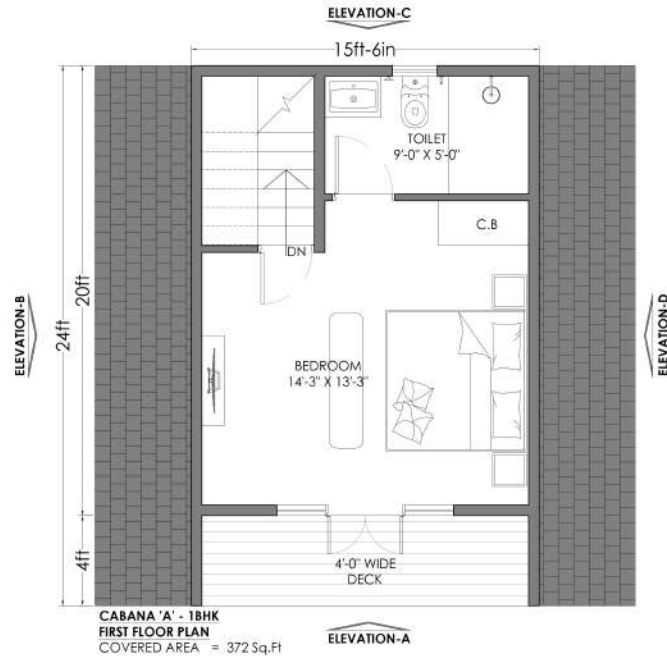


# Loom Crafts



Cabana "A" 1BHK





**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES

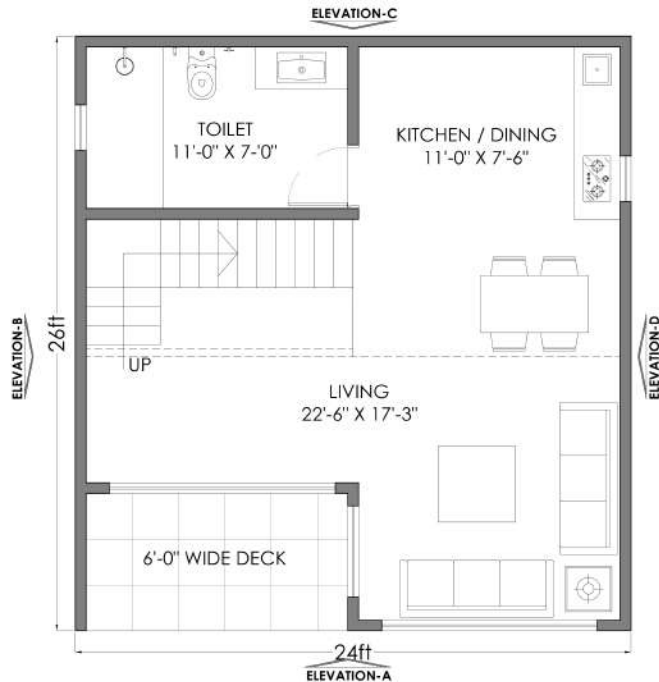


# Loom Crafts

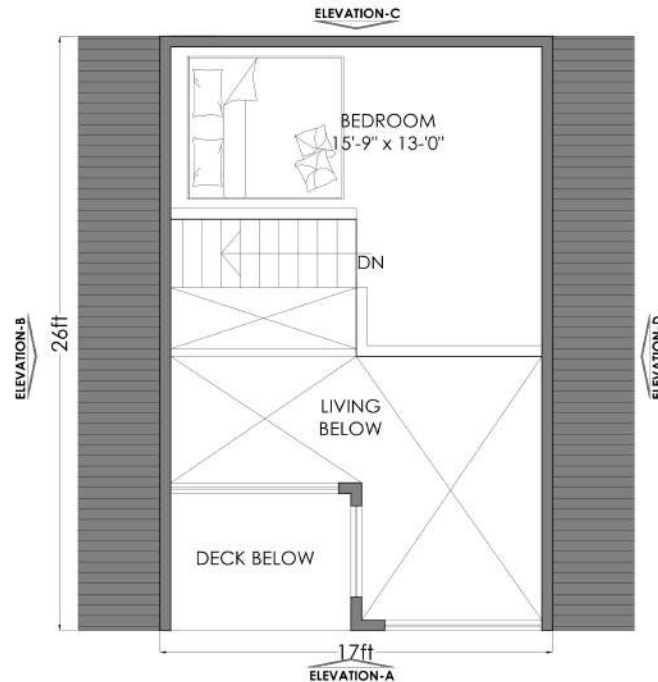


Cabana "B" 1BHK



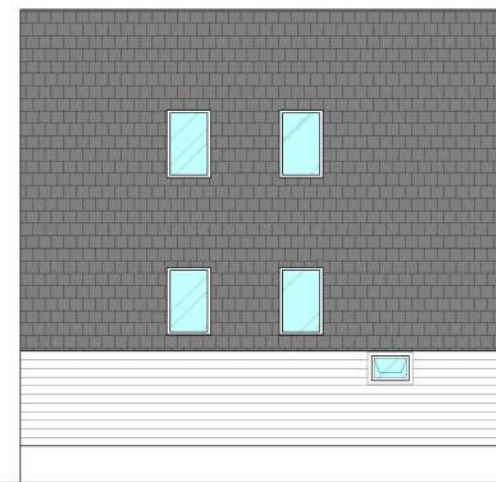
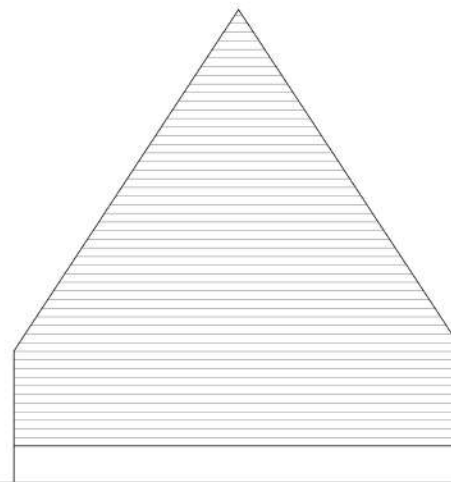
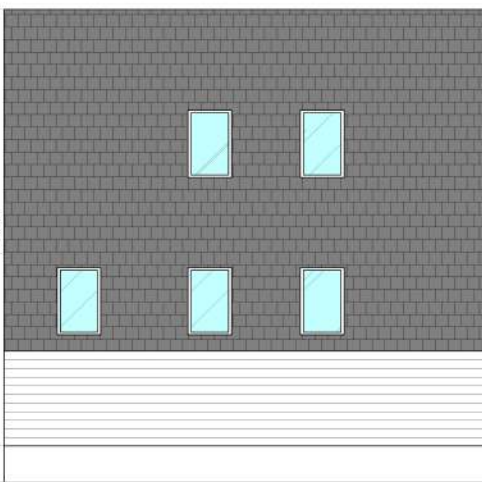
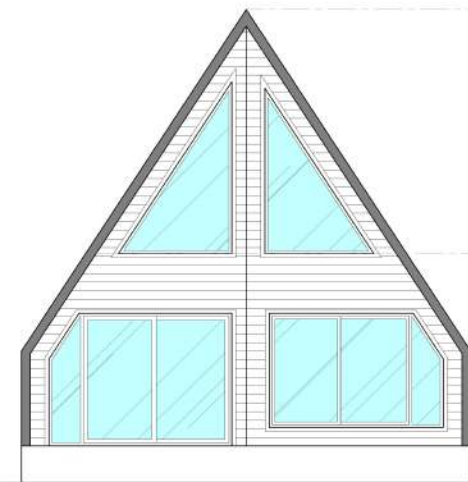


**CABANA-B 1BHK**  
 GROUND FLOOR PLAN  
 COVERED AREA = 624 Sq.Ft  
 TOTAL BUILT UP AREA = 877 Sq.Ft



**CABANA-B 1BHK**  
 FIRST FLOOR PLAN  
 COVERED AREA = 253 Sq.Ft  
 DOUBLE HEIGHT AREA = 189 Sq.Ft

Production time  
**60 days**  
 Price starting from:  
**Rs 25,00,000/-**  
 (GST & Transport Extra)



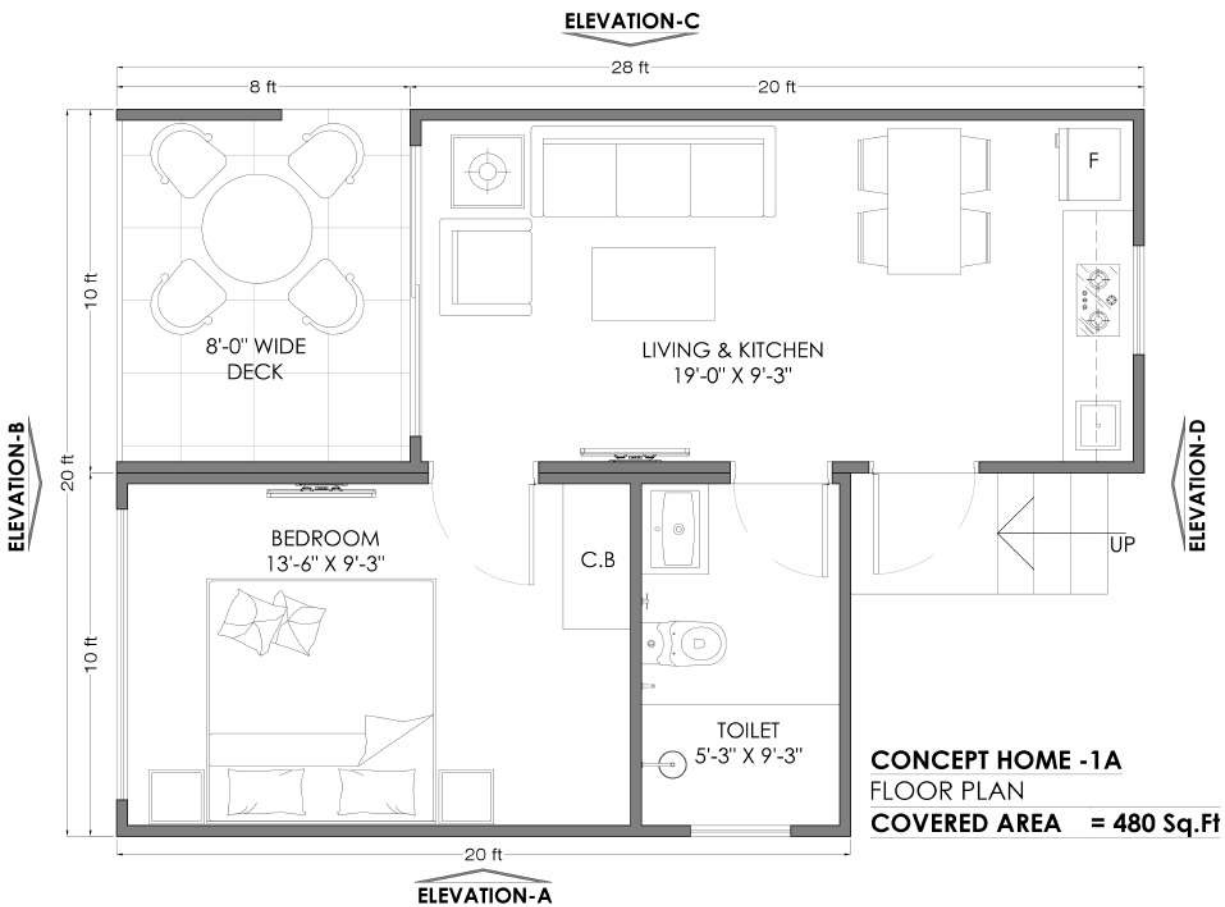
LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLADDING		SHINGLES



# Loom Crafts



Concept Home 1BHK



Production time

# 60 days

Price starting from:

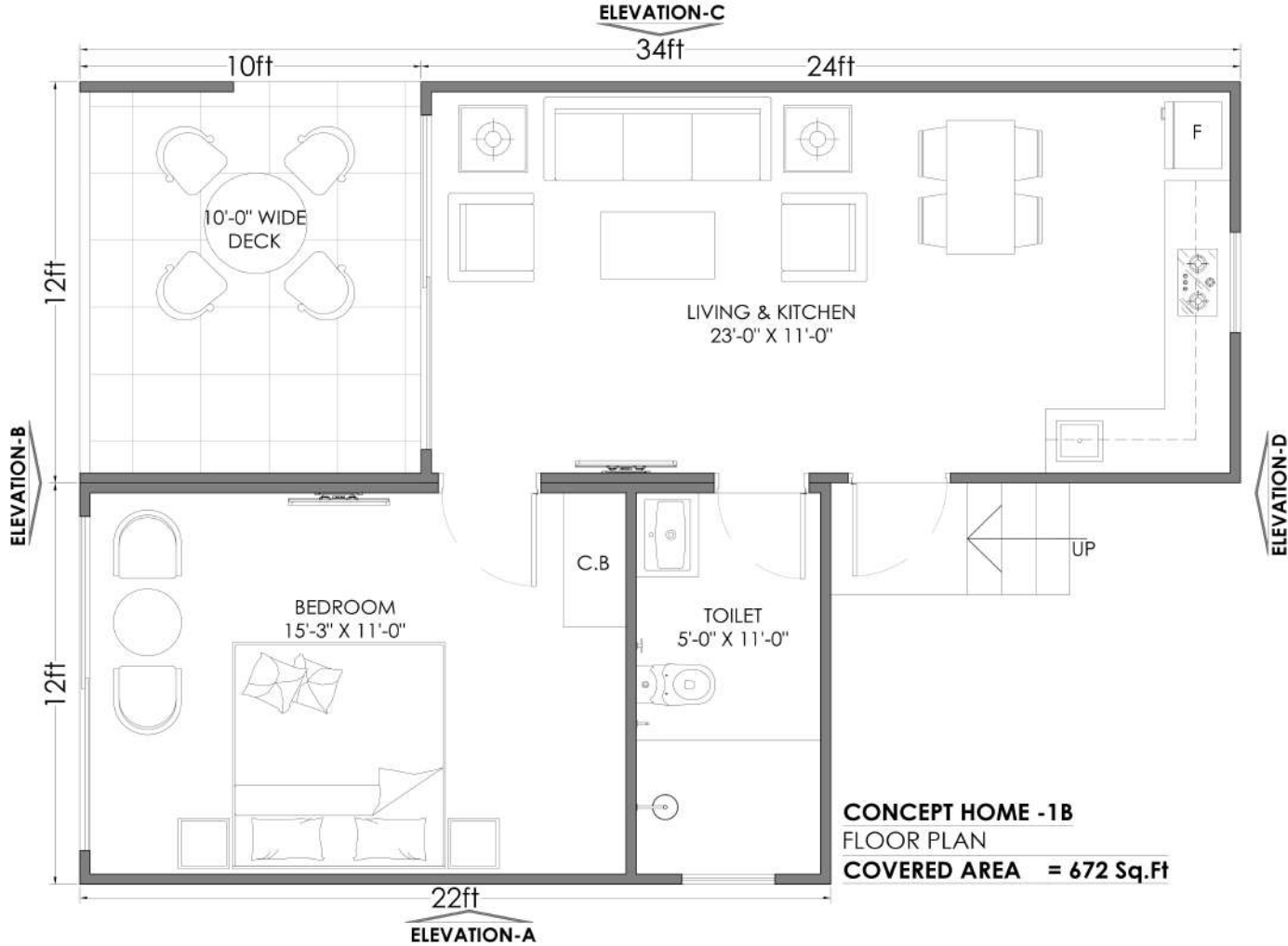
## Rs 21,34,000/-

(GST & Transport Extra)



LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES





Production time

# 60 days

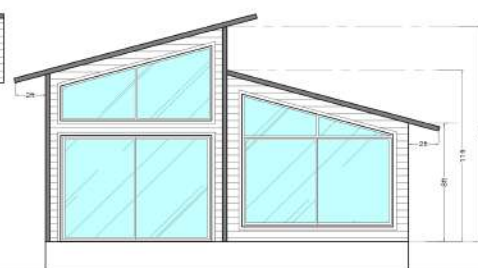
Price starting from:

## Rs 26,34,000/-

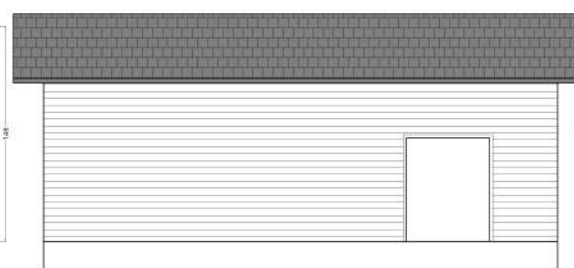
(GST & Transport Extra)



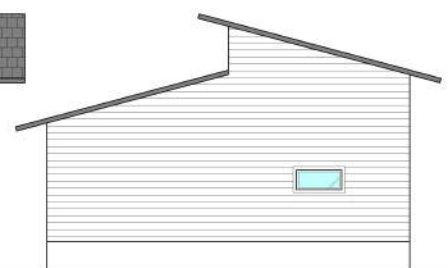
**ELEVATION-A**



**ELEVATION-B**



**ELEVATION-C**



**ELEVATION-D**

LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLADDING		SHINGLES

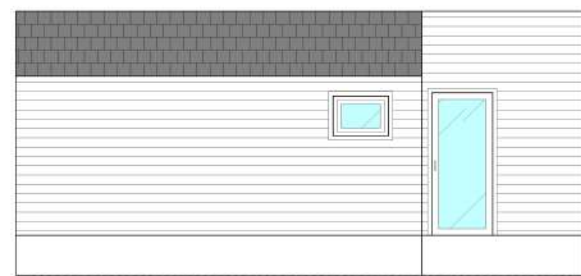


# Loom Crafts

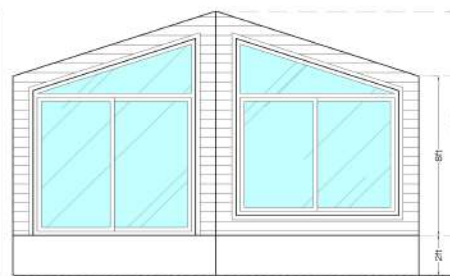


ModAlpine 1BHK

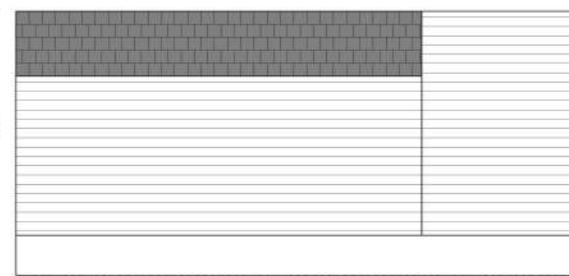




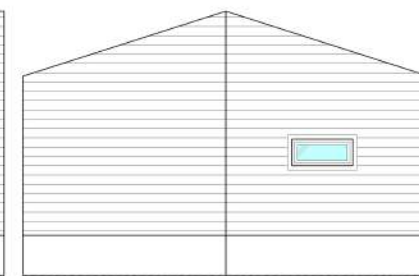
**ELEVATION-A**



**ELEVATION-B**



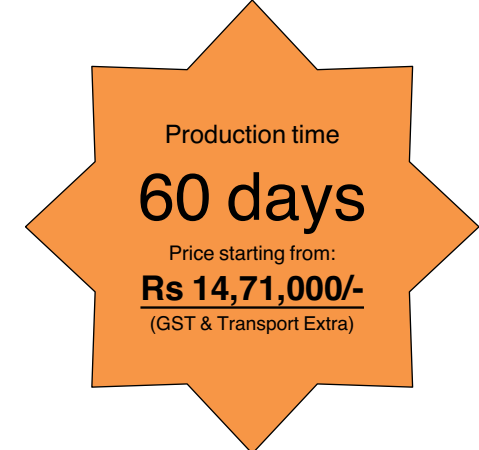
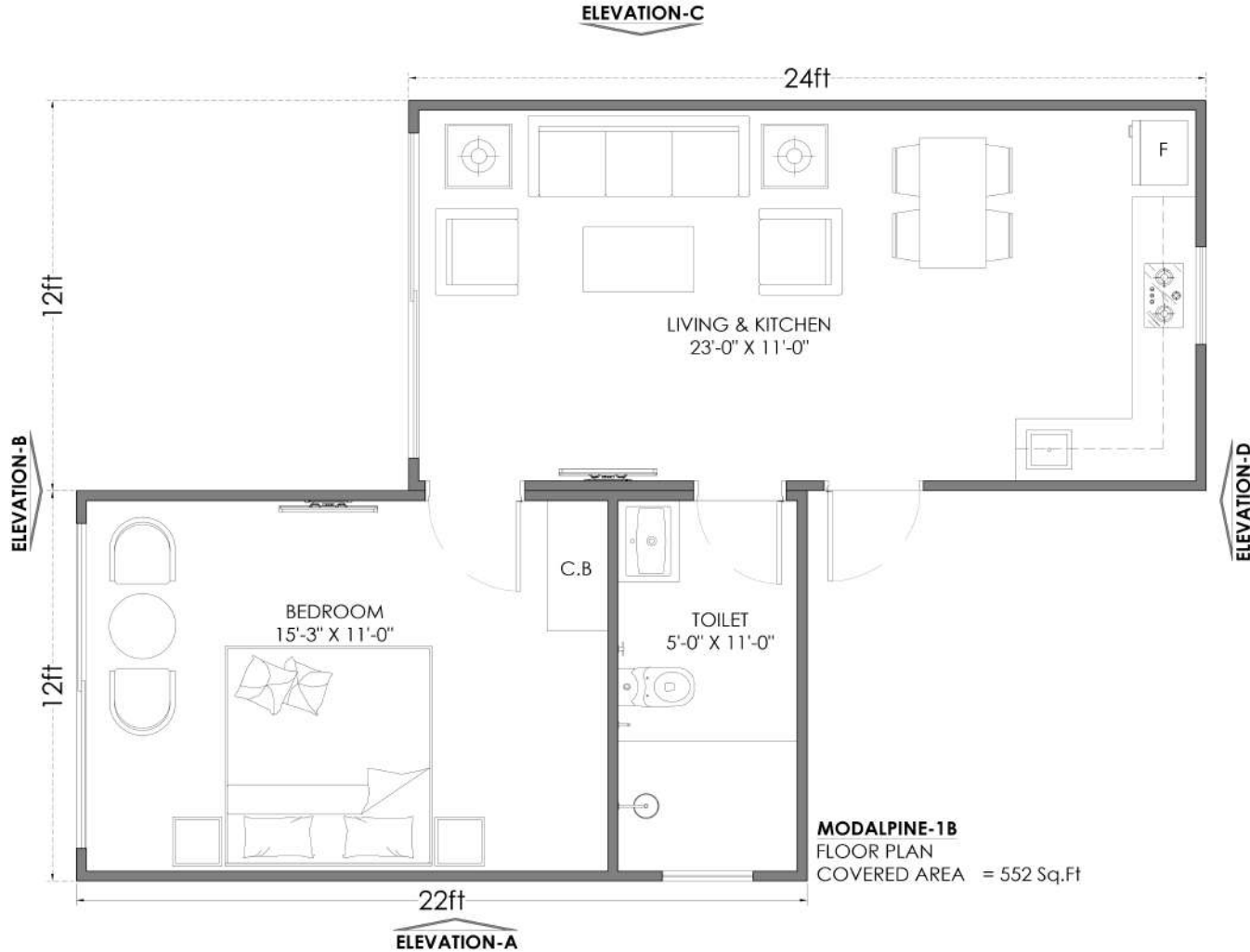
**ELEVATION-C**



**ELEVATION-D**

**LEGEND :**

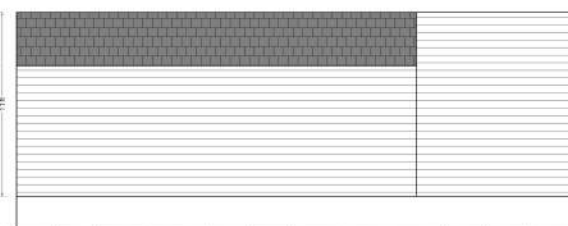
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



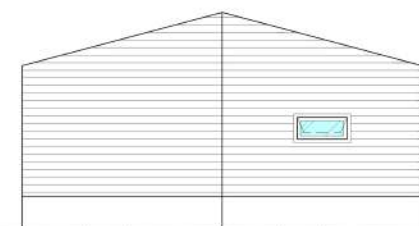
ELEVATION-A



ELEVATION-B



ELEVATION-C



ELEVATION-D

**LEGEND :**

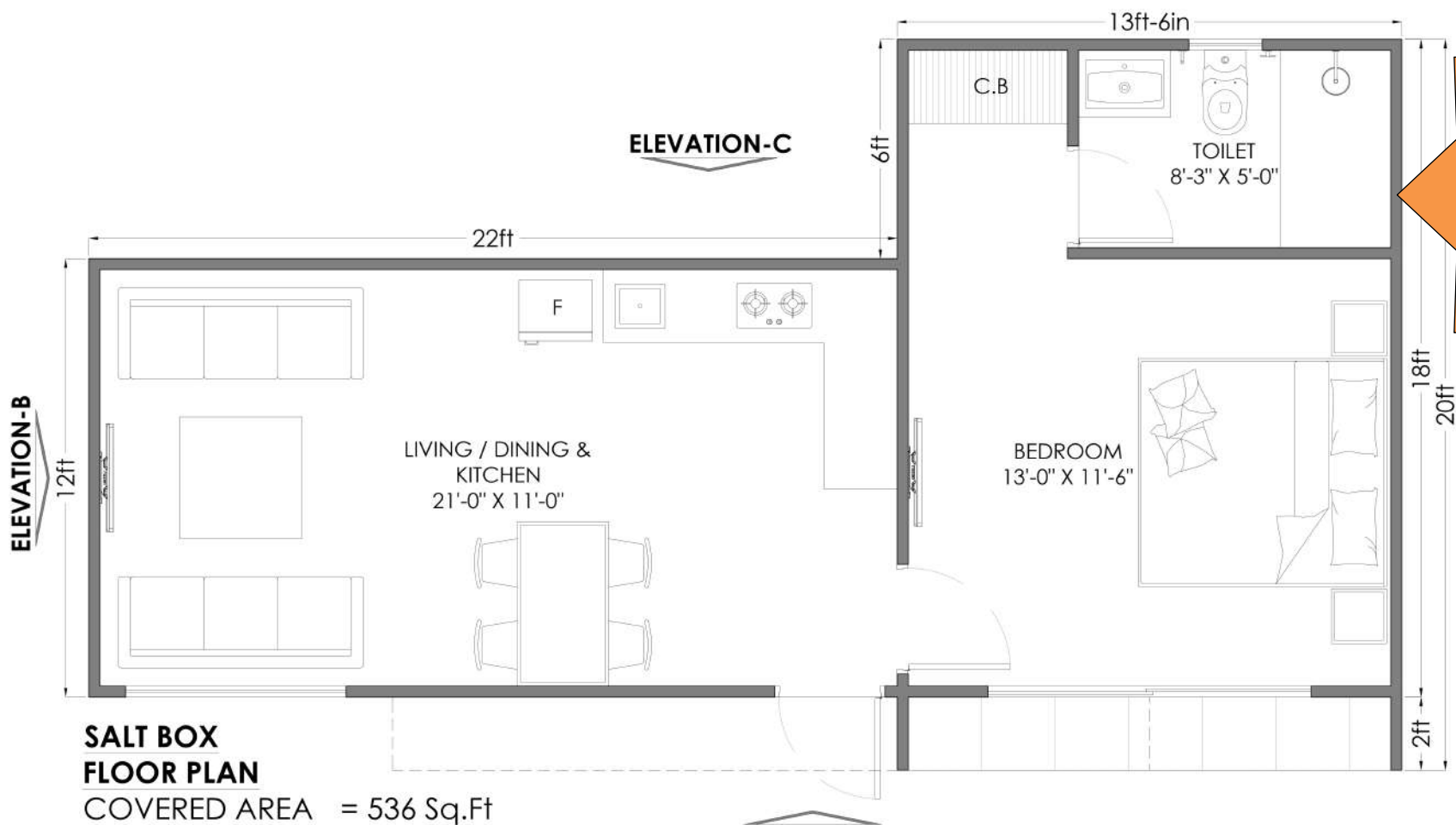
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



# Loom Crafts

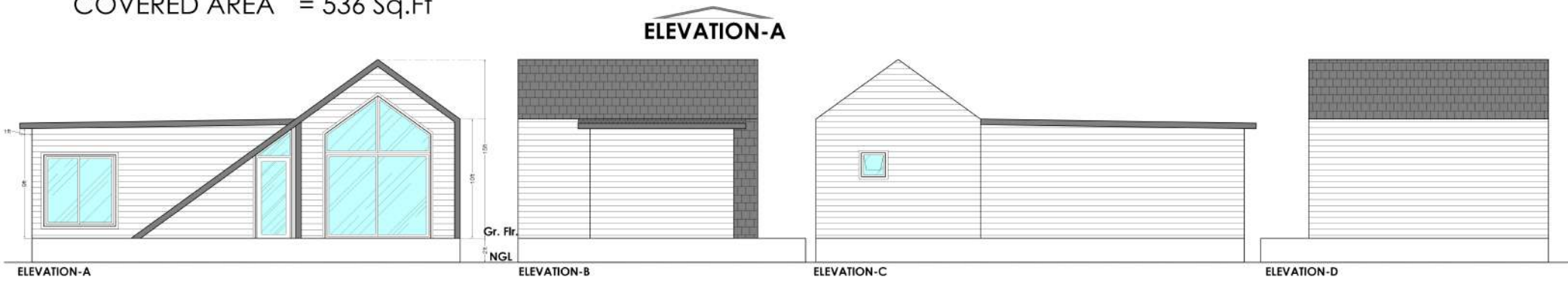


SaltBox 1BHK



Production time  
**60 days**  
Price starting from:  
**Rs 21,35,000/-**  
(GST & Transport Extra)

**ELEVATION-D**



**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



# Loom Crafts

modular prefab homes & cottages

PLEASE SCROLL DOWN TO BROWSE THROUGH OUR 2BHK DESIGNS



'A' Frame 2BHK (Pg no 44-45)



'A' Frame 2BHK (Pg no 46-47)



Vista 2BHK (Pg no 48-49)



Aurora 2BHK (Pg no 50-51)



ModRoom XL 2BHK (Pg no 52-53)



Alpinevilla 2BHK (Pg no 54-56)



Barn House 2BHK (Pg no 57-58)



Cabana 'A' 2BHK (Pg no 59-60)



Prism 'A' 2BHK (Pg no 61-62)



Concept Home 2BHK (Pg no 63-65)



modAlpine 2BHK (Pg no 66-68)



The PodVilla 2BHK (Pg no 69-71)



# Loom Crafts

Production time

**75 days**

Price starting from:

**Rs 47,30,000/-**  
(GST & Transport Extra)



“A” Frame 2BHK





### GROUND FLOOR PLAN

COVERED AREA = 672 Sq.Ft

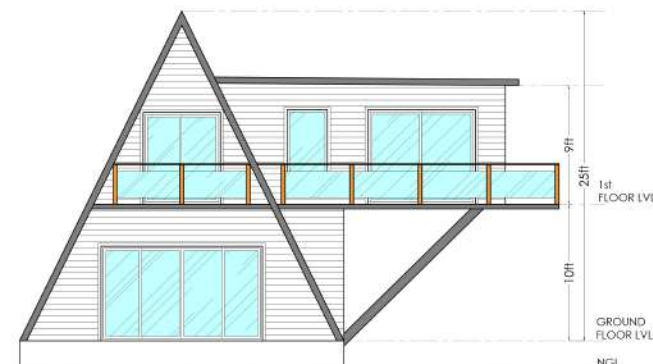
TOTAL BUILT UP AREA = 1604 Sq.Ft



### FIRST FLOOR PLAN

COVERED AREA = 761 Sq.Ft

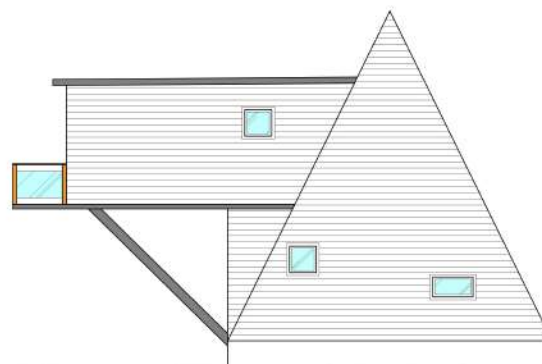
DECK AREA = 171 Sq.Ft



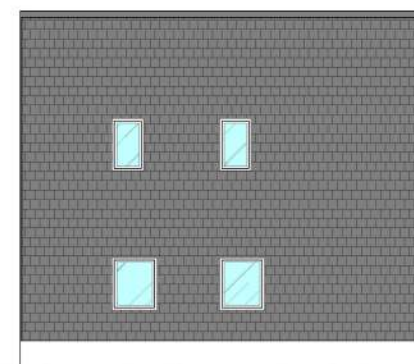
ELEVATION-A



ELEVATION-B



ELEVATION-C



ELEVATION-D

### LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDIG		SHINGLES

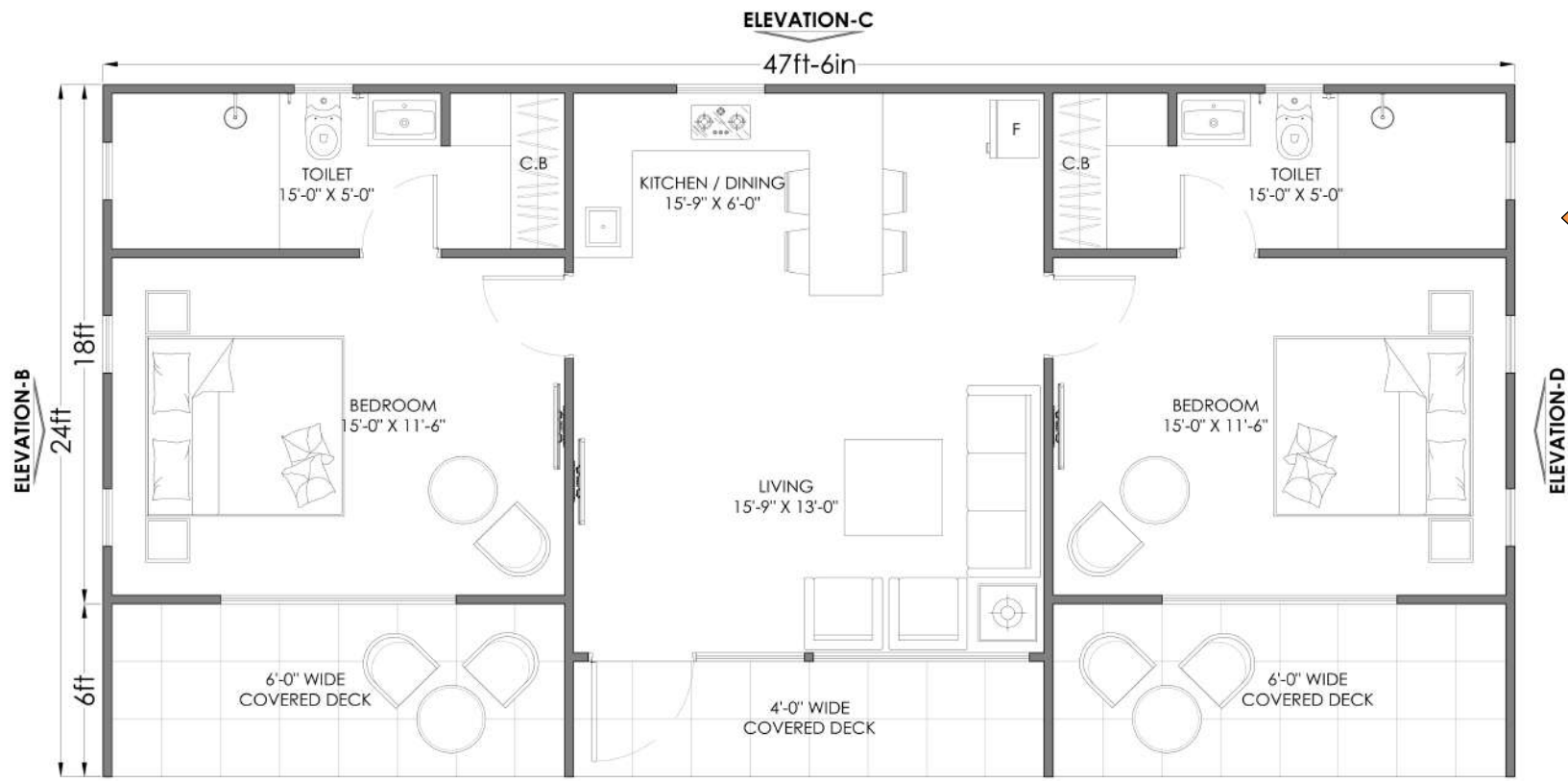


# Loom Crafts



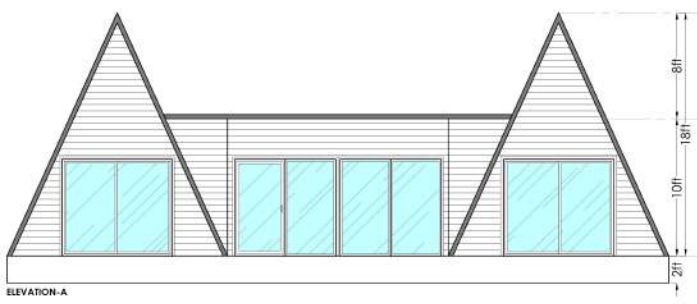
“A” Frame 2BHK



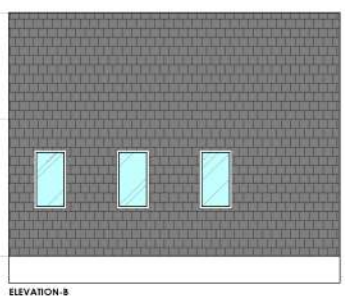


**A FRAME-2BHK**  
GROUND FLOOR PLAN  
COVERED AREA = 1140 Sq.Ft

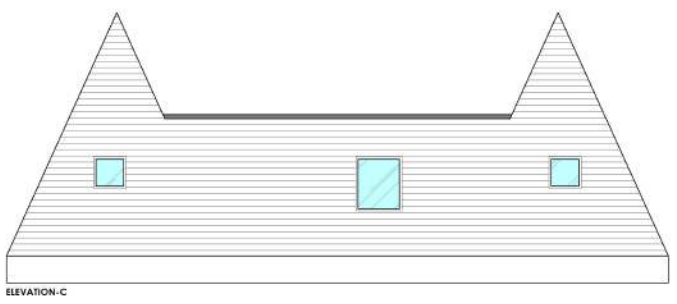
**ELEVATION-A**



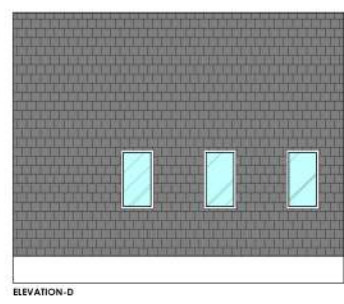
**ELEVATION-A**



**ELEVATION-B**



**ELEVATION-C**



**ELEVATION-D**

Production time

**60 days**

Price starting from:

**Rs 37,30,000/-**  
(GST & Transport Extra)

LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES

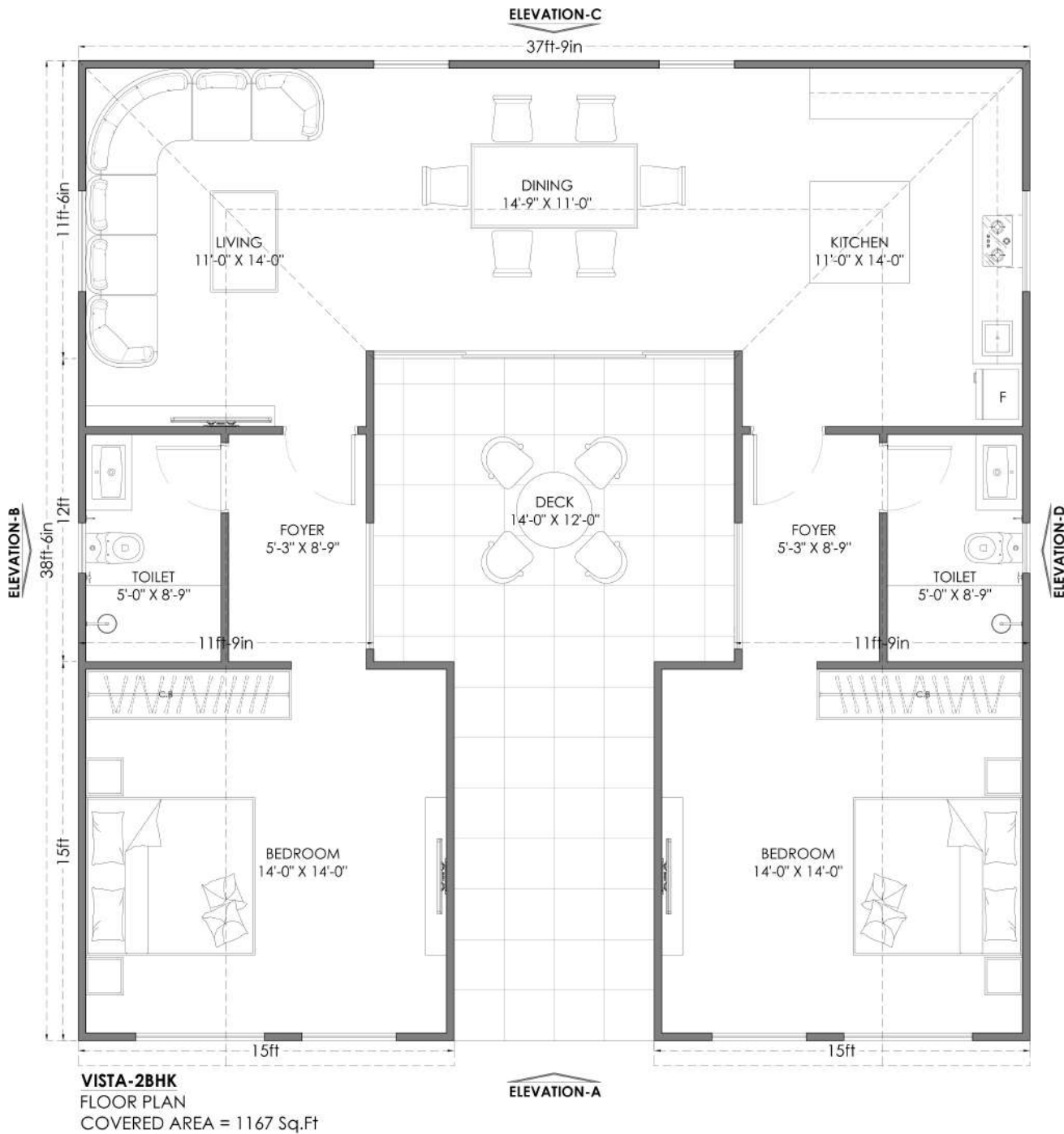


# Loom Crafts



Vista 2BHK



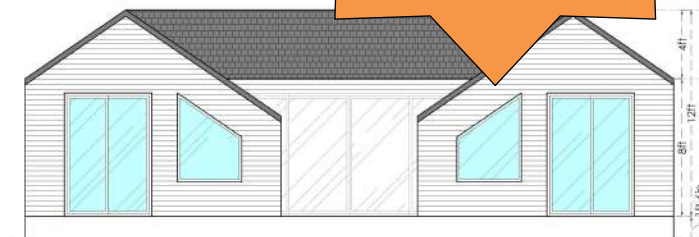


Production time

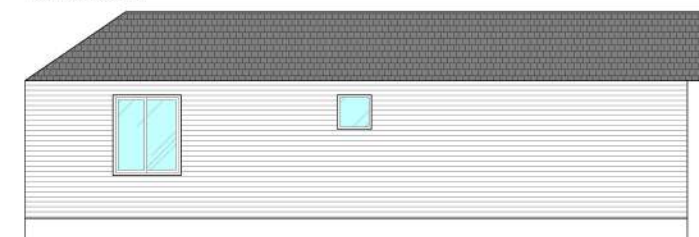
**60 days**

Price starting from:

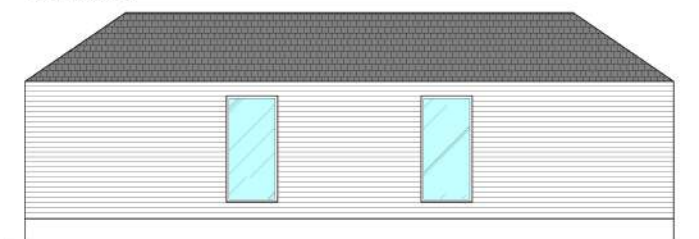
**Rs 36,61,000/-**  
(GST & Transport Extra)



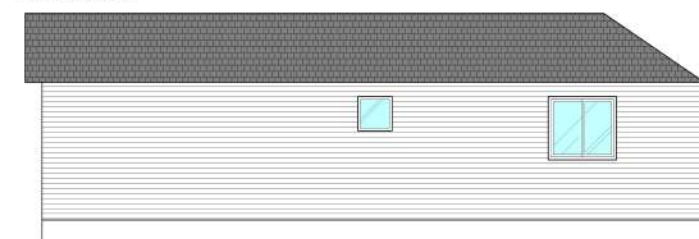
**ELEVATION-A**



**ELEVATION-B**



**ELEVATION-C**

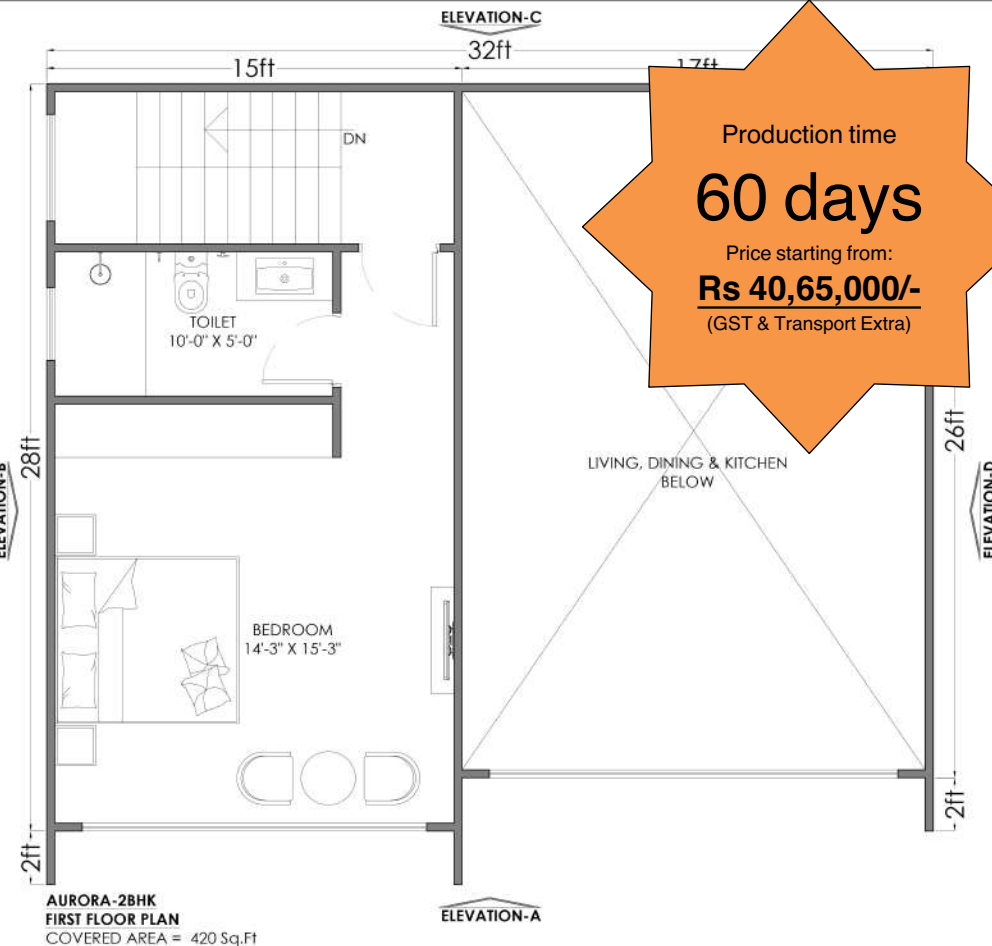
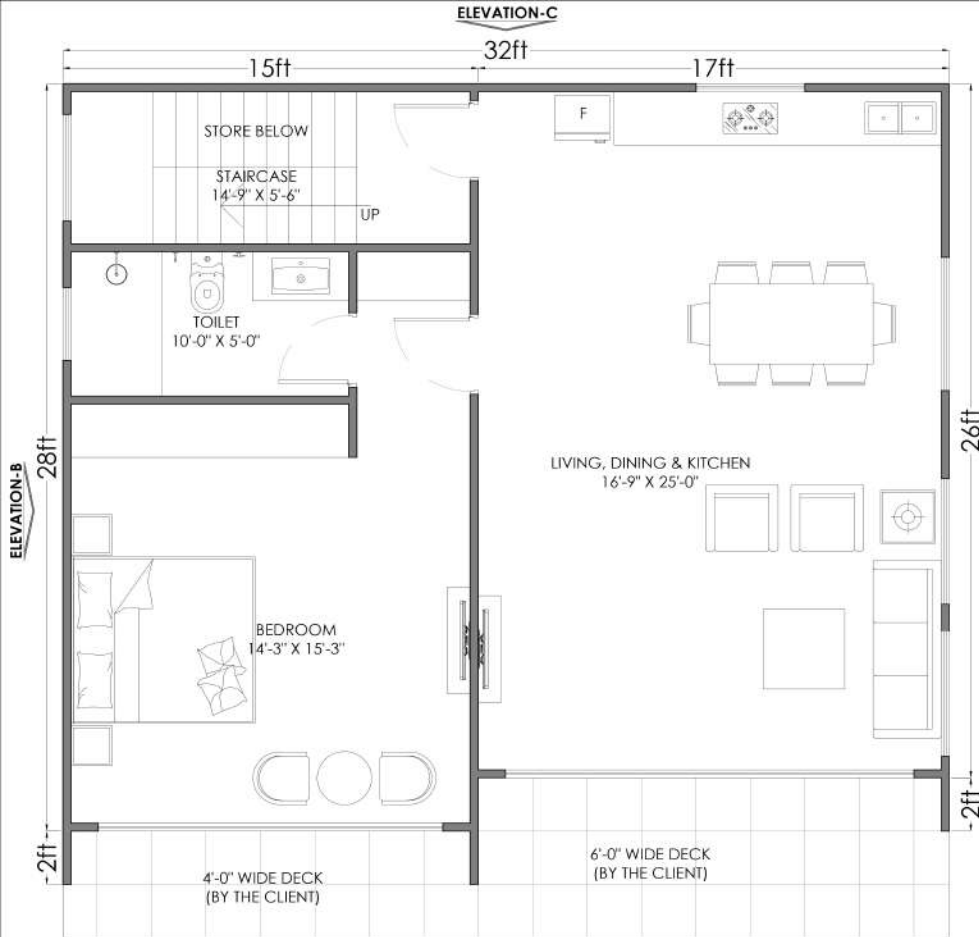


**ELEVATION-D**

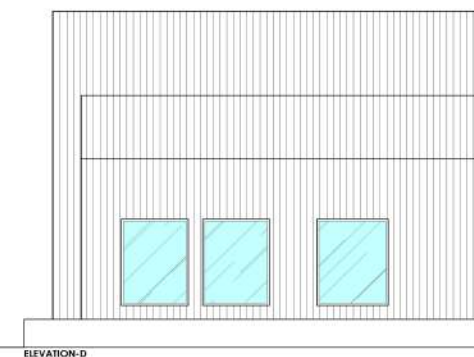
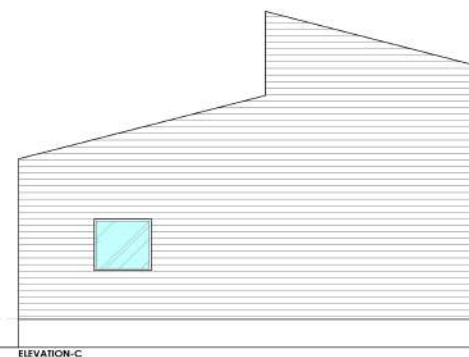
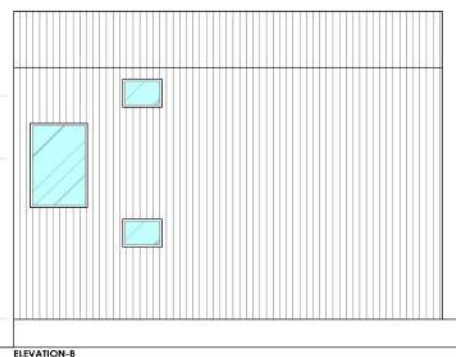
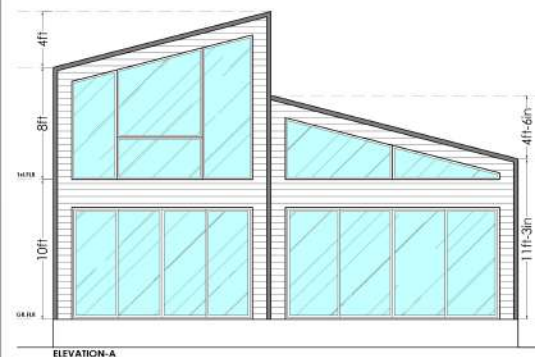


Aurora 2BHK





Production time  
**60 days**  
Price starting from:  
**Rs 40,65,000/-**  
(GST & Transport Extra)



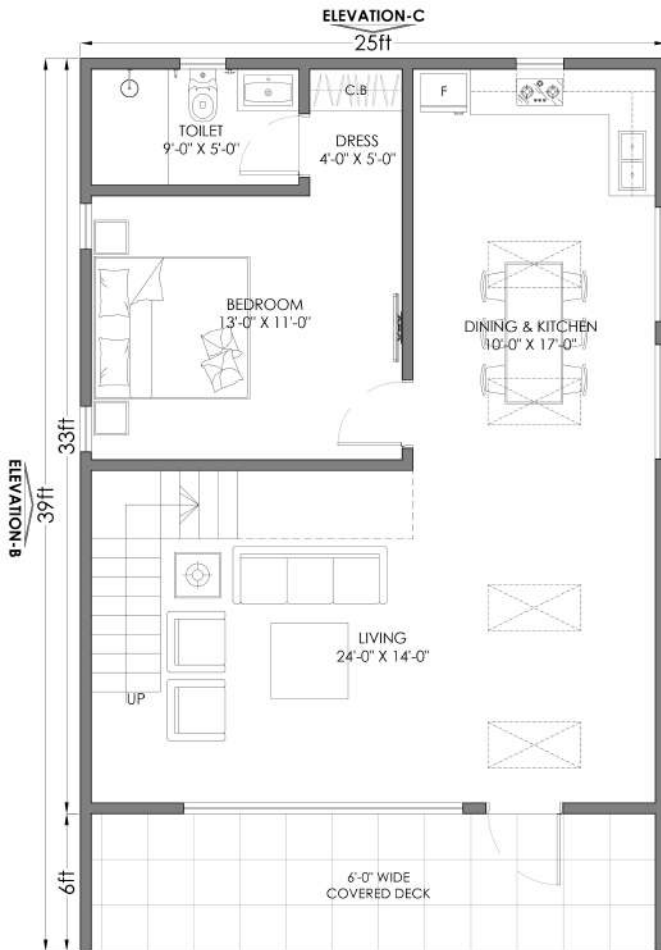


# Loom Crafts

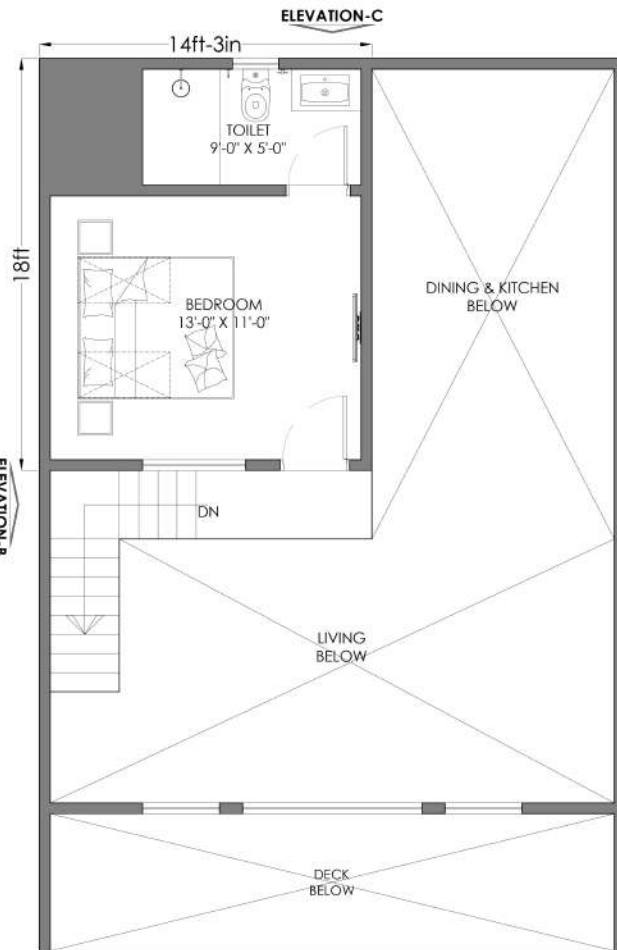


ModRoom XL 2BHK



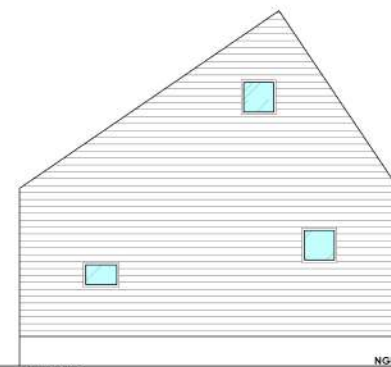
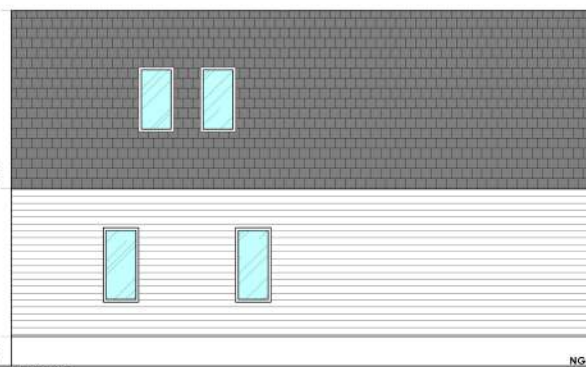


**ModRoom-XL 2BHK**  
 GROUND FLOOR PLAN  
 COVERED AREA = 825 Sq.Ft  
 COVERED DECK AREA = 150 Sq.Ft  
**TOTAL BUILT UP AREA = 1232 Sq.Ft**



**ModRoom-XL 2BHK**  
 FIRST FLOOR PLAN  
 COVERED AREA = 257 Sq.Ft

Production time  
**60 days**  
 Price starting from:  
**Rs 38,30,000/-**  
 (GST & Transport Extra)



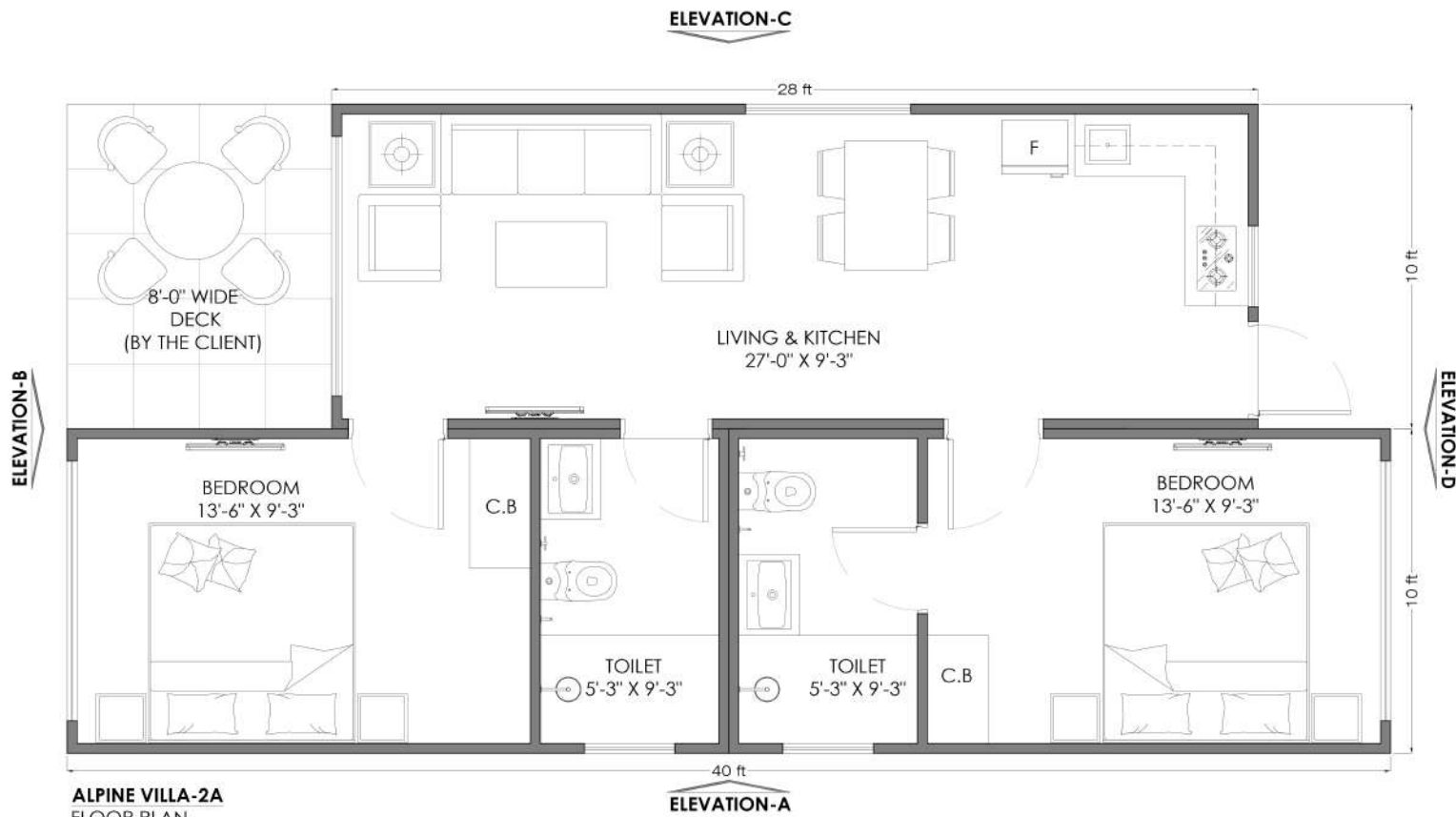


# Loom Crafts



AlpineVilla 2BHK





**ALPINE VILLA-2A**  
FLOOR PLAN  
COVERED AREA = 680 Sq.Ft

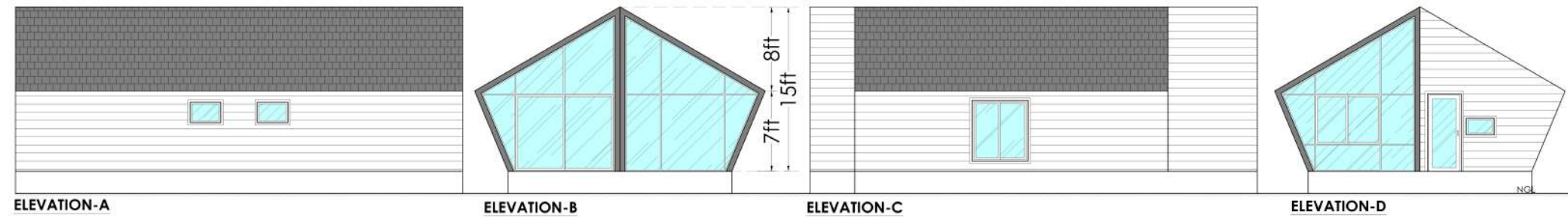
Production time

# 60 days

Price starting from:

## Rs 31,38,000/-

(GST & Transport Extra)



**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLADDING		SHINGLES

ELEVATION-C

**ALPINE VILLA-2B**

FLOOR PLAN

COVERED AREA = 888 Sq.Ft

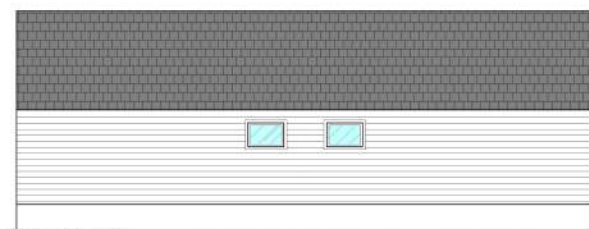
Production time

**60 days**

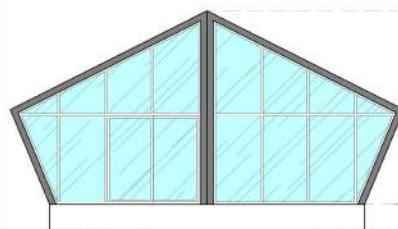
Price starting from:

**Rs 36,28,000/-**

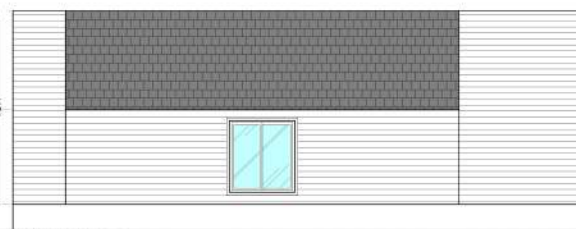
(GST &amp; Transport Extra)



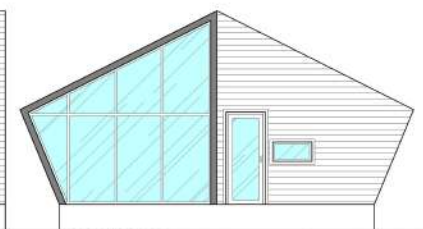
ELEVATION-A



ELEVATION-B



ELEVATION-C



ELEVATION-D

**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



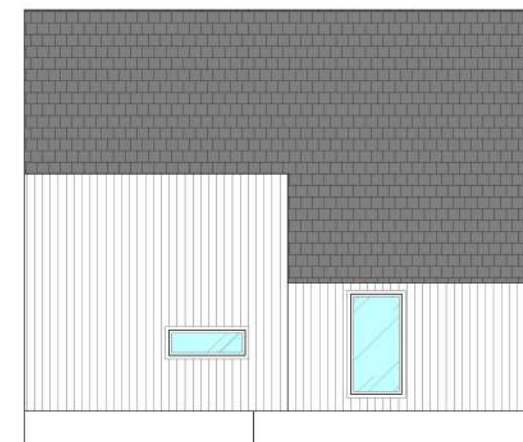
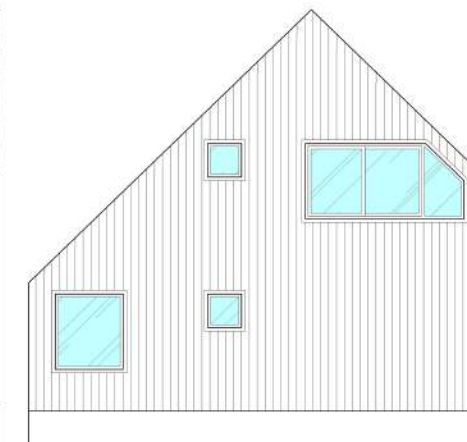
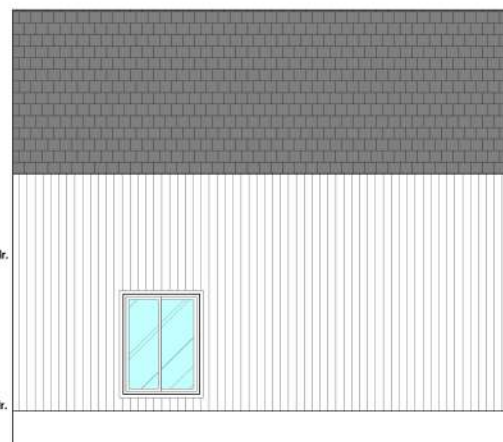
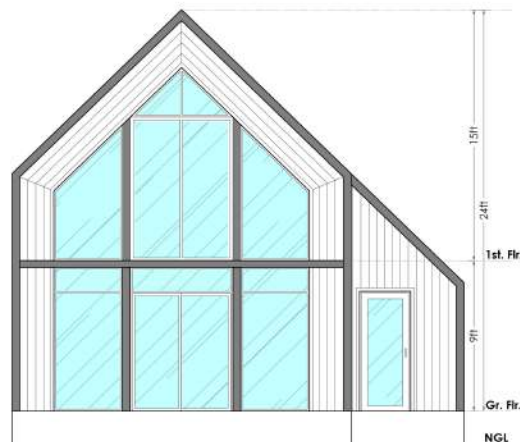
# Loom Crafts



BarnHouse 2BHK



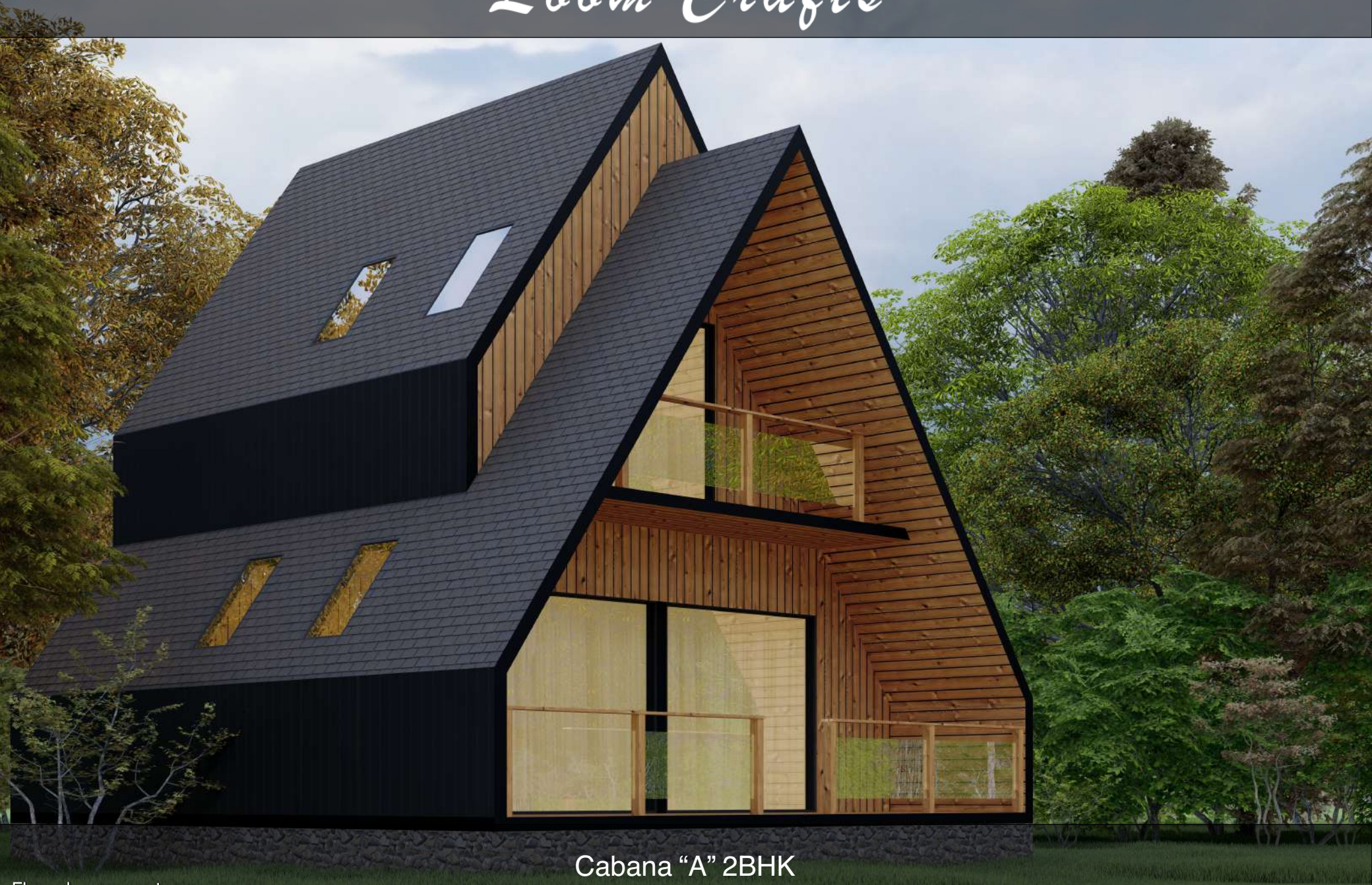
Production time  
**75 days**  
 Price starting from:  
**Rs 37,85,000/-**  
 (GST & Transport Extra)



LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLADDING		SHINGLES

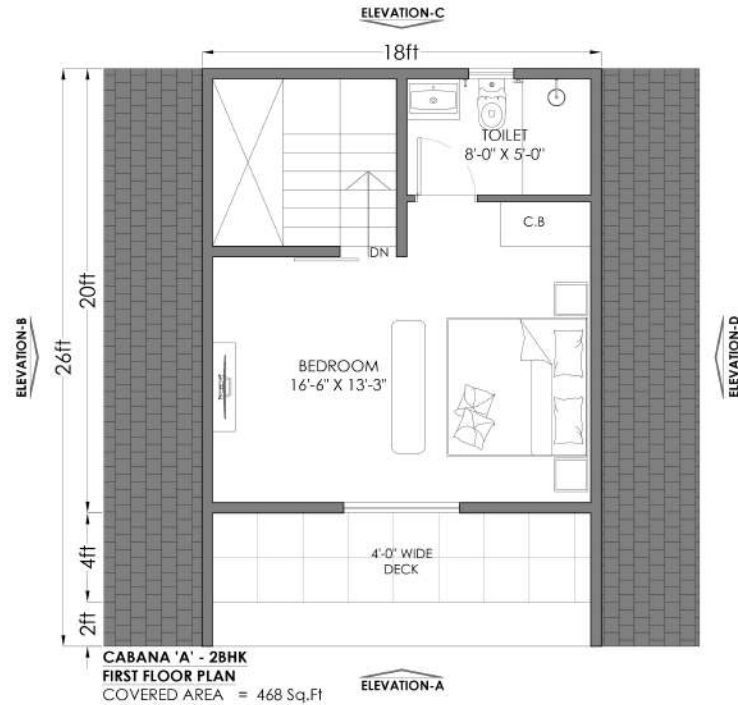
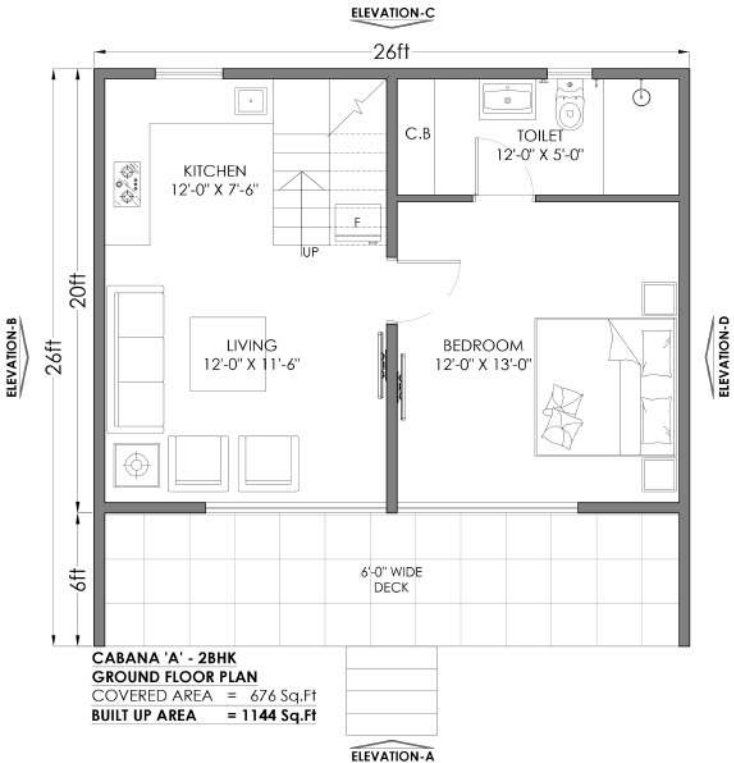


# Loom Crafts

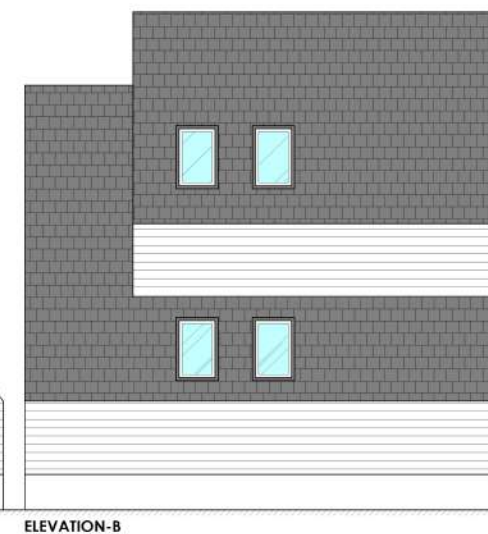
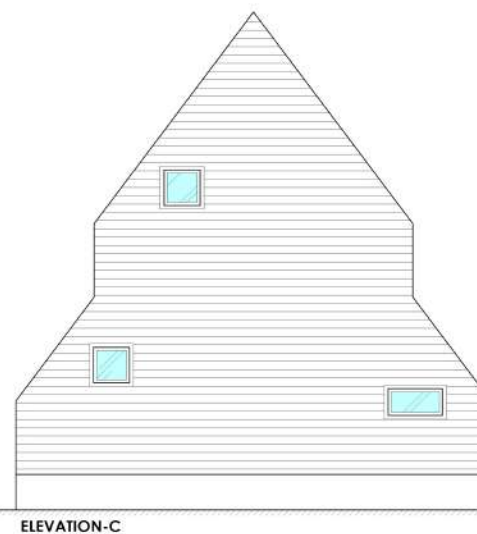
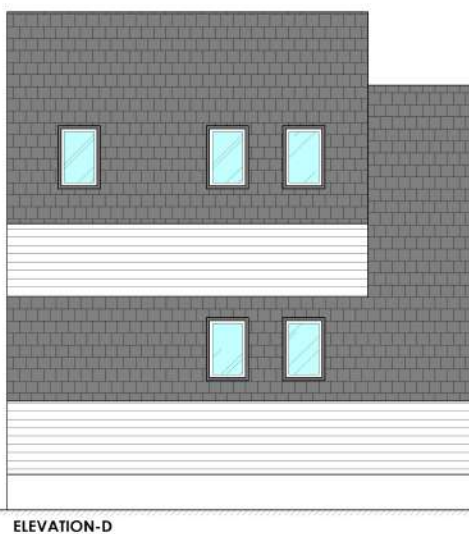
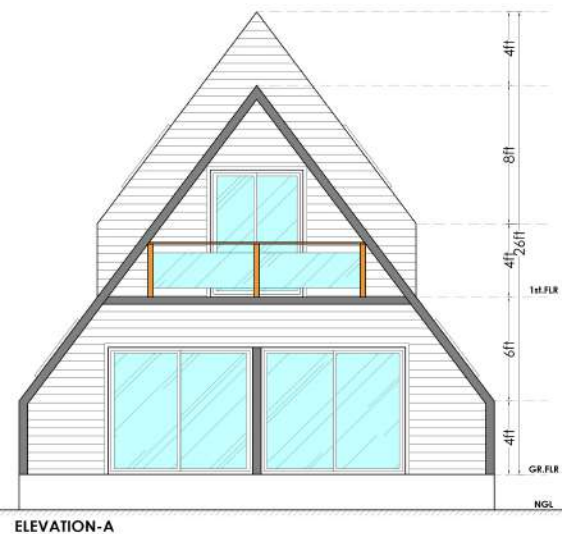


Cabana "A" 2BHK





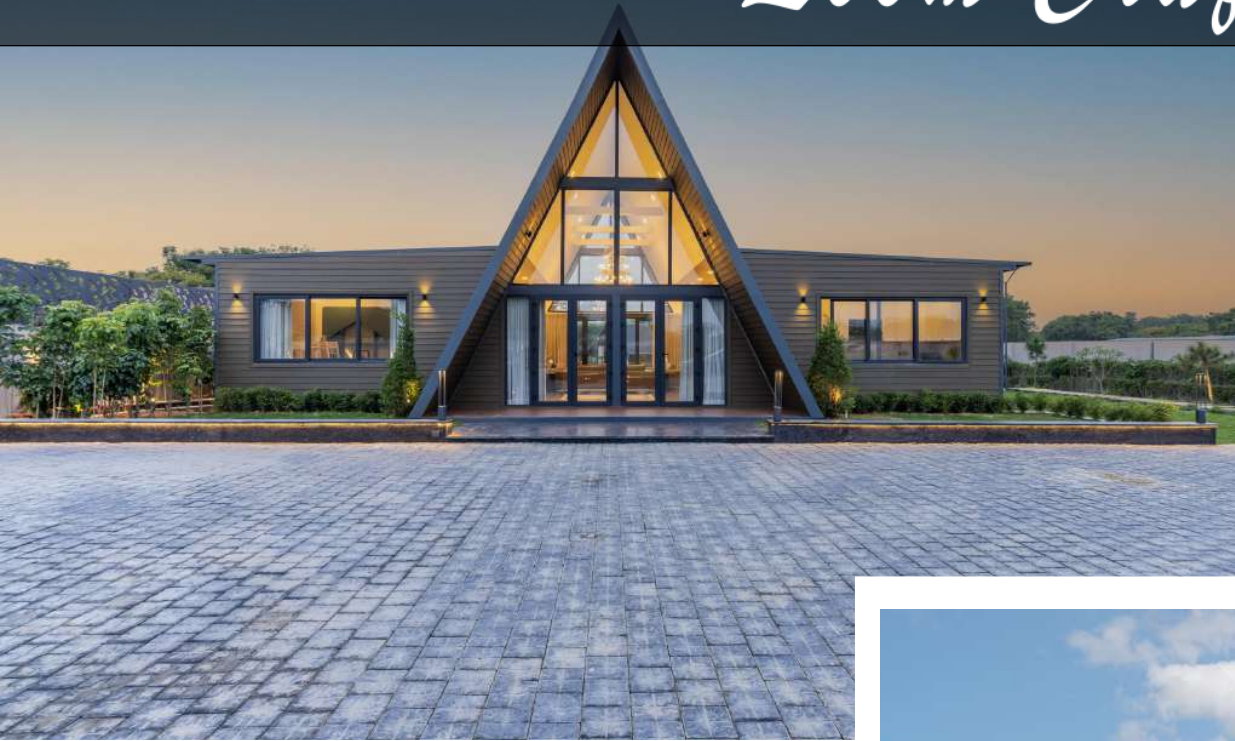
Production time  
**75 days**  
Price starting from:  
**Rs 31,90,000/-**  
(GST & Transport Extra)



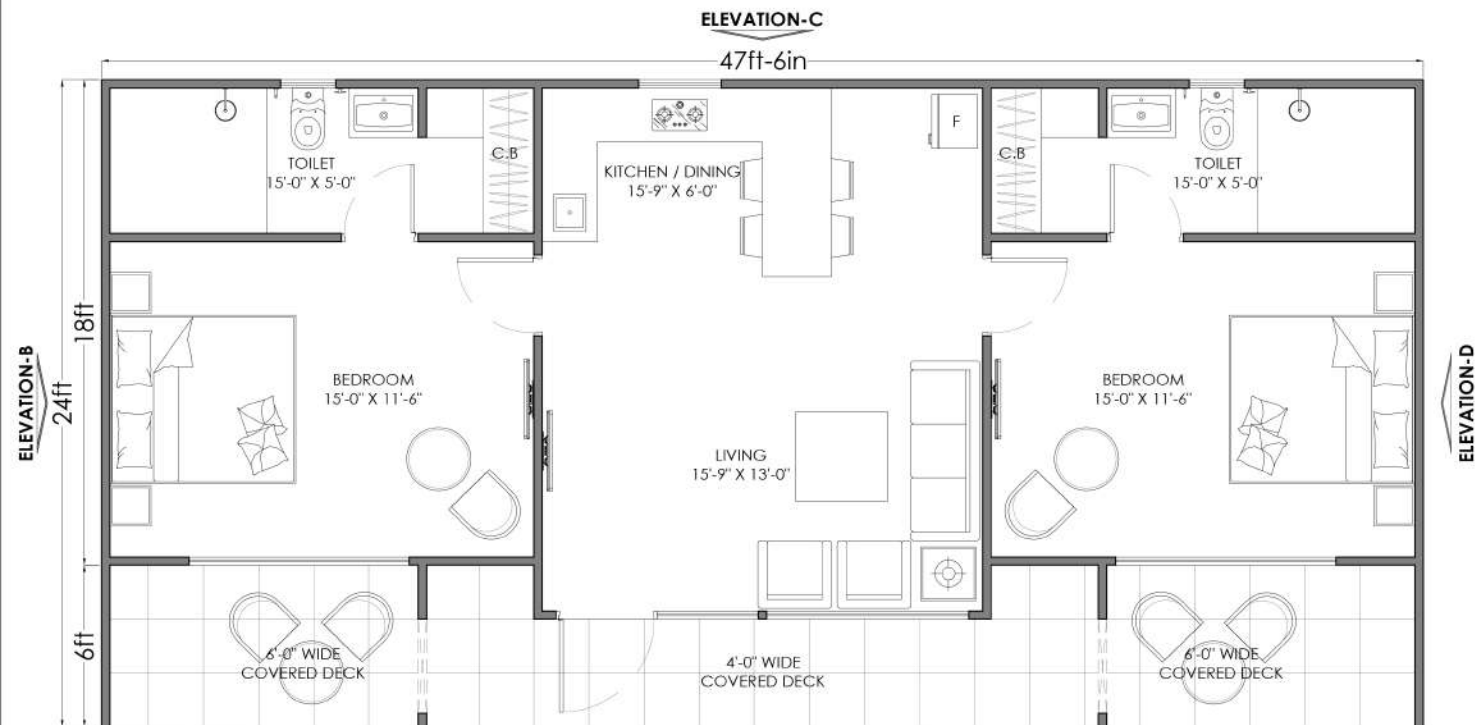
LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



# Loom Crafts

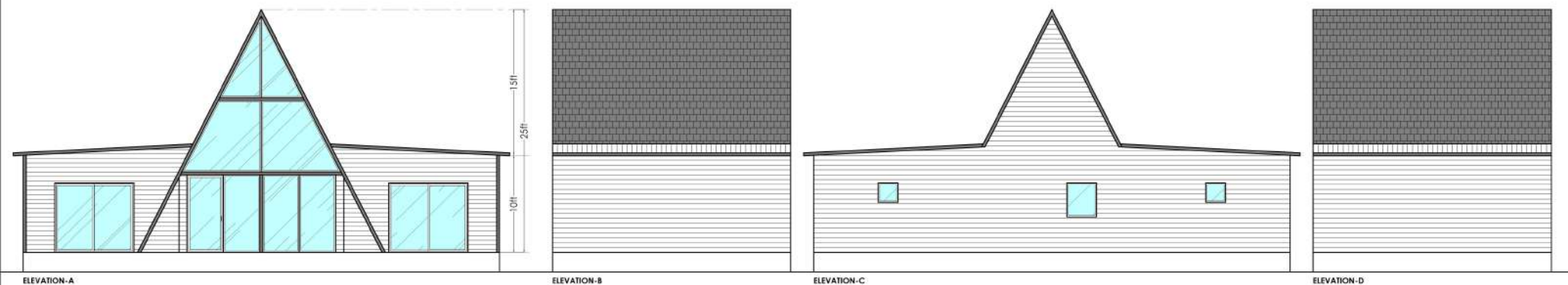


Prism "A" 2BHK



**A FRAME-2BHK**  
GROUND FLOOR PLAN  
COVERED AREA = 1140 Sq.Ft

Production time  
**60 days**  
Price starting from:  
**Rs 40,12,000/-**  
(GST & Transport Extra)





# Loom Crafts



Concept Home 2BHK

ELEVATION-C



## CONCEPT HOME -2A

FLOOR PLAN

COVERED AREA = 760 Sq.Ft

Production time

**60 days**

Price starting from:

**Rs 31,86,000/-**

(GST &amp; Transport Extra)



ELEVATION-A

ELEVATION-B

ELEVATION-C

ELEVATION-D

## LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES





**CONCEPT HOME -2B**  
 FLOOR PLAN  
 COVERED AREA = 1008 Sq.Ft

Production time

# 60 days

Price starting from:

## Rs 37,55,000/-

(GST & Transport Extra)



LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLADDING		SHINGLES



# Loom Crafts



ModAlpine 2BHK



ELEVATION-C



# MODALPINE-2A

FLOOR PLAN

COVERED AREA = 680 Sq.Ft

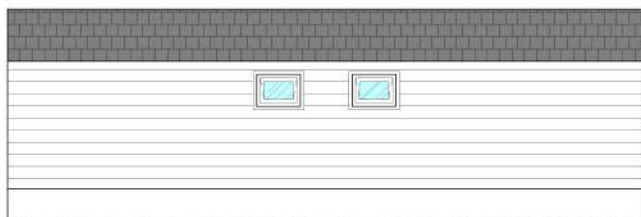
Production time

60 days

Price starting from:

Rs 23,50,000/-

(GST & Transport Extra)



ELEVATION-A



ELEVATION-B



ELEVATION-C



ELEVATION-D

## LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



**MODALPINE-2B**  
 FLOOR PLAN  
 COVERED AREA = 888 Sq.Ft

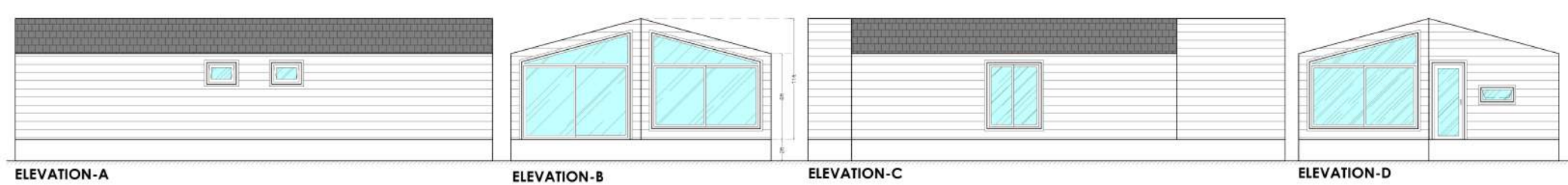
Production time

# 60 days

Price starting from:

## Rs 28,41,000/-

(GST & Transport Extra)



**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



*Loom Crafts*



The PodVilla 2BHK

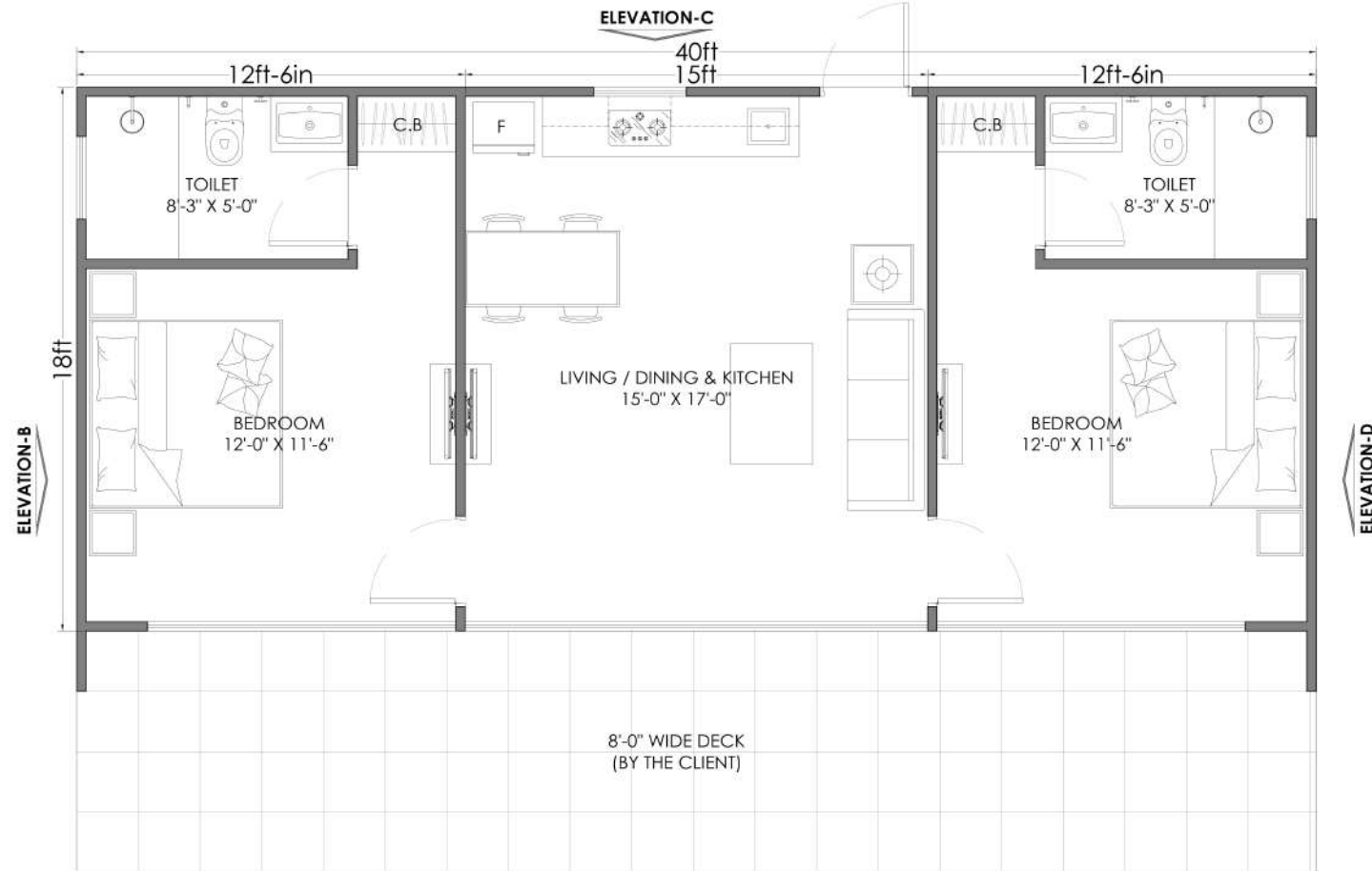


# Loom Crafts



The PodVilla 2BHK





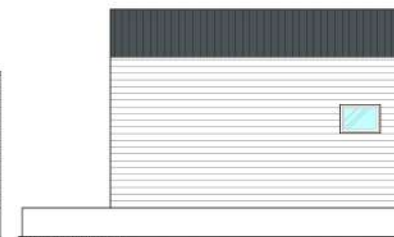
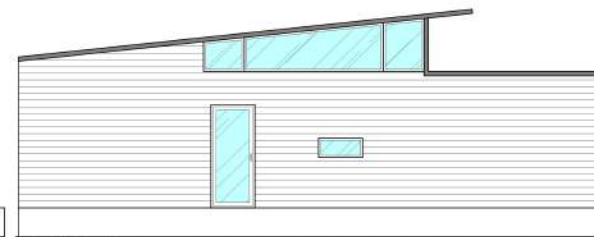
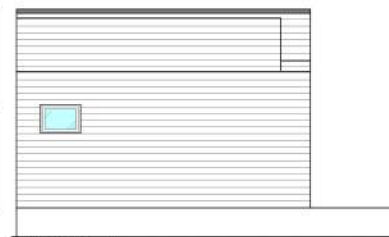
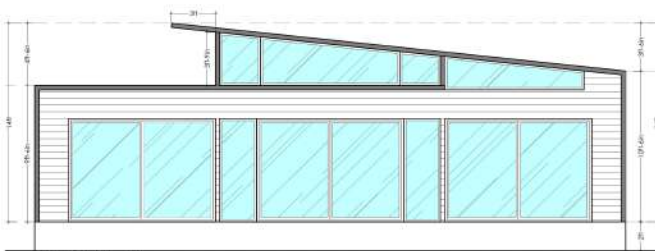
Production time

# 60 days

Price starting from:

## Rs 27,30,000/-

(GST & Transport Extra)



LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	GREY COLOR METAL CLADDING		CEMENTED SIDING

# Loom Crafts

modular prefab homes & cottages

PLEASE SCROLL DOWN TO BROWSE THROUGH OUR 3 & 4 BHK DESIGNS



'A' Frame 2BHK (Pg no 73-74)



"A" Frame 3 & 4 BHK (Pg no 75-78)



Barn House 3BHK (Pg no 79-80)



Cabana 'A' 3BHK (Pg no 81-82)



Concept Homes 3BHK (Pg no 83-86)



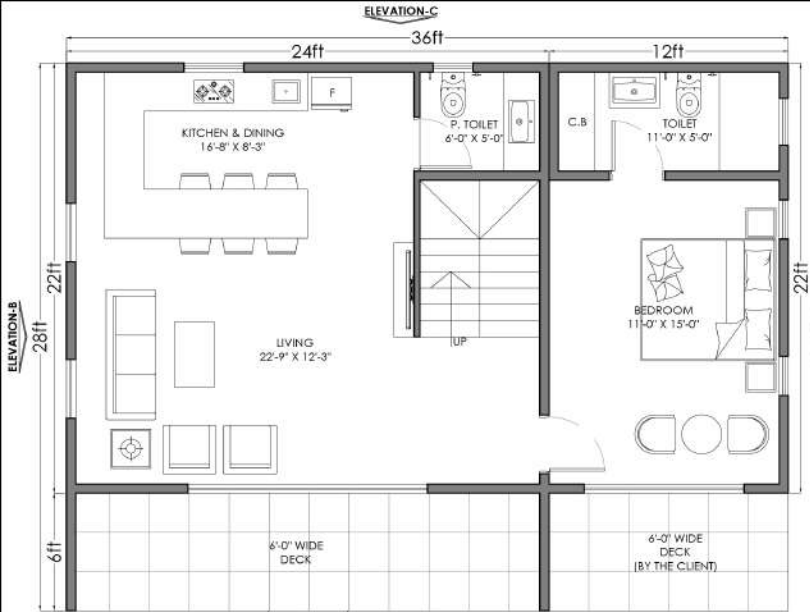
modAlpine 3BHK (Pg no 87-88)



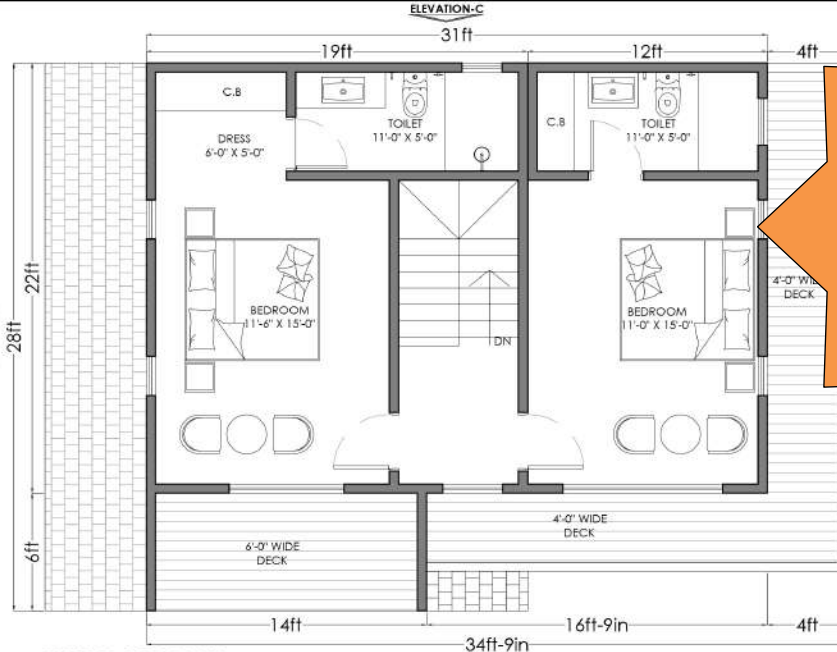
# Loom Crafts



“A” Frame 3 BHK



**GROUND FLOOR PLAN**  
 COVERED AREA = 792 Sq.Ft  
 COVERED DECK AREA = 144 Sq.Ft  
 TOTAL BUILT UP AREA = 1873 Sq.Ft



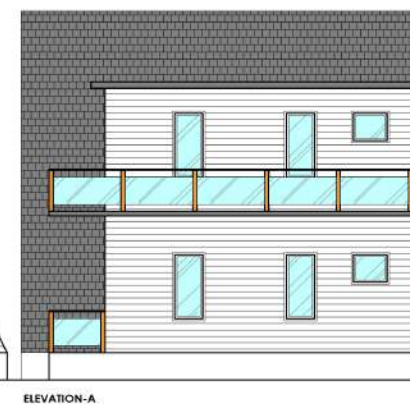
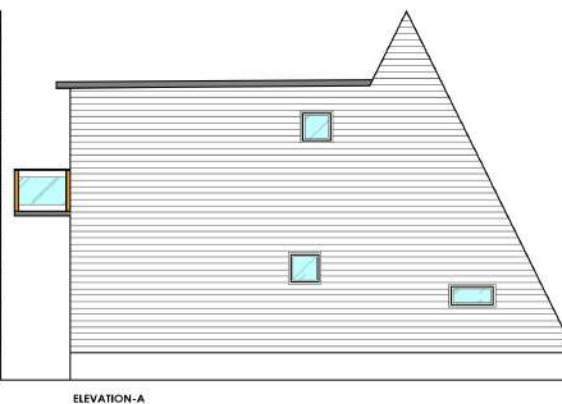
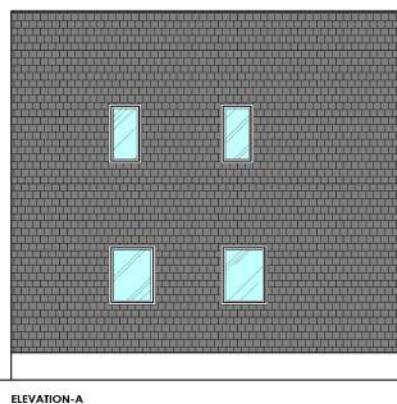
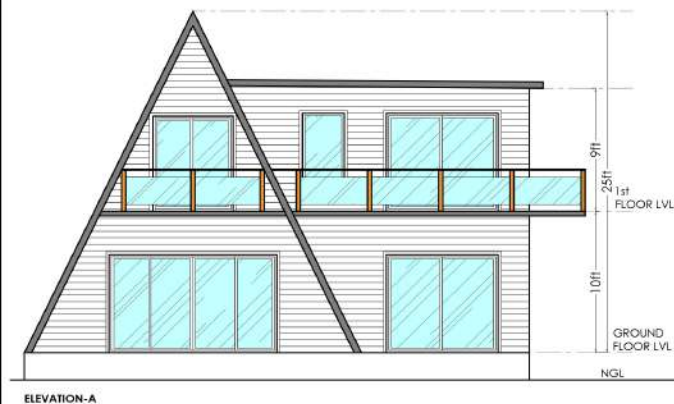
**FIRST FLOOR PLAN**  
 COVERED AREA = 682 Sq.Ft  
 COVERED DECK AREA = 84 Sq.Ft  
 OPEN DECK AREA = 171 Sq.Ft

Production time

**75 days**

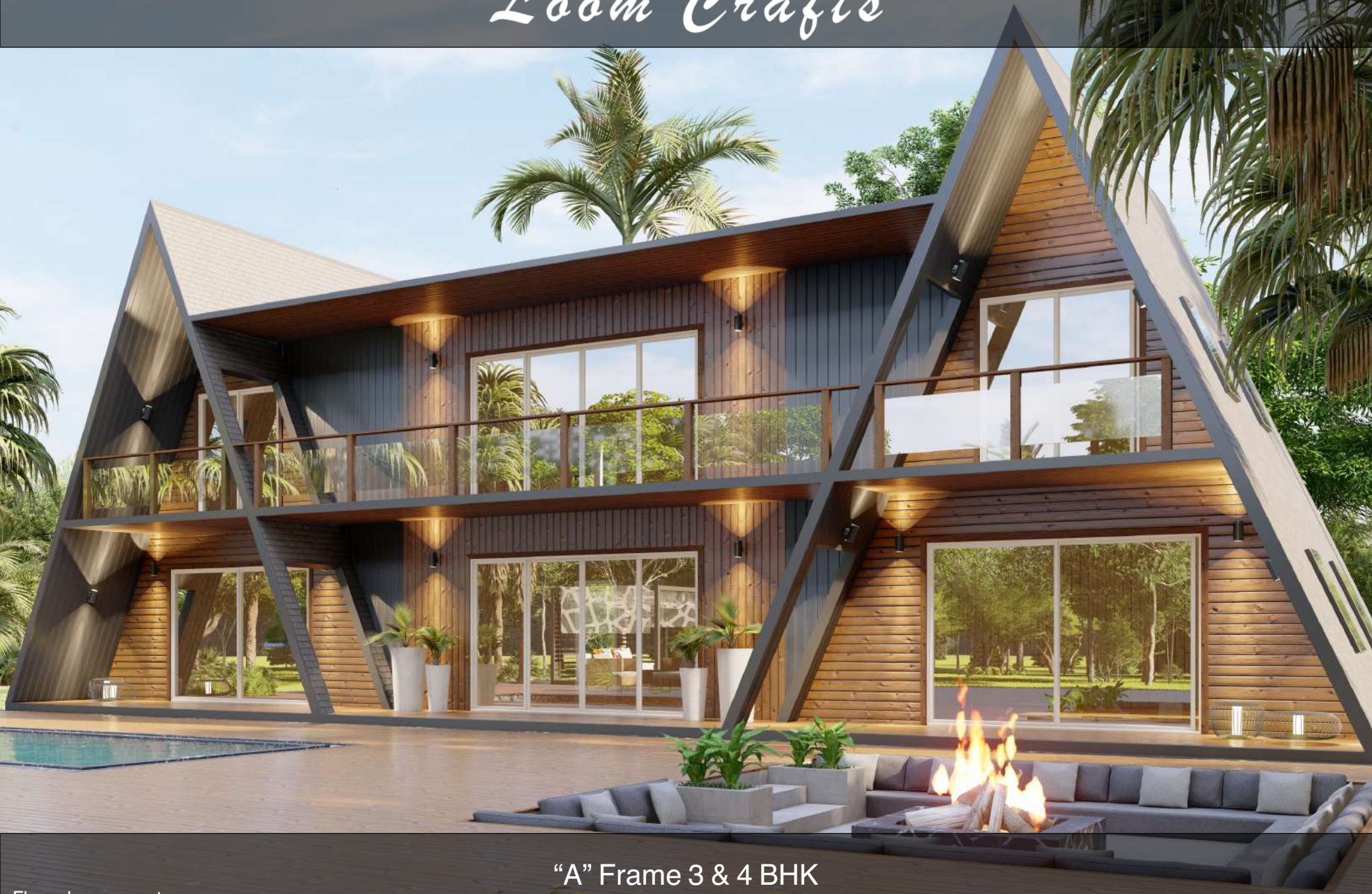
Price starting from:

**Rs 53,20,000/-**  
 (GST & Transport Extra)



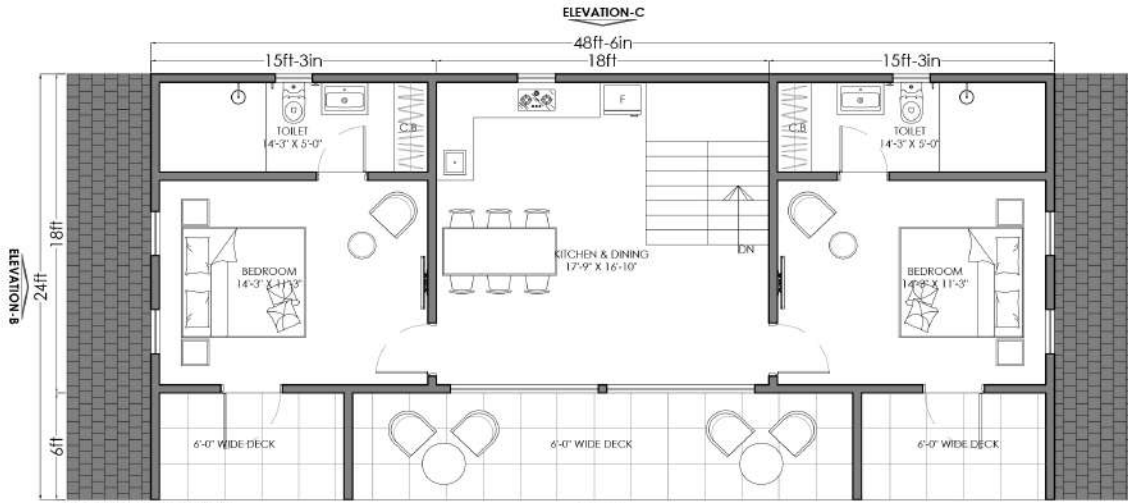


# Loom Crafts



“A” Frame 3 & 4 BHK

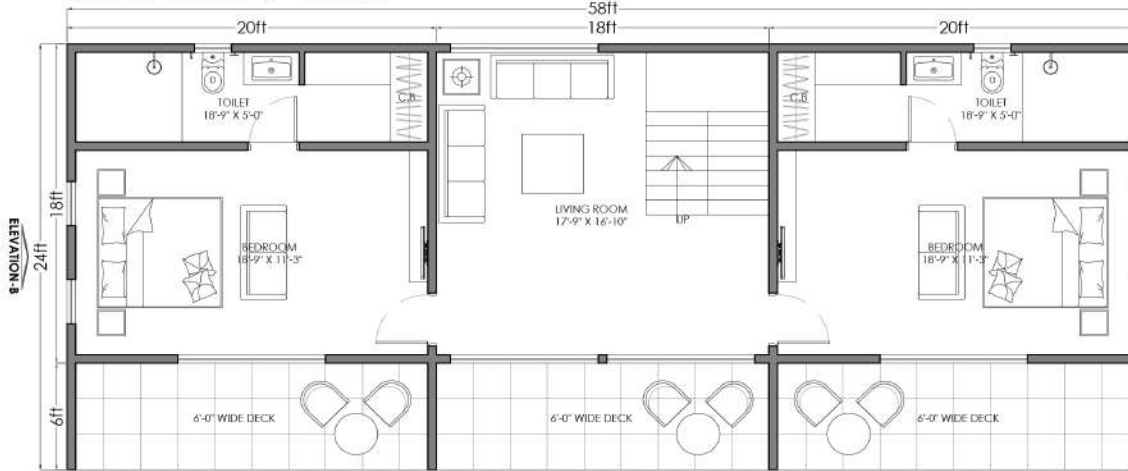




#### FIRST FLOOR PLAN

COVERED AREA = 873 Sq.Ft

COVERED DECK AREA = 291 Sq.Ft

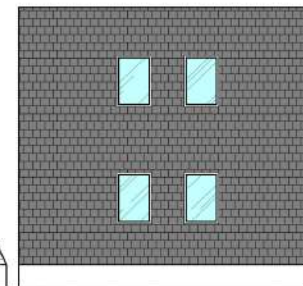
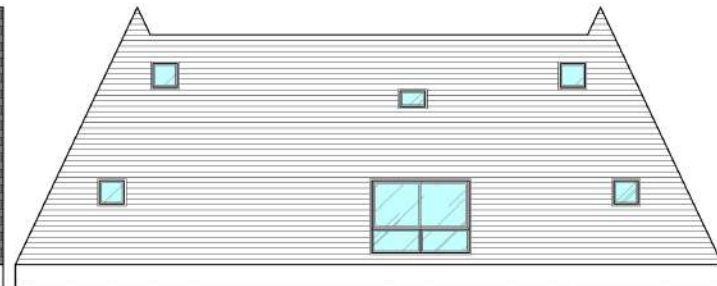
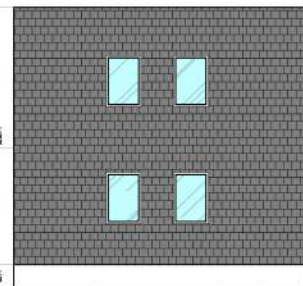
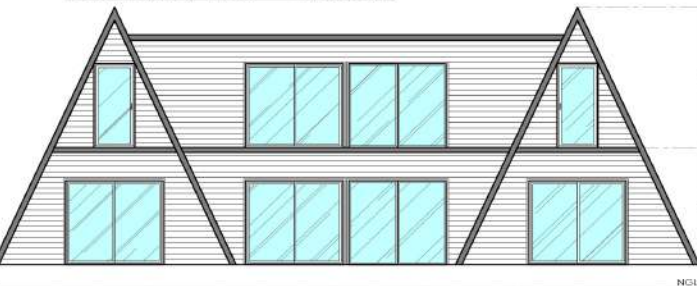


#### GROUND FLOOR PLAN

COVERED AREA = 1044 Sq.Ft

COVERED DECK AREA = 108 Sq.Ft

TOTAL BUILT UP AREA = 2316 Sq.Ft



Production time

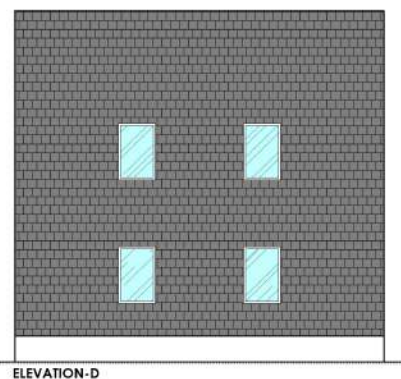
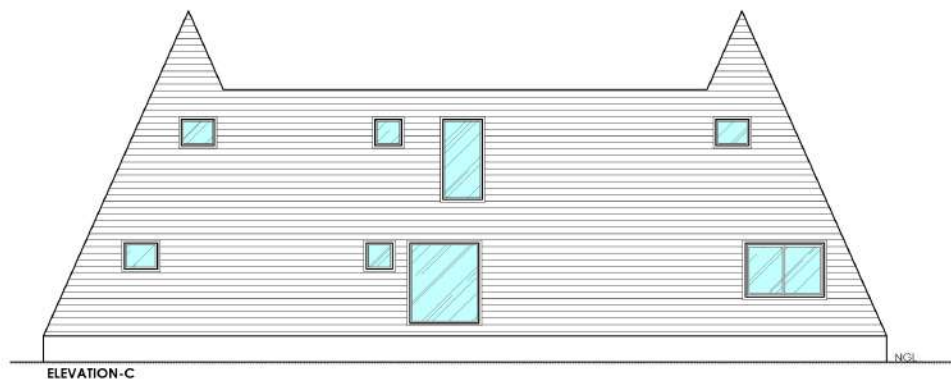
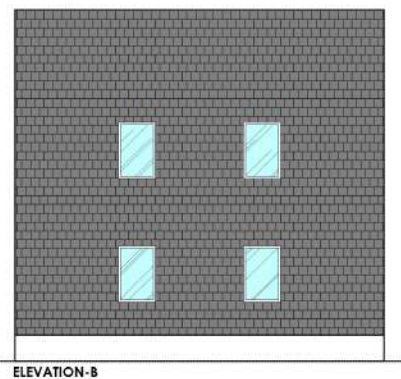
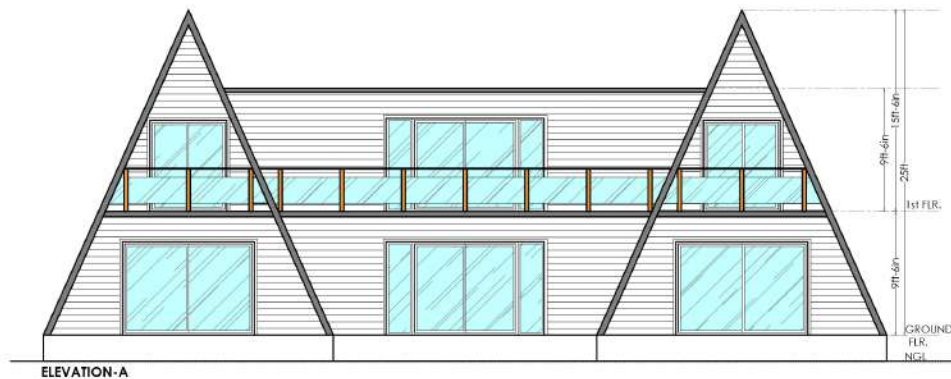
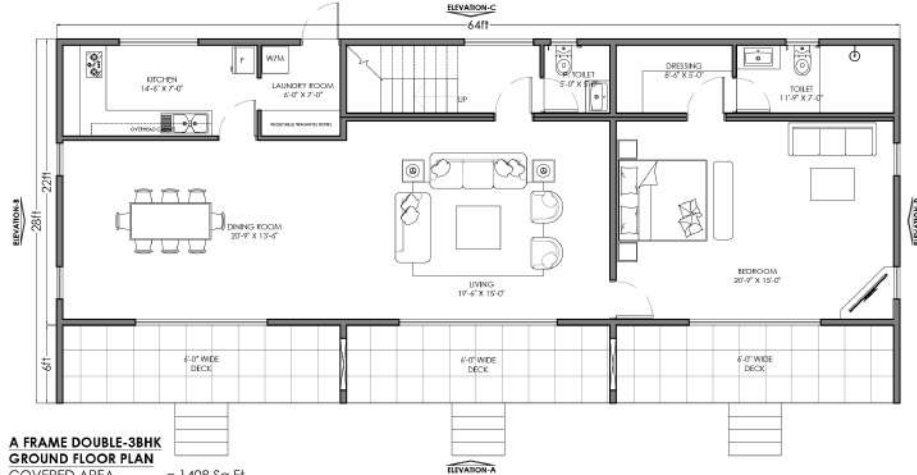
**90 days**

Price starting from:

**Rs 65,40,000/-**

(GST & Transport Extra)





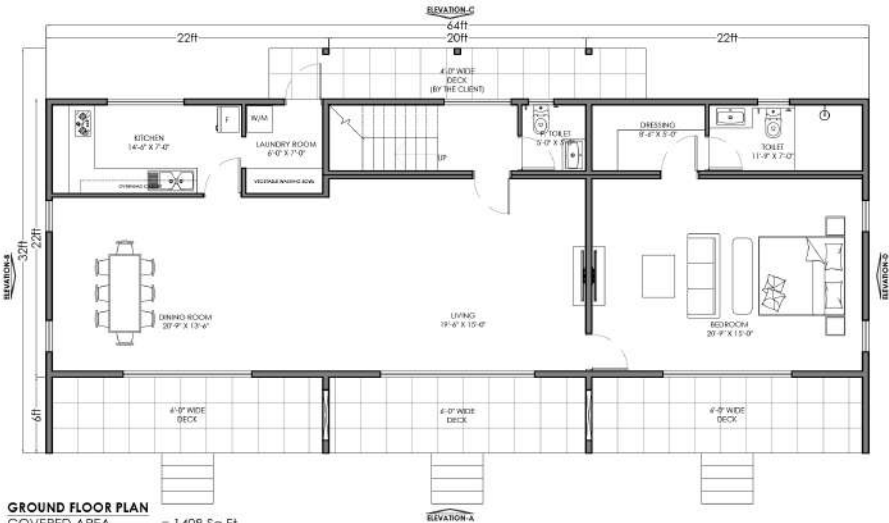
LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEMENTED FIBRE SIDING		SHINGLES

Production time

**90 days**

Price starting from:

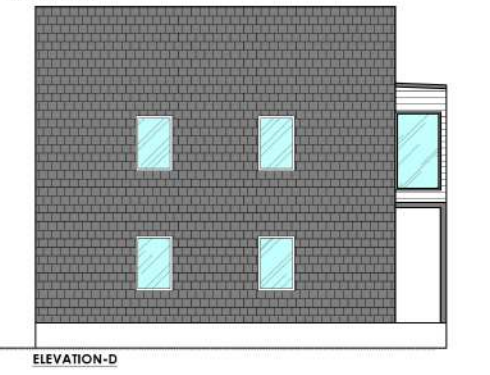
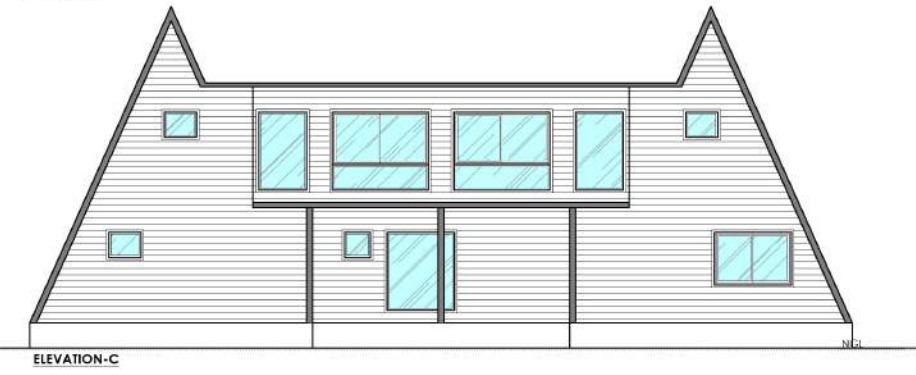
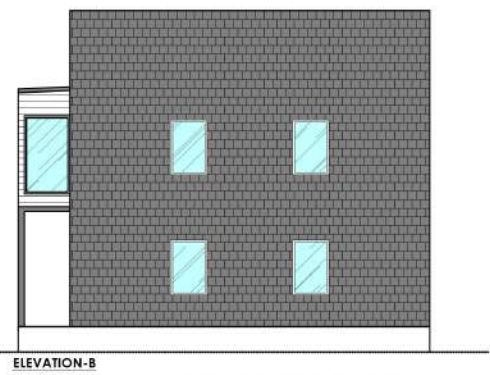
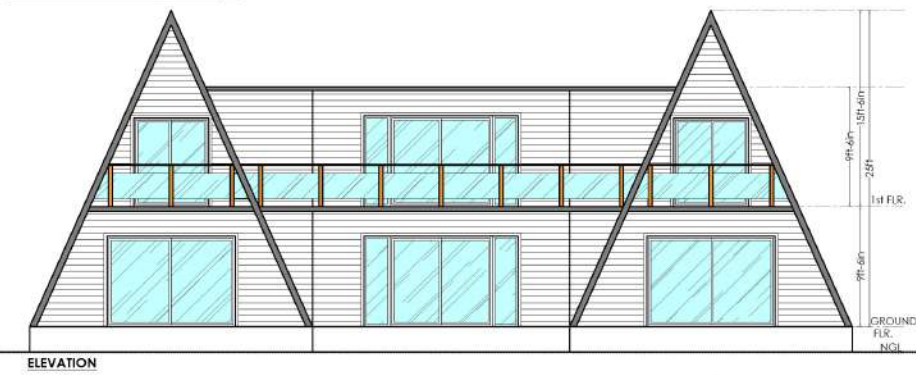
**Rs 92,95,000/-**  
(GST & Transport Extra)



**GROUND FLOOR PLAN**  
 COVERED AREA = 1408 Sq.Ft  
 COVERED DECK AREA = 384 Sq.Ft  
 TOTAL BUILT UP AREA = 3476 Sq.Ft



**FIRST FLOOR PLAN**  
 COVERED AREA = 1348 Sq.Ft  
 COVERED DECK AREA = 336 Sq.Ft

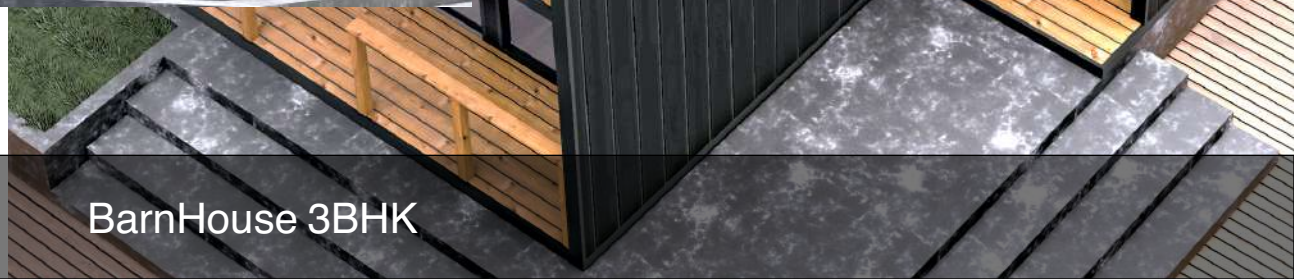


LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEMENTED FIBRE SIDING		SHINGLES

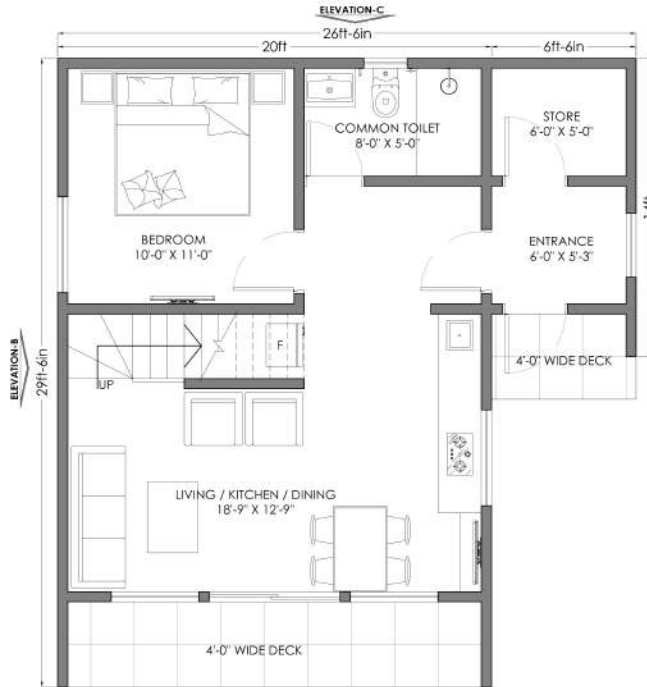
Production time  
**90 days**  
 Price starting from:  
**Rs 98,20,000/-**  
 (GST & Transport Extra)



# Loom Crafts



BarnHouse 3BHK

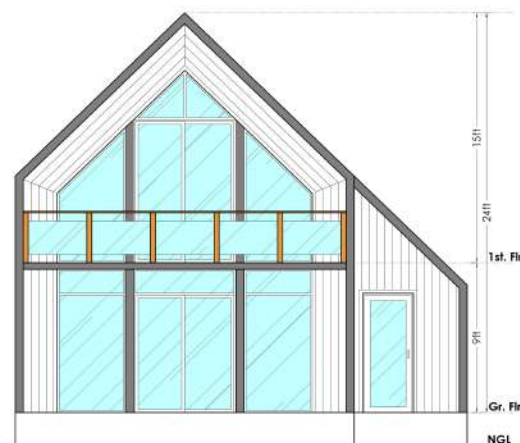


**BARN HOUSE - 3A**  
GROUND FLOOR PLAN  
COVERED AREA = 681 Sq.Ft  
TOTAL BUILT UP AREA = 1271 Sq.Ft

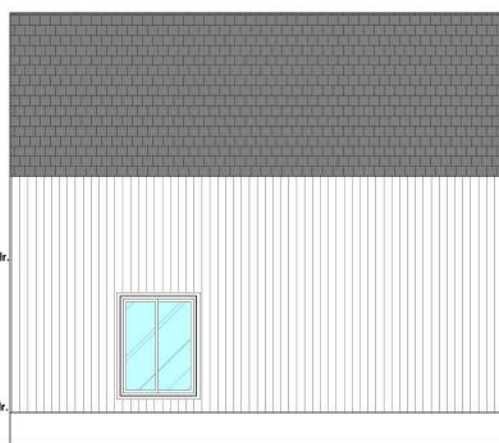


**BARN HOUSE**  
FIRST FLOOR PLAN  
COVERED AREA = 590 Sq.Ft

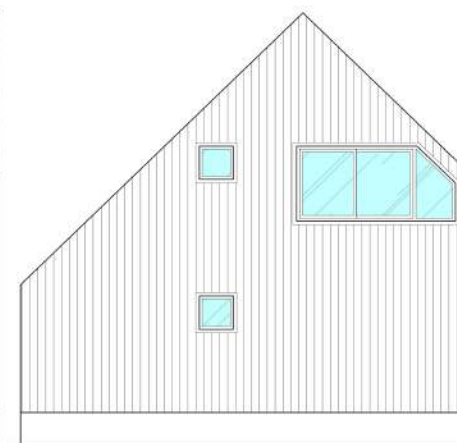
Production time  
**75 days**  
Price starting from:  
**Rs 41,60,000/-**  
(GST & Transport Extra)



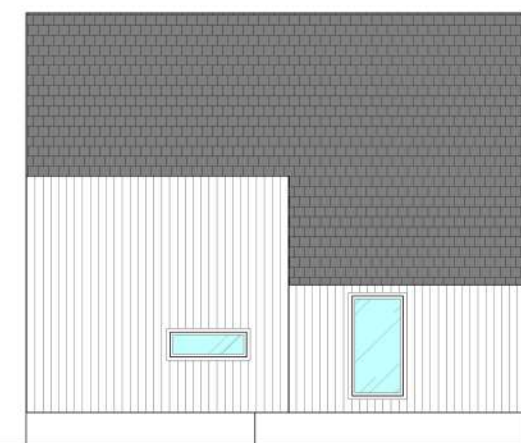
ELEVATION-A



ELEVATION-B



ELEVATION-C



ELEVATION-D

**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLADDING		SHINGLES



# Loom Crafts



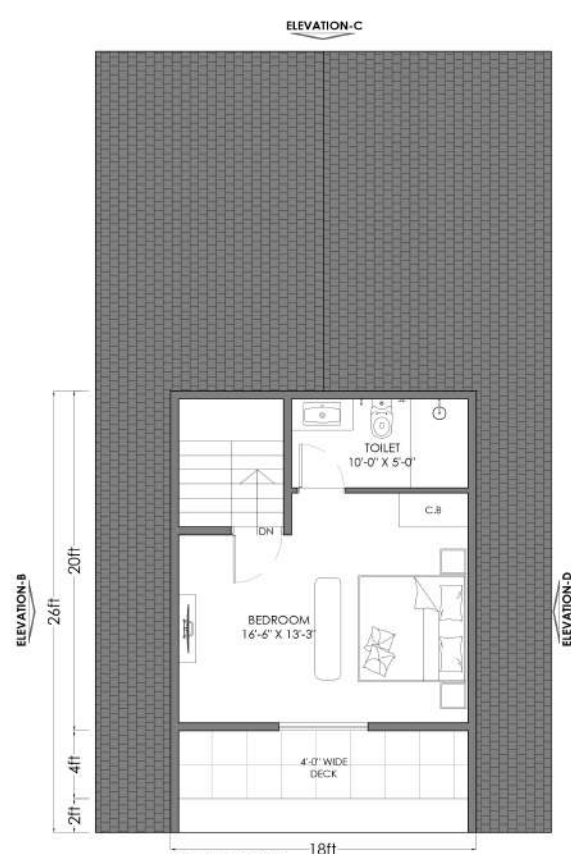
Cabana "A" 3BHK





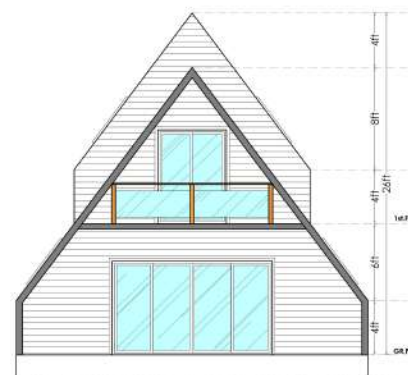
**CABANA 'A' - 3BHK**  
**GROUND FLOOR PLAN**  
 COVERED AREA = 1196 Sq.Ft  
 BUILT UP AREA = 1664 Sq.Ft

**ELEVATION-A**

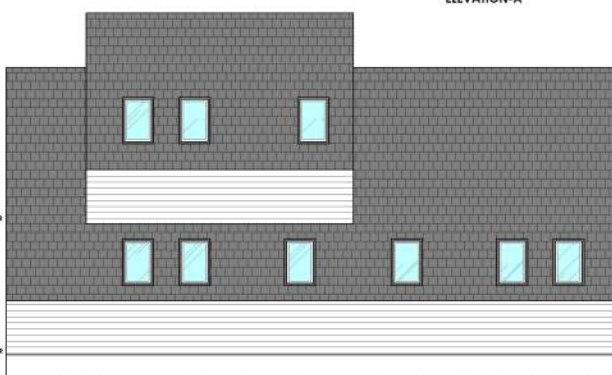


**CABANA 'A' - 3BHK**  
**FIRST FLOOR PLAN**  
 COVERED AREA = 468 Sq.Ft

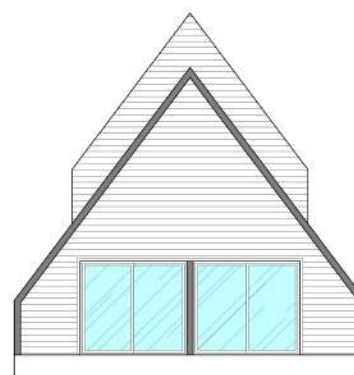
**ELEVATION-A**



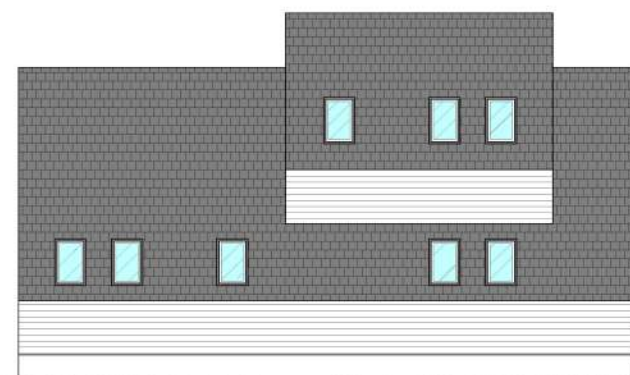
**ELEVATION-A**



**ELEVATION-B**



**ELEVATION-C**



**ELEVATION-D**

**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES

Production time

**75 days**

Price starting from:

**Rs 56,75,000/-**  
 (GST & Transport Extra)



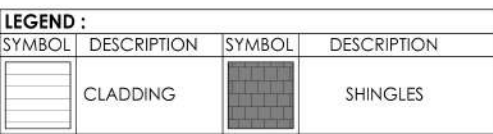
# Loom Crafts



Concept Home 3BHK



**Rs 53,40,000/-**  
(GST & Transport Extra)







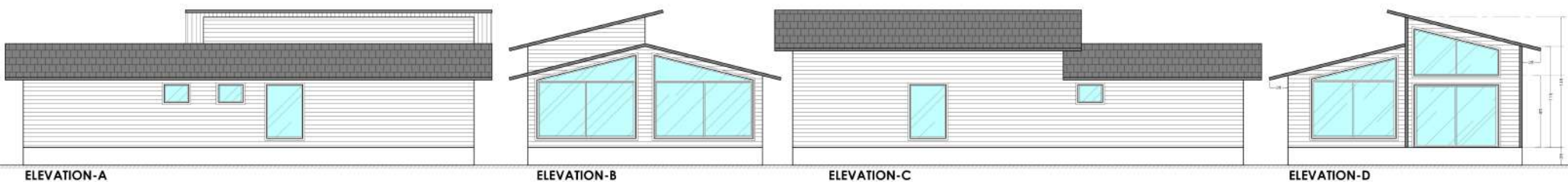


Production time  
**75 days**  
 Price starting from:  
**Rs 49,85,000/-**  
 (GST & Transport Extra)

## CONCEPT HOME -3A3

FLOOR PLAN

COVERED AREA = 1300 Sq.Ft



### LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



# Loom Crafts

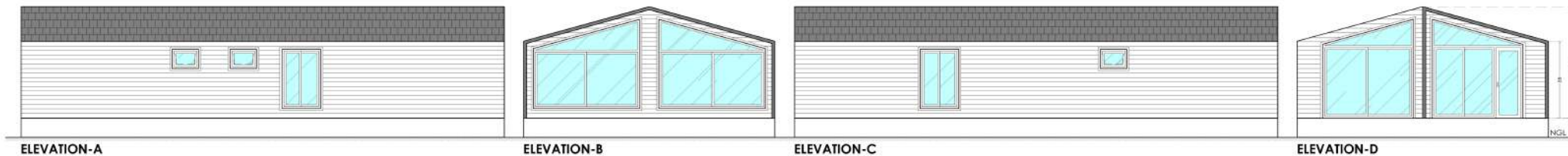


ModAlpine 3BHK





Production time  
**75 days**  
 Price starting from:  
**Rs 41,65,000/-**  
 (GST & Transport Extra)



LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



# Loom Crafts

modular prefab homes & cottages

PLEASE SCROLL DOWN TO BROWSE THROUGH OUR STUDIO COTTAGE DESIGNS



modRoom XL Loft (Pg no 90-92)



modRoom XL Double (Pg no 93-94)



Smart House A1 (Pg no 95-96)



Smart House Double A4 (Pg no 97-98)

# Loom Crafts



ModRoomXL Loft Studio



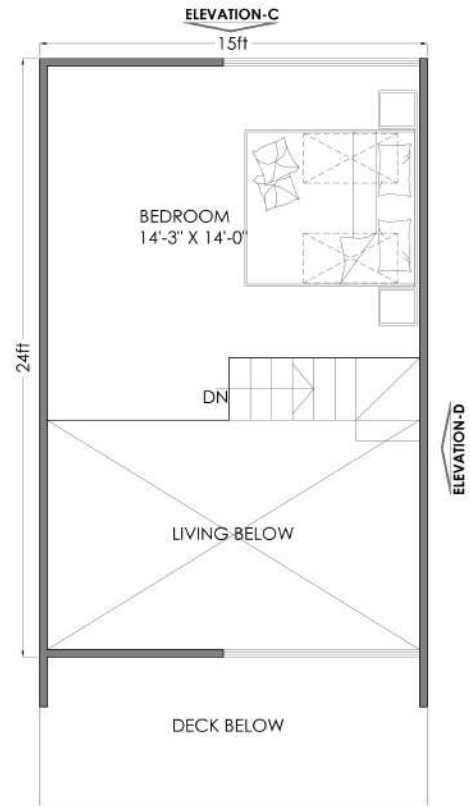
# Loom Crafts



ModRoomXL Loft Studio



**MODROOM-XL LOFT**  
GROUND FLOOR PLAN  
COVERED AREA = 360 Sq.Ft  
TOTAL AREA = 620 Sq.Ft



**MODROOM-XL LOFT**  
MEZZANINE FLOOR PLAN  
COVERED AREA = 260 Sq.Ft  
DOUBLE HEIGHT AREA = 130 Sq.Ft

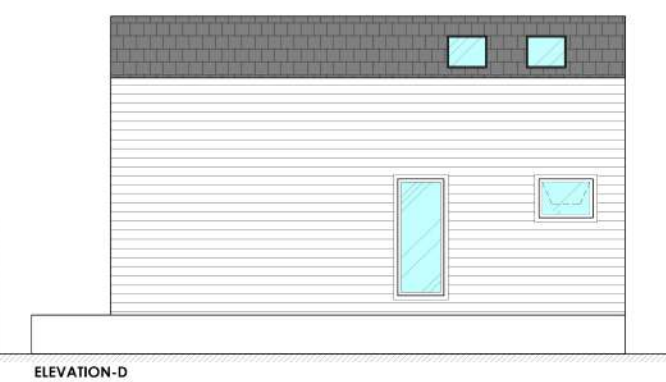
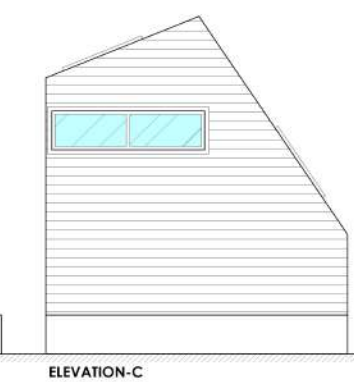
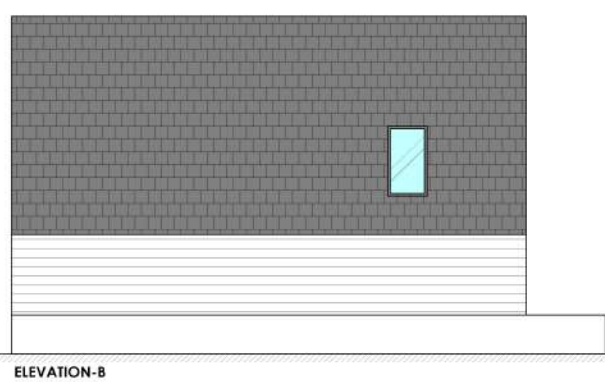
Production time

# 45 days

Price starting from:

## Rs 16,55,000/-

(GST & Transport Extra)



**LEGEND :**

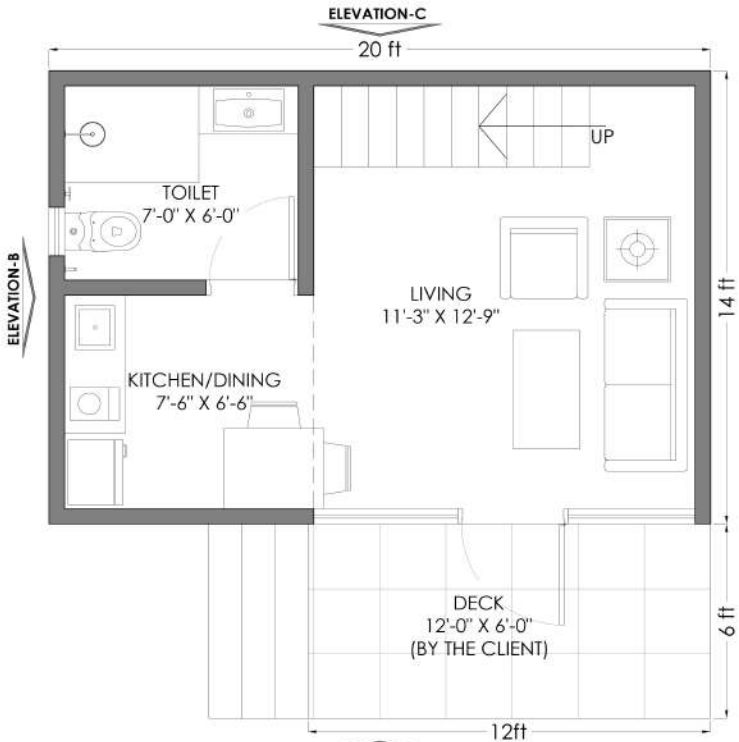
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



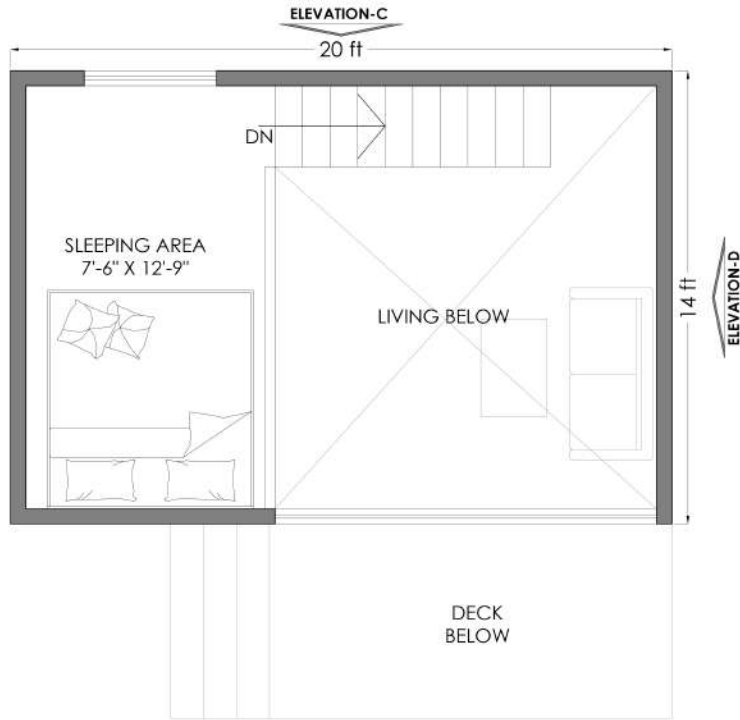
# Loom Crafts



ModRoomXL Double Studio

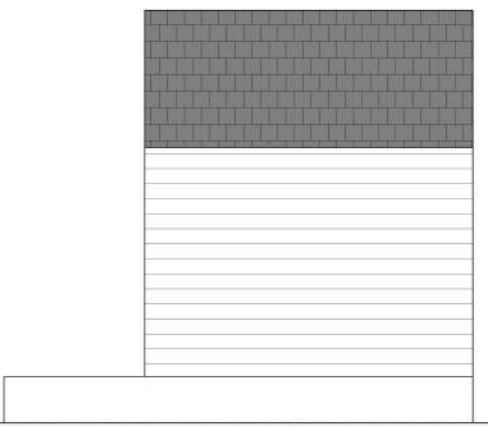
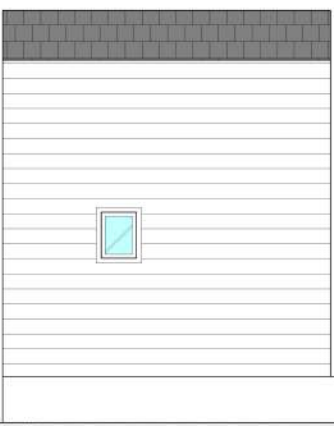
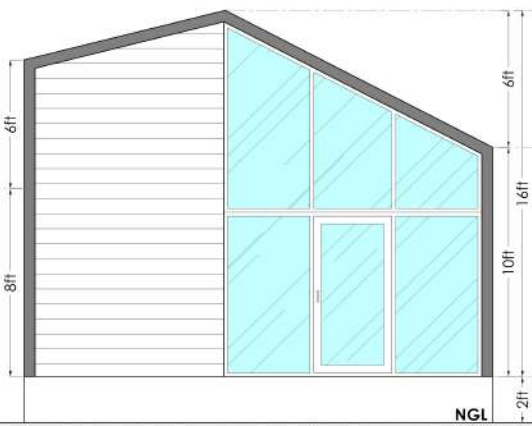


