

COLONELZ

BUILDING RELATIONSHIPS

Since 2004

TRANSFORMING SPACES

IGNITING EMOTIONS

www.colonelz.com

ABOUT US



Your space is your personal canvas, a reflection of your style and life. Our skilled team of designers is here to turn your vision into reality, crafting interiors that are both beautiful and functional. From the first idea to the finishing touches, we pay attention to every detail, committed to delivering top-notch quality. **Col. Biraj Sahay**

With expertise in **Construction, Architecture** and **Interiors**, we're your go-to team for a transformative experience. Let us work our magic, creating a captivating haven that blends beauty, comfort, and seamless design harmony. Your dream space is just a step away.

Colonelz stands for **Elegance, Quality, Functionality, and Creativity.**



OUR FOUNDER



COL BIRAJ SAHAY
DIRECTOR



CAPT LALITA SAHAY
DIRECTOR

Colonelz Constructions Pvt. Limited was founded by **Capt. Lalita Sahay** and **Col. Biraj Sahay**, embodying the resilience, adaptability, and discipline of the Indian Armed Forces.

Col. Biraj Sahay, an alumnus of **Sainik School, Tilaiya**, and the prestigious **National Defence Academy**, served an illustrious career in the **Indian Army**, including a tenure with the United Nations. **Capt. Lalita Sahay**, an **Ex-Army MNS officer**, transitioned into the corporate world, leading acclaimed healthcare companies.

What began as personal projects for friends and family in the early 2000s soon evolved into **Colonelz Constructions Pvt. Limited**, a company built on the core values of **integrity, precision, and service excellence**. Today, Colonelz has collaborated with leading corporations such as **Fiserv, Reliance, and Rolta**, while also crafting bespoke residences across India.

MEET OUR PRINICPAL DESIGNER

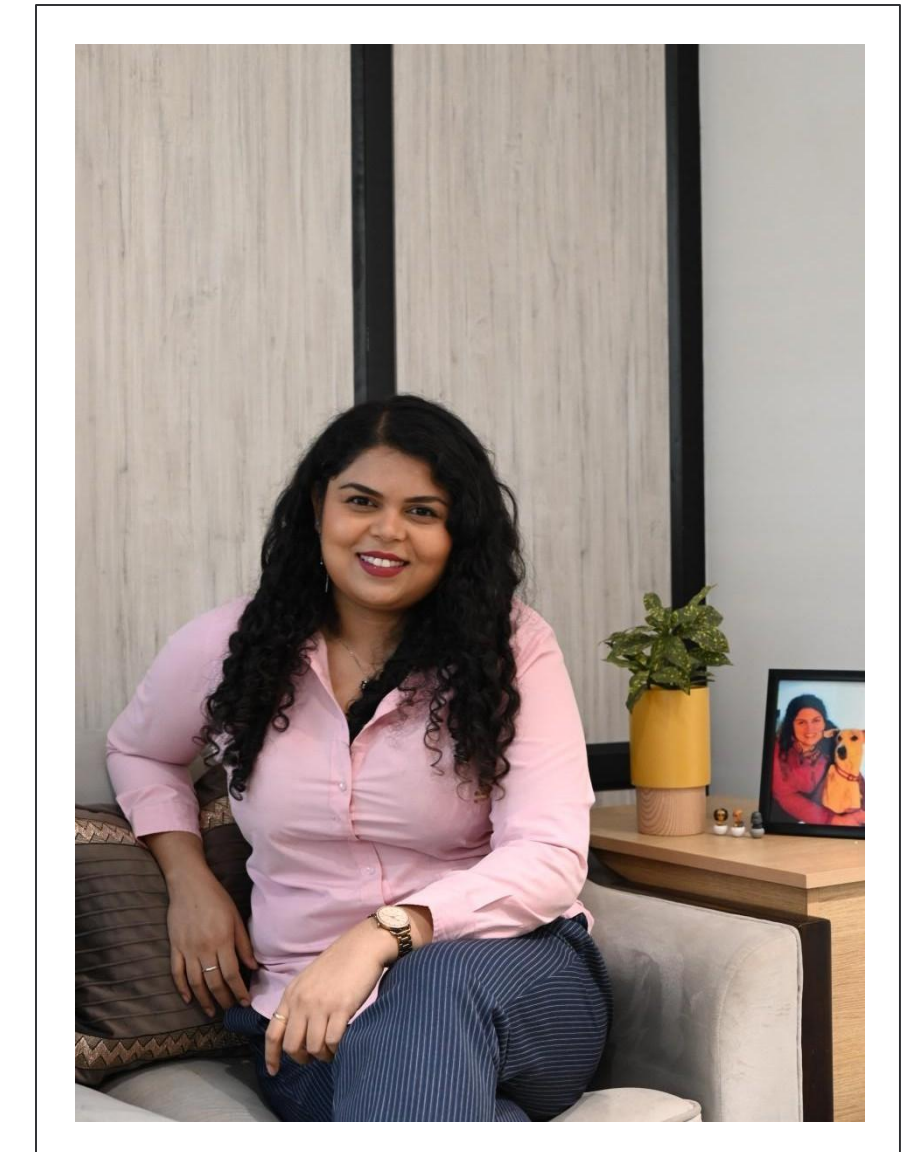


Carrying forward the legacy, **Naomi Sahay**, the **Principal Designer**, leads the company into a new era of **design innovation and architectural excellence**. While working alongside her father, she discovered her passion for design, leading her to pursue a **Master's in Interior Design from Florence, Italy**—the art capital of the world.

Naomi brings a **fusion of global aesthetics and disciplined execution**, ensuring that every space designed by Colonelz reflects **thoughtful artistry, seamless functionality, and timeless elegance**. Under her leadership, Colonelz continues to push boundaries in **interior design and construction**, shaping inspiring environments that redefine spatial experiences.

With a commitment to **innovation, craftsmanship, and client-centric design**, Colonelz Constructions Pvt.

Limited remains dedicated to delivering excellence in every project.



NAOMI SAHAY
PRINCIPAL DESIGNER

WORK CULTURE OF COLONELZ

Integrity & Transparency:

We believe in honest communication, ethical practices, and building trust through every project.

Commitment to Quality:

From concept to completion, we maintain high standards in materials, craftsmanship, and attention to detail.

Innovation & Creativity:

Every design reflects fresh ideas tailored to client needs, blending functionality with aesthetics.

On-Time Delivery:

We respect timelines, ensuring projects are completed efficiently without compromising on quality.

End-to-End Solutions:

Offering architecture, interior design, and construction services under one roof for a hassle-free experience



OUR SERVICES

At Colonelz Constructions Pvt. Ltd., we offer end-to-end solutions in **Interior Design**, **Architecture**, and **Construction**, ensuring every project is executed with creativity, precision, and discipline.

