

ARCHITECTURE / INTERIOR / TURNKEY / PREFAB / FURNITURE

NICE NRC

Where *Chaos* becomes *Craft*

01. Projects

SELECTED WORKS SHAPED BY
CONTEXT, PRECISION, AND INTENT

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04. Ethos

CLARITY IN THOUGHT,
RESTRAINT IN EXECUTION

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02. Industries

ACROSS SECTORS WHERE DESIGN
MEETS REAL-WORLD COMPLEXITY

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05. Vision

TO SHAPE SPACES THAT
ENDURE BEYOND TRENDS

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03. Team

A FOCUSED COLLECTIVE OF
DESIGNERS, THINKERS, AND BUILDERS

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Vyasa

Turnkey Project

PLOT AREA

10900 sq ft

BUILT-UP AREA

7600 sq ft

📍 Dehradun, Uttarakhand





1 **2 Months**
Design and Planning

2 **1.5 Months**
Authority Approvals

3 **11 Months**
Structure and Services

4 **4 Months**
Final Finishes & Handover



PROJECT BUDGET

INR **1.60 Cr**



Designed to blend openness with privacy while ensuring seamless circulation and functional living

★ Premium facade identity

★ Integrated design & build process

★ Low-maintenance material strategy

★ Natural light & ventilation driven planning

Node House

Turnkey Project

PLOT AREA

3250 sq ft

BUILT-UP AREA

6900 sq ft

📍 Dehradun, Uttarakhand





- 1** **2 Months**

Design, Planning & Approvals
- 2** **1.5 Months**

Authority Approvals
- 3** **11 Months**

Structure and Services
- 4** **4 Months**

Final Finishes & Handover



PROJECT BUDGET

INR 1.07 Cr



Parametric design meets modern luxury. Built to impress and designed for comfortable, secure living.

- ✦ Parametric Facade Design
- ✦ Imported Furniture (Turnkey)
- ✦ Sensor-Based Security System
- ✦ Fully App-Controlled Environment

