AMEEN RESIDENCE

KERALA / ARCHITECTURE + INTERIORS + COORDINATED MODEL



Prepared for Mr. Ameen

Design, drafting & digital presentation: Akram Khan | AK Digital Studio

PROPOSED DESIGN / PRELIMINARY DIMENSIONS / REVISION R13

Project overview & drawing register

One coordinated model connects the furnished plans, exterior views and interior layouts.

01 / Spatial brief

Ground: two bedrooms, majlis, open living / dining, kitchen and utility. First: three bedrooms, family hall, two attached and one common bath.

02 / Front court

Front-left 2400 x 2400 clear compound bathroom; central 1300 pedestrian gate; front-right 3500 x 5500 covered parking and sliding gate.

03 / Finishes & furnishings

Five queen bedrooms, scheduled wardrobes and seating; cream marble in dry rooms, textured wet-area tiles and vehicle-rated paving.

04 / Model & drawings

19 vector technical sheets, editable native DXF dimensions, standard GLB model, 16 model-derived camera views and room schedules.

Planning basis: site shown as an assumed 14000 x 26000 mm equal-area rectangle (364 m2). This is not a reconstruction of the irregular survey. Proposed main covered wall-axis area is 229.80 m2 across both floors, including covered sit-out and balconies.

Document order: A100 site / A101 ground / A102 first / A201-A204 four elevations / A103 roof / A301-A302 sections / A601 schedules / I001 interiors / I101-I102 furniture / I201 walls / I301-I302 finishes / I401 wet areas / I601 quantity basis. Visual review plates follow the technical set.

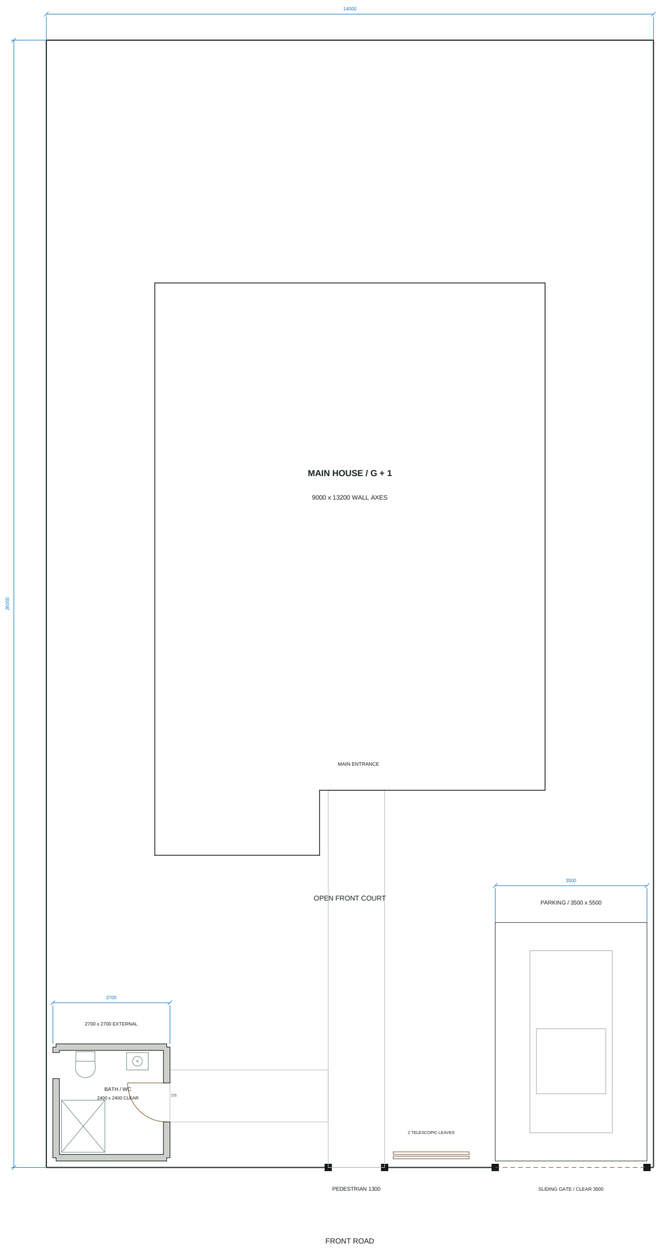
For design review. Site fit, setbacks, structural design, stair headroom, roof loads, drainage, waterproofing and building services require coordination by the appointed local professionals before construction. No professional registration, approval, signature or stamp is represented.

MR. AMEEN / PROPOSED RESIDENCE

SITE PLAN / CORNER PARKING & BATHROOM

A100 | R13

ARCHITECTURAL DESIGN



DRAWING NOTES

01. Assumed 14000 x 26000 equal-area site envelope (364 m2). Actual irregular boundary and setbacks require site verification.

02. Boundary wall height 2440 above external ground (approximately 8 ft). Vehicle gate aligns with the front-right parking bay; pedestrian gate remains central.

03. Parking bay 3500 x 5500 at the front-right boundary corner. Canopy has no rear infill panel. Main living room remains fully enclosed.

04. Front-left combined bathroom has 2400 x 2400 clear internal dimensions; 150 walls give 2700 x 2700 external. Door opens from the compound path.

05. Bathroom contains Western WC, basin and 1000 x 1200 shower zone. Bathroom access is within the main boundary, never directly from the road.

06. The front court between corner amenities and the house is open. Main-house sit-out is kept clear; no living-room wall is demolished.

07. External ground -450; house FFL 0. Corner canopy and wall dimensions need structural / site coordination. No well.

Dimensions are design assumptions; verify site measurements before execution. Do not scale from a screen image.

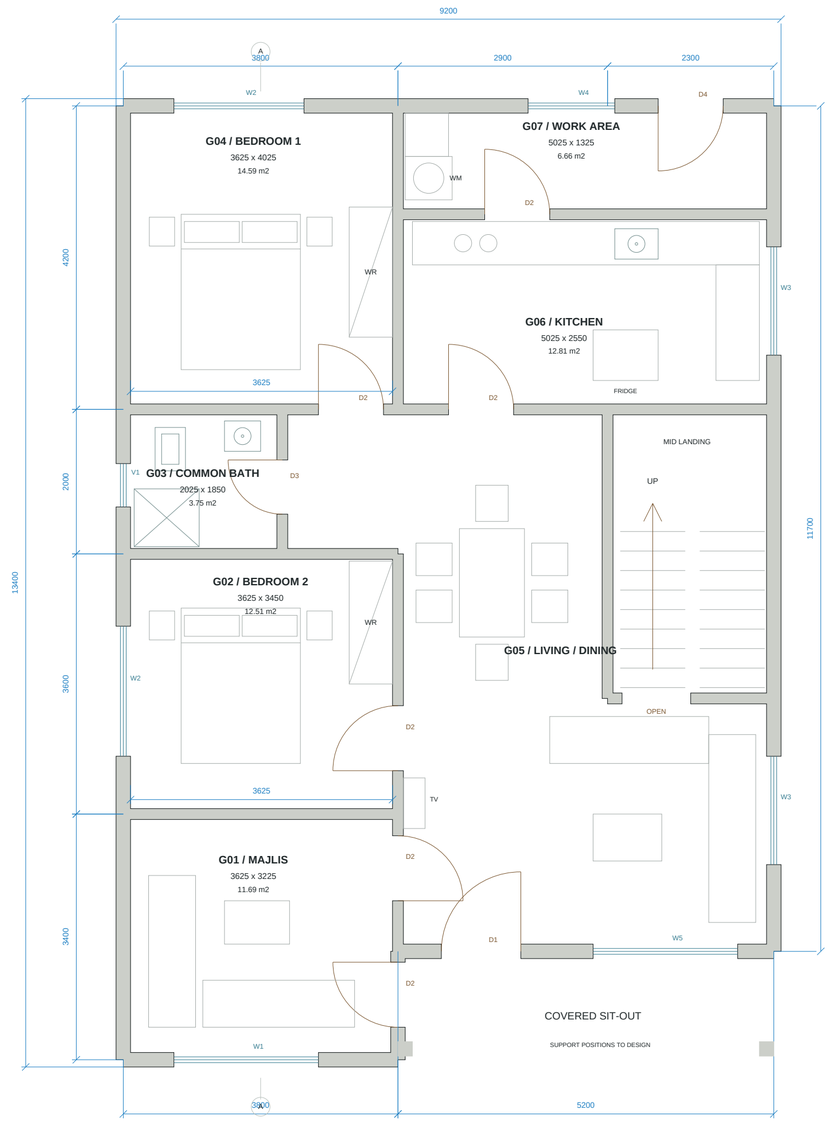
OWNER	DRAWING	SCALE / UNITS	DRAWING / REVISION
Mr. Ameen	**SITE PLAN / CORNER PARKING & BATHROOM**	**1:100 at A2 / mm**	**A100 / R13**
Project: Kerala residence	Design & presentation: Akram Khan | AK Digital Studio	Issue: 03 November 2026	PROPOSED DESIGN

MR. AMEEN / PROPOSED RESIDENCE

GROUND FLOOR / FURNITURE PLAN

A101 | R13

ARCHITECTURAL DESIGN



FRONT / ROAD SIDE

DRAWING NOTES

01. External walls 200 mm; internal walls 150 mm. Dimension strings identify wall axes unless endpoints are at faces. Room sizes are nominal clear dimensions.

02. Two queen bedrooms, separate majlis, open living / dining, kitchen and work area. Majlis has independent sit-out access and an internal hall door.

03. Bedroom 2 opens from living. Rear bedroom opens from the private lobby; the earlier rear passage is removed.

04. Stair reservation: 2300 x 4000 between axes; two flights of 9 risers, 18 total at 166.67. Going 270, landing 1000, flight 900. Headroom and supports require coordination.

05. Indoor common bathroom includes an Indian-seat toilet. Front compound bathroom uses a Western toilet; see A100.

06. Opening tags reference A601. Door swings, furniture and sanitary fittings are drawn at planning sizes. Furniture is indicative.

07. Common bath and stair locations are shared by both floors. Attached bath pipe routing at the rear requires service coordination.

