



- Interior Designs for Inspirations
- Different Products and Materials
- Emotional Stories, Blogs, and much more

To Make Your Life Easier!

Beautifully Designed Spaces, Sustainable and Affordable are

Attainable with PM Sheeraz

Complimentary Copy

Monthly Document of Sheeraz IDCON for Turnkey Projects Contracting Co.

Step into a World of Natural Beauty and Inspiration with These Stunning Modern Organic Interior Designs!



Note: This is Computer-Generated Design by **Sheeraz IDCON**, if you like, contact **(+971 56 824 3266)** for Design, Execution, and Procurement Services.

The Luxury Interiors Designs waiting for You!



Note: This is Computer-Generated Design by **Sheeraz IDCON**, if you like, contact **(+971 56 824 3266)** for Design, Execution, and Procurement Services.

Welcome to the Inaugural Issue of

our
Monthly Blog and Review Document “PM Sheeraz” from
Sheeraz IDCON for Turnkey Projects Contracting Co. –
Where the worlds of Architecture, Interior Design,
Construction, Materials, Elements, and Project Management
will converge to inspire, inform, and elevate the way we
approach the build environment.

Then you for embarking on this adventure with us. Together,
let us celebrate the transformative power of design, and
construction, the resilience of the human spirit, and the
boundless possibilities that lie ahead.

12 Different Aspiration Images for Interior Designs

Page No.: 2, 3, 10, 11, 18,
20, 26, 27, 32, 33, 38 & 39

12 Different Offers (Special Discount for First Two Clients Every Month)

Page No.: 8, 9, 14, 15, 21,
22, 24, 25, 30, 31, 34 & 35

Dubai

Page No.: 16 & 17

Story

Page No.: 12 & 13

Blog

Page No.: 22 & 23

Dos and Don'ts in Interior

Page No.: 29

Sheeraz IDCON and its Professional Synergy:

Page No.: 4 to 7

PM Sheeraz Books:

Page No.: 28, 36 & 37

“5 x 25 Methodology” for Project Management by PM Sheeraz

Page No.: 40 & 41

List of Qualified Contractors and Suppliers

Page No.: 42 & 45

PM Sheeraz:

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DISCLAIMER:

*This is not a Magazine and News Paper. The purpose of
this document “PM Sheeraz” is to share information in
the shape of Blogs, Reviews, by Mr. Muhammad
Sheeraz, and Sheeraz IDCON for Turnkey Projects
Contracting Co.*

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PM Sheeraz

(4 to 40 Years Story)

PM Sheeraz PMI-USA Certified Project Manager

Whose Journey Began With a childhood passion for architecture designing, construction works, started professional scale model making while studying in Grade-8. As a child, Sheeraz found joy in meticulously crafting miniature structures, igniting his interest in architecture design, construction, and allied works.



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GROWTH JOURNEY	ACHIEVEMENTS	SKILLS
<ul style="list-style-type: none">• Overall, More than 20 Years of Experience in Architecture Design and Management.	<ul style="list-style-type: none">• PMP Certified Project Manager & Member PMI (USA) & (UAE Chapter)	<ul style="list-style-type: none">• Expertise in Arch., ID, Graphics Design & Project Management.
<ul style="list-style-type: none">• 1996 Started Arch. Scale Model Making in 14 Years Age Than Manual Drafting in 1999.	<ul style="list-style-type: none">• RICS Student Member, Studied "Dip SP" D. Learning – UK 2008 Intake	<ul style="list-style-type: none">• Q.S., Costing, Budgeting, VE, Planning, EVM & Coordination.
<ul style="list-style-type: none">• 2002 to 2018 Prepared Arch. 2D & 3Ds for More Than 120 "Small to Med Projects".	<ul style="list-style-type: none">• Architecture & Interior Design Courses in 2007 & 2008 Karachi-Pak	<ul style="list-style-type: none">• Rate Analysis, Evaluations, Reports & Presentations.
<ul style="list-style-type: none">• Practiced Project Management from 2008 to Till Now & Moved to Dubai (UAE) in 2018.	<ul style="list-style-type: none">• Published 5 Books About Arch. Design & Property (Available Online)	<ul style="list-style-type: none">• MS Office, Project, Primavera, CAD (2D & 3D) & Photoshop.
<ul style="list-style-type: none">• 2024 Started "PM Sheeraz" a Monthly Document & Initiated "Aggregator Model".	<ul style="list-style-type: none">• Stablished "Attainable Housing Standards" and "5X25 Methodology".	<ul style="list-style-type: none">• Revit "BIM" Arch. (Basic) & 3D Max (Avg.)

About: **PM Sheeraz** **IDCON** *Sheeraz IDCON for Turnkey Projects Contracting Co.*

Welcome to our innovative and efficient approach in the architecture and interior design-build industry. Our Aggregate Business Model seamlessly integrates architecture, interior products, and services under one roof. We streamline the entire process, from conceptualization to execution, ensuring exceptional results. Our expert team and pre-qualified vendors create cohesive, harmonious spaces that inspire and delight. Experience unparalleled excellence with our integrated model, where creativity meets efficiency in every project.

VISION:

To be the Iconic platform to support organizations & everyone to discover and attain everything they might want related to Projects, and to be the Most Client-Centric Brand Ecosystem to provide trusted quality Design-Build Products and Services within budget by the experts omnipresent from Dubai.

MISSION:

Our mission is to provide high-quality information and premium design-build solutions that inspire trust, delivered by adept professionals through a seamless and hassle-free process. We endeavour to simplify, streamline, and enrich the design-build experience for both products and services, thereby facilitating operational efficiency for organizations and enhancing satisfaction for end-user clients.

CORE VALUES:

One-Stop Destination for Design-Build	Honesty & Passion	Creativity & Innovation	Project-Driven Process & Standardized Teamwork	Trusted Quality Service & Customer Satisfaction

WHY PM Sheeraz?

Upto 10-Year Warranty ¹ Stay Worry-Free	45-Day Move-in Guarantee ²	Global Presence ³ 5+ Countries	Years of Experiences 20+ Years
Satisfied Clients ³ 150+	Transparent Pricing	Personalised designs	5 x 25 Methodology 5 Levels Assurance And other Standards ⁴

¹ As per Warranty Policy | ² Subject to freeze design & other conditions | ³ With Professional Synergy | ⁴ Subject to Project Requirement

SERVICES You can Attain:

Comprehensive Design-Build Turnkey Solution	Procurement, Execution, and Management Services	Arch., Eng. Design, Project Management, Technical Support, and PMO Support Services by Professional Synergy
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Professional Synergy of Sheeraz IDCON

A Full Turnkey Solution That Eliminates The Hassle and Allow You To Enjoy A Bespoke Design and Interior

Sheeraz IDCON has a team (Professionals have many decades of experience) to provide Sustainable and Affordable within Budget Trusted Quality Design Build Products, Services for Residential and Commercial Projects. These services are One Window Solutions that Eliminate the Hassle and Allow our Clients to Enjoy their "Bespoke" Design Style and Elements. Sheeraz IDCON team performs as the "Aggregator Business Model" and uses the Project Management Procedures and Frameworks introduced and implemented by "PM Sheeraz".

PM Sheeraz and his team in Sheeraz IDCON are passionate about creating exceptional "Residential & Commercial" spaces that inspire, captivate, and enrich the lives of our respective clients. We aim to exceed our clients' expectations by delivering innovative design and construction solutions, impeccable craftsmanship, and unparalleled service.

We believe in the power of collaboration, working closely with our clients to understand their unique vision, preferences, and goals. We strive to build lasting relationships with our clients, founded on trust, integrity, and a shared commitment to excellence.