The Echo

Turnkey Project

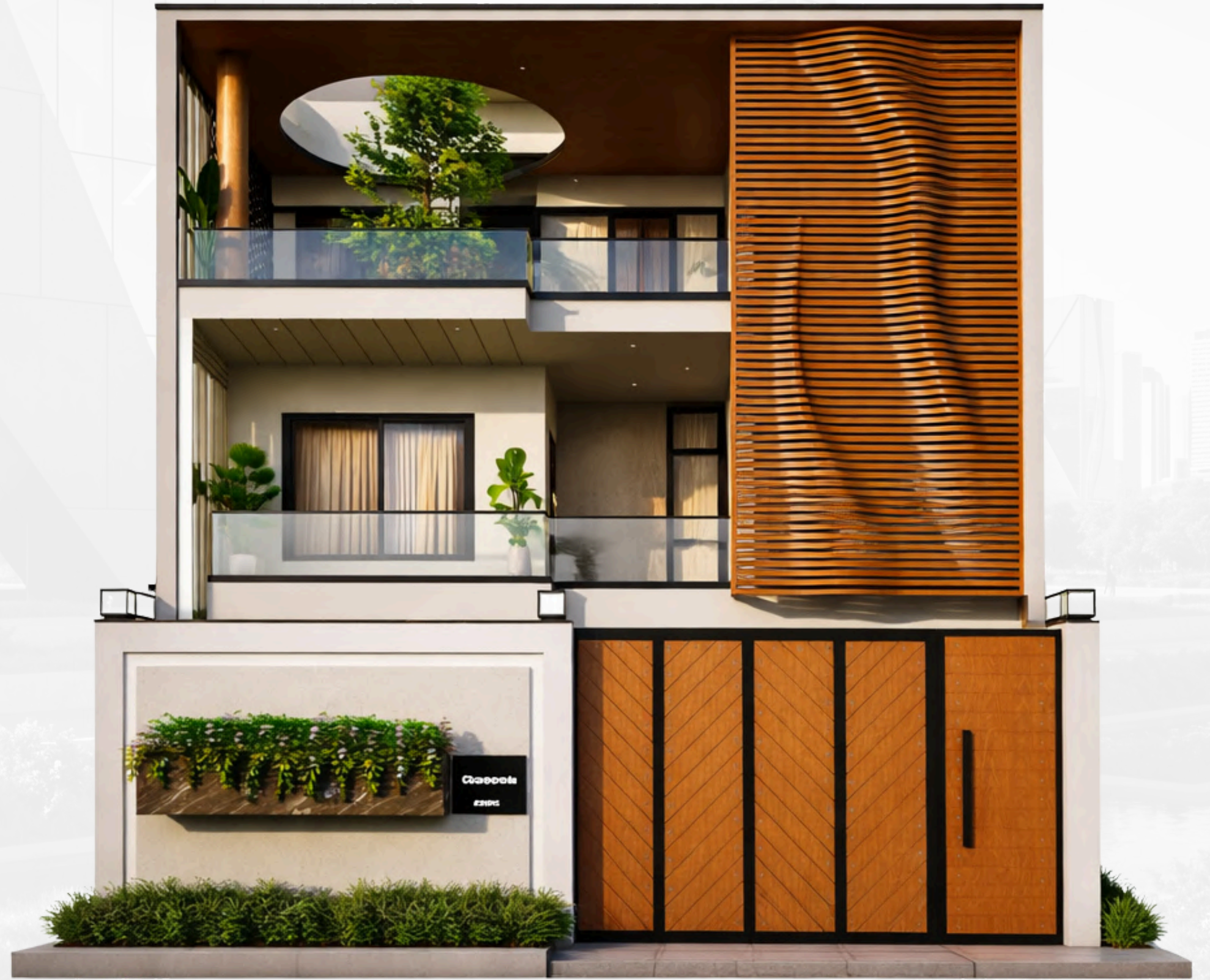
PLOT AREA

3400 sq ft

BUILT-UP AREA

5650 sq ft

📍 Dehradun, Uttarakhand



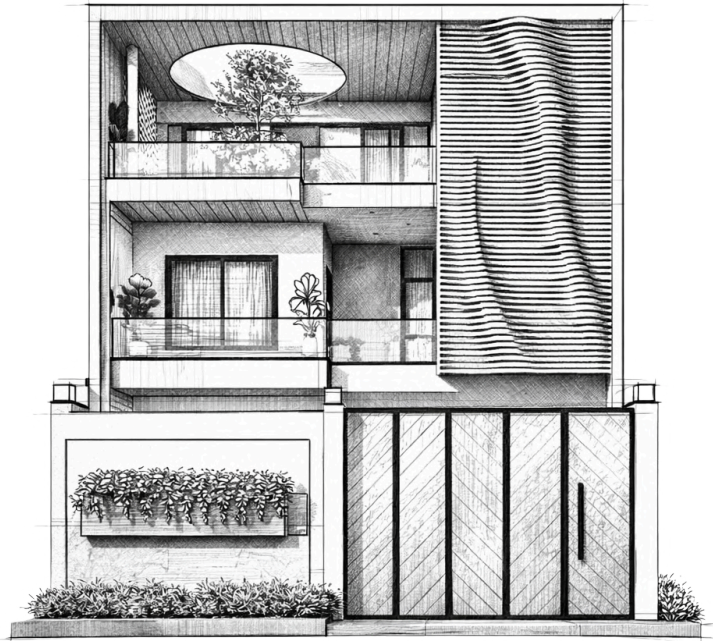


1 **2 Months**
Design and Planning

2 **1.5 Months**
Authority Approvals

3 **8 Months**
Structure and Services

4 **4 Months**
Final Finishes & Handover



PROJECT BUDGET

INR **1.53 Cr**



Modern design focused on privacy, with a strong visual identity shaped by it's eco-led approach.

✦ End-to-end execution

✦ Curved Feature Roof - Slab Element

✦ Integrated design & build process

✦ Screen Element (Wood Finish)

Gumber's

Turnkey Project

PLOT AREA

3700sq ft

BUILT-UP AREA

5260 sq ft

📍 Dehradun, Uttarakhand





1 **2 Months**
Design, Planning & Approvals

2 **1.5 Months**
Authority Approvals

3 **10 Months**
Structure and Services

4 **2 Months**
Final Finishes & Handover



PROJECT BUDGET

INR **1.07 Cr**



A modern luxury home with classical discipline and controlled, well-balanced detailing.

