



SKY ARC DESIGN PRESENTS

The Home Interiors *Handbook*

The complete guide to designing, building and finishing an Indian home
— from the first idea to the final handover.

FIFTY PAGES · 24 CHAPTERS

HYDERABAD · 2026 EDITION

SKY ARC DESIGN

What's inside

INTRODUCTION

—	Why this book	04
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PART I · THE MONEY

01	What interiors actually cost	06
02	The real drivers of your budget	08
03	Where your money actually goes	10
04	Spend vs save — the framework	12
05	Reading a quote properly	14
06	Contracts & payment terms	16

PART II · THE DESIGN

07	The six phases of a project	19
08	Layout & space planning	21
09	Kitchen — a deep dive	23
10	Wardrobes & storage	25
11	Living & dining	27
12	Bedrooms & bathrooms	29

What's inside — continued

PART III · THE MATERIALS

13	Boards, plywood & laminates	31
14	Stone, tile & countertops	33
15	Hardware & fittings	35
16	Paint & finishes	37
17	Lighting, done right	39

PART IV · THE BUILD

18	Timelines & what to expect	41
19	Site management	43
20	Handover & warranty	44

PART V · REFERENCE

21	Choosing the right firm	45
22	Twenty costly mistakes	46
23	Your pre-start checklist	48
24	Glossary of interior terms	49

Why this *book*

Most people don't overspend on their interiors because they chose expensive things. They overspend because of a handful of small decisions made in the wrong order, early on.

Doing up a home is one of the largest, most personal investments a family makes — and for most people, they do it once. Yet almost no one is given a straight, honest guide to how it actually works: what it costs, why quotes vary so wildly, what to spend on, and how to avoid the mistakes that quietly add lakhs to the final bill.

This handbook is that guide. Fifty pages, twenty-four chapters, honestly written. It is the same advice we give the families we work with across Hyderabad — the questions we wish every homeowner asked us in the first meeting.

You don't need to read it cover to cover. Skip to the chapter you need. But if you read three things before you speak to any designer or contractor, read Chapter 3 (where your money actually goes), Chapter 4 (spend vs save) and Chapter 5 (how to read a quote). Together, they're the difference between a home that feels expensive and one that simply was.

How this book is organised

Five parts, in the order they'll matter to you. **Part I — The Money** covers budgets, quotes and contracts. **Part II — The Design** walks room by room. **Part III — The Materials** is a quick reference for what to specify. **Part IV — The Build** is what to expect on site. **Part V — Reference** holds the checklists, the mistakes list and the glossary you'll come back to.

A NOTE ON HONESTY

We've tried to keep this free of sales talk. Where we mention how we work, it's to illustrate a principle — not to pitch. Use the advice with anyone you choose.

PART I

The *Money*

What interiors actually cost, why quotes differ by lakhs for the "same" home, where your money quietly goes, and how to protect yourself with a proper contract.

What interiors *actually* cost

Interior cost is driven by three things: how much space you're doing, how much of it you're doing, and the level of finish. Everything else is detail.

Most firms in Hyderabad price full-home interiors on a **per-square-foot** basis, calculated on your carpet or built-up area. As a rough guide for 2026, full-home interiors fall into these bands:

Essential — clean, durable, budget-smart	₹1,000–1,400 / sq ft
Premium — better materials, more detailing	₹1,500–2,200 / sq ft
Luxury — top-tier materials, bespoke work	₹2,500–4,000+ / sq ft

What that looks like in absolute figures

These are ballpark totals for a full-home interior in Hyderabad. Your actual number depends on scope, materials, and how much loose furniture, curtains and décor you'll buy on top.

HOME	APPROX. AREA	ESSENTIAL	PREMIUM	LUXURY
2 BHK apartment	1,000 sq ft	₹10–14L	₹15–22L	₹25L+
3 BHK apartment	1,350 sq ft	₹13–19L	₹20–30L	₹34L+
4 BHK / large flat	1,800 sq ft	₹18–25L	₹27–40L	₹45L+
Villa / duplex	2,500 sq ft	₹25–35L	₹38–55L	₹65L+

ONE WARNING

A cheap per-sq-ft rate usually means important things are excluded — false ceilings, painting, electrical or loose furniture — then added as "extras" later. Compare on scope, not on the bottom line.

Why the same 3 BHK can cost ₹15L or ₹35L

Two homes of identical size can end up costing wildly different amounts. It's rarely because one is "expensive" in any obvious way — it's the sum of dozens of small choices. The chief drivers:

- **Scope.** Full home vs. just kitchen and wardrobes vs. living area only. This alone can move the total by 60–70%.
- **Materials.** BWP plywood vs. MDF. Quartz vs. granite. Unlacquered brass vs. cheap PVD hardware. Same look, very different lifespans and prices.
- **Detailing.** Panelling, groove work, integrated lighting, false ceiling coverage, wall textures. Detailing is what makes a home feel bespoke — and it's what you're paying for at the top end.
- **Furniture & décor.** Sofas, dining sets, beds, curtains, rugs, art. Often 15–25% of a full home budget, often forgotten in initial planning.
- **Site conditions.** Existing tiles that need to come off. Wet-area rework. Structural changes. Older homes cost more per sq ft than new ones.

What "per sq ft" actually includes (usually)

A well-defined per-sq-ft rate for full-home interiors *typically* covers: kitchen, wardrobes and joinery; false ceilings (partial or full); painting; basic electrical & plumbing changes; TV unit, crockery unit, foyer paneling; site supervision and project management.

It *usually does not* cover: loose furniture, curtains and blinds, appliances (chimney/hob may be included), art and décor, extensive civil work, or the cost of any structural changes.

RULE OF THUMB

Ask every firm for a written scope AND a material specification sheet before comparing prices. If they won't give one, the low number isn't real.

The real drivers of your *budget*

If the previous chapter was the arithmetic, this one is the physics. These are the underlying forces that push interior costs up or down — knowing them lets you choose which levers to pull.

Driver 1 • Area and volume

The most obvious: the more square feet, the more everything costs — flooring, ceilings, painting, wardrobes, wiring. It scales almost linearly. High ceilings (over 10 ft) add cost for wall paneling, tall wardrobes and lighting; some layouts double up on this.

Driver 2 • Scope depth

How much of the home is being done. A "full home" isn't a single thing — it can mean anything from just the fixed joinery to a complete design-and-build including furniture and décor.

Driver 3 • Material spec

The choice between BWP marine ply and cheap commercial ply changes both cost and lifespan. So does laminate vs. acrylic vs. veneer for shutters, and imported vs. Indian stone. These choices ripple through every room.

Driver 4 • Hardware quality

The hinges, channels and handles are 3–5% of the cost but decide 100% of whether your kitchen still works in year 5. It's the single most common false economy.

Driver 5 • Detailing & design complexity

Straight-line joinery is cheap. Grooves, fluting, integrated lighting, arches, curved profiles and custom paneling are labour-intensive. A "minimal" look is often more expensive than an ornate one.

Driver 6 • Location & access

Higher-end pockets like Banjara Hills or Jubilee Hills often run 10–15% higher for the same spec — driven by expectation, access, and site logistics.

Driver 7 · Timeline pressure

An urgent timeline — say, moving in six weeks — always costs more. Materials get expedited, teams get doubled up, mistakes get made. Give the project the time it needs and you'll spend less *and* get better work.

