



IRU CONSULTING



IRU CONSULTEC PVT LTD COMPANY PROFILE

www.iruconsultec.com

About US & Team

IRU Consultec Private Limited is a design consultancy that takes a modern approach to building design through Building Information Modelling (BIM). With a strong foundation in technical expertise and a keen eye for detail, we're committed to delivering high-quality outcomes in every project.

We specialize in detailed design and modeling across three key areas: **Architecture**, **Structure**, and **MEP systems** (Mechanical, Electrical, Plumbing). By using advanced BIM tools, we help teams work together more effectively, reduce errors, and deliver projects with accuracy and speed.

Our Vision

- To provide smart and dependable design solutions through BIM, making building projects more efficient and easier to manage.

Our Mission

- To deliver reliable and cost-effective BIM design services for Civil and MEP projects.
- To build long-term client partnerships through professionalism, transparency, and timely delivery.
- To continuously improve by learning new skills and embracing modern technologies

Our Expertise

At **IRU Consultec Private Limited**, we offer specialized services across key areas of the construction and design process:

- Architecture & Structural Design (2D & BIM)
- MEP Design (2D & BIM)
- Pre-Bid & Cost Estimation
- Value Engineering – Civil & MEP
- Product Identification – Civil & MEP
- As-Built Drawings & Project Closeout Documentation



LEVEL OF DEVELOPMENT



- **LOD 100 (Pre-Design):** Basic conceptual model defining overall massing and approximate layout.
- **LOD 200 (Schematic Design):** Generalized model showing major systems, shapes, and approximate sizes.
- **LOD 300 (Design Development):** Detailed design with accurate geometry and spatial coordination.
- **LOD 350 (Construction Documents):** Comprehensive drawings and specifications ready for construction.
- **LOD 400 (Construction Stage):** Fabrication and installation details with precise information for execution.
- **LOD 500 (As-Built):** Final model reflecting the completed project, used for operations and maintenance.

BIM Models & Executed Site Images

Project- TATA ODEON Residential Project.



Pump Room – BIM Model



Pump Room – Executed Site Image

Project- D6-1B Office Building



Exterior view – BIM Model



Exterior view– Executed Site Image

Our Core Services

■ Civil Design

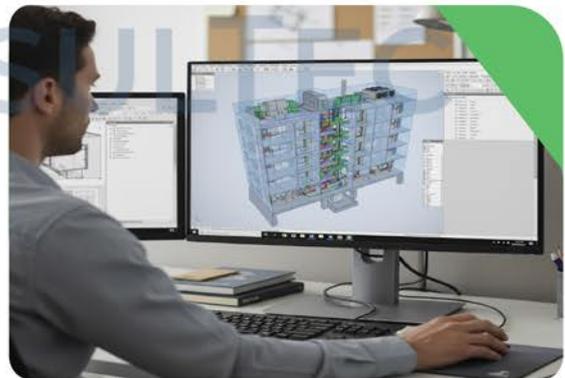
- 3D Modeling of Structures & Architecture
- Site Planning & Terrain Analysis
- Interior Design
- Façade Design & Detailing
- Balcony Railing Design
- Rendering videos/Walkthroughs



■ MEP DESIGN (Mechanical, Electrical, and Plumbing)

Electrical Design

- Lighting, small power design
- Power Distribution
- Low Voltage System (Data, CCTV, Access Control System)
- Earthing & Lightning Protection
- Load Calculations & Panel Schedules
- Renewable Energy System



Plumbing Design

- Water Supply Systems
- Drainage & Wastewater Systems
- Rainwater Harvesting
- Pump Room Design



Mechanical Design

- HVAC System Design
- Ductwork Layout & Sizing
- Chiller & Boiler Systems
- Thermal Load Calculations



Fire Fighting Design

- Fire Hydrant System
- Sprinkler System Design
- Fire Extinguishing Systems
- Fire Alarm & Detection Systems
- Pump Room & Equipment Layout

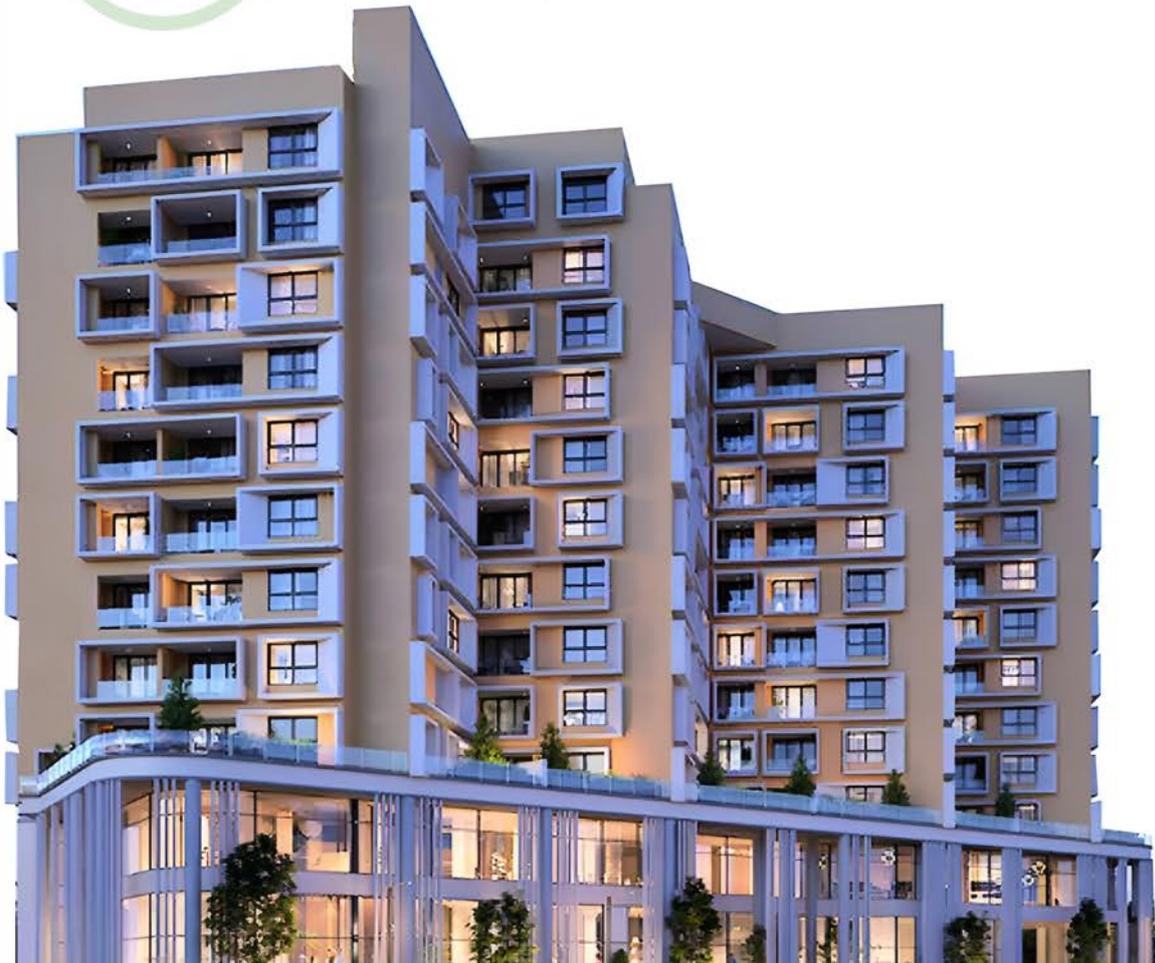
Pre-Bid & Cost Estimation

- Tender Document Review
- Quantity Takeoff (QTO)
- Detailed Cost Estimation
- Rate Analysis
- BOQ Preparation & Validation
- Value Engineering Support
- Preliminary Project Scheduling
- BIM-Integrated Estimation (5D BIM)
- Client & Vendor Coordination



As-Built Drawings & Project Closeout Documentation

- As-Built Drawings – CAD & BIM-Based Deliverables for Civil & MEP
- Operation & Maintenance (O&M) Manuals
- Testing, Commissioning & Inspection Reports
- Project Summary & Completion Report



BIM PROGRESS



Our Projects



OCEAN FRONT RESIDENCE



SOLITAIRE



RAINCREST RESIDENCE



TATA ODEON



RAINCORAL RESIDENCE



TATA NAADHEE



RAINPEARL RESIDENCE



D61B-OFFICE BUILDING

SCOPE OF WORK



Architectural

Full 3D model representing walls, floors, ceilings, roofs, doors, windows, and finishes.



Structural

Full 3D model representing foundations, columns, beams, slabs, shear walls, and bracing.



MEP (Mechanical, Electrical, Plumbing)

Full 3D Model for HVAC System, Fire Protection System, Electrical System, Plumbing System and ELV & Security System.



As-Built Documentation closeout

Preparation of accurate As-Built drawings reflecting all site modifications and final installations. Completion of project close-out with documentation, testing, commissioning, and client handover.

Our Valuable Clients



TATA HOUSING

SANDAL
MAURITIUS



IRU CONSULTTEC

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