Design Consultant

www.mabaniconsulting.com

U.A.E. Office | Dubai

Head Office | Malaysia

- Want to Bring Your Vision to life with **“Design-Build Turnkey Solution”?**
- Need **Fit-Out Contractor or Interior Products, Elements, and Services?**
- Need **Procurement Services?**
- Want **Contractor’s Pre-Qualification?**
- Need **3Architecture, Engineering Design and Management Services?**

Contact Us Today to Schedule a **Consultation With** one of our **Experts**



- ▶ Architecture. Planning. Engineering Consulting
- ▶ Interior Design Studio
- ▶ Design & Build Turnkey Solutions
- ▶ Real Estate Development Solutions
- ▶ Project Management

Head Office: Malaysia | UAE Office: Dubai



Matic, Kuala Lumpur, Malaysia



Fujerah Twin Tower



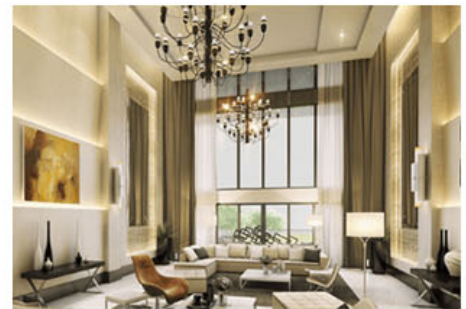
Park-1, 2 & 3, Al Nahda, Dubai



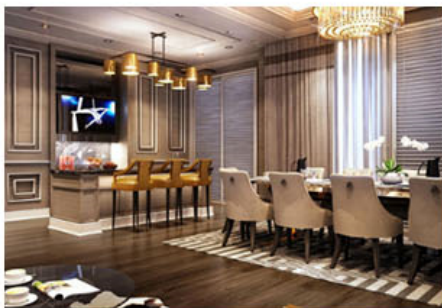
Carlton Hotel, Malaysia



Private Residence



Private Residence



Private Residence



Private Residence



Movenpick Hotel

A collage of various interior design projects, including modern offices, hotels, and residential spaces, serving as a background for the central text.

Staff Accommodation Furnishing

Procurement Consultancy

Interior & Fit out

Furniture Manufacturing (FF&E)

OS & E Supplies

Four inset images showing different interior spaces: a modern lounge area with a brick wall, a bedroom with a large bed and chandelier, a living area with a white geometric partition, and a living room with a large sofa and view.

CORPORATE OFFICE: DUBAI, UAE

**OTHER OFFICES: KSA | OMAN | QATAR | BAHRAIN | KUWAIT
PAKISTAN | UNITED KINGDOM | AFRICAN REGIONS**

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The Modern Organic Interior Design Style

Mixes... “Boho” | “Minimalism” | “Midcentury Modern”



Note: This is Computer-Generated Design by **Sheeraz IDCON**, if you like, contact **(+971 56 824 3266)** for Design, Execution, and Procurement Services.

Step into a World of Opulence and Sophistication with Our Exquisite Luxury Interior Designs, Just Waiting for You to Elevate Your Space!



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The Scent of the Home, and Fireplace Unit to Evoke a Warm Feeling.

As Maria stepped through the front door, a wave of familiar scents washed over her. The aroma of her mother's homemade bread baking in the oven, mingled with the subtle fragrance of lemon polish her dad used on the wooden furniture. Instantly, she was transported back to her childhood.

She closed her eyes and breathed deeply, allowing the comforting smells to envelop her. Memories came flooding back - decorating the sweet home as a family, parties with cousins and neighbors crowded into the cozy living room, and endless games of hide-and-seek through the endless nooks and crannies of the old house.



Do you Wanna Attain this Design, Furniture, or Elements, Contact [Sheeraz IDCON](#).

When Maria's home was in the design and build stage, PM Sheeraz, and his team focused on the fireplace unit because the fireplace unit is an essential element to evoke a warm feeling.

Making her way to the kitchen, Maria found her mom pulling a fresh loaf of bread from the oven.

"I thought I smelled your famous bread," Maria said with a smile, giving her mom a hug.

Her mother beamed.

"I'm so glad you're home, honey. Would you slice this up for me?"

As Maria began slicing the crusty loaf, filling the air with the yeasty fragrance in front of the fireplace unit in the living room, she felt a warmth spreading through her chest.

No matter how long she was gone or how far she traveled, this little house would always be home.

The sights, the sounds, the indescribable feeling of absolute comfort and contentment - it all still lingered here like a cherished heirloom.

Taking a slice of the still-warm bread, Maria cradled it in her hands and just breathed in the nostalgic aroma. In that moment, she was eight years old again, without a care in the world.

[Written by: Aisha]



Do you Wanna Attain this Design, Furniture, or Elements, Contact [Sheeraz IDCON](#).

Home Truly was where the **Heart** was!



BOSCH

Invented for life

HOMEWIDE

MOHAMED HAREB AL OTAIBA GROUP

The Heart of Every Home

Homewide is the trading arm of the Mohamed Hareb Al Otaiba Group (MHAO), dealing with the sales and service of market-leading household appliances. Homewide offers superior domestic appliances through a network of showrooms, key retailers, hypermarkets and souk dealers across the UAE



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ON-SITE PRODUCT DEMO



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Beautiful and High-Quality Pieces of Furniture, Interior and Lighting in the Modern Art Deco Style.



SOFAS



BEDS



ARMCHAIRS



**DINING CHAIRS AND
BAR STOOLS**



CONSOLES



**WARDROBES AND
RACKS**



CHESTS AND STANDS



LIGHTING



TEXTILES



CARPETS



TABLEWARE



**ARTIFICIAL FLOWERS
AND PLANTS**



TABLES



BENCHES AND POUFS



**OUTDOOR
FURNITURE**



DÉCOR



“Our experiment in federation, in the first instance, arose from a desire to increase the ties that bind us, as well as from the conviction of everyone that they were a part of one family, and they must gather under one leadership.”

“There is a world of difference between a leadership that is based on love and respect, and one that is based on fear.”

Pic Ref.: <https://artsmileybiz.com/product/sheikh-zayed-bin-sultan-al-nahyan-13/>



His Highness (the late) Sheikh Zayed bin Sultan Al Nahyan

Founding Father of the United Arab Emirates and the first President of the UAE

Pic Ref.: <https://uaecabinet.ae/en/b>



His Highness Sheikh Mohammed bin Rashid Al Maktoum

Vice President and Prime Minister of UAE, and Ruler of the Emirate of Dubai.

DUBAI

Land of Opportunities.

Dubai is often referred to as a **Land of Opportunities** due to several factors:

1) Economic Growth: Dubai has experienced rapid economic growth, driven by its strategic location, business-friendly policies, and diversified economy. This growth has created numerous opportunities across various sectors.

2) Business-Friendly Environment: The government of Dubai has implemented policies to attract foreign investment and foster entrepreneurship. These include free trade zones, low taxes, streamlined bureaucracy, and infrastructure development.

3) Strategic Location: Situated at the crossroads of Europe, Asia, and Africa, Dubai serves as a global hub for trade, tourism, and finance. Its strategic location provides access to a vast market and facilitates international business connections.

4) Diverse Economy: Dubai's economy is diverse, encompassing sectors such as finance, tourism, real estate, logistics, technology, and renewable energy. This diversity offers a wide range of opportunities for professionals and businesses alike.

5) Multicultural Environment: Dubai is home to a diverse population comprising people from various nationalities and backgrounds. This multicultural environment fosters innovation, creativity, and collaboration, providing individuals with a global perspective and networking opportunities.



Overall, Dubai's combination of economic growth, business-friendly policies, strategic location, diverse economy, and multicultural environment makes it a land of opportunities for individuals and businesses seeking growth and success.

[Written by: Salman Khan]

Experience the Epitome of Opulence and Comfort with Our Exquisite Luxury Home Tailored Just For You.



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Transform Your Bedroom into a Luxurious Oasis with These Indulgent Design Ideas and Upscale Décor Pieces!