1. Design Consultation:

Concept Development & Space Planning

- Design Timelines & Meeting MoMs
- Material & Finish Selection
- 3D Visualizations & Innovative Solutions

2. Project Management:

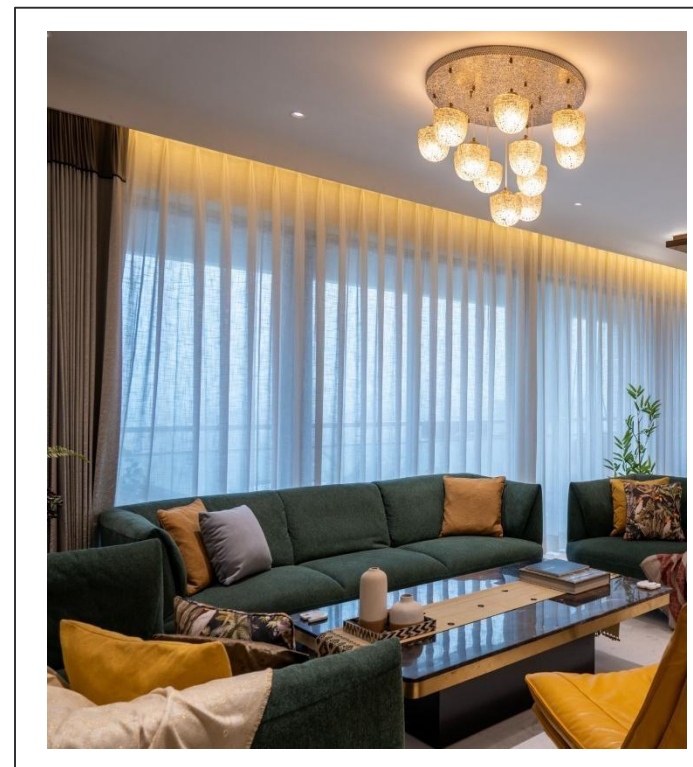
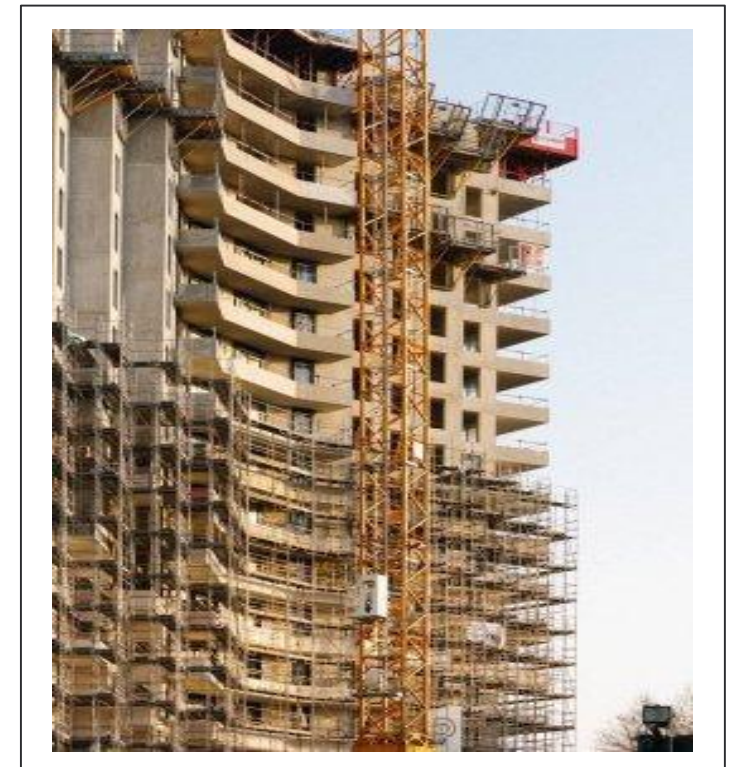
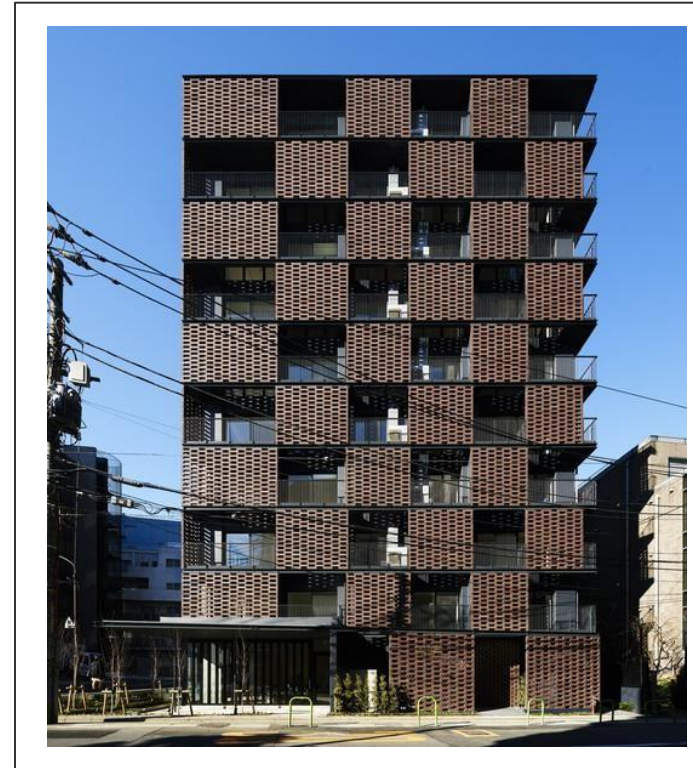
Strategic Planning & Budgeting

- Project Tracking & Vendor Coordination
- Quality Control & Risk Management

3. Turnkey Execution & Construction:

Architectural & Structural Planning

- Civil Construction Interior Fit-outs & MEP Services



OUR PROCESS

OUR PROCESS



Understanding
the Client
Requirements



Pitch
Presentation



Contract Signing
+
Advance



Site Measurement
&
Documentation



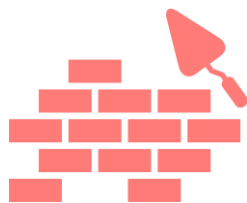
Project Timeline
&
Tentative Estimate



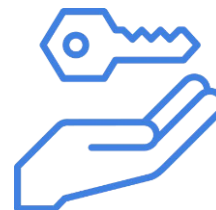
Design



Execution



Handover



DESIGN PROCESS STAGES

- **Stage 1: Prelim Design**
- **Stage 2: Space Planning & Detailed Designing**
- **Stage 3: Good for Construction (GFC)- Drawings & 3D**
- **Stage 4: Documents & BOQs**

DESIGN STAGES

• **Stage 1: Prelim Design**

a) Presentation Drawings

- Furniture Layout Plan
- Presentation with Conceptual Pictures & Sketches (Mood board)
- Conceptual 3D Views:
 - Exterior x 1 angle view with 1-2 design options
 - Interior x 2 angle views per space with 1-2 finish options

b) Civil Work drawings

- Zoning
- Floor Plan
- Elevations where required
- Structural Layout
- Furniture Layout
- Electrical Layout
- Plumbing Layout
- HVAC ducting Layout
- False ceiling Layout
- Toilet Layout

• **Stage 2: Space Planning and Detailed Designing**

a) Design Development Phase

- Detailed 3D Views (with finalized details):
 - Exterior x 2 angle views
 - Interior x 6 angle views
- Selection of materials and finishes in office & joint market visits with the client.

DESIGN STAGES

Stage 3: Good for Construction (GFC) Drawings

- Furniture Layout
- Toilet Details (if needed)
 - Plumbing Layout
 - Water Supply Plan
 - Drain Layout
 - Wall Elevations
- Reflected Ceiling Plan
 - False Ceiling Plan
 - Ceiling Lighting Plan
 - Ceiling Finish layout
 - Electrical Drawings
 - Looping Plan
 - Wall Lighting Plan
 - Wall Electrical
- Wall Finishes Plan
- Woodwork Details:
 - Fixed Furniture
 - Wardrobes & Storages
 - Kitchen / Pantry Storages
 - Wall Paneling
 - Loose Furniture
 - Wooden Ceiling Detail
 - Moulding & Detailing if any.