✦ Symmetrical facade

✦ Natural light Optimization

✦ Neutral Material Palette

✦ Customised Furniture

Sierra Sky

Turnkey Project

PLOT AREA

12850 sq ft

BUILT-UP AREA

6900 sq ft

📍 Dehradun, Uttarakhand





1 1.5 Months
Design and Planning

2 1.5 Months
Authority Approvals

3 10 Months
Structure and Services

4 4 Months
Final Finishes & Handover



PROJECT BUDGET

INR **1.70 Cr**



A contemporary residence with classical proportions, defined by bold arches & warm material contrast.

✦ Remote Location Execution

✦ Contrasting Exposed Brick and Plaster

✦ Grand Arched entrance

✦ Modern Minimalism

Villa Aurelia

Consultancy

PLOT AREA

14680 sq ft

BUILT-UP AREA

13540 sq ft

LANDSCAPING

7650 sq ft

📍 Kotabagh, Uttarakhand





1 **1.5 Months**
Spatial layout, site planning & facade design

2 **1 Month**
Architecture Services & Working Drawings

3 **1.5 Months**
Interiors and Woodwork

4 **1 Month**
Landscaping



CONSULTANCY BUDGET

INR **13.5 Lac**



Classical Spanish elements with arched forms, tiled roofs, and a warm palette.