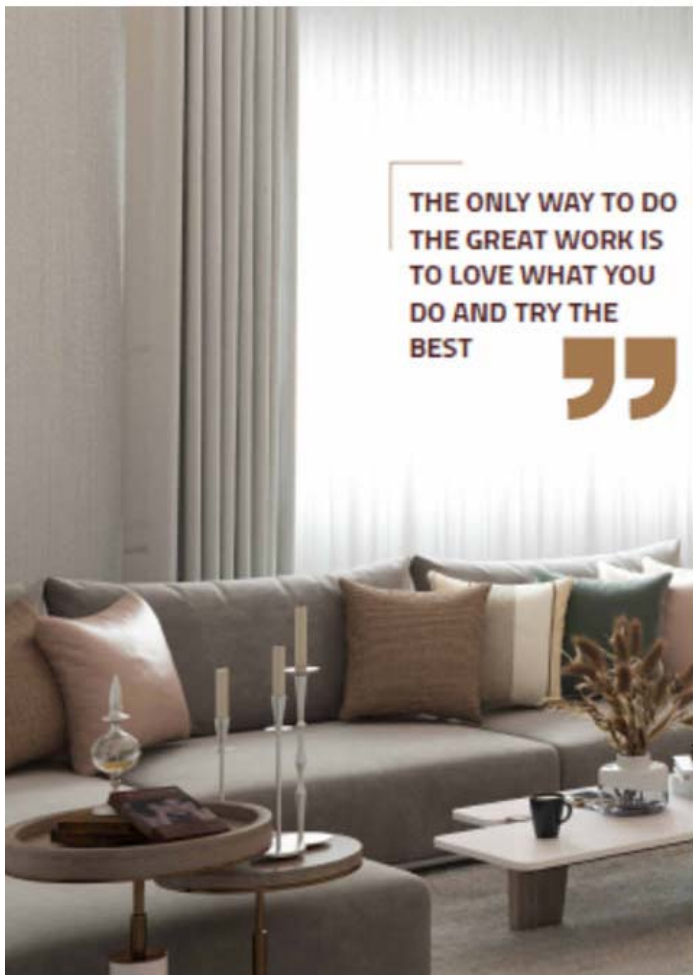


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Rococo

FIT-OUT AND FF&E SOLUTIONS

We're Here **To Help You** Choose The **Right Furniture** And **FF&E For You!**



THE ONLY WAY TO DO
THE GREAT WORK IS
TO LOVE WHAT YOU
DO AND TRY THE
BEST



SALIM & SONS GROUP



Compliance with "5 Level Assurance", Standards by "PM Sheeraz"



Aesthetically:
"Design Style,
Shape & Type"
ASSURANCE LEVEL 1



Functionality:
"Dimensions, Usage
& Compatibility"
ASSURANCE LEVEL 2



Stability:
"Structure/
Material/Joinery"
ASSURANCE LEVEL 3



Comforts:
"Upholstery, Cushion
Filling & Surfaces"
ASSURANCE LEVEL 4



Other Misc.:
"Other Decorative
Finishes & etc."
ASSURANCE LEVEL 5

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Callistus
window fashions

Curtains and Blinds

UK-Europe
Canada

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Largest Range of 15 Products in Window Covering Industry.



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Luxury Interior Design Style, Highlights!

Luxury Interior Design Styles are characterized by their opulence, sophistication, and attention to detail. Here are some highlights of luxury interior design styles:

1) Elegant Furnishings: Luxury interiors often feature high-quality, custom-made furniture crafted from premium materials such as fine woods, metals, and luxurious fabrics like silk, velvet, or leather. Furniture pieces are often large-scale and meticulously designed to exude elegance and comfort.

2) Rich Materials: Luxury interiors make extensive use of rich and lavish materials such as marble, granite, onyx, and exotic woods like mahogany or ebony. These materials are often incorporated into flooring, countertops, wall finishes, and decorative elements to add a sense of grandeur and luxury.

3) Customization and Detailing: Attention to detail is paramount in luxury interior design. Customized features such as intricate moldings, ornate millwork, handcrafted cabinetry, and bespoke finishes contribute to the overall sense of luxury and exclusivity.

4) Exquisite Lighting: Lighting plays a crucial role in luxury interiors, both for functionality and ambiance. Designer light fixtures, chandeliers, sconces, and accent lighting are carefully chosen to enhance the space's elegance and highlight architectural features and focal points.

5) Art and Decore: Luxury interiors often feature curated art collections, rare antiques, and bespoke decorative accents to add personality and sophistication to the space. Artworks, sculptures, and statement pieces serve as focal points and conversation starters, reflecting the homeowner's refined taste and style.



Do you Wanna Attain this Design, Furniture, or Elements, Contact Sheeraz IDCON (+971 56 824 3266)

6) Comfort & Amenities:

While luxury interiors exude elegance and opulence, they also prioritize comfort and convenience. Sumptuous upholstery, plush carpets, state-of-the-art technology, and high-end amenities such as home theaters, wine cellars, and spa-like bathrooms contribute to the overall luxurious experience.

7) Timeless Design:

Luxury interior design styles often draw inspiration from classic and timeless aesthetics, such as neoclassical, Art Deco, or Baroque, infused with contemporary elements for a modern twist. The goal is to create spaces that feel timeless, elegant, and enduringly stylish.



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8) Spatial Planning: Luxury interiors are meticulously planned to optimize space and flow while maintaining a sense of grandeur and openness. Thoughtful spatial arrangements, strategic furniture placement, and architectural features such as vaulted ceilings or grand staircases contribute to the overall sense of luxury and refinement.

9) Attention to Comfort: Despite the emphasis on opulence, luxury interiors are designed with comfort in mind. Cozy seating areas, plush textiles, and inviting gathering spaces create an atmosphere of warmth and hospitality, inviting occupants to relax and unwind in style.

Overall, Luxury Interior Design Styles Prioritize:

Quality,
Craftsmanship, and
Sophistication,
Creating Spaces that Exude Glamour,
Exclusivity, and
Timeless Beauty.

Each element is carefully curated and orchestrated to create a truly exceptional living environment that reflects the homeowner's discerning taste and lifestyle.

[Written by: Architect Maria]