08. Blue strings are dimensions in millimetres. Room areas are net clear rectangles where printed. Balconies and other irregular areas are not included in bedroom areas.

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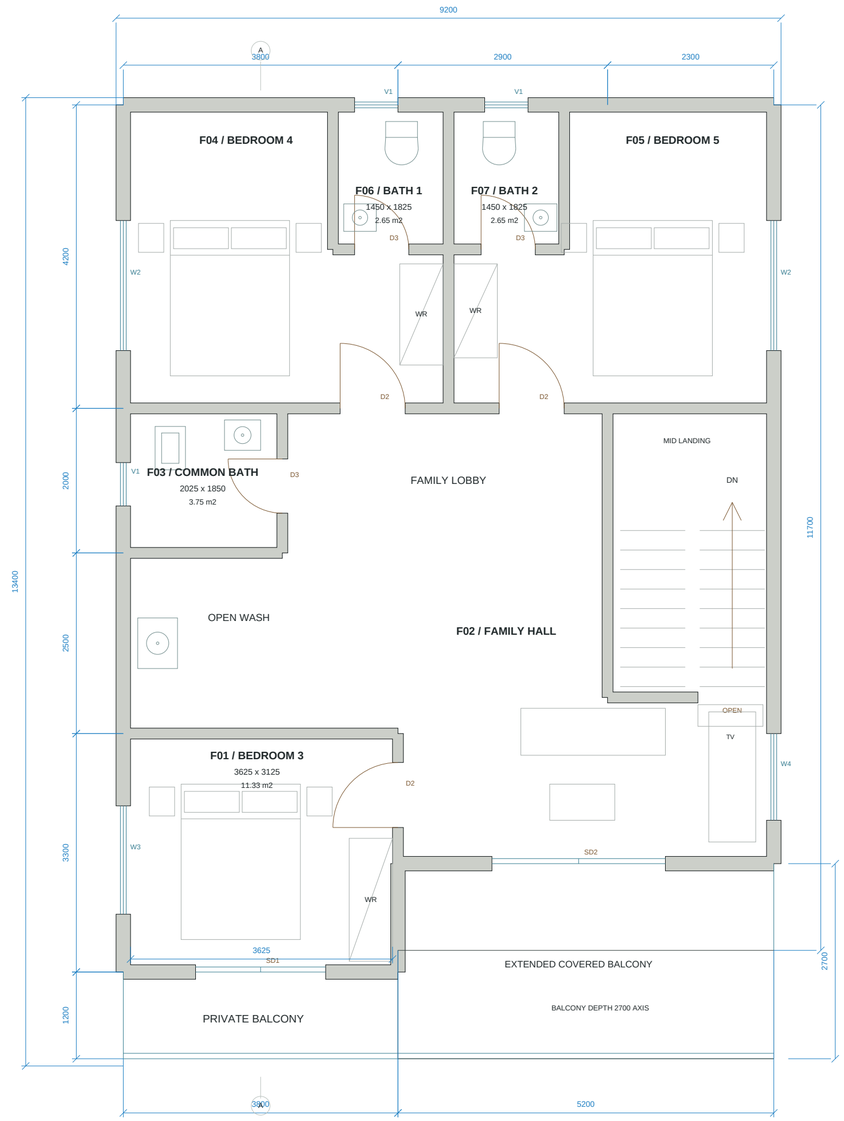
OWNER	DRAWING	SCALE / UNITS	DRAWING / REVISION
Mr. Ameen	**GROUND FLOOR / FURNITURE PLAN**	**1:60 at A2 / mm**	**A101 / R13**
Project: Kerala residence	Design & presentation: Akram Khan | AK Digital Studio	Issue: 03 November 2026	PROPOSED DESIGN

MR. AMEEN / PROPOSED RESIDENCE

FIRST FLOOR / FURNITURE PLAN

A102 | R13

ARCHITECTURAL DESIGN



FRONT / ROAD SIDE

DRAWING NOTES

01. External walls 200 mm; internal walls 150 mm. Dimension strings identify wall axes unless endpoints are at faces. Room sizes are nominal clear dimensions.

02. Three bedrooms, two attached bathrooms, one common bathroom, family hall and open washbasin. Bedroom 3 has a private front balcony; family hall opens to the enlarged front balcony; leading edge now aligns with the private balcony.

03. Stair reservation: 2300 x 4000 between axes; two flights of 9 risers, 18 total at 166.67. Going 270, landing 1000, flight 900. Headroom and supports require coordination.

04. Indoor common bathroom includes an Indian-seat toilet. Front compound bathroom uses a Western toilet; see A100.

05. Opening tags reference A601. Door swings, furniture and sanitary fittings are drawn at planning sizes. Furniture is indicative.

06. Common bath and stair locations are shared by both floors. Attached bath pipe routing at the rear requires service coordination.

07. Blue strings are dimensions in millimetres. Room areas are net clear rectangles where printed. Balconies and other irregular areas are not included in bedroom areas.

Dimensions are design assumptions; verify site measurements before execution. Do not scale from a screen image.

OWNER	DRAWING	SCALE / UNITS	DRAWING / REVISION
Mr. Ameen	**FIRST FLOOR / FURNITURE PLAN**	**1:60 at A2 / mm**	**A102 / R13**
Project: Kerala residence	Design & presentation: Akram Khan | AK Digital Studio	Issue: 03 November 2026	PROPOSED DESIGN

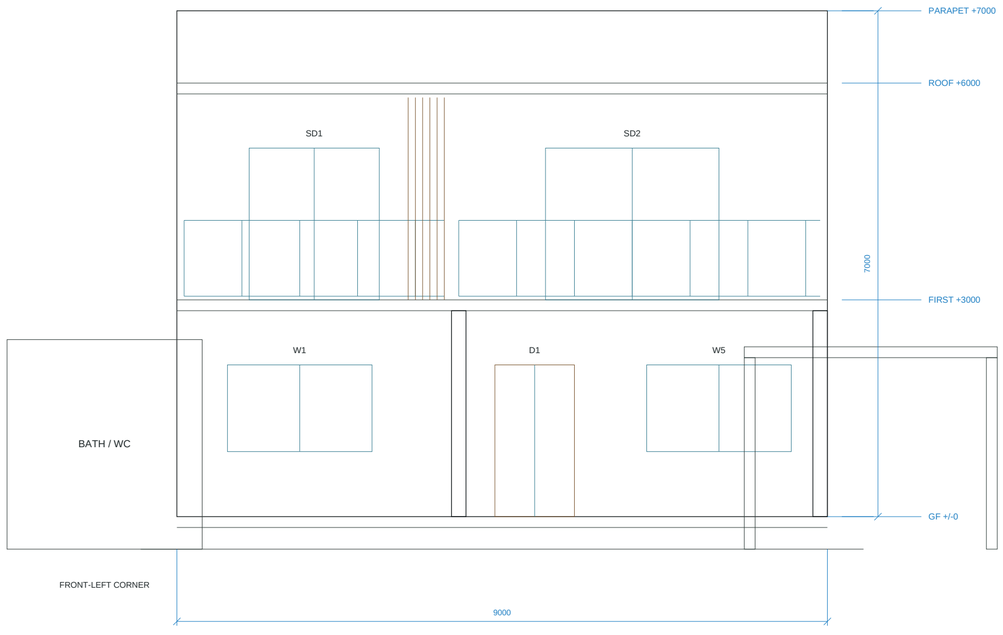
MR. AMEEN / PROPOSED RESIDENCE

FRONT ELEVATION

A201 | R13

ARCHITECTURAL DESIGN

FRONT VIEW



DRAWING NOTES

01. Opening positions projected from A101 and A102. View directions are relative to the front-road side on A100.

02. Levels: ground FFL +/-0; first FFL +3000; main roof +6000; parapet top +7000. External paving -450.

03. Wall finish palette: warm off-white render; limited grey stone accent; limited timber-look accents; clear glass balcony railing.

04. Both balcony leading edges align at Y=0. Family balcony extends 1500 mm forward; slab support requires structural design. Door and window sizes reference A601.

05. Corner parking canopy is independent of the house; open behind and at sides. Underside +2200 relative to house FFL (2650 above external ground). Structural sizes require design.

06. Elevations describe the proposed architectural geometry. Foundations, reinforcement and structural sizing are outside this issue.

Dimensions are design assumptions; verify site measurements before execution. Do not scale from a screen image.

OWNER	DRAWING	SCALE / UNITS	DRAWING / REVISION
Mr. Ameen	**FRONT ELEVATION**	**1:60 at A2 / mm**	**A201 / R13**
Project: Kerala residence	Design & presentation: Akram Khan | AK Digital Studio	Issue: 03 November 2026	PROPOSED DESIGN

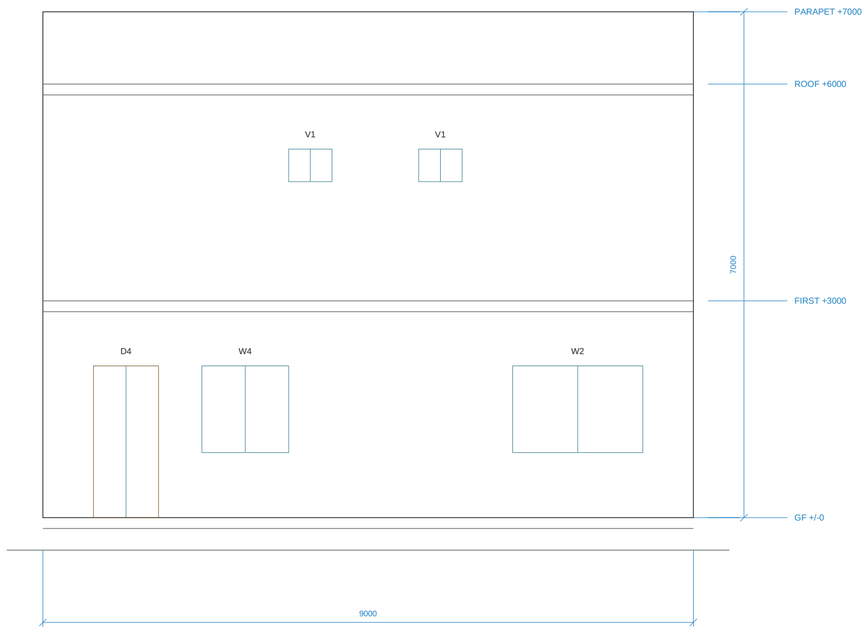
MR. AMEEN / PROPOSED RESIDENCE

REAR ELEVATION

A202 | R13

ARCHITECTURAL DESIGN

REAR VIEW



DRAWING NOTES

01. Opening positions projected from A101 and A102. View directions are relative to the front-road side on A100.

02. Levels: ground FFL +/-0; first FFL +3000; main roof +6000; parapet top +7000. External paving -450.

03. Wall finish palette: warm off-white render; limited grey stone accent; limited timber-look accents; clear glass balcony railing.

