

COMPLETE HOME CONSTRUCTION WORKFLOW

Amiliya Real Estate — Our Process

PHASE 1: PRE-PLANNING & FEASIBILITY

1. Location Check

Detailed physical assessment of the construction plot. We inspect land accessibility, soil characteristics, surrounding terrain, water availability, and orientation for daylighting to optimize the upcoming layout design.

2. Document Check

Rigorous vetting of legal property documentation, including ownership deeds (Lalpurja), official land maps (Napi Naksa), trace maps, and local municipal regulations to guarantee absolute transparency before any architectural asset design begins.

3. Budget Planning


Formulating a transparent financial blueprint tailored to the project requirements. We map out the allocation through two primary channels:

- **3.1 Cash:** Outlining personal savings, initial liquidity timelines, and personal capital allocation.
- **3.2 Bank:** Estimating construction loan eligibility, technical valuation pathways, and financial institution requirements.

PHASE 2: ARCHITECTURAL DESIGN & ENGINEERING

4. General Design

Drafting initial conceptual drawings, floor plan allocations, schematic zoning, and spatial dynamics to map out how the structure will operate based on structural demands and modern luxury preferences.

 **NOTICE:** Upon the finalization and approval of the General Design, the design cost invoice will be processed and charged before moving into advanced architectural development.

5. Outer Design (Exterior 3D Elevation)

Formulating high-fidelity 3D modeling for the home's exterior façade. We seamlessly blend modern, clean aesthetics with timeless traditional Nepali architectural elements to establish a premium look.

6. Inner Design (Interior Architecture)

Designing precise interior configurations, including custom furniture layouts, material placement planning, electrical routing coordinates, ceiling profiles, and luxurious ambient lighting schemes.

PHASE 3: ESTIMATION & LEGAL FORMALITIES

7. Cost Estimation & Quotation

Generating an engineered, comprehensive breakdown of materials and labor structures. This provides a transparent cost calculation framework covering all construction items to avoid any unexpected overruns.

8. Material Details & Selection (Price Alignment)

Hands-on client curation of structural components, concrete grades, rebar types, and premium local materials alongside their real-time market pricing to align tastes and investments perfectly.

9. Final Budget Planning & Banking Process

Locking down the final construction budget ledger and compiling the engineered estimations, valuation profiles, and approved architectural layouts to initiate bank finance disbursement streams.

10. Naksa Pass (Municipal Building Permit)

Submitting technical drawings, engineering metrics, and legal compliance paperwork to the local urban municipality office to clear the official government construction blueprint permit.

PHASE 4: CONSTRUCTION EXECUTION & HANDOVER

11. Advance Payment (10 Percent)

Processing the initial project mobilization advance fee of exactly 10% to formally activate site setup teams, procurement schedules, and immediate material transport.

12. Jug Pooja (Foundation Groundbreaking Ceremony)

Honoring local traditions, we assist in organizing the traditional groundbreaking ritual on-site to invoke auspicious blessings before heavy machinery or masonry excavations commence.

13. Construction Start

Mobilizing structural crews, heavy equipment, and layout execution teams. Real construction breaks ground with excavation, foundation layout, and masonry structural framing according to the blueprint.

14. Weekly Progress Reporting with Visual Media

Maintaining full visibility. Clients receive comprehensive project progress tracking reports every single week, supplemented with high-resolution photography detailing structural updates, reinforcing bars, and concrete curing stages.

15. Griha Pravesh (House Warming Transition)

As the luxurious interior and structural layers reach their ultimate completed state, we coordinate site preparation for your celebratory traditional move-in ceremony.

16. Completion Certificate & Closing Ceremony

Securing the official municipal structural completion certificate and hosting a dedicated closing ceremony to hand over your operation manuals, asset warranties, and the physical keys to your bespoke home.