

# Loom Crafts

modular prefab homes & cottages

**50+ Years**

Design Life\*

**20 Years**

Warranty\*

\* Conditions apply

THE HOME BECOMES A PRODUCT



3 & 4 BHK (BEDROOMS + HALL + KITCHEN)

**600+**

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.



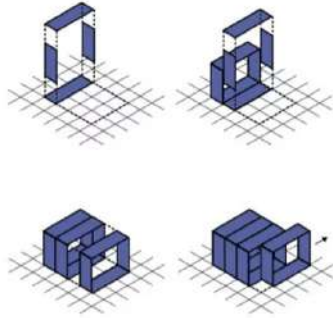
### risk reduction

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

# Loom Crafts

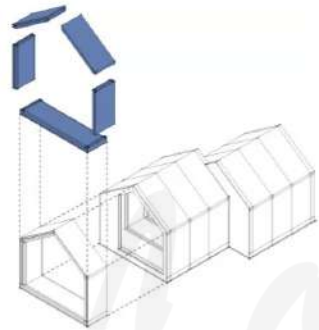
modular prefab homes & cottages

## TECHNOLOGY & DESIGN



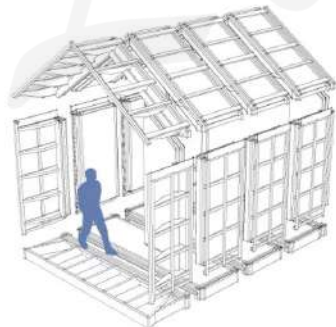
### BUILDING SYSTEMS

**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**.

# Loom Crafts


modular prefab homes & cottages

## PATENT

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.




**INTELLECTUAL  
PROPERTY INDIA**  
PATENTS | DESIGNS | TRADE MARKS  
GEOGRAPHICAL INDICATIONS



भारत सरकार  
GOVERNMENT OF INDIA  
पेटेंट कार्यालय  
THE PATENT OFFICE  
पेटेंट प्रमाणपत्र  
PATENT CERTIFICATE  
(Rule 74 Of The Patents Rules)

क्रमांक : 011139464  
SL No :



पेटेंट नं. / Patent No. : 379273


अवेदन नं. / Application No. : 202111010701

प्रदत्त करने की तारीख / Date of Filing : 14/03/2021

पेटेंटी / Patentee : LOOM CRAFTS SHADE SYSTEMS PVT. LTD

प्रमाणित किया जाता है कि पेटेंटी को उपरोक्त आवेदन में प्रमाणित A METHOD OF INSTALLING A PREFABRICATED HOUSE नामक आविष्कार के लिए, पेटेंट अधिनियम, 1970 के प्रावधानों के अनुसार अवन तारीख 14th day of March 2021 से बीस वर्षों की अवधि के लिए पेटेंट अजुदत किया गया है।

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.



भारत सरकार  
GOVERNMENT OF INDIA

**INTELLECTUAL  
PROPERTY INDIA**  
PATENTS | DESIGNS | TRADE MARKS  
GEOGRAPHICAL INDICATIONS

पेटेंट नियंत्रक  
Controller of Patent

अवकाश की तिथि  
Date of Grant : 13/10/2021

ध्यान दें - इस पेटेंट के नवीकरण के लिए बीस वर्षों के अवधि के अंत में 14th day of March 2023 को और उसके समान अवधि अंत में इसे फिर दोहराएं।  
Note - The fee 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.



**INTELLECTUAL  
PROPERTY INDIA**  
PATENTS | DESIGNS | TRADE MARKS  
GEOGRAPHICAL INDICATIONS



भारत सरकार  
GOVERNMENT OF INDIA

पेटेंट कार्यालय, THE PATENT OFFICE  
भारतीय प्रजासत्ताक, भारत / I.P.O. BLDG  
पेटेंट नं. 32/ फ्लोर नं. 32  
क्षेत्र - 14/ SECTOR 14, गुरुकुल/दुवारा  
नई दिल्ली/NEW DELHI - 110076  
दूरभाष/Phone No. : 011-26022222  
फैक्स/ Fax : 011-26023430/3431/5  
ई-मेल/Email : [ip@ipc.gov.in](mailto:ip@ipc.gov.in)  
वेबसाइट/Website: <http://ipindia.nic.in>

पेटेंट नं. / No. 202111010701

दिनांक / Dated the 13/10/2021

सेवा में, To :  
Address of Service- Artha Jalan DN/PA-3047 Agent of Balaji IP Practice, B-43, 3rd Floor, Dena Bank Building, IP Extension, Near Mayapuri Public School, New Delhi, Delhi 110092, India  
Email Id - [arjanastha64@gmail.com](mailto:arjanastha64@gmail.com), [info@balajipractice.com](mailto:info@balajipractice.com)

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

महोदय/महोदया,  
Sir/Madam,

आपको सूचित किया जाता है कि पेटेंट अधिनियम, 1970 की धारा 12 व 13 तथा उस अधिनियम के तहत उपरोक्त पेटेंट आवेदन के संबंध में दिनांक 13/06/2021 को जारी प्रमाणपत्र के अंतर्गत पेटेंट अजुदत किया गया है तथा पेटेंट अजुदत की तारीख 13/10/2021 को पेटेंट पंजीकरण में दर्ज की गयी है।  
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 bearing 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 संख्या / Patent No : 379273

आवेदक का नाम / Name Of Applicant : LOOM CRAFTS SHADE SYSTEMS PVT. LTD

पेटेंट दिनांक / Date of Patent : 14/03/2021

प्राथमिकता तिथि / Priority Date : 14/03/2021

प्रवेश के लिए अनुरोध दायित्व 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 : 08

उपरोक्त पेटेंट के अजुदत का प्रकाशन अधिनियम की धारा 43 के तहत पेटेंट कार्यालय के अधिनियमों के तहत 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 का अनुच्छेद 142 (अनुच्छेद) नियम, 2005/पेटेंट नियम, 2003 का अनुच्छेद 142 (अनुच्छेद) नियम, 2016 की धारा 142 की सं-समा (4) के प्रावधानों के तहत उपरोक्त प्रविष्टि की तिथि से 3 माह के भीतर इस कार्यालय में नवीकरण शुल्क जमा किया जाना चाहिए।  
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 proviso in sub-section(4) of Section 142 of The Patents Act, 1970, as amended by The Patents (Amendment) Act, 2005 / The Patents Rules, 2003 as amended by The Patents (Amendment) Rules, 2016.

Sufraz Ur Rehman  
(नियंत्रक पेटेंट)  
Controller of Patents

टिप्पणी / Note :

- संशोधित नवीकरण शुल्क हेतु कृपया महानिर्देशक पेटेंट, अधिनियम एवं भारत विज्ञान की अधिकारिता के वेबसाइट [www.ipindia.gov.in](http://www.ipindia.gov.in) पर उपलब्ध पेटेंट (अनुच्छेद) नियम 2016 को ध्यान दें।  
For revised/renewal fees kindly refer to the First Schedule (Fee) 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 तिथि से अलग-अलग प्रविष्टि अलग से जारी नहीं की जाएगी।  
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

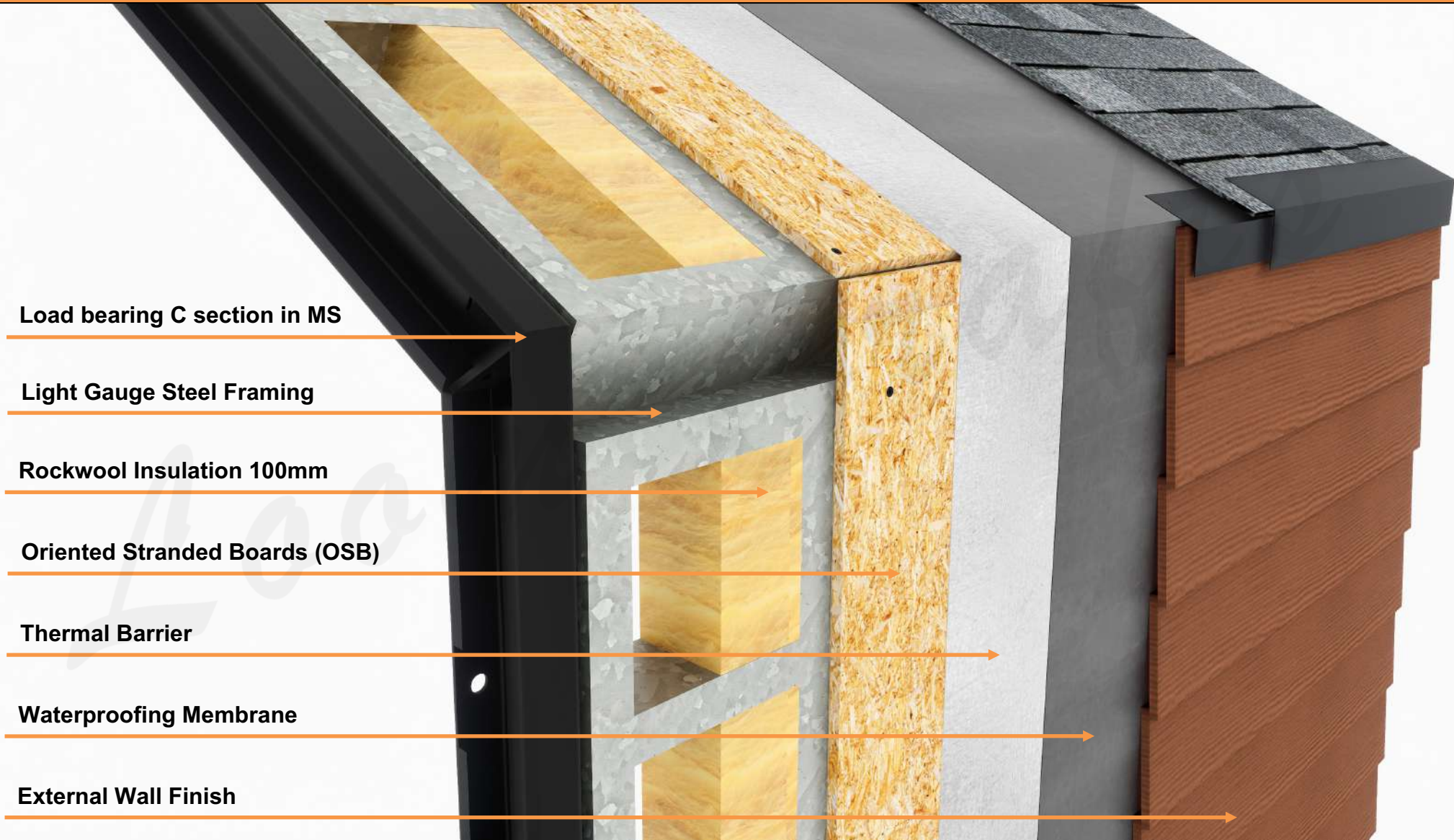
Rockwool Insulation 100mm

Oriented Stranded Boards (OSB)

Thermal Barrier

Waterproofing Membrane

External Wall Finish

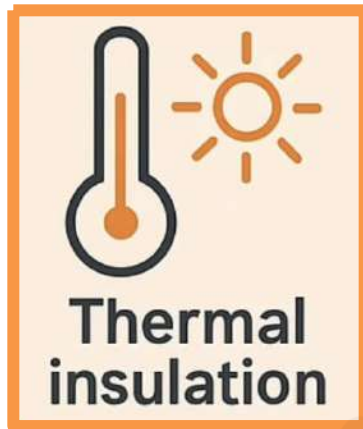


# Loom Crafts

modular prefab homes & cottages

## THERMAL & ACCOUSTIC 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

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## 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.