Stage 4: Documents & BOQs

- Light fixtures BOQ
- Furniture BOQ
- Electrical BOQ
- Plumbing BOQ
- Tiling BOQ
- Furnishing BOQ

EXECUTION



a) Project Commencement

- Post Mobilization advance is received as per **Contract**
- Teams are aligned **within 3 working days**

b) Project Estimate

- Shared based on Final Designs, Specs, Finishes, etc.
- Updated and shared promptly

c) Project Timeline

- Shared based on Final Designs, Specs, Finishes, etc.
- Updated and shared promptly

d) Project Updates

- **Reports and updates** from the site are shared.
- All materials are procured post **sample approval**

HANDOVER



a) Final Project Photography and Videos for Record

b) Handover Documents

- Handover Certificate – Signed
- Warranties & Contact Support document
- Civil maintenance commencement certificate
- All warranties cards

c) Drawings

- Final Civil Set
(Including Final Furniture Layout, Electrical Set, Plumbing Set, HVAC drawings, False ceiling Set, etc.)
- Final 3Ds Board
- Final Finishes Presentation

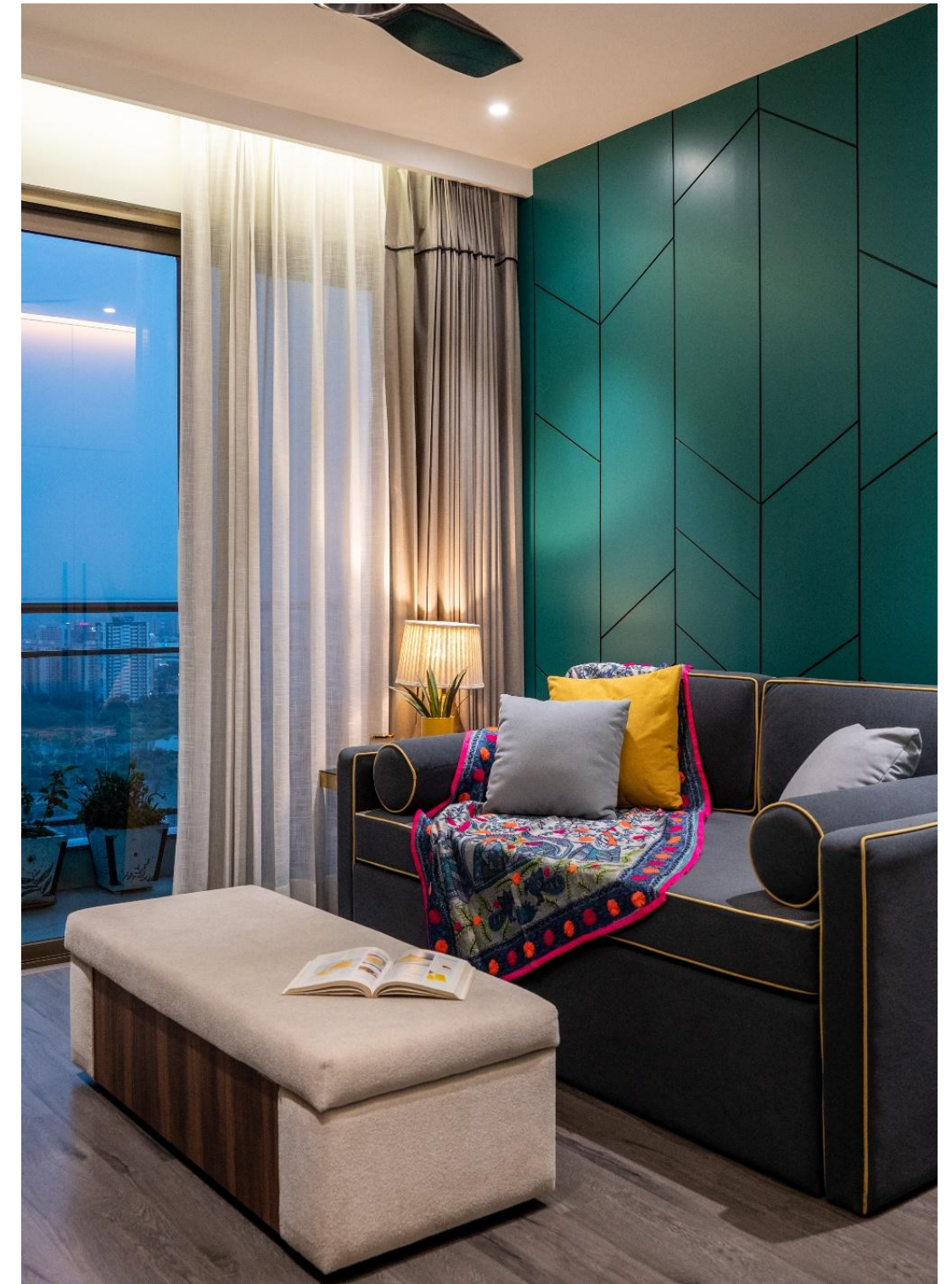
d) Final Project Invoice

RESIDENTIAL PROJECTS

APARTMENT, TATA PRIMANTI



APARTMENT, TATA PRIMANTI



APARTMENT, TATA PRIMANTI



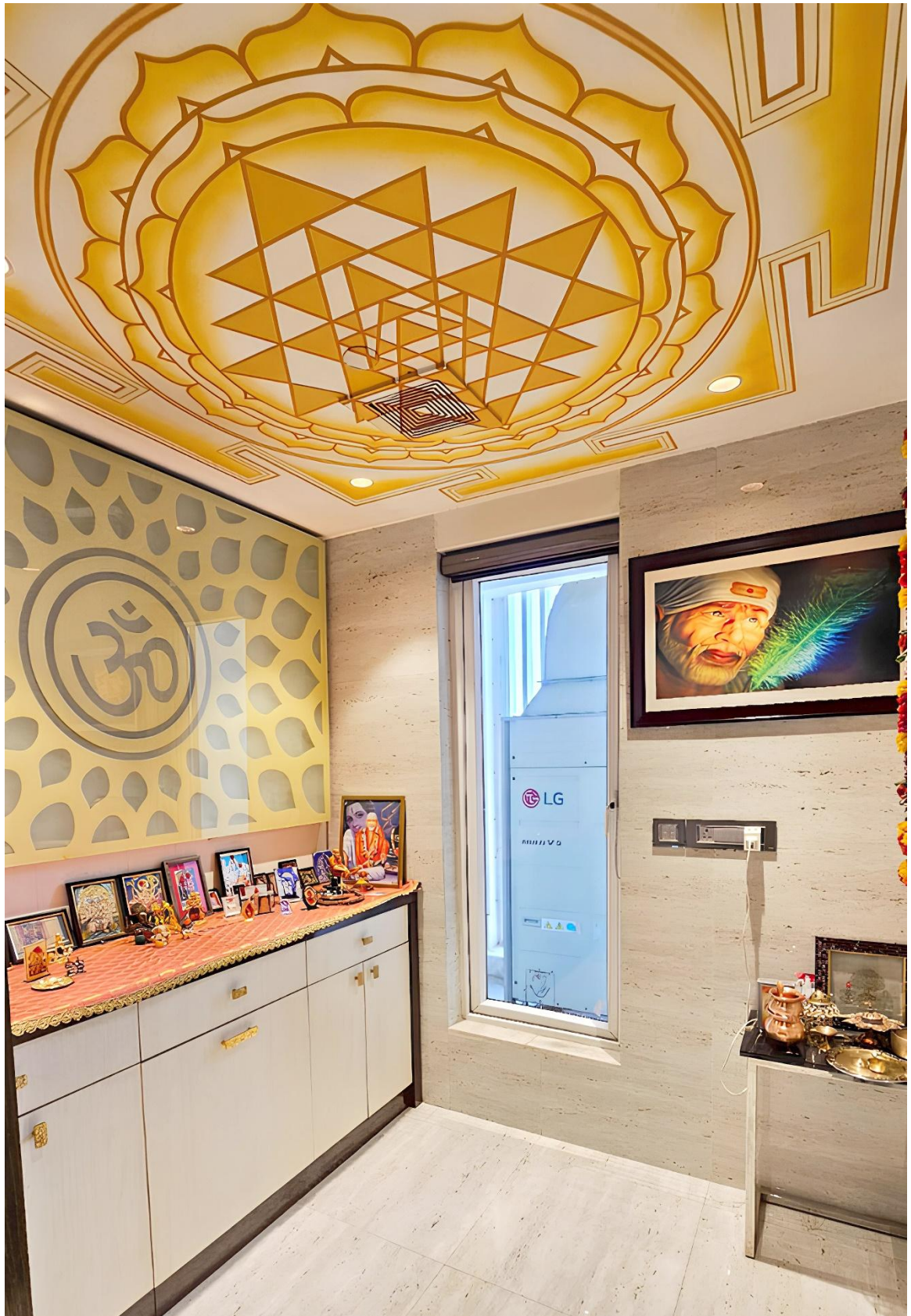
APARTMENT, TATA PRIMANTI



APARTMENT, TATA PRIMANTI



DLFCREST



DLFCREST



DLFCREST



ANTARA, DEHRADUN



ANTARA, DEHRADUN



ANTARA, DEHRADUN



APARTMENT, SOBHA CITY



APARTMENT, SOBHA CITY



APARTMENT, SOBHA CITY



SECTOR 47, MALIBU TOWNE



SECTOR 47, MALIBU TOWNE



SECTOR 47, MALIBU TOWNE



SECTOR 47, MALIBU TOWNE



SECTOR 47, MALIBU TOWNE



VILLA, TATA PRIMANTI



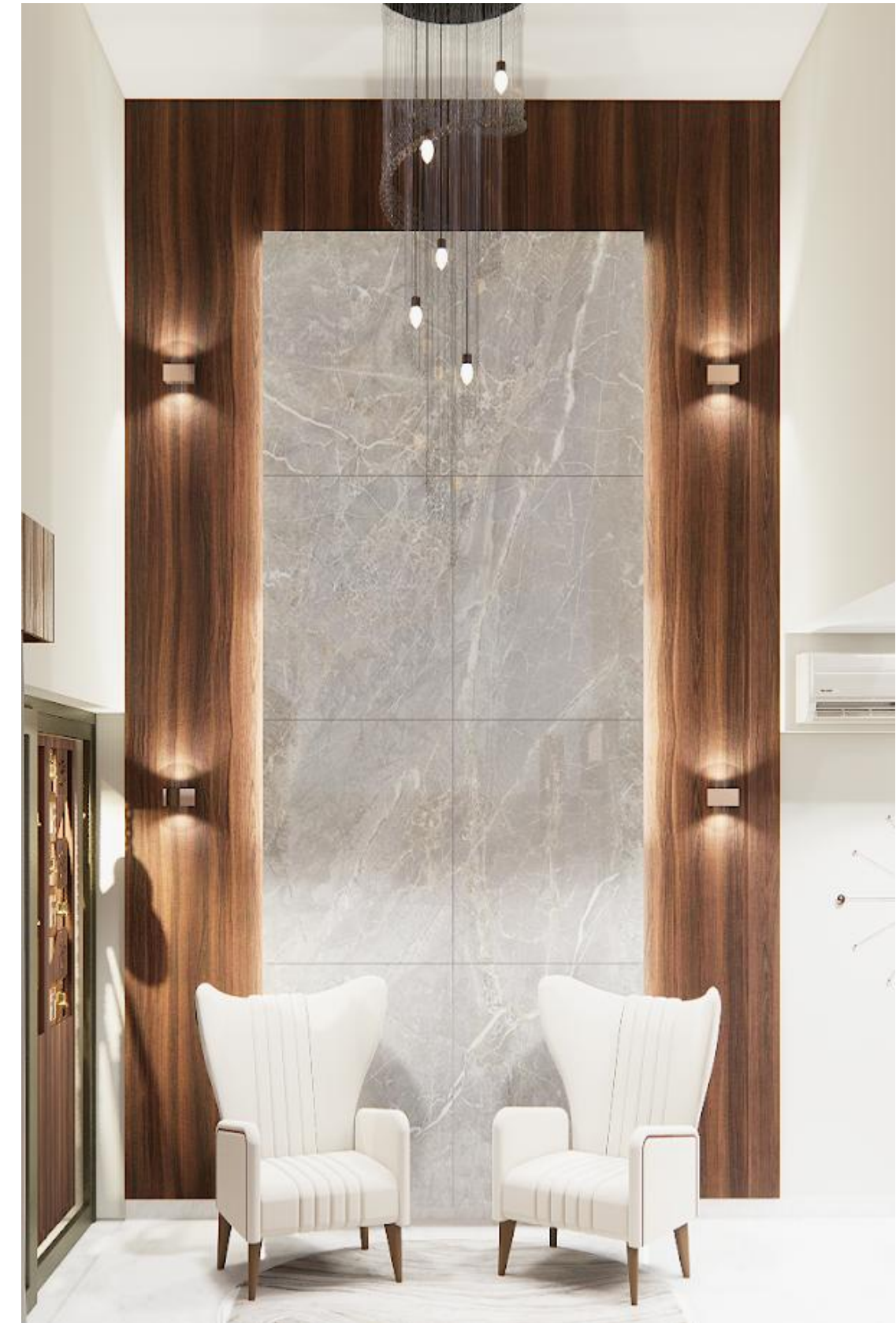
VILLA, TATA PRIMANTI



VILLA, TATA PRIMANTI



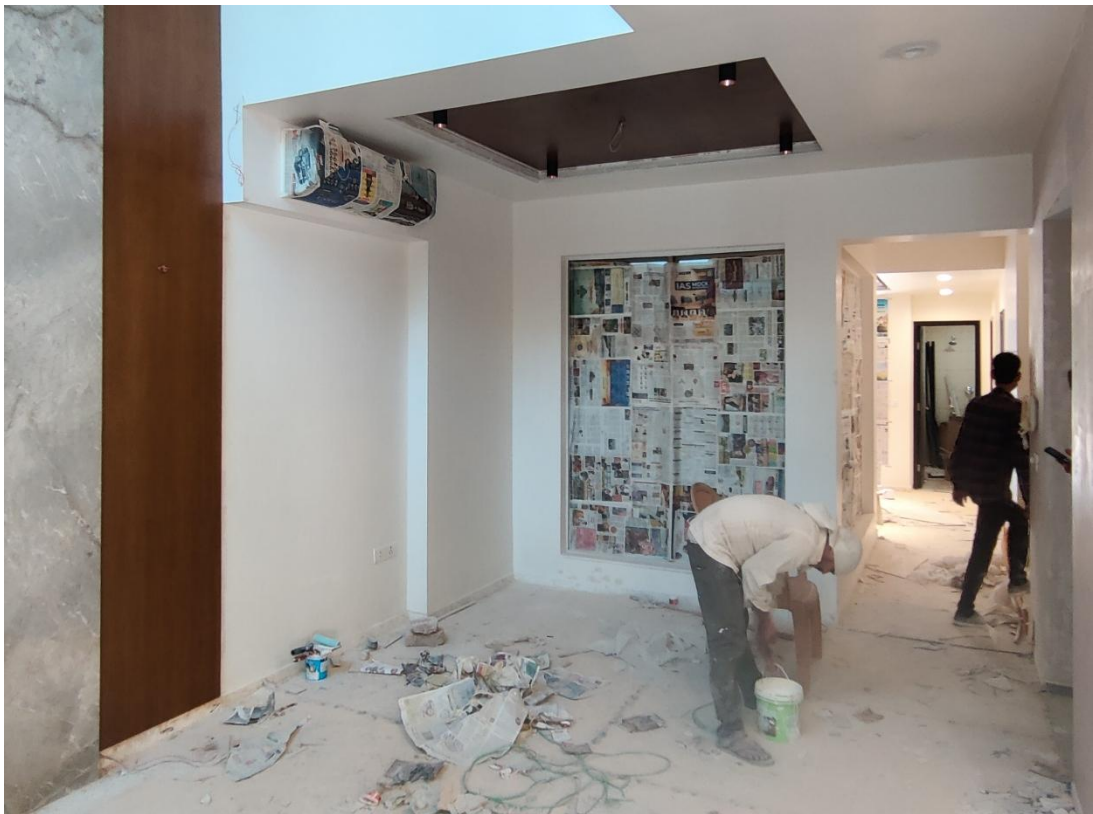
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VILLA, TATA PRIMANTI



