



A HYDERABAD OWNER'S GUIDE

The Complete Fit-Out Guide

How to plan, budget and deliver a turnkey fit-out for homes, offices and commercial spaces — without the surprises.

By ITIHAS Engineering Services

Certified EPC & Fit-Out authority · CEng · BEE · IGBC · ECBC · ISO 45001

"Building Trust. Delivering Value."

A fit-out is more than interiors

“Interior work” is only one trade in a building. A true turnkey fit-out is every system that turns a bare or tired space into a finished, working one — delivered under one contract, by one accountable team. Here is the full scope ITIHAS delivers:

- **Interiors, painting & civil works**

Space planning, partitions, false ceilings, flooring & tiling, decorative / textured / industrial painting, and civil finishing.

- **MEP works & AMCs**

Mechanical, electrical & plumbing systems, DBs and panels, kitchen equipment, and annual maintenance contracts.

- **HVAC & ventilation**

Air-conditioning, fresh-air and exhaust systems sized and balanced for the space.

- **Electrical & energy solutions**

Wiring, load design, energy-efficient fittings and BEE-certified energy, ESG & safety audits.

- **Plumbing, sanitary & waterproofing**

Water supply, drainage, sanitary fixtures and reliable waterproofing.

- **Fabrication, glass & finishing**

MS/SS/GI/aluminium fabrication, architectural glass, doors, windows, sheds and joinery.

- **Modular furniture & signage**

Workstations, storage, loose furniture, branding, signages and printing.

One contract. One accountable engineer. Design to handover.

No coordinating five vendors. No gaps between trades. No finger-pointing.

The 6 stages of a professional fit-out

A fit-out done right follows a sequence. Skipping or rushing a stage is where budgets and timelines break.

1**Design & scope**

Requirements, drawings, material selection and a clear scope of work agreed before anything is priced.

2**BOQ & fixed quotation**

An itemised bill of quantities so the price is transparent and locked — no vague lump sums.

3**Procurement**

Approved materials sourced and verified. What you signed off is what arrives on site.

4**Execution & supervision**

Trades sequenced correctly and supervised daily by a site engineer who owns quality.

5**Quality & safety checks**

Compliance with CEA, IS and NBC codes, snag-listing and testing before handover.

6**Handover & documentation**

On-time handover with as-built details, warranties and a maintenance plan.

7 costly fit-out mistakes

Almost every disappointing project traces back to one of these. Spot them before you sign.



Chasing the lowest quote

A low number usually hides missing scope. The 'extras' arrive after work begins.



No single point of accountability

Five separate vendors means five people to blame and no one who owns the result.



No one supervising site

Unsupervised labour delivers unpredictable quality and slips timelines.



Wrong trade sequencing

Painting before electrical, or flooring before plumbing tests — rework you pay for twice.



Substituted materials

The finish delivered isn't the sample approved. Always insist on written specifications.



Ignoring safety & compliance

Skipping electrical safety, earthing and code compliance is a risk to life and to resale.



No handover documentation

No as-builts, no warranties, no maintenance plan — problems become your problem.

We are not a contractor.

We are a certified EPC & fit-out authority.

Every ITIHAS project is personally overseen by a Managing Partner who holds the credentials that most fit-out firms simply don't. One firm. One accountable engineer. Complete delivery.

- ✓ Chartered Engineer (CEng)
- ✓ BEE Certified Energy Auditor
- ✓ IGBC Accredited Professional
- ✓ ECBC Professional
- ✓ ISO 45001:2018 Certified
- ✓ NISM–CRISIL ESG Risk Analyst

Price locked upfront

Transparent, itemised BOQ before work starts.

What we commit, we deliver

Approved designs & materials — zero substitutions.

Supervised every day

A dedicated site engineer owns quality at every stage.

Committed handover

Milestone schedule and a handover date we keep.

Before you sign anything

Ask any fit-out firm these questions. The right partner will answer all of them in writing.

- ☐ Is the quotation an itemised BOQ, with the price locked?
- ☐ Who is the single engineer accountable for my project?
- ☐ Will a supervisor be on site daily? Can I meet them?
- ☐ Are materials specified in writing, with no substitutions?
- ☐ What is the committed handover date and penalty for delay?
- ☐ Is the work compliant with CEA / IS / NBC codes?
- ☐ What documentation, warranties and AMC do I get at handover?

Planning a fit-out in Hyderabad?

Get a free site visit and a transparent, itemised quotation from a certified EPC team.

Call / WhatsApp +91 98499 08842

www.itihasindia.com · service@itihasindia.com