

**“Turning Dreams in to Reality: Your  
Vision, Our Expertise”**



**Construction / Interiors /  
Renovations / Plots / Home Decor**





# Why HONGAL PROJECTS???

Welcome to **HONGAL PROJECTS**, a trusted name in the field of building design and construction. With a solid foundation established in 2017, we have grown to become a leading provider of comprehensive construction solutions.

Our **“Commitment to Excellence”**, **“Attention to Detail”** and **“Customer Satisfaction”** set us apart in the industry.

For constructing your dream home, we are a true one stop solution. We provide in house Architects, Structural Engineers, Civil Engineers, Interiors, Furniture and Home Décor all under one roof at HONGAL PROJECTS.,

We have a in house dedicated labour force for each work to ensure your home gets delivered on time.

Complete assistance in Home Loans, Plan Approvals etc.,

## Our Banking Partners



# Construction Process

**STAGE 1**

• Office Visit

**STAGE 2**

• Planning

**STAGE 3**

• Estimation

**STAGE 4**

• Payment Terms

**STAGE 5**

• Agreement

**STAGE 6**

• 3D Elevations

**STAGE 7**

• 3D Interiors

**STAGE 8**

• Project Checklist

**STAGE 9**

• Project Updates



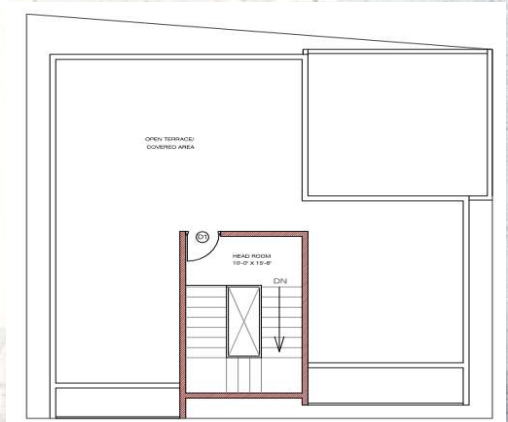
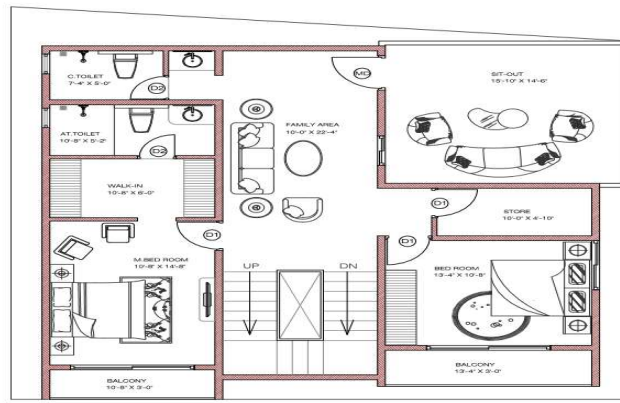
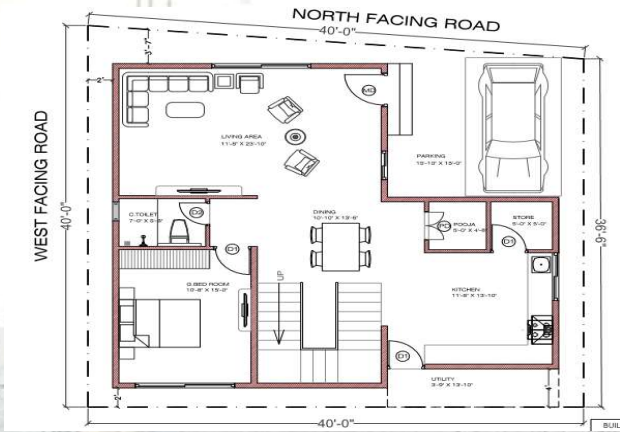
**STAGE 1**  
Office Visit

Drop in to our office to meet our team to understand the working dynamics of HONGAL PROJECTS., and visit one of our nearest completed projects for a live site tour.