VILLA, TATA PRIMANTI



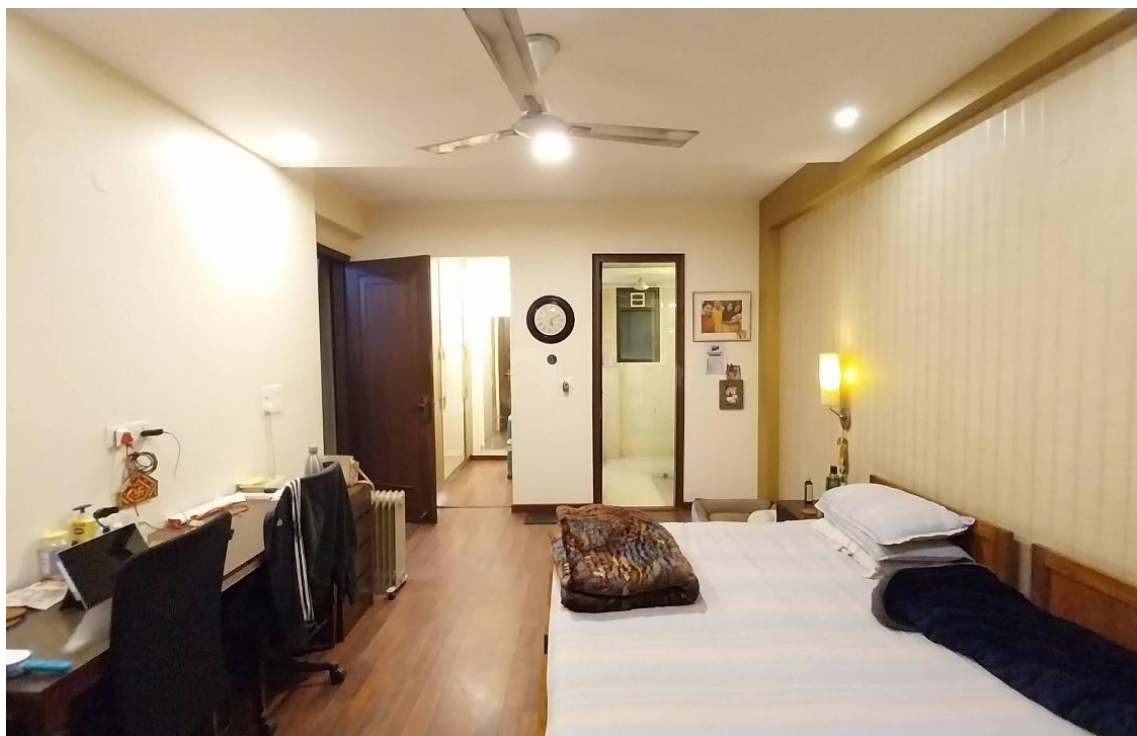
1561, SECTOR 46, GURGAON



1561, SECTOR 46, GURGAON.