✦ Spanish Villa Inspired Facade

✦ Grand Entrance Experience

✦ Execution Ready Drawings

✦ Central Courtyard Planning

SA Residency

PLOT AREA

12850 sq ft

BUILT-UP AREA

6900 sq ft

Turnkey Project

📍 Dehradun, Uttarakhand



1 **3 Months**
Design and Planning

2 **3 Months**
Authority Approvals

3 **15 Months**
Structure and Services

4 **6 Months**
Final Finishes & Handover



FINAL PROJECT BUDGET

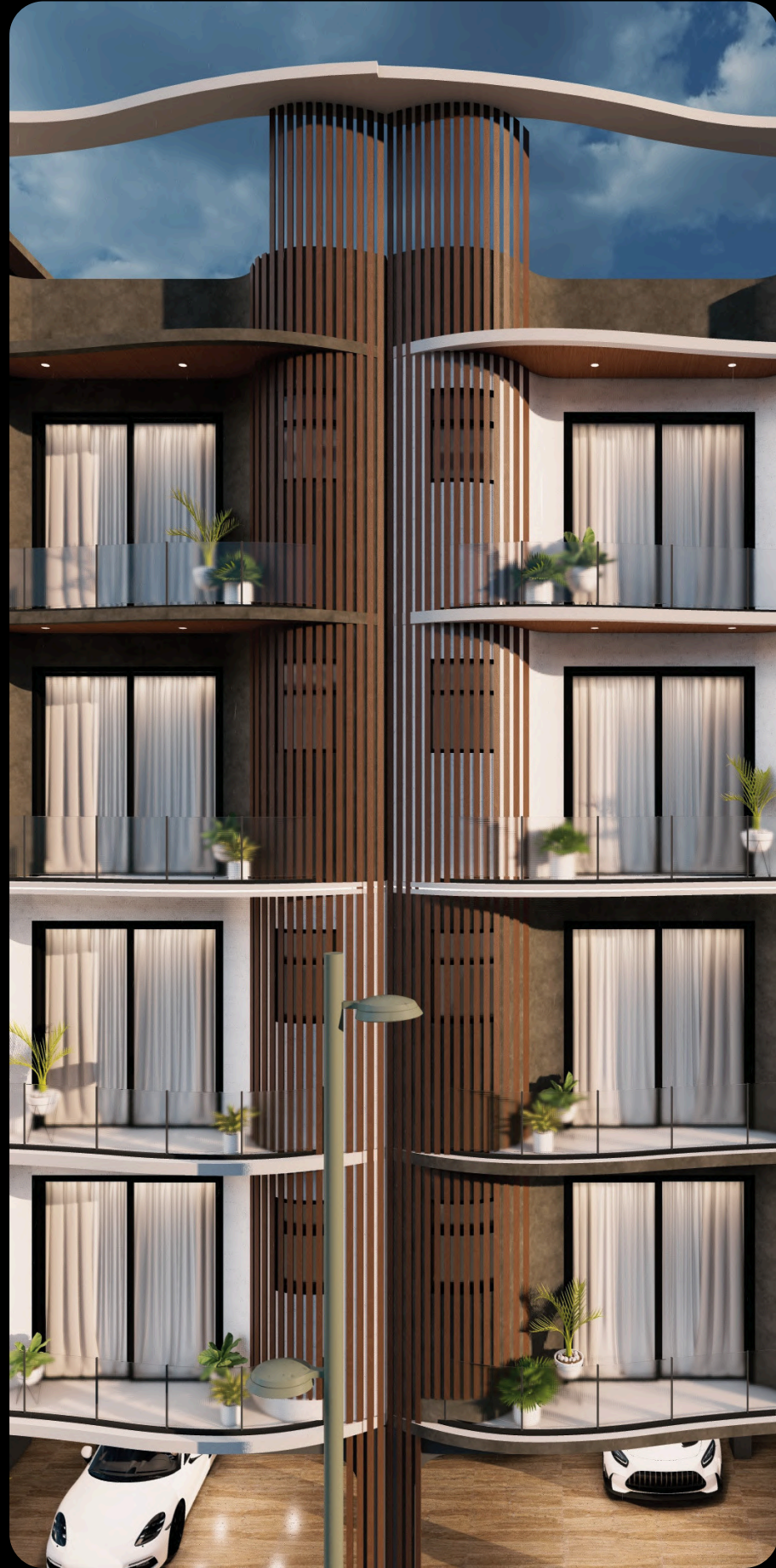
Time Taken for Completion **22 Mo**

INR **1.3 Cr**

Delivered at **a large residential scale**, the project addresses complex infrastructure with a structured turnkey approach. Planning, unit layouts, and shared amenities are **designed to optimize efficiency, enhance livability, and ensure long-term value.**

- ✦ Structure Turnkey Execution
- ✦ Cost-Efficient Modular Planning
- ✦ Privacy Focused Design
- ✦ High-Recall Façade





Om Kalyanam

PLOT AREA

172500sq ft

BUILT-UP AREA

1,08,200 sq ft

Consultancy

Dehradun, Uttarakhand



1 20 Months
Construction

2 6 Months
Landscaping

3 7 Months
Interiors & Handover



Consultancy Budget

Time Taken for Completion **10 Mo**

INR **55 Lac**

The resort is planned around a central landscaped court, creating a strong visual and social anchor while allowing all units to engage with the open space. Built forms are positioned based on sun movement and views, ensuring natural light, comfort, and a seamless connection with the surrounding landscape.

- ✦ Resort Planning & Construction
- ✦ Guest-Centric Spatial Planning
- ✦ Sloped & Cantilever Roof Forms
- ✦ Optimized Views, Privacy & Circulation





The Hosteller

PLOT AREA
3250 sq ft

BUILT-UP AREA
19800 sq ft

Turnkey (Interior)

📍 Dehradun, Uttarakhand





1 **1 Months**
Design, Planning & Approvals



2 **2 Months**
Services & Finishing Works



3 **5 Months**
Finishing and Interiors

FINAL PROJECT BUDGET

Time Taken for Completion **8 Mo**

INR **98 Lac**

Executed in a **remote setting** with complete control, the project aligns design with brand intent through a precise turnkey approach. Layout planning, dorm design, and shared spaces are structured to **improve occupancy, strengthen ADR, and elevate the overall guest experience.**

- ✦ Brand-Aligned Design
- ✦ High-Engagement Social Zones
- ✦ Operationally Efficient Layout
- ✦ Controlled timelines & site coordination





Punarnava

PLOT AREA

41500 sq ft

BUILT-UP AREA

9200 sq ft

Turnkey Project

📍 Dehradun, Uttarakhand



1 **2 Months**
Design and Planning



2 **2 Months**
Authority Approvals



3 **10 Months**
Structure and Services



4 **4 Months**
Final Finishes & Handover

FINAL PROJECT BUDGET

Time Taken for Completion **18 Mo**

INR **2.35 Cr**

Set within a natural context, the project is designed to blend seamlessly with its surroundings, creating a calm and immersive retreat. Delivered through a precise turnkey approach, **ensuring design consistency, timeline control, and stronger experiential value.**

- ✦ Nature-Integrated Architectural Planning
- ✦ Landscape-Led Planning Enhancing Asset Appeal
- ✦ Low-Impact, Context-Sensitive Development
- ✦ Retreat-Style Ambience for Premium Positioning





HRDA Sports Complex

PLOT AREA
42000 sq ft

BUILT-UP AREA
35000 sq ft

Turnkey Project

📍 Dehradun, Uttarakhand



1 **2 Months**
Design and Planning

2 **14 Months**
Structure and Services

3 **5 Months**
Final Finishes & Handover



FINAL PROJECT BUDGET

Time Taken for Completion **21 Mo**

INR 6.60 Cr

A high-impact public sports facility designed as both an active hub and a strong visual landmark. Delivered through a structured approach, ensuring efficiency, scalability, and long-term performance in high-footfall use.

