



CHECKLIST FOR
YOUR NEW HOME

KNOW**HOME**

www.knowhome.in

ABOUT KNOWHOME

KnowHome is a comprehensive guide for all home buying information. With real estate masterminds and professionals on board, KnowHome offers expert content on topics that matter the most when buying a house – such as all about Design and Planning, RERA, Taxation, Home Loans, Legal and Documentation, etc.

We hope that the ready-to-use Checklists compiled in this booklet will help you choose your house, expertly and easily, without missing out on any key aspects that should be considered. Use the checklists to compare different properties on the important pointers and decide on the perfect home for you and your loved ones with KnowHome.

To get access to the detailed content, visit: www.knowhome.in. For any queries, suggestions, questions, please write to expert@knowhome.in or subscribe to our emailers/newsletters by visiting the website now.

Wishing you the best in your Home Buying journey !

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DESIGN AND PLANNING

A house is an integral part of your everyday life and so it is essential to choose a space that is designed to complement your lifestyle, requirements and likings. Therefore, as a home buyer, evaluate a house on the thoughtfulness in design and its lifestyle friendliness. Evaluate every space independently and in entirety using the checklists in this section.

CHECKLIST FOR MASTER PLAN OF PROJECT

MASTER PLAN ESSENTIALS	PROJECTS		
	P1	P2	P3
• Plot-Specific Details like any River or Nallah, High-Tension Cable Lines or City-Level Infrastructure Passing through the Plot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Mandatory Amenity Areas, Open Spaces and Reserved Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Building Coverage - Space Occupied by the Structures as Compared to the Open Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Trees and Green Coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Density of the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Configuration of Units Available in the Housing Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Distance Between the Adjacent Buildings within the Project Premise (preferably, Height:Distance = 1:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Direction of the Buildings / Major Openings from Light and Ventilation Perspective	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Circulation of Pedestrians, Vehicles and Services (preferably no vehicular movement in pedestrian areas)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Presence of Age-appropriate Amenities for all Family Members	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Water Storage, Supply and Drainage Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Location of STPs, Gen-Set, OWC, Water Tanks, Solar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The Proximity, Noise and Activity Levels in the Surrounding Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR FLOOR PLAN AND DRAWINGS

FLOOR PLAN ESSENTIALS	PROJECTS		
	P1	P2	P3
• Total Carpet Area and Dimensions of Each Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Individual Room Layout and Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Structural Members and Future Alterations Possible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check for any Column/Beam Offsets that Obstruct Furniture Placement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sizes/Dimensions of Unutilized Areas Wasted in Passages, Dead Corners etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Assess the Direction and Influx of Sunlight and Fresh Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Furniture Layout and Space Available after Fitting Standard/Required Size Furniture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Plumbing Provisions for Sink, Basin, Toilet, Bathtub etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Water Inlet and Outlet Points, as required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Electrical Outlets – Ease of access of switches for lights, fans etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Dimensions of the Doors, Windows and Openings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR INTERNAL CIRCULATION PATTERN

INTERNAL CIRCULATION PATTERN ESSENTIALS	PROJECTS		
	P1	P2	P3
• Circulation Pattern is Suitable to your Lifestyle, Use and Liking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Evaluate Circulation Pattern with Standard Furniture Marked	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Circulation Path is Clear, Unobstructed and Allows Easy Navigation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Circulation across the House is Interference-free	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Major Activity Areas are Undisturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR **SAMPLE FLAT -** **THINGS TO CHECK AND ASK THE DEVELOPER**

SAMPLE FLAT CHECKS AND ESSENTIALS	PROJECTS		
	P1	P2	P3
• Location, Floor Level, Unit Plan Design and Orientation of Sample Flat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Dimensions of the Sample Flat compared on a Room-to-Room Basis with your Existing House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Comparison with the Specifications Mentioned in the Brochure and the Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Unobstructed Circulation and Easy Navigation throughout the House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Actual Floor to Ceiling Height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Types of Walls and Partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Quality of the Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Size of the Furniture Placed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Make and Size of Kitchen Platform	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sanitary Accessories and any Appliances that Come with the Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Electrical Points and Plumbing Fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Furniture, Light Fixtures and Fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Functionality and Placement of Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Light, Ventilation and External Views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The Locations of the Windows, Terrace/Balcony	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Textured Walls, Modular or Customised Kitchens, Artwork, Carpets and Other Décor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR **LIVABILITY AND HEALTHINESS OF A PROJECT**

PROJECT ESSENTIALS – HEALTH & LIVABILITY	PROJECTS		
	P1	P2	P3
• Use of Green Construction Practices, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Presence of Green Cover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Interaction Spaces for Diverse Age Groups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Designated Zones for Diverse Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Well-designed and Maintained Common Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Thoughtful Landscaping and Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Robust Visitor Management System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Energy Efficient Buildings and Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Flexible Open Spaces for Holistic Wellbeing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Complete Project Safety and Security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Adequate Influx of Natural Light	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Adequate Fresh Air and Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Hygienic Common Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Well-designed Garbage Management System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Water Conservation and Management Practices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Optimised Energy and Electricity Consumption	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Use of Sustainable Energy – Wind, Solar etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR A PRIVACY-CENTRIC HOME

ESSENTIAL PRIVACY FEATURES	PROJECTS		
	P1	P2	P3
• Area Segregation within the House - Public, Semi-private, Private	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Arrangement and Orientation of Buildings in the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Portion of House Visible to a Visitor from the Entrance Door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Distance between the Buildings (Height:Distance = 1:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Distance between Houses on the Same Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Presence of Private Alleyway/Foyer Space at the Entrance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Visibility from and to the Different Rooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Distance between Bedrooms Within the House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Design and Location of the Outdoor Spaces in the House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Levels of Noise Expected during the Day	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR PROJECT SAFETY AND SECURITY

SAFETY AND SECURITY ESSENTIALS	PROJECTS		
	P1	P2	P3
• Strength and Make of the Limiting Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sturdiness of the Railings and Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Entry and Exit Provisions for Vehicles and Pedestrians (preferably, interference free)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Boom Barrier Access of Entrance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Presence of Trained Security Personnel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Mechanics & Robustness of the Visitor Management System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Vehicle and Parking-free Podium and Amenity Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Load Capacity and Built of the Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Power Back-up Provisions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Presence of CCTV surveillance, Common Area Lights, First Aid etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Fire Safety Provisions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Safety Features in Owner and Visitor Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provision for Safe and Easy Online Deliveries and Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• In-home Security (Cooking Gas Facility, Electrical Wiring, Intrusion Safety etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR A PERFECT KITCHEN

KITCHEN DESIGN ESSENTIALS	PROJECTS		
	P1	P2	P3
• Location of the Kitchen with respect to the Entire Layout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Type of the Kitchen – Open, Closed or Semi-Open, as preferred	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Visibility to and from the Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Proximity of the Kitchen to the Entrance, Dining Area and Utility Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Influx of Natural Light and Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Kitchen Platform Dimensions – Shape, Height, Width, Depth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Kitchen Platform Material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Kitchen Triangle – Relative Placement of Hob/Stove, Refrigerator and Sink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Storage Space Available Overhead and Under the Kitchen Platform	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Space for Diverse Kitchen Appliances and Required Electrical Points	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ease of Maintenance & Cleaning of Kitchen Space (Tiles, Dado)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR A PERFECT BEDROOM

BEDROOM DESIGN ESSENTIALS	PROJECTS		
	P1	P2	P3
• Dimensions and Areas of the Individual Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Proximity of the Bedrooms to One Another	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Privacy Offered in Each of the Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Influx and Quality of Natural Light	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ventilation and Flow of Natural Air/Wind	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Levels of Noise During the Day and the Night	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Standard Furniture Sizes in Comparison to the Room Sizes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The Depth of the Niches Provided for Furniture Placement to Avoid Jutting out and Hampering Person Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Beam/Column Offsets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Circulation Space around the Bedroom after Furniture Placement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Volume of Storage Space Available in the Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Location, Fittings, Voltages and Switches of Essential Electrical Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Location of the Bedroom Door with respect to the Toilet Door, Windows, Balcony Openings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR A PERFECT BATHROOM

BATHROOM DESIGN ESSENTIALS	PROJECTS		
	P1	P2	P3
• The Number and Dimensions of the Bathrooms as per Users	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The Space Allocated to the Segregated Dry and Wet Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The Location, Entrance and Orientation of the Bathrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Aesthetics and Colour Scheme	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Window Placement (Type, Size, Direction)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Lighting and Ventilation Available	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Flooring and Tile Size, Drop, Alignment and Make	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Type of Toilet - Indian or Western Commode	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Preference of the Toilet Seat (Size, Shape)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• WC, if present, Type, Size, Height, Shape, Flushing Technology, Tank Capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Duct System and its Fitting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Plumbing System - Type, Supply and Drain System, Layout, Water Sources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Waterproofing and Associated Warranty and Guarantee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The Quality and Quantity of the Bathroom Fittings and Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Electrical Points Placement with Required Voltages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Storage Space Available	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ease of Cleaning and Maintainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR A PERFECT UTILITY AREA

UTILITY AREA DESIGN ESSENTIALS	PROJECTS		
	P1	P2	P3
• Location and Orientation of the Utility Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Dimensions and Space Available	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Light and Ventilation in the Utility and the Kitchen Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Accessibility from the Kitchen and the Entrance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Access Offered to House Helps to the Remaining House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Opening in Duct or External Facing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Space for Required Number and Size of Standard Kitchen Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Entrance Dimensions for Moving Appliances in and Out	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provision for Electrical Appliances and Switches with Required Voltages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Plumbing Provisions – Inlet and Outlet of Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Design Compatibility to Personal Preference of Washing Clothes and Utensils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Multi functionality in terms of Storage Options	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Non-slippery and Adequately-Sloped Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ease of Cleaning and Long-term Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR A PERFECT BALCONY

BALCONY / TERRACE DESIGN ESSENTIALS	PROJECTS		
	P1	P2	P3
• Location, Size and Shape of the Balcony/Terrace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Single-height or Double-height Space as per Liking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Flexibility of Use of the Space as Needed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Accessibility Options to the Balcony/Terrace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Views and Visual Connectivity with the Outside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Privacy Offered – Direction of Opening of the Balcony/Terrace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Wind Flow and Sunlight Received at Different Times of the Day	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Potential Damage due to Weathering and Preventive Measures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Maintainability and Cleaning of the Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Drainage and Piping System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Tile Drop between the Inside and the Balcony/Terrace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provision for the Outdoor Unit of Air-conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Height of the Railings and Parapet Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Type, Make and Strength of the Railings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• For Double-height Outdoor Space, the Placement of the Window of the Floor Above	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provision of Electrical Points and Ease of Access of Switches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Floor Slope towards the Water Outlet/ Drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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LEGAL AND DOCUMENTATION

When buying a house and even thereafter, several legalities and documents come into picture. Along with the basic and essential documents, KnowHome experts emphasize the importance of knowing about home insurance, property title, payment schedules, offers, and maintenance charges etc. when buying a house.

CHECKLIST FOR ASSESSING THE BUILDER'S REPUTATION

ESSENTIAL BUILDER/DEVELOPER CHECKS	PROJECTS		
	P1	P2	P3
• Visit Website of the Developer for Reviewing Past Track Record	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Confirm Regn. with Real Estate Regulatory Authority (RERA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check Customer Complaints on the RERA Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check for Memberships to Revered Bodies and Forums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check Developer Rating from Credit Rating Agencies like CRISIL, ICRA etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check Credibility of Partners/Associates - Construction, Lawyers, Architects etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Research on the Media Footprint and Public Image	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Personally Visit the Completed and Ongoing Projects of the Developer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Have Personal Interactions with Existing Customers in other Projects of the Developer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR COSTS INVOLVED IN HOME BUYING

COSTS INVOLVED IN HOME BUYING	PROJECTS		
	P1	P2	P3
• Loading of Saleable : Carpet Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Basic Rate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Preferential Location Charges (PLC)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Floor Rise Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Parking Space Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Utility Charges (Electricity, Water etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Brokerage Fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Cancellation Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Stamp Duty Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Registration Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Property Tax Costs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Property Insurance Costs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Extra Work/Modification Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Maintenance Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• GST (Good and Service Tax) Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Charges for Clubhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Interior Work Costs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR CHECKING CONSTRUCTION APPROVALS

IMPORTANT CONSTRUCTION APPROVAL CHECKS	PROJECTS		
	P1	P2	P3
• Change in Land Use Approval	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Zonal Approval	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• No Objection Certificates (NOCs) from Relevant Authorities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Building Approval	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Layout Plan as per the Approved FAR or FSI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Utility Installation Approval	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Commencement Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Completion Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Occupancy Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR COST SHEET ESSENTIALS

ESSENTIAL COST SHEET CHECKS	PROJECTS		
	P1	P2	P3
• Check the Ratio of Carpet to Saleable Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Understand and Confirm the Payment Plan (Subvention, CLP etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Confirm Additional Charges Item-wise and the Incidence / Schedule of these Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check GST Slab – 1% or 5%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Calculate Approximate Interest Cost till Possession	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check when the Payment of Maintenance Charges Starts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes:

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CHECKLIST FOR KEY CLAUSES IN THE PURCHASE AGREEMENT

ESSENTIAL CLAUSES IN THE AGREEMENT	PROJECTS		
	P1	P2	P3
• Description of Project and Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Details of Owners, Co-owners and KYC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Disclaimer stating that the Property Title is Clear and Free from Legal Encumbrances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Construction Finance Details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The Value of the Property along with the Payment Schedule	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Possession Date as per Commitment during Booking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The Right to Abort the Deal and Cancellation Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Penalty Clause and Interest Charges for Delay in Payment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Compensation for Delay in Delivery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Clause Regarding Alteration and Modifications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Unit Plan Attached in Annexure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Common Maintenance Charges and Period of Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Defect Liability Period	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Formation of Society and Conveyance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Force Majeure Circumstances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR CHECKS IN A SECOND-HAND HOUSE

CHECKS FOR A SECOND-HAND HOUSE	PROJECTS		
	P1	P2	P3
• Ascertain the Reason of Sale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check the Location of the House - Nearness to Daily Essentials Safety, Security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Age of the Property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Health of the House – Quality of Walls, Fixtures, Plumbing System etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Design of the House – Number of Bedrooms, Bathrooms, Kitchen Layout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Physical Infrastructure Checks – Staircases, Elevators, Fire Exit, Amenities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Past and Predicted Appreciation Trends	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Current Ownership Check	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Important Legal Documents – Approvals Plans, Bank NOC, Utility Bills, Tax Records	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• True Property Valuation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Transfer of Property and Re-registration Processes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Expenses for Repairs and Renovation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Utility Transfer Fees and Miscellaneous Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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CHECKLIST FOR UNDERSTANDING MAINTENANCE CHARGES

MAINTENANCE CHARGES ESSENTIALS	PROJECTS		
	P1	P2	P3
• Definition of Maintenance Charges and what they Include	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Amount of Interest-Free Maintenance Security (IFMS), if any	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Basis for Calculating Maintenance Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• GST on Maintenance Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Date of Start of Maintenance Charges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes:.....
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HOME LOANS

As a homebuyer, knowing about home loans is important for accelerating your home buying journey and working your financial plans to ensure all of your needs are met comprehensively. KnowHome experts believe that knowing about home loans can help you choose the best option available to manage your financial liabilities smartly.

CHECKLIST FOR DOCUMENTS REQUIRED FOR HOME LOAN

ESSENTIAL HOME LOAN DOCUMENTS	CHECK
• Duly Filled Home Loan Application Form	<input type="checkbox"/>
• Passport Size Photographs	<input type="checkbox"/>
• Identity Proof Documents	<input type="checkbox"/>
• Age Proof Documents	<input type="checkbox"/>
• Residence/Address Proof Documents	<input type="checkbox"/>
• Income Documents – Specific to Salaried and Self-Employed Individuals	<input type="checkbox"/>
• Property Documents	<input type="checkbox"/>

Notes:.....
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CHECKLIST FOR HOME LOAN DETAILS AND CHARGES

ESSENTIALS ABOUT HOME LOAN & CHARGES

CHECK

- Check your Credit Profile and Credit Score
- Check and Confirm Loan to Value (LTV) Ratio
- Calculate your Pre-EMI Interest
- Check and Confirm the Principal Amount
- Check and Confirm Total Interest Amount and Interest Rate
- Confirm Loan Tenure and Check Options for Lowering EMI
- Evaluate Fixed Interest Rate or Floating Interest Rate
- Check Charges for Partial Pre-payment of Loan or for Availing Additional Loan
- Understand the Other Additional Costs Involved in Availing a Loan
- Understand Documents to be Received from the Bank Every Year
- If relevant, Check for Offers Available for Women Homebuyers

Notes:.....
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CHECKLIST FOR HOME LOAN PROCESS

HOME LOAN BASIC - PROCESS

CHECK

- | | |
|--|--|
| <ul style="list-style-type: none"> • Identifying the Bank or Financial Institution • Filling the Loan Application Form • Submitting the Relevant Documents • Paying the Processing Fee • Scrutiny and Verification of Applicant/s by the Lender • Processing of the Offer Letter • Verification of Property • Disbursal of the Home Loan | <input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/> |
|--|--|

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CHECKLIST FOR HOME LOAN ELIGIBILITY CHECK BY BANK

HOME LOAN ESSENTIALS – ELIGIBILITY
CHECK

- Understand the term – Prime Audience Category
- Check your Credit Profile and Score
- Know about the Basis of Home Loan Amount Calculation
- Understand FOIR Calculation
- Procure the Financial Institution's or Bank's Credit Policy
- Use Online Calculator for Self-Eligibility Calculation
- Calculate Loan to Value Ratio (LTV)
- Evaluate the Market Value of Property against the Agreement Value
- Understand the Total Costs Involved in Availing a Loan

Notes:.....
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OTHER IMPORTANT CHECKS

The KnowHome experts have mined various domains to develop relevant content for you pertaining to important home buying aspects and concerns. Knowing about these various aspects will give you a rounded understanding of your own needs, the options available and the likely hits and misses.

CHECKLIST FOR THE FIRST CONVERSATION WITH A DEVELOPER

FIRST CONVERSATION – THINGS TO ASK	PROJECTS		
	P1	P2	P3
• RERA Registration Number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Names and Locations of Completed Projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Master Plan and Phases of Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Unit Configurations Available	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Dimensions – Unit Areas in Square Feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Possession Date	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Stage of Construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Payment Plan/Schedule	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Connectivity and Accessibility of the Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Public Infrastructure Available within a 2-km Radius	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Present and Expected Rental Yield	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Historical and Predicted Appreciation Trend	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Proposed Future Physical and Social Infrastructure Developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes:.....
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CHECKLIST FOR LOCATION CHECKS

ESSENTIAL LOCATION CHECKS	PROJECTS		
	P1	P2	P3
• Visit the Project Location for a Physical Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check the Public and Transport Infrastructure in the Vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ascertain the Accessibility and Connectivity Offered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check Levels of Sound, Visual and Air Pollution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check Neighbourhood Facilities – ATMs, Grocery Stores, Schools, Malls etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check Access to Service Providers – Food, Cabs, DTH, Internet etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Conduct Online Research on the Proposed Infrastructure Developments in the Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check Online Details of RERA Registered Projects in the Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Check Available Information for Rental and Appreciation Trends in the Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes:.....
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Thank You !

Thank you for letting **KnowHome** become a part of your Home Buying journey. We hope these expert curated checklists have helped you choose your dream house better. For more exciting content on various aspects of home buying and thereafter, visit: www.knowhome.in.



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