D-11, VIPUL WORLD, GURGAON



D-11, VIPUL WORLD, GURGAON



2BHK BUILDER FLOOR, GURGAON



2BHK BUILDER FLOOR, GURGAON



2BHK BUILDER FLOOR, GURGAON



2BHK BUILDER FLOOR, GURGAON



2BHK BUILDER FLOOR, GURGAON



2BHK BUILDER FLOOR, GURGAON



4BHK BUILDER FLOOR, GURGAON



4BHK BUILDER FLOOR, GURGAON



4BHK BUILDER FLOOR, GURGAON



4BHK BUILDER FLOOR, GURGAON



4BHK BUILDER FLOOR, GURGAON



BPTP, SECTOR 102



BPTP, SECTOR 102



BPTP, SECTOR 102



BPTP, SECTOR 102



BPTP, SECTOR 102



BPTP, SECTOR 102



B-15 DUPLEX, NOIDA



VASANT KUNJ, DELHI

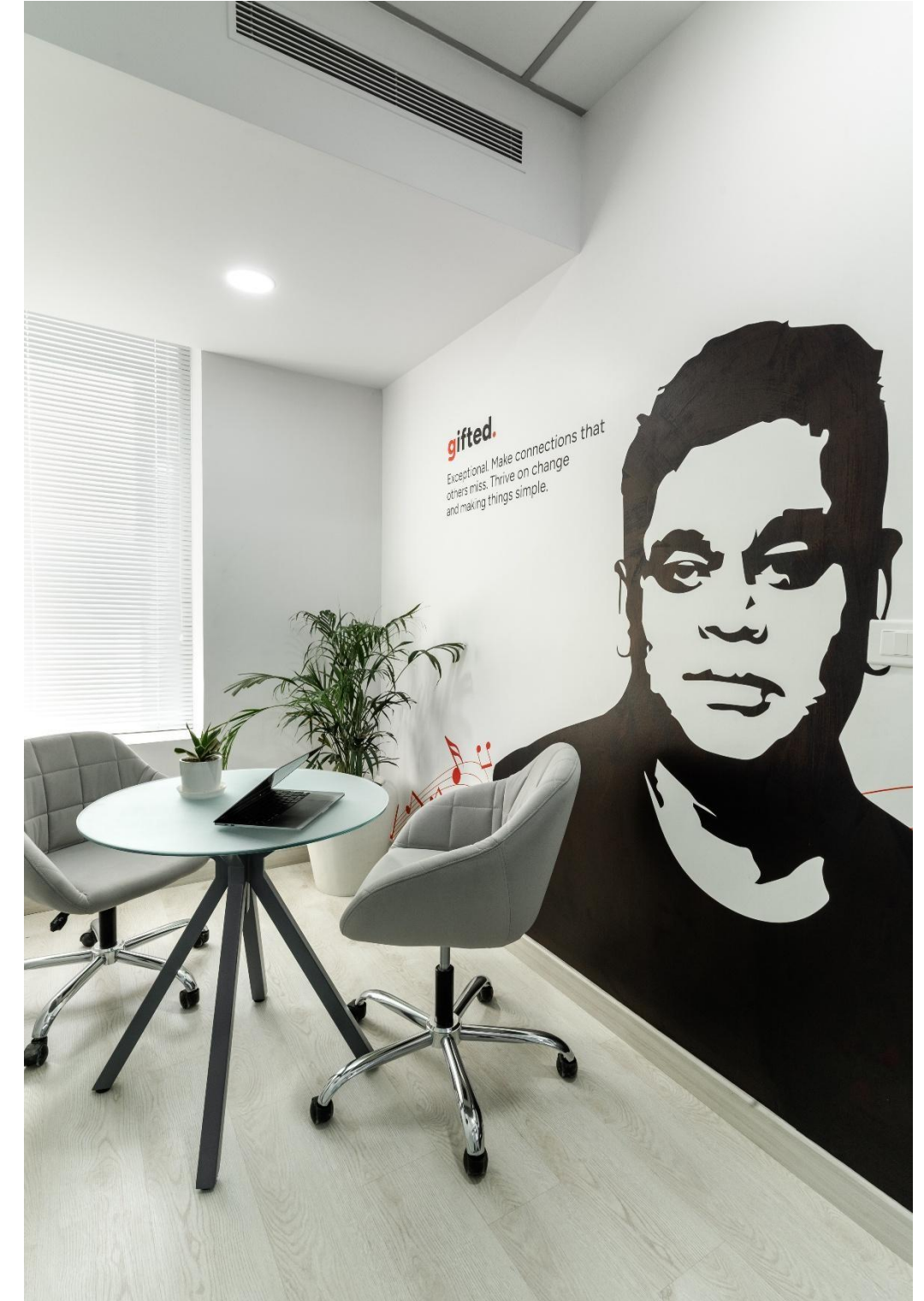


VASANT KUNJ, DELHI



COMMERCIAL PROJECTS

TAGGD, NEW OFFICE



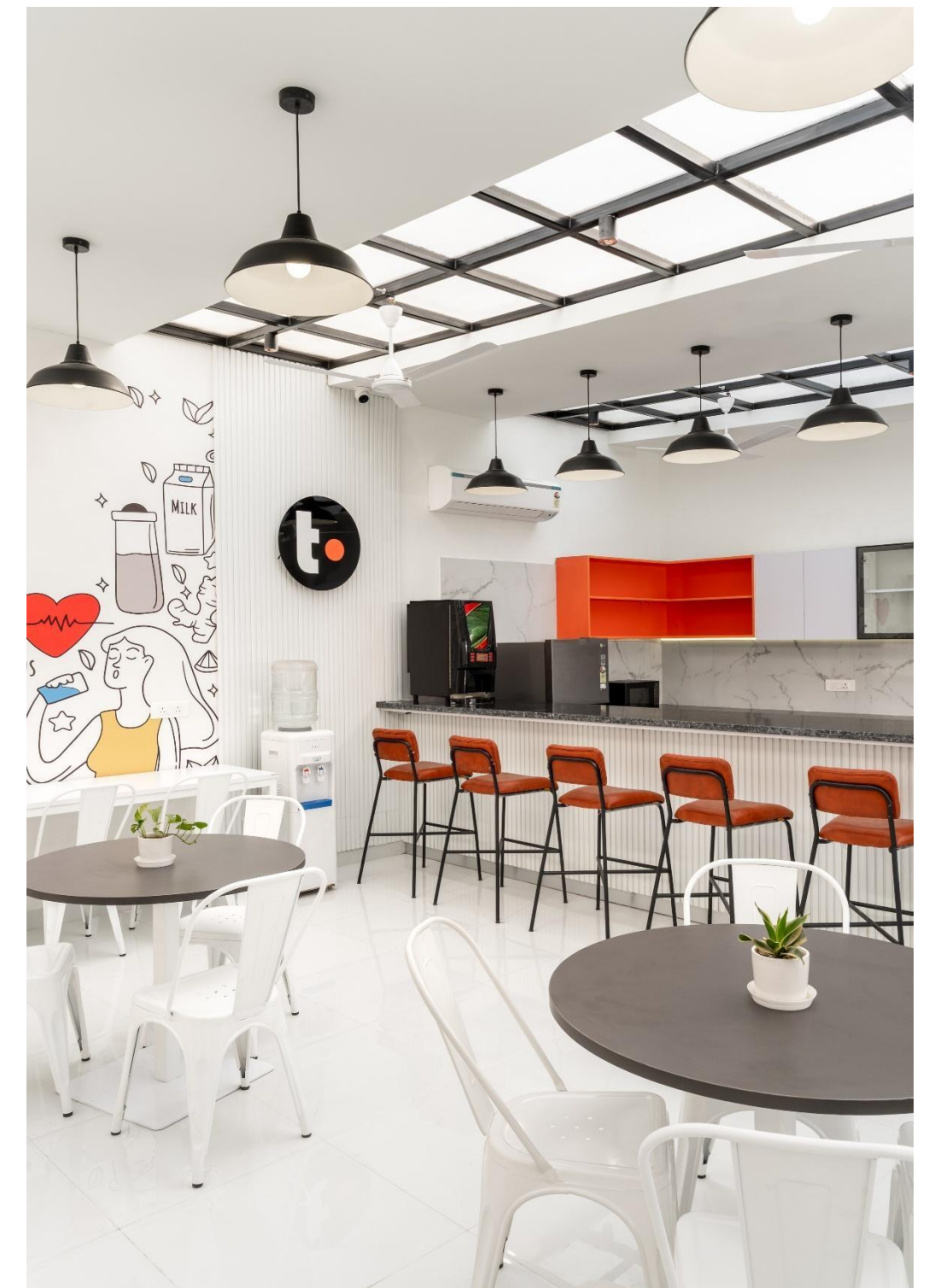
TAGGD, NEW OFFICE



TAGGD, NEW OFFICE



TAGGD, NEW OFFICE



PANDA, ARDEE MALL





PANDA, BAANI SQUARE





PLYMAARQUE





D11 OFFICE, VIPUL WORLD





JUST DIAL DIRECTOR'S CABIN





HFI OFFICE





HOTEL UDAI NIWAS -BY THE LAKE, UDAIPUR

Overlooking the Pristine Lake Pichola, the resort is a vibrant masterpiece planned and designed focused on sustainability, using local resources, recycling from scrap and manufacturing in / from local markets and with local materials adaptation of the regional art language.