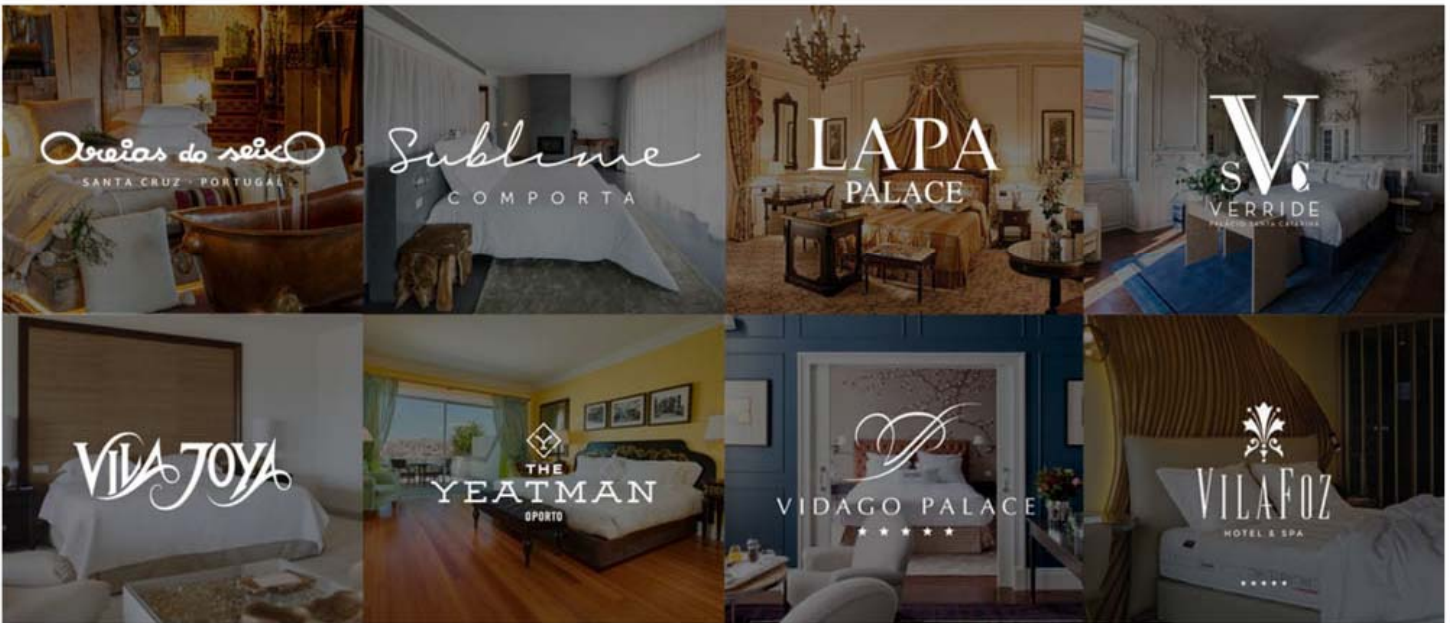
COLUNEX®

Handmade Mattresses & Beds

Elevate your sleep experience



LUXURY HOTELS WITH COLUNEX COMFORT



MATTRESSES



PILLOWS



BED BASES



HEADBOARDS

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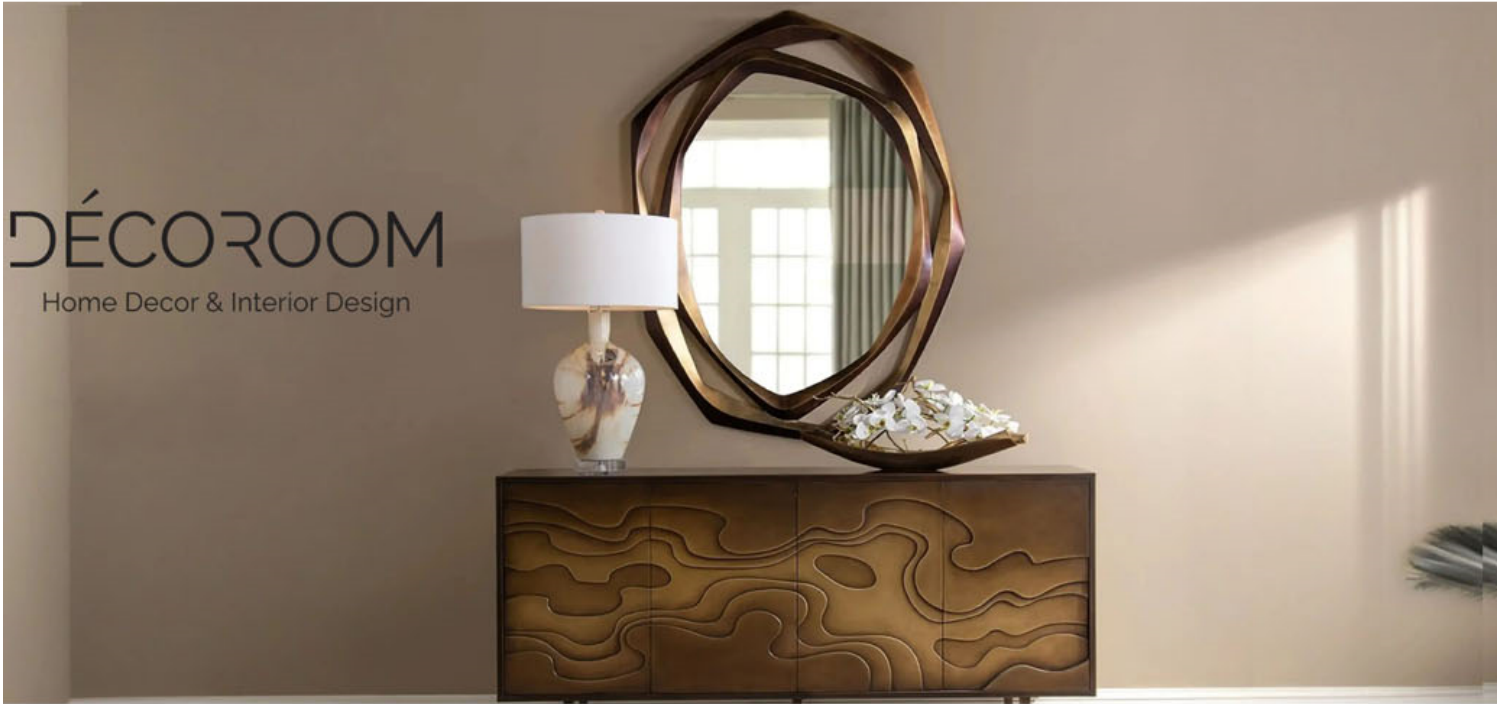


DÉCOROOM

Home Decor & Interior Design

DÉCOROOM

Home Decor & Interior Design



LIGHTING



CASEGOODS



UPHOLSTERY



DÉCOR



ART

Famous American Interior Brands Furniture & Accessories



ASSOULINE



CORBETT



CURREY & CO



CURATED DÉCOR



GLOBAL VIEWS & STUDIO A



HUDSON VALLEY



JOHN RICHARD



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VERELLEN



VISUAL COMFORT & CO

Transform Your Space into a Dreamy Sanctuary with Carefully Curated Loose Furniture Pieces that Embody Your Aspirations.



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The Cascading Water from the Overflow Pool Adds a Tranquil Touch to the Already Stunning Outdoor Landscape.



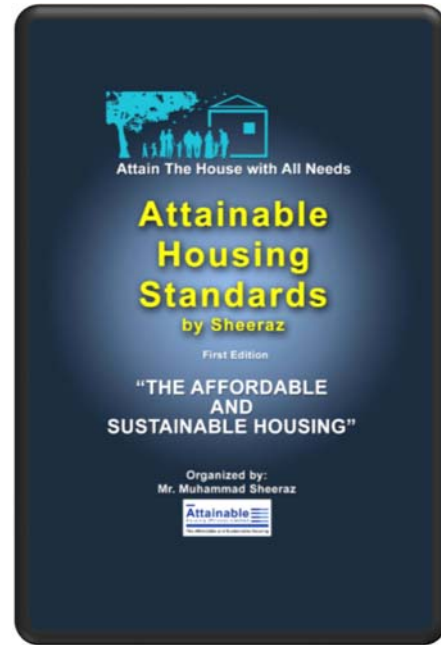
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PM Sheeraz Published Book

Attainable Housing Standards by PM Sheeraz

(The Affordable and Sustainable Housing)

	1) Location
	2) Renewable Green Energy
	3) Organic Farming with Livestock
	4) Community-Focused
	5) Easy Payments
	6) Free / Subsidized Property
	7) Approvals & Ownership
	8) Architectural Design with Parking
	9) Design & Color Customization
	10) Safety & Security
	11) Construction Quality
	12) Worship and Community Activities & Events
	13) Affordable Education & Health Care Facility
	14) Commercial Area
	15) Recreational Activities
	16) Green Environment / Community
	17) Water Sensitive Urban Design (WSUD) with Small Dams
	18) Sustainable Waste Management
	19) Facility Management



Affordable & Sustainable Housing are global needs for all communities & nations. Attainable Housing Standards by Sheeraz set out all the needs by implementing 19 Standards. These standards to be applied without compromising local regulations, applicable standards and codes. The purpose of these standards to build a new community or to improve the existing, without destroying the ecosystem and harming the environment, and community health. Attainable housing standards are:

Want to Know More About **Attainable Housing Standards by Sheeraz?**

Keep Connected with Us & Review Monthly "PM Sheeraz".