**GROUND FLOOR**  
 COVERED AREA = 280 Sq.Ft  
 TOTAL BUILT UP AREA = 415 Sq.Ft



**MEZZANINE FLOOR**  
 COVERED AREA = 135 Sq.Ft  
 DOUBLE HEIGHT AREA = 145 Sq.Ft

Production time  
**45 days**  
 Price starting from:  
**Rs 13,70,000/-**  
 (GST & Transport Extra)



**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



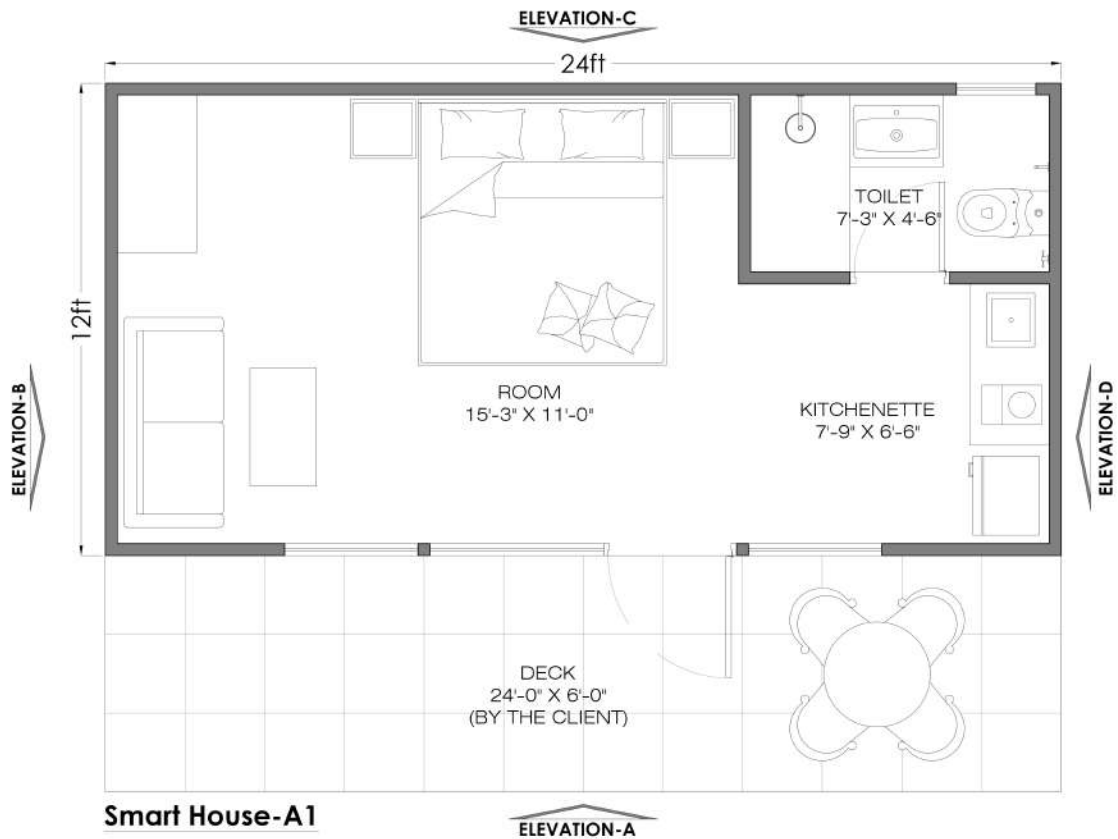
# Loom Crafts



SmartHouse A1 Studio

Floor plans on next page

Image only for presentation purpose



Production time



# 45 days

Price starting from:

## Rs 10,65,000/-

(GST & Transport Extra)



LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



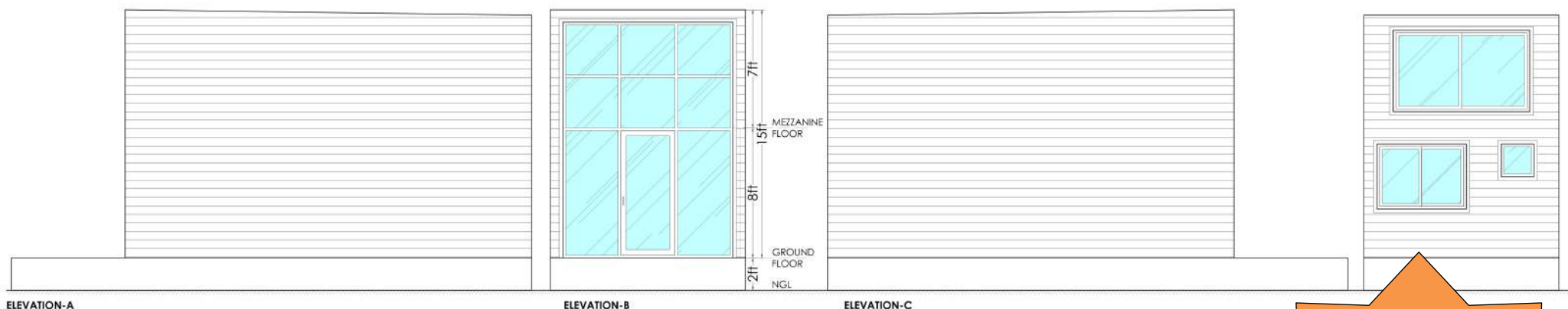
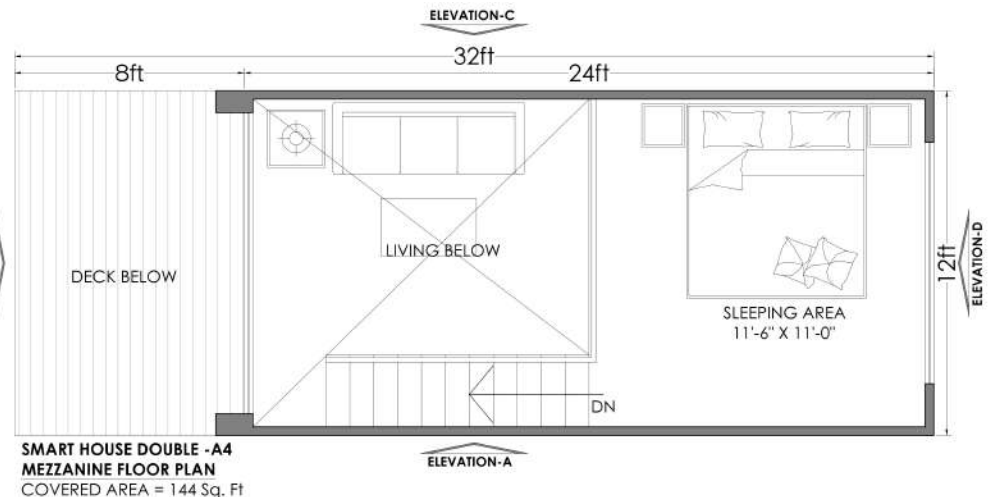
# Loom Crafts



SmartHouse A4 Studio







**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES

Production time

**45 days**

Price starting from:

**Rs 16,70,000/-**

(GST & Transport Extra)



# Loom Crafts

modular prefab homes & cottages

PLEASE SCROLL DOWN TO BROWSE THROUGH OUR SINGLE ROOM / GLAMPING POD DESIGNS



modRoom XL (Pg no 100-103)



modRoom 'A' Frame (Pg no 104-107)



Alpine Pod (Pg no 108-111)



Bali (Pg no 112-115)



Glamping Pod A (Pg no 116-119)



Glamping Pod B (Pg no 120-121)



Glamping Pod C (Pg no 122-125)



Glamping Pod D (Pg no 126-129)



Glamping Pod E (Pg no 130-133)



Tree House (Pg no 134-135)



Twin Room (Pg no 136-137)

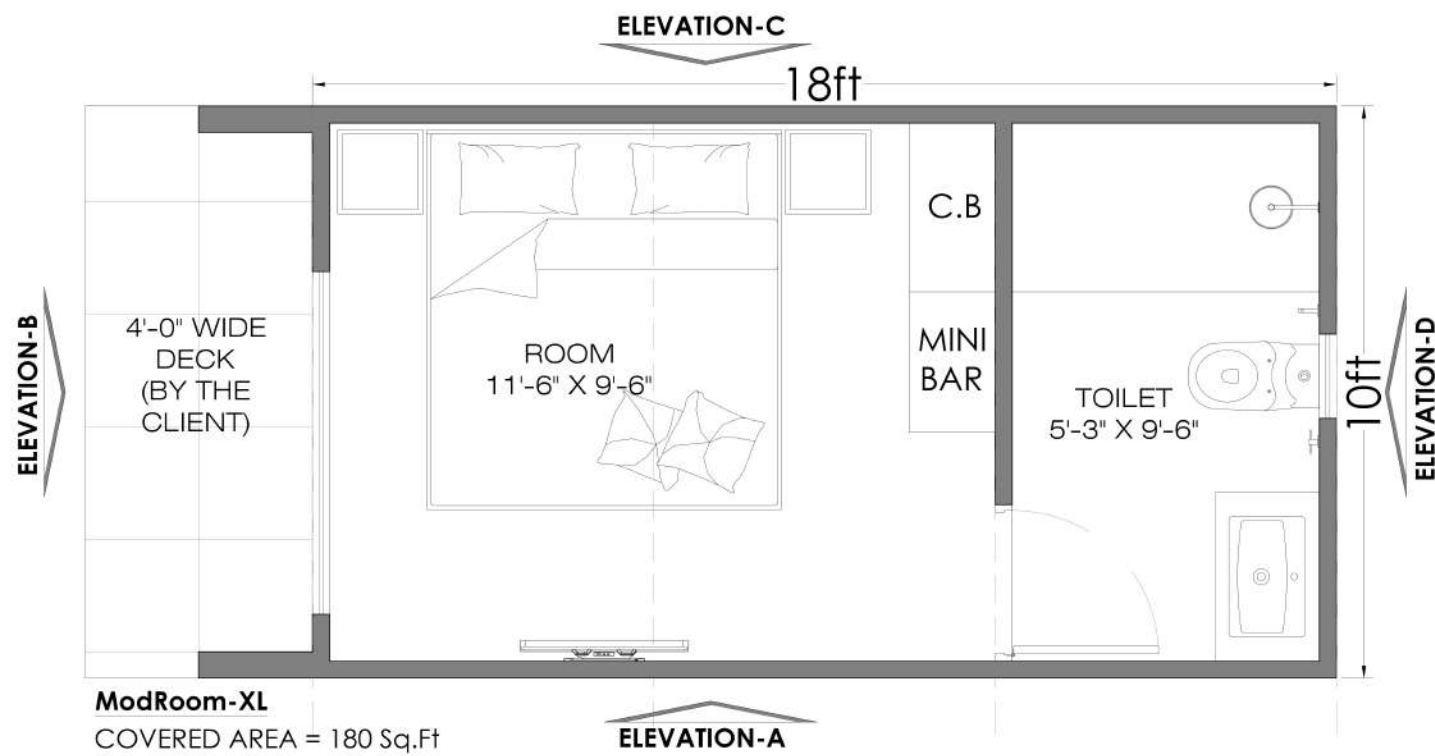


# Loom Crafts



ModRoomXL (Single Room Cottages)





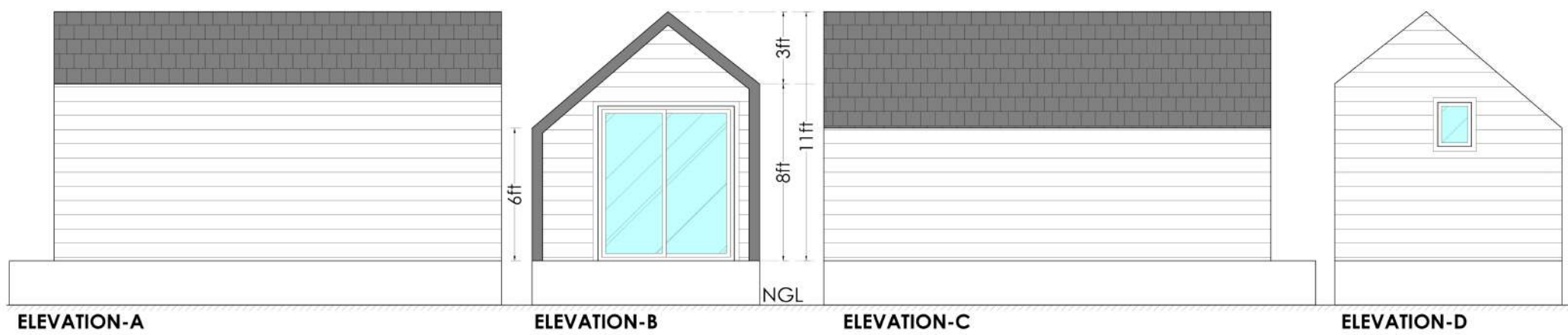
Production time



# 45 days

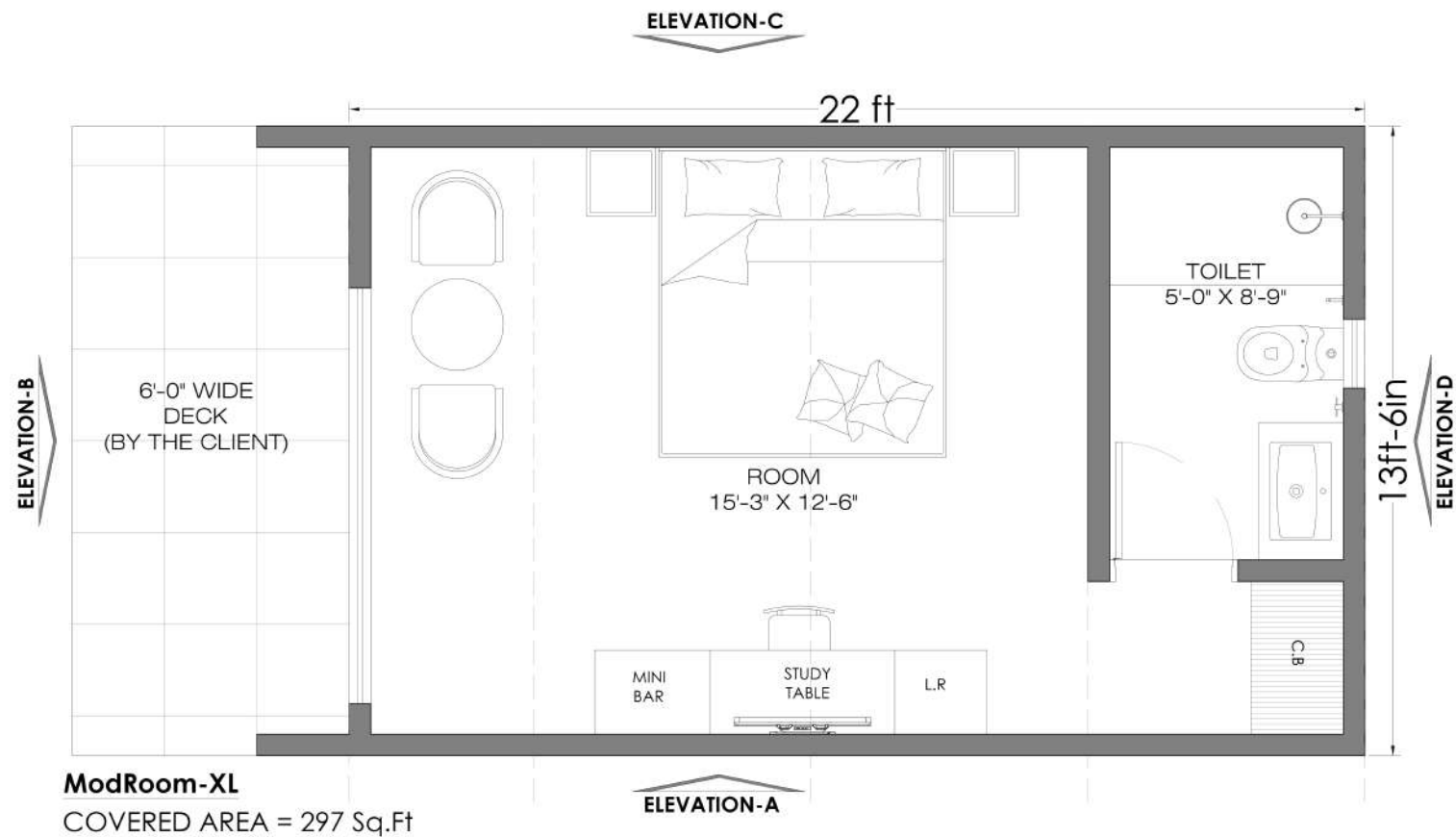
Price starting from:

## Rs 7,96,000/-

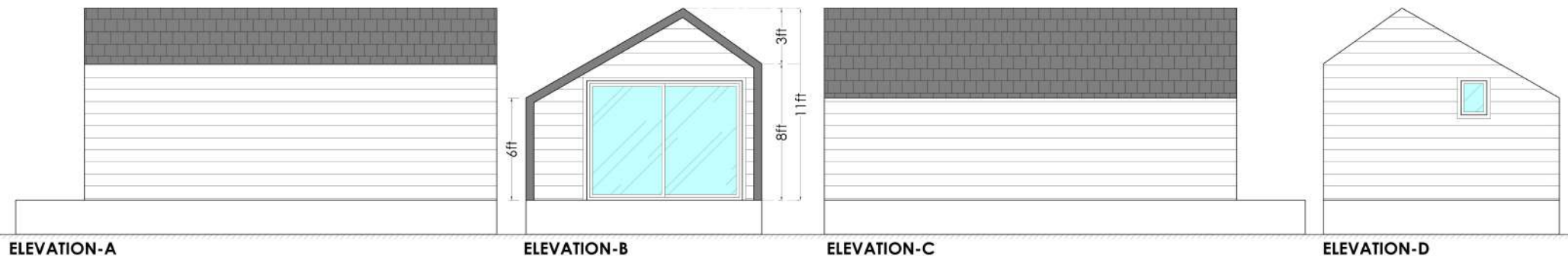
(GST & Transport Extra)



LEGEND :			
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	SIDING		SHINGLES

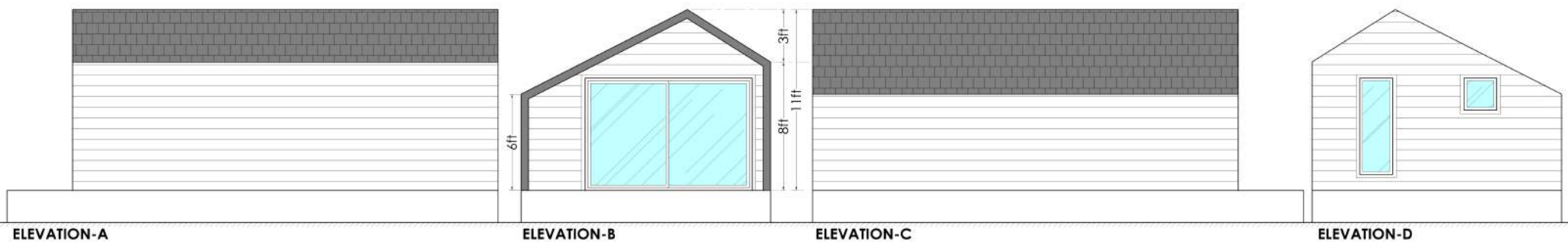
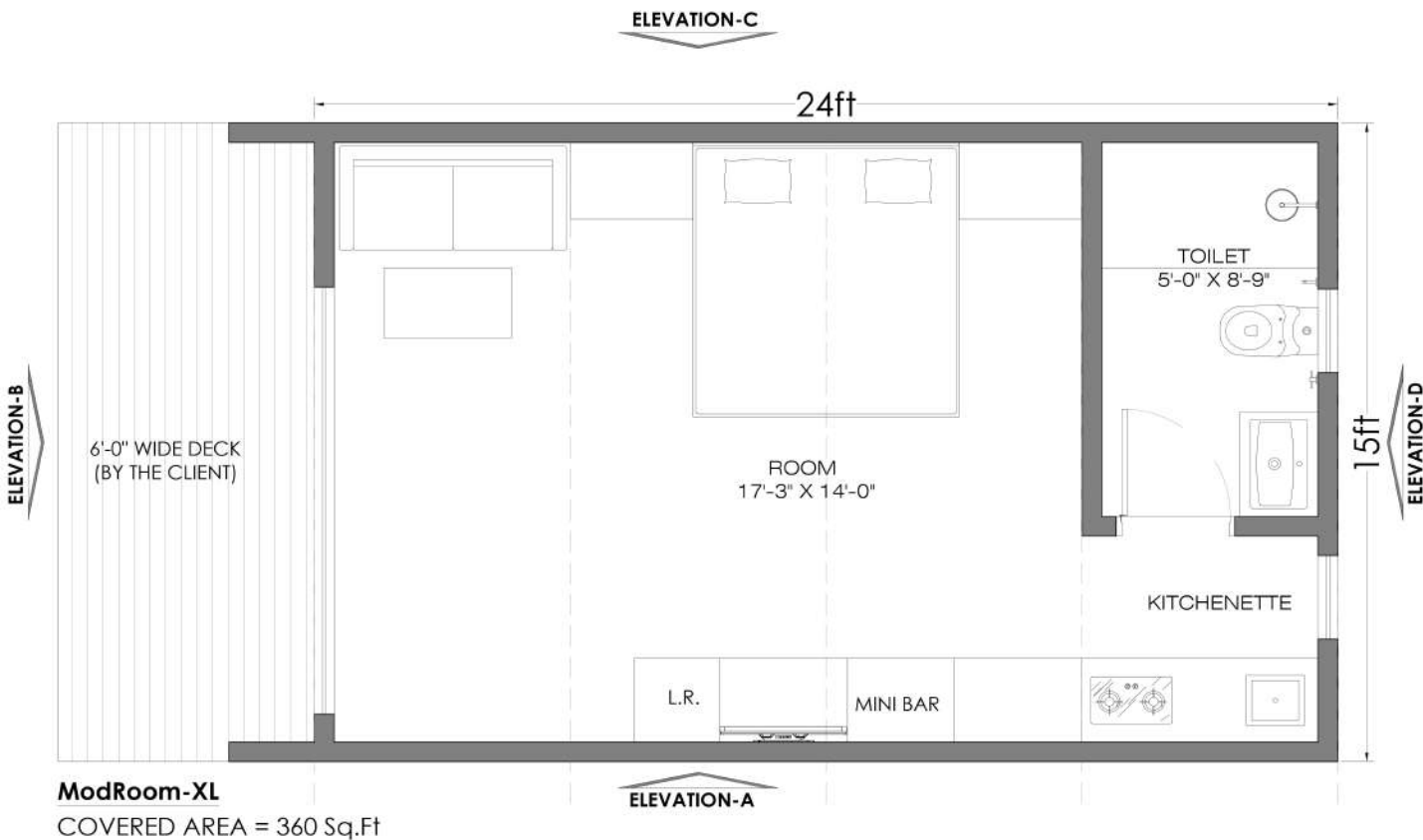


Production time  
**45 days**  
Price starting from:  
**Rs 10,85,000/-**  
(GST & Transport Extra)




LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES





**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES

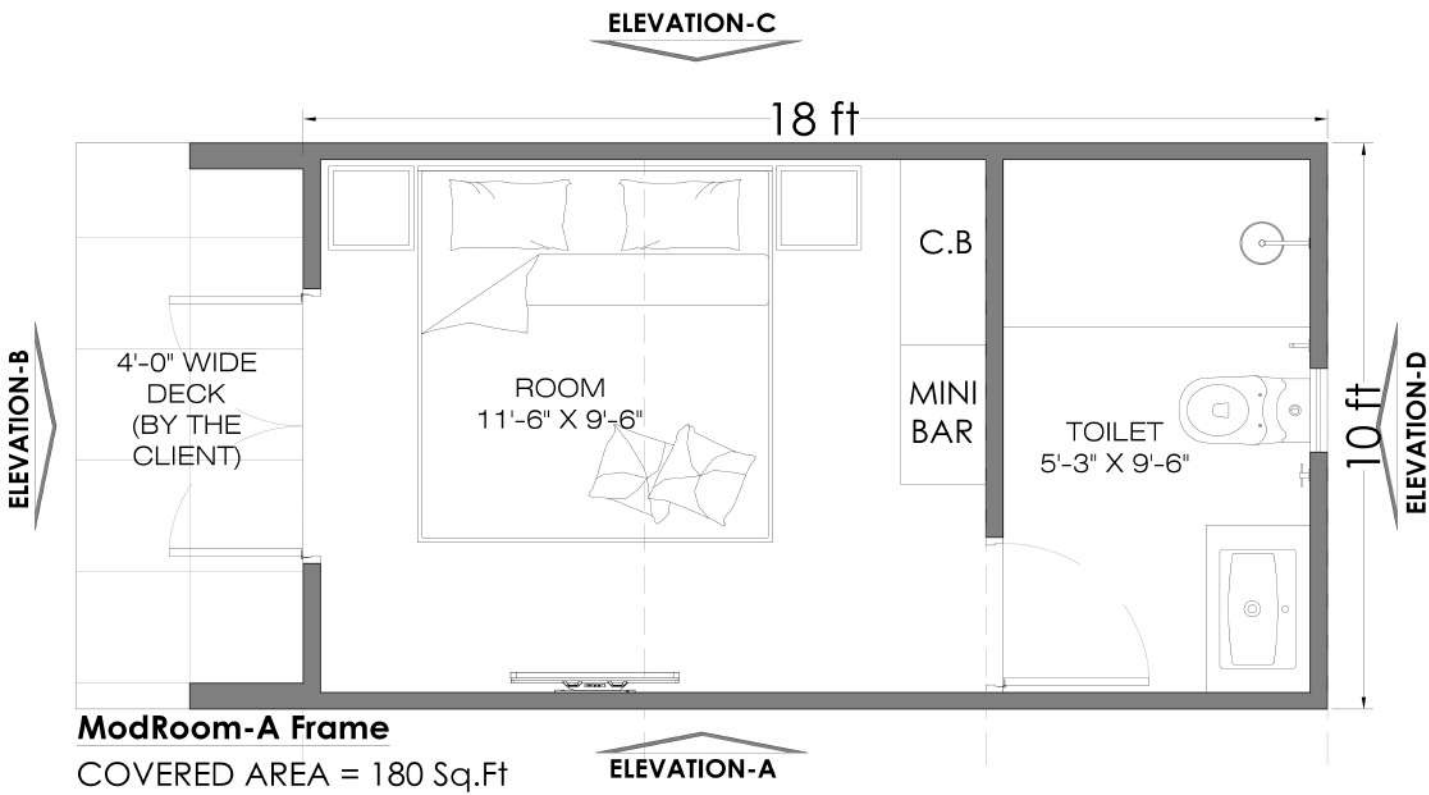


# Loom Crafts





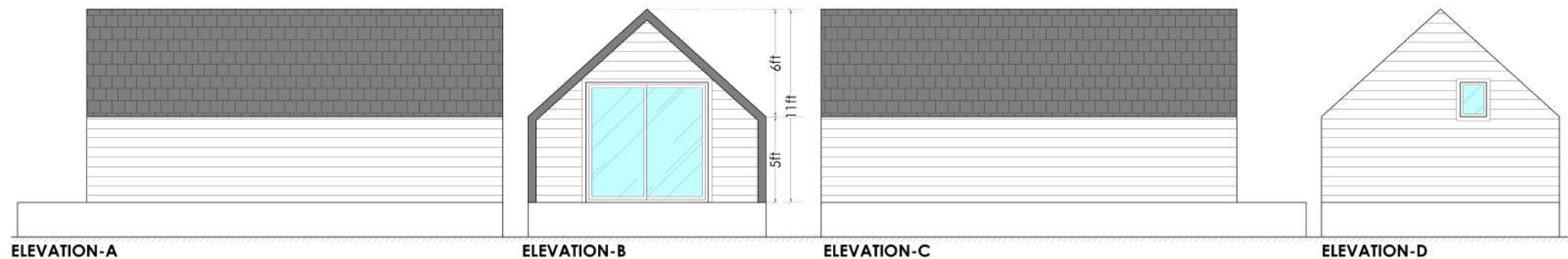
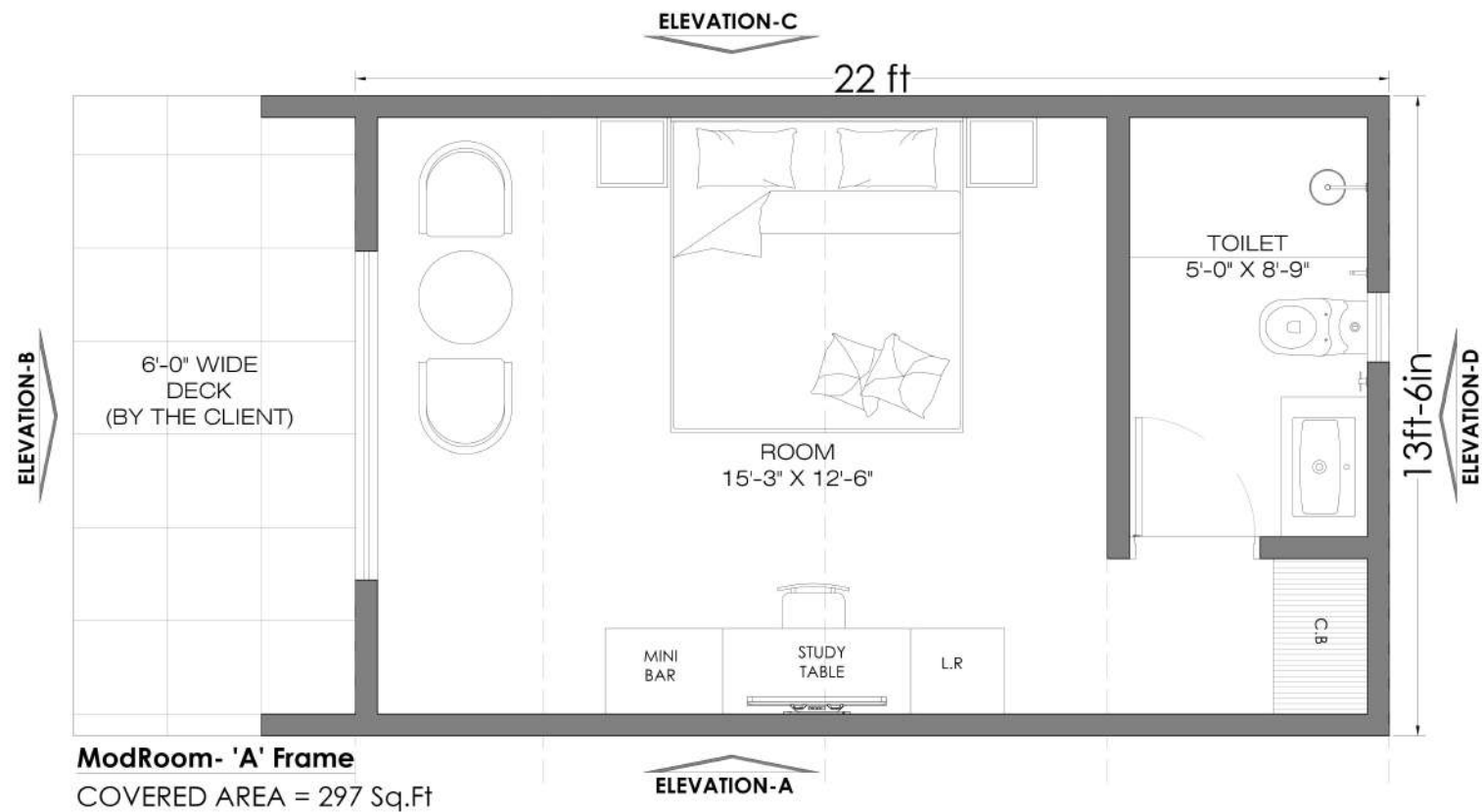
ModRoom "A" Frame (Single Room Cottages)







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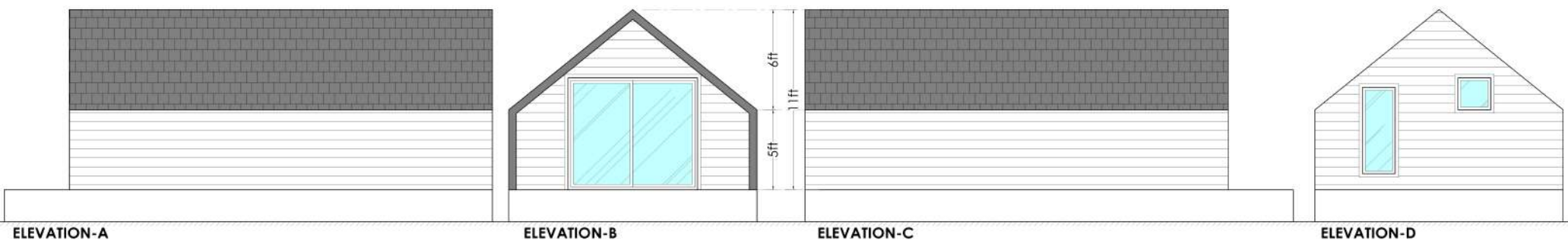
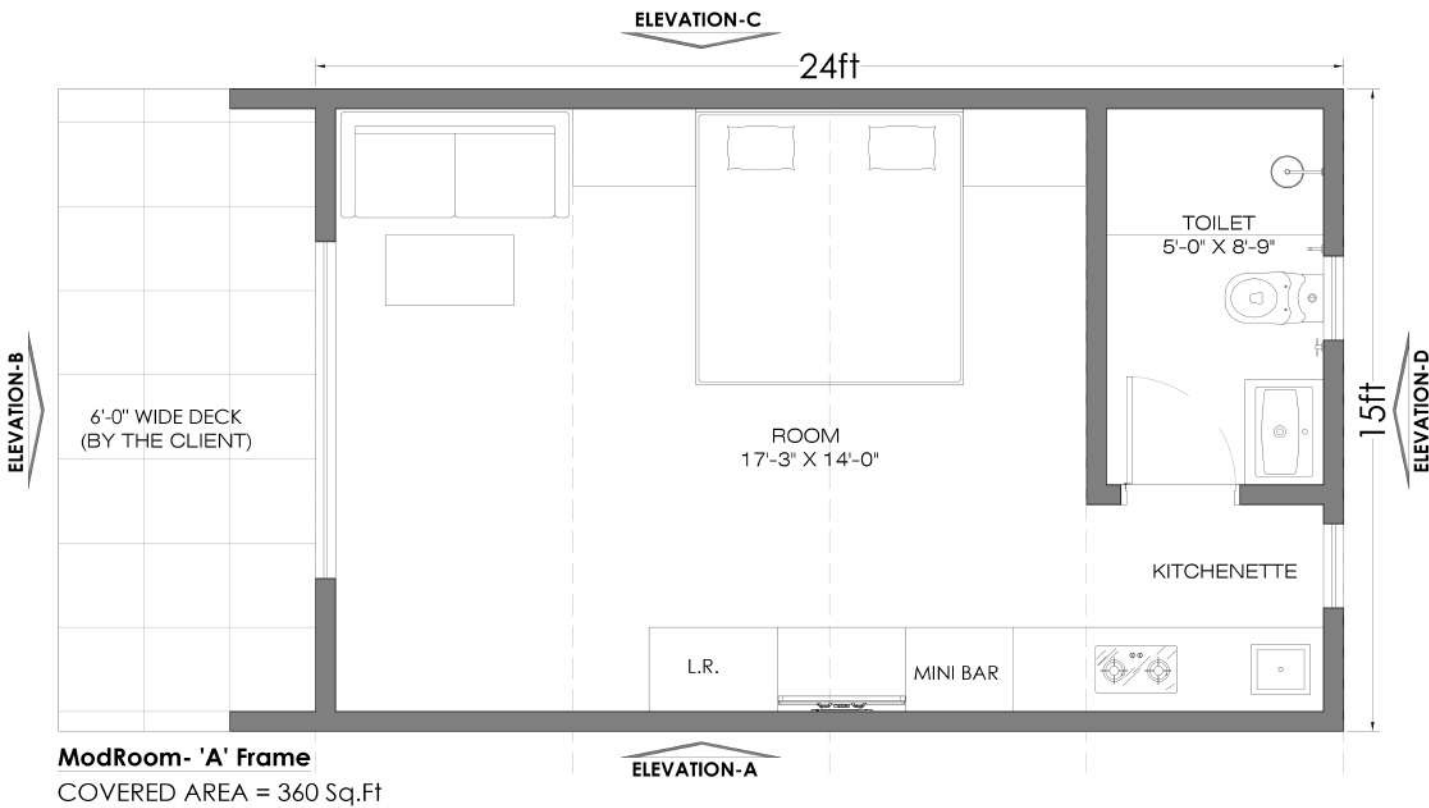
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES





#### LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES

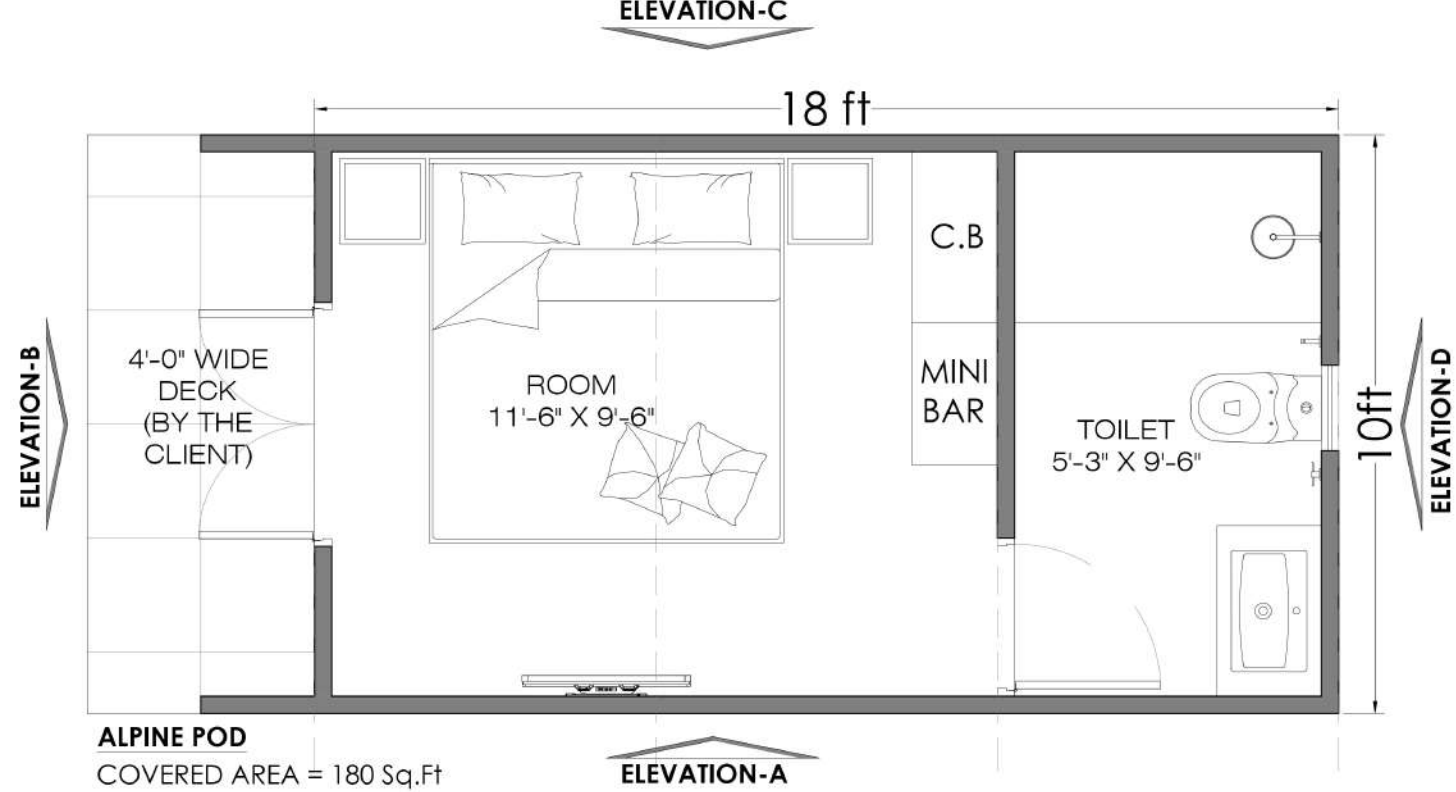


# Loom Crafts



AlpinePod (Single Room Cottages)





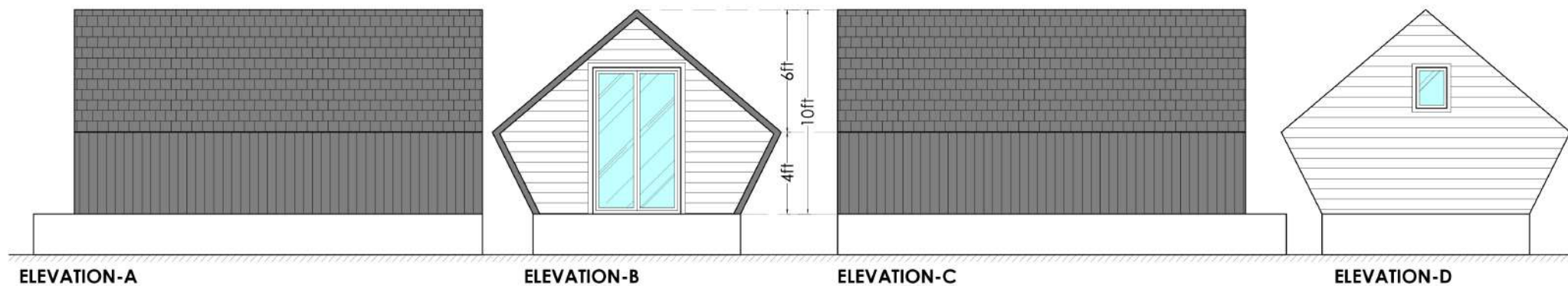
Production time

# 45 days

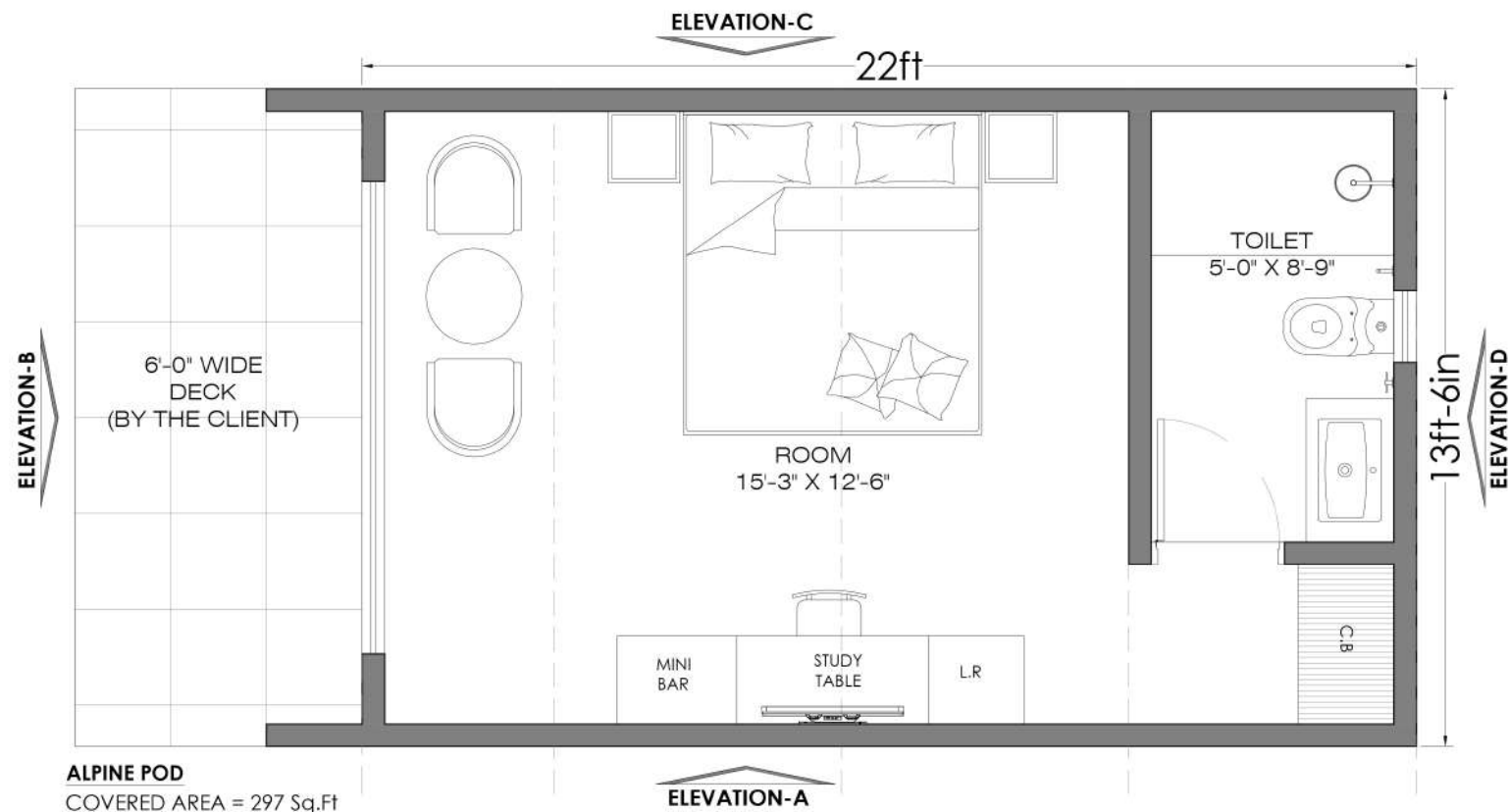
Price starting from:

## Rs 7,75,000/-

(GST & Transport Extra)



LEGEND :					
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	METAL CLADDING		SHINGLES		CEMENTED SIDING

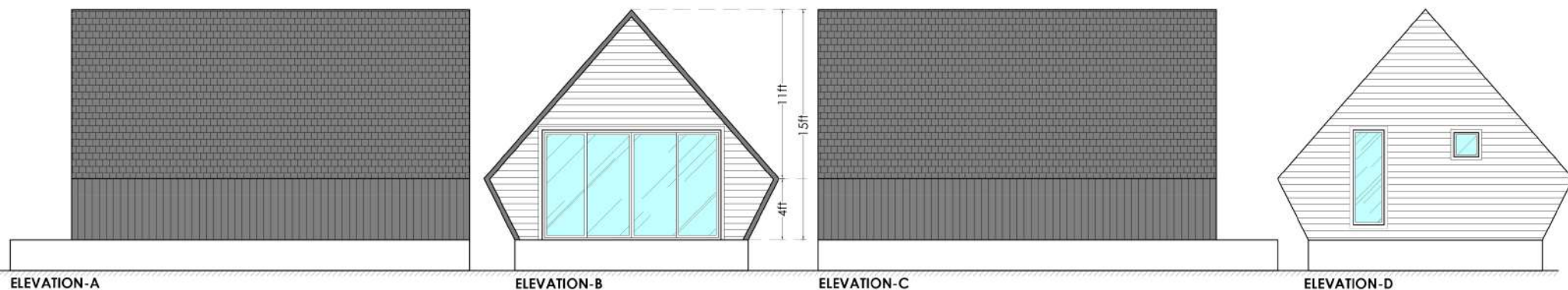
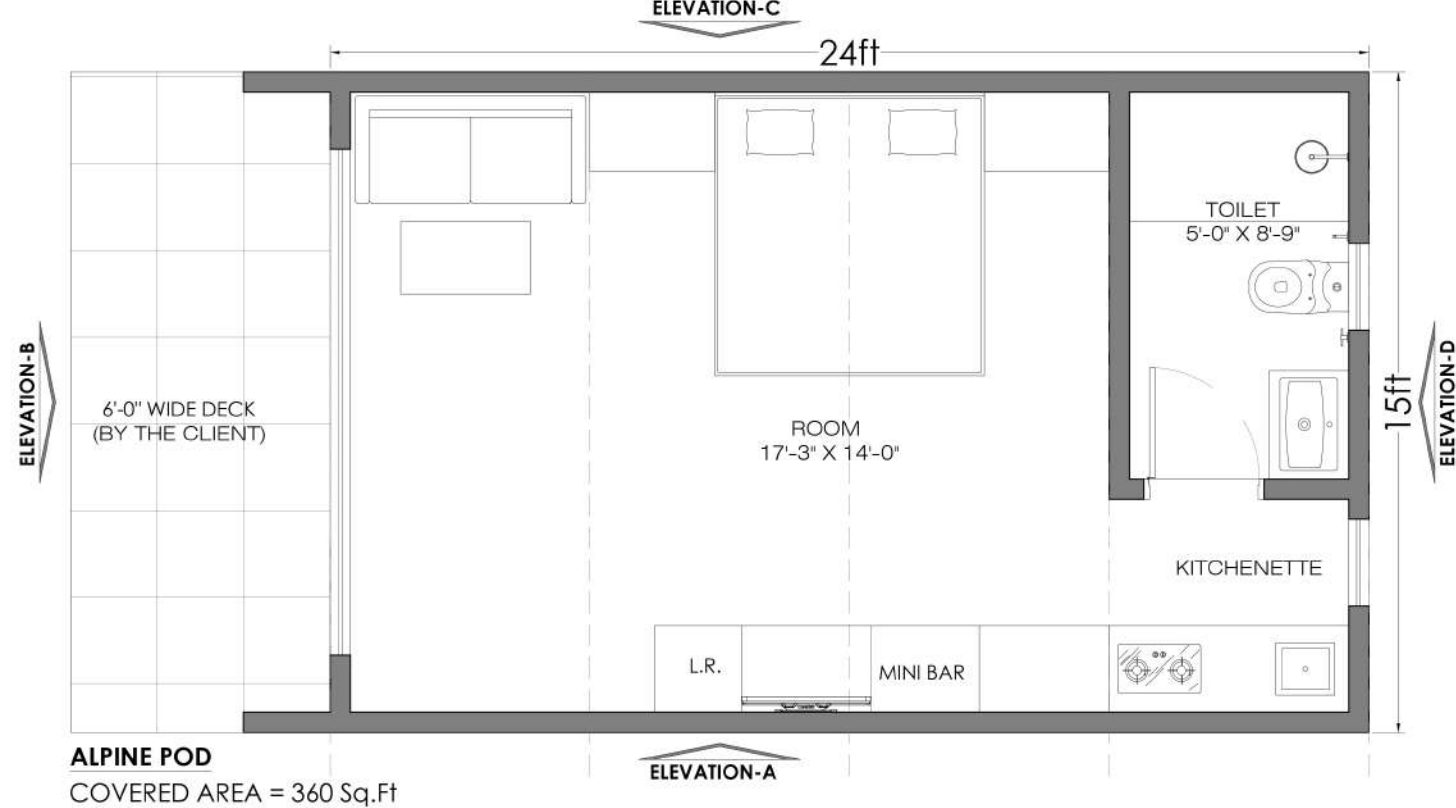


Production time  
**45 days**  
Price starting from:  
**Rs 12,42,000/-**  
(GST & Transport Extra)



LEGEND :					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	METAL CLADDING		SHINGLES		CEMENTED SIDING





#### LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	METAL CLADDING		SHINGLES		CEMENTED SIDING

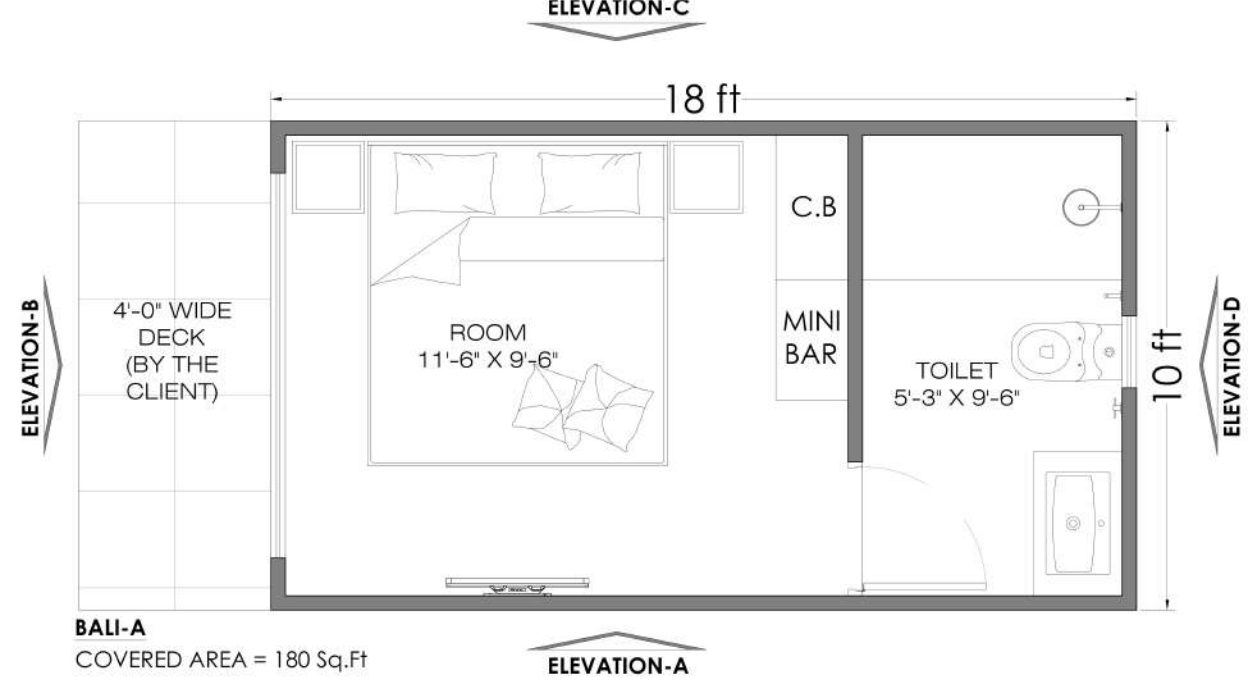


# Loom Crafts



Bali (Single Room Cottages)





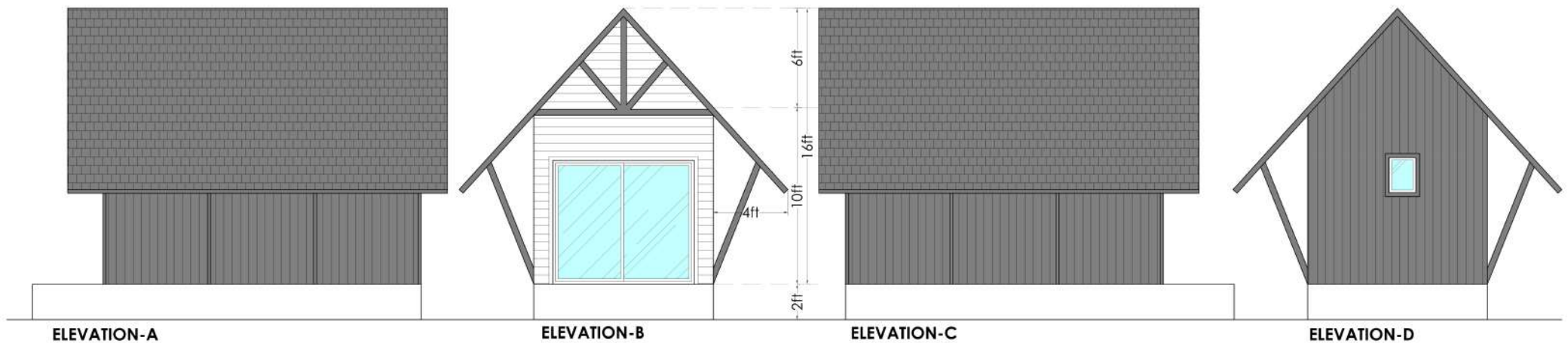
Production time

# 45 days

Price starting from:

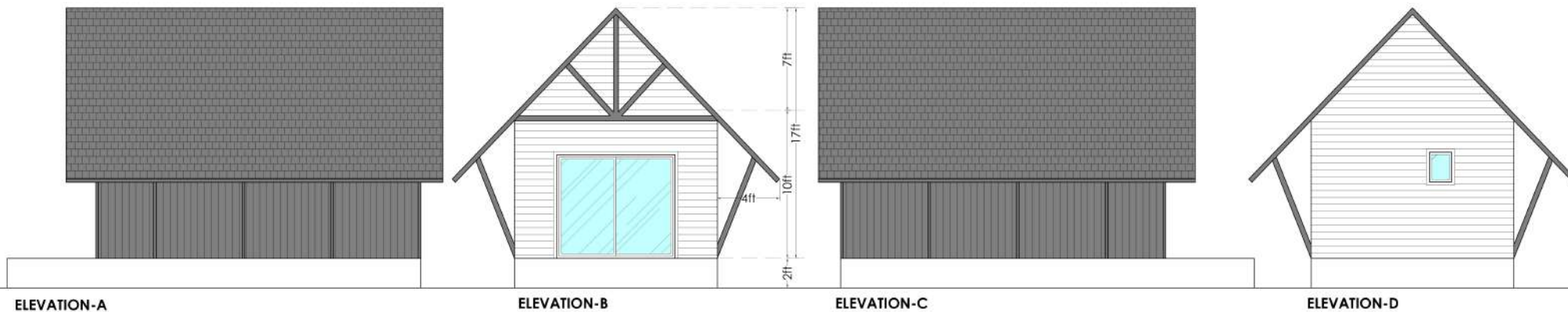
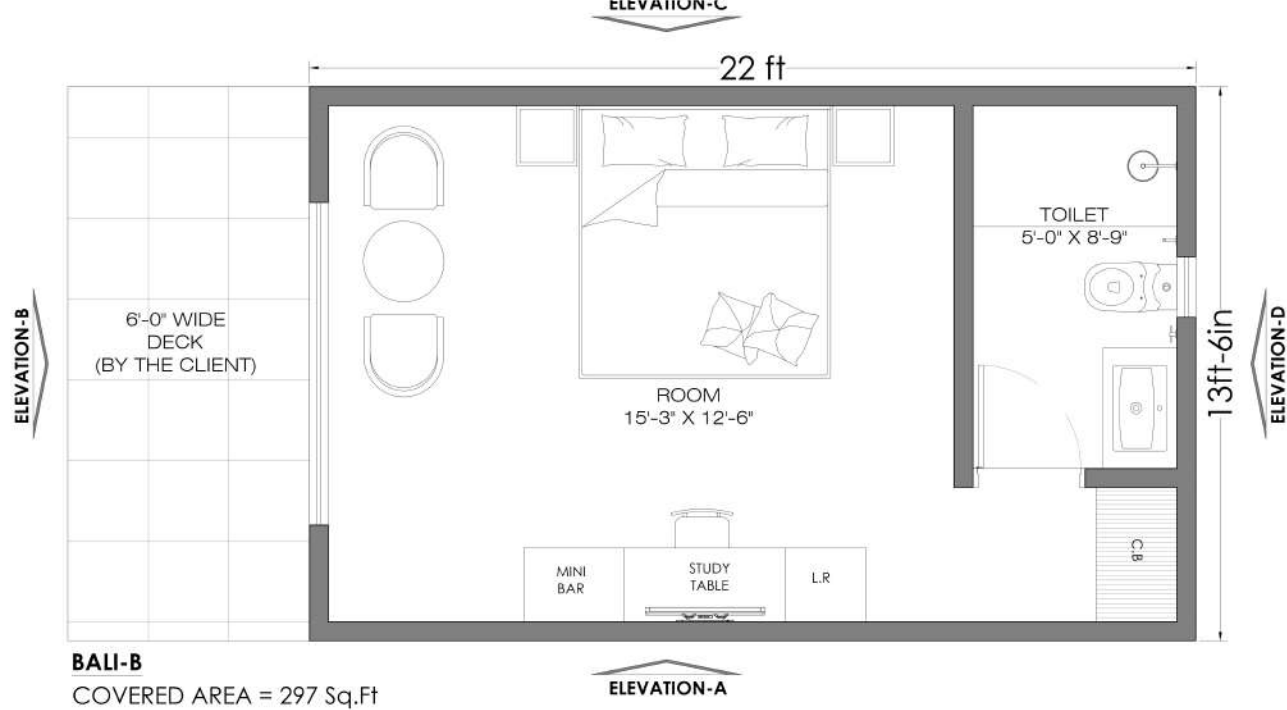
## Rs 12,75,000/-

(GST & Transport Extra)



**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		POWDER COATED LOOMCLAD		SHINGLES



LEGEND :					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NATURAL THERMO PINE / WOOD FINISH LOOMCLAD		POWDER COATED LOOMCLAD		SHINGLES





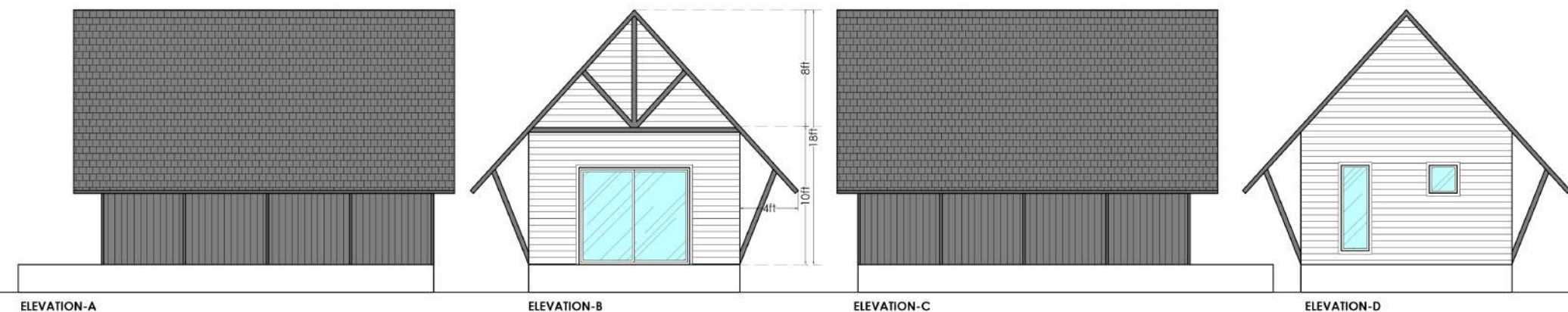
Production time

# 45 days

Price starting from:

## Rs 20,10,000/-

(GST & Transport Extra)



**LEGEND :**

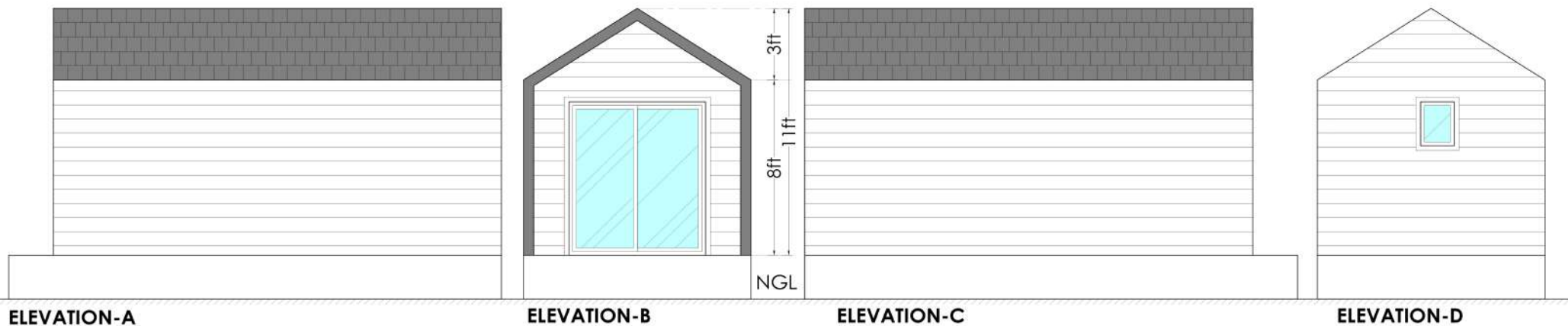
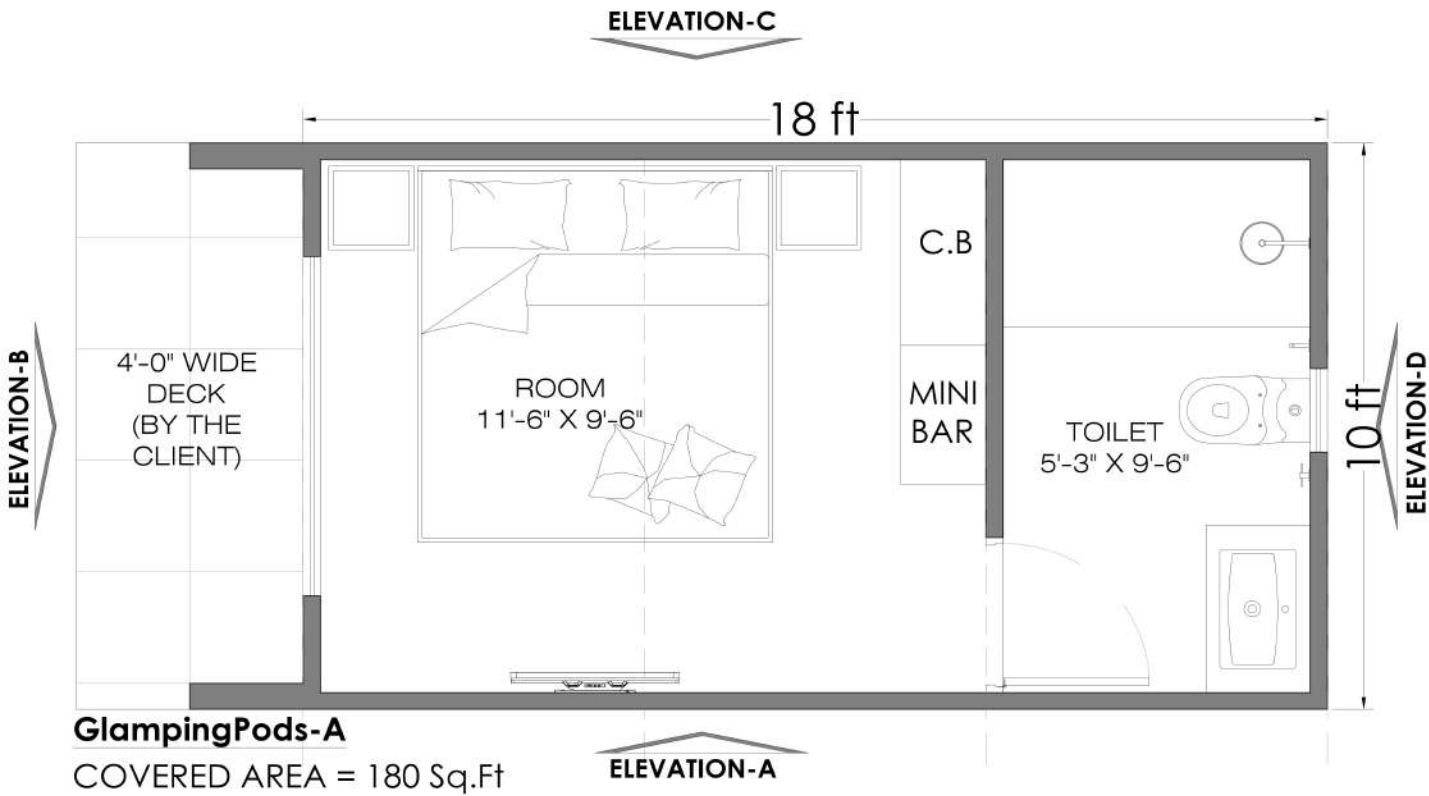
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		POWDER COATED LOOMCLAD		SHINGLES

# Loom Crafts

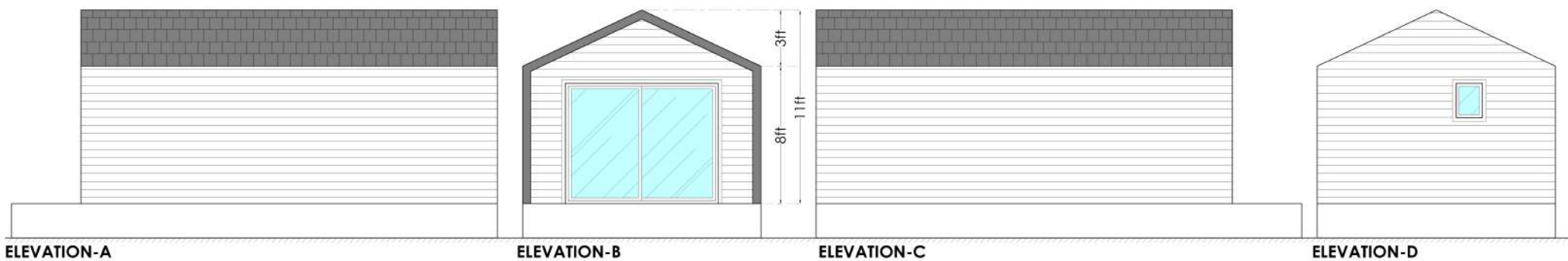
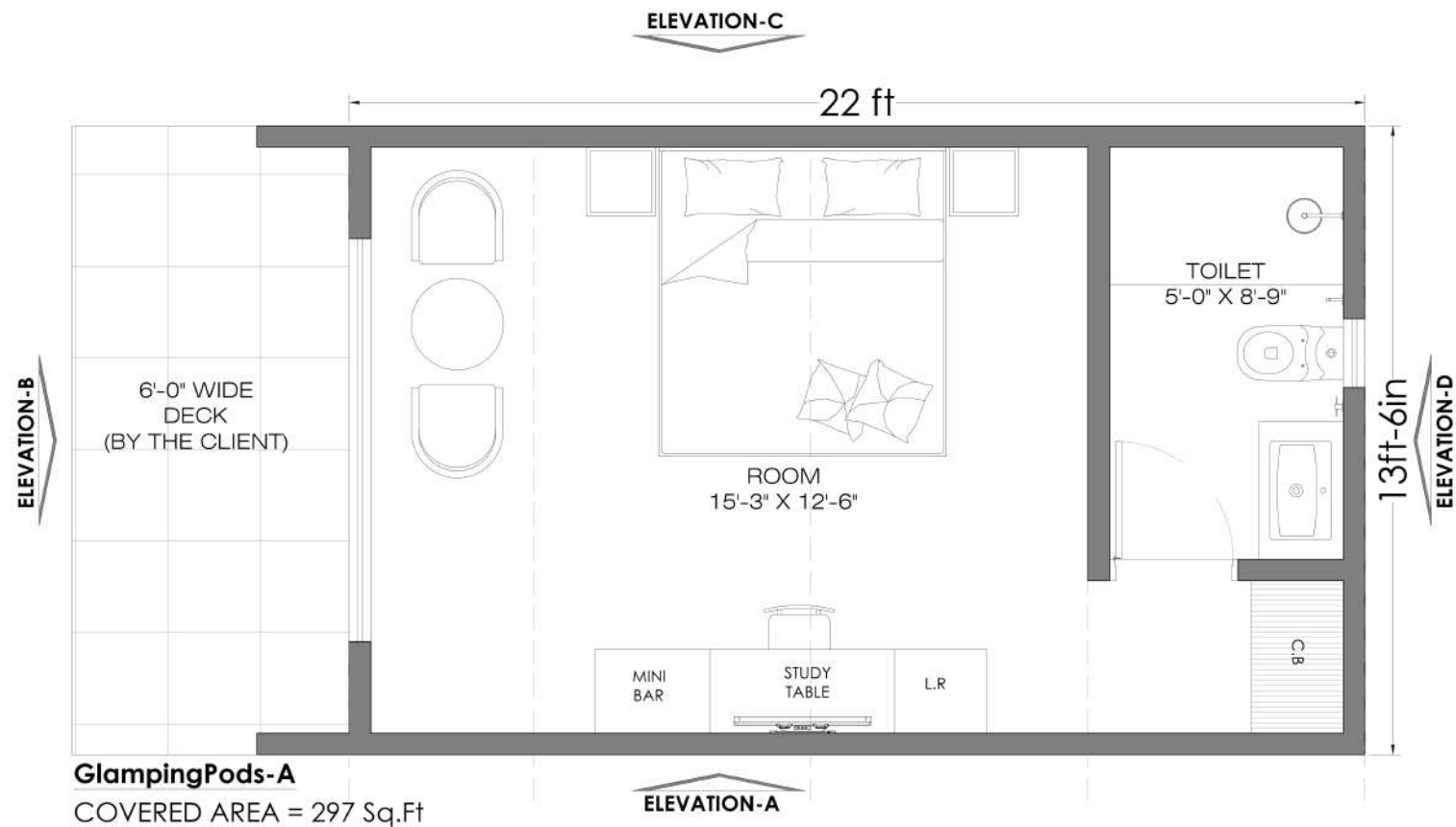


Glamping Pod A (Single Room Cottages)







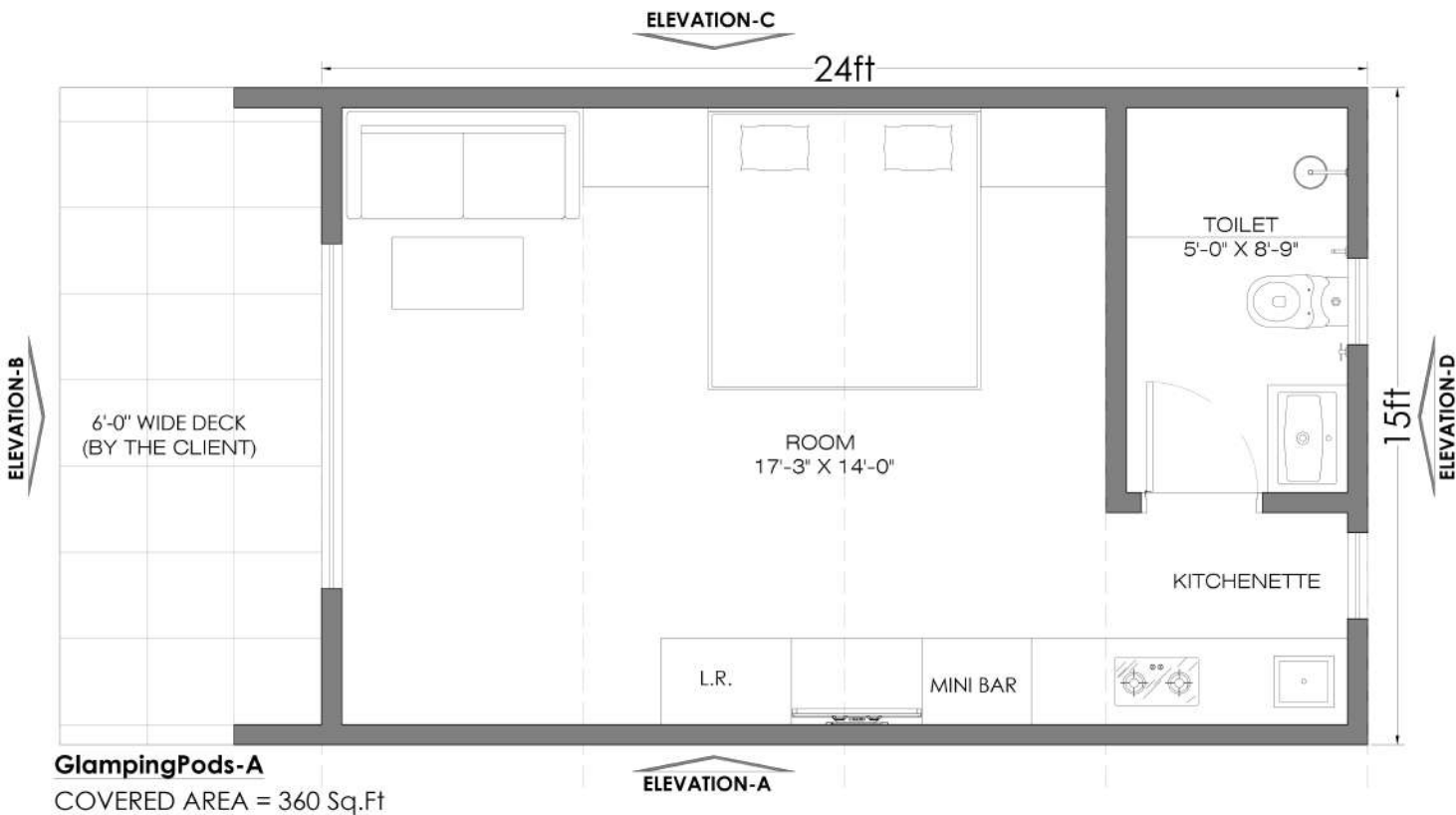
LEGEND :			
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	SIDING		SHINGLES



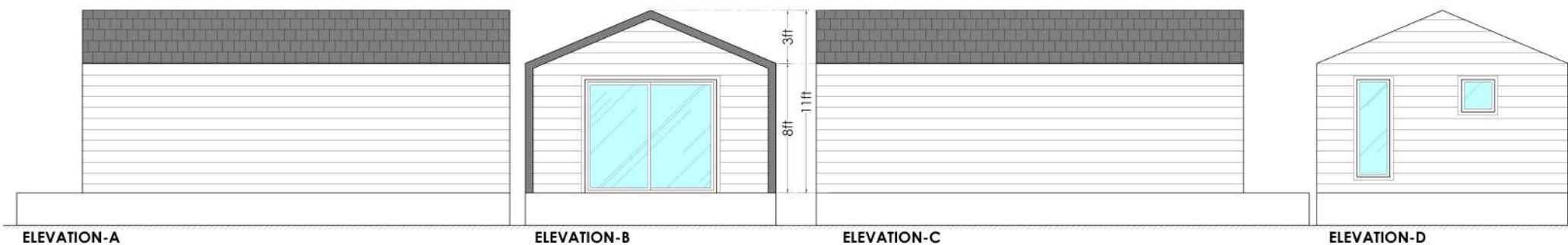
#### LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES





Production time  
**45 days**  
Price starting from:  
**Rs 12,30,000/-**  
(GST & Transport Extra)



LEGEND :			
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	SIDING		SHINGLES

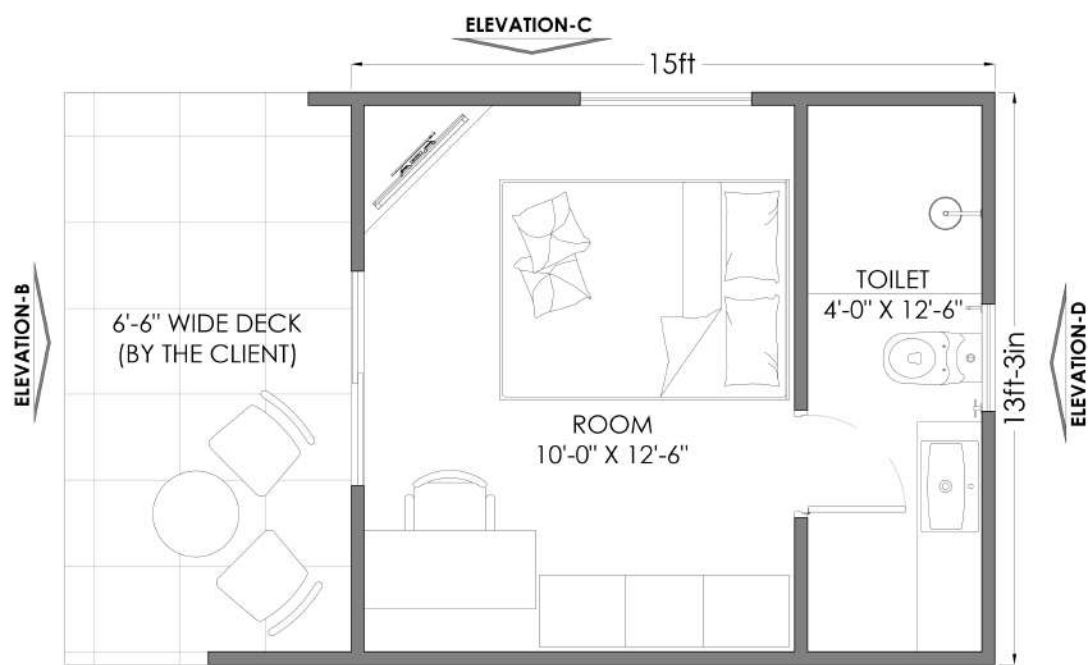


# Loom Crafts



Glamping Pod B (Single Room Cottages)

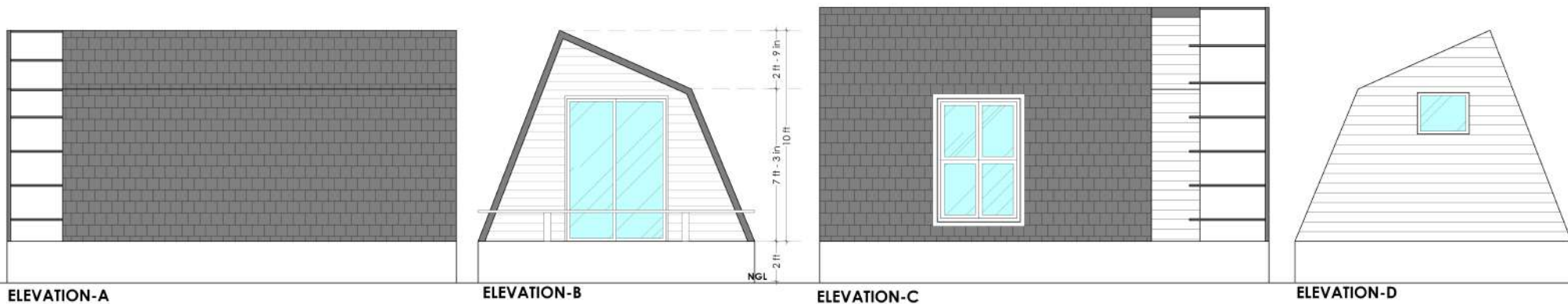




### GLAMPING POD - B

FLOOR PLAN

COVERED AREA = 199 Sq.Ft



Production time

**45 days**

Price starting from:

**Rs 8,15,000/-**

(GST & Transport Extra)

#### LEGEND :

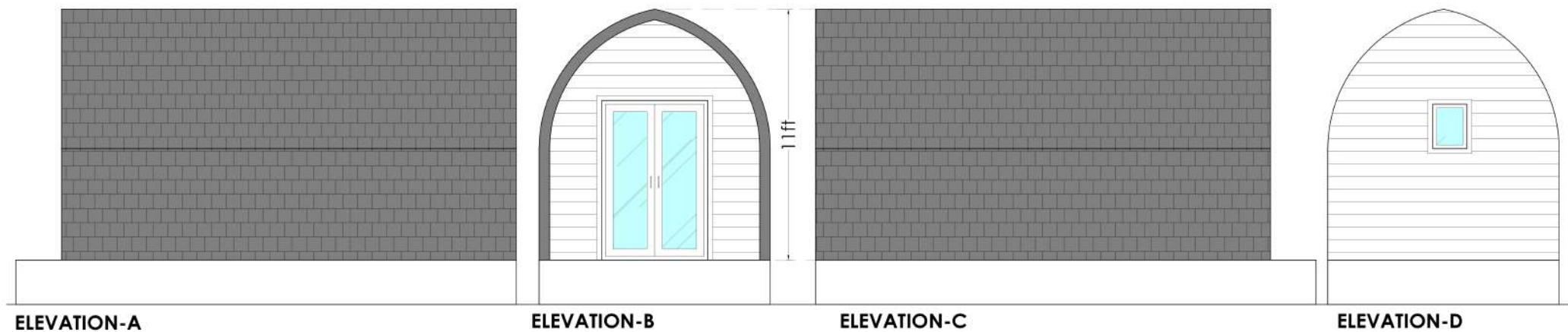
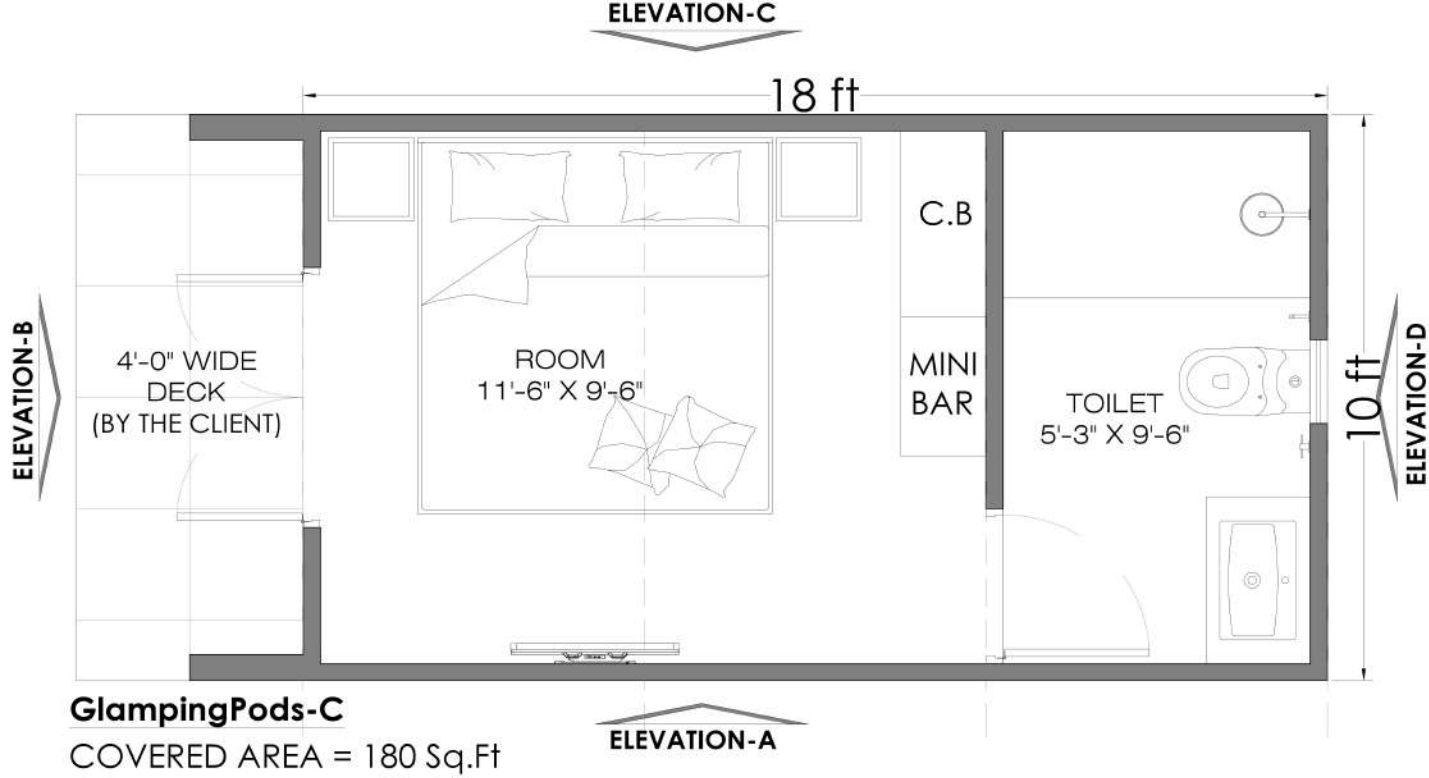
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES

# Loom Crafts





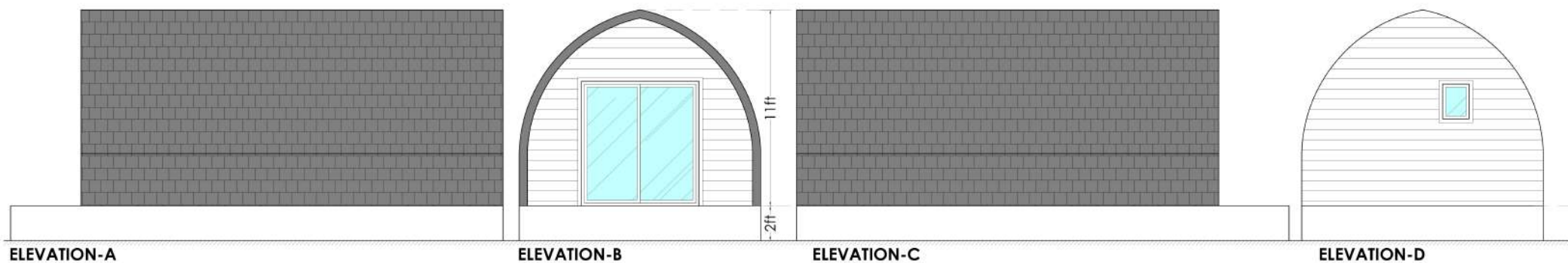
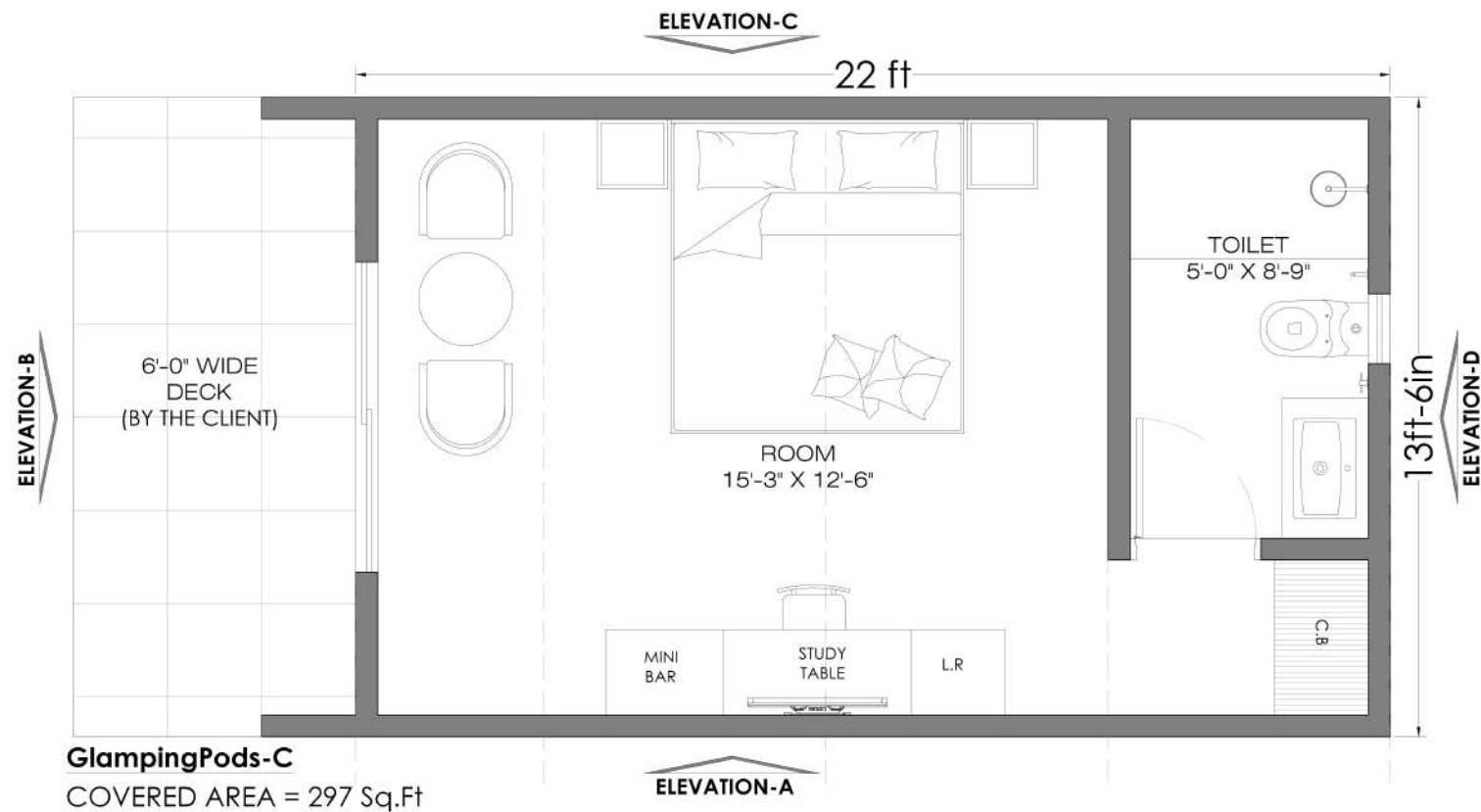
Glamping Pod C (Single Room Cottages)





**LEGEND :**

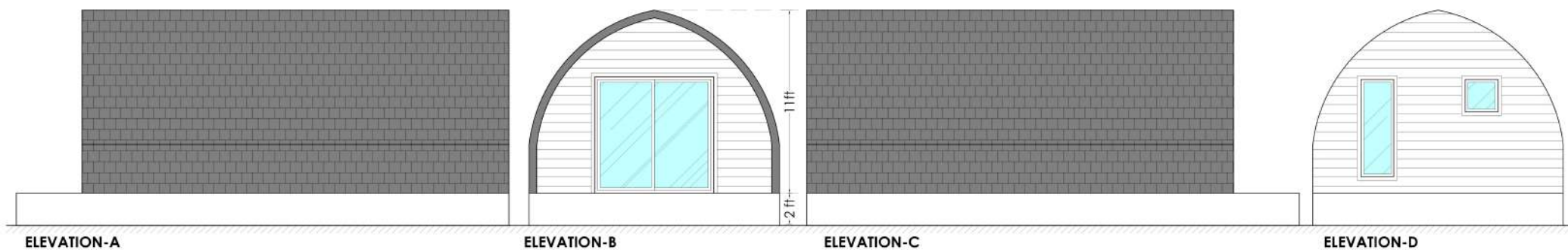
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES





#### LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES





**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES

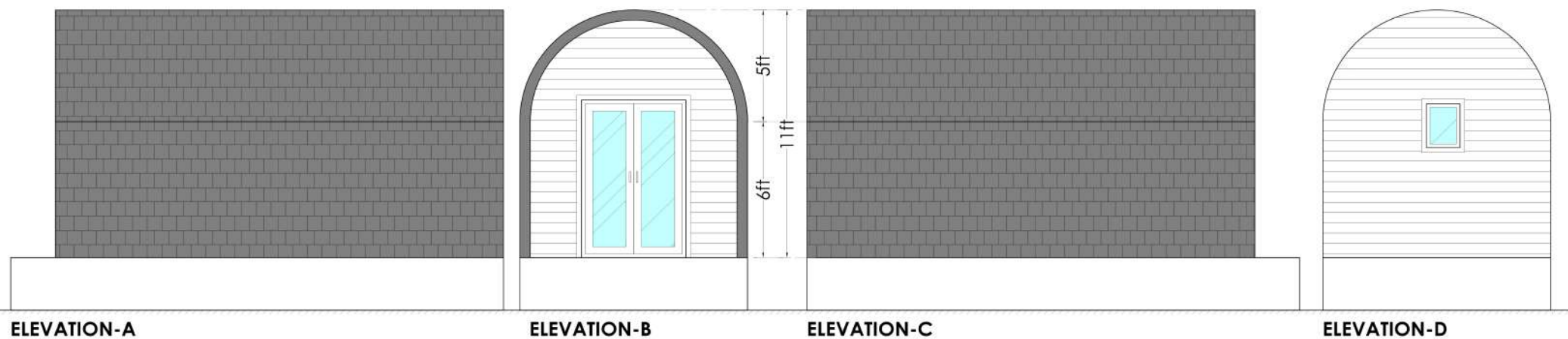
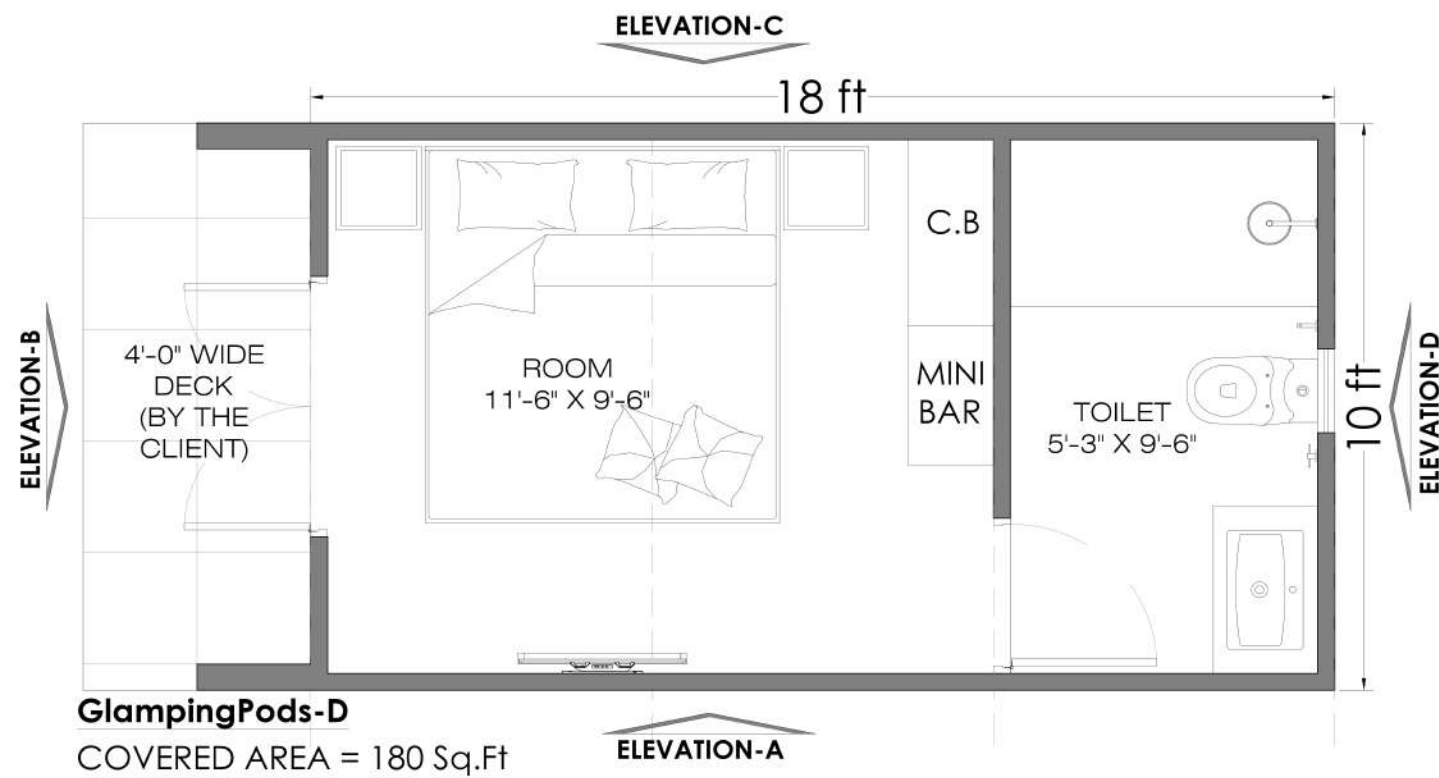


# Loom Crafts





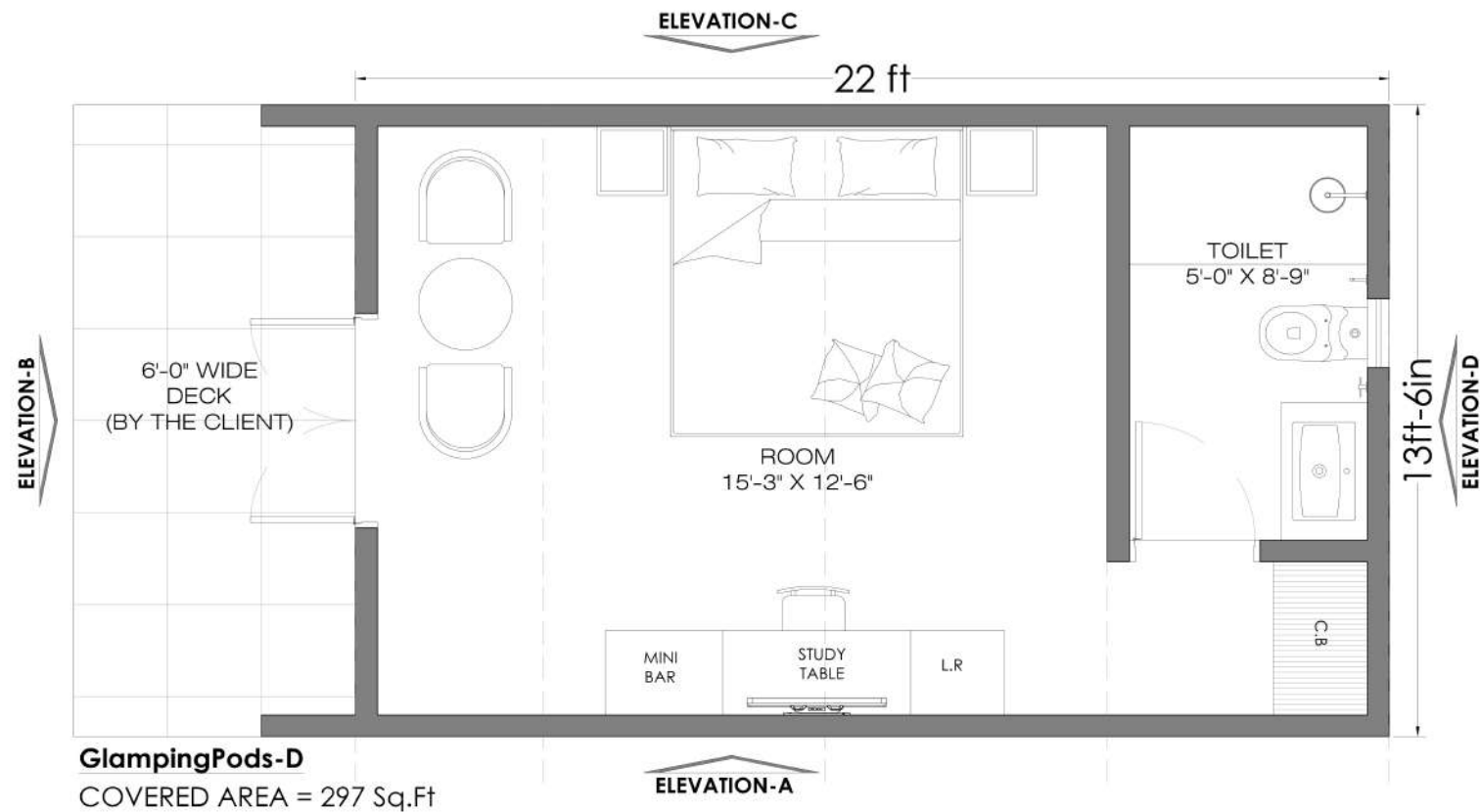
Glamping Pod D (Single Room Cottages)





**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



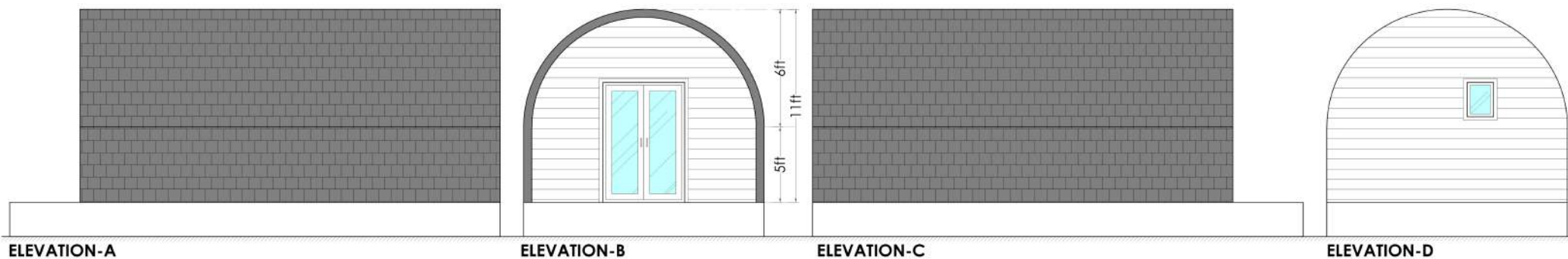
Production time

# 45 days



Price starting from:

## Rs 11,00,000/-

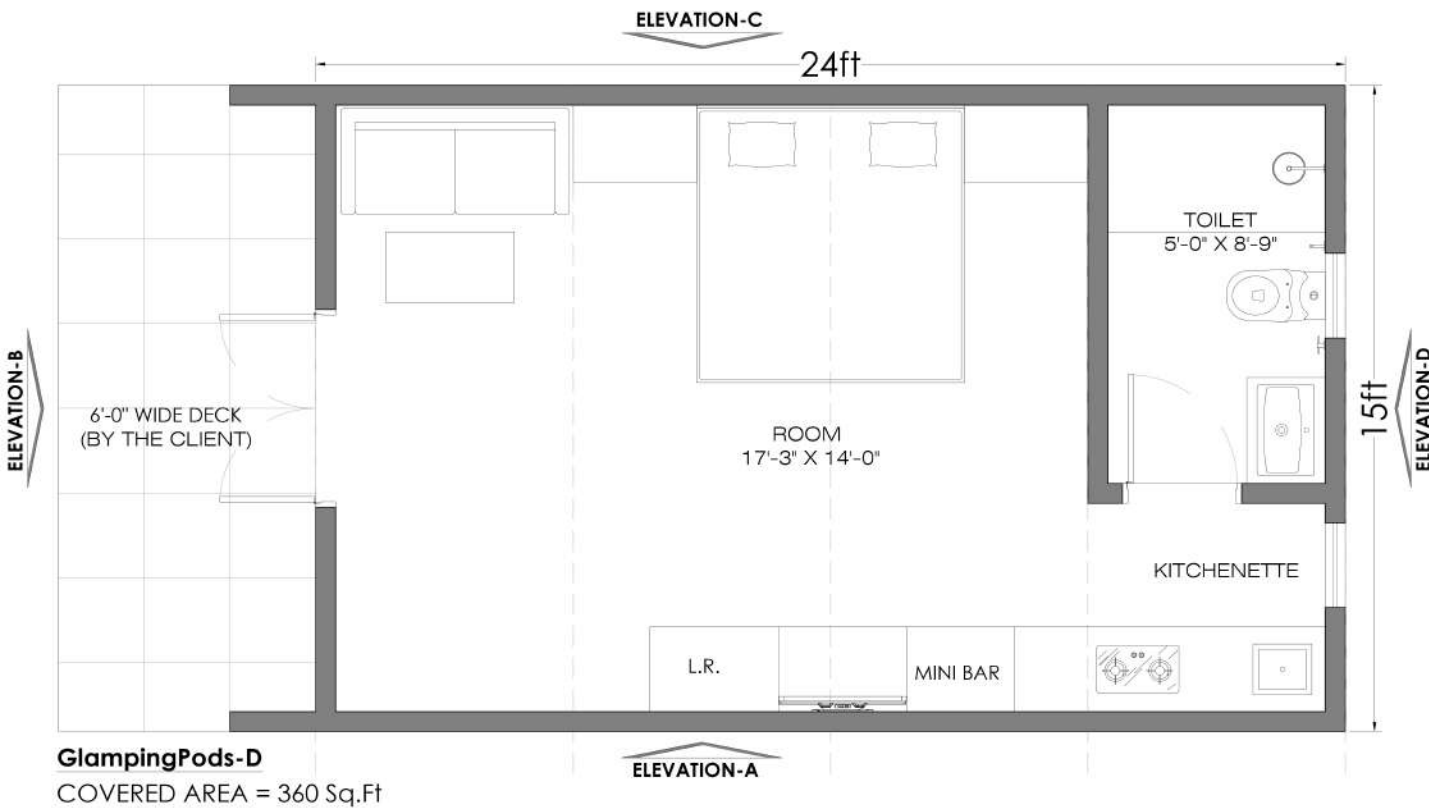
(GST & Transport Extra)