## STAGE 2 Planning

- ❑ Get up to 2 conceptual plans designed to suit your requirements and the selected plan can be revised up to 3 times.
- ❑ Detailed site measurements will be taken prior to drafting of floor plan.
- ❑ Once plan is approved from client we shall proceed with estimation.
- ❑ Initial set of plan shall be delivered within 2 weeks (after the payment of advance)\*



\*T&C apply

## STAGE 3 Estimation

- ❑ Our expertise in the field of construction helps you in choosing the best materials from our wide range of collections of materials.
- ❑ Benefits of BOQ (Bill of Quantities)
  - A complete insight of construction with detailed measurements and material description.
  - Pay for the materials you choose, thus giving complete freedom to truly customize your dream home.
  - Freedom to change the material at the time of material selection stage.



Copy of Bill of Materials (Compatibility Mode) - Microsoft Excel

Construction of 'Urban Health Centre' - Type 'Ga'					
BILL OF QUANTITIES					
Item no.	Description of Item	Quantity	Unit	Rate (INR)	Amount (INR)
				In Figure	In Words
1.00	<b>SITE CLEARANCE</b>				
1.01	Cleaning & grubbing of site for construction as per drawings, specifications and instruction of site engineer.	285.00	Sq.m	15.00	4,275.00
1.02	Cutting top soil for construction as per drawings, specifications and instruction of site engineer.	140.00	Sq.m	25.00	3,500.00
2.00	<b>FOUNDATIONS</b>				
2.01	Earthwork in excavation in trenches, foundation etc. in all kinds of soil including timbering and putting out water from the basement (if necessary) dressing of sides, setting of bottom, lift up to 1m and stacking of excavated materials at least 30m. away.	100.00	Cu.m	206.00	20,600.00
2.02	Exporting the excavated earth out of the site. Contractor shall make arrangement to transport excavated earth and place of disposal including all necessary road permit as per site conditions and instruction of site engineer.	79.00	Cu.m	130.00	10,270.00
2.03	Earth filling with the required quality backfill soil in foundations, floors etc. including ramming/compaction in 15 cm. layer by layer and watering all complete as per drawings, specifications and instruction of site engineer.	30.00	Cu.m	378.00	11,340.00
3.00	<b>SCAFFOLDING</b>				





## STAGE 4 Payment Terms

- Payments will be collected after completing each stage of work. The exact value shall be derived from the finalized BOQ (Bill of Quantities) .
- An advance of Rs 1 Lakh shall be taken as token before starting the designing works and this amount shall be deducted from the total project value.
- In any stages of construction, if there is a change in material as suggested by client- a difference amount shall be borne by the client and should be paid prior making the changes.
- The initial BOQ will indemnify the client against any market price increase for up to 3%. Any market price fluctuation beyond the 3% increase will be shared to the client by the company. The exact bills for the increased material price will be shared with the client before executing the works.



**PAYMENT  
TERMS**

## STAGE 4 Payment Terms

### Initial Payment –Invoice Sample

TAX INVOICE						
Date – 02-09-2023						
Invoice Number - 009/2023-2024						
Place of Work : Bangalore						
Hongal Projects NO.79A, 19TH MAIN, 22ND CROSS, 2ND BLOCK, RAJAJI NAGAR, BANGALORE - 560010 GSTIN – 29AAPFH4375L1ZL Email – frontend@hongalprojects.com Phone –9945317700.						
To, M/s Manjunatha Prints, No: 5, 15th Main, Ward No: 75, Saneguravanahalli, Kamalanagar, Bengaluru-560079 GST No: 29AKZPM5342G1Z1						
Sl No	Description of Work	HSN / SAC code	UOM	Quantity	Rate per quantity	Amount
1	Civil Work	9954	Nos	1	5,00,000.00	5,00,000.00
2						-
Amount Ex GST						5,00,000.00
Output CGST @ 9%						45,000.00
Output SGST @ 9%						45,000.00
Rounded Off						-
Total						5,90,000.00
Amount chargeable in words – Rupees Five Lakhs Ninety Thousand Only.						
Our bank details: Name – HONGAL PROJECTS Bank Name – AXIS BANK Account No -923020011396978 IFSC – UT180000559 Branch - Rajajinagar						
For Hongal Projects  Authorized Signatory						

### Stage of Payments to be Released - Sample

Stage	Phase Completion	Payment Tentative Percentage of Payment
1	Up to Ground Floor Pillar Work	20%
2	Pillar Work, Block work and GF Roof	10%
3	GF Concrete	5%
4	Pillar Work, Block work and FF Roof	5%
5	FF Concrete	5%
6	Pillar Work, Block work and SF Roof	5%
7	SF Concrete	5%
8	Inside Plastering	5%
9	Outside Plastering	10%
10	Granite & Tiles Work	5%
11	Painting Work	5%
12	Plumbing Work	10%
13	Electrical Work & Misc	5%
14	Fabrication and other Welding Works	5%



## STAGE 5 Agreement

### Terms and Conditions (General Provisions):

- ❑ The estimate shared by HONGAL PROJECTS., is for original scope of work, any changes made to the original plan either verbally or through any medium may result in change in the original estimate. However, the client shall be intimated regarding the same prior to commencement of work.
- ❑ All project related to drawings like Structural / Elevation and other project related drawings shall be released only after signing the agreement.
- ❑ HONGAL PROJECTS., will ensure to take complete responsibility of the structural stability of the project and the structure shall be designed as per relevant standards.
- ❑ Bore well cost shall be extra and the exact bill shall be shared post bore well digging.
- ❑ The building shall be handed over immediately for possession after the architectural photography is complete.
- ❑ Detailed Agreement shall be shared and after consensus the same shall be printed on the stamp paper and duly signed by both the parties.



**STAGE 6**  
3 D Elevation Options





**STAGE 7**  
3 D Interior Options





**STAGE 8**  
Project Checklist



**Civil Checklist and Working Drawing:**

- Brick Work Planning and Measurements.
- Window/Door/Ventilator Measurements.
- Lintel Measurements.
- Beam Details and Sizes with Distances.
- Shuttering Details.

**Structural Analysis:**

Detailed structural analysis will be done for all structures before execution of works.

**Electrical Checklist and Drawing:**

- 1. Wall electrical drawing with electrical appliance access point details and their correspondence switch details.
- 2. Looping drawing with wiring details.

**Plumbing Checklist and Drawing:**

- Sanitary ware placement measurements for groove cutting.
- Internal / External pipe line layout with details of cold / hot / gray / waste water outlets.

## STAGE 8 Project Checklist

### Plumbing Checklist and Drawing:

- Sanitary ware placement measurements for groove cutting.
- Internal / External pipe line layout with details of cold / hot / gray / waste water outlets.

### Floor Checklist and Drawing:

- Flooring pattern drawings to suit the given area bathroom floor and wall tile patterns drawings, kitchen wall tile dadoing pattern drawing.

### Fabrication Checklist and Drawing:

- Design presentation to suit the requirement with up to two revisions.
- Design available for window grills / railings / elevation / safety doors / OTS / internal wall partition / CNC / terrace sit outs.
- Detailed working drawing with size specification for the selected design.

### Painting Checklist and Drawing:

- Theme based wall painting pattern designs for any given area.
- Painting design pattern with colour schemes for any wall ceiling etc.,



**STAGE 9**  
Project Updates

To make your work hassle free and provide you updates on the weekly basis, we will be sharing stage wise updates, report to keep you in loop will all the work happening in the site.

Approval before initiating the works	Periodic update while execution	After completing the work
Approval shall be taken for each work prior to commencement.	Periodic updates shall be given while executing the works	After completing the works detailed images will be shared





 [www.hongalprojects.com](http://www.hongalprojects.com)

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