Do's and Don'ts in Interior



Space between Corner Sofas



Space between Two Sofas



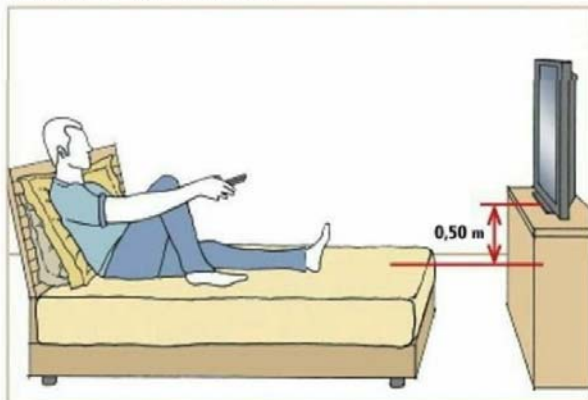
Perfecting Lamp Position



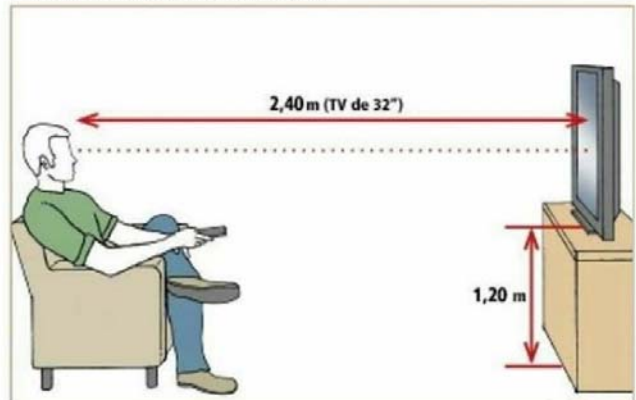
Space between Sofa & Table



Perfect Direction from Bed



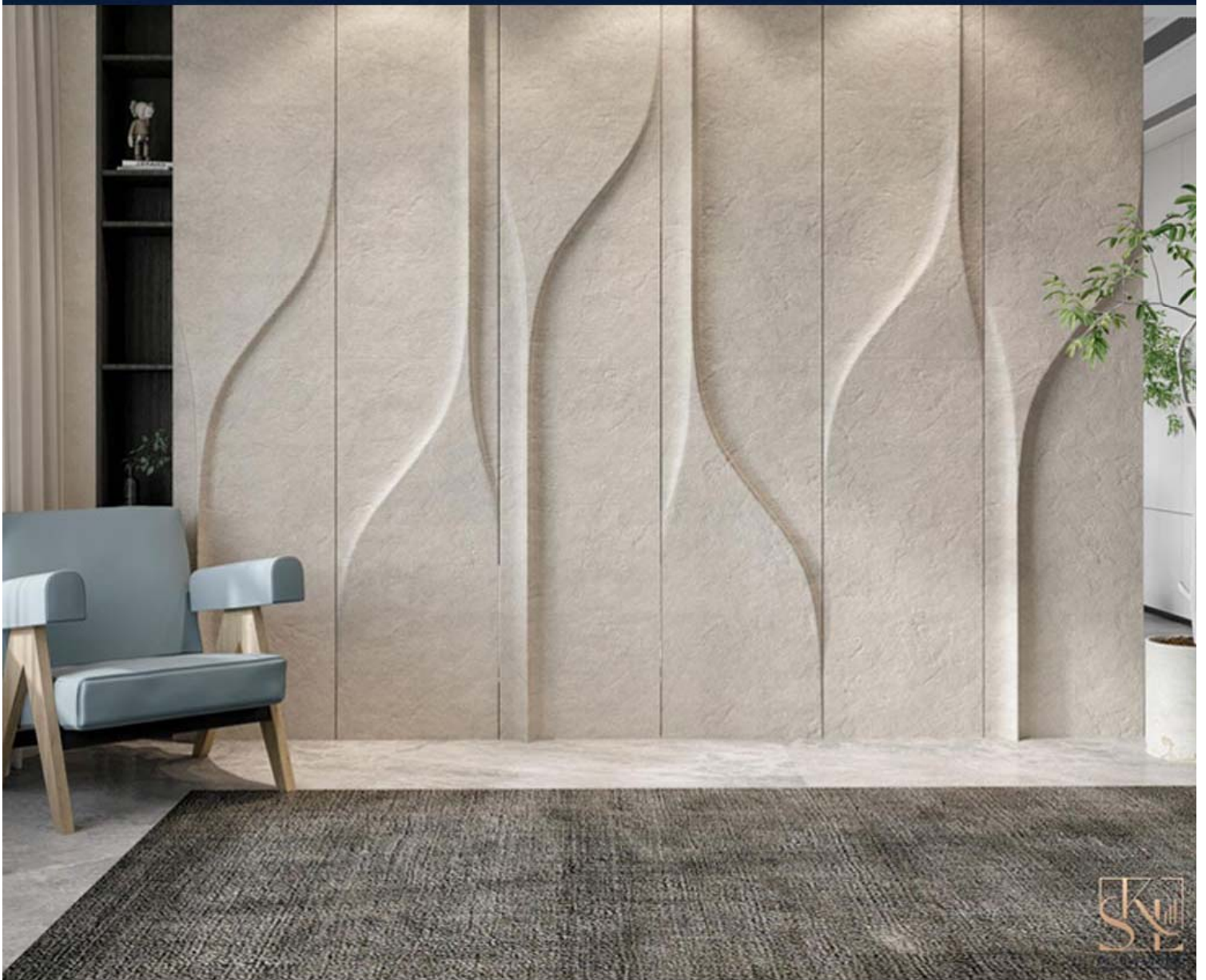
Perfect Direction from Armchair



www.wazipoint.com



Stone Art Patterns Range Which Will Mesmerize You



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Doğal Taşa Alternatif:
Estetik, Ekonomik, Çevre Dostu.

TAŞ  EVİM

Stone Artist - Exterior and Interior Works - Turkey



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Step into Luxury and Sophistication with the Sleek and Stylish Designs of Modern Italian Furniture.



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Transform Your Home into a Luxurious Italian Oasis with the Sleek and Stylish Designs of Modern Italian Furniture.



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Miele

Enjoy the Benefits of Next-Generation
Lifestyle Innovations.
Miele Appliances



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THE DESIGN DESTINATION



Delivering top quality services commensurate with the quality of our products

- | Fabrics
- | Curtains
- | Carpets
- | Rugs
- | Accessories

INTERIOR FURNISHINGS AND ACCESSORIES



PM Sheeraz Published Book

Pattern Designs by PM Sheeraz

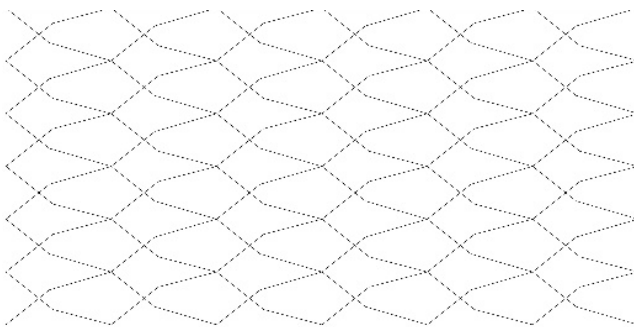
(Architecture Massing | Architecture Surface Design |
 Decoration | Textile Design, Art & Graphics | Branding
 Logo Design | Packaging Design | Children Stuff)

Pattern Design Plays a Crucial Role

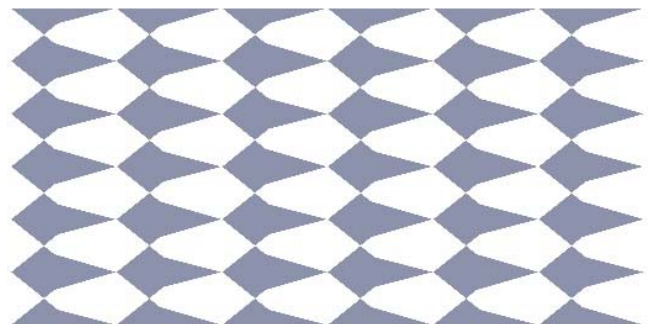
in various design disciplines, including architecture, interior design, fashion design, graphic design, and more.