04. Both balcony leading edges align at Y=0. Family balcony extends 1500 mm forward; slab support requires structural design. Door and window sizes reference A601.

05. Corner parking canopy is independent of the house; open behind and at sides. Underside +2200 relative to house FFL (2650 above external ground). Structural sizes require design.

06. Elevations describe the proposed architectural geometry. Foundations, reinforcement and structural sizing are outside this issue.

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OWNER	DRAWING	SCALE / UNITS	DRAWING / REVISION
Mr. Ameen	**REAR ELEVATION**	**1:60 at A2 / mm**	**A202 / R13**
Project: Kerala residence	Design & presentation: Akram Khan | AK Digital Studio	Issue: 03 November 2026	PROPOSED DESIGN

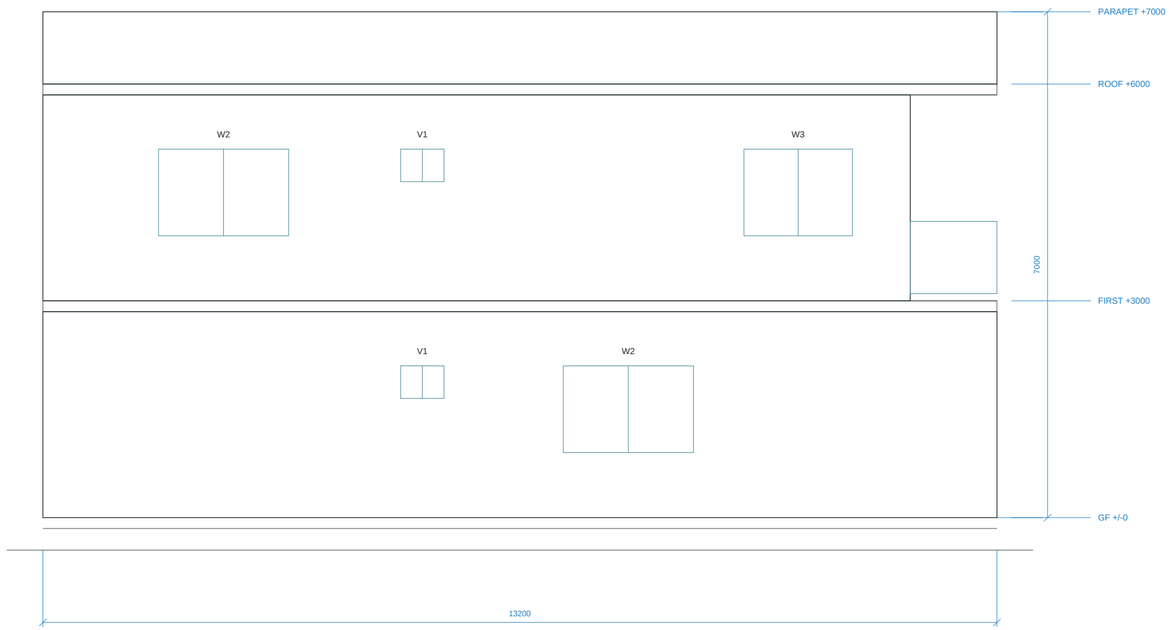
MR. AMEEN / PROPOSED RESIDENCE

LEFT ELEVATION

A203 | R13

ARCHITECTURAL DESIGN

LEFT VIEW



DRAWING NOTES

01. Opening positions projected from A101 and A102. View directions are relative to the front-road side on A100.

02. Levels: ground FFL +/-0; first FFL +3000; main roof +6000; parapet top +7000. External paving -450.

03. Wall finish palette: warm off-white render; limited grey stone accent; limited timber-look accents; clear glass balcony railing.

04. Both balcony leading edges align at Y=0. Family balcony extends 1500 mm forward; slab support requires structural design. Door and window sizes reference A601.

05. Corner parking canopy is independent of the house; open behind and at sides. Underside +2200 relative to house FFL (2650 above external ground). Structural sizes require design.

06. Elevations describe the proposed architectural geometry. Foundations, reinforcement and structural sizing are outside this issue.

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OWNER	DRAWING	SCALE / UNITS	DRAWING / REVISION
Mr. Ameen	**LEFT ELEVATION**	**1:60 at A2 / mm**	**A203 / R13**
Project: Kerala residence	Design & presentation: Akram Khan | AK Digital Studio	Issue: 03 November 2026	PROPOSED DESIGN

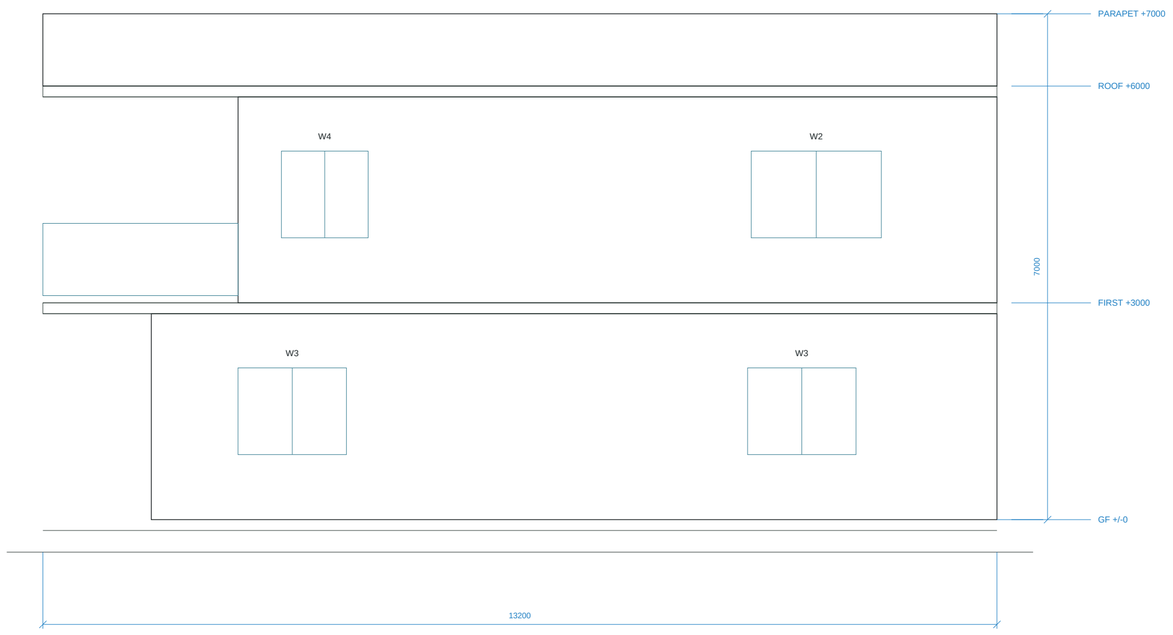
MR. AMEEN / PROPOSED RESIDENCE

RIGHT ELEVATION

A204 | R13

ARCHITECTURAL DESIGN

RIGHT VIEW



DRAWING NOTES

01. Opening positions projected from A101 and A102. View directions are relative to the front-road side on A100.

02. Levels: ground FFL +/-0; first FFL +3000; main roof +6000; parapet top +7000. External paving -450.

03. Wall finish palette: warm off-white render; limited grey stone accent; limited timber-look accents; clear glass balcony railing.

04. Both balcony leading edges align at Y=0. Family balcony extends 1500 mm forward; slab support requires structural design. Door and window sizes reference A601.

05. Corner parking canopy is independent of the house; open behind and at sides. Underside +2200 relative to house FFL (2650 above external ground). Structural sizes require design.

06. Elevations describe the proposed architectural geometry. Foundations, reinforcement and structural sizing are outside this issue.

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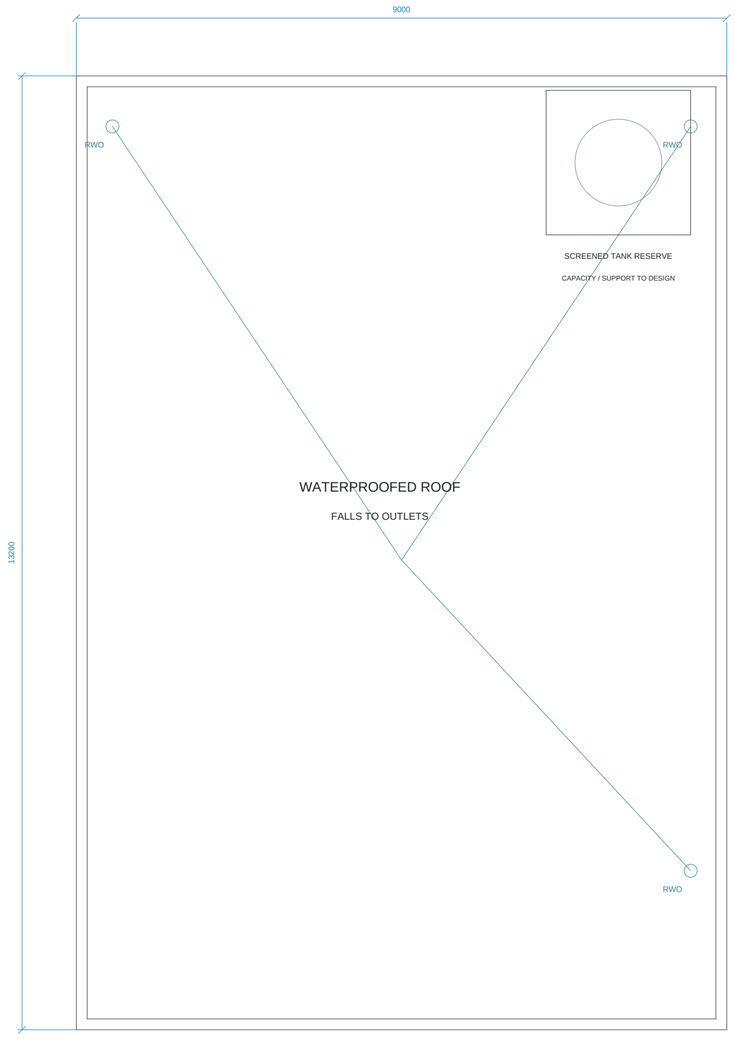
OWNER	DRAWING	SCALE / UNITS	DRAWING / REVISION
Mr. Ameen	**RIGHT ELEVATION**	**1:60 at A2 / mm**	**A204 / R13**
Project: Kerala residence	Design & presentation: Akram Khan | AK Digital Studio	Issue: 03 November 2026	PROPOSED DESIGN

MR. AMEEN / PROPOSED RESIDENCE

ROOF PLAN / RAINWATER ARRANGEMENT

A103 | R13

ARCHITECTURAL DESIGN



DRAWING NOTES

01. Roof covers the aligned full-width balconies. One perimeter parapet only; rear-right tank screen is a separate local enclosure.