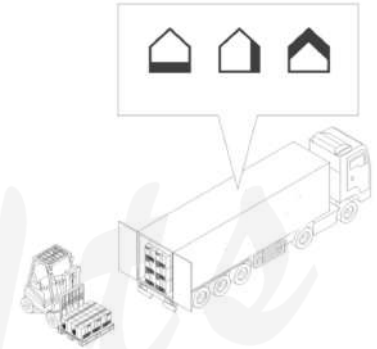
# Loom Crafts

modular prefab homes & cottages

## PROCESS

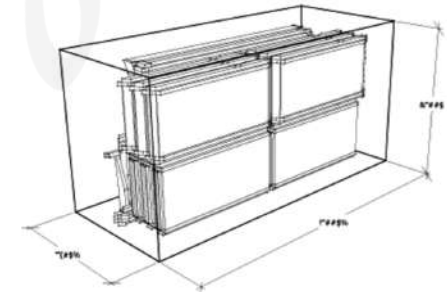
### PACKAGING

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.



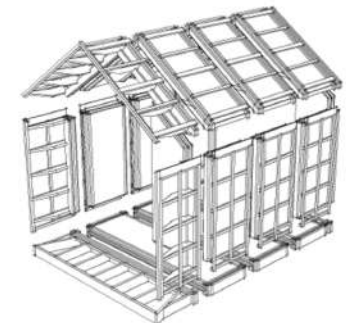
### DELIVERY AT THE CONSTRUCTION SITE

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

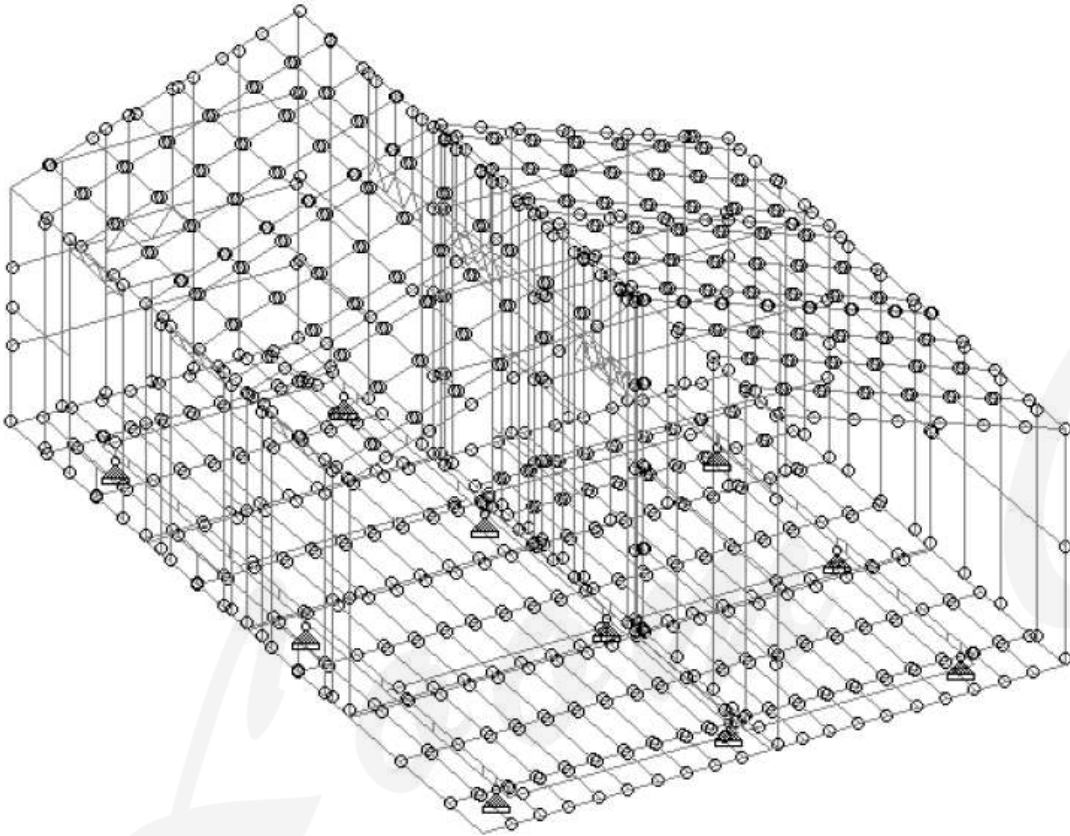
The assembly of the structures is simple, quick and intuitive. Each panel is lifted by a light crane truck, it is positioned correctly, then fastened with screws. Finally, vapor barriers seal the building, so that the structure is completely protected against water and moisture.



# 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 conforming 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.

# Loom Crafts

modular prefab homes & cottages

## SAMPLE WARRANTY CERTIFICATE

### WARRANTY CERTIFICATE

Prefab Modular Homes & Cottages



**LOOM CRAFTS**  
PREFAB MODULAR HOMES & COTTAGES

#### 1. STRUCTURAL & RAIN LEAKAGE WARRANTY

**20 Years Warranty** on Structural Integrity & Rain Leakage Protection

- Structural Defects
- Roof & Wall Leakages
- Design & Installation Deficiencies

#### 2. ONE-YEAR FREE SERVICE SUPPORT

**1 Year Free Service** for Electrical, Plumbing & Fixtures

- Electrical & Plumbing Repairs
- Doors, Windows & Hardware
- Installation Adjustments

#### 3. ITEMS NOT COVERED UNDER WARRANTY

- Paint, Polish & Maintenance
- Wear & Tear Damages
- Natural Disasters & Civil Works

#### 4. WARRANTY CONDITIONS

- Valid for Loom Crafts Installed Projects Only
- Unauthorized Repairs Void Warranty

#### 5. WARRANTY CLAIM PROCESS

- Report Issues to Loom Crafts
- Inspection & Rectification Service

Issued By: **Loom Crafts** Prefab Modular Homes & Cottages

Warranty Valid From: \_\_\_\_\_

Warranty Valid From: \_\_\_\_\_

Project Name: \_\_\_\_\_

Client Name: \_\_\_\_\_

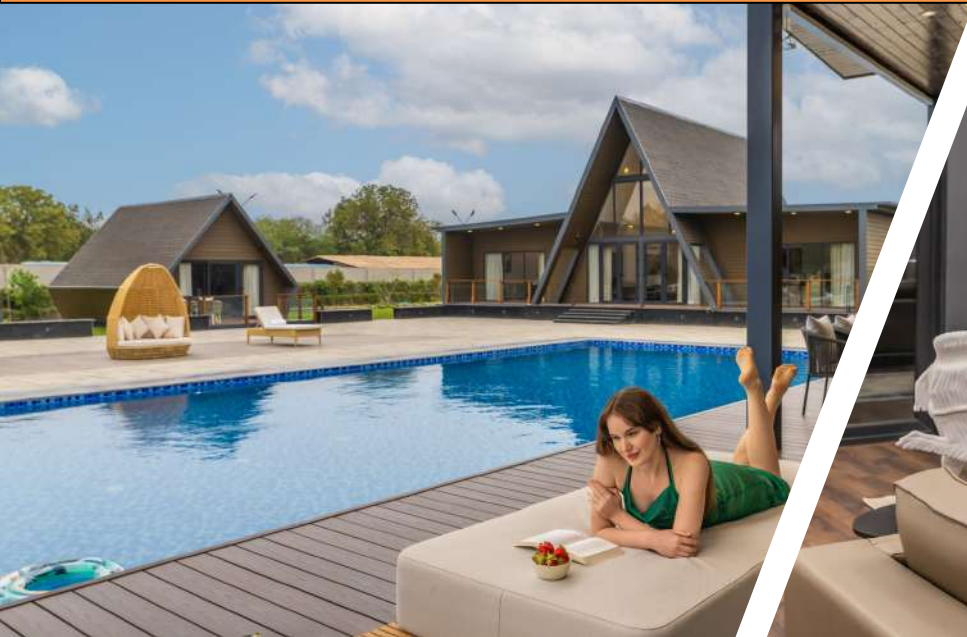
Date: \_\_\_\_\_

# SAMPLE



— Terms & Conditions Apply | As Per Laws of India —





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



ACTUAL SITE-DOUBLE A FRAME 4BHK, NAGPUR



# Loom Crafts

modular prefab homes & cottages

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



Double A-Frame 3/4 BHK (Pg no 22-25)



A-Frame Grande 4 BHK (Pg no 26-27)



A-Frame 3 BHK (Pg no 28-29)



Barn House 3 BHK (Pg no 30-31)



Cabana 'A' 3 BHK (Pg no 32-33)



Concept Homes 3 BHK (Pg no 34-37)



ModAlpine 3 BHK (Pg no 38-39)



Linea 3 BHK (Pg no 40-41)



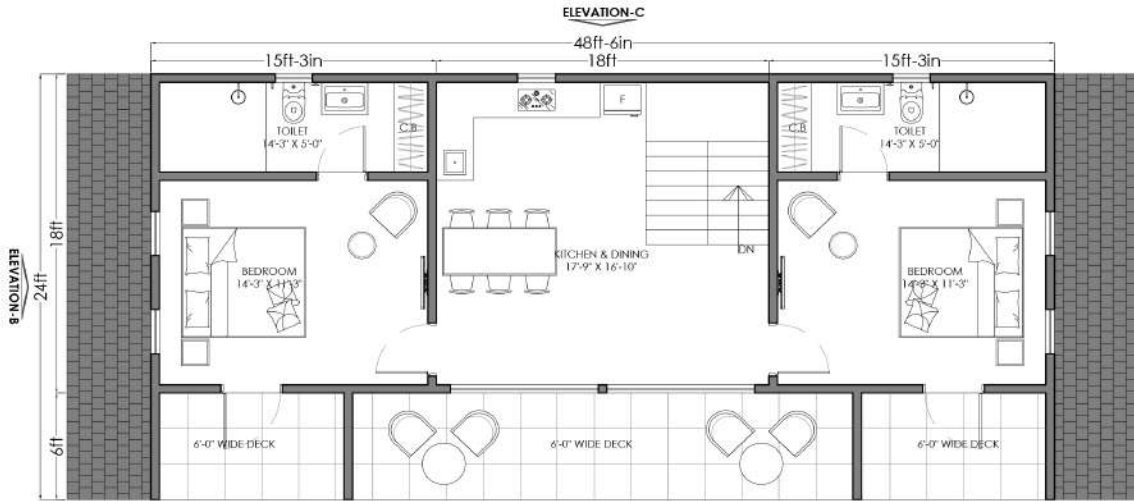
Astra 3 BHK (Pg no 42-43)