Key reasons for pattern design importance:

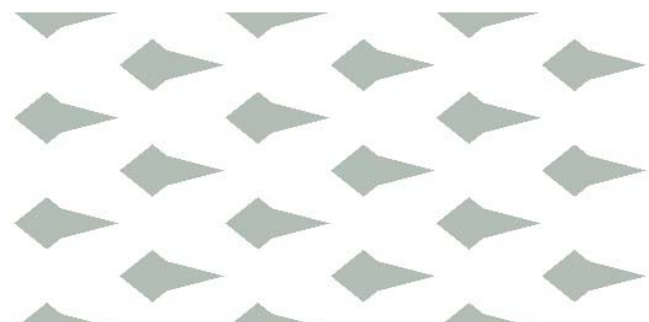
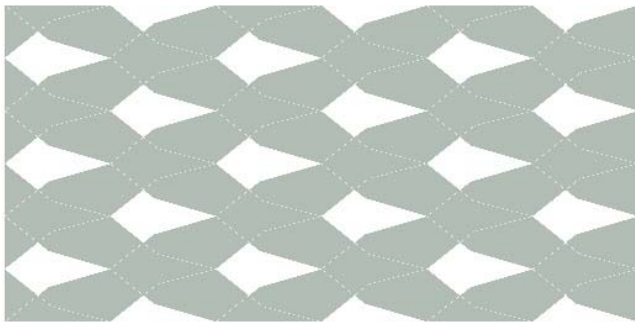
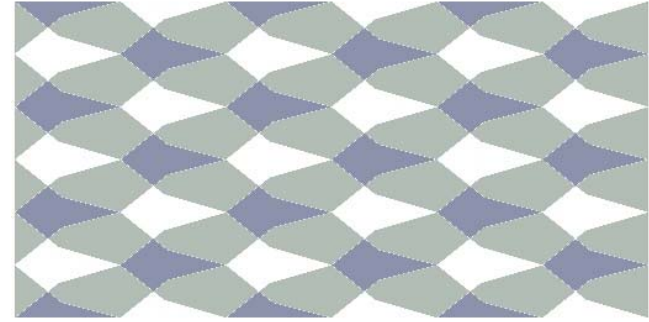
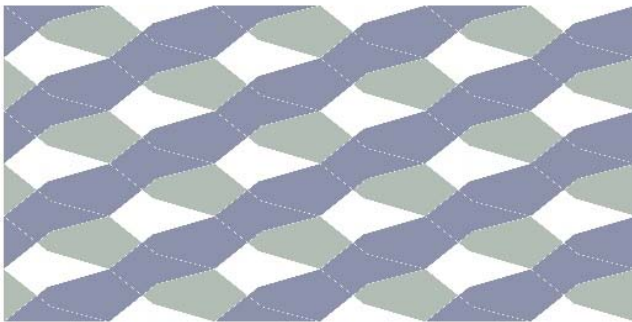
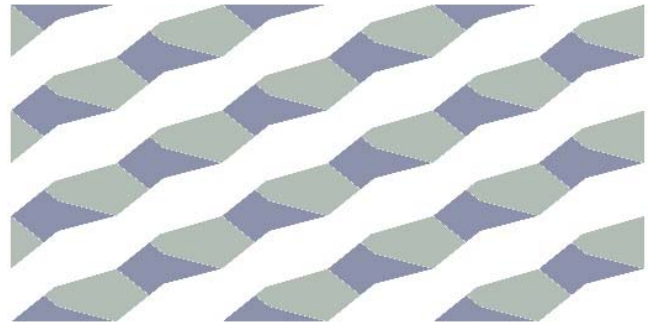
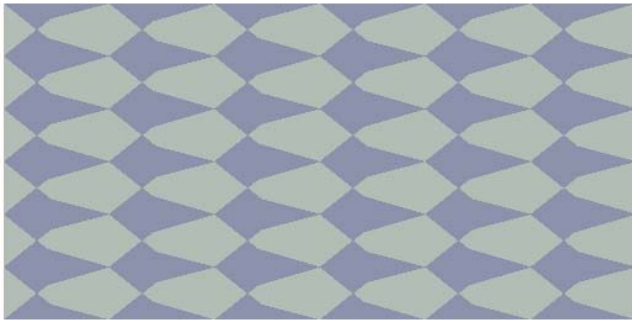
- 1) **Aesthetic Appeal:** Patterns add visual interest and beauty to spaces, objects, or surfaces. They can evoke certain moods, atmospheres, or cultural references, enhancing the overall aesthetic appeal of the design.
- 2) **Identity and Branding:** In commercial spaces, patterns can help establish a brand identity and create a memorable visual language. Consistent use of patterns across different touchpoints reinforces brand recognition and strengthens brand identity.
- 3) **Spatial Definition:** In architecture and interior design, patterns can be used to define and delineate spatial zones, guiding circulation and organizing the layout of a space. They can create visual boundaries or focal points within a larger environment.
- 4) **Scale and Proportion:** Patterns can influence the perception of scale and proportion within a space. Large-scale patterns can make a space feel more expansive, while small-scale patterns can create a sense of intimacy or coziness.
- 5) **Texture and Tactility:** Patterns can add texture and tactility to surfaces, enriching the sensory experience of the design. Textured patterns can be visually interesting and inviting to touch, enhancing the overall sensory appeal of the space.
- 6) **Historical and Cultural Reference:** Patterns often carry cultural or historical significance, reflecting the traditions, values, and heritage of a particular culture or time. Incorporating culturally relevant patterns can add depth and richness to the design narrative.
- 7) **Wayfinding and Navigation:** Patterns can serve as wayfinding cues, helping users navigate and orient themselves within a space. Distinctive patterns or motifs can mark key points of interest or guide users along a designated path.
- 8) **Visual Continuity:** Patterns can create visual continuity and cohesion within a design scheme, tying together disparate elements and creating a harmonious visual composition. Repeating patterns or motifs can unify different components of a design, creating a sense of rhythm and order.
- 9) **Personalization and Customization:** Patterns offer opportunities for personalization and customization, allowing designers to tailor the design to the specific needs, preferences, or identity of the client or end-user.



Gray Shaded
 End 132 MT 100



Prepare to be Mesmerized by the Mind-Bending Magic of Single-Line Sketches and Color-Toned Illusions.



These patterns are from "PM Sheeraz" Book "Pattern Designs by Sheeraz" [P-17].

Want to Review More Pattern from
Pattern Designs by Sheeraz?