02. Roof +6000; parapet top +7000. Waterproofing, insulation and falls require a coordinated build-up.

03. RWO symbols identify proposed rainwater outlet positions. Arrows identify drainage direction; slope and pipe sizes to be designed.

04. Front balconies are below the principal roof. The parking canopy is shown on A100 and elevations.

05. Rear-right tank reserve 2000 x 2000 shown. Tank capacity, full-water load, slab support, anchorage and access require structural / plumbing design; no support size is specified.

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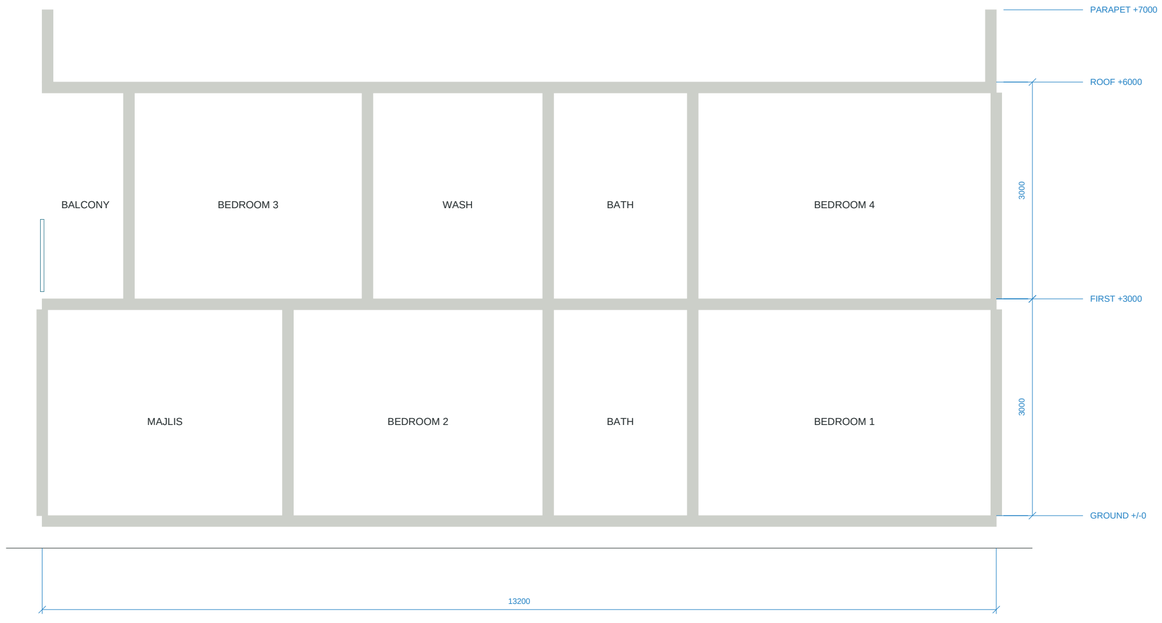
OWNER	DRAWING	SCALE / UNITS	DRAWING / REVISION
Mr. Ameen	**ROOF PLAN / RAINWATER ARRANGEMENT**	**1:60 at A2 / mm**	**A103 / R13**
Project: Kerala residence	Design & presentation: Akram Khan | AK Digital Studio	Issue: 03 November 2026	PROPOSED DESIGN

MR. AMEEN / PROPOSED RESIDENCE

SECTION A-A

A301 | R13

ARCHITECTURAL DESIGN



DRAWING NOTES

01. Section A-A is longitudinal through the left room stack at X=1900. Section B-B is transverse at Y=10000 through the rear bedrooms / kitchen.

02. Floor-to-floor 3000; nominal slab thickness 150. Ground FFL +/-0, first +3000, roof +6000.

03. Wall and slab sections are architectural representations. No foundation depth, reinforcement, beam or column design is specified.

04. Stair detailed geometry, headroom, upper floor opening and wet-area drainage require coordination.

05. Level labels and room positions correspond to A101 / A102. Slab bearing and non-aligned partitions need structural review.

Dimensions are design assumptions; verify site measurements before execution. Do not scale from a screen image.

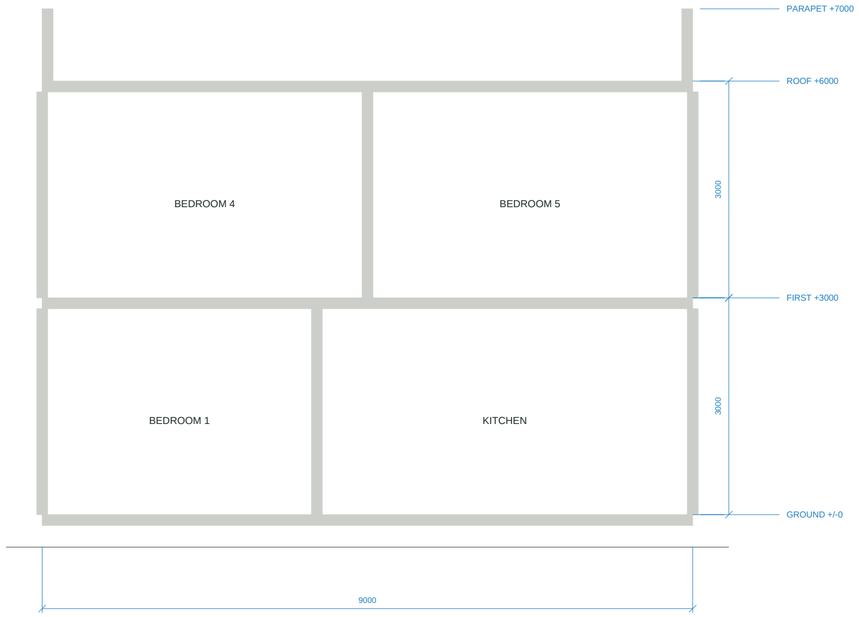
OWNER	DRAWING	SCALE / UNITS	DRAWING / REVISION
Mr. Ameen Project: Kerala residence	**SECTION A-A** Design & presentation: Akram Khan | AK Digital Studio	**1:60 at A2 / mm** Issue: 03 November 2026	**A301 / R13** PROPOSED DESIGN

MR. AMEEN / PROPOSED RESIDENCE

SECTION B-B

A302 | R13

ARCHITECTURAL DESIGN



DRAWING NOTES

01. Section A-A is longitudinal through the left room stack at X=1900. Section B-B is transverse at Y=10000 through the rear bedrooms / kitchen.

02. Floor-to-floor 3000; nominal slab thickness 150. Ground FFL +/-0, first +3000, roof +6000.

03. Wall and slab sections are architectural representations. No foundation depth, reinforcement, beam or column design is specified.

04. Stair detailed geometry, headroom, upper floor opening and wet-area drainage require coordination.

05. Level labels and room positions correspond to A101 / A102. Slab bearing and non-aligned partitions need structural review.

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OWNER	DRAWING	SCALE / UNITS	DRAWING / REVISION
Mr. Ameen	**SECTION B-B**	**1:60 at A2 / mm**	**A302 / R13**
Project: Kerala residence	Design & presentation: Akram Khan | AK Digital Studio	Issue: 03 November 2026	PROPOSED DESIGN

MR. AMEEN / PROPOSED RESIDENCE

DOOR / WINDOW & ROOM SCHEDULES

A601 | R13

ARCHITECTURAL DESIGN

TAG	WIDTH x HEIGHT (mm)	DESCRIPTION
D1	1100 x 2100	Main entrance
D2	900 x 2100	Internal / majlis / bedroom
D3	750 x 2100	Indoor / attached bath
D4	900 x 2100	Work area exit
D5	900 x 2100	Front compound bathroom
O1	950 x 2100	Open stair access
SD1	1800 x 2100	Bedroom 3 balcony slider
SD2	2400 x 2100	Family hall balcony slider
W1	2000 x 1200	Sill +900
W2	1800 x 1200	Sill +900
W3	1500 x 1200	Sill +900
W4	1200 x 1200	Sill +900
W5	2000 x 1200	Living front; sill +900
V1	600 x 450	Sill +1650

ROOM	CLEAR SIZE (mm)	AREA m2
G01 Majlis	3625 x 3225	11.69
G02 Bedroom 2	3625 x 3450	12.51
G03 Common bath	2025 x 1850	3.75
G04 Bedroom 1	3625 x 4025	14.59
G06 Kitchen	5025 x 2550	12.81
G07 Work area	5025 x 1325	6.66
F01 Bedroom 3	3625 x 3125	11.33
F04 Bedroom 4 envelope	4325 x 4025	17.41*
F05 Bedroom 5 envelope	4325 x 4025	17.41*
F06 / F07 attached bath	1450 x 1825	2.65 each
F03 Common bath	2025 x 1850	3.75
Front bath / WC clear	2400 x 2400	5.76
Parking canopy	3500 x 5500	19.25

* Rear bedroom envelope includes its attached bathroom and internal partition.

AREA BASIS

Ground wall-axis covered polygon: 111.00 m2; first covered polygon: 118.80 m2; combined 229.80 m2.

Area includes covered balconies and sit-out. First-floor enlargement: 7.80 m2. Wall-face / approval area differs.

Main outside envelope: 9200 wide x 13400 deep, with stepped front edge.

Front canopy: 19.25 m2. Compound bathroom external footprint: 7.29 m2.

DESIGN COORDINATION

Verify surveyed site geometry and building setbacks before execution.

Coordinate stair opening / headroom, structural grid and wet-zone pipe routing.

Structural calculations, reinforcement drawings and MEP layouts are separate.

Architectural fit-out proposal; procurement sizes need site confirmation.

DRAWING INDEX

A100 SITE PLAN / CORNER PARKING & BATHROOM

A101 GROUND FLOOR / FURNITURE PLAN

A102 FIRST FLOOR / FURNITURE PLAN

A201 FRONT ELEVATION

A202 REAR ELEVATION

A203 LEFT ELEVATION

A204 RIGHT ELEVATION

A103 ROOF PLAN / RAINWATER ARRANGEMENT

A301 SECTION A-A

A302 SECTION B-B

A601 DOOR / WINDOW & ROOM SCHEDULES

Dimensions are design assumptions; verify site measurements before execution. Do not scale from a screen image.

OWNER

Mr. Ameen

Project: Kerala residence

DRAWING

DOOR / WINDOW & ROOM SCHEDULES

Design & presentation: Akram Khan | AK Digital Studio

SCALE / UNITS

1:1 at A2 / mm

Issue: 03 November 2026

DRAWING / REVISION

A601 / R13

PROPOSED DESIGN

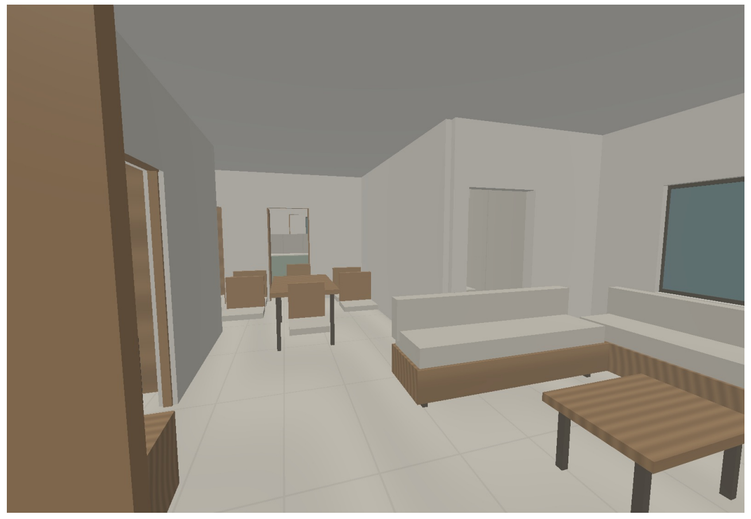
MR. AMEEN / PROPOSED RESIDENCE

I001 / R13

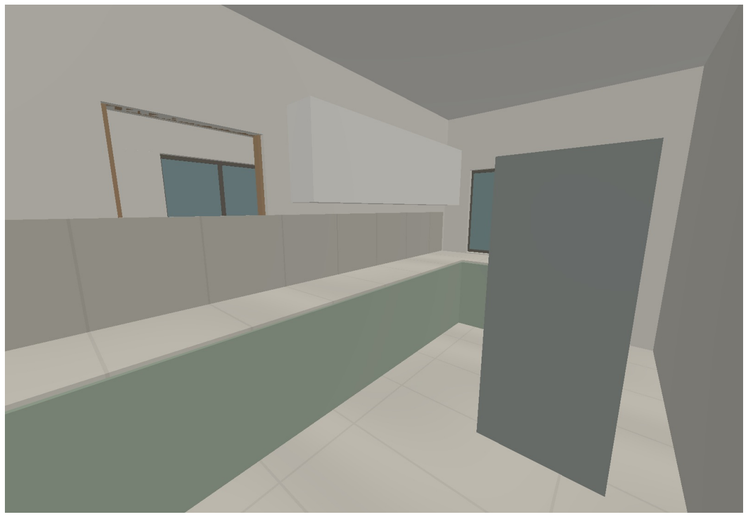
INTERIOR DIRECTION / COORDINATED MODEL

Ivory, oak, sage and cream marble. Views rendered from the same measured geometry as the plans; final product samples remain to be selected.

G05 / LIVING & DINING



G06 / KITCHEN



G02 / BEDROOM 2



M01: Cream honed marble, 600 x 1200 modules, 18-20 mm nominal. W01 warm ivory walls, W02 sage accents, W03 oak joinery. T02 matte wall tiles in wet zones; T03 textured bathroom floor tiles. These are proposed selections, not photographs of a built house.

Furniture follows A101 and A102. The family balcony extends to the outer slab edge. Stair upper exit is aligned with the returning flight. Main living remains enclosed; the central route is free of a media divider.

MR. AMEEN / PROPOSED RESIDENCE

I101 / R13

GROUND FLOOR / FURNITURE & FIT-OUT SCHEDULE

All furniture dimensions in millimetres. Use with A101 / A102; wardrobes are tagged WR on the furnished plans.

G01 / Guest / Majlis

3625 x 3225 mm

- 1 sofa 2100 x 850
- 1 loveseat 1500 x 850
- 1 coffee table 900 x 600
- 2 side tables 450 x 450

Floor M01 | Walls W01 + restrained W03 accent

Retain both doors: sit-out access and internal hall access. Keep both swing zones clear.

G04 / Bedroom 1

3625 x 4025 mm

- Queen frame approx. 1650 x 2150
- 2 bedside tables 350 x 400
- Wardrobe 1800 x 600 x 2400 high

Floor M01 | Walls W01; W02 behind bed

Entry remains from private lobby. Storage sits on right internal wall, clear of entrance.

G06 / Kitchen

5025 x 2550 mm

- Base cabinets 600 deep; counter +900
- Upper cabinets 350 deep; nominal height 700-800
- Quartz worktop nominal 20 mm
- Fridge reserve 900 x 700
- Sink and hob positions as plan; appliance clearances to supplier

Floor M01 | Walls T01 splashback + W01 above

L counter in sage / ivory finish. Keep appliance service clearances; no freestanding island in the narrow kitchen.

G02 / Bedroom 2

3625 x 3450 mm

- Queen mattress 1525 x 2030; frame approx. 1650 x 2150
- 2 bedside tables 350 x 400
- Wardrobe 1700 x 600 x 2400 high

Floor M01 | Walls W01; W02 behind bed

Wardrobe on right-hand internal wall beyond door zone. Nominal side aisle approximately 675 mm at bed / wardrobe pinch point; verify actual furniture fit.

G05 / Open living / dining

Open L-shaped area; see A101

- L sofa: 650 x 2600 + 2200 x 650 modules
- Coffee table 950 x 650
- 6-seat dining table 1500 x 900
- 6 dining chairs approx. 450 x 500
- Wall-side media console 700 long x 300 deep

Floor M01 | Walls W01 + compact oak media console

Main living room remains enclosed. A new W5 front window opens the visual connection to the sit-out. Only the parking rear infill / screen is removed; the front court and sitting area stay open. Media console is against the left inner wall; central route stays clear. Dining setting shifted forward to retain approximately 975 mm behind the north chair toward the kitchen.

G07 / Work / Utility

5025 x 1325 mm

- Washing machine reserve 650 deep x 600 wide on the short left wall
- Utility sink / counter 600 x 600 beside washer
- Wall shelf 300 deep, clear of machine lid / door

Floor M01 | Walls T01 at wet splash zones; W01 elsewhere

Washer and compact utility counter sit on the short left wall, so the main utility route remains open. Plumbing, floor drain, vibration pad and appliance service clearances to be confirmed.

MR. AMEEN / PROPOSED RESIDENCE

I102 / R13

FIRST FLOOR / FURNITURE & FIT-OUT SCHEDULE

All furniture dimensions in millimetres. Use with A101 / A102; wardrobes are tagged WR on the furnished plans.

F01 / Bedroom 3

3625 x 3125 mm

- Queen frame approx. 1650 x 2150
- 2 bedside tables 350 x 400
- Wardrobe 1700 x 600 x 2400 high

Floor M01 | Walls W01; W02 feature headboard

Private balcony at the front. Slider position follows A102; no full-height wall crosses the balcony.

F04 / Bedroom 4

4325 x 4025 envelope incl. attached bath

- Queen frame approx. 1650 x 2150
- 2 bedside tables 350 x 400
- Wardrobe 1400 x 600 x 2400 high

Floor M01 | Walls W01; W02 at headboard

Attached bath F06 remains at the rear. The printed room envelope includes the bathroom; it is not the net sleeping area.

F05 / Bedroom 5

4325 x 4025 envelope incl. attached bath

- Queen frame approx. 1650 x 2150
- 2 bedside tables 350 x 400
- Wardrobe 1300 x 600 x 2400 high

Floor M01 | Walls W01; W02 at headboard

Attached bath F07 retained. Bed shifted to maintain clearance from right outside wall; final furniture measured on site.

F02 / Family hall / open wash

Open L-shaped zone; see A102

- Sofa 2000 x 850 + lounge seating
- Coffee table 900 x 500
- Media console approx. 1100 x 350
- Open washbasin 550 x 700 reserve

Floor M01 | Walls W01 + optional W03 media accent

Covered balcony access and stair landing stay open. Basin remains on the left wall outside the common bath.