# Loom Crafts



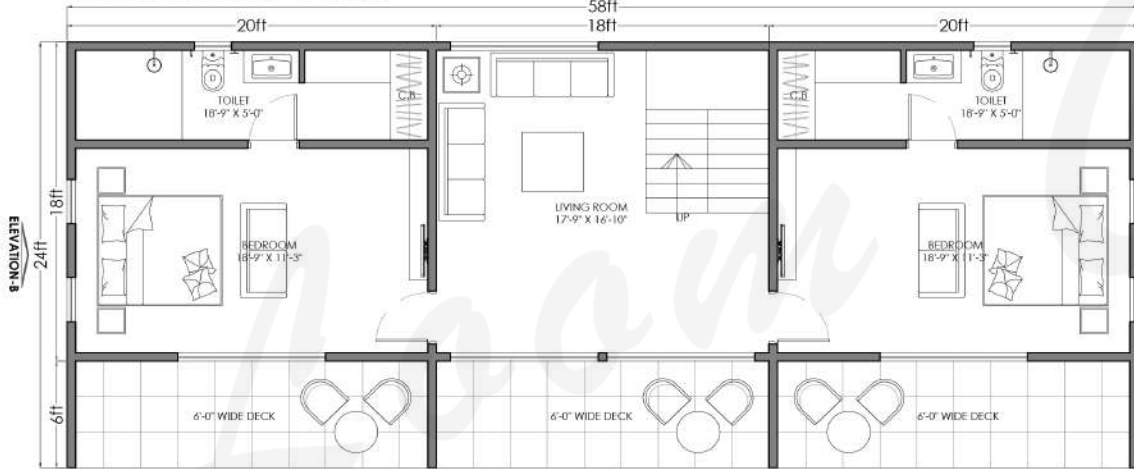
Image just for reference purpose, kindly check the floor plan on the next page for exact dimensions and layout

Double "A" Frame 3 & 4 BHK



**FIRST FLOOR PLAN**

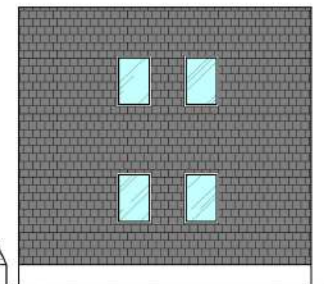
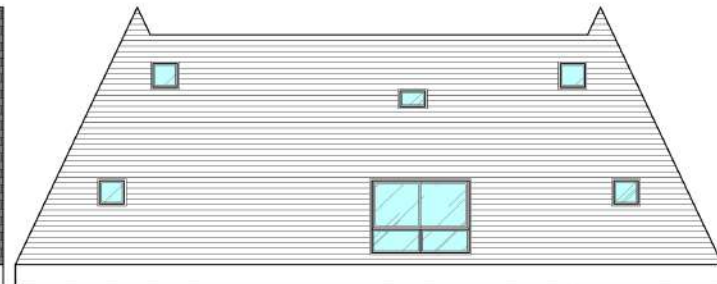
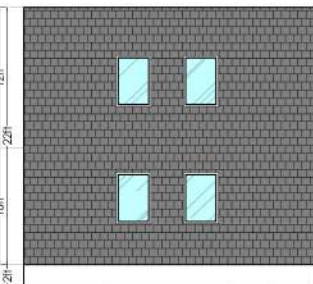
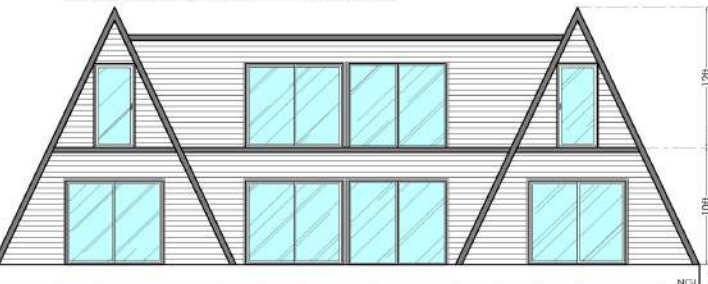
COVERED AREA = 873 Sq.Ft  
 COVERED DECK AREA = 291 Sq.Ft

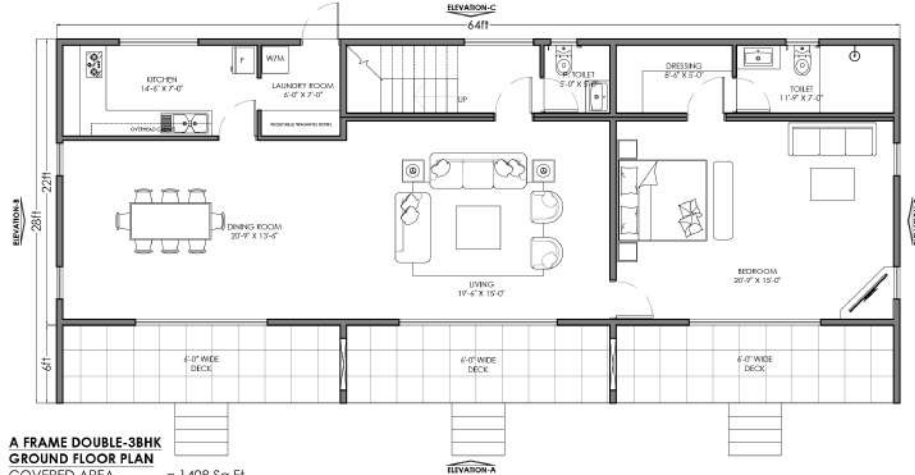


**GROUND FLOOR PLAN**

COVERED AREA = 1044 Sq.Ft  
 COVERED DECK AREA = 108 Sq.Ft  
 TOTAL BUILT UP AREA = 2316 Sq.Ft

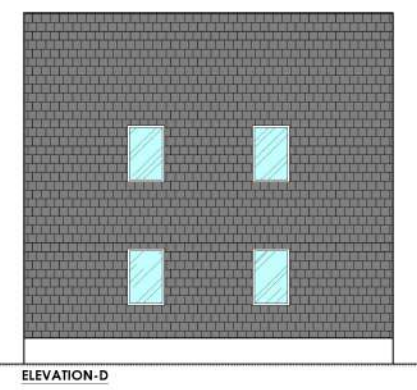
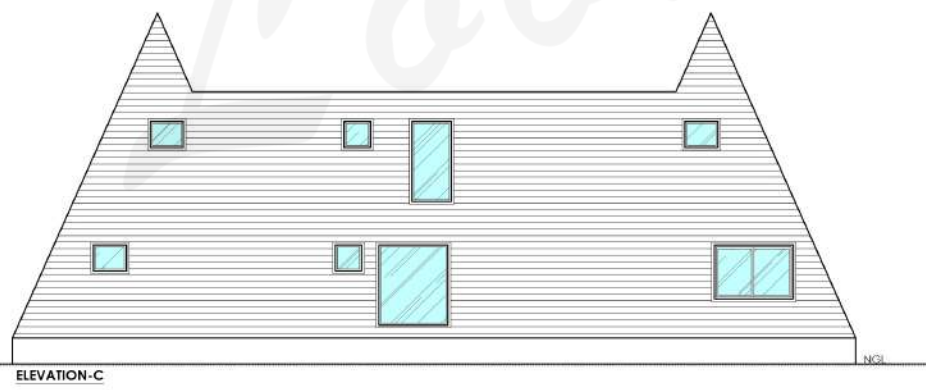
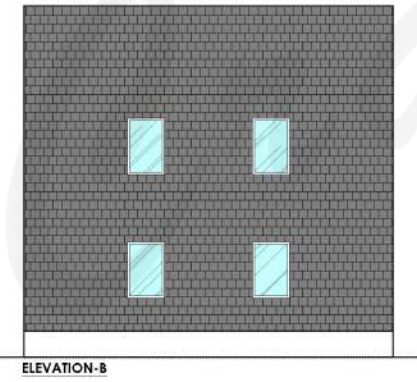
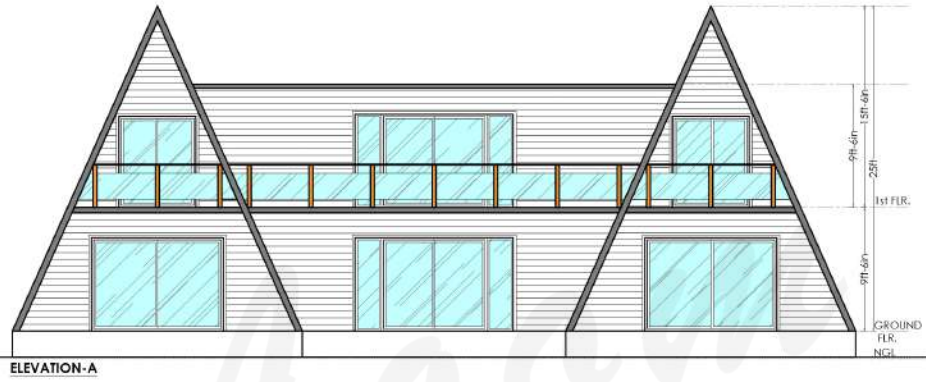
Production time  
**90 days**  
 Price starting from:  
**Rs 81,50,000/-**  
 (GST & Transport Extra)





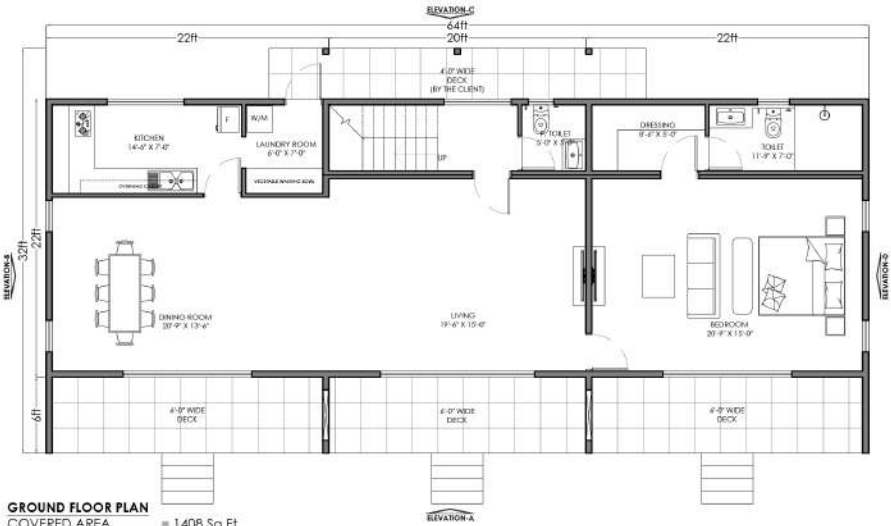
**A FRAME DOUBLE-3BHK  
GROUND FLOOR PLAN**  
 COVERED AREA = 1408 Sq.Ft  
 COVERED DECK AREA = 384 Sq.Ft  
 TOTAL BUILT UP AREA = 3360 Sq.Ft

**FIRST FLOOR PLAN**  
 COVERED AREA = 1232 Sq.Ft  
 COVERED DECK AREA = 336 Sq.Ft



LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEMENTED FIBRE SIDING		SHINGLES