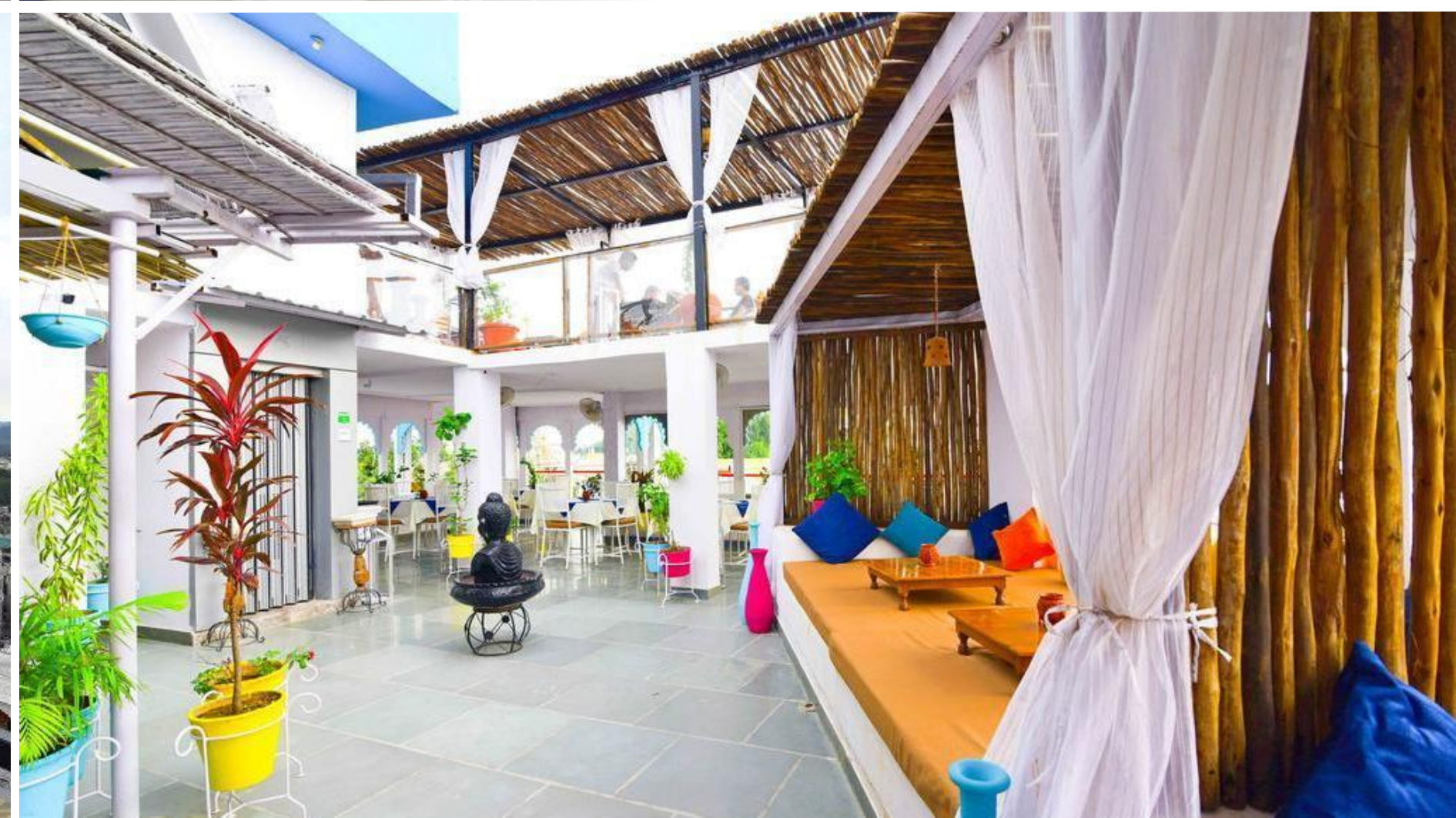
Area - 13,000 sq ft

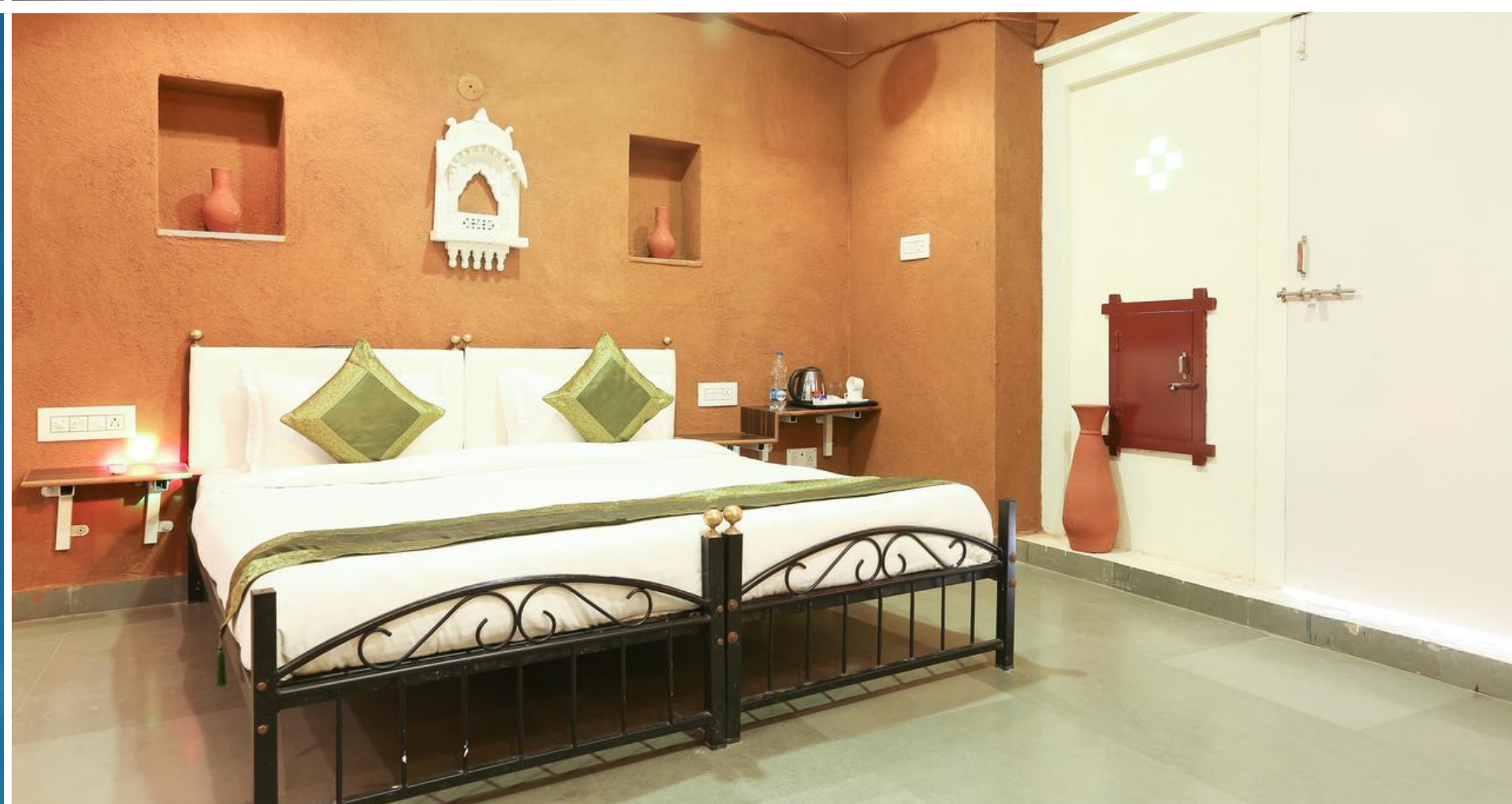
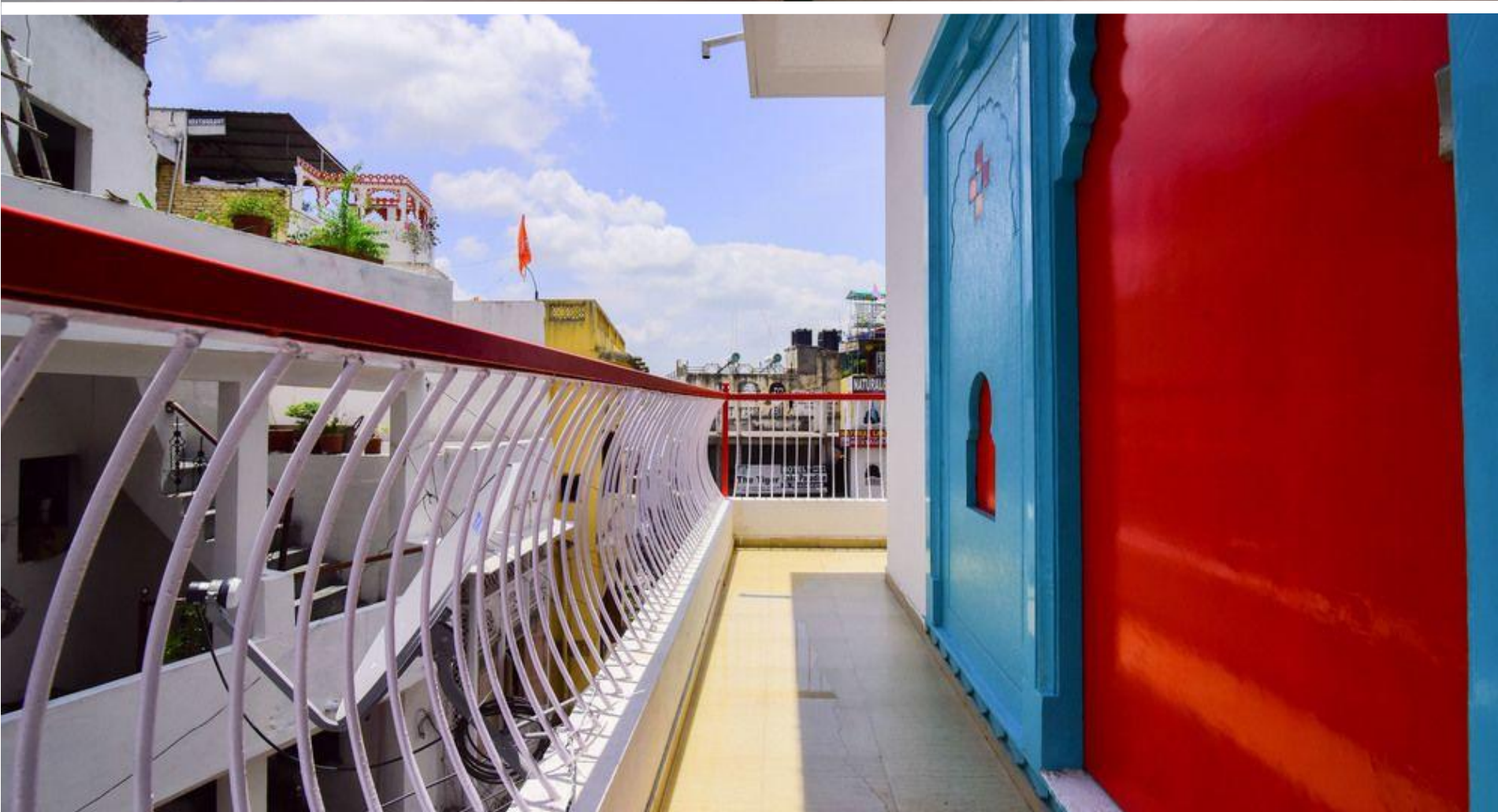
Project Type - Design & Construction

Scope - Design Consultation & Execution

Design Brief- Create a Boutique Hotel equipped with premium facilities and an iconic restaurant with a panoramic view of Lake Pichola.



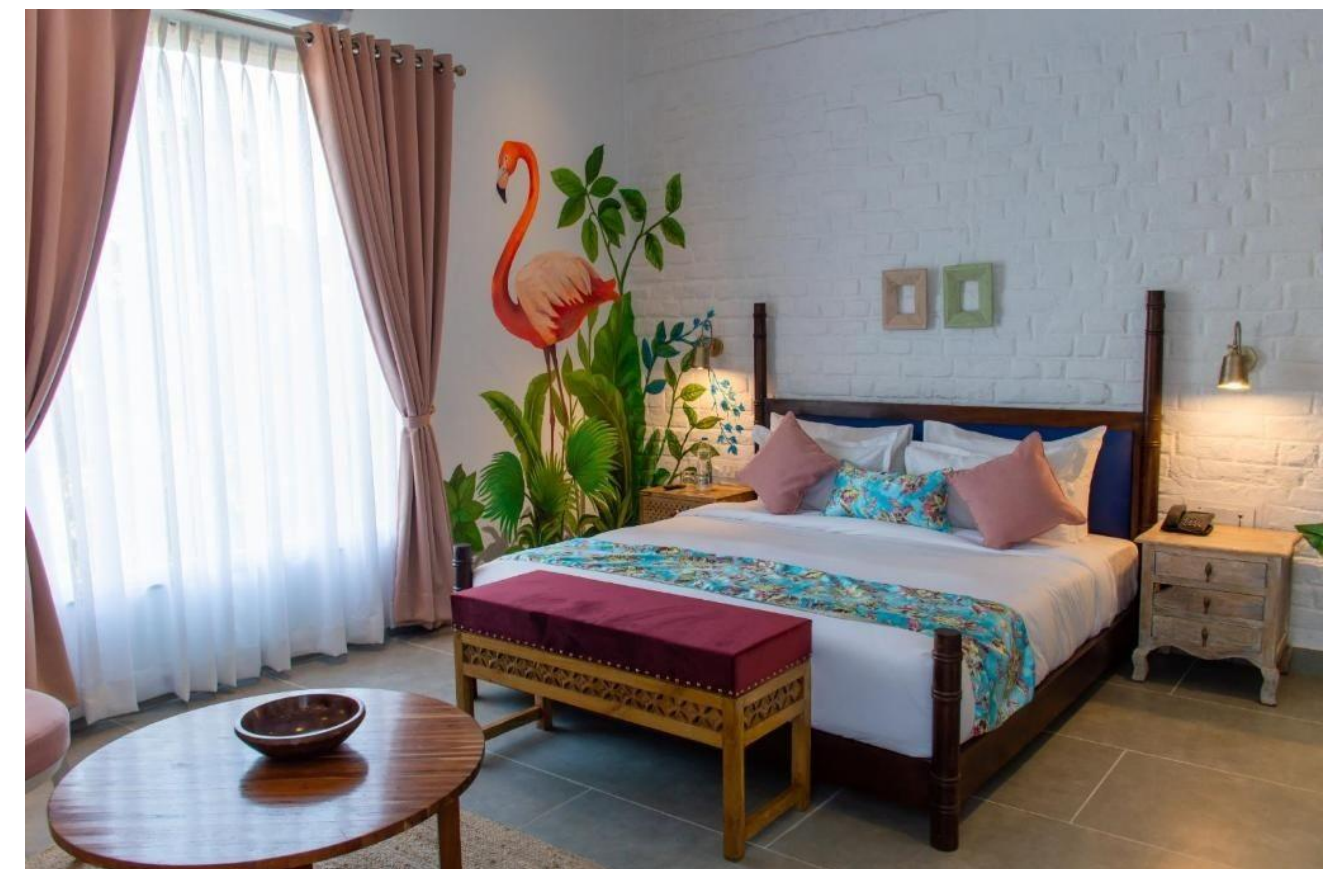






SIERRA RESORTS- BY THE LAKE , UDAIPUR

The Sierra stands as a luxury boutique hotel in Udaipur. Themed rooms, each with a mesmerizing backdrop, come in five categories. Featuring private balconies, minibars, and Jacuzzis, every room exudes unparalleled comfort and luxury.





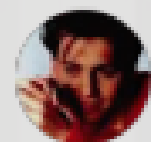






OUR
CLIENTS

TESTIMONIALS



Vineet Gautam

7 reviews

★★★★★ 3 weeks ago **NEW**

If you are looking for thoroughness and dedicated team to look after your interior needs hire Colonelz for beautifying your house. Their design options are very contemporary and quality is amazing. I have had an amazing experience getting my new house designed by them and its been over an year and all the fittings are super sturdy. They are available after the project is delivered and that is one of the major plus and provide peace of mind of house owners. A big thanks to Colonelz team and hope you guys grow with leaps and bounds !!



Ratika Wadhwa · 2nd

Regional Manager IMEA - Consumer Insights & Marketing Services at Whole Earth Brands

January 29, 2024, Ratika was Naomi's client

We worked with Naomi and team for the design and the execution of our home. The ideas shared by the team for the overall design were very good - in terms of where the wardrobes should be, where we should make civil changes and so on. Their vendors also provided amazing services - highly recommend the lights vendor. It has been over a year since we finished our home and they are still there to assist us in any of our servicing needs, which is commendable. Have been recommending Colonelz to all my friends, specifically for the design services, which were exceptional.



Jagrant S Pandher · 2nd

Retired Security Risk Management & Business Resilience Professional

December 5, 2023, Jagrant S was Naomi's client

It was a wonderful experience to see Naomi leading her team in doing up the Project related to Interior Designing and Executing at my flat in Panchkula. The project was completed successfully within the agreed time and cost. Everyone who visits my flat appreciates the work done. I feel lucky and blessed to have availed services of Naomi and Colonelz Constructions. I wish Naomi and Colonelz Constructions all the best in all their endeavours.



THANK YOU

Contact us for more details:

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