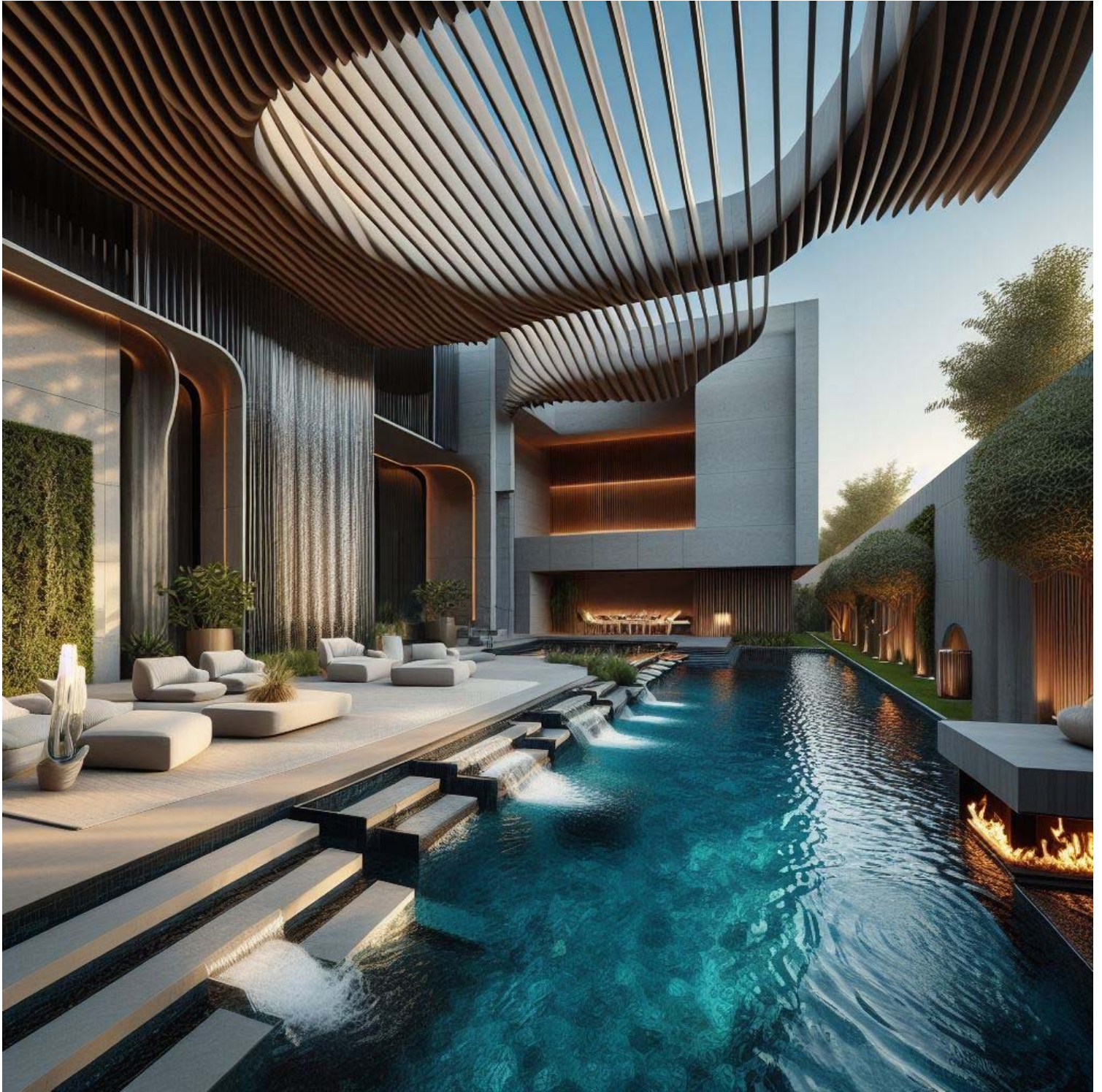
Keep Connected with Us & Review
Monthly "PM Sheeraz".

A Lavish Oasis of Comfort and Style, a Small Luxury Living Room Exemplifies the Perfect Blend of Impeccable Design, and Indulgent Relaxation.



Note: This is Computer-Generated Design by **Sheeraz IDCON**, if you like, contact **(+971 56 824 3266)** for Design, Execution, and Procurement Services.

Immerse Yourself in a Tranquil Oasis of Nature and Warmth with a Picturesque Outdoor Landscape Featuring a Serene Waterbody and Inviting Fireplace.

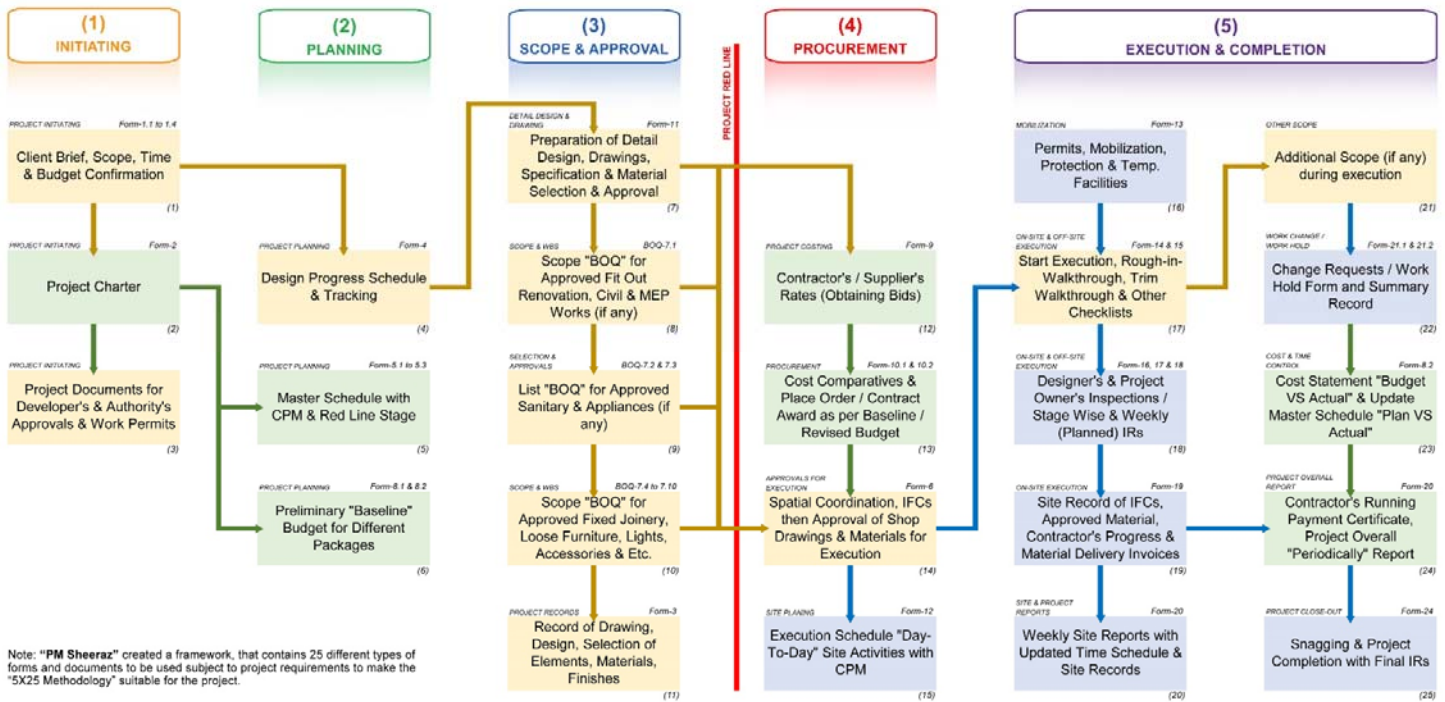


Note: This is Computer-Generated Design by **Sheeraz IDCON**, if you like, contact **(+971 56 824 3266)** for Design, Execution, and Procurement Services.

5 x 25 Methodology

For Design-Build Procurement Route

Innovated by **PM Sheeraz**



Owners Increasingly Rely on Design-Build to Leverage Industry Expertise to Deliver Projects Successfully.

But!

One of the Most Significant Decisions the Owner Needs to Make is Selecting a Design-Build Team.

For this Significant Decision, PM Sheeraz and his Professional Team are here;

To Make Your Life Easier!

You are an end-user client or professional design consultants;

Contact to PM Sheeraz

Framework FOR DESIGN-BUILD

Contains 25 Different Types of Forms and Documents

To be used Subject to Project Requirements

To Make the “5 x 25 Methodology” Suitable for the Project.