MR. AMEEN / PROPOSED RESIDENCE

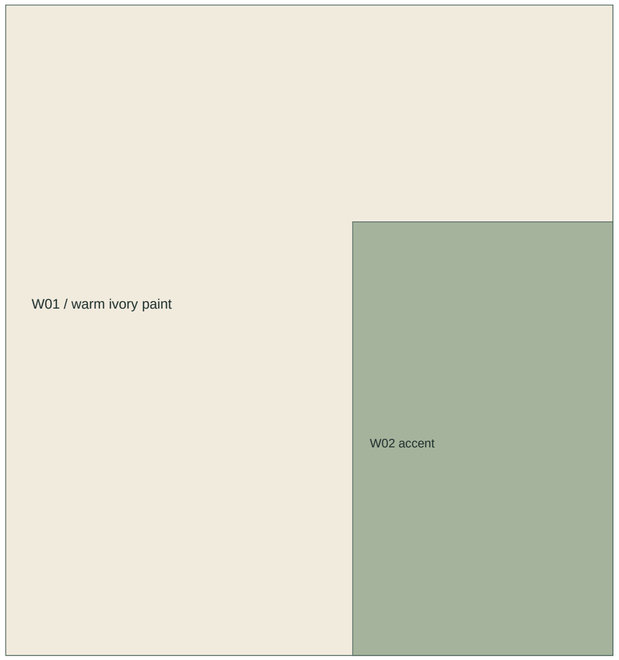
I201 / R13

WALL BUILD-UP / COLOUR & HEIGHTS

Architectural wall sizes and proposed finish levels. The masonry, plaster, fixing systems and services require detailed coordination.

TYPICAL INTERIOR WALL

External wall 200; internal wall 150. Warm ivory W01, muted sage W02 on selected bed wall. 75-100 marble skirting.



FFL +/-0 / ceiling soffit +2850

Diagram scale 1:20 | dims in mm

KITCHEN SPLASH WALL

600 deep base units, top +900. Upper units 350 deep. T01 on the 600 high wet splash band; additional hob protection per appliance.

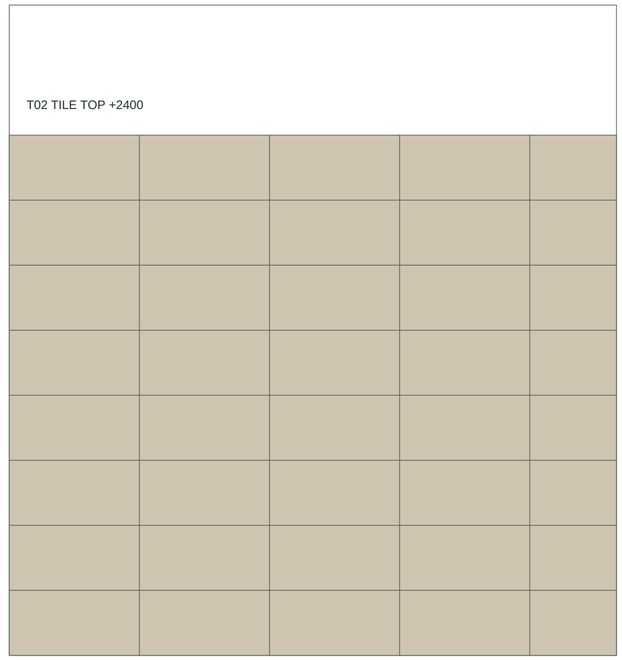


FFL +/-0 / ceiling soffit +2850

Diagram scale 1:20 | dims in mm

BATHROOM WALL

T02 full wall height to +2400. Moisture-resistant paint above. Waterproofing behind tile, sealed corners and coordinated pipe penetrations.



FFL +/-0 / ceiling soffit +2850

Diagram scale 1:20 | dims in mm

OWNER: Mr. Ameen

Design & drafting: Akram Khan | AK Digital Studio

03 Nov 2026 / R13

Proposed selections. Confirm site measurements, physical material swatches and supplier details before execution.

MR. AMEEN / PROPOSED RESIDENCE

I301 / R13

FLOORING / MARBLE & TILE SPECIFICATION

Material codes connect the room schedule, detail pages and website. Sizes and colours are proposed; no fixed brands are selected.

M01 / Cream natural marble

All dry indoor floors | 600 x 1200 mm modules; 18-20 mm stone

Honed / low sheen. Living, dining, majlis, five bedrooms, kitchen and work area. Continuous joint alignment where geometry permits; neutral grout. Select and dry-lay stone lots before fixing.

M02 / Marble stair finish

Indoor stair treads and landings | 18-20 mm marble; tread geometry per stair plan

Honed; anti-slip nosing detail. Match M01 colour. Nosing, edge profile, landing transitions and riser sizes require stair coordination.

T01 / Warm beige kitchen wall tile

Kitchen and work-area splash walls | 600 x 1200 mm; 8-10 mm nominal

Matte porcelain / ceramic wall tile. 600 mm backsplash above the 900 mm counter gives top level +1500. Extend protection behind hob subject to appliance clearance instructions. Seal countertop junction.

T02 / Light stone-effect bathroom wall tile

Indoor, attached and compound bathroom walls | 300 x 600 mm; 8-10 mm nominal

Matte, easy-clean. Tile to +2400 mm above finished floor; washable paint above. Align grout joints and avoid tiny cuts around fittings. Waterproofing is a separate system behind tiles.

T03 / Textured bathroom floor tile

All bathroom / toilet floors | 300 x 300 mm nominal

Slip-resistant porcelain. Proposed wet-area exception to indoor marble. Select manufacturer-approved wet-floor tile; confirm tested slip performance. Floor falls, traps and waterproofing require plumbing coordination.

O01 / Outdoor beige porcelain

Sit-out, balcony, pedestrian path | 600 x 600 mm nominal

Exterior-rated textured / slip-resistant. Use a product suitable for local outdoor exposure. Coordinate threshold waterproofing, expansion joints, slope and drains. Do not use polished indoor marble outdoors.

O02 / Charcoal parking pavers

3500 x 5500 front parking bay | 200 x 100 x 60 mm proposed concrete paver

Textured, interlocking. Select a light-vehicle-rated system. Compacted base, bedding, edge restraint and drainage to be designed for soil and vehicle loading. 60 mm is a proposed selection, not a pavement calculation.

MR. AMEEN / PROPOSED RESIDENCE

I302 / R13

WALL / CEILING & EXTERIOR FINISHES

Material codes connect the room schedule, detail pages and website. Sizes and colours are proposed; no fixed brands are selected.

W01 / Warm ivory wall paint

Main interior walls | 200 mm external / 150 mm internal architectural wall thickness

Washable low-sheen paint. Prepared plaster, primer and compatible paint coats to product specification. Wall thickness includes the drawing wall body; actual masonry and plaster build-up require coordination.

W02 / Muted sage feature paint

Bed headboards / selected feature walls | One selected feature surface per room

Soft matte / washable. Keep remaining walls W01. Approve physical colour swatch under room lighting before ordering.

W03 / Light oak joinery / wall accent

Wardrobes, media units and selected wall panels | 18 mm board nominal; details to joinery supplier

Oak-look laminate / veneer. Moisture-resistant substrate to suit application; seal exposed edges. Wet-zone cabinetry requires a suitable moisture-resistant system, not ordinary untreated board.

C01 / Warm white ceiling

All dry rooms | Main soffit +2850 relative to floor; selected drop +2700 proposed

Painted ceiling / gypsum at selected perimeter. Keep centre zones high. Low perimeter feature only where required; access panels and lights coordinated before framing. No final electrical circuit design is included.

E01 / Ivory exterior + grey stone accents

House exterior, boundary and compound bathroom | 200 mm house wall; 150 mm compound bathroom wall

Weather-resistant paint; limited stone-look cladding. Use off-white exterior render with grey accent at selected facade blocks. Bronze gate and warm timber-look accents. Cladding fixing, capping and waterproof junctions need supplier details.

Proposed selections. Confirm site measurements, physical material swatches and supplier details before execution.

MR. AMEEN / PROPOSED RESIDENCE

I401 / R13

KITCHEN / BATHROOM / OUTDOOR COORDINATION

Proposed finish and fitting arrangement. Use the measured plans to develop final shop drawings and plumbing details.

KITCHEN & UTILITY

- Kitchen 5025 x 2550 clear. Counter 600 deep; top +900. Fridge reserve 900 x 700. Work aisle and appliance swings to be checked.

- Quartz top nominal 20 mm, light beige; seal sink and wall junctions. Use suitable moisture-resistant cabinetry at wet points.

- T01 splash tiles 600 x 1200; proposed splash height 600. Straight grout setting out with large cuts. Confirm hob hood clearances.

- Utility width 5025, clear depth 1325. Washer and compact sink counter are placed on the short left wall to retain an open route to the rear exit.

BATHROOMS / TOILETS

- Common baths 2025 x 1850; attached baths 1450 x 1825; compound bathroom 2400 x 2400 clear. All sizes proposed.

- T02 wall tiles to +2400. T03 textured 300 x 300 floor tiles, with properly designed falls and floor traps. No polished marble on wet bathroom floors.

- Indian seat in indoor common bathrooms. Western toilet in attached baths and the compound bathroom. Basin widths 450-600, subject to fit.

- Waterproof wall/floor system, thresholds, door frame protection, exhaust and sanitary pipe routes require coordinated specialist details.

OUTDOOR / FRONT ACCESS

- Front-left corner bathroom opens to the compound path. Front-right corner parking 3500 x 5500 with aligned gate. Central pedestrian gate 1300. Boundary height 2440 above external grade.

- O01 textured exterior tiles at sit-out / balconies / path. O02 60 mm proposed vehicle-rated pavers at parking; base and drainage to suit ground conditions.

- Boundary and bathroom exterior E01 ivory; bronze gates. Open-backed canopy at corner; no screen across the sit-out. Rear-right roof tank reserve: capacity and support to design. No well.

MR. AMEEN / PROPOSED RESIDENCE

I601 / R13

FURNITURE / QUANTITY & MATERIAL TAKE-OFF BASIS

Planning procurement schedule, not a measured bill of quantities. Confirm all quantities after final site and supplier coordination.

Queen bed frames	5	Approx. 1650 x 2150; mattress 1525 x 2030
Bedside tables	10	350 x 400 proposed
Bedroom wardrobes	5	600 deep; widths 1700 / 1800 / 1700 / 1400 / 1300
Wardrobe total front width	7.90 m	Proposed 2400 high; internal shelf / hanger split by supplier
Dining table / chairs	1 / 6	1500 x 900 table; chairs approx. 450 x 500
Majlis seating	2 units	2100 sofa + 1500 loveseat; verify door clearances
Living / family seating	2 zones	See floor-specific schedule and furnished plans
Kitchen / utility cabinetry	Site measure	Final running length excludes appliances and openings
Indoor marble M01 / M02	Site measure	Measure net dry-floor areas and stair finish separately
Bathroom floor tile T03	18.55 m2 net	4 indoor bathrooms + 1 compound bathroom; +10% = 20.40 m2
Bathroom wall tile T02	Approx. 82.14 m2 net	Perimeters x 2.4m minus proposed doors / vents; +10% = 90.35 m2
Parking paver O02	19.25 m2 net	3500 x 5500; +5% = 20.21 m2
Kitchen splash tile T01	Site measure	Actual splash run x 0.6m minus openings
Paint / skirting / outdoor tile	Site measure	Measure each exposed surface; do not use built-up floor area as wall area

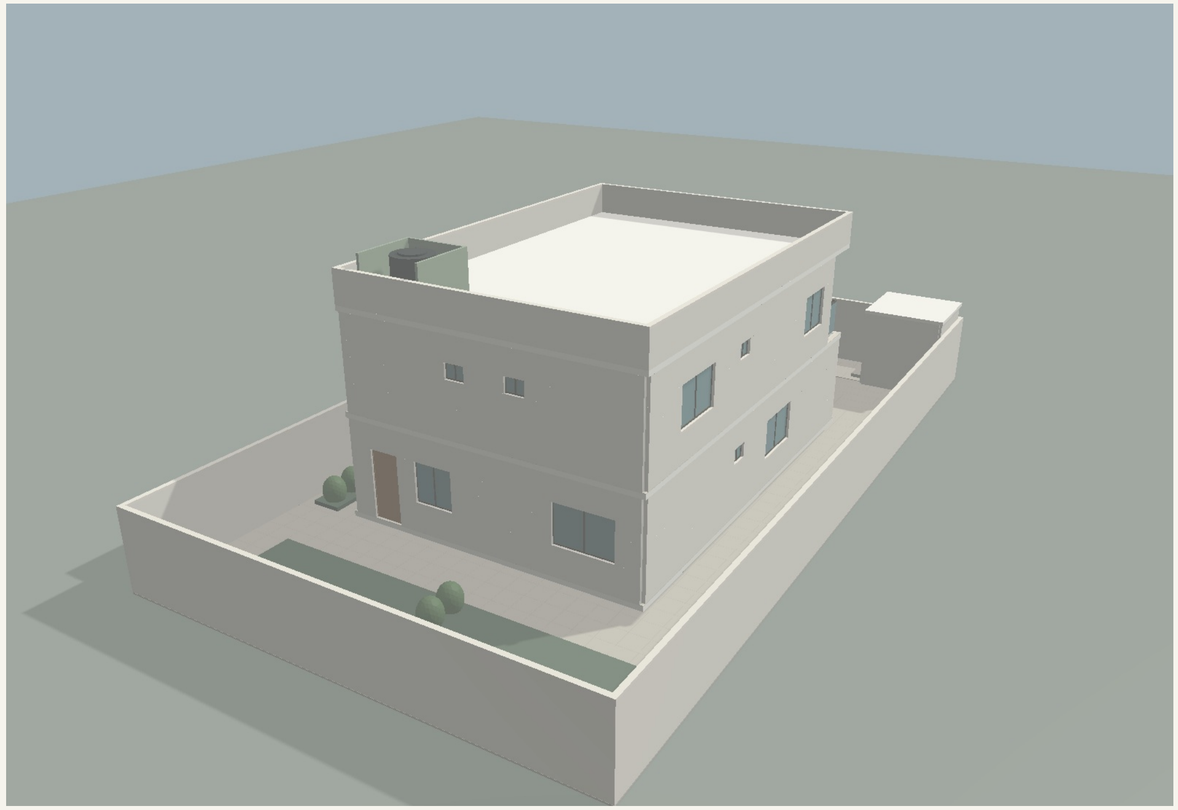
Take-off assumptions: common bath clear 2.025 x 1.85m (2 rooms); attached 1.45 x 1.825m (2); compound 2.40 x 2.40m (1). Wall tile height 2.4m. Door / vent deductions are approximate; compound bath vent is proposed. Wastage is an allowance, not a supplier pack calculation.

Exterior review / front and rear

Views from the same geometric model. External walls may be lowered in cutaways to reveal room arrangements.



FRONT / OPEN SIT-OUT & ARRIVAL



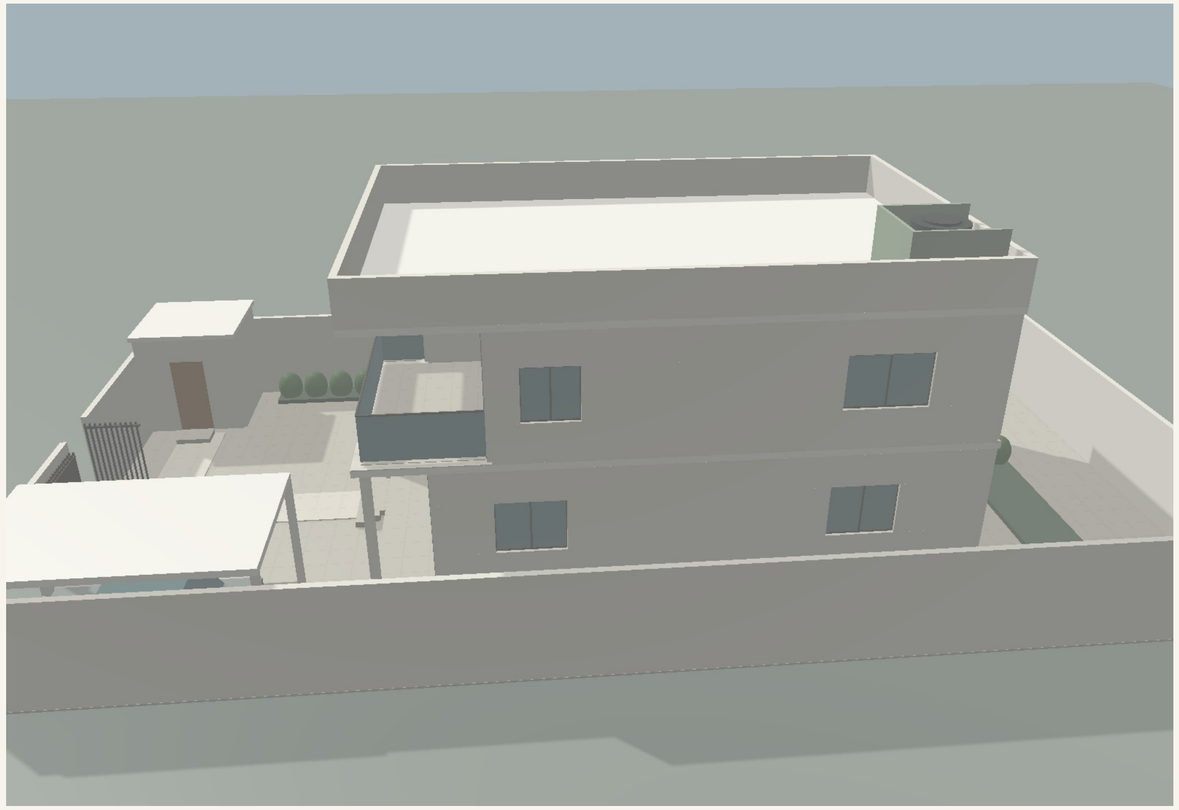
REAR / KITCHEN & UTILITY OPENINGS

Exterior review / left and right

Views from the same geometric model. External walls may be lowered in cutaways to reveal room arrangements.



LEFT / BEDROOM & MAJLIS SIDE



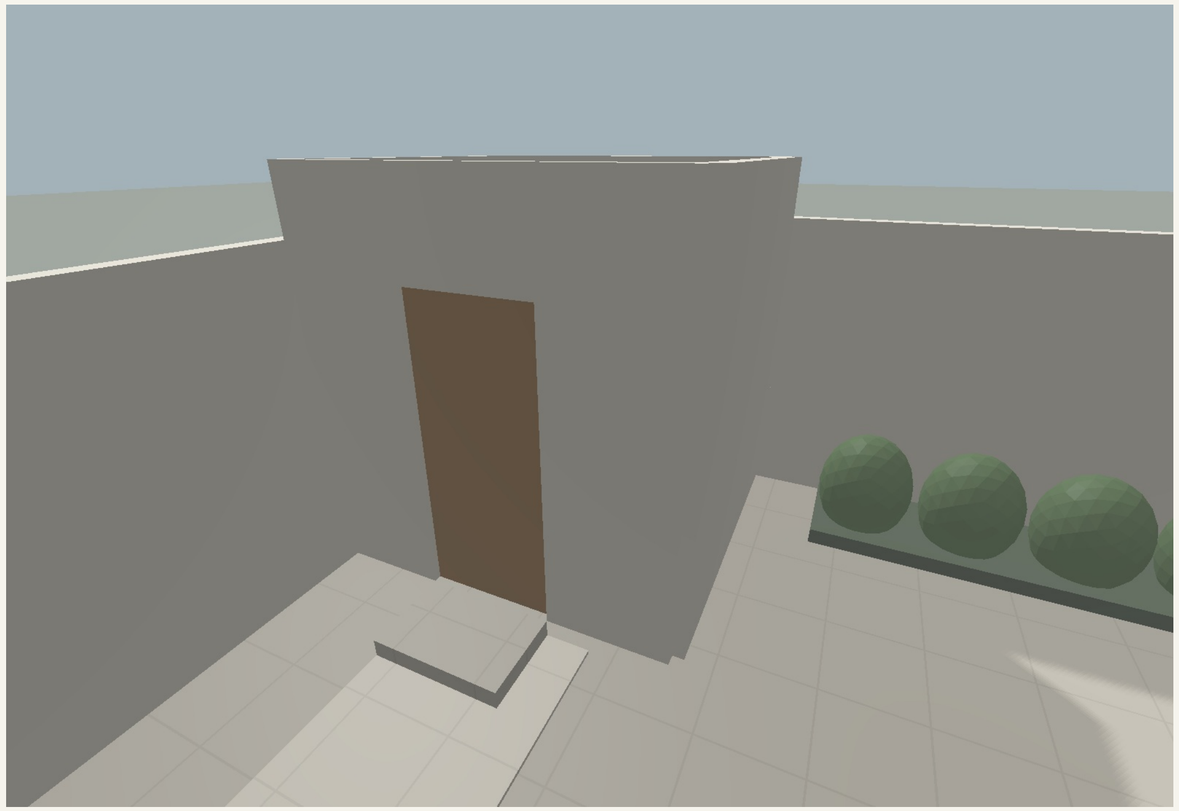
RIGHT / STAIR & KITCHEN SIDE

Outdoor coordination / roof and compound bathroom

Views from the same geometric model. External walls may be lowered in cutaways to reveal room arrangements.



ROOF / SINGLE PARAPET & REAR-RIGHT TANK RESERVE



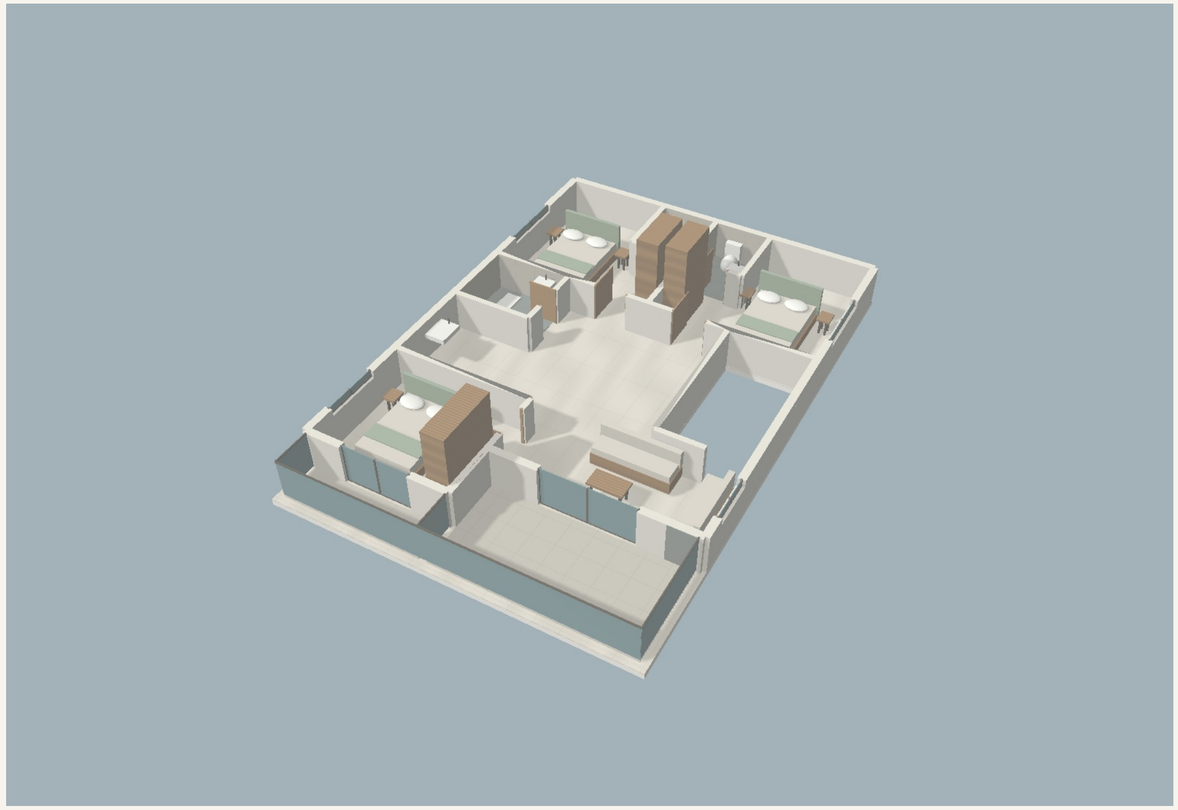
BATHROOM / INTERNAL COMPOUND ACCESS

Furnished floor cutaways

Views from the same geometric model. External walls may be lowered in cutaways to reveal room arrangements.



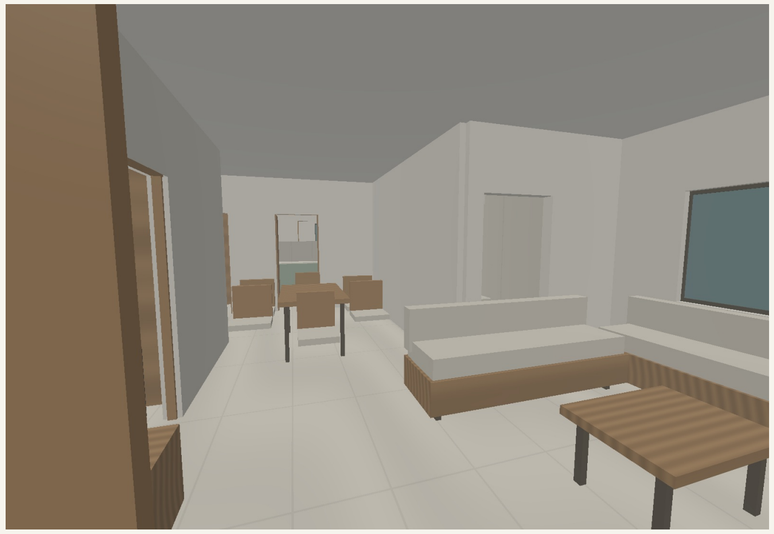
GROUND FLOOR / FURNITURE & CIRCULATION



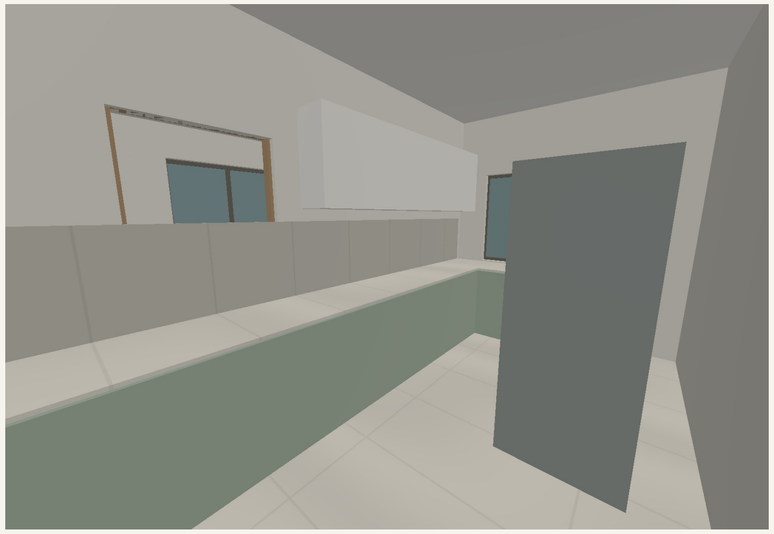
FIRST FLOOR / THREE BEDROOMS & FAMILY HALL

Interior review / model-derived spaces

Furniture, openings and wall positions follow the furnished CAD plans.



LIVING / DINING



KITCHEN / UTILITY



BEDROOM 2

These are architectural model views, not photographs of a completed home. Cream marble, oak joinery, ivory / sage walls and furniture are proposed selections. The material schedule gives dimensions and finish codes; actual stone grain, paint swatches and furniture products are selected before procurement.

Four colour directions / identical geometry

Material colours change; the architecture, openings and camera remain consistent.



01 / IVORY + OAK



03 / GREIGE + WALNUT



02 / PISTA + CREAM



04 / WHITE + CHARCOAL

Coordination record / R13

Key revisions incorporated in the drawings, model and presentation.

FRONT BOUNDARY & ACCESS

Continuous 2440 high boundary, internal bathroom route, central pedestrian entry and aligned vehicle access. No well.

PARKING & VISIBILITY

Canopy at front-right corner, clear 3500 x 5500 bay, telescopic sliding gate. No wall or screen closing the back of the parking / sit-out.

COMPOUND BATHROOM

Square 2400 x 2400 clear room with WC, basin and bodywash zone. Door opens toward the compound; exterior wall meets the boundary inner face.

FIRST-FLOOR BALCONY

Family balcony extended to front slab edge; railing placed at its outer edge. Full-height room walls remain behind the balcony.

ROOF & OPENINGS

One perimeter parapet. Local tank screen only. Side and rear windows follow plan openings; no invented glass galleries or extra side wings.

STAIR & FURNITURE

Returning stair flight aligns with first-floor exit. Living media console moved to wall; dining table and six chairs retain a route to the kitchen.

UTILITY & FINISHES

Washer reserve and compact sink on short left utility wall. Dry-area marble, wet-area textured tile and outdoor paving scheduled separately.

Next technical stage: verify the actual survey and site orientation; develop structural, electrical, plumbing, drainage and waterproofing drawings; confirm supplier selections and measured quantities. Revisions following site verification will change model dimensions where required.

Planning cost scenarios / Kerala

Budget allowances only; not current verified market quotations or a measured bill of quantities.

AREA BASIS: 229.80 m2 / 2473.5 sq ft

ECONOMY	INR 2,400 / sq ft	**INR 79.72 lakh**
STANDARD	INR 2,800 / sq ft	**INR 90.60 lakh**
HIGHER FINISH	INR 3,300 / sq ft	**INR 104.21 lakh**

The base building allowance is assumed to include normal structure, standard finishes and basic MEP. Each separate allowance below is counted once. Marble grade, premium fittings and custom interior changes can materially change the total.

Front canopy	INR 3.11 lakh
Site paving, gates & landscape	INR 3.00 lakh
Kitchen & fixed joinery allowance	INR 3.00 lakh
Water, drainage & compound bathroom	INR 2.50 lakh
Design & approvals allowance	INR 1.50 lakh

Totals include 10% contingency. Land, finance, taxes / statutory charges beyond the stated allowance, loose furniture, premium appliance packages and abnormal ground works are excluded. Confirm inclusions with the contractor to avoid overlap. Obtain local itemised quotations before committing a budget.