Driver 8 · Site condition

An older home with existing tiling, wardrobes and wiring that need to come off will always cost more per sq ft than a bare, new one. Factor a **15–25% premium** for interior redos vs. new-flat interiors.

Driver 9 · Number of vendors

When a designer, contractor and multiple vendors are all separately involved, there is a quiet **10–20% margin leakage** that everyone builds in for coordination risk. Under one contract with one team, that leakage disappears.

Driver 10 · Change orders

Every mid-project change costs more than the same decision made on paper. A wall moved after tiling can cost 3–5× the paper number. Lock decisions in the design phase and stick to them.

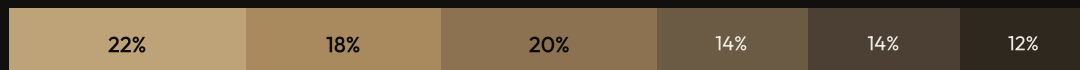
THE COMPOUNDING EFFECT

Any two of these drivers stacked (say, luxury spec + tight timeline + multiple vendors) doesn't just add — it multiplies. Most cost blowouts we see are from three or more drivers layering.

Where your money *actually* goes

A rough breakdown of how a full-home budget typically splits across items. Knowing this helps you spot a quote that's out of balance — and understand where a bit more money makes a bigger difference.

TYPICAL FULL-HOME BUDGET SPLIT



■ Modular Kitchen

■ Wardrobes & Storage

■ Living & Dining

■ Bedrooms

■ False Ceiling & Lighting

■ Painting, Electrical, Misc.

Rough averages for a mid-market Hyderabad full-home interior.

Villas and luxury builds skew higher on stone & ceilings.

The typical anatomy of a full-home budget

The two "biggest ticket" line items

The **kitchen and wardrobes** together are usually 35–45% of a full-home budget. This is where the largest fixed joinery goes, where the best hardware matters most, and where cutting corners is felt every day. If money is tight, this is where every rupee earns its keep.

The two most under-planned line items

Lighting and **loose furniture**. Lighting gets treated as "the electrician's job" and false ceilings get done blind — resulting in rooms that look wrong for reasons the homeowner can't name. Loose furniture is often ignored in the initial budget and then pushed to "after handover," where it becomes stressful and rushed.

Set aside 6–8% for a proper lighting scheme (fixtures, drivers, dimmers, plus the labour to plan and test it) and 15–20% of the fixed-work budget for loose furniture and décor.

What "misc." actually covers

The 12% "painting, electrical, misc." line hides a lot — and it's where quiet extras appear if not tracked.

Common items:

- **Painting** — usually two coats primer + two coats finish; putty; touch-ups
- **Electrical rework** — new points, moved switches, MCB additions
- **Plumbing changes** — kitchen sink, RO, water purifier lines
- **Waterproofing** — bathrooms, terrace, wet areas
- **Curtain rods, blind rails** — the tracks, not the fabric
- **Mirrors & small joinery** — pooja unit, foyer bench, shoe rack
- **Deep clean & snagging** — the last mile

THE 10% RULE

Whatever number you set as your interior budget, keep **10% aside as contingency**. Not to spend — to have. If you don't need it, it's yours; if the project throws a surprise, you're not squeezed at the end.

Spend vs save — the *framework*

If you read one chapter, read this. Beautiful homes aren't expensive — bad decisions are. The framework: spend on what can't be changed later, save on what can.



Spend on what can't be changed later

- The layout — moving a wall after tiling costs 3–5× more
- The lighting plan — rewiring later is painful and expensive
- The carcass of kitchen and wardrobes — the frame you live with for decades
- Hardware, waterproofing and wiring — invisible, but they decide longevity
- Bathroom plumbing changes — done properly the first time, never revisited

Save on what's easy to upgrade

- Shutter finishes — refreshable down the line
- Loose furniture, curtains and décor — buy over time
- Full-home false ceilings — do living and master; skip the rest
- Secondary rooms — finish simply now, upgrade later
- Wall paint colours — the cheapest way to change a home's mood
- Décor accessories — over time, from travel, from what you find

The consider quadrant

Some things are high-impact but relatively easy to change later — sofas, rugs, curtains, art. You can buy them well now if the budget allows, or start simply and upgrade in a year. Either works. The mistake is buying *badly* now — cheap statement pieces that neither work today nor age well.

THE SINGLE BIGGEST SAVER

Get everything under one contract with one team. The 10–20% that quietly leaks between a designer, a contractor and five vendors is the most common — and most avoidable — overspend.

Reading a quote *properly*

Two quotes for the "same" home can differ by ten lakhs — and both can be honest. What separates them is what's *in* them. Here's how to read a quote without being fooled.

The three levels of quote detail

- **Level 1 — Lump sum.** "Full home interiors: ₹18 lakhs." Avoid. There is no way to know what you're getting.
- **Level 2 — Line-item.** Broken up by room and by item. Better, but still leaves room for substitutions.
- **Level 3 — Line-item + material specification.** Every item, its dimensions, and the exact brand, finish and thickness of the material. This is the only quote you should sign.

What a good quote line looks like

ITEM	DETAIL	AMOUNT
Modular Kitchen (L-shape)	18 sq ft base + 15 sq ft wall Carcass: 18mm BWP · Shutters: Merino Laminate · Handles: Hettich TAG · Channels: Blum · Hinges: Hettich Sensys	₹4,20,000
Master Wardrobe	10 ft × 8 ft (80 sq ft face area) Carcass: 18mm BWP · Shutters: 6mm Acrylic · Fittings: Hettich · Internal drawer set: 3	₹1,80,000

Notice the specificity. That's what protects you from surprises — because the moment something is swapped for a cheaper equivalent, it's visible in writing.

ASK FOR A SPEC SHEET

If you get resistance to sharing a material specification sheet, that tells you something. It is the single most important document in your project.

What's often quietly excluded

A quote can look complete until you notice what's missing. Ten things to specifically check are inside — not "extra":

- False ceiling in *every* room you expect it (not just living)
- Painting — primer coats, putty, number of finish coats
- Electrical rework — new points, moving switches, MCB additions
- Plumbing changes for kitchen and bathrooms
- Chimney, hob, sink and RO installation
- Wardrobes' interior fittings — pull-outs, drawer sets, hanging rods
- Handles, hinges and channels — brand and model specified
- Curtain rods and blind rails
- Loose furniture line (or explicit note that it's excluded)
- Project management & site supervision fee — is it separate?

Compare like with like

When comparing two quotes, make a simple line-by-line comparison sheet. Ask each firm to price a common scope so you're not comparing apples to oranges. Nine times out of ten, when you do this, the "cheap" quote turns out to be the same price — with fewer inclusions.

WATCH FOR

Vague language: "premium fittings," "high-quality laminate," "designer lighting." All meaningless without brand and grade. Ask for specifics.

Contracts & *payment terms*

A written contract protects both sides. It's not paranoia — it's the mark of a serious project.

