



# Real Estate Township Project Execution & AI ERP TicketingOS

Villas · Duplex · Tenements · Flats · Shops · Offices · Club House + Pool + Post-Handover Maintenance

Legal integrated · Construction linked payment · AI automation ready

## 1. Township Project Master Execution Structure (ID + Progress)

ID	Order Item	Department	Process	Activity	Progress %
1001	MASTER PLAN	Design & Approvals	LAYOUT	Site Planning & Zoning	100
1002	MASTER PLAN	Legal	APPROVAL	RERA Registration	90
1003	MASTER PLAN	Legal	APPROVAL	Environmental Clearance	85
1010	ARCH DRAWING	Design & Approvals	REVISION	Villa/Duplex GFC Drawings	100
1011	ARCH DRAWING	Design & Approvals	REVISION	Flat/Tenement GFC Drawings	100
1012	ARCH DRAWING	Design & Approvals	REVISION	Club House & Pool Drawings	95
1020	STRUCTURE	Civil Execution	CONSTRUCTION	Excavation & Footing	100
1021	STRUCTURE	Civil Execution	CONSTRUCTION	Slab Pouring (Floor-wise)	70
1022	STRUCTURE	Civil Execution	CONSTRUCTION	Brickwork & Plastering	55

ID	Order Item	Department	Process	Activity	Progress %
1030	MEP WORKS	MEP Execution	ELECTRICAL	Wiring & Panel Installation	50
1031	MEP WORKS	MEP Execution	PLUMBING	Internal & External Lines	55
1032	MEP WORKS	MEP Execution	FIRE FIGHTING	Hydrant & Sprinkler	40
1040	FINISHING	Civil Execution	FLOORING	Tiles & Marble	45
1041	FINISHING	Civil Execution	PAINTING	Internal & External	40
1042	FINISHING	Civil Execution	WOODWORK	Doors & Wardrobes	35
1050	AMENITIES	Site Execution	CLUB HOUSE	Finishing & Pool Tiling	30
1051	AMENITIES	Site Execution	SWIMMING POOL	Filtration & Deck Work	25
1052	AMENITIES	Site Execution	LANDSCAPING	Gardening & Pathways	20
1060	HANDOVER	Quality & Legal	SNAGGING	Unit Inspection & Punch List	15
1061	HANDOVER	Legal	OC	Occupation Certificate	10
1062	HANDOVER	CRM	HANDOVER	Unit Handover to Buyer	5

## 2. Township Project Lifecycle Workflow

Land Acquisition



Master Planning



RERA + Approvals



GFC Drawings

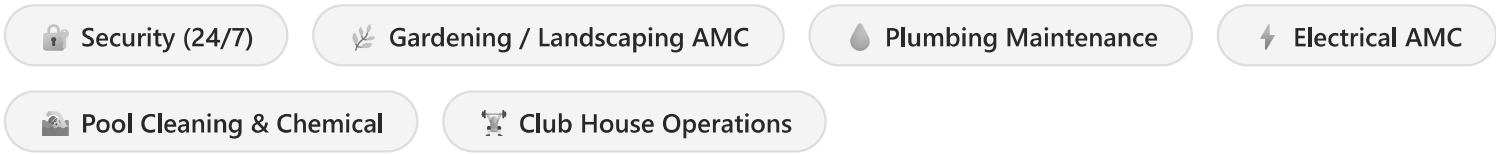


Procurement






### Post-Handover Services Included




## 3. Billing & Payment Release Structure (Construction-Linked)


Stage	Release Condition	Payment %
Booking	Application + Allotment Letter	10%
Agreement	BBA + Registration	10%
Excavation & Footing	Completion Certificate from Engg	10%
Slab Completion (Ground)	Structural Engineer Sign-off	10%
Slab Completion (Per Floor)	Per floor completion (max 4 floors)	10% each
Brickwork & Plastering	Wall finish complete	10%
Flooring & Painting	Ready for fixing	10%


Stage	Release Condition	Payment %
Fixture & MEP Fixing	Plumbing/Electrical fit-outs	10%
OC Received	Legal OC copy submitted	10%
Handover	Possession letter + Handover	10%
Maintenance Deposit	Collected at handover	2% extra
GST & Registration	As per actual (extra)	—

 Legal retention: 5% held until final registration & association handover


## 4. ERP Module Mapping for Real Estate Township


 **Legal** –  
RERA filings,  
Title search,  
Agreement  
vetting, OC  
tracking,  
Registry

 **CRM** –  
Lead mgmt,  
Site visit  
booking,  
Allotment,  
Payment  
follow-up


 **Design  
& Approvals**  
– Drawing  
version  
control, NOC  
mgmt, GFC  
tracking

 **Procurement**  
– Bulk  
material PO,  
Vendor  
payment,  
Delivery  
schedule

 **Project  
Execution** –  
Slab-wise  
progress,  
Finishing %,  
Snagging list

 **Finance**  
– RA bills,  
GST input  
credit, Home  
loan  
disbursement  
tracking

 **Maintenance** – Post-handover AMC, Security roster, Gardening schedule, Plumbing tickets

 **Club House Ops** – Pool chemical log, Gym booking, Event mgmt


**QA/QC** – Material test reports, Slab casting checklist, Pool tile adhesion test


## 5. AI-Based Real Estate ERP Automation (TicketingOS Style)

Function	AI Automation
Auto RA Bill	Slab completion triggers payment demand letter + buyer SMS/WhatsApp
Legal Document OCR	Title deed, RERA, OC auto-indexing & deadline alerts
Snagging Ticket	Buyer reports via WhatsApp → auto assigned to contractor
Delay Prediction	Slab vs baseline progress → AI alerts project manager
Maintenance Scheduling	Gardening roster, Pool cleaning, Security shift rotation auto-generated
Plumbing/Electric Ticket	AI routing to nearest available technician (Geo-based)
Inventory Reorder	Tiles, paint, cement below threshold → PO generated to vendor
Buyer Communication Bot	Auto status: slab cast, painting start, handover date estimation
Club House Booking	Peak hour optimization + resident ID validation via Face/Tag

Function	AI Automation
Escalation Matrix	Snagging unresolved > 3 days → site engineer → PM → Legal hold

## 6. Final Real Estate ERP + TicketingOS Architecture

 **Client / Resident Side** : Inquiry → Site Visit → Booking → Agreement → Payment → Construction Tracking → Snagging Ticket → Handover → Maintenance Request → Club House Booking

 **Internal ERP Side** : Sales → Legal → Design → Procurement → Project Execution → QA/QC → Finance → Maintenance Ops → Club House Ops

 **AI TicketingOS Side** : AI Payment Demand → AI Snagging Ticket → AI Maintenance Assignment → AI Legal Escalation → AI Delay Alert → AI Resident Communication → AI Gardening/Security Roster

## Legal Department & Compliance Workflow

- **Pre-Construction** – Land title verification, RERA registration, environmental/forest clearances, fire NOC, building plan sanction.
- **During Construction** – Builder-buyer agreement drafting, tripartite agreement with banks, progress-linked legal certificate for payment, GST & TDS compliance.
- **Post-Construction** – Occupation Certificate (OC) filing from local authority, formation of Residents Welfare Association (RWA), conveyance deed, maintenance agreement registration.
- **Maintenance Legal** – Bye-laws for club house usage, security contract SLA, gardening AMC, liability waiver for pool, rental/lease deeds for shops & offices.

⚡ **Payment schedule as per RERA guidelines (India)** – linked to construction milestones, no arbitrary demand. Late payment penalties & refund clauses legally enforceable.

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📄 AI ERP TicketingOS Real Estate Edition – Designed for townships, group housing, mixed-use developments.  
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