



# **SURE-FIRE MONEY SAVING TIPS**

*To Get Home Fit-outs  
Executed Hassle-free*



Fitting out your home requires some important and cautious considerations before taking any decisions. While the process is thrilling, it does come with its fair share of risks which are best avoidable by understanding all the major touch points involved. Following are the main 7, most crucial, markers to consider before undertaking the fit-outs of your house.

# 01 Getting the right expert to work for you

Home Interiors is a complete project in itself, right from designing for your home to completion of the approved work. This process, although thrilling can be quite daunting. It's all about getting the right expert who understands the challenges involved in **striking the desired balance between design, functionality, budget and end-to-end-execution.**

You should feel comfortable with the designs, products and finishes delivered previously by the expert. These have to appeal to your sensibilities. The project will also involve handling various vendors, technicians, estate management, site security etc. One would need a **“One stop shop”** which can handle, complete designing, rollout, co-ordination, time management etc. in the most effective manner.



**You should check out the references.** What was their experience in working and interacting with the expert. Did they get what they had bargained for.

**Somebody who understands all these challenges, who knows what it takes to deliver and has done it on several occasions before.** Somebody who will cover end to end, only then would you be able to **“Ease your mind”**.

# Scope and Specifications 02

Once you have identified an expert to handle your Home fit-outs, you need to get into the specifics. The complete design should translate into a work scope which must be listed with all possible specifications. **A detailed listing of all works** to be undertaken should be agreed to at the start of the project.

The scope for your home Fit-outs need to be made keeping in mind the usage of the property. i.e. does it need to be put on rent or would you be using the home for your own usage. To ensure that you are free from any un-necessary repair hassles post fit-out work, special care should be given to the quality standards and detailed specifications. The interior works must **withstand for a minimum of 5-8 years** without any need for post-production repairs, replacements etc.

Some major scope of works and useful specifications are as listed below:



## Wardrobes

When it comes to designing a wardrobe there's a lot to consider, from space planning and functionality to aesthetics and ergonomics.

**Choosing cabinetry** is very much related to the style and color palette of a home. One should choose a color that they are more likely to feel comfortable with for a long while.

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**Ergonomics** goes a long way in designing the interiors of the wardrobe. The wardrobe is better designed from **floor to ceiling height** to best optimize space and layout. The shelves and hangers should be easy to access **without having to stretch too high** and risk injury. Similarly, pulling up a ladder or stool to access seasonal storage once every few months is acceptable, but not for daily use. The shelves should also not be too deep to prevent having to move things in the front to get something from the back.

Lighting not only needs to be functional for accessing a wardrobe and viewing items but the placement of lights can help create a mood or feel in the space. **LED strip lighting** is best for both viewing and maintaining the condition of items inside the wardrobe. It helps save on energy costs and as it doesn't emit much heat, it is well suited to narrow spaces.

**Mirrors**, like lighting, also serve a dual purpose by enabling you to check your outfit before leaving the house as well as enhancing visual space. A full-length mirror is always recommended. It creates an illusion of space, and of course, is practical when getting ready.

**Temperature and ventilation** can play an important role in keeping a wardrobe smelling fresh and fabrics in tip-top condition. If you have the luxury of a window or being able to control temperature in your wardrobe then factor this into your design.

A well-designed wardrobe costs no more than a poorly designed wardrobe. It's important to get things right as the same amount of material put in the right place will mean that your clothes stay where they should and you can access them easily.



## Vanities

An exceptional vanity design requires careful planning and attention to detail.

**Settle on a Layout.** Before you decide on colours, finishes and fixtures, you have to know where your vanity is going and how big it's going to be. Depending on your bathroom size, you have the option of choosing between a one-wall, L-shaped, U shaped, or galley vanity design. Most bathrooms utilize a simple, one-wall vanity. However, if you have additional space, you can choose to have the vanity wrap around to a perpendicular wall, forming an "L" shape. For extra-large bathrooms, the vanity can wrap around to both perpendicular walls, forming a "U" shape. You also have the option of placing vanities on two parallel, opposite walls, which is known as a galley design. This is great for walk-through bathroom designs. Keep in mind that the layout of your bathroom will also determine the number of vanity cabinets needed to fit the space, which will affect the price.

**Determine the Number of Sinks.** You'll need to find a vanity style that can accommodate the number of sinks you want. Given a choice, most homeowners would prefer double sinks. Unfortunately, there often are space restrictions. Vanities smaller than 60 inches wide usually



have only one sink. The sink can be in the center, to the right or to the left. Your sink cabinet can have drawers or standard cabinet doors.

**Choose the Style.** Once you find the layout that best suits your bathroom and determine how many sinks you want, the next step is to decide on the vanity design. What color, if you want drawers, doors or pullouts. Vanity cabinets don't have to be built-ins.

Free-standing vanities aren't attached to any walls and can have open shelving in lieu of closed cabinets. They also can feature furniture-style details. Another style is a floating vanity, which is mounted to the wall and has open space below.

The **right Countertop, Sink and Fixtures** is typically something which the builders provide in most homes these days.

## Kitchens

**“Kitchen Work Triangle” principle** is used while designing the kitchen. The idea is that your cooking range, sink and refrigerator should be positioned to form a triangle. Smaller the triangle, more effective the kitchen.

Different **themes** can be followed depending on the choice. Cabinet shutters, wall tiles, wallpaper, etc. are suitably used to enrich the space.

The **back surface of kitchen cabinets** is always tiled to avoid seepage eating away into the cabinets.

**Plumbing and electrical wiring layouts** are chalked out as part of overall design. Independent wires are taken from MCB for each point in the kitchen thereby nullifying electricity overload from multiple appliances.



Adequate **LED lights** are provided for counter light **under the overhead cabinets**.

**White Goods** are best integrated with the kitchen design:

- Inbuilt Microwave & Oven - Branded, inbuilt, Microwave & Oven of a good brand should be installed in the matching machine finished cabinet, at the correct spot, as per the kitchen layout.
- Hob, Chimney, Dishwasher – Branded Hob, Chimney & Dishwasher should be installed at the correct spot as per the kitchen layout.
- Refrigerator – Space requirements, drinking water pipeline from RO is a must while getting a good quality refrigerator installed.

## Woodworks material

**Cabinet insides.** BWP or **Boiling Water Proof Plywood** is a preferred material for insides of **Wardrobes, Vanities, Kitchen cabinets** etc. Plywood is made from multiple layers of wood material and is a much **stronger material** than say MDF. It is more **resistant to dampness** as compared to MDF and hence is less susceptible to water damage. Plywood holds screws very tightly since the varying grains of wood on each layer give screws a better grip. MDF is cheaper than plywood and therefore often used by Contractors as a short-cut method to save costs.

## Finishes

There are many options out there for finishes, with each finish bringing its own distinct appearance and texture. However, there are five main finishes which one can consider to make choosing a little easier.

- **Veneer finish:** Veneers are made of thin layers of wood which is fixed onto stronger material like wood, plywood, metal etc. It gives the look of real wood, easy to work with and gives better finishes in edges and curves. It is also environmentally friendly and easy-care. It can be re-polished if it gets weathered out.
- **Laminate finish:** Laminates are thin plastic sheets glued to plywood for a durability and aesthetic appeal. Laminates are most commonly used as they are highly durable, water-resistant, cost-effective and easy to clean. There are many laminate options to choose from, in terms of designs, colors and finishes, which include high-gloss, textured and matte finishes. It is very important to use a high quality, branded laminate for your woodwork. Non-standard laminates are susceptible to developing cracks due to inter-seasonal temperature differences. All laminates must be machined fused with the plywood. This will ensure tight bonding of the laminate with plywood with no room for laminates peeling off over time and also no room for pests.
- **Paint finish:** Lacquer or polyurethane paint is the best finish if you want to paint your wardrobe. It is available in various colours, and comes in both glossy and matt finishes. At least seven coats of paint must be done to achieve the desired result. It works well for homes with a European decor that is known for its vivid colours.
- **Glass finish:** Glass finishes are a good alternate to conventional solid door panels. One can go for clear, tinted, plain or lacquered glass finishes. It brings in lightness to the overall structure and gives a sleek and modern look. It is easy to clean and is low on maintenance.

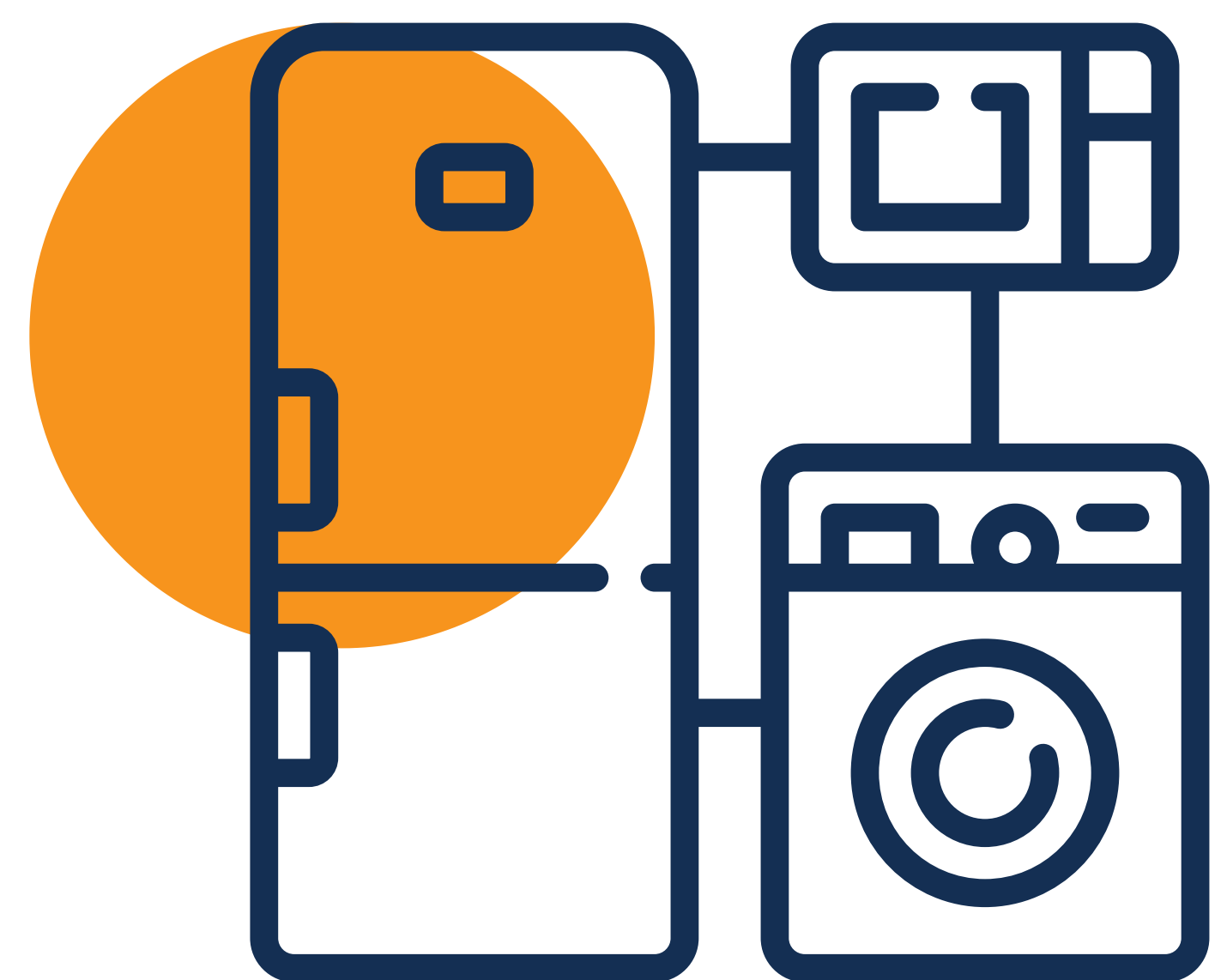
- **Mirror finish:** Mirror finishes are being increasingly incorporated in wardrobes. It eliminates the use of additional mirrors in the room. This finish visually increases the size of the room and adds to the illusion of space.

## Woodworks hardware

Woodworks shutter hinges, drawer channels, handles, locks all make up hardware. Good quality hardware with warranties should be used in the project. This will give good usability experience and will ensure that your woodwork lasts longer.

## Electrical fittings

Electrical fittings like Geysers, Air-conditioning units, Water Purifiers, Microwave, Ovens, Refrigerators, etc. must be of the right brand with warranties in place. Choosing the right brand, type for your home is essential, e.g. in case of high rise buildings Geysers with built in pressure valves must be installed etc.



## Wall and ceiling lights

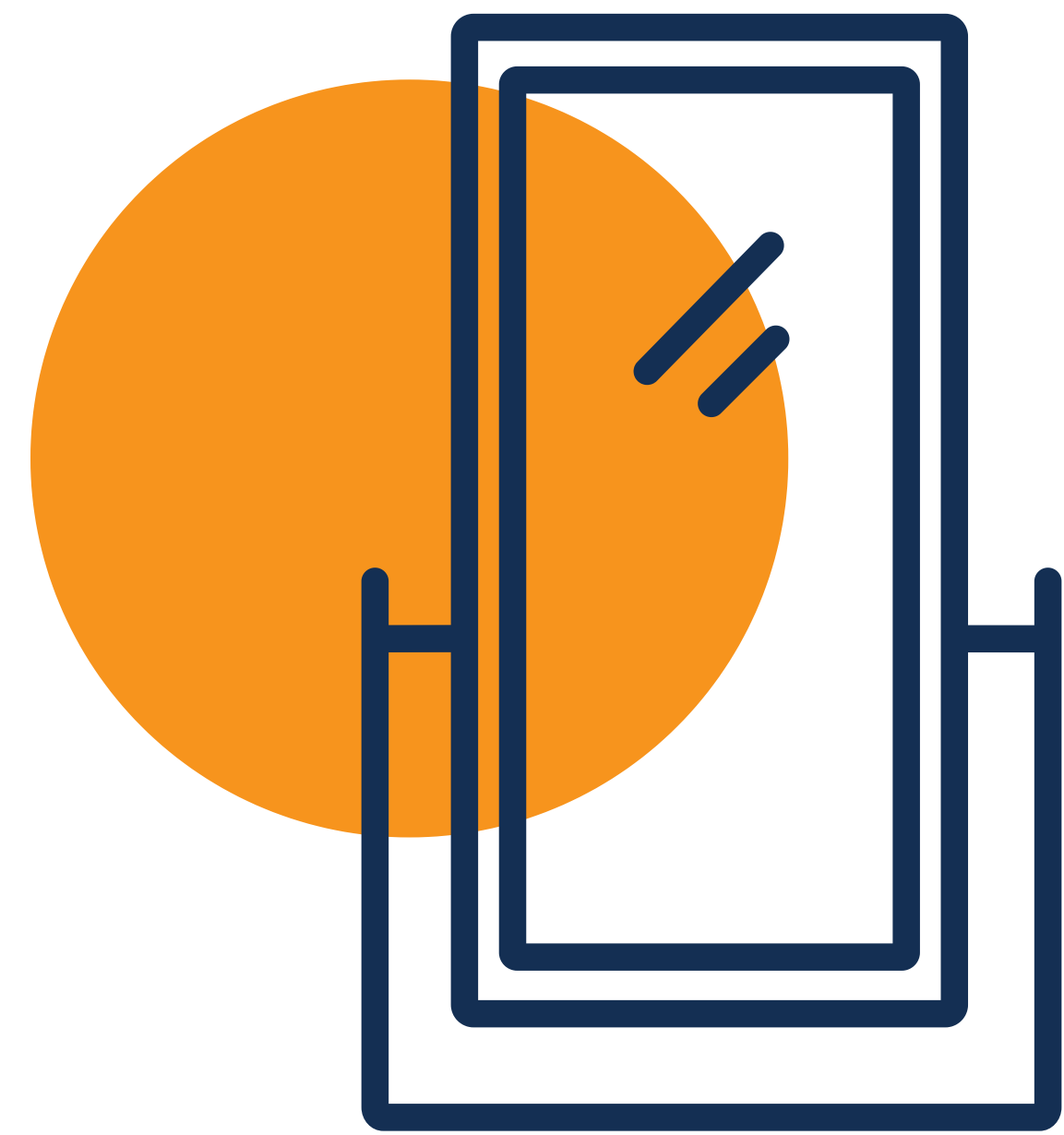


Light fixtures should be clean and modern in style. They must be the right brand and procured from a known and trusted source. These fittings might need a change in 2-3 years due to wear

and tear (maybe damaged during tenancy etc.), at this time, a known source will allow you to re-source the needed items without much trouble.

## Mirrors and Glassworks

Good quality, large size mirrors should be used at adequate places. Glassworks can be used as partitioning systems, in showers stalls etc. They should be of adequate thickness depending on the use. Silicon sealing should be used at the ends.



## Fly-mesh shutters

Retractable, pleated, window/door matching fly-mesh shutters should be used in place of non-pleated, non-retractable, rust prone metal in wood frame fly mesh shutters. No hassle of fly-mesh shutter taking valuable indoor space when open.

## Partitioning Systems

Open floor plans give a spacious feel to your home but they can take away privacy. Setting up rooms within a room with partial walls, screens, fabric dividers, open shelves and other innovative ways can create an intimate atmosphere, giving visual and, sometimes, auditory isolation.

# 03

## Budget

The starting point of all projects is the “Budget”!

Developing a Home Fit-outs budget on your own isn't easy. You may have worked out a pre-decided budget but this may be very different from the actual amount needed for the works. A well-thought-out budget is critical to a successful project!

Making of a budget starts with **your vision for the space**. What would you like to get done for which areas? Try and gather inspirational images that represent what you'd like to see and have. Are you drawn to minimalistic, maximalist or somewhere in between? Also think about the **Quality and Durability** of what you want in your home.

Share these details and ideas with the expert you want to engage for the house. Together with the expert, draw out a **detailed scope or works and specs sheet** accompanied with exact prices of all the items and corresponding, committed time line against works. You must feel comfortable with these prices vis-à-vis prevailing market prices. You must make sure that what is being delivered is what you are being charged for. Ask for detailed breakups if there is any doubt in your mind.

When comparing estimates from various proposals, don't rush into selecting the lowest one. Quality work with high end finishes might ask a bit more from your pocket initially, but will save you money in the long run. Carefully **evaluate the “returns for money”** not only in terms of material installed, but also the work quality, site supervision and timely delivery and a hassle-free experience.



Lastly, do not forget any “**taxes**” that might be applicable as per your home location. Often times one forgets to consider the tax amounts when budgeting, this could throw your estimated budget off balance. Always ask the service provider to submit the estimate along with taxes applied. In India, Home Fit-outs attract a GST of 18%.

Do keep in mind....” **The bitterness of poor quality remains long after the sweetness of low price is forgotten”.**

**“Time is money”** .... How often have we heard this? This quote was never so true. When you are embarking on getting your home fit-outs designed and fitted-out, **timely project delivery** is most crucial.

Just like a fixed budget, timely delivery is equally essential for you Interiors project. Both these aspects of the project run parallel to each other. The scope of work that has been carefully detailed **MUST** accompany very **strict time lines** of delivery. **Project management** is one of the most important parts of the overall fit-outs process because the journey towards completing your fit-outs is just as important as the end result. Adhering to the delivery time lines could **save you lakhs of rupees** going ahead. An open-ended project, without clear time commitments will not only stretch your budget, but also delay the returns you can get from your property.

Let us consider a 4 BHK apartment to be fitted-out. A high quality, international standard interior fit-out should not take more than 6 weeks. Once an expert has been engaged, the work, specifications agreed on and the budget frozen, the **general timelines** should follow as below:

- **Week 1:** Designing and detailing of all customized works
- **2-3 Days** for client's approval of designs
- **Week 2:** Placing internal orders, start of manufacturing of customized items like Wood works at factory, workshop, etc.
- **Weeks 3-4:** Start of Installation of Market purchased items like Light fittings, Electrical fittings etc.

- **Week 5:** Installation of Factory finished items like Wood works etc.
- **Week 6:** Getting the site ready to hand over like Paint Touch-ups, Deep Cleaning and final look over.
- **End of Week 6:** Hand over of site.

Once the home is timely fitted out, it can be put to use ASAP. In case tenancy, the rental income can be collected with immediate effect. In case you are wanting to move into the home, you also start saving on existing EMI's, rent etc.



# 05

## Expectation vs reality

“You paid for oranges.... but were delivered apples”!

When you are living overseas (or extremely busy with your work) and need your home fit-outs done in India, you may not be able to oversee the ongoing work. In fact, you may be in a situation when you are unable to assess, design or supervise any work related to your home. This is the reason why one must choose a company which **openly shares actual onsite works and status** on a regular basis.

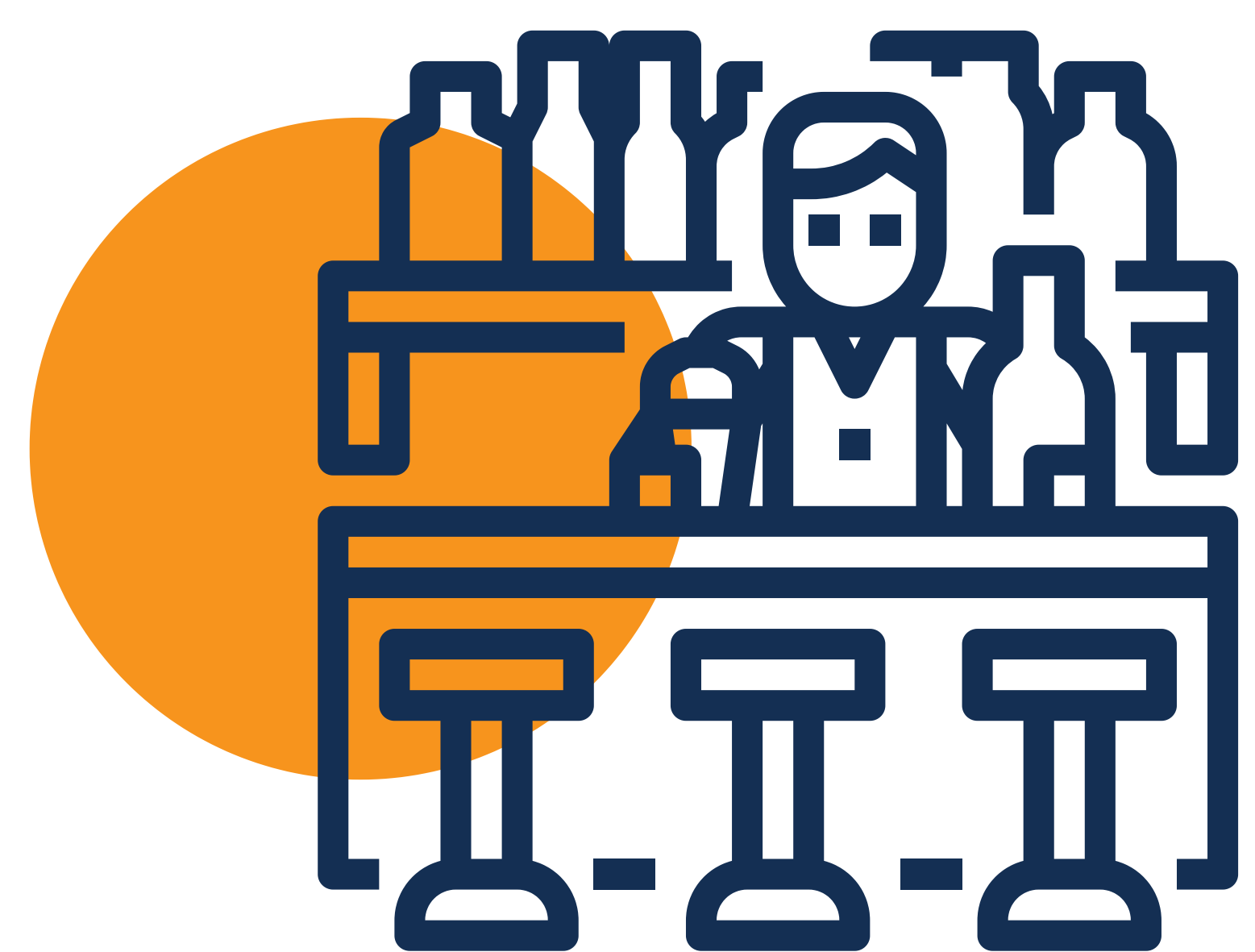
There are numerous fit-out companies with online presence. Often, many of these websites are loaded with glitzy images of fit-outs works. You get influenced and chose one such image for your home. When you do eventually visit your home after a few months, your reaction is of “shock”. The finished work looks nothing like the chosen images, also there is no way of knowing if you got the exact specifications you chose in terms of materials. The remote relative/friend you asked to check in also was too busy to make a trip to do a “hand over” check.

Under these circumstances all decisions while finalizing the designs should be done on actual images. One should try and **visit the experience center** of the fit-outs company to see what the actual works will look like. If one cannot visit, maybe a friend or a relative can be asked to visit to see the finishes. One should also ask the fit-outs company to **share regular updates with actual site photographs/videos** of ongoing works. This will eliminate any surprises at the end of the project.

Interior Design is a **visual art**. As discussed in the previous points, a very well-appointed home fit-out job with International Standard design is essential for your home to stand out. However, there is always that one element that makes it “stand out” from the rest. Call it “**A conversation starter**” or in this case the “**X-factor**”. The X-factor is that one element in your home that grabs the viewer by their “eye-balls”. Whether you are planning to self- stay or give the home out on rent, the X-factor **elevates your home** from average to one of a kind.

Now, what exactly is this X-factor? It is a design element that is unique to that particular home. It could be something as simple as an eye-catching wall paper or something more elaborate, like a stand-alone bar. In case you wish to rent out your property, this unique X-factor makes your **home irresistible for a prospective tenant**. Some more ideas could be:

- An interesting partitioning system in the living area
- A unique wall paneling on walls
- A built-in or stand-alone bar
- A contemporary lighting feature
- A refurbished main door design



Remember the X-factor is there to enhance your Interiors experience. Extra care must be given to its design and execution. It must **homogenize with the complete look** at the same time **elevate the beauty of the Interiors**. A badly designed feature could become your property’s “waterloo”.

# 07

## Hassle free

How does a busy, professional like yourself, most likely residing overseas get all this work and more done in a “Hassle free” manner?

In order to get best results, you need to engage with only those companies that have a **good reputation and track record** in providing the home fit-outs.

Before you engage with a fit-outs company, you must check on the following list:

- **Website** of the fit-outs company.
- **Testimonials** of clients...if possible call a previous client for feedback.
- Check owners of the company and their **professional backgrounds**.
- Does the company share all detailed specifications with areas and prices before engaging with the work?
- Availability /possibility to speak with a representative of the company for clarifying doubts.
- Has the company shared a clear scope of work with committed timelines?
- Will the company share **timely documentation of progress on site** i.e. pictures of site shared on WhatsApp, email, etc.?
- Will the company assign a **site supervisor** for your project?
- Does the company have in-depth **knowledge of paperwork & procedures required by the apartment/housing society** for carrying out the works?

- Will the company give you a **beginning-to-end solution** for all your needs regarding your home i.e. giving out the keys and get back a complete fitted out home as per your agreed scope? With valid warranties as applicable.
- Post interior work finishing, check if the company has a service that keeps engaged with your property. Do they have a **Property Management Team** who can assist you with post fit-out needs e.g. Putting the home on rent, keeping it maintained for a long period of time for you etc.

If you are able to “tick off” all pointers on the above check list you have found your match. Choosing the correct fit-outs company/ Property managers will ensure your peace of mind and a truly **“Hassle free experience”**.

# How Native Sutra can help?

If your home is like hundreds of homes we've fitted-out (chances are it is), there's a lot of value within reach! We'll show you how to unlock this value and fit-out your home in a hassle-free manner.

## Get an unfair advantage!

In this busy world, where everyone is stretched for time or maybe living in some other part of the world, a well-fitted out home in a hassle-free manner will not only ease your struggle but also maximize your return from them.

A well fitted out house will reflect your lifestyle. It'll give you a space where you will love spending your quality time. Engaging with a professional home fit-outs company will **help you make the right decisions, save your valued time and avoid you wasting lacs of rupees** in substandard fit-outs.

Getting good quality home fit-outs is also an investment. In case you want to sell your house, the professionally done home fit-outs will help to **raise the value of your home**. Most of the **buyers are looking to buy a well-designed and executed house** on which they do not have to spend more time and effort, **especially in the case of rentals**. If the design and execution is poor, they will pay less for that particular house.

## Ready To Take The Next Step?

Make some time to talk to our team member.

We'll answer all your questions and give you the information you need to decide at your own pace.

**Book A Call With Us**  
(click here)