**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES





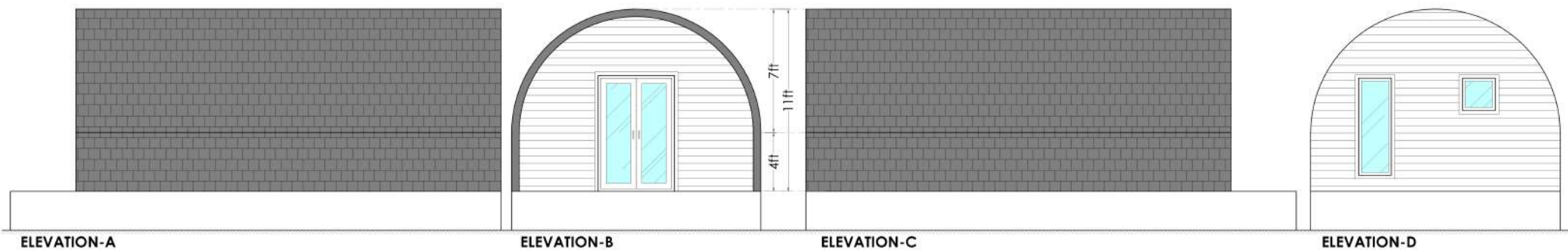
Production time

# 45 days

Price starting from:

## Rs 12,00,000/-

(GST & Transport Extra)



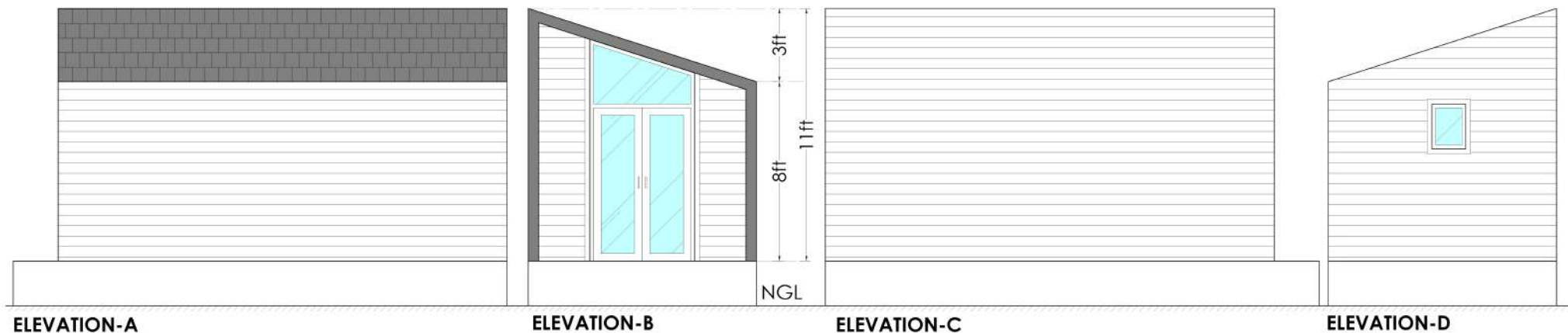
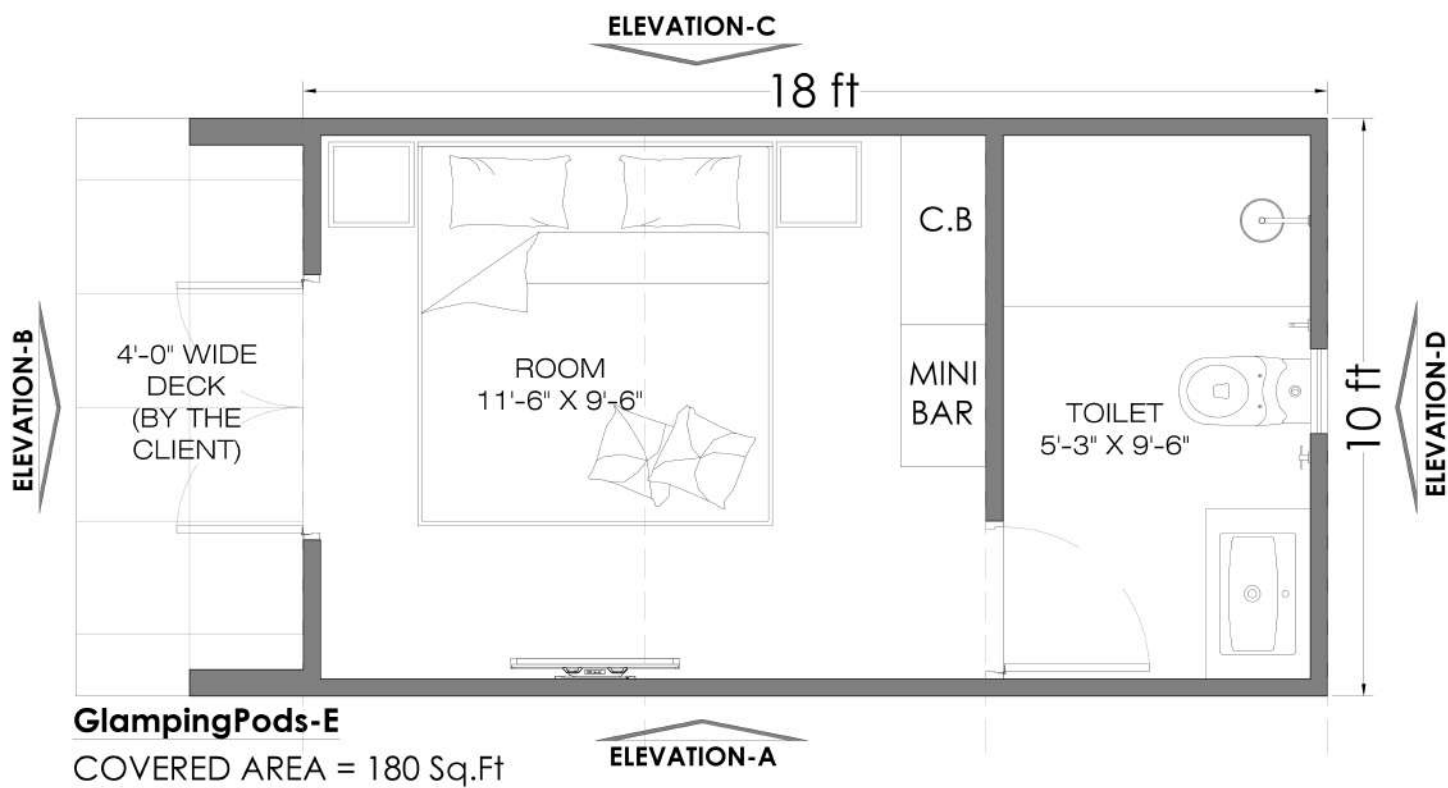
LEGEND :			
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	SIDING		SHINGLES

# *Loom Crafts*





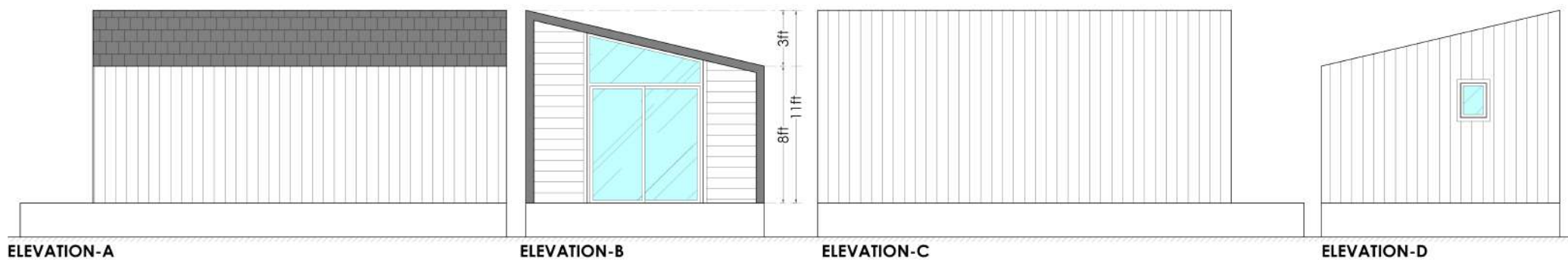
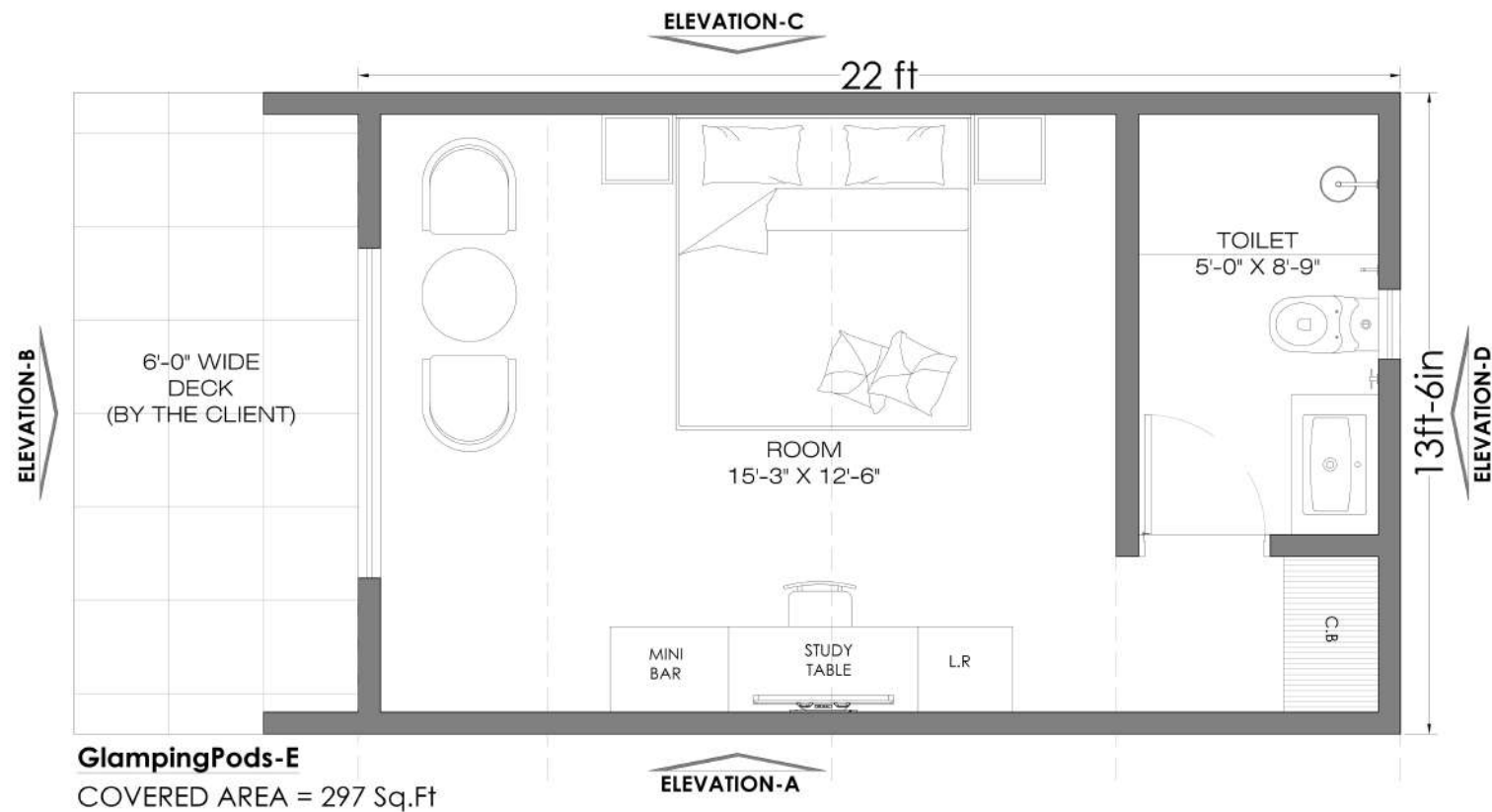
Glamping Pod E (Single Room Cottages)







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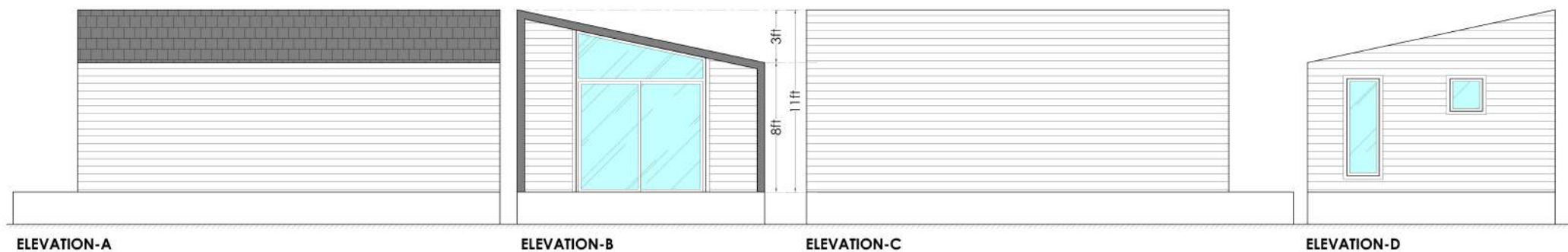


LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES





Production time  
**45 days**  
 Price starting from:  
**Rs 12,85,000/-**  
 (GST & Transport Extra)



**LEGEND :**

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	SIDING		SHINGLES

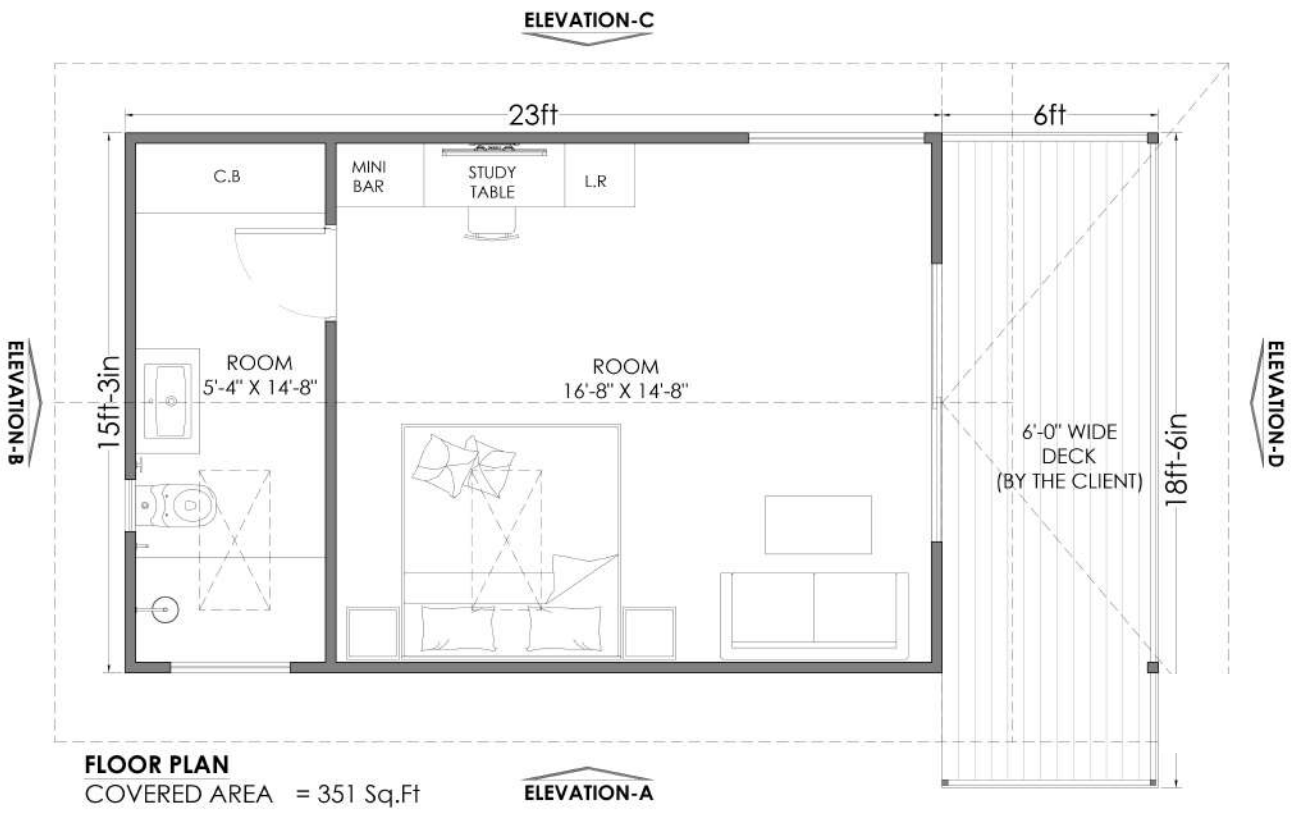


# Loom Crafts



Tree House





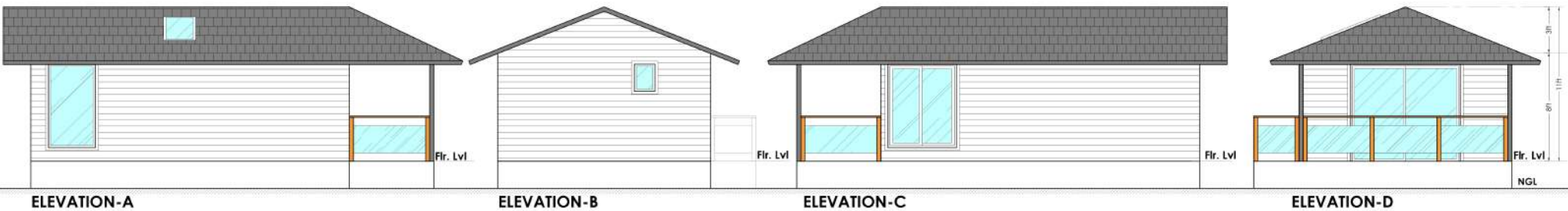
Production time

# 45 days

Price starting from:

**Rs 14,36,000/-**

(GST & Transport Extra)



**LEGEND :**

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	SIDING		SHINGLES

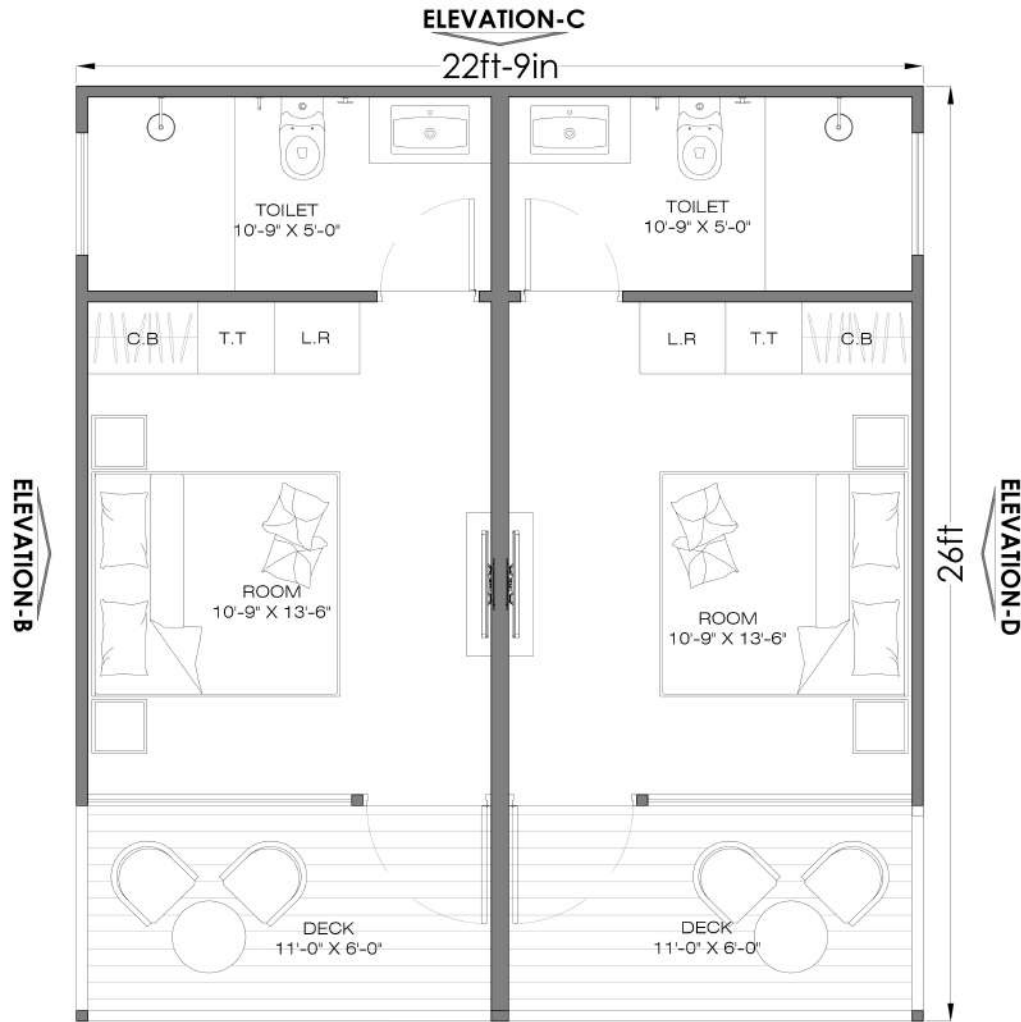


# Loom Crafts

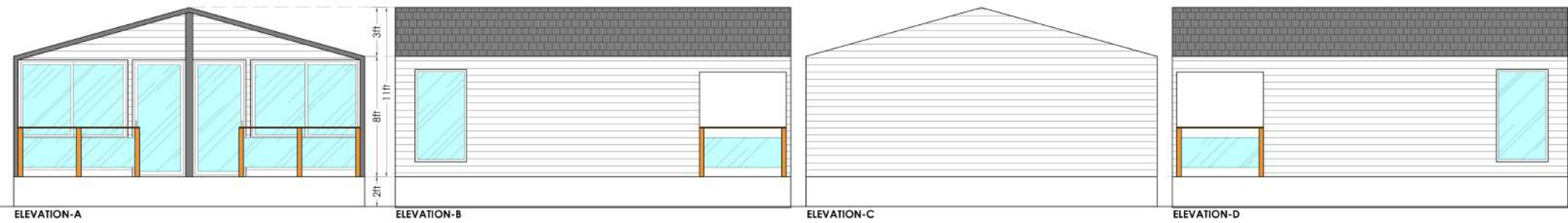


Twin Room Cottage





**TWIN ROOM COTTAGE**  
**GROUND FLOOR PLAN**  
COVERED AREA = 592 Sq.Ft



# SPECIFICATIONS / TERMS & CONDITIONS

**STRUCTURE:** The entire structure is designed as a hybrid system with Light Gauge Steel framing technology imported from Australia, fabricated using advanced CNC-controlled machines, along with mild steel load-bearing sections.

**FOUNDATIONS / PLINTH:** The client needs to provide the RCC plinth for the structure. Alternatively, a steel plinth over RCC foundations or a pre-cast foundation system is available at an extra cost, with further details provided on Page 138 of the catalogue.

**STRUCTURE WRAPPING:** The entire steel structure is wrapped with OSB boards on both the exterior and interior. These boards are lightweight yet very strong, waterproof, and termite-resistant.

**INSULATION:** All external walls and roofs are insulated with 100 mm thick Rock Wool of 48 kg/m<sup>3</sup> density, providing effective protection against heat, cold, and sound. The entire external face of the walls and roofs is covered with thermal barriers before the application of waterproofing membranes.

**WATER PROOFING MEMBRANES:** The entire external surface of the cottage is covered with waterproofing membranes and sealed with aluminium tapes for maximum moisture protection.

**INTERNAL WALL & CEILING:** All internal walls and ceilings are finished with gypsum boards over the OSB boards and painted in the client's choice of colour. Pine wood cladding on walls or ceilings is optionally available at extra cost. Bathroom walls are finished with ceramic tiles from Kajaria.

**EXTERNAL WALL & ROOF:** The external walls are clad with Everest make wood-finish cement fibre planks. Other wall cladding options available at extra cost as shown in following pages. The roof is clad with asphalt shingles from Technicol, which come with a 50-year warranty.

**INTERNAL & EXTERNAL FLOOR:** Common areas and bedrooms are finished with either wooden laminate flooring from Greenpanel or vitrified tiles from Kajaria, as per the client's choice. Toilets are fitted with vitrified tiles from Kajaria. External decks, if included in our scope, are constructed with Thermo Pine wood treated with weatherproof oils.

**DOORS & WINDOWS:** All internal doors are made of laminated flush doors, while external sliding or fixed doors, windows, and main doors are made from UPVC sections fitted with 5 mm thick toughened glass. Options for double-glazed units (DGU) and mosquito mesh are available at extra cost. Skylights can be incorporated into the roof without extra charge, while skylight blinds are available at an additional cost. Our standard UPVC colour is white, although grey or wood-finish UPVC is also available for an extra cost.

**PLUMBING & TOILET FIXTURES:** The toilet in the cottage comes fully equipped with internal pipelines made from CPVC of make Ashirwad and fitted with fixtures from Essco-Jaquar, including WC, washbasin, faucets, and other accessories. The client is responsible for connecting the water supply and waste outlets on-site after the cottage erection is completed. Water storage tanks, pressure pumps, and shower glass partitions are not included.

**ELECTRICAL FITTINGS:** Complete electrical fittings are included, comprising switches, sockets, fans, and LED lights. Internal wiring is from R R Kabel, switches and sockets are from Legrand, LED lights are from Panasonic or similar, and fans are from Crompton or similar. Electronics such as televisions, refrigerators, air conditioners, and geysers are not included and can be installed separately by the client. We do, however, provide concealed air-conditioning pipelines within the walls as per the layout plans.

**DECK RAILINGS:** Deck railings are built with Thermo Pine balusters of size 90 x 90 mm, with 10 mm thick toughened glass panels in between, and handrails made from Thermo Pine of size 140 x 26 mm.

**FURNITURE:** No fixed or loose furniture, soft furnishings, or decorative items are included in the standard scope. Kitchens and wardrobes are available at extra cost, while bathroom vanities are included.

**TAXES:** GST at 18% is applicable over and above the quoted prices.

**TRANSPORTATION:** Transportation costs are extra and charged at actuals. Cottages are dispatched flat-packed to optimize freight costs.

**INSTALLATION:** Installation is included in the cost. However, the client is responsible for arranging boarding and lodging for the installation team and for bearing the rental costs of cranes directly. The client must also ensure proper site access for trucks and cranes, as installation cannot be carried out manually.

**PAYMENT TERMS:** The payment terms require a 75% advance payment, with the remaining 25% balance due before dispatch.

**COMPLETION TIME:** Production timelines are 30 days for cottages up to 1000 square feet, 45 days for cottages between 1000 and 1500 square feet, and 60 days for cottages exceeding 1500 square feet. Additional time may be required for transportation and on-site installation.

**WARRANTY & LIFE SPAN:** Our homes and cottages come with a 20-year warranty covering any structural damages or leakages caused by rainfall. With proper maintenance, the design life span of our homes and cottages can exceed 50 years.



EXTERNAL WALL CLADDING- WOOD FINISH CEMENT SIDING (STANDARD INCLUSION)



White Pine



Sand Slate



Rose Wood



Coco Brown



Walnut Brown



Ebony



VOX is an innovative European brand in the interior design and home finishing industry and is a key brand of the VOX Capital Group.

The MAX-3 system and Fronto Slap Panels are the result of the search for the ideal façade system, which is endowed with the advantages of both vinyl and metal siding and at the same time eliminates their disadvantages.

Thanks to the use of their innovative, three-layer technology the panels have high resistance to mechanical damage, previously available only for metal siding and high resistance to low and high temperatures.

At the same time, unlike metal coverings, VOX cladding is much easier to process and install, and during use it does not corrode, also retains its colour longer.

The facade does not require specialist maintenance and painting. The elegant and simple design of the flat panel guarantees an exceptionally attractive facade. The panel can be installed both horizontally and vertically



**\*\*This is not a standard inclusion and is available at extra cost of Rs 350/- per sft in replacement of Cement siding**





## EXTERNAL WALL CLADDING

Thermo Pine is an outstanding choice for facades. Thermo Pine claddings are durable with remarkable dimensional stability in any climate. Thermo Pine has beautiful brown tone which can be retained by protecting the surface with a pigmented treatment. Untreated surface turns beautifully silver grey over time, if exposed to UV-light. We use one of the best quality thermo pine imported from Europe / Russia specially manufactured under license from Thermo Pine patent holders.

**\*\*This is not a standard inclusion and is available at extra cost of Rs 350/- per sft in replacement of Cement siding**



**Mylinc**<sup>TM</sup>  
A little touch of genius



# Express with Colours

Choose from a rich, sophisticated colour palette.  
Give the touch of taste and elegance to your smart walls.





For over 6 decades, Essco bathware provides a great experience with their high quality performance. Essco's passion for perfection reflects in the 10 year warranty. A great value for money brand essco is an offering from Jaquar Group - India's leading name in complete bathroom and lighting solutions.

### ASPIRE RANGE

Aspire elegance that redefines your bathroom space. The range is designed to meet specific bathroom needs. Single lever faucets with bold looks, cylindrical designs, stylish straight lines, glossy curves crafted to perfection for a rejuvenating experience.



WC



Wash Basin



Basin Mixer



Bath Spout



Divertor



Overhead Shower



Health Faucet



Angle Valve



Soap Dish



Toilet Roll Holder



Towel Ring



Towel Road

# Jaquar OPAL PRIME

New, Modern, Minimalistic!



WC



Wash Basin



Basin Mixer



Divertor



Shower Rail



Hand Shower



Health Faucet



Angle Valve



Soap Dish



Toilet Roll Holder



Towel Ring



Towel Road

**\*\*This is not a standard inclusion and is available at extra cost of Rs 50,000/- per bathroom in replacement of Essco range**



THE BOLD LOOK  
OF **KOHLER**



WC



Wash Basin



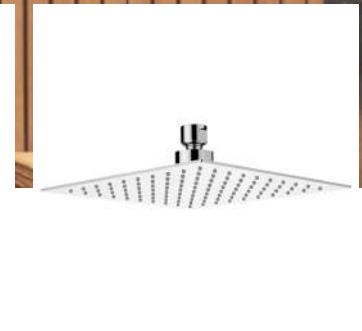
Basin Mixer



Bath Spout



Divertor



Overhead Shower



Health Faucet



Angle Valve



Soap Dish



Toilet Roll Holder



Towel Holder



Towel Road

**\*\*This is not a standard inclusion and is available at extra cost of Rs 1,25,000/- per bathroom in replacement of Essco range**

# Kajaria



Stain Resistant



Scratch Resistant



High Abrasion Resistant



Easy Installation



Easy To Clean



Fire Resistant



Zero Maintenance



Almost 0% Water  
Absorption



High flexural strength



Thermal Resistant



Chemical Resistant

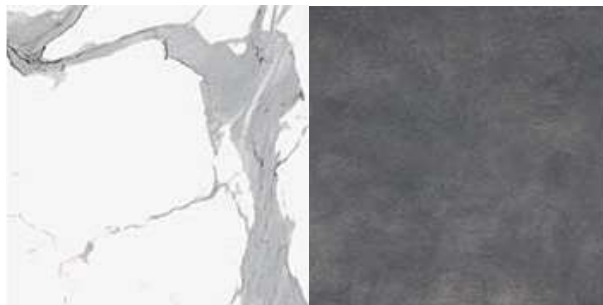


11 Mm Thickness

## BATHROOM TILES OPTIONS



Wall: Turkey Grey Marble (Gloss) / Floor: London Gris (Matt)



Wall: Royal Satuario (Gloss) / Floor: London Gris (Matt)



Wall: Travertine Beige (Gloss) / Floor: London Latte (Matt)





## LAMINATE FLOORING (make Green Panel)

Greenpanel Laminated Floors consist of four distinct layers: an abrasion-resistance top layer, a decorative design layer, a 100% hardwood HDF core, and a moisture-resistant backing layer. Greenpanel offers a warranty of 10 years on AC3 grade floors that are well suited for residential and low footfall commercial spaces. Greenpanel AC4 grade laminate floors—suitable for offices and malls—come with a warranty of 15 years.



SILVER SAVANNAH - FL001



TOPAZ OAK - FL002



TIMBER TRAIL - FL003



CLASSIC OAK - FL004



KALAHARI OAK - FL005



VINTAGE OAK - FL006



LUSCIOUS NOUGAT - FL007



WINEWOOD OAK - FL008



COUNTRY OAK - FL009



AUTUMN WALNUT - FL010



HIMALAYAN MERBAU - FL011



SILVER STREAKS - FL012



EARTHERN APPLE - FL013



AMAZON WALNUT - FL014



CHOCOLATE CARAMEL - FL015



VERMILLION FIRE - FL016



TROPICAL WALNUT - FL017



SEPIA TEAK - FL018



SUNDERBAN WENGE - FL019



EARTHEN CHERRY - FL020



AFRICAN IVORY - FL021



PLUSH WALNUT - FL022



RUSSIAN RIPPLES - FL023



SHERWOOD DOZUKI - FL024





TECHNONICOL Corporation is the leading international manufacturer and supplier of roofing, waterproofing, thermal insulation and sound absorption materials. The company was founded in 1992 and since then has accumulated considerable experience in the building materials market. They are proud to offer up-to-date products and technologies that combine global expertise and the elaboration of our own R&D centres. A wide range of durable materials and reliable solutions allows making a choice that is best suited to the customer both in price and in quality.



Nevada



Texas



Michigan



Atlanta



Alabama



Indiana



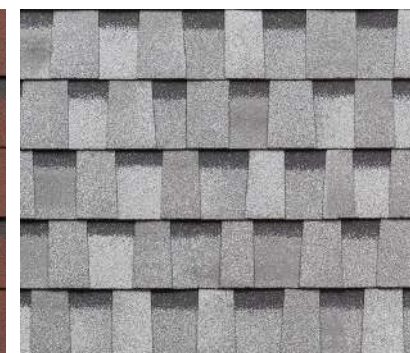
Louisiana



Vermont



Kansas



Alaska

**COUNTRY AR collection of double-layer roofing shingles comprises incredible color solutions that imitate diverse nature's shades and nuances. Vibrant color blends and expressive shadow lines create a wonderful dimensional visual image. Copper-containing basalt granules prevent algae growth on the roof.**





### **Standard Plinth Foundation:**

This is the most commonly chosen foundation system, wherein the client is required to construct a plinth as per the design and structural drawings provided by us. Once the plinth is ready, we install the walls of the modular cottage directly over it, followed by the roof. This system offers a stable and cost-effective base and is included in the standard pricing mentioned in the catalogue. It is suitable for sites with a relatively level ground and minimal elevation requirements.



### **Elevated RCC Column Foundation:**

In this system, the client is required to construct RCC columns as per our specified layout and design. These columns can be raised to a standard height of 2 feet or elevated further up to 8–12 feet above the natural ground level, depending on site conditions or the desire to create a stilted cottage. For this system, we provide a steel floor base and tie beams to integrate the structure with the RCC columns. This option incurs an additional cost of ₹500 per sq. ft. over the ground floor area.



### **Pre-Cast Foundation Blocks:**

This option is ideal for clients seeking a quicker or non-permanent installation method. We supply our proprietary pre-cast foundation blocks, which are placed as per the structural load and layout of the cottage. The client is charged ₹10,000 per block, depending on the required number. As with Option 2, a steel floor base is provided, adding ₹500 per sq. ft. to the cost. This solution offers flexibility and ease of installation, particularly for uneven terrains or remote locations.



# *Loom Crafts*

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