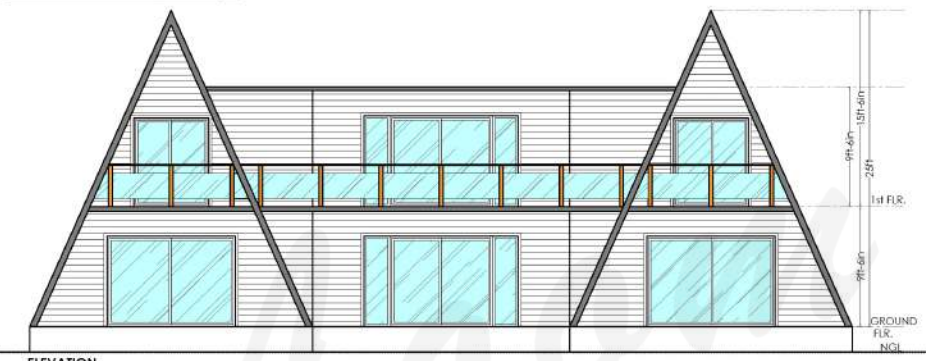
Production time  
**90 days**  
 Price starting from:  
**Rs 1,16,00,000/-**  
 (GST & Transport Extra)



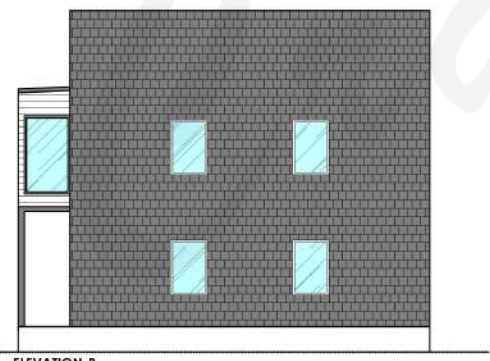
**GROUND FLOOR PLAN**  
 COVERED AREA = 1408 Sq.Ft  
 COVERED DECK AREA = 384 Sq.Ft  
 TOTAL BUILT UP AREA = 3476 Sq.Ft



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



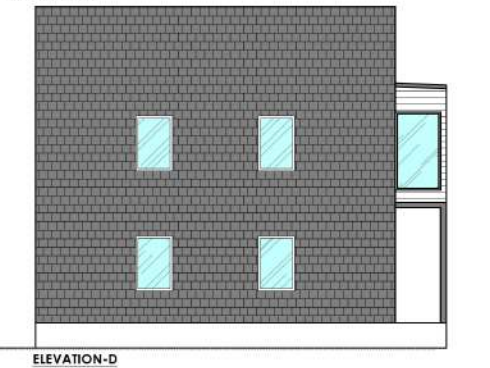
ELEVATION



ELEVATION-B



ELEVATION-C



ELEVATION-D

LEGEND :			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEMENTED FIBRE SIDING		SHINGLES

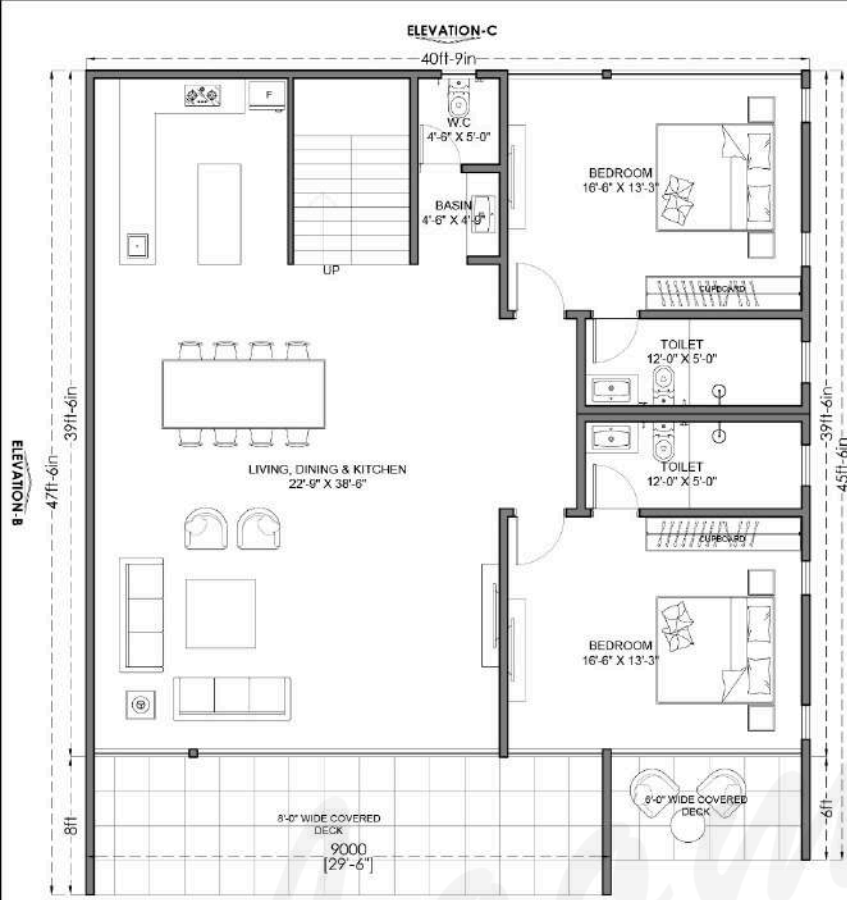
Production time  
**90 days**  
 Price starting from:  
**Rs 1,22,00,000/-**  
 (GST & Transport Extra)

# Loom Crafts



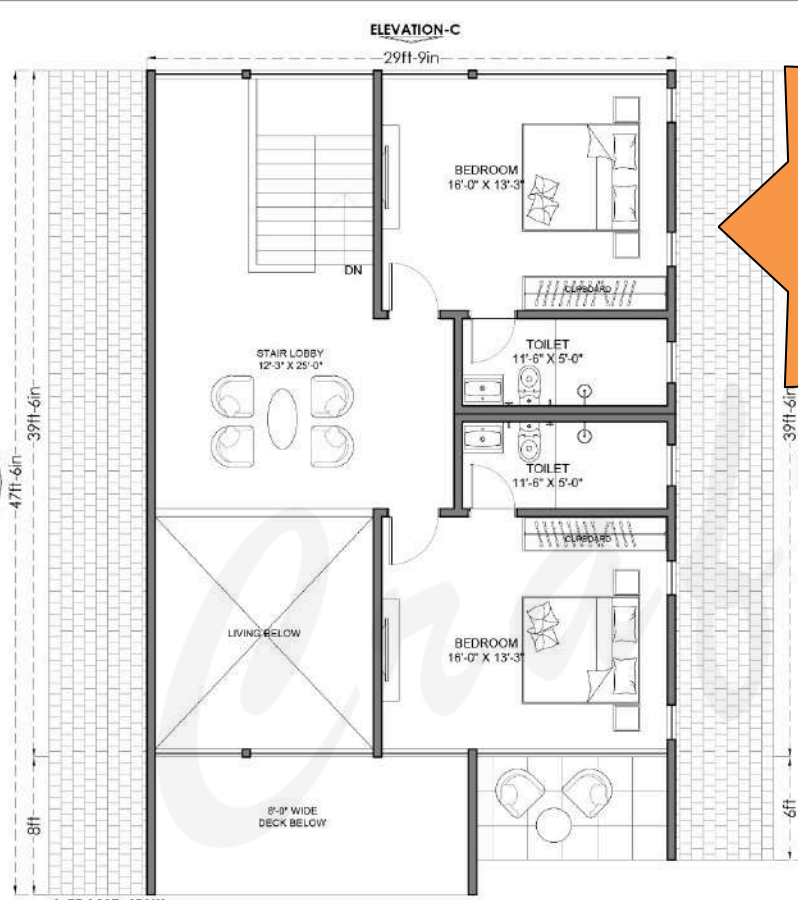
Image just for reference purpose, kindly check the floor plan on the next page for exact dimensions and layout

A-Frame Grande 4 BHK



**A FRAME-4BHK**  
**GROUND FLOOR PLAN**  
 COVERED AREA = 1902 Sq.Ft  
 TOTAL BUILT UP AREA = 2966 Sq.Ft

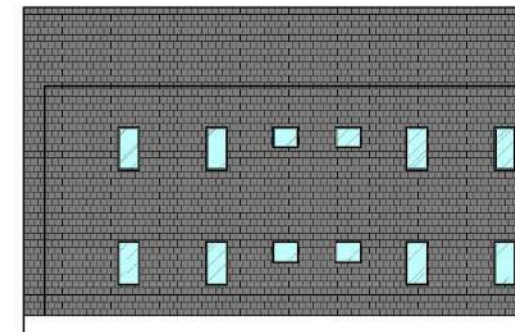
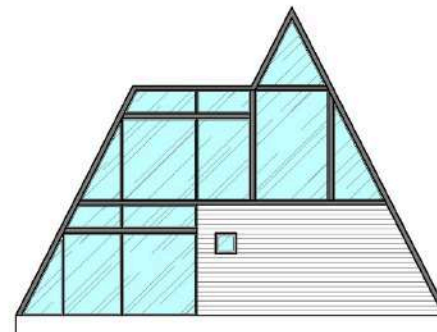
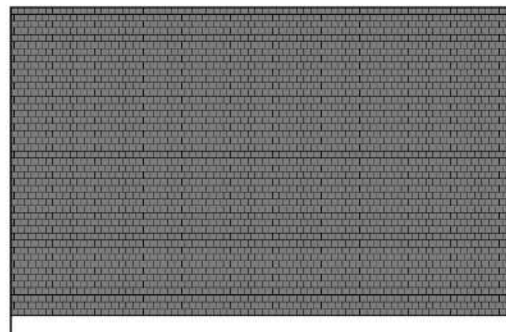
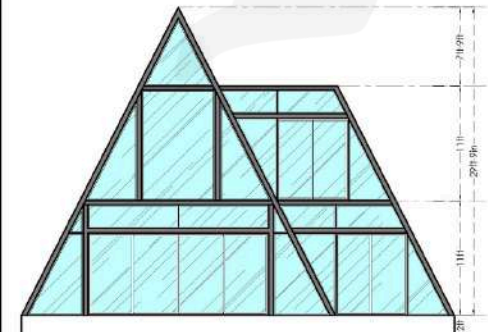
**ELEVATION-A**



**A FRAME-4BHK**  
**FIRST FLOOR PLAN**  
 COVERED AREA = 1064 Sq.Ft

**ELEVATION-A**

Production time  
**75 days**  
 Price starting from:  
**Rs 1,00,00,000/-**  
 (GST & Transport Extra)

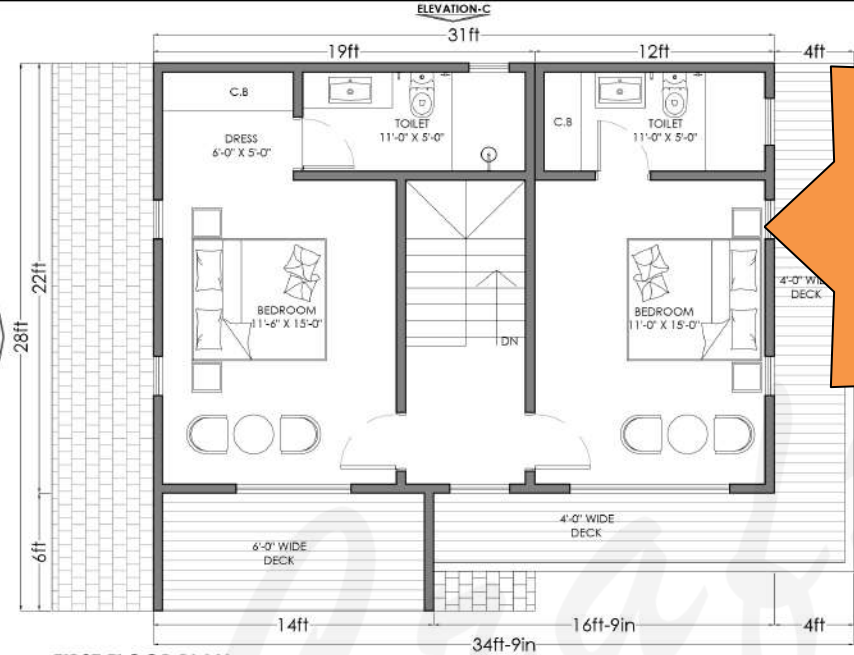
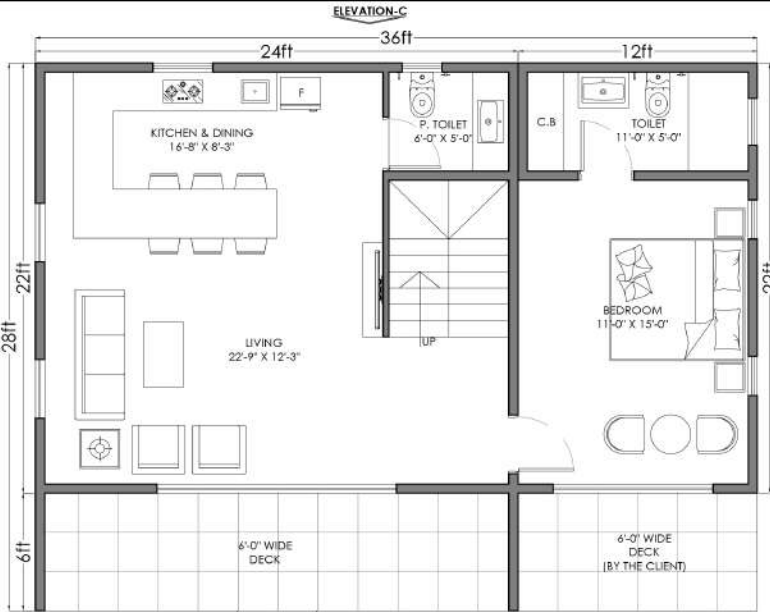


# Loom Crafts



Image just for reference purpose, kindly check the floor plan on the next page for exact dimensions and layout

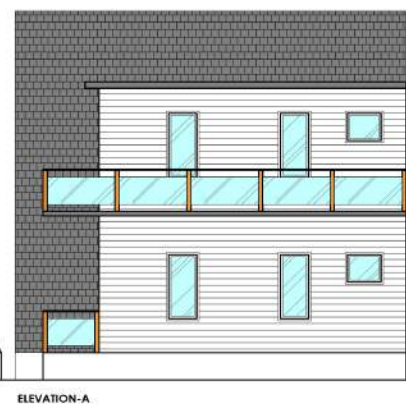
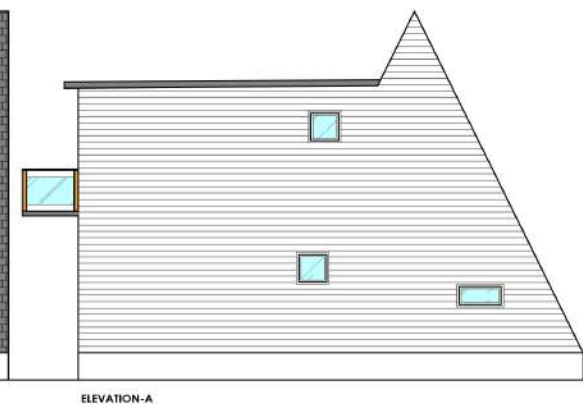
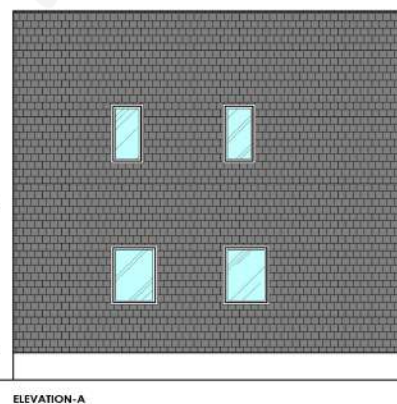
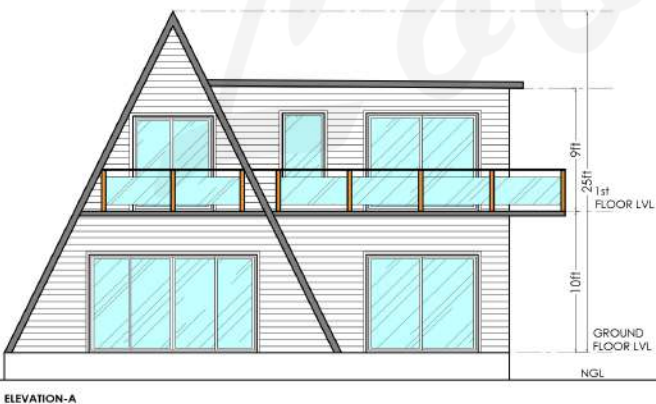
“A” Frame 3 BHK



Production time  
**75 days**  
Price starting from:  
**Rs 65,00,000/-**  
(GST & Transport Extra)

**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



# Loom Crafts



Image just for reference purpose, kindly check the floor plan on the next page for exact dimensions and layout

BarnHouse 3BHK



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

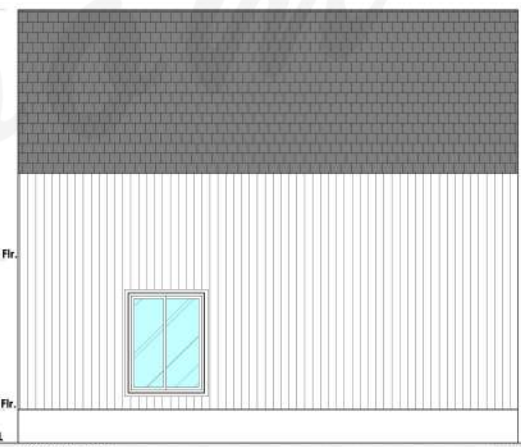


**BARN HOUSE**  
 FIRST FLOOR PLAN  
 COVERED AREA = 590 Sq.Ft

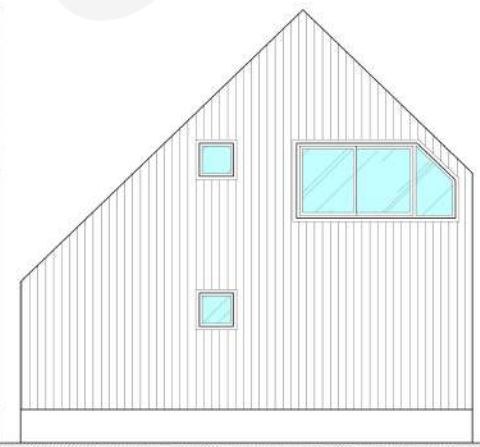
Production time  
**75 days**  
 Price starting from:  
**Rs 50,50,000/-**  
 (GST & Transport Extra)



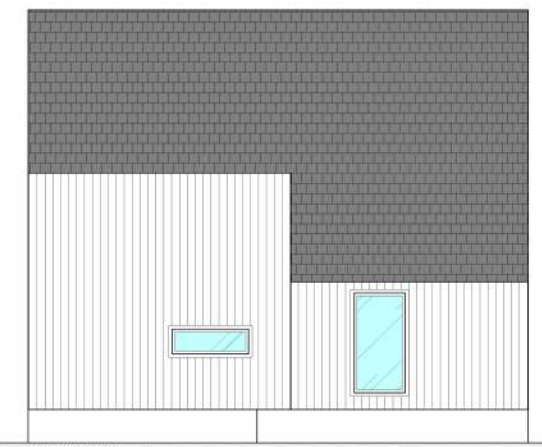
ELEVATION-A



ELEVATION-B



ELEVATION-C



ELEVATION-D

**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLADDING		SHINGLES

# Loom Crafts

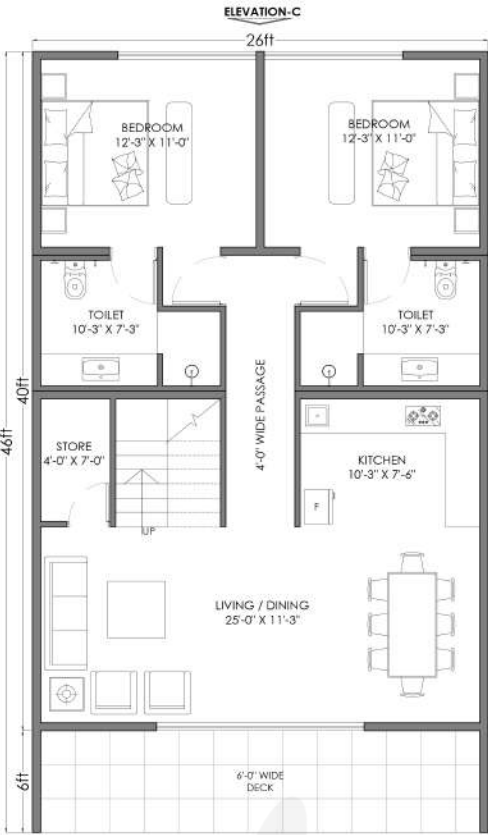


Image just for reference purpose, kindly check the floor plan on the next page for exact dimensions and layout

Cabana "A" 3BHK

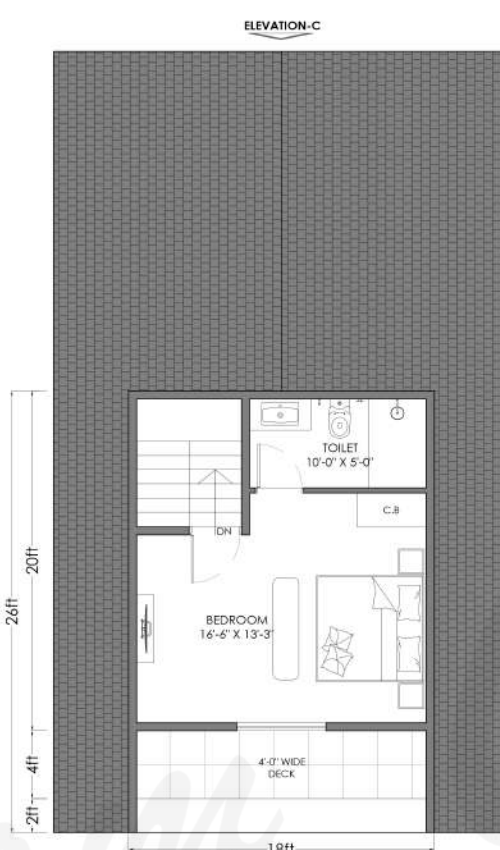
Production time  
**75 days**

Price starting from:  
**Rs 71,50,000/-**  
 (GST & Transport Extra)



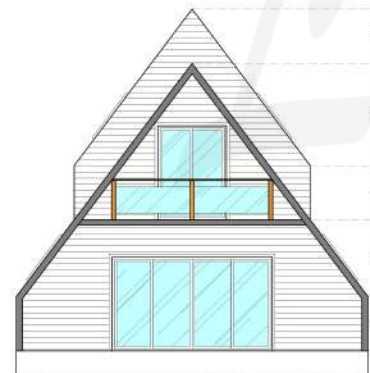
**CABANA 'A' - 3BHK**  
**GROUND FLOOR PLAN**  
 COVERED AREA = 1196 Sq.Ft  
 BUILT UP AREA = 1664 Sq.Ft

ELEVATION-A

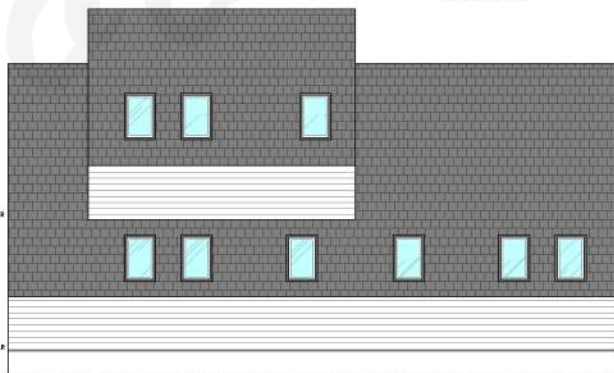


**CABANA 'A' - 3BHK**  
**FIRST FLOOR PLAN**  
 COVERED AREA = 468 Sq.Ft

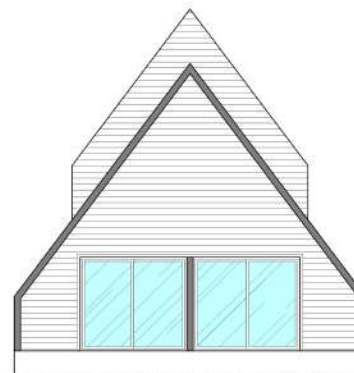
ELEVATION-A



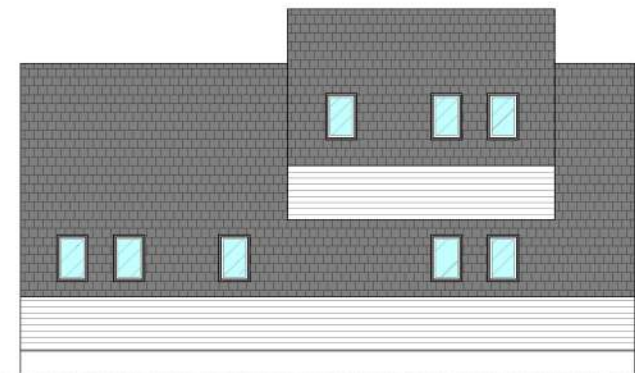
ELEVATION-A



ELEVATION-B



ELEVATION-C



ELEVATION-D

**LEGEND :**

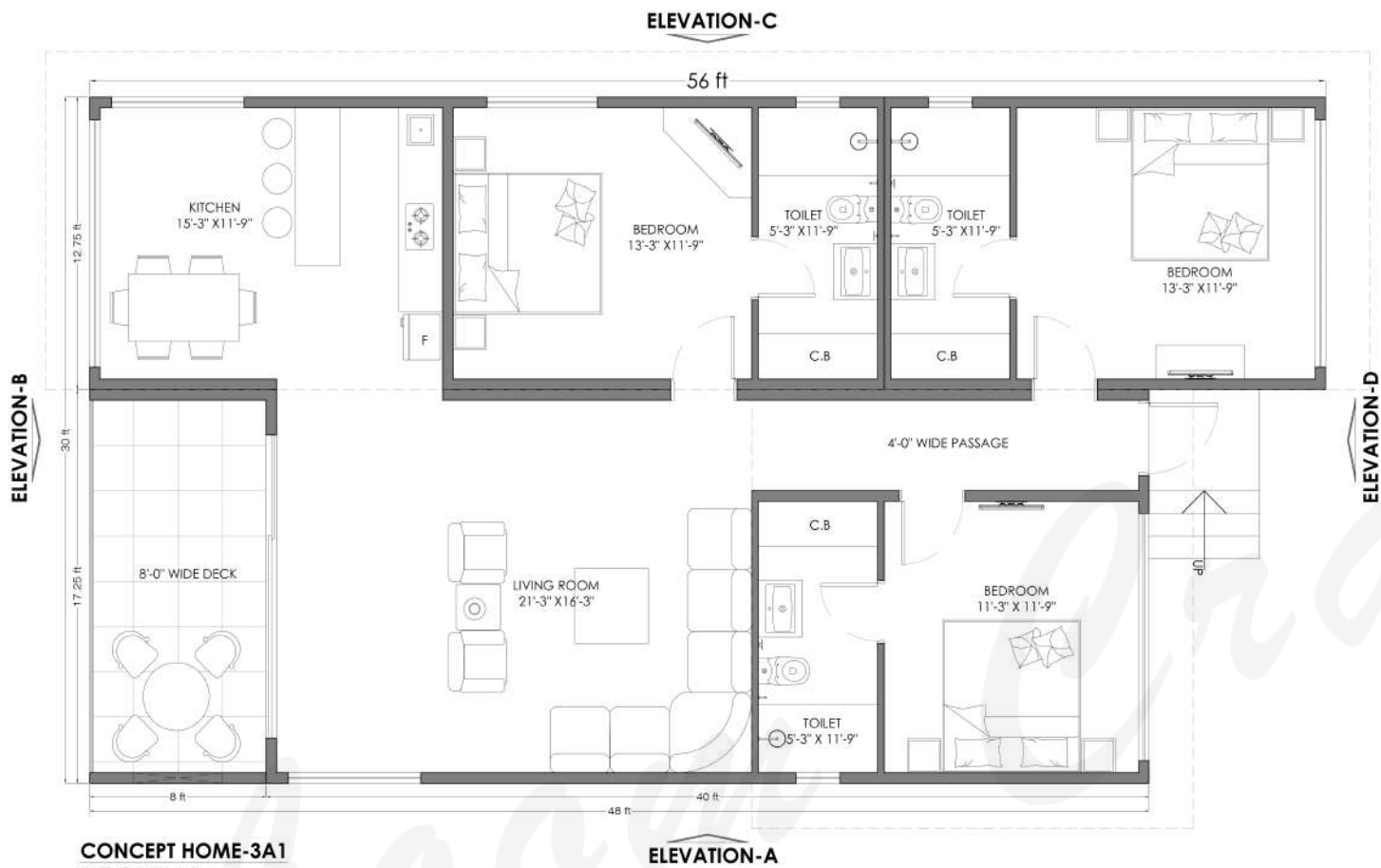
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES

# Loom Crafts



Image just for reference purpose, kindly check the floor plan on the next page for exact dimensions and layout

Concept Home 3BHK



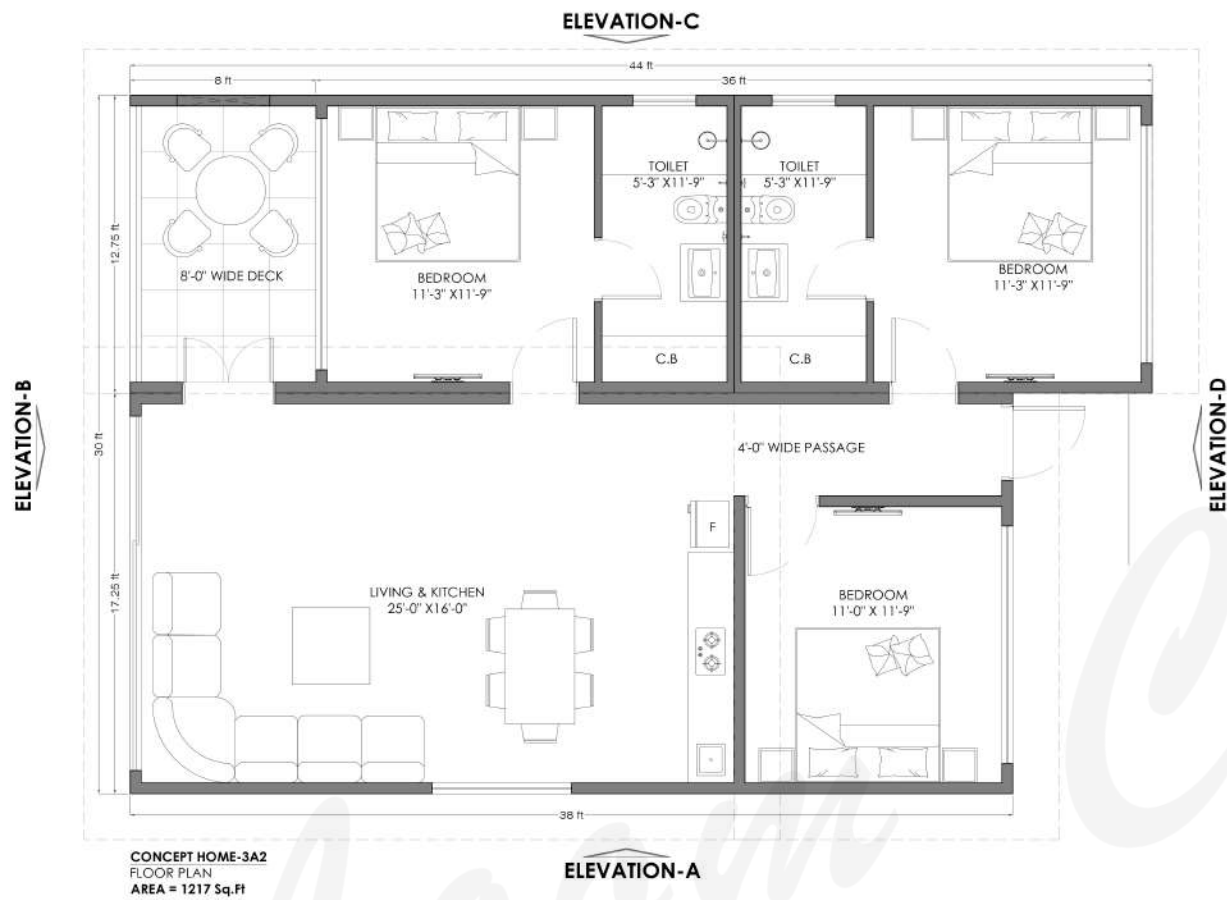
Production time  
**75 days**  
 Price starting from:  
**Rs 64,00,000/-**  
 (GST & Transport Extra)

**CONCEPT HOME-3A1**  
 FLOOR PLAN  
 COVERED AREA = 1542 Sq.Ft



**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLADDING		SHINGLES



Production time  
**60 days**  
Price starting from:  
**Rs 52,00,000/-**  
(GST & Transport Extra)



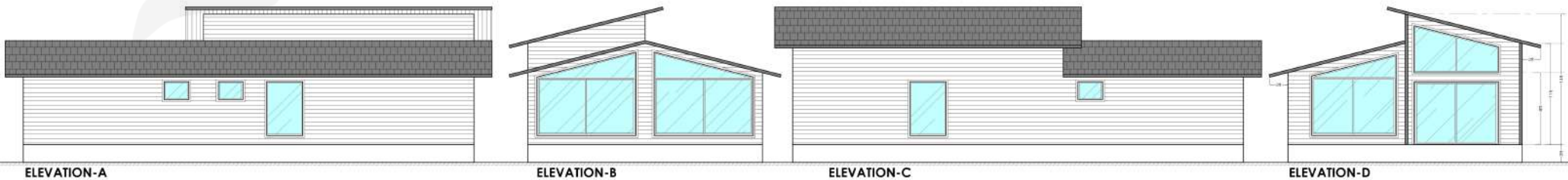
**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES



Production time  
**75 days**  
 Price starting from:  
**Rs 58,50,000/-**  
 (GST & Transport Extra)

**CONCEPT HOME -3A3**  
 FLOOR PLAN  
 COVERED AREA = 1300 Sq.Ft



**LEGEND :**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES

# Loom Crafts



Image just for reference purpose, kindly check the floor plan on the next page for exact dimensions and layout.

ModAlpine 3BHK



Production time  
**75 days**  
 Price starting from:  
**Rs 49,50,000/-**  
 (GST & Transport Extra)

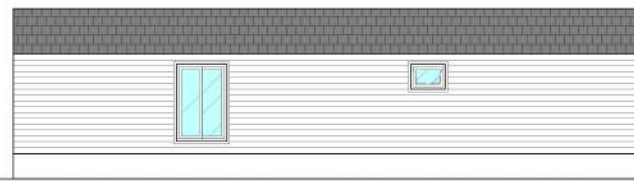
**MODALPINE-3A**  
**FLOOR PLAN**  
**BUILT UP AREA = 1300 Sq.Ft**



ELEVATION-A



ELEVATION-B



ELEVATION-C



ELEVATION-D

**LEGEND :**

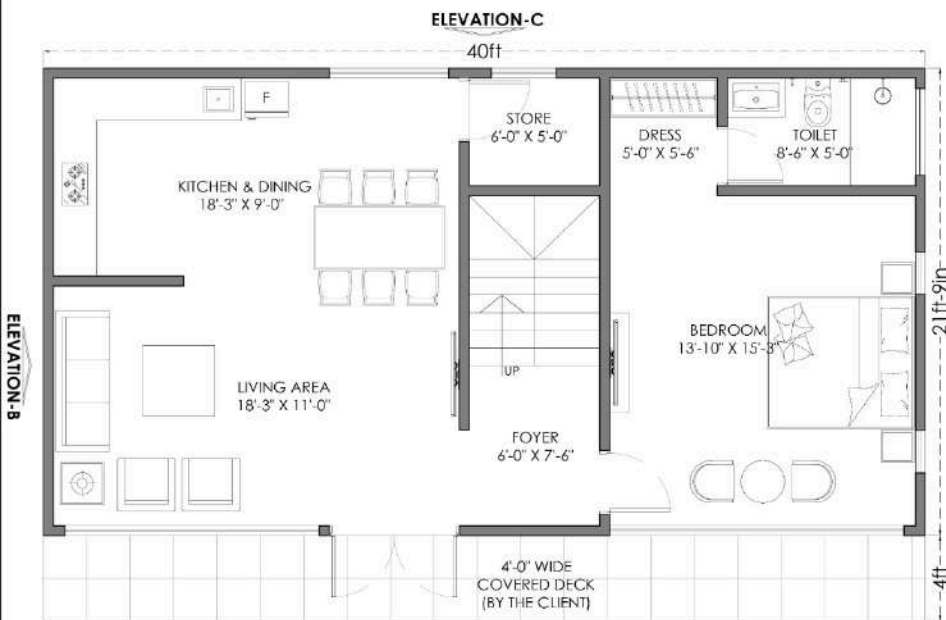
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SIDING		SHINGLES

# Loom Crafts

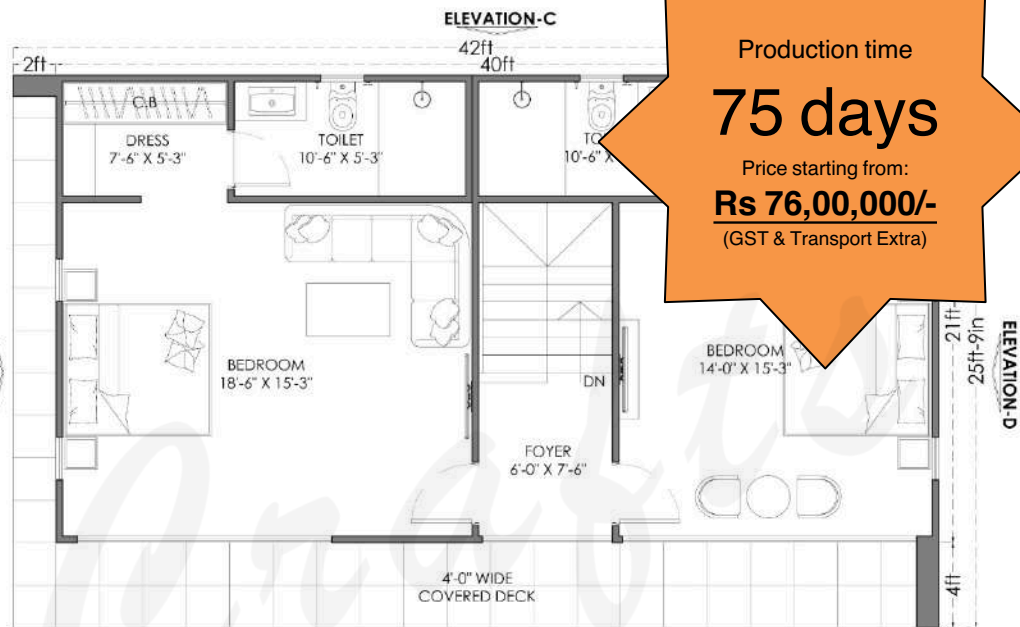


Image just for reference purpose, kindly check the floor plan on the next page for exact dimensions and layout

Linea 3BHK



**GROUND FLOOR PLAN**  
COVERED AREA = 870 Sq.Ft  
TOTAL BUILT UP AREA = 1952 Sq.Ft

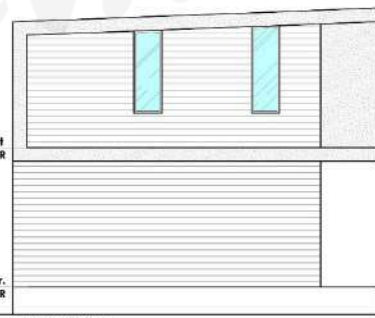


**FIRST FLOOR PLAN**  
COVERED AREA = 1082 Sq.Ft

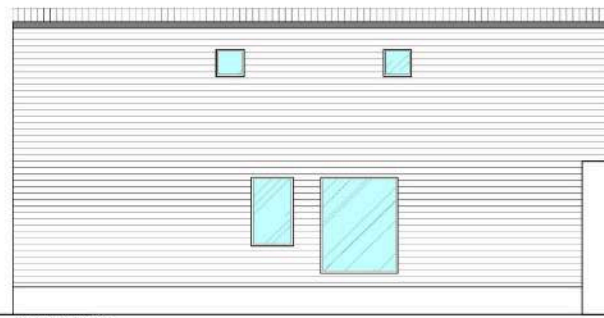
Production time  
**75 days**  
Price starting from:  
**Rs 76,00,000/-**  
(GST & Transport Extra)



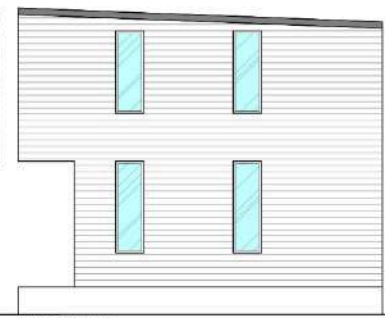
ELEVATION-A



ELEVATION-B



ELEVATION-C



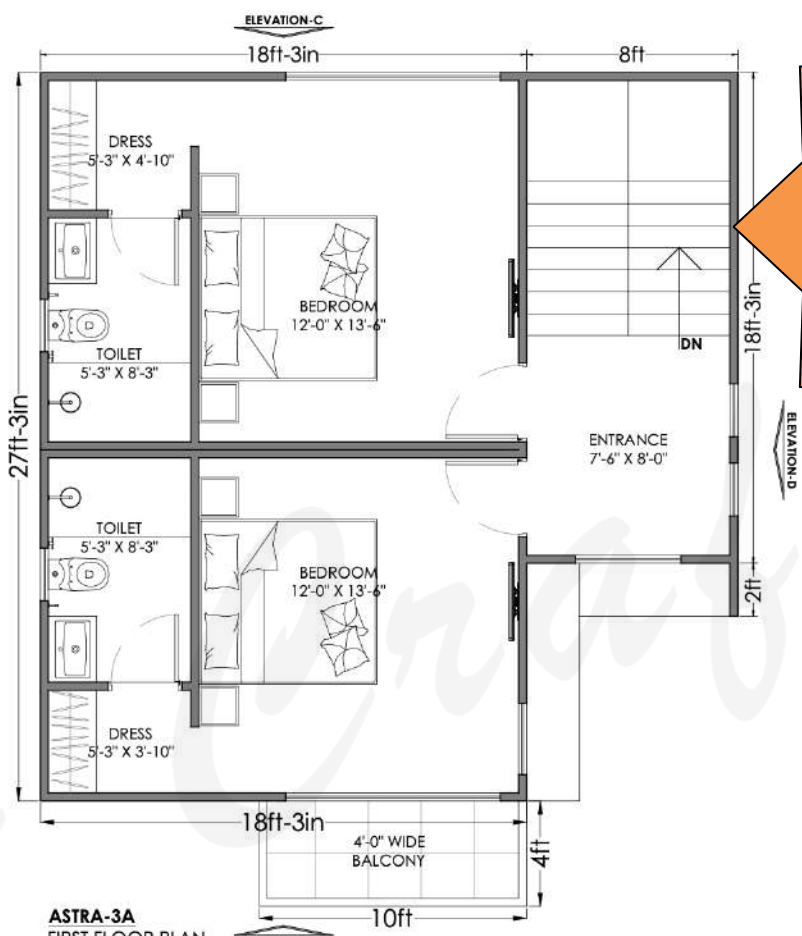
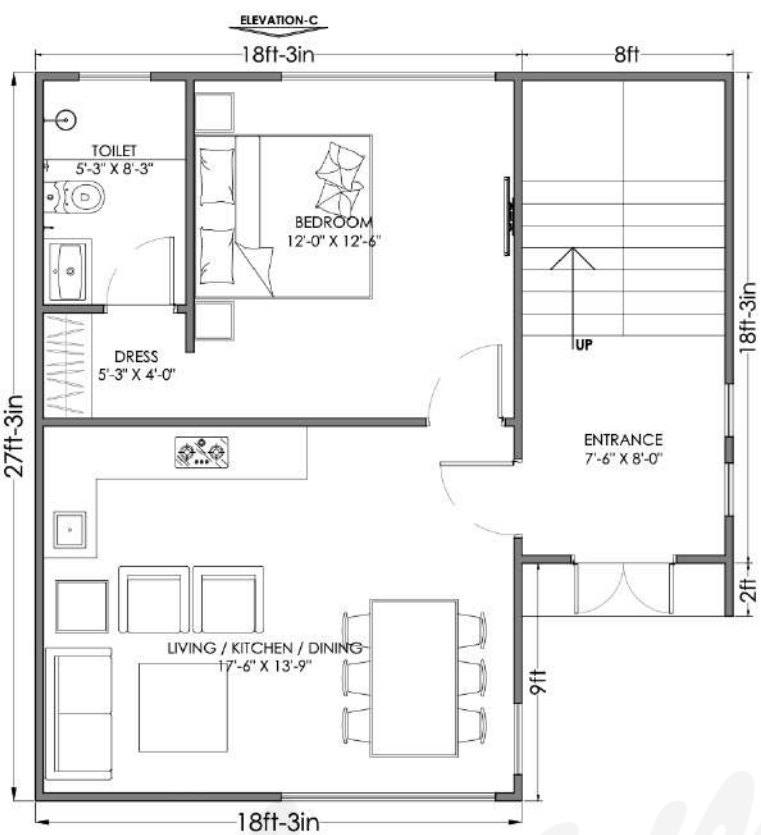
ELEVATION-D

# Loom Crafts

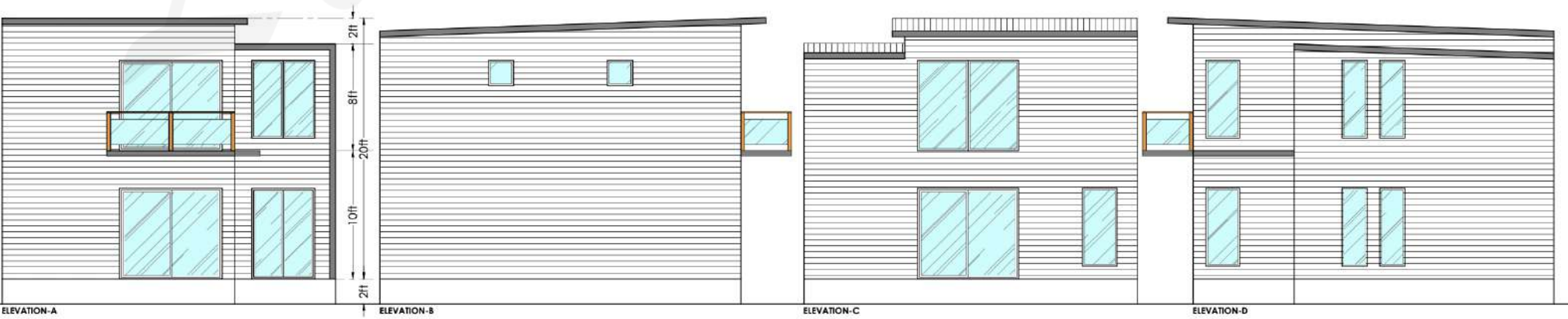


Image just for reference purpose, kindly check the floor plan on the next page for exact dimensions and layout

Astra 3BHK



Production time  
**75 days**  
 Price starting from:  
**Rs 56,00,000/-**  
 (GST & Transport Extra)



# 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 vitrified tiles of make Kajaria.

**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 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 25% advance payment, 25% after 30 days of 1<sup>st</sup> advance, 25% before start of production, 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.

# WARRANTY TERMS

## 20-Year Structural & Rain Leakage Warranty:

Loom Crafts Prefab Modular Homes & Cottages offers a **20-year warranty** from the date of handover against:

- Structural defects affecting the stability and safety of the building
- Rainwater leakages through roof panels, wall panels, joints, and structural connections
- Defects arising from manufacturing, fabrication, design, or installation carried out by Loom Crafts or its authorized teams

This warranty ensures long-term structural integrity and weather protection under normal usage conditions.

## 1-Year Free Service Support:

In addition to the structural warranty, Loom Crafts provides **free service support for 1 year** from the date of handover for issues related to:

- Electrical wiring, fittings, and connections
- Plumbing lines, fittings, and minor leakages
- Doors, windows, locks, hinges, and hardware
- Minor installation-related adjustments

Service support includes inspection and rectification of workmanship-related issues. Replacement of consumables or parts, if required, shall be chargeable.

## Items Not Covered Under Warranty:

The following are excluded from warranty coverage:

- Paint, polish, coatings, sealants, and surface finishes
- Routine wear and tear
- Cleaning, housekeeping, or maintenance activities
- Damage due to misuse, negligence, or lack of regular upkeep
- Modifications, alterations, or repairs carried out by unauthorized personnel
- Damage caused by natural calamities such as earthquakes, floods, cyclones, fire, or external impact
- Civil works including foundations, plinths, flooring, and site works executed by third parties

## Warranty Conditions:

- Warranty is applicable **only to projects executed and installed by Loom Crafts**
- Unauthorized repairs or modifications will void the warranty
- Warranty covers manufacturing and installation defects only and does not include aesthetic or maintenance-related concerns
- Regular maintenance and upkeep remain the responsibility of the owner

## Warranty Claim Procedure:

All warranty or service requests must be raised through official Loom Crafts communication channels along with project details and handover date.

Loom Crafts' technical team will inspect the issue and recommend appropriate corrective action.

## General Disclaimer

Loom Crafts' liability under this warranty is limited to repair or rectification of covered defects only.

The company shall not be liable for indirect, incidental, or consequential damages.

*Terms & Conditions apply. Warranty governed by applicable laws of India.*

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



White Pine



Sand Slate



Rose Wood



Coco Brown



Walnut Brown

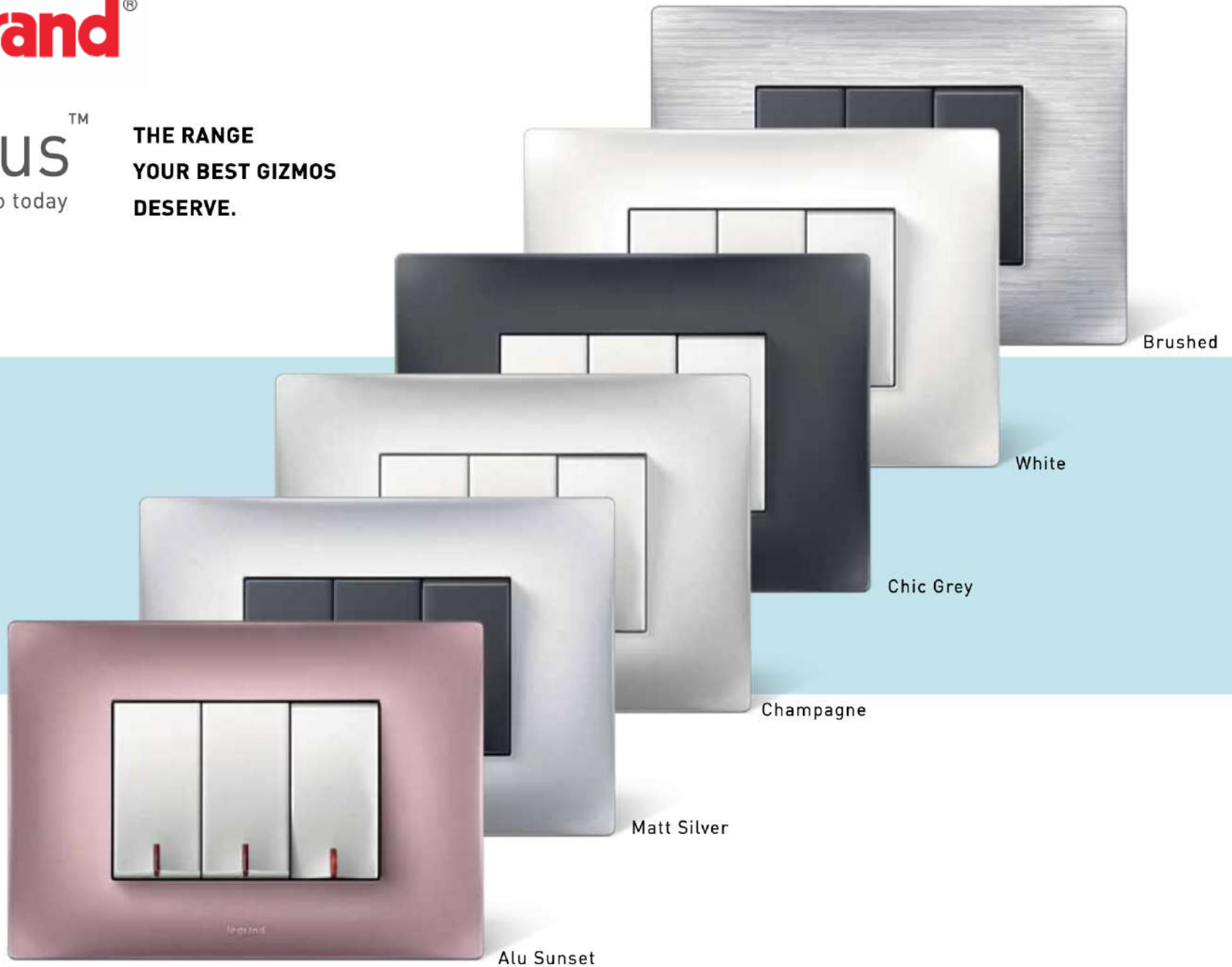


Ebony



Lyncus<sup>TM</sup>  
Change to today

THE RANGE  
YOUR BEST GIZMOS  
DESERVE.



Brushed

White

Chic Grey

Champagne

Matt Silver

Alu Sunset

# 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**

# 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

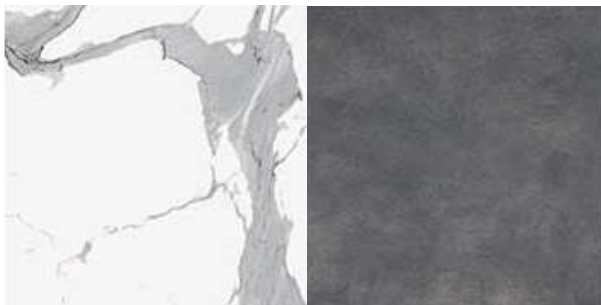


11 Mm Thickness

## 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



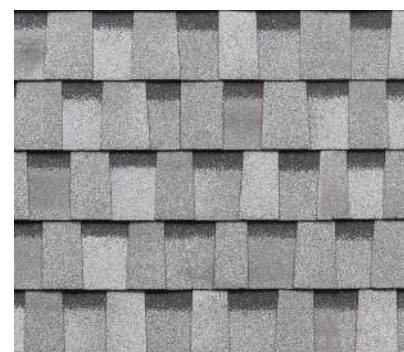
Louisiana



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

**Head Office / Regd Address:**

A-7/98 South Side GT Road Industrial Area, Ghaziabad 201009, UP, India

Tel: +919871122239 / 9920386064

Email: [info@loomcrafts.com](mailto:info@loomcrafts.com)

Web: [www.loomcraftsprefab.com](http://www.loomcraftsprefab.com) | [www.loomcrafts.com](http://www.loomcrafts.com)

**Prefab Manufacturing Units:**

A-7/70-71-100 South Side GT Road Industrial Area, Ghaziabad 201009, UP, India

**Outdoor Furniture Manufacturing Units:**

A-7/97-98-99 South Side GT Road Industrial Area, Ghaziabad 201009, UP, India