



## LUXURIOUS PACKAGE

Rs. 2,200 / sq.ft (Turnkey)

Cost-Effective Turnkey Solution | Estimated Timeline: 10 to 12 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 | Full 3D + Interior Design  |
| Structural Design     | PE Certified + Soil Report |
| Vastu / Orientation   | Dedicated Vastu Consultant |
| Project Management    | Dedicated Project Manager  |

### Structure

| Specification           | Details                              |
|-------------------------|--------------------------------------|
| Foundation Type         | Raft + Pile Foundation (as per soil) |
| Concrete Grade          | M20 (all RCC work)                   |
| Steel (TMT Bar)         | Fe 550D Grade (Earthquake Resistant) |
| Brick / Block Work      | AAC Block + CLC Lightweight Block    |
| Plastering              | Double Coat + Waterproof Additive    |
| Waterproofing (Terrace) | Brick Bat Waterproofing              |



## Flooring

| Specification     | Details                                                   |
|-------------------|-----------------------------------------------------------|
| Living & Dining   | Marble / Imported Vitrified (800×1600) up to Rs.100/sq ft |
| Bedrooms          | Wooden Laminate / Italian Marble                          |
| Kitchen           | Imported Anti-Skid Tile / Natural Stone                   |
| Bathrooms         | Imported Anti-Skid Tile + Designer Wall Tile              |
| Staircase         | Italian Marble + SS Railing                               |
| Parking / Utility | Epoxy Flooring / Premium Parking Tile (600×600)           |
| Balcony           | Composite Deck / Wooden Finish Tile                       |

## Walls

| Specification        | Details                                                |
|----------------------|--------------------------------------------------------|
| Internal Wall Finish | Asian Paints Royale / Texture Finish                   |
| External Wall Finish | Exterior Emulsion / Tractor Emulsion / Structure Paint |
| Bathroom Wall Tile   | Full Wall Imported Tile (up to Rs.120/sq ft)           |
| Kitchen Wall Tile    | Full Height Designer Tile / Glass Backsplash           |

## Doors & Windows

| Specification    | Details                                                |
|------------------|--------------------------------------------------------|
| Main Door        | Designer Teak / SS Frame + Premium Panel Door          |
| Internal Doors   | Teak Frame + Veneer / WPC Door                         |
| Bathroom Doors   | Glass Partition / Premium WPC                          |
| Windows          | Aluminium Powder Coat / UPVC with Fly Mesh             |
| Window Grills    | Architectural Grill / No Grill (Security Glass) (12mm) |
| Locks & Hardware | Smart Lock + Premium Hardware Set                      |



## Electrical

| Specification           | Details                                   |
|-------------------------|-------------------------------------------|
| Wiring                  | Polycab / Havells FRLS (Full Home)        |
| Conduit Pipes           | Concealed CPVC + Junction Box             |
| Switches & Sockets      | Legrand Arteor / Schneider Vivace Premium |
| Main Distribution Board | RCCB + MCB + ELCB + Surge Protector       |
| Earthing                | Chemical Earthing (All DB Points)         |
| Power Backup            | Generator / Inverter Points (All rooms)   |
| EV Charging Point       | 2 Points (Installed, 32A)                 |

## Plumbing

| Specification            | Details                                  |
|--------------------------|------------------------------------------|
| Water Supply Pipes       | Astral CPVC + Color Coded Lines          |
| Drainage Pipes           | UPVC / Supreme SWR (Heavy Duty)          |
| Sanitary Ware            | TOTO / Kohler Designer WC + Basin        |
| CP Fittings              | Grohe / American Standard Premium CP     |
| Overhead Tank            | Plasto Plastic Six Layer Gold (1000 Lit) |
| Sump / Underground Tank  | RCC Sump                                 |
| Water Purifier Provision | RO + UV Provision (Kitchen + Bedrooms)   |
| Rainwater Harvesting     | Full RWH System (KSPCB Compliant)        |

## Kitchen

| Specification        | Details                                             |
|----------------------|-----------------------------------------------------|
| Platform / Counter   | Imported Quartz / Marble Counter Top (Rs.200/sq ft) |
| Kitchen Sink         | Blanco / Franke Premium Sink                        |
| Sink Fittings        | Grohe / Kohler Pull-Out Spray Mixer                 |
| Wall Tiles (Kitchen) | Full Height Designer Tile                           |
| Exhaust Fan          | Chimney Provision + Auto Exhaust                    |



## Modular Kitchen

| Specification              | Details                                          |
|----------------------------|--------------------------------------------------|
| Modular Kitchen            | Full Modular Kitchen (Branded)                   |
| Cabinet Material           | Marine Ply + Acrylic / PU