Dreamscape Decors
The Architecture Company

CONSTRUCTION

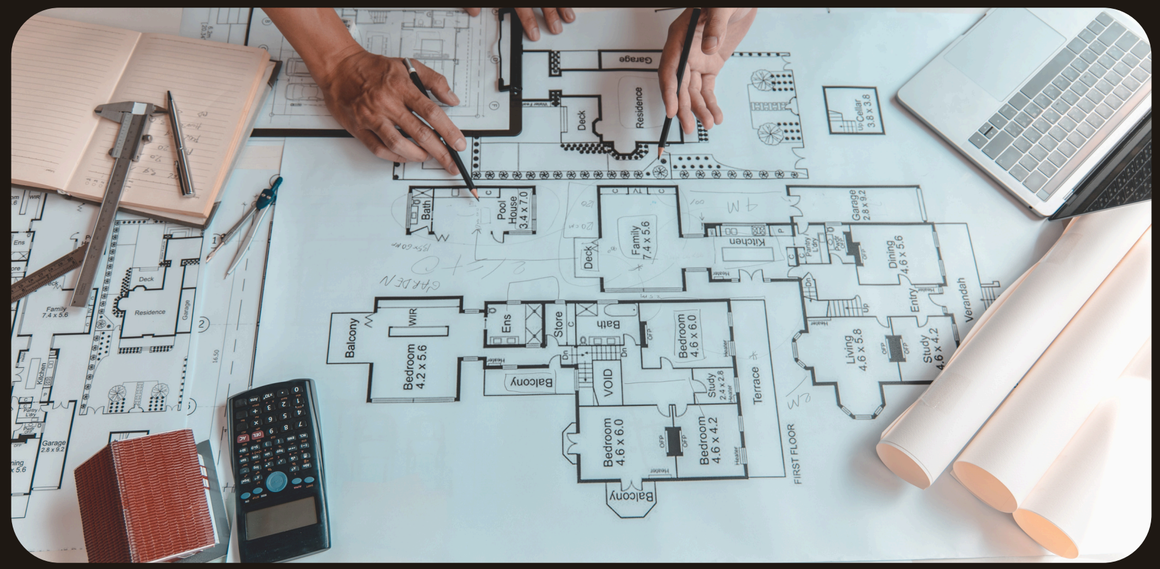
About Us

Dreamscape Decors is a premier construction and architecture firm based in Coimbatore, Tamil Nadu, dedicated to crafting innovative, functional, and aesthetically superior spaces. With a blend of creativity, precision, and sustainability, we specialize in residential, commercial, and interior design projects. Our team of skilled architects, engineers, and designers work collaboratively to transform visions into reality, ensuring every project reflects excellence and quality craftsmanship.

OUR METHODOLOGY

- PRE-PLANNING
- SITE PREPARATION
- STRUCTURAL DESIGN (BASED ON SOIL TEST)
- MATERIAL TESTING
- CONSTRUCTION PHASE
- FINISHING & KEY HANDOVER

1 PRE-PLANNING



1. Site Analysis & Feasibility Study

- Conduct soil testing, topographical surveys, and environmental impact assessments.
- Evaluate site accessibility, zoning laws, and regulatory constraints.
- Identify potential risks and challenges to determine project feasibility.

2. Design & Planning

- Develop conceptual designs, floor plans, and structural layouts.
- Ensure compliance with local building codes and safety regulations.
- Optimize space planning, sustainability, and functionality.

3. Budgeting & Cost Estimation

- Prepare a detailed cost analysis covering materials, labor, and permits.
- Develop a Bill of Quantities (BOQ) for accurate financial planning.
- Identify cost-saving strategies while maintaining quality standards.

4. Permits & Approvals

- Obtain legal clearances, environmental permits, and municipal approvals.
- Secure necessary NOCs (No Objection Certificates) from relevant authorities.
- Ensure adherence to government regulations to avoid legal complications.

2 SITE PREPARATION

1. Soil Testing & Analysis
Conduct soil tests to determine load-bearing capacity, moisture content, and soil type.
Identify potential issues such as expansive soil, water table levels, and compaction needs.
Recommend appropriate foundation types based on soil conditions.

2. Site Clearing & Grading
Remove vegetation, debris, and existing structures from the site.
Level the ground to achieve proper grading and drainage flow.
Prevent erosion and water accumulation by implementing slope adjustments.

3. Utility Setup & Temporary Facilities
Establish temporary utilities such as water, electricity, and sanitation for workers.
Set up storage areas, site offices, and worker accommodation if required.
Ensure safety measures like fencing, access control, and hazard markings.

4. Excavation & Foundation Marking
Perform site excavation based on structural plans and soil test results.
Mark foundation layout accurately using surveying tools and reference points.
Implement retaining walls or soil stabilization if necessary for sloped sites.

3 STRUCTURAL DESIGN
(BASED ON SOIL TEST)

1. Foundation Selection

- Choose the appropriate foundation type (shallow or deep) based on soil bearing capacity (SBC).
- Use raft or pile foundations for weak or expansive soils and strip or isolated footings for stable soils.
- Ensure proper compaction and reinforcement to prevent settlement and structural failure.

2. Load-Bearing Capacity & Structural Integrity

- Design columns, beams, and slabs to distribute loads effectively based on soil strength.
- Modify structural elements if uneven settlement or weak soil zones are identified.
- Ensure proper reinforcement in seismic-prone or flood-prone areas.

3. Waterproofing & Drainage Considerations

- Implement moisture barriers and waterproofing solutions in areas with high water tables.
- Design effective drainage systems to prevent water retention near foundations.
- Use soil stabilization techniques like sand filling, gravel layering, or chemical treatment if needed.

4. Structural Modifications for Soil Conditions

- Adjust building height, load distribution, and material selection based on soil conditions.
- Use expansion joints and flexible materials in regions with shrink-swell soil behavior.
- Ensure compliance with seismic design codes for earthquake-prone areas.

4 MATERIAL TESTING

1. Water Quality Testing
Check pH levels, hardness, and alkalinity to ensure suitability for mixing concrete.
Ensure water is free from impurities, salts, and organic matter that can weaken construction materials.
Follow IS standards (IS 456:2000) to maintain concrete strength and durability.

2. Cement & Concrete Testing
Perform compressive strength tests on concrete cubes/cylinders.
Conduct initial and final setting time tests to determine cement quality.
Check workability using a slump test to ensure proper mix consistency.

3. Aggregate & Sand Testing
Test for sieve analysis, specific gravity, and moisture content to ensure proper grading.
Ensure aggregates are free from clay, silt, and organic impurities that can affect bonding.
Conduct impact and crushing tests to determine aggregate strength.

4. Steel & Reinforcement Testing
Perform tensile strength tests to check load-bearing capacity.
Ensure proper bend and rebend tests for ductility and flexibility.
Verify corrosion resistance to ensure long-term durability in humid conditions.

5 CONSTRUCTION PHASE

1. Foundation & Structural Work

- Excavate and lay the foundation as per soil test recommendations.
- Construct columns, beams, and slabs using high-quality concrete and steel reinforcement.
- Implement curing and waterproofing to prevent cracks and structural failures.

2. Masonry & Wall Construction

- Using brickwork, concrete blocks, or AAC blocks for walls.
- Ensure proper plastering and joint reinforcement to avoid cracks.
- Check for alignment, leveling, and curing to maintain durability.

3. Mechanical, Electrical & Plumbing (MEP) Installations

- Install electrical wiring, switchboards, and lighting systems as per safety codes.
- Lay plumbing pipes, water supply lines, and drainage systems.
- Set up HVAC (heating, ventilation, and air conditioning) and fire safety systems.

4. Finishing & Quality Checks

- Apply flooring, painting, false ceiling, and decorative elements.
- Conduct waterproofing, insulation, and final polishing for a refined look.
- Perform structural safety tests, quality inspections, and final client walkthrough before handover.

6 FINISHING & KEY HANDOVER

1. Interior & Exterior Finishing
Apply plastering, putty, and painting for walls and ceilings.
Install flooring materials (tiles, marble, wood, or carpet) based on design.
Fit doors, windows, and false ceilings for a polished look.

2. Fixture & Utility Installations
Install sanitary fittings, kitchen cabinets, and countertops.
Complete electrical fixtures (lights, switches, fans, and AC units).
Set up plumbing connections, water tanks, and drainage systems.

3. Final Quality Inspection & Testing
Conduct structural safety checks and quality control inspections.
Test electrical, plumbing, and HVAC systems for proper functionality.
Ensure compliance with fire safety, waterproofing, and insulation standards.

4. Client Walkthrough & Key Handover
Arrange a detailed client walkthrough for approval and final feedback.
Address any snag list items (minor fixes or adjustments).
Provide necessary documentation, warranties, and maintenance guidelines.
Officially hand over the keys to the client, marking project completion.

OUR PROJECTS [ONGOING]


Mr.Balasubramanium, residence - Tiruppur


Mr.Mujibur, Residence - Dindigul

Mr.Sivakumar, residence - Theni



Mr.Mohan, Residence - Salem

Thank you

Dreamscape Decors
The Architecture Company

ARCHITECTURAL DESIGN | CONSTRUCTION | CONSULTANCY | INTERIOR DESIGNING | STRUCTURAL CONSULTANCY

+91 63794 39601, 9566593705

FC-211, 1st BLOCK, 1st FLOOR, JAIN'S CAMBRAE EAST, AVINASHI ROAD, PEELAMEDU, COIMBATORE - 641004