FORMS AND DOCUMENTS TO BE USED IN 5 X 25 METHODOLOGY

- 1 QUESTIONNAIRE AND CLIENT BRIEF FORMS
- 2 PROJECT CHARTER
- 3 PROJECT DRAWING, DESIGN & EVENTS RECORD
- 4 DESIGN PROGRESS TRACKING SHEET AS PER "RIBA" STAGES
- 5 TIME SCHEDULE AND PROJECT MILESTONES TRACKING FORM
- 6 SPATIAL COORDINATION
- 7 BOQ "BILL OF QUANTITY" FORMAT FOR DIFFERENT PACKAGES
- 8 BUDGET FOR DIFFERENT PACKAGES AND COST CONTROL SHEET
- 9 RFP "REQUEST FOR PROPOSAL", CONTRACTOR'S PRE-QUALIFICATION & EVALUATION
- 10 COST COMPARATIVE STATEMENT AND CONTRACTS
- 11 MATERIAL SAMPLE APPROVAL FORM / STICKER & SUMMARY
- 12 EXECUTION SCHEDULE "DAY-TO-DAY" SITE ACTIVITIES WITH CPM
- 13 CHECKLIST FORM - SITE MOBILIZATION FOR DEMOLITION & START EXECUTION
- 14 ROUGH-IN WALKTHROUGH REQUEST (RWR) FORM
- 15 TRIM WALKTHROUGH REQUEST (TWR) FORM
- 16 INSPECTION REQUEST (IR) FORM
- 17 SITE INSTRUCTIONS FORM
- 18 RFI "REQUEST FOR INFORMATION" FORM AND MATERIAL REQUEST FROM SITE
- 19 INTERIM PAYMENT CERTIFICATE
- 20 WEEKLY SITE PROGRESS & SITE RECORDS / PROJECT REPORT FOR CLIENT
- 21 CHANGE REQUEST / WORK HOLD REQUEST FORM AND SUMMARY
- 22 TRANSMITTAL FORM "Same can be used for Submittal"
- 23 STANDARD MOM "MINUTES OF MEETING"
- 24 PROJECT CLOSE-OUT REPORT
- 25 DIFFERENT CHECKLISTS, FORMS & PRESENTATIONS "Subject to Project requirement"

Want to See the Forms and Documents,
Created by PM Sheeraz that used as
Framework for **“5 x 25
Methodology”**

Keep Connected with Us & Review
Monthly “PM Sheeraz”.

List of 40 Trades & Vendors

Trade Serial Number 1 to 10

TRADE		VENDORS			
1	Approvals and Permits				
2	MEP and other Maintenance				
3	Civil, Arch., MEP, and ID Design Works				
4	Civil, Arch., and ID Turnkey Contract				
5	Civil, Arch. and Interior Works				
6	MEP Works and Modifications				
7	Metal and Glass Works				
8	Soft and Hard Landscapes				
9	Pool and Water Feature				
10	Fireplace and BarBQ Units				

List of 40 Trades & Vendors

Trade Serial Number 11 to 20

TRADE		VENDORS		
11	Ready Fixed Joinery and Loose Furniture			
12	Custom Fixed Joinery and Kitchen			
13	Custom-Made Loose Furniture			
14	Outdoor Furniture			
15	Floor - Wood and other Materials			
16	Wall, Ceiling Finishes, and Wallpaper	<div style="border: 2px solid green; padding: 5px;"> </div>		
17	Tiles and Ceramics			
18	Natural Stone, Quartz, and Similar			
19	Curtains and Blinds			
20	Carpets, Rugs, and Fabric			

List of 40 Trades & Vendors

Trade Serial Number 21 to 30

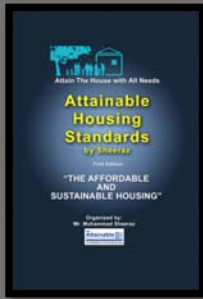
TRADE		VENDORS			
21	Ready Art and Decorative Accessories				
22	Special and Custom Decorative Elements	 <p>المؤسسة الخليجية للأعمال Gulf Business Foundation</p>			
23	Acoustic Material and Cladding				
24	Bedding Accessories and etc. OS&E				
25	Home Automation and Smart Locks	 <p>مؤسسة وادي التقنية المستقبلية FUTURE WAY TECHNICAL SERVICES LLC www.fwt.com.sa</p>			
26	Door Locks and other Hardware	 <p>شركة لوك اند هاندلز ج.م.ل.ل. LOCK & HANDLES CO L.L.C.</p>			
27	Switches, Sockets, and Lights				
28	Chandeliers and other Decorative Lights				
29	Data, Voice, and other Systems				
30	Home Theatre System				

List of 40 Trades & Vendors

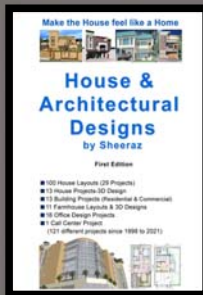
Trade Serial Number 21 to 30

TRADE		VENDORS			
31	Kitchen and Appliances - White Goods	 MOHAMED HAREB AL OTAIBA GROUP			
32	Kitchen Equipment and Accessories	 تراست تجهيزات المطابخ			
33	Plumbing Fixtures - Sanitary Wares	 DANUBE HOME DESTINATION FOR HOME			
34	Sports and Fitness Equipment				
35	Lift and Other Vertical Systems	 GULF ELEVATORS CO. L.L.C.	 Delmon Elevation Lifts Installation LLC		
36	Signage and Branding	 ONERX RETAIL EXPERIENCE DESIGN Retail Exhibitions Interiors Hospitality a subsidiary of SAMSUNG			
37	Water Proofing Roof and Other Areas	 IBRAHIM JUMA BUILDING MAINT. ابراهيم جمعة لصيانة المباني	 ارک اور گریٹے پائروٹنگ کمپنی ARC & GREY Waterproofing company		
38	Water Filtration System	 HITECH WATER TECHNOLOGY L.L.C.			
39	Garage and Parking Gates				
40	Raw Materials and Other Miscellaneous				

Delve into the pages of the Forthcoming Document to Discover the Captivating World of PM Sheeraz and His Literary Legacy, encompassing 5 Extraordinary Books that Ignite Minds and Leaves an Indelible Mark.



Attain The House with All Needs
Attainable Housing Standards by Sheeraz
 "The Affordable and Sustainable Housing"



Make the House feel like a Home
House and Architectural Designs by Sheeraz
 121 different project's designs since 1998 to 2021

This book is about PM Sheeraz & his experience and in continuation of "Attainable Housing Standards by Sheeraz." Standard No. 8 (Architectural Design with Parking) for residence needs without compromising the regulations and Standard No. 9 (Design and Color Customization) for architectural design and amendment by customization.



Pattern Designs by Sheeraz
 50 Pattern Sketches and 200 Colored Patterns

This Book is in continuation of "Attainable Housing Standards by Sheeraz" Standard No. 8 (Architectural Design with Parking) for residence needs without compromising the regulations and Standard No. 9 (Design & Color Customization) for architectural design & amendment by customization

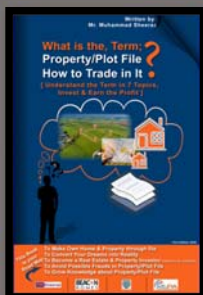


5 Steps to Make Own Home & Safe Property
 16 Informative Charts, 16 Different Forms & More Than 10 Checklists
 And

- How to Avoid Property Frauds!
- Intro for "5 Levels of Assurance in Real Estate by Sheeraz"
- "Title Search / Legal Report"
- The Compound Effect
- Investment in an Unstable Economic Scenario
- 4 Phases Method to Arrange Finance
- S.M.A.R.T. Goal Setting
- SWOT Analysis
- Intrinsic Value & Growth
- Incremental & Cumulative Saving

Other Information & road map to fulfill your dreams & success in life.

This book is the continuation of "Attainable Housing Standards by Sheeraz" Standard No. 7 (Approvals & Ownership) to make sure the authority approvals and ownership of the property.



What is the Term: Property/Plot File How to Trade in it?
 [Understand the Term in 7 Topics, Invest & Earn the Profit]

This book is your Road Map:
 To Make Own Home & Property through file
 To Convert Your Dreams into Reality
 To Become a Real Estate & Property Investor "Subject to all conditions"

To Avoid Possible Frauds in Property/Plot File
 To Grow Knowledge about Property/Plot File

All these above Books "Published by PM Sheeraz" are available in eBook and Printed Format at:

