



BASIC PACKAGE

Rs. 1,450 / sq.ft (Turnkey)

Cost-Effective Turnkey Solution | Estimated Timeline: 7 to 8 months

About INFRA36

INFRA36 is a trusted residential & commercial construction company committed to delivering high-quality construction with transparency, timely completion, and budget-friendly solutions. We specialise in building durable, modern, and well-planned spaces that perfectly match our clients' vision and lifestyle.

At INFRA36, we focus on quality materials, skilled workmanship, modern construction techniques, and complete customer satisfaction at every stage of the project — from planning and design to execution and final handover.

Design & Planning

Specification	Details
Architectural Drawing	2D Floor Plan
Structural Design	Standard RCC Design
Vastu / Orientation	On Request
Project Management	Site Supervisor

Structure

Specification	Details
Foundation Type	Isolated Footing
Concrete Grade	M20 (all RCC work)
Steel (TMT Bar)	Fe 500 Grade (Earthquake Resistant)
Brick / Block Work	Red Brick (6")
Plastering	Single Coat 12mm
Waterproofing (Terrace)	M-Sand Terrace Waterproofing Finish



Flooring

Specification	Details
Living & Dining	Vitrified Tile (600×600) up to Rs.35/sq ft
Bedrooms	Vitrified Tile (600×600) up to Rs.35/sq ft
Kitchen	Anti-Skid Vitrified Tile
Bathrooms	Anti-Skid Ceramic Tile
Staircase	Steel Grey / Ceramic
Parking / Utility	Cement Screed / Rough Tile (300×300)
Balcony	Anti-Skid Tile (Ceramic)

Walls

Specification	Details
Internal Wall Finish	Putty + Primer + 1 Coat Emulsion Paint
External Wall Finish	Primer 1 Coat + ACE Paint (2 Coats)
Bathroom Wall Tile	Ceramic Tile up to 7 ft height
Kitchen Wall Tile	Ceramic Tile (2 ft dado)

Doors & Windows

Specification	Details
Main Door	Sal Wood Frame / GI + Flush Door (33mm)
Internal Doors	Sal Wood Frame / GI + Flush Door (33mm)
Bathroom Doors	WPC Door (Waterproof)
Windows	Sliding Powder Coating (3 Track)
Window Grills	MS Grill (Square Design) (10mm)
Locks & Hardware	Standard Mortise Lock



Electrical

Specification	Details
Wiring	Anchor / Polycab
Conduit Pipes	PVC Conduit (ISI Marked)
Switches & Sockets	Anchor / Jiva
Main Distribution Board	SPN DB with MCBs
Earthing	Conventional Plate Earthing
Power Backup	Provision
EV Charging Point	1 Point (Provision)

Plumbing

Specification	Details
Water Supply Pipes	CPVC / Prince (ISI Marked)
Drainage Pipes	Not Included
Sanitary Ware	Bell / Cera Basic EWC (Project Range)
CP Fittings	Hindware / Cera (Chrome Plated)
Overhead Tank	Plasto Plastic Triple Layer (1000 Lit)
Sump / Underground Tank	Brick Masonry (as per design)
Water Purifier Provision	1 Point Kitchen
Rainwater Harvesting	Not Included

Kitchen

Specification	Details
Platform / Counter	Steel Grey (Rs.70/sq ft)
Kitchen Sink	SS Single Bowl (18 x 22)
Sink Fittings	Cera Pillar Cock
Wall Tiles (Kitchen)	Ceramic 2ft Dado
Exhaust Fan	Standard Exhaust Fan (ISI) (Provision)



Modular Kitchen

Specification	Details
Modular Kitchen	Not Included
Cabinet Material	Not Included
Hardware Fittings	Not Included
Appliance Provision	Not Included
Island / Breakfast Counter	Not Included

False Ceiling

Specification	Details
Living / Dining	Not Included
Master Bedroom	Not Included
Other Bedrooms	Not Included
Kitchen / Bathrooms	Not Included
Lighting (False Ceiling)	Not Included

Painting

Specification	Details
Interior Walls	Putty + JK Wall Putty + 2 Coat Emulsion
Interior Ceiling	2 Coat White Emulsion
Exterior Walls	2 Coat Cement Paint
Doors (Paint/Polish)	Enamel Paint
Grills / MS Work	Red Oxide + Enamel Paint

Smart Home

Specification	Details
Home Automation	Not Included
Video Door Phone	Not Included
CCTV Provision	Not Included
Intercom System	Not Included
Solar Power Provision	Not Included
WiFi / Networking	Not Included



TERMS, NOTES & INCLUSIONS / EXCLUSIONS

- Included:** Foundation to terrace construction, internal & external plastering, murum filling till 6 ft deep, all flooring (as per package), electrical wiring & fixtures, plumbing (supply & drainage), painting, doors & windows, and basic site cleanup.
- Not Included:** Land cost, architectural drawing, structural design, registration & approval charges, borewell, external utility connections (EB, Water Board), government taxes/GST, compound wall beyond standard specification, furniture & movable fixtures (unless stated), any changes post-design freeze, and plot excavation.
- Measurement Basis:** All packages are priced on Built-Up Area (BUA). Super Built-Up Area will be separately calculated if applicable. The rate includes all labour, materials, and overhead costs.
- Payment Schedule:** 10% Booking | 20% Foundation | 20% Slab | 20% Brickwork | 15% Plaster | 10% Flooring & Finishing | 5% Handover.
- Material Brand Flexibility:** Specified brands are indicative. Equivalent ISI-marked brands of equal or higher grade may be used with client consent.
- Timeline:** Estimated construction time for the BASIC package: 7 to 8 months, subject to site access, permissions, and weather conditions.
- Warranty:** Structure: 10 Years | Waterproofing: 2 Years | Electrical & Plumbing: 1 Year defect liability period.
- Customization:** All packages are customizable. Items can be upgraded or modified with revised cost estimates. Contact our design team for bespoke solutions.

*For enquiries, customization, or site visits, please contact INFRA36 | Residential & Commercial Construction.
This document is valid for 30 days from the date of issue.*

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