- Multi-Activity Zoning
- Low-Maintenance Material Strategy
- Integrated Indoor & Outdoor Sports
- Sports-Driven Architectural Identity





Zostel

PLOT AREA
37600 sq ft

BUILT-UP AREA
24800 sq ft

Turnkey Project

📍 Dehradun, Uttarakhand





1 **2 Months**
Design, Planning & Approvals



2 **2 Months**
Structure and Services



3 **4 Months**
Final Finishes & Handover

FINAL PROJECT BUDGET

Time Taken for Completion **12 Mo**

INR **3.29 Cr**

Executed in a remote setting, the project integrates brand-aligned design with interior turnkey delivery and manufacturing integration to shape a high-performing hospitality asset. Planning of layouts and common areas is **structured to strengthen revenue performance**.

- ✦ Interior Turnkey Execution
- ✦ Extreme remote site Delivery
- ✦ High-Impact Guest Experience
- ✦ Design-Led Increase in ADR







***Operational Experience* Across Build Types**

HOSPITALITY / RESIDENTIAL / COMMERCIAL / GOVT. INFRA

Approach, Defined by *Context*



Residential + Renovation

DECISIONS CHANGE MID-BUILD.
MOST COST OVERRUNS START HERE.



Hospitality + Commercial

DELAYS DON'T PUSH TIMELINES.
THEY ERASE REVENUE.



Government + Mixed-Use

SCALE INTRODUCES COORDINATION.
STRUCTURE KEEPS IT COHERENT.

Consistency, applied across complexity.

Cost Clarity

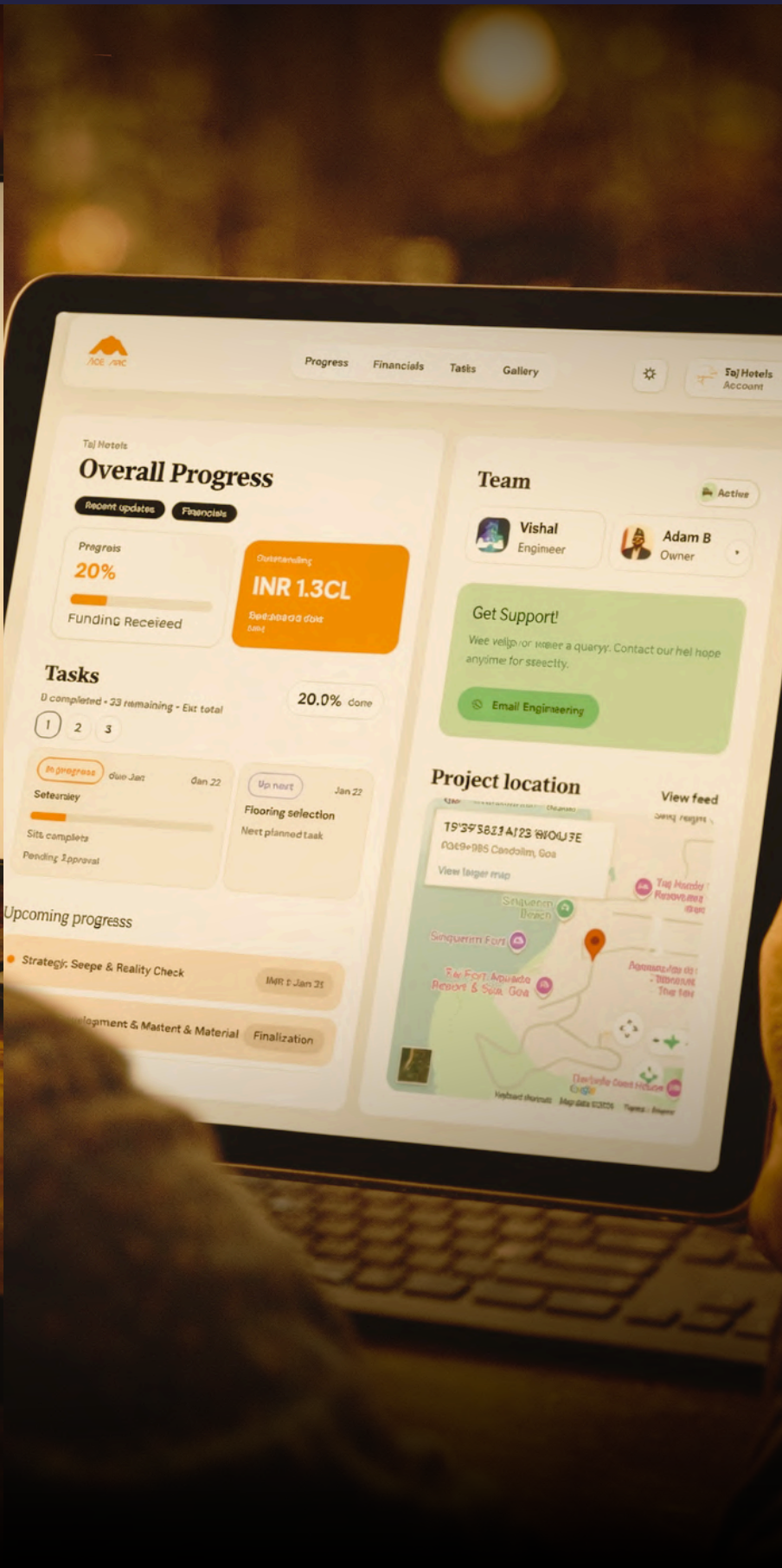
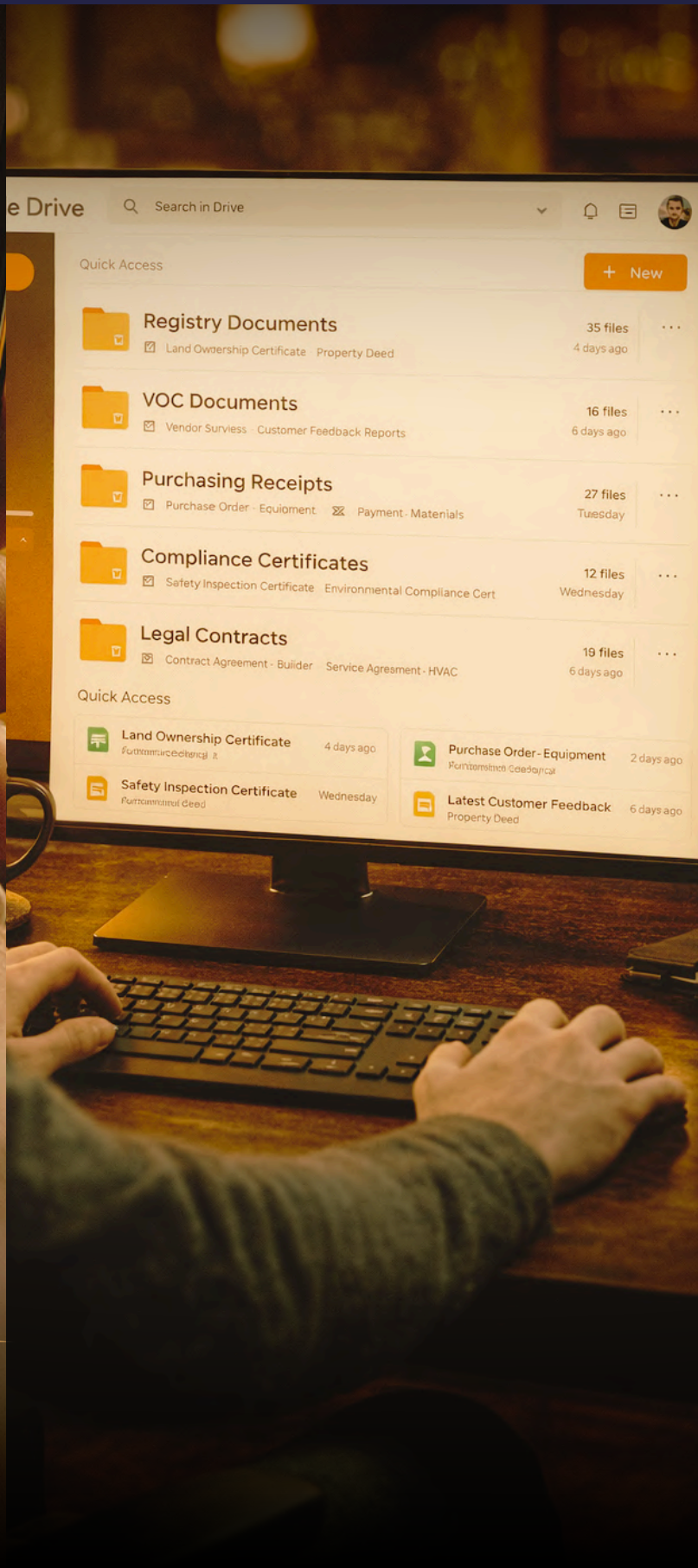
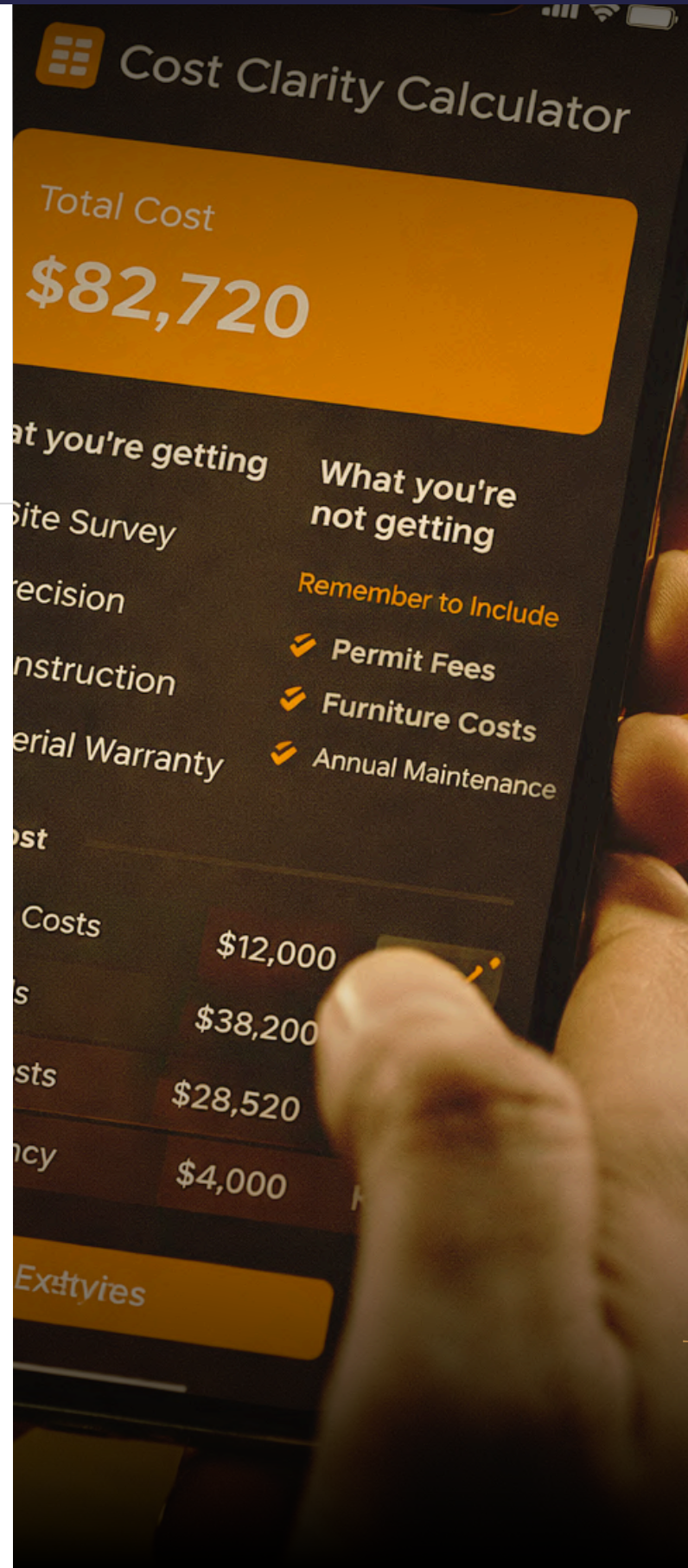
Integrated from the beginning.

Documentation

Fully digitised and systematically maintained.

Tracking

Real-time visibility through a centralised hub.



Built as a close, coordinated team across design and execution.

A team of
52

working across design,
site, and operations.

8+
Years of Practice

90+
Projects Delivered

“

Note from the Founder

Ace Arc was built with a simple intent to bring clarity and structure to the way projects are designed and executed. That approach continues to guide the work.

– Ar.Rishabh Tyagi
(Founder)



100% of turnkey projects *exceed* their original budgets.

published study in IIUM journals.

Our Offer

Transparency

System-Led

Applied Experience



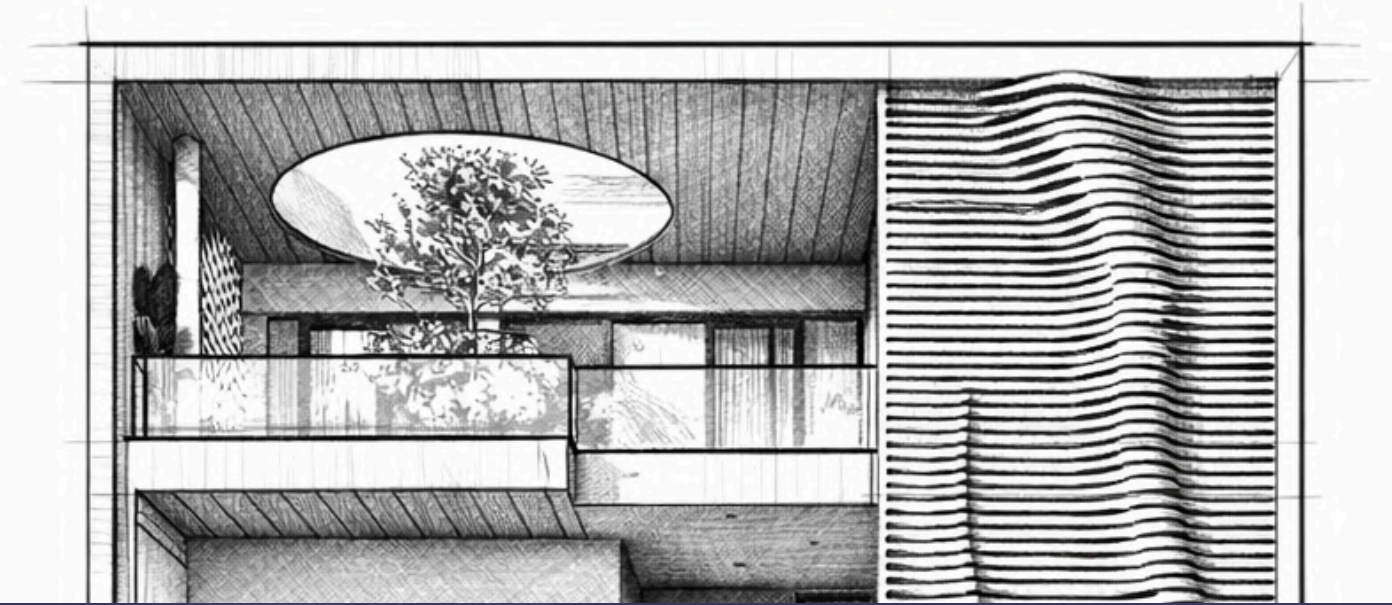
99.08% of our turnkey projects have been delivered *within budget*

Ace Arc Analytics

Architecture

FOR US, ARCHITECTURE BEGINS WITH PEOPLE.

HOW THEY MOVE, HOW THEY LIVE, HOW THEY USE A SPACE OVER TIME. WE DESIGN WITH INTENT AND CLARITY, SHAPING ENVIRONMENTS THAT FEEL NATURAL, WORK EFFORTLESSLY, AND STAY RELEVANT LONG AFTER THEY ARE BUILT.



Interiors

INTERIORS ARE WHERE A SPACE BECOMES YOURS.

WE FOCUS ON COMFORT, PROPORTION, AND DETAIL, CREATING ENVIRONMENTS THAT FEEL CALM, BALANCED, AND COMPLETE. EVERY ELEMENT HAS A PURPOSE, AND TOGETHER THEY FORM A SPACE YOU ACTUALLY WANT TO LIVE IN.

Turnkey

TURNKEY IS ABOUT TAKING RESPONSIBILITY FROM START TO FINISH.

WE HANDLE DESIGN, COORDINATION, AND EXECUTION AS ONE SEAMLESS PROCESS, SO WHAT IS IMAGINED IS EXACTLY WHAT GETS BUILT AND HANDED OVER WITHOUT COMPROMISE.





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