What a proper contract includes

- The scope of work — every item, its size, and the material specification
- The total value and any GST / statutory charges
- The payment schedule — milestone-linked, not date-linked
- The timeline — commencement date, handover date, penalty for delay
- The warranty — usually 1 year on workmanship, 5–10 years on structural joinery
- The snagging process — how post-handover fixes are handled and how long they take
- The change-order policy — how mid-project changes are priced and approved
- The exit clause — what happens if either party wants to stop, and how

A sensible payment schedule

STAGE	TRIGGER	TYPICAL %
Booking / mobilisation	Contract signed	10%
Design freeze	3D approved, spec sheet signed	20%
Material order	Material procurement begins	30%
Installation begins	Joinery arrives on site	25%
Pre-handover	Site cleaned, walkthrough done	10%
Post-handover (retention)	Snags closed	5%

Red flags in payment terms

- **Very high upfront demands** (over 40% before design is approved) — you have no leverage after this
- **Dates-based schedule** instead of milestone-based — you may end up paying for work that hasn't happened
- **No retention amount** — you have no leverage during snagging
- **Cash-only terms** or requests to split payments to personal accounts
- **No GST invoice** — not just a legal issue; it's a warranty issue

Change orders — the killer of budgets

Mid-project changes are the single biggest reason budgets balloon. A change order should always be:

- **In writing** — never verbal
- **Priced** — with both the incremental cost and any timeline impact
- **Approved by you** before work begins — not after it's done
- **Signed off** — physically or over email, dated, filed

OUR OWN RULE

We commit to a fixed price at contract, with a change-order policy on paper. If our cost goes up, that's our problem. If your scope changes, that's a change order — priced and approved before work begins.

The warranty conversation

A proper interior warranty covers **workmanship** (usually 12 months) and **structural integrity of major joinery** (usually 5–10 years). Painting warranty is typically 6 months. Consumables like handles or door magnets are usually excluded after 90 days. Get all of this in writing.

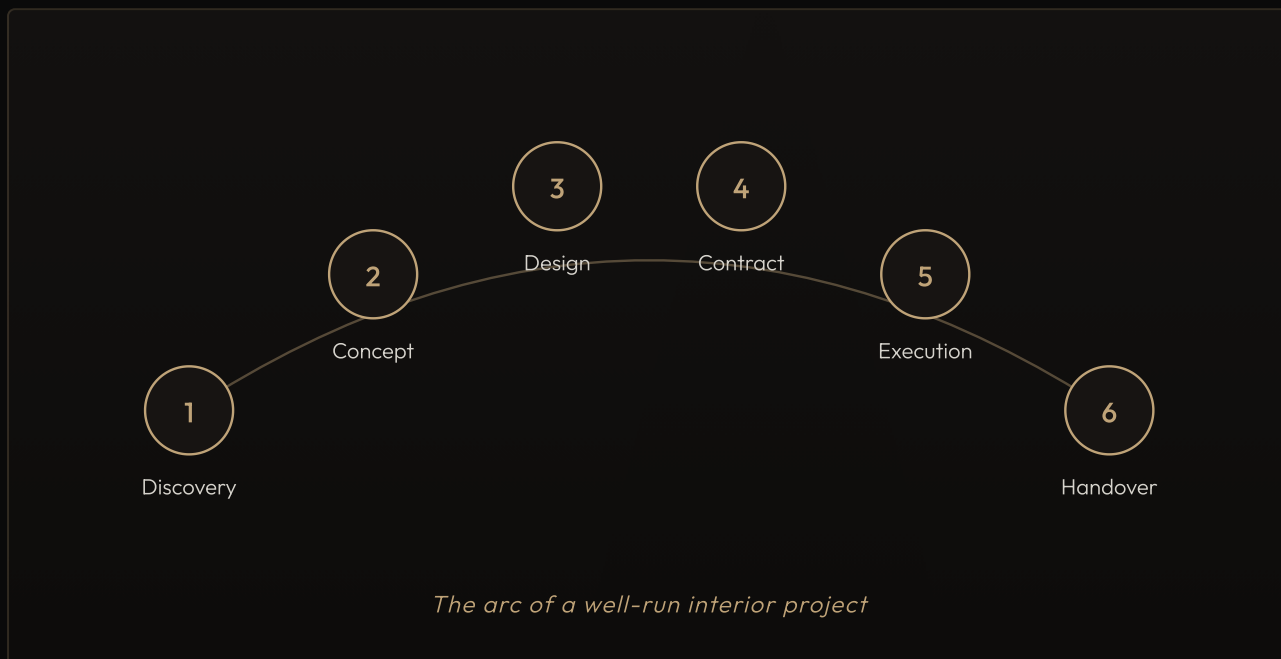
PART II

The *Design*

The process from first meeting to handover, and how to think about each room in your home — the questions to answer, and the choices that make the biggest difference.

Six phases of a *project*

A good interior project isn't a single event — it's six considered phases. Knowing them helps you spot a firm that has a process from one that's improvising.



01 Discovery

A conversation and a site visit. A good designer listens first — to the family, the rooms, the way you live and the timeline. The brief is shaped here, not the design.

02 Concept & layout

The first articulation of how your home might be — layouts, zoning, a look and feel. Big decisions get locked here: where walls, sockets and lighting go. Changing them later is what costs money.

03 Design & materials

3D walkthroughs, room by room, and material selection — you should be able to touch every finish, fabric and hardware sample before you approve it. Nothing is imagined; everything is chosen.

04 Contract & specification freeze

A transparent, itemised estimate and a signed contract with a locked specification sheet. Payment schedule is milestone-linked. No vague lump sums.

05 Execution

The build. Daily site presence and weekly photo updates are the difference between a project you trust and one you worry about. This is where a firm proves itself.

06 Handover

A pre-handover walkthrough, a snag list closed properly, a warranty document, and the keys. The finish line matters as much as the design.

Where projects go wrong

The two most common failure modes we see are (1) skipping the concept phase and jumping straight to design — leading to layouts that don't work; and (2) starting execution before the specification is fully frozen — leading to substitutions and change orders on site.

THE RIGHT PACE

A well-run 3 BHK project typically takes 3–4 weeks in Discovery + Concept + Design, then 8–12 weeks in Execution + Handover. Total 11–16 weeks for a mid-market full home.

Layout & space *planning*

The layout of your home decides more than any material ever will. It's the invisible foundation everything else sits on — and it's the one thing that must be right before anything else begins.

Start with how you live, not what looks good

The best layouts start with three questions: Where do we spend most of our time? Where do people gather? What annoys us about the current home? Write down the answers before you look at a single reference image.

The five zones every home has

- **Public zone** — living, dining, foyer. Where guests are, where the family gathers.
- **Private zone** — bedrooms, master bath. Quiet, protected.
- **Work zone** — kitchen, utility. Efficient, functional, well-lit.
- **Wet zone** — bathrooms, utility, balcony with water lines. Waterproofing decides longevity here.
- **Transition zone** — corridors, entries. Often ignored, but they set the mood of the home.

Good layouts keep these zones distinct without physically walling them off — using level changes, ceiling drops, screens, or just careful furniture placement.

Circulation is invisible until it's wrong

The most common layout mistake in Indian homes is blocked circulation. A dining table too close to a wall so chairs can't pull out. A wardrobe that opens into a walking path. A kitchen door that swings into someone standing at the counter.

Rule of thumb: leave **90 cm** of walking width for any main path, and **75 cm** for secondary ones. Around a dining table, allow 90 cm behind chairs for the person to walk when someone is seated.

The Vaastu question

Most families in Hyderabad want the layout to work with Vaastu. Good designers respect this — but selectively. Some Vaastu principles align beautifully with good design (kitchen in the south-east, master in the south-west, no beam over the bed). Others are near-impossible to satisfy in a built-up apartment and need pragmatic interpretation.

The healthy approach: agree upfront which Vaastu principles are non-negotiable, which are "nice-to-have," and which the design will interpret with cures (a mirror, a symbol, a paint colour) rather than a structural change. A designer who says "Vaastu is impossible" is being lazy; one who insists on demolishing walls for a corner is being extreme.

Storage — the silent factor

Homes with too little storage feel cluttered no matter how well-designed. Homes with too much storage feel like a warehouse. Aim for storage that is **filled to about 80%** at move-in, leaving 20% for what a home accumulates naturally over the years.

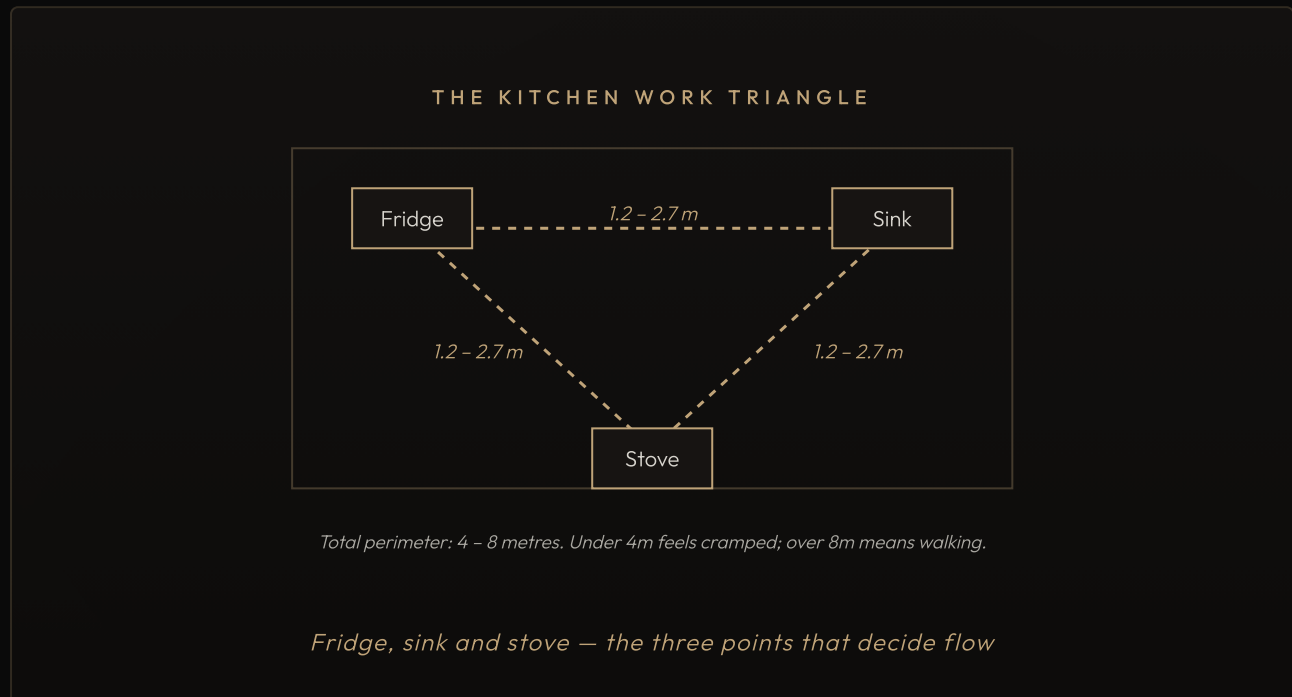
Plan storage *zones*, not just cupboards: a shoe zone at the entry, a linen zone in the corridor near bedrooms, a bar/glass zone in the dining area, a utility zone with brooms and cleaning supplies, a seasonal storage zone (lofts, top shelves).

Small home, big principle

In smaller homes (under 900 sq ft), one principle matters more than any other: **multi-use spaces**. A dining table that also serves as a work desk. A guest bedroom that doubles as a study. A living room console that has hidden shoe storage. Every square foot earning multiple jobs is what makes a small home feel generous.

Kitchen — a *deep dive*

The kitchen is the single most-used room in an Indian home, and the single most expensive line in your interior budget. Getting it right is worth a whole chapter.



Kitchen layouts, ranked

The four common Indian kitchen layouts, from most to least popular:

- **L-shape** — the workhorse. Efficient, fits most apartments, natural work triangle. Best for 90–140 sq ft kitchens.
- **U-shape** — the ideal if you have the room. Everything within reach, maximum storage. Needs a 12 ft × 10 ft minimum.
- **Parallel** — long narrow kitchens. Efficient but walk-heavy. Needs at least 4 ft clear between counters.
- **Straight (single-wall)** — for very small spaces. Fine for a kitchenette but cramped for full Indian cooking.

What matters most in a modular kitchen

- The carcass (frame) — 18mm BWP marine plywood. Non-negotiable near water.
- The channels — soft-close Blum, Hettich or equivalent. Cheap channels sag in a year.
- The hinges — Hettich Sensys or Blum Blumotion. Rated for 200,000 cycles.
- The handles — solid brass or stainless steel. Never PVD-coated for a kitchen.
- The countertop — quartz for durability, granite for value, marble for beauty (and maintenance).
- The chimney — 1200 mm minimum for Indian cooking, 90° auto-clean is worth the extra.

Shutters — where finish shows

Shutters are the visible face of your kitchen. From most to least premium:

SHUTTER	LOOK	COST TIER
Solid wood / veneer	Warm, natural, timeless	Highest
Lacquered glass	Glossy, modern, seamless	Very high
Acrylic (6mm)	Mirror-gloss, contemporary	High
PU (matte or gloss)	Sleek, colour-flexible	Medium-high
Laminate	Wide range, durable, practical	Medium
Membrane / foil	Budget option, ages poorly	Low

Storage inside the kitchen

Well-designed kitchen storage means **pull-outs, not doors**. Everything visible when opened, nothing lost at the back. Corner units get a Le-Mans or magic corner. Tall units get pull-out larder units. Under-sink gets a plumbing-friendly organiser.

THE OVERLOOKED SPACE

The **space above the wall units** either becomes dust-collecting shelves or clean panelling to the ceiling. Panel it. Always.

Wardrobes & *storage*

Wardrobes are the second-largest joinery line after the kitchen — and the most personal. A well-planned wardrobe is invisible in daily life; a badly planned one is a source of small daily friction for years.

Size to what you own, not to fill the wall

Every extra square foot of wardrobe is money spent on air. Before designing, actually count: how many shirts, how many pants, how many sarees or lehengas, how many pairs of shoes stay indoors, how much loose linen. A 6 ft × 8 ft wardrobe with proper internal fittings holds a couple's clothes; two 5 ft × 8 ft units hold a family of four.

Internal fittings — where wardrobes earn their price

A wardrobe with just shelves and a hanging rod is a poor wardrobe. A well-fitted wardrobe zones the interior:

- **Hanging** — long hanging for dresses/sarees (150 cm); short hanging for shirts (100 cm) with a pull-out shelf underneath
- **Drawers** — 3–4 at waist height for daily-use clothes, undergarments, socks
- **Shelves** — for folded clothes, adjustable heights
- **Loft** — separate top section for suitcases and seasonal items
- **Pull-outs** — a pull-out tie/belt rack, a pull-out mirror, a pull-out laundry hamper
- **Vanity insert** (in the master) — a small drawer with dividers for jewellery

Openable vs sliding — the real trade-off

Sliding wardrobes look modern and save floor space (nothing swings out), but you can only ever see half the wardrobe at once. Openable wardrobes let you see everything and are easier to fit tightly, but need clearance in front. In master bedrooms with room to spare, openable is usually better. In compact rooms or against a bed, sliding wins.

Whole-house storage plan

Beyond wardrobes, plan storage for the whole home:

ZONE	STORE	DESIGN TIP
Entry / foyer	Shoes, keys, umbrellas	Bench with drawer under; hooks above
Corridor	Linen, towels, first aid	Wall-run cupboard, floor to ceiling
Living room	Documents, chargers, small tech	Console with hidden compartments
Dining area	Crockery, glass, bar	Crockery unit with glass upper
Utility	Brooms, mop, cleaning	Tall unit with pull-out organisers
Loft	Suitcases, seasonal, sentimental	Full ceiling height, accessible via ladder

Materials for wardrobes

Same carcass logic as the kitchen — **BWP or BWR grade plywood, 18mm** — is the right choice for anywhere in the home. Shutters can be laminate, acrylic, PU or veneer depending on the room and budget. Master bedrooms often get more premium shutters; secondary rooms can go simpler.

THE MIRROR RULE

At least one full-length mirror per bedroom, ideally inside a wardrobe shutter. Second-most-used item in the room after the bed.

Living & *dining*

The living and dining are where a home meets its guests, where the family gathers, where evenings happen. Design them around how you actually spend time — not around what a photograph might look like.

The living room, honestly

Ask yourself: what does the living room actually do in our family? Watch TV together? Read? Host relatives on weekends? Play with kids? Each of these leads to a different layout.

The most common Indian living room is oriented around a TV wall. The best ones are also oriented around conversation — so that two sofas or a sofa-plus-chairs face each other or angle toward a coffee table, with the TV as a secondary focal point.

Seating — how much, arranged how

A living room comfortably seats **your family + 2–4 guests**. For most families that's a 3-seater sofa + 2-seater sofa OR a 3-seater sofa + two accent chairs. L-shaped sofas maximise capacity but reduce conversational flow.

Leave **40–45 cm** between the sofa edge and the coffee table (foot room). Coffee table height should be within 5 cm of the sofa seat height.

The TV unit — evolved

TV walls used to be tall units with drawers and glass. Today, the better design is a **floating console** with the TV mounted, some panelling behind for a feature, and integrated lighting. Cleaner, more modern, easier to change over time.

If the wall has stone or wood cladding, mount the TV on a swivel arm so servicing doesn't damage the finish. Hide all cables in a wall channel before finish; retrofit conduits are painful.

The dining area

The dining table size decides the room's rhythm. A **6-seater is the Indian standard** (150 cm long); 4-seater works for smaller homes; 8-seater is generous. Round tables are more conversational but take up more floor for the same seat count.

Above the table, a **pendant light** hung 75–80 cm above the tabletop transforms the room in the evening. Never mount it flush with the ceiling in a dining area — the whole point is the pool of warm light.

Storage in the dining zone

A crockery unit (buffet + upper glass display) is the traditional Indian dining companion — and still valuable. It stores the daily crockery, the special-occasion glass, and the small bar. The best contemporary versions blend into the wall with a matching wood finish and integrated lighting inside the glass upper.

Colours that work in living rooms

Rooms with less natural light benefit from warmer, lighter walls (off-white, beige, warm grey) and warm-toned upholstery. Rooms with good natural light can carry deeper tones (charcoal, olive, terracotta, navy) as accents. Avoid pure white — it looks clinical under Indian evening light.

THE RUG MATTERS

A well-sized rug (front two feet of sofa should sit on it, back can be off) instantly makes a living room feel finished. It also reduces echo and softens the acoustic. Budget for a real one.

Bedrooms & *bathrooms*

Bedrooms are where restraint pays off. Bathrooms are where the invisible work — waterproofing, plumbing, wiring — decides everything. Do both properly.

The master bedroom

A master bedroom needs three things done well: a comfortable bed with proper night-side lighting, a wardrobe that fits life (not just clothes), and a soft, layered lighting scheme. Almost everything else is optional.

- **Bed** — Queen (150 × 200 cm) for most; King (180 × 200 cm) if the room is at least 12 × 12 ft
- **Side tables** — with drawer(s), height matching the top of the mattress
- **Reading lights** — flexible-arm bedside sconces or pendants — not just table lamps
- **Blackout curtains** — for morning light control; day curtains as a second layer
- **Vanity or dresser** — if space allows; often merged with the wardrobe

Children's bedrooms — plan for change

Children go from toddler to teenager fast. Design the room in **swappable layers**: the bed can grow (a low platform now, a proper bed at 8+); the study desk can lengthen; storage can shift from toys to books to gear. Avoid custom murals or theme-specific joinery that will feel juvenile in five years.

Guest / secondary bedrooms

Rarely used, easy to over-spend on. Keep them simple, sturdy and warm — a queen bed, a slim wardrobe, a small work desk, a comfortable chair. Skip false ceiling here to save budget.

Bathrooms — where the invisible work matters

Bathrooms fail in two ways: waterproofing that leaks over time, and plumbing lines that were done in a rush. Both are invisible when you take handover. Both are catastrophic in year 3.

- **Waterproofing** — Dr. Fixit or Fosroc grade, applied on floor + 1 ft up the walls, tested with a 24-hour water ponding test before tiling
- **Wall waterproofing** — full wall height in the shower area, minimum 2 ft outside it
- **Plumbing** — CPVC or PEX pipes, hot and cold, insulated, tested at 6 bar for 24 hours before concealing
- **Slope** — 1:80 minimum from any dry area to the drain
- **Trap** — proper P-trap or S-trap under every basin and floor drain
- **Wiring** — GFCI/RCCB protection on all bathroom circuits; IP44+ fixtures

Fixtures and finishes

ITEM	WHAT MATTERS	SUGGESTED BRANDS
Sanitaryware	Vitreous china, glazed inside & out	Kohler, Duravit, Jaquar Artize, Cera
Faucets	Ceramic disc cartridge, not rubber washer	Grohe, Kohler, Jaquar, Roca
Shower / rain head	Solid brass core, not plastic	Grohe, Hansgrohe, Kohler
Tiles	Anti-skid on floor (R10+), rectified edges	Kajaria, Somany, Simpolo, Nitco

THE ONE UPGRADE

If budget forces one bathroom upgrade, make it the **shower faucet**. It's used every day, hard water is unforgiving of cheap valves, and a good one lasts twenty years.

Boards, plywood & *laminates*

You don't need to become a materials expert — but knowing a few basics stops you from paying for the wrong thing.

The board hierarchy

BOARD	BEST FOR	NOT FOR
BWP (Marine) Ply	Kitchen, bathroom vanity, utility, wet areas	—
BWR Ply	Wardrobes, TV units, wall panels	Direct water contact
MR Ply	Commercial ply — décor only	Any real load or moisture
HDHMR / HDF	Machine-cut CNC work, wall panels	Structure or heavy load
MDF	Décor shutters, temporary joinery, painted surfaces	Anywhere near water or heavy use
Particle board	Avoid for anything permanent	Everything you care about

Grades and brands you can trust

Reputable Indian ply brands: **Century, Greenply, Kitply, Duro, Merino, Archidply, Austin**. Ask for the ISI mark and the correct grade stamp (BWP-IS710, BWR-IS303). Cheaper stamps are commercially made in factories that don't test.

Thickness — **18mm is standard** for carcass and load-bearing shelves; 12mm is fine for shutters and internal shelves in wardrobes; 8–10mm for back panels.

Laminates — the finish layer

Laminates are the most common shutter finish in India — practical, durable, huge variety. Look for **1mm thickness** for shutters (0.8mm for interior surfaces), **AC3 abrasion rating or higher**, and reliable brands: **Merino, Century, Greenlam, Formica, Sundeek, Virgo**.

Laminate finishes — what to know

Beyond colour, laminates come in different *finishes*:

- **Matte / Suede** — fingerprint-friendly, contemporary, ages gracefully
- **Gloss** — reflective, adds light, shows every mark
- **Textured / Wood-grain** — realistic wood feel, forgiving on scratches
- **Metallic / Fabric-look** — decorative accents, easy to overdo
- **Anti-fingerprint (AFP)** — worth the premium in matte finishes

Acrylic — premium modern

Acrylic shutters (typically 6mm high-gloss) give a mirror finish that feels premium and modern. They're **25–40% more expensive** than laminates and require careful cleaning (microfibre only). Best used sparingly — the whole home in acrylic can feel cold.

PU (Polyurethane) — colour with depth

PU is a spray-applied paint finish that gives depth and any custom colour. Comes in matte or gloss. Beautiful, but repairable only by re-spraying — a chip means the whole shutter is re-done. Best for accent joinery where you want a specific colour.

Veneer — real wood

Real wood veneer over ply gives the warmth of solid wood at a fraction of the cost. Needs proper polishing (usually PU or melamine finish) and matched grain across adjacent panels. Ages beautifully. Best in living areas, foyers, feature walls.

MIX, DON'T MONOTONE

The best-looking modern Indian homes usually combine two or three finishes — laminate for practicality, veneer for warmth, one accent in PU or acrylic. Homogeneous "all-acrylic" or "all-veneer" rarely reads as well.

Stone, tile & *countertops*

Stone and tile decide the character of a home more than any other material. Get them right and everything else looks better.

Kitchen countertops — the four contenders

MATERIAL	PROS	CONS	COST TIER
Quartz	Non-porous, no sealing, huge colour range, matte options	Not heat-proof (use trivets), synthetic	High
Granite	Heat-proof, durable, honest value	Needs sealing, dated look if wrong stone chosen	Medium
Marble	Timeless, beautiful, high status	Stains, etches, needs care	Medium-High
Solid surface (Corian)	Seamless joints, repairable, thermoformable	Scratches, not heat-proof	Very High

Indian stone — no longer a compromise

Indian marble and quartz have caught up to imported options — often better for Hyderabad's humidity and 30–40% cheaper for a nearly similar look. **Makrana white, Vyara white, Ambaji white** are strong marble choices; Indian-made quartz from **Kalinga, Aro, Prism Johnson** is world-class.

Flooring — vitrified vs. marble vs. wood

- **Vitrified tiles (large format)** — 800×1600mm or 1200×2400mm marble-look, the modern default. Durable, affordable, easy to maintain.
- **Natural marble** — the classical Indian floor. Warmer under bare feet, timeless, higher maintenance.
- **Engineered wood** — for bedrooms; warmth and comfort. Not for wet areas.
- **Wooden-look vitrified** — the practical compromise. Better than SPC/laminate wood, way lower maintenance than real wood.

Bathroom tile — three zones, three rules

- **Floor** — anti-skid (R10 or higher), small format (300×300 or 300×600), lots of grout lines for grip
- **Walls (wet zone)** — glossy or matte, larger format for fewer joints (600×1200), rectified edges for tight grouting
- **Walls (dry zone)** — matte or textured, can be a feature colour or finish

Trend tip: matte in the shower zone reads more premium than glossy. Rectified-edge tiles with 1.5–2mm epoxy grout look near-seamless.

Feature walls and cladding

A well-done stone or veneer feature wall — in the TV area, the master bed back-wall, or a foyer — anchors an entire room. But it's easy to overdo:

- **One feature per room**, not three
- **Continue floor to ceiling**, not just partial — partial always looks like an afterthought
- **Light it properly** — a wall wash or graze light is what makes stone look like stone
- **Match adjacent joinery** — no clashing tones or clashing wood species

Grouting — the small thing that matters

Cement grout stains and yellows within two years. **Epoxy grout** (3-part) costs 4× more but stays true forever. Use it on all bathroom floors and walls, and on kitchen backsplash. On the rest of the floor, cement grout is fine.

Hardware & *fittings*

Hardware is 3–5% of your budget and 100% of whether your kitchen and wardrobes still work in year 5. This is the one place to never cut corners.

Brands worth their price

ITEM	PREMIUM	RELIABLE VALUE
Hinges	Blum Blumotion	Hettich Sensys, Häfele
Channels / drawers	Blum Tandem	Hettich, Grass, Häfele
Sliding wardrobe	Hettich, Blum	Ebco, Hepo
Locks & latches	Häfele, Dorset	Godrej, Yale
Handles / knobs	Solid brass (unlacquered), stainless steel	Avoid PVD-coated

Why unlacquered brass ages beautifully

Brass in its raw form forms a natural patina — a warm, mottled gold that only comes with time and touch. Lacquered brass (coated with clear lacquer) never develops patina and eventually the coating cracks. PVD-coated hardware looks identical on day one and starts chipping in year 2.

The rule: on any hardware that will be touched daily — kitchen handles, bathroom faucets, drawer pulls — spend once, well.

Soft-close everything

Soft-close hinges and channels are worth the small premium. Doors and drawers that don't slam are quieter, last longer, and feel far more premium. On a full home, soft-close usually adds ₹15–30k. Worth it.

TEST BEFORE YOU SIGN

At the studio visit, open and close every kind of hinge and drawer being specified. The physical feel tells you more than any spec sheet.

Kitchen pull-outs and organisers

The difference between a modular kitchen and a good one is what's inside. Consider:

- **Cutlery organiser** in the top drawer — never loose cutlery
- **Plate rack** (Häfele or similar) — plates stored vertically, easy to see
- **Bottle pull-out** (150mm) beside the stove — oils, sauces, daily condiments
- **Corner unit** — Le-Mans, magic corner, or a smart carousel. Never a dead corner.
- **Tall larder unit** — pull-out shelves for dry goods, pulses, snacks
- **Under-sink organiser** — plumbing-friendly, keeps cleaning supplies neat
- **Wall-mounted hooks / rails** — for daily-use utensils

Wardrobe fittings that matter

- **Soft-close drawers** — same reasoning as the kitchen
- **Pull-out tie/belt rack** — small, cheap, makes a big daily difference
- **Pull-out mirror** in the master — brilliant if there's no separate vanity
- **Pull-out laundry hamper** — hidden but accessible
- **Trouser rack** — pull-out with cross-bars
- **Interior lighting** — LED strip that comes on when the door opens (worth the ₹2–3k per wardrobe)

The one hardware line worth cutting

Fancy handles. A simple brushed brass or stainless steel handle is timeless and half the price of the ornate designer options that will feel dated in five years.

Paint & *finishes*

Paint is the most-changed and least-considered element of an interior. It's also the cheapest way to transform a home. Do it properly the first time and pick colours you'll live with, not photograph.

The paint hierarchy — quality matters

TIER	PRODUCT EXAMPLE	BEST FOR
Basic	Distemper / basic emulsion	Ceilings, low-use rooms
Standard	Asian Royale Aspira / Berger Silk	Bedrooms, secondary rooms
Premium	Asian Royale Luxury / Berger Easy Clean	Living, dining, high-use walls
Luxury	Asian Nilaya / Berger Anti-Marker	Feature walls, master, high-touch

Prep is everything

A properly painted wall goes: **1 coat primer + 2 coats putty (each rubbed) + 1 coat primer + 2 coats finish.** Skipping the second putty coat or the second primer is the reason most Indian paint jobs look uneven within a year. Insist on the full spec in writing.

Colour that works

Trust your walls for backdrop, your furniture and art for personality. In warm-toned rooms (west-facing), cool paint colours balance the light; in cool rooms (north-facing), warm colours add life. Very light or very dark walls both work — mid-tones tend to look dull.

Test any colour with a **2×2 ft patch on the actual wall**, viewed at morning, noon and evening for at least two days. Colour cards lie.

Textures and wallcoverings

Used sparingly, textures (roller-textured paint, spray-on stucco, Venetian plaster) add depth to a feature wall. Overused, they date fast. Modern preference is smooth walls with one textured or wallpaper accent per room.

Wall panelling — the modern feature

Fluted or grooved wall panelling in wood veneer, MDF or PVC has become one of the defining finishes of the last few years. It adds warmth, texture and a sense of craft to any wall.

- **Real veneer over MDF core** — the premium version, ages beautifully
- **Painted MDF fluting** — cheaper, can be any colour
- **PVC fluted panels** — the budget option, watch for cheap-looking grain
- **Cane or rattan panels** — for texture accents, add character to bedrooms

One panelled wall per main room is enough. Combining panelling with stone or wood cladding needs restraint — pick one, not both.

The ceiling

False ceilings are often over-done. A simple, well-lit ceiling is better than an over-detailed one. Rules:

- **Peripheral cove** with a warm LED strip is the most versatile pattern
- **Central drop** where a chandelier or pendant lives — otherwise skip
- **Height** — never lose more than 6" from a 10 ft ceiling; more feels heavy
- **Colour** — white in most rooms; a warm off-white in bedrooms
- **Access panels** — for AC servicing, plumbing, wiring

THE FINISHING TOUCHES

The last 5% of paint work — the touch-ups, the trim lines, the edge sharpness — is what separates a professional job from an average one. Insist on a snagging round after handover to close every touch-up.

Lighting, done *right*

Lighting, more than walls, decides how a home feels — and it's the layer most people get wrong by treating it as an afterthought.



Plan lighting before your furniture

People drift toward the warmest, best-lit corner of a room. Decide where those pools of light should be, and the layout almost draws itself. Deciding late means expensive rewiring and rooms that feel wrong for reasons you can't name.

Warm, not cool — for a home

Colour temperature is measured in Kelvin (K). Lower is warmer, higher is cooler:

- 2700K (warm white) — bedrooms, living, dining, foyer — feels like sunset
- 3000K (soft white) — kitchen general, bathrooms — slightly cooler, still warm
- 4000K (neutral) — utility, wardrobes interior, garage — task-focused
- 5000K+ (daylight) — offices only. Never in a home.

Fixture types and where they belong

FIXTURE	BEST FOR	WHAT TO AVOID
Downlights (recessed)	General ambient in ceilings; sparse	Filling ceilings with rows — makes homes feel like shops
LED strip (cove)	Indirect warmth around ceiling perimeter	Cheap strips that flicker or die in 6 months
Pendants	Over dining tables, kitchen island, foyer	Too high (over 90cm above dining top)
Wall sconces	Beside the bed, in corridors, over consoles	Too bright — should be a glow, not a spotlight
Floor / table lamps	Adding warmth to seating corners	The only fix if wiring wasn't planned
Track / accent	Wall art, feature walls, plants	Aiming into eye-lines

Dimmers — the single cheapest upgrade

Put key circuits (living, dining, master bed) on dimmers. The single cheapest way to transform how a home feels in the evening. Modern smart dimmers (Legrand, Wipro, Havells) support scheduling and app control without any complicated home automation.

ONE DECISION

Ask for a lighting plan before the electrical work begins. It costs nothing to plan and a fortune to redo.

Timelines & *what to expect*

A realistic timeline is a sign of an honest firm. Here's roughly how long good work takes.



Realistic durations by home type

Full home — 2 BHK apartment	8–11 weeks
Full home — 3 BHK apartment	10–14 weeks
Full home — 4 BHK / large flat	12–16 weeks
Full home — villa / duplex	14–20 weeks
Kitchen + wardrobes only	5–7 weeks
Living & dining only	4–6 weeks

What eats time (and how to avoid it)

- **Late decisions.** Every material approved late pushes the whole schedule. Decide early, decide once.
- **Design changes mid-build.** The most expensive way to change your mind. Lock the design first.
- **Civil surprises.** An honest site survey up front prevents most of them.
- **Society NOCs and building rules.** In apartment complexes, this can add 1–2 weeks. Start early.
- **Vendor delays.** One shipment from Delhi that runs late holds up everything. Good firms have buffer suppliers.
- **Multiple contractors.** If painting, electrical and joinery are separate vendors, coordination gaps eat days.

What "on-time" actually means

An honest firm doesn't promise 4 weeks for a full home. It also doesn't say "3 months" and mean 6. A realistic timeline for a mid-market 3 BHK is 11–14 weeks, with a written buffer for known-unknowns (society approvals, material lead times).

Ask, in writing: *"What's your on-time delivery rate over the last 12 months?"* A good firm knows the number.

ASK FOR IT IN WRITING

A committed handover date, with a clear process if it slips (compensation, a written penalty), tells you more about a firm than any portfolio.

The client's role in the timeline

Even the best firm can't keep a schedule if the client is slow to approve. Set aside **weekly review time** during design (2 hours) and execution (30 min). Answer WhatsApp/email approvals within 24 hours. This alone is worth 1–2 weeks over a full project.

Site *management*

A great design executed badly is still a bad home. Site management — the boring, unglamorous everyday supervision — decides whether the finish matches the render.

What good site supervision looks like

- Daily on-site presence from a dedicated project manager, not "when the client calls"
- Weekly photo updates — a WhatsApp album or email with the week's progress
- Fortnightly walkthroughs — you visit, they walk you through what's done and what's next
- Snag lists maintained from mid-project, not just at handover
- Cleanliness — a site that stays sorted week to week executes better
- Material storage — protected, dry, labelled — not stacked in your future bedroom

The cadence you should expect

FREQUENCY	WHAT
Daily	Photos on WhatsApp; PM present on site
Weekly	Progress summary + week ahead plan
Fortnightly	Client site visit + walk-through
Milestone-based	Sign-offs (electrical, waterproofing, tiling, joinery installed)

Sign-offs that matter

Insist on a written sign-off (WhatsApp is fine) after each of: **electrical layout before wiring, waterproofing before tiling, tile pattern before grouting, joinery before installation, painting before final coat**. Once a stage is signed off, the firm is accountable for the work in it.

Handover & *warranty*

Handover is not the day you get the keys — it's a process. Done well, it protects you for years. Done badly, it leaves you chasing snags for months.

The pre-handover walkthrough

Ideally 5–7 days before you move in, walk the home with your project manager. Open every drawer. Test every switch. Turn on every tap. Run the chimney and hob. Check the flush of every WC. Anything not right becomes a snag — written down, agreed, and closed before final payment.

What to check, room by room

- **Kitchen** — every drawer opens/closes soft; every socket works; chimney/hob/RO installed and tested; sink drainage; under-sink dry
- **Wardrobes** — every shutter aligns; every drawer runs smooth; internal lighting works; mirror straight
- **Bathrooms** — every faucet flows; every drain drains; no visible leaks 30 min after use; exhaust works
- **Living / dining** — TV mount level; lighting circuits work individually; dimmers dim
- **Bedrooms** — night bulbs on both sides work; wardrobes clear; AC functional
- **Ceilings & walls** — no visible flaws; edges sharp; corners crisp
- **Floors** — no cracked or hollow tiles; grouting clean; skirting flush
- **Electrical** — MCBs labelled; all sockets have power; no exposed wiring

The documents you should receive

- **Warranty document** — signed, dated, with terms
- **Material list** — exactly what went into the home, with brands
- **User manuals** for appliances (chimney, hob, RO, geyser)
- **Care guide** — how to clean each finish; what not to use on stone; how often to reseal grout
- **Electrical layout** — which MCB controls what
- **Invoice with GST** — for your records and any warranty claims

Choosing the right *firm*

The firm you choose matters more than any single material. Here's how to tell a professional one from the rest.

Questions worth asking

- Do you design **and** build, or only one? Who's accountable if something goes wrong?
- Will I get an itemised estimate and a locked material specification before I pay?
- How often will I see progress — and will I get weekly photo updates?
- What's your on-time record over the last 12 months, and what happens if you run late?
- What warranty do you provide, and how are snags handled at handover?
- Can I speak to two clients whose homes you delivered in the last 6 months?
- Who exactly will be my point of contact — the designer, the PM, both?
- What's your GST invoicing policy, and do you support the full paper trail?

Red flags

- A price with no written scope behind it
- Reluctance to share a specification sheet
- No clear single point of contact
- Pressure to pay large advances before design is approved
- Discomfort with basic questions about warranty or on-time record
- Cash-only or split-account payment demands
- No completed projects to visit (photos aren't enough)
- Aggressive discounts or urgency ("book this week for special pricing")

THE QUIET TEST

A firm that listens more than it talks in the first meeting usually builds a better home. The brief should feel like yours, not like their standard pitch dressed in your name.

Twenty costly *mistakes*

Every one of these is avoidable on paper — and expensive on site.

- **Starting finishes before the layout is locked.** Freeze walls, doors and sockets first.
- **Deciding lighting last.** It should come before furniture, not after.
- **Over-building storage you'll never fill.** Size to what you own.
- **Full-home false ceilings.** You rarely need them everywhere.
- **Cheap hardware.** Fails in two years and costs more to replace.
- **Chasing every trend.** Trendy finishes date fast and cost to redo.
- **Vague, un-itemised quotes.** That's where "extras" hide.
- **No material specification sheet.** Invites quiet substitutions.
- **Coordinating too many vendors yourself.** Cost creep and no accountability.
- **Ignoring the handover.** A beautiful render means nothing if the project runs months late.
- **Skipping waterproofing corners** to save ₹15k that becomes ₹1.5L when the neighbour complains.
- **Cheap kitchen chimney.** The one appliance that runs every day; buy well.
- **Forgetting the loose furniture line.** Adds 15–25% to the total; must be planned.
- **Using cool-white lighting** in living or bedrooms. Instantly makes a home feel like an office.

- **Panelling every wall in every room.** Restraint is what makes panelling feel premium.
- **Not testing paint colours** on the actual wall before signing off.
- **Ordering imported everything.** Indian marble, quartz and hardware are now world-class and 30–40% cheaper.
- **Under-planning the utility area.** Small, always visible, always messy — plan it properly.
- **Ignoring plug points.** You always want more than you plan. Add 30% more sockets than the number you first counted.
- **No contingency budget.** Every project throws a surprise; keep 10% aside.

The meta-mistake

Underlying most of these is a single pattern: **rushing the front end**. Discovery, concept, design and specification are cheap phases. Execution and rework are expensive phases. The more time you spend up front, the less you spend on site.

The best families we work with treat the first month as sacred — many meetings, many decisions, many "no thanks, let's revisit that." It looks slow. It saves months and lakhs.

IF WE COULD GIVE ONE PIECE OF ADVICE

Slow down before the contract is signed. Speed up once it is. That order almost always produces the best home for the money.

Your pre-start *checklist*

Tick these off before you begin, and you'll have a calmer project and a better home.

Before you sign

- Layout, walls, doors and sockets locked and frozen
- A lighting plan agreed before electrical work starts
- Scope clearly defined — every room and item that's included
- An itemised estimate, not a lump sum
- A material specification sheet — exact brands and finishes
- Budget prioritised — kitchen, living and master first
- 10% contingency budget agreed and set aside
- Timeline agreed in writing, with a committed handover date
- Payment schedule tied to milestones, not dates
- Warranty and snagging process confirmed
- A single point of contact for the whole project
- Weekly progress updates agreed
- Change-order policy on paper

During execution

- Weekly photo updates received without asking
- Fortnightly site visits happening
- Stage-wise sign-offs (electrical, waterproofing, tiling, joinery, painting)
- Snag list maintained continuously — not just at handover
- All approvals responded to within 24 hours

Glossary of *interior terms*

The vocabulary you'll hear during a project. Skim once; refer back as needed.

BWP / BWR — Boiling Water Proof / Boiling Water Resistant grades of plywood. BWP is the highest quality, meant for wet areas.

Carcass — the internal frame of a modular unit (kitchen, wardrobe), typically 18mm plywood.

Cove — a recessed peripheral drop in a false ceiling, usually with LED strip inside.

Dado — the lower section of a wall, often finished differently from the upper part.

False ceiling — a suspended ceiling of gypsum board below the structural slab, used for lighting and services.

Groove / fluting — vertical linear grooves in wood or MDF panelling, adding texture.

HDHMR — high-density, high-moisture-resistant board; a step above MDF for wet-adjacent work.

Kitchen work triangle — the imaginary path between fridge, sink and stove; defines kitchen ergonomics.

Laminate — a decorative sheet (0.8–1mm) pasted onto ply as a shutter finish; comes in matte, gloss, textured.

Lux — a unit of illumination. Homes typically want 80–120 lux ambient, 200–400 lux task.

MDF — Medium Density Fibreboard; smooth, machine-friendly, but weak in moisture.

Micro-cement — a seamless cement-based wall/floor finish, popular for modern feature walls.

Modular — furniture built in a factory in modules and assembled on site; the standard for kitchens and wardrobes.

Mullion — a vertical divider in a window, door or wardrobe.

PU (Polyurethane) — a spray-applied premium paint finish; used for custom-coloured joinery.

PVD coating — physical vapour deposition; a decorative metallic coating over stainless steel, usually chips within 2–3 years.

Quartz — an engineered stone (~93% quartz + resin); non-porous, low-maintenance countertop.

Snag list — the running list of small defects to close before/after handover.

Soft-close — hinges/channels that dampen the final close for a silent stop.

Vaastu — traditional Indian principles for building orientation and layout.

Veneer — a real-wood surface sheet (0.5–4mm) pasted onto ply for a genuine wood look.

Waterproofing — a membrane applied to wet areas before tiling to stop water ingress.



WHEN YOU'RE READY

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