

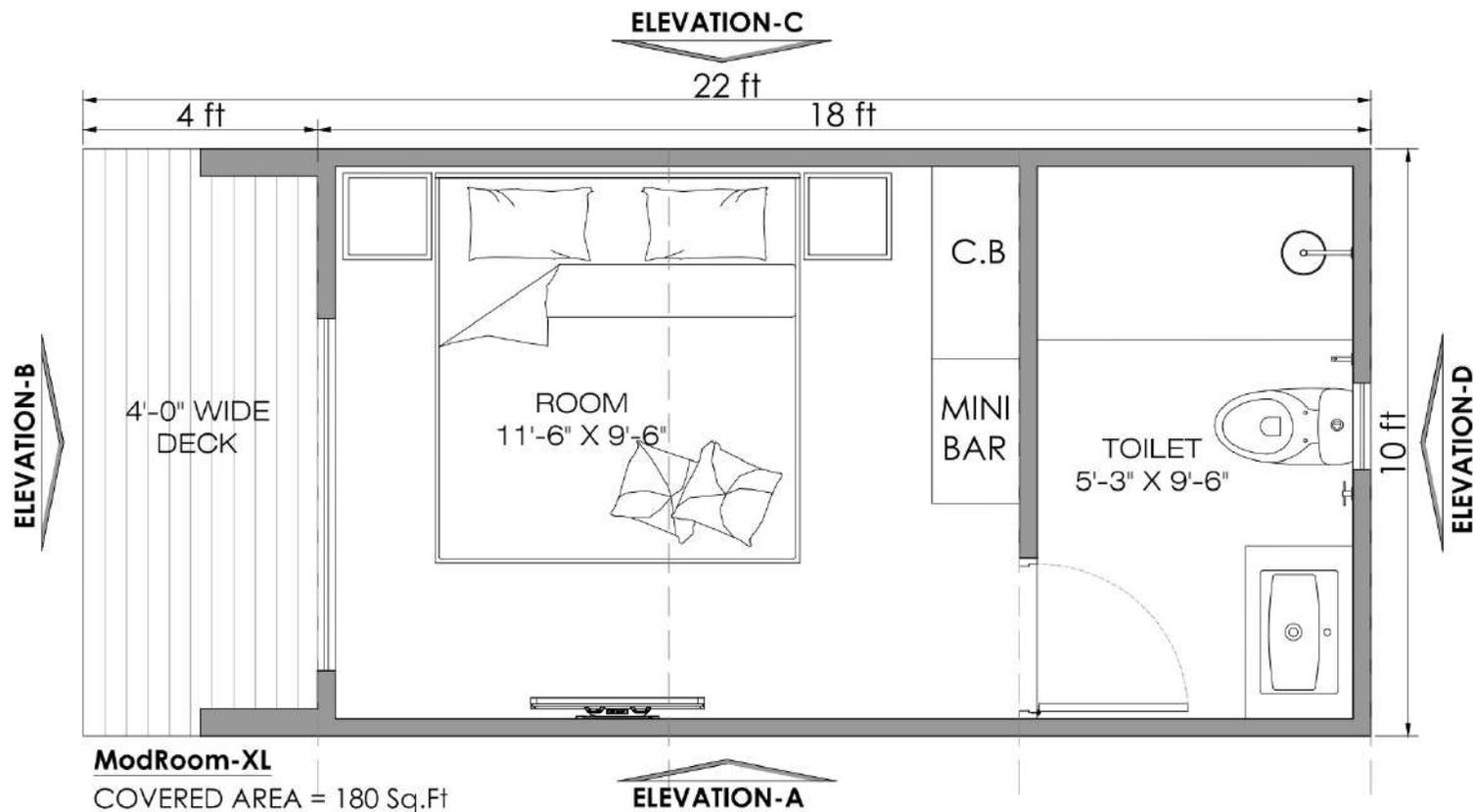
Loom Crafts

modRoom XL



Floor plans on next page

Image only for presentation purpose



ModRoom-XL

COVERED AREA = 180 Sq.Ft

DECK AREA = 40 Sq.Ft

TOTAL AREA = 220 Sq.Ft

Modular Cottage of size 180 Sq Ft covered area and 40 Sq Ft of deck area with a single room attached bathroom.

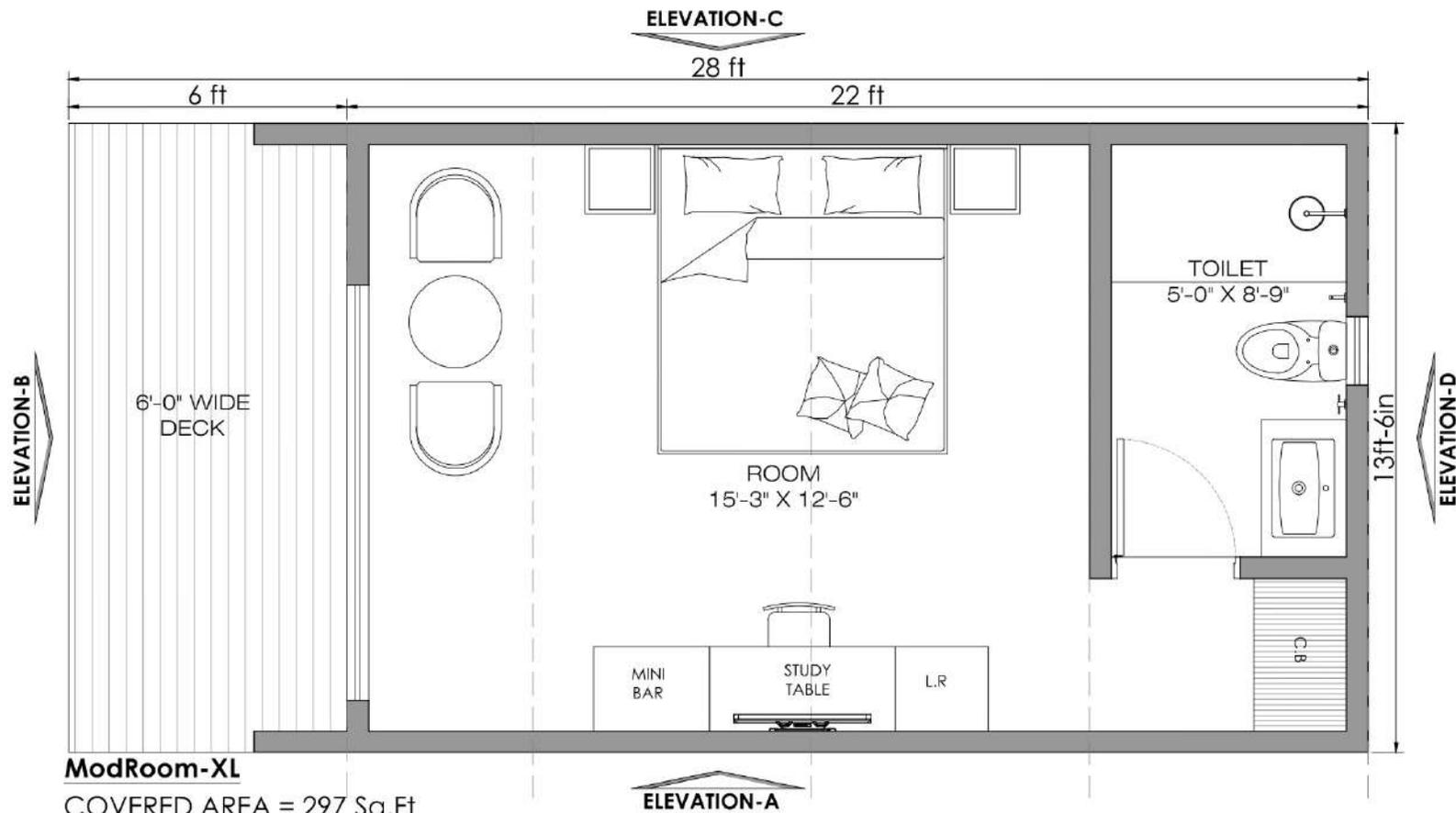
Rs. 10,00,000*

*Terms & Conditions as mentioned in last page



LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NATURAL THERMO PINE / WOOD FINISH LOOMCLAD		POWDER COATED LOOMCLAD

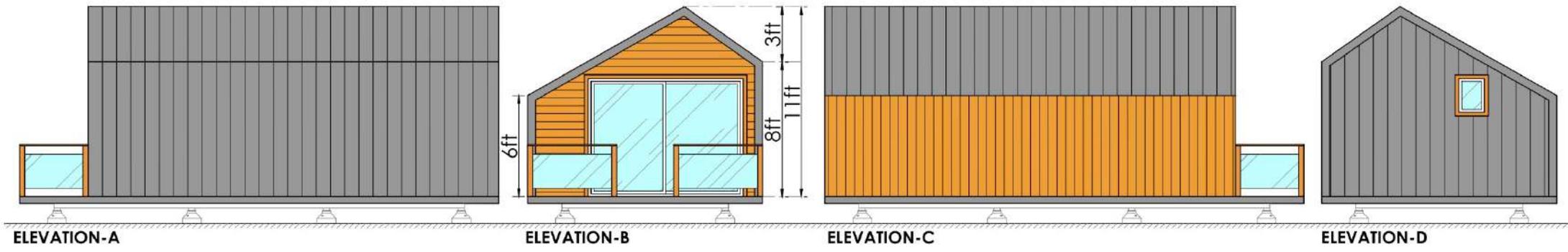


Modular Cottage of size 297 Sq Ft covered area and 81 Sq Ft of deck area with a single room attached bathroom.

Rs. 15,50,000*

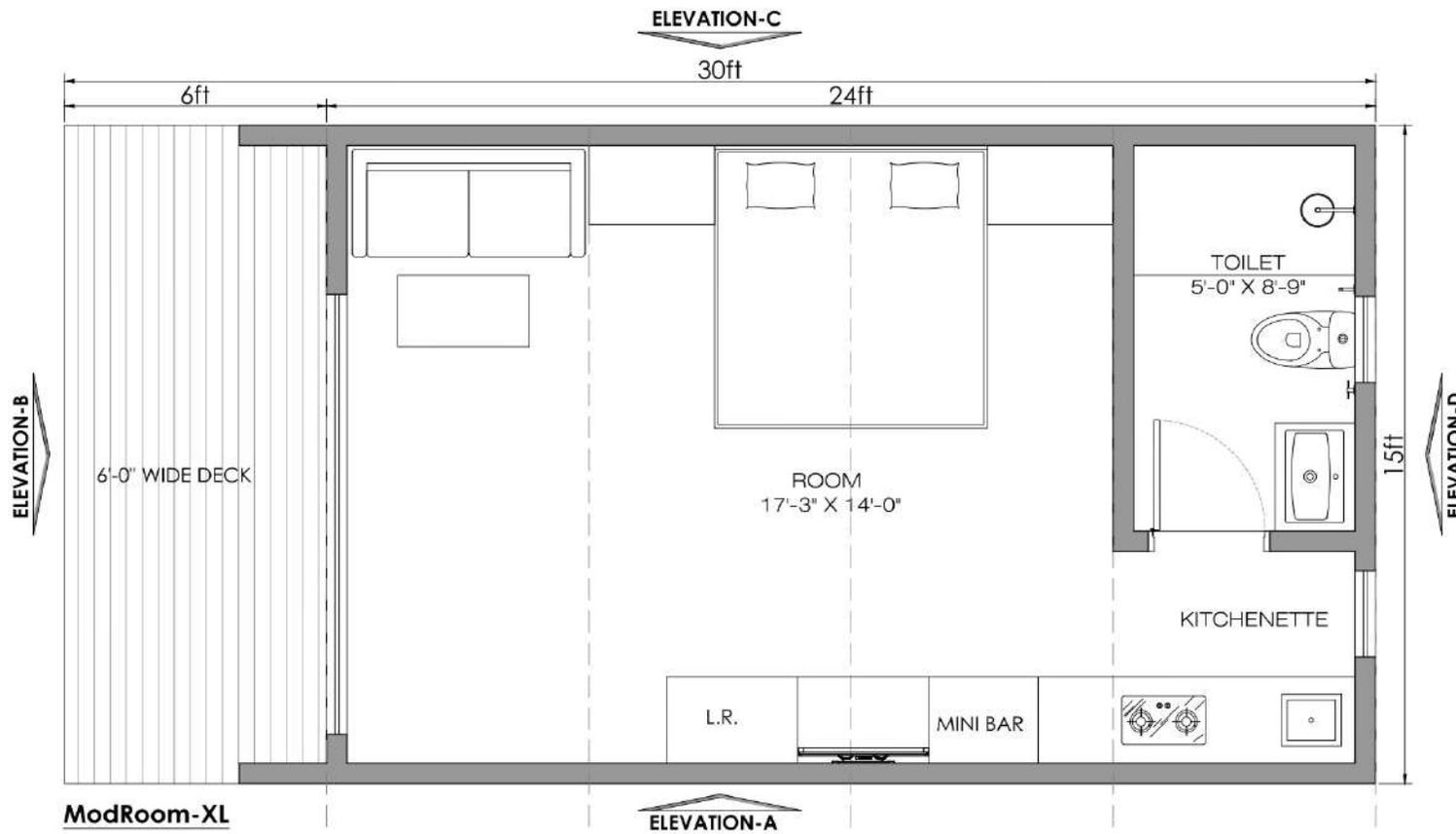
*Terms & Conditions as mentioned in last page

ModRoom-XL
 COVERED AREA = 297 Sq.Ft
 DECK AREA = 81 Sq.Ft
 TOTAL AREA = 378 Sq.Ft



LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NATURAL THERMO PINE / WOOD FINISH LOOMCLAD		POWDER COATED LOOMCLAD



ModRoom-XL

COVERED AREA = 360 Sq.Ft

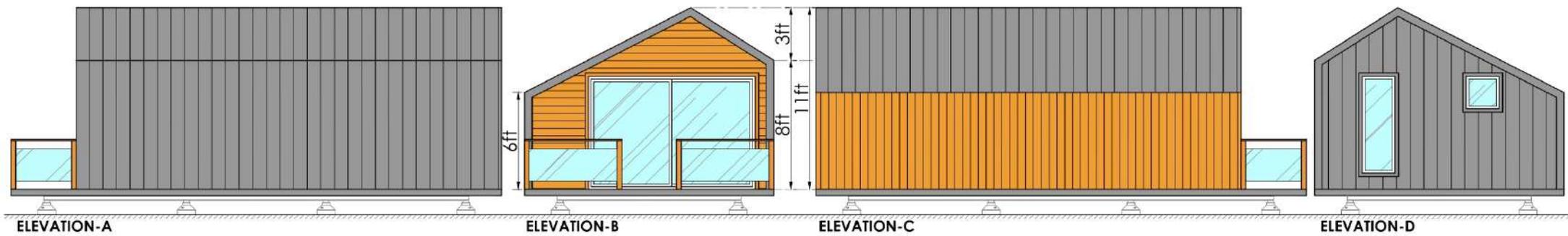
DECK AREA = 90 Sq.Ft

TOTAL AREA = 450 Sq.Ft

Modular Cottage of size 360 Sq Ft covered area and 90 Sq Ft of deck area with a single room attached bathroom.

Rs. 17,50,000*

*Terms & Conditions as mentioned in last page



LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NATURAL THERMO PINE / WOOD FINISH LOOMCLAD		POWDER COATED LOOMCLAD

Loom Crafts

modRoom XL Loft



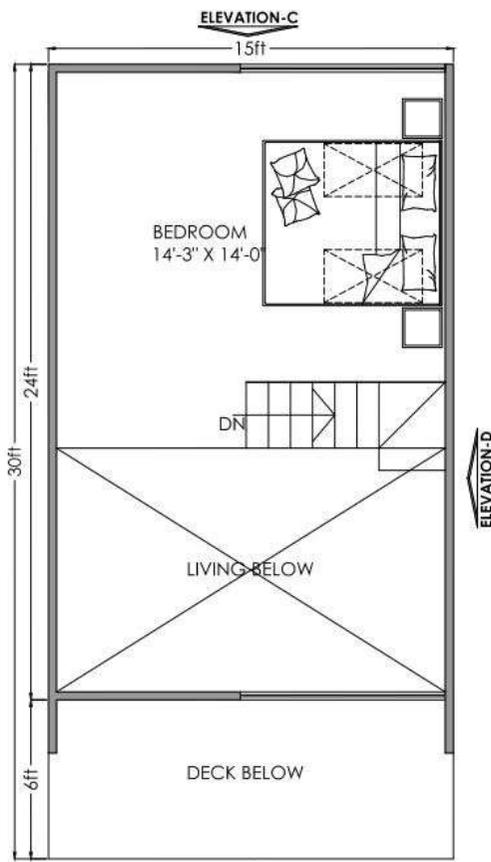
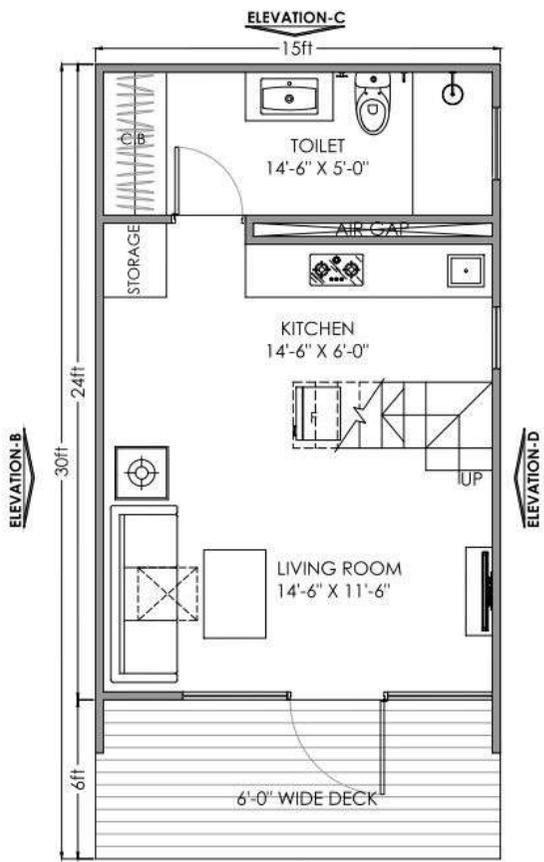
Loom Crafts

modRoom XL Loft



Floor plans on next page

Image only for presentation purpose

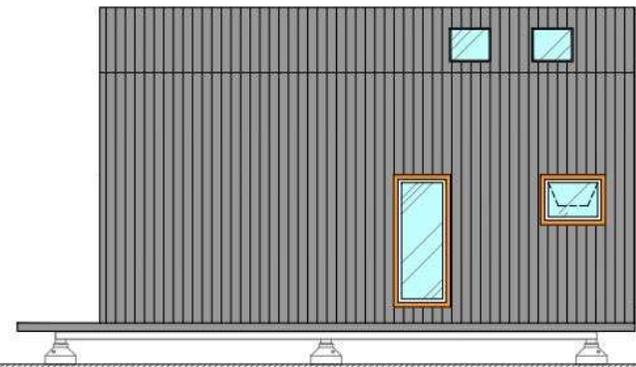
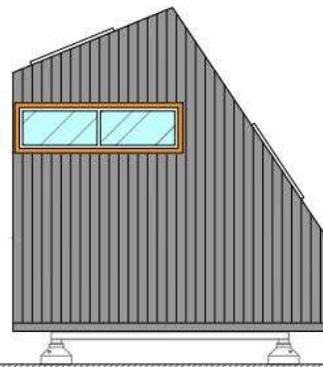
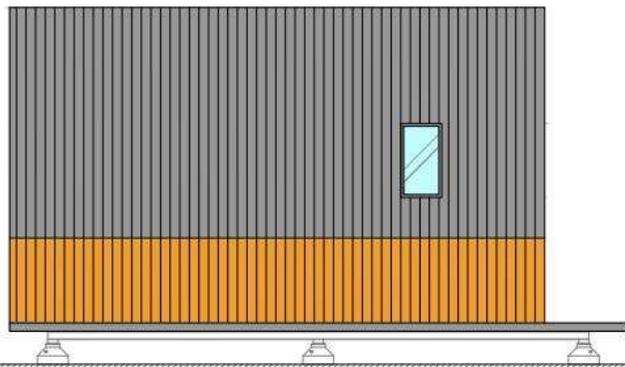


MODROOM-XL LOFT ELEVATION-A
 GROUND FLOOR PLAN
 COVERED AREA = 360 Sq.Ft
 DECK AREA = 90 Sq.Ft
 TOTAL AREA = 450 Sq.Ft

MODROOM-XL LOFT ELEVATION-A
 MEZZANINE FLOOR PLAN

Modular Cottage of size 360 Sq Ft covered area and 90 Sq Ft of deck area with a living room / kitchen area and a bathroom on ground floor level and a sleeping area on the mezzanine area.

Rs. 20,50,000*
 *Terms & Conditions as mentioned in last page



LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NATURAL THERMO PINE / WOOD FINISH LOOMCLAD		POWDER COATED LOOMCLAD

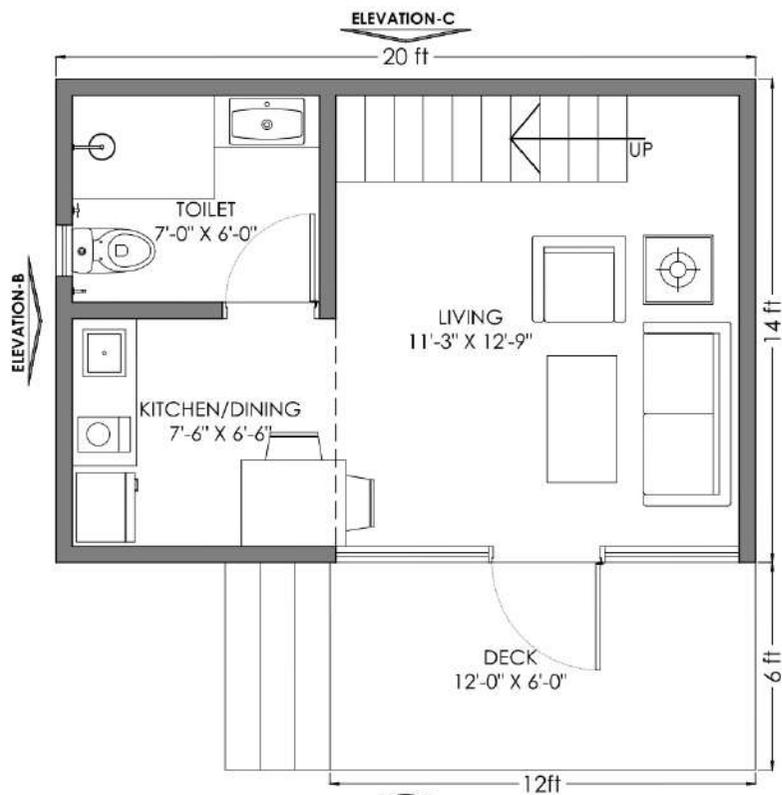


Loom Crafts

modRoom XL double Layout

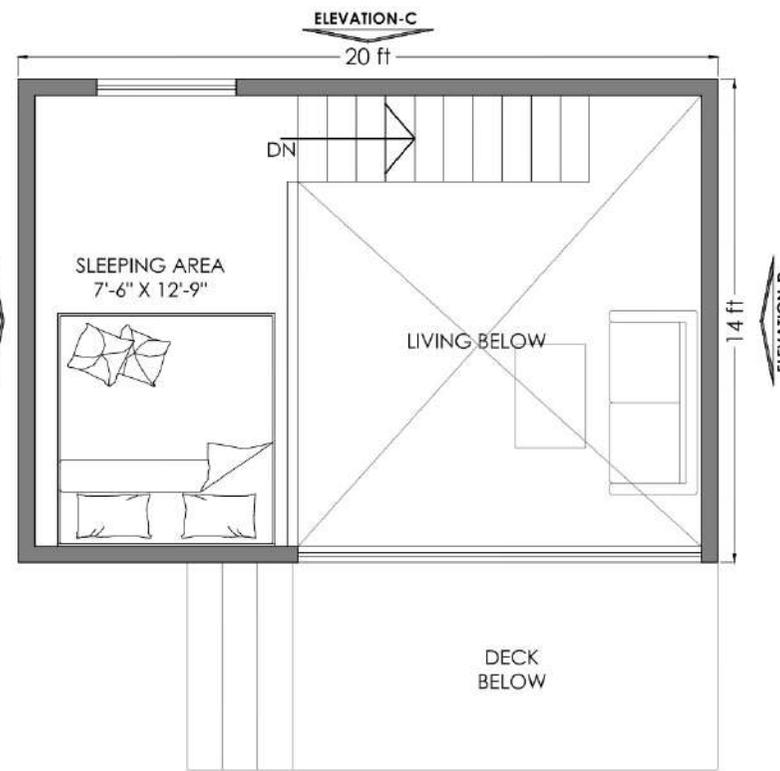
Floor plans on next page





GROUND FLOOR

COVERED AREA = 280 Sq.Ft
 DECK AREA = 72 Sq.Ft
 TOTAL BUILT UP AREA = 487 Sq.Ft



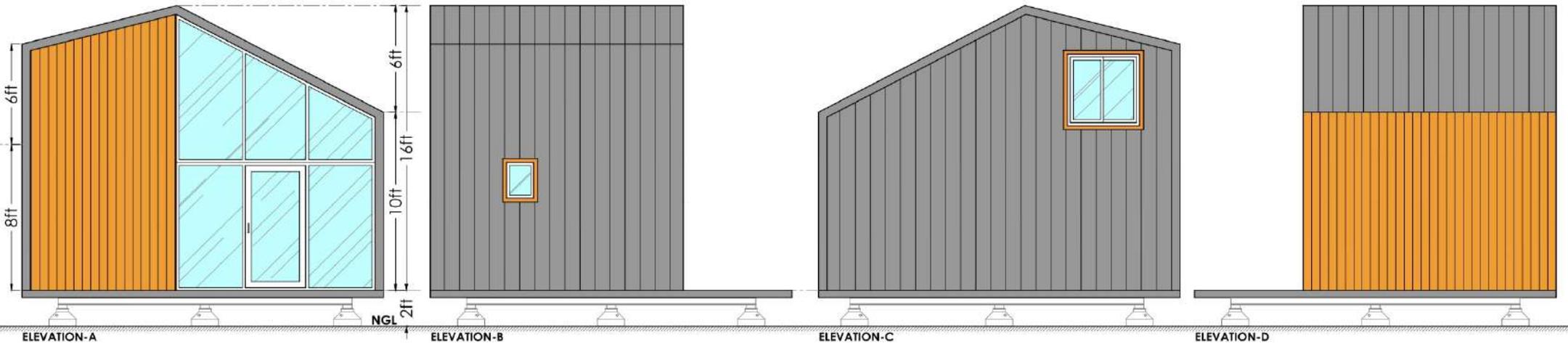
MEZZANINE FLOOR

COVERED AREA = 135 Sq.Ft
 DOUBLE HEIGHT AREA = 145 Sq.Ft

Modular Cottage of size 415 Sq Ft covered area and 72 Sq Ft of open to sky deck area with common living / dining / kitchen / bathroom area on the ground floor level and a sleeping area in the loft.

Rs. 23,50,000*

*Terms & Conditions as mentioned in last page



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

SPECIFICATIONS / TERMS & CONDITIONS

STRUCTURE: The entire structure is designed as a Hybrid with Light Gauge Steel framing technology from Australia using the latest CNC controlled machines and mild steel load bearing sections. The structures are designed to withstand high wind upto 180 kmph and seismic zone IV.

FOUNDATIONS / PLINTH: Our homes & cottages do not require any RCC plinth work on site as they come with pre-casted RCC foundation blocks which are just placed over the ground and galvanized steel tubular pipes are hammered inside the ground diagonally (Applicable only in case of solid flat land, no filled up soil and no water logging)

STRUCTURE WRAPPING: The entire steel structure is then wrapped with OSB Boards 10mm thickness from the exteriors and Marine grade ply 8mm thickness from the inside. These boards are lightweight but very strong, water & termite resistant.

INSULATION: The Walls and Roof are well insulated with Rock Wool insulation of thickness 100mm and 48Kgs/m³ density, which gives the structure protection from Heat, Cold and sound.

WATER PROOFING MEMBRANES: The entire external surface of the cottage is covered with water proofing membranes and sealed with Aluminium tapes.

INTERNAL WALL & CEILING: All the internal walls are fixed with gypsum boards over the marine grade ply and painted as per client's choice of color. Ceilings are cladded with German Pine wood panels and polished with natural pine wood color. Extra pine wood cladding on walls will cost Rs 100/- per Sq Ft extra.

EXTERNAL WALL & ROOF: The External walls are cladded with a mix of Thermo Pine Wood and LoomClad galvanized powder coated metal cladding which comes with 15 years durability for outdoor use depending on the design of the cottage. The roof is cladded with same powder coated metal cladding or weatherproof asphalt shingles of make Saint Gobain. Option of wood coated galvanized metal cladding instead of thermo pine also available as an option.

INTERNAL & EXTERNAL FLOOR: The floors are fixed with heavy-duty cement fiberboards of 16mm thickness. After which, Common Living room & Bedrooms are fixed with Laminate or SPC Flooring with choice of colors to choose from. Toilets are fixed with vitrified tiles of make Kajaria. External decks are fitted with Thermo pine wood coated with weatherproof oils.

DOORS & WINDOWS: All internal doors are made of Solid skin doors. Sliding or fixed

Doors / Windows and main doors are made of UPVC sections with 5mm thick toughened glass. Options for DGU and mosquito mesh also available at extra cost. Skylights can be added in the roof without extra cost, skylight blinds also available at extra cost. Our standard UPVC color will be white, Grey or wood finish UPVC available at extra cost.

PLUMBING & TOILET FIXTURES: The toilet in the cottage comes complete with all internal pipelines of CPVC or UPVC along with toilet fixtures from Jaquar such as WC, Washbasin, Faucet etc. The toilet is fitted with pressure pumps, which is included in the price. The client just needs to connect the water input and waste output at site once the cottage erection is completed. Water storage tanks, shower glass partitions not included.

ELECTRICAL FITTINGS: Complete electrical fittings including Switches, Sockets, Fans, LED lights included. Internal wiring of make R R Kabel, Switch / Sockets of make Legrand, LED lights of make Jaquar, Fans of make Usha. Electronics such as TV, Fridge, AC, Geysers not included and can be fitted by clients themselves. We do provide air-conditioning pipelines inside the walls as per the layouts.

FURNITURE: No fixed or loose furniture, soft furnishings or decorations included. Kitchen and wardrobes available at extra cost. Bathroom vanities included.

TAXES: GST @ 18% extra

TRANSPORTATION: Extra as per actuals. The cottage is sent flat packed to save freight cost.

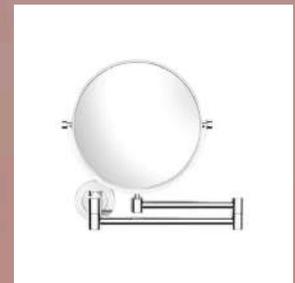
INSTALLATION: Included in the cost. Boarding & Lodging of the installation team to be arranged by the client. Rentals of Cranes to be borne by the client directly. Client needs to make sure there is proper access for trucks and cranes at the site as installation is not done manually.

PAYMENT TERMS: 50% advance, 25% after 30 days, 25% balance before dispatch.

COMPLETION TIME: Within 90-120 days from the date of advance including transportation and installation at site.

WARRANTY & LIFE SPAN: Our Homes & Cottages comes with 20 years warranty for any structural damages or leakages due to rains. Design Life Span of our homes & cottages can be over 50 years if properly maintained.

STANDARD BATHROOM FITTINGS (make Jaquar)





Mylinc™

A little touch of genius



Express with Colours

Choose from a rich, sophisticated colour palette.

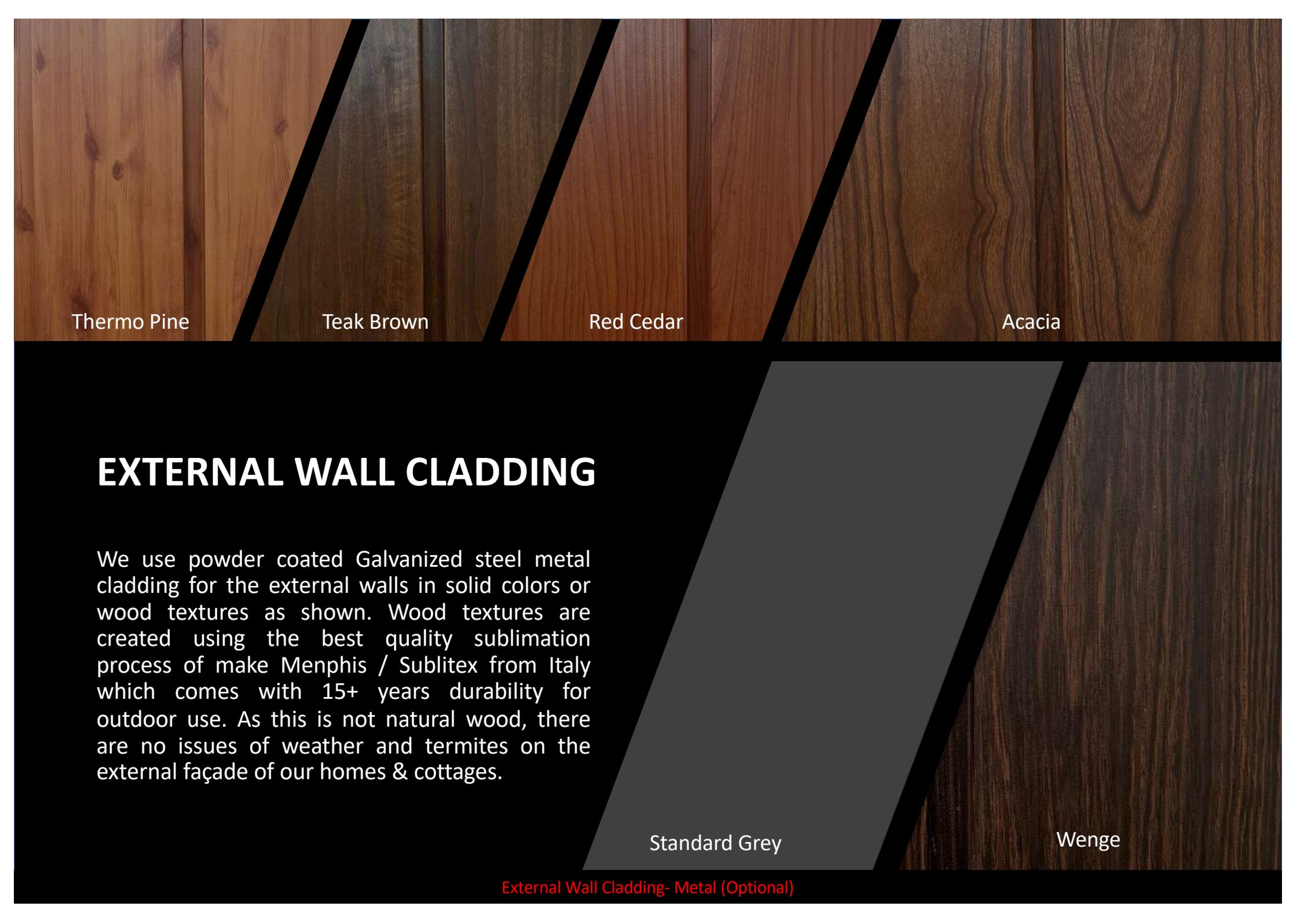
Give the touch of taste and elegance to your smart walls.

Electrical Switches / Sockets (Included)



EXTERNAL WALL CLADDING

Thermo Pine is an outstanding choice for facades. Thermo Pine claddings and battens 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.

The image displays six different wood texture samples for external wall cladding. The top row features four samples: Thermo Pine (light brown), Teak Brown (medium brown), Red Cedar (reddish-brown), and Acacia (dark brown with prominent grain). The bottom row features two samples: Standard Grey (a solid dark grey) and Wenge (a very dark brown). The samples are separated by thick black diagonal lines.

Thermo Pine

Teak Brown

Red Cedar

Acacia

EXTERNAL WALL CLADDING

We use powder coated Galvanized steel metal cladding for the external walls in solid colors or wood textures as shown. Wood textures are created using the best quality sublimation process of make Memphis / Sublitex from Italy which comes with 15+ years durability for outdoor use. As this is not natural wood, there are no issues of weather and termites on the external façade of our homes & cottages.

Standard Grey

Wenge

External Wall Cladding- Metal (Optional)



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



EARTHEN 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

Internal Laminate Flooring (Included)

RESPONSIVE



India's Leading Manufacturer of Hard Interlocking Tiles & LVT
Cutting edge technology meets nature's design. A revolutionary alternate to wood and stone floors that will last you a lifetime.



SATWARIO



CALCUTTA GREY



SILVER TRAVERTINE



COFFE TRAVERTINE



PIETRA DARK

BELLISIMO

SPC FLOORING

14F DROP CLICK SYSTEM

BETTER INSTALLATION

- Drop Click Installation
- No Adhesive Required
- Zero Maintenance
- Quick & Easy Installation

BETTER PERFORMANCE

- 100% Waterproof
- No Bugs & Termites
- Easy To Clean
- Dimensional Stability
- Heavy Foot Traffic
- Superior Scratch & Stain Resistant

BETTER DESIGN

- Nature Inspired Design
- Multiple Color Combinations
- Sound Insulation
- Underfoot Comfort



Click Installation



100% Waterproof



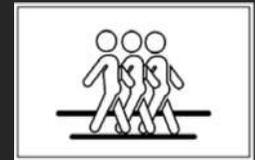
Embossed in Register



Excellent Sound Insulation



Durable & Long Lasting



Endures Heavy Foot Traffic

SPC Flooring (Optional at extra cost, Rs 100 per Sq Ft of applicable carpet area)

Kajaria



Stain Resistant



Scratch Resistant



High Abrasion Resistant



Easy Installation



Easy To Clean



Fire Resistant



Zero Maintenance



Almost 0% Water
Absorption



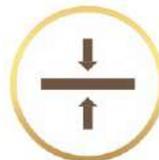
High flexural strength



Thermal Resistant



Chemical Resistant

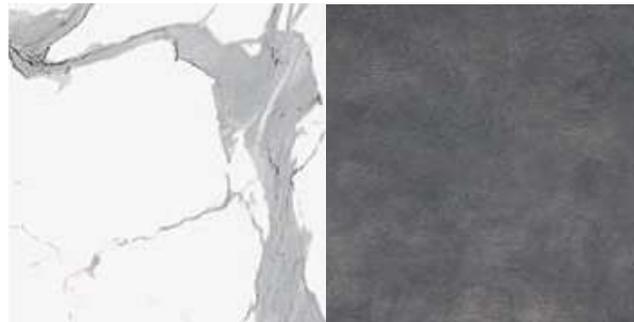


11 Mm Thickness

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)

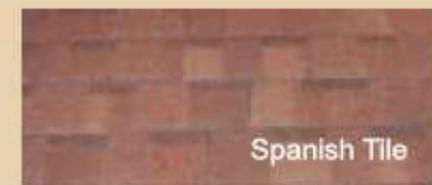
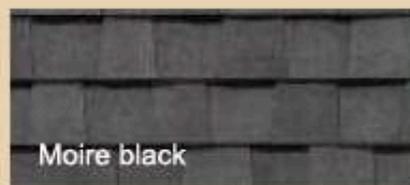
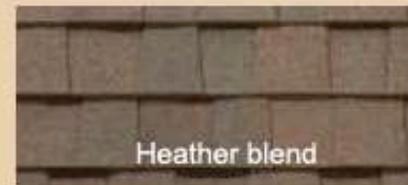
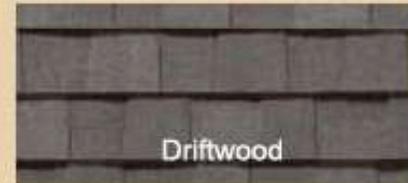
Bathroom Tiles (Included)

ROOFING SHINGLES

LANDMARK™ - AR

COLOR AVAILABILITY

- Two-Piece Laminated Shingle
- **30 year – International Limited Warranty**
- **Algae resistant**
- **Wide range of colors**
- CertainTeed starter and ridge accessory available
- 110 mph wind resistance warranty
- Size: 13 ¼" x 38 ¾" (335mm x 984mm)
- Fiber glass composition : UL Class A Fire Resistance Rating



CertainTeed
SAINT-GOBAIN

Roofing Shingles (Optional, colors subject to availability)

Loom Crafts cottages / homes can be fitted with rainwater gutters from Monier under the brand "Luxron" which are made in Japan.

This is optional and available at extra cost

Luxron™

Features

- Stylish & functional modular design
- High durability & superior strength
- Easy installation
- Zero maintenance

Colors available : Snow White



Reddish Brown



Black



Non-Metallic Rainwater Gutter System



Loom Crafts

Loom Crafts Shade Systems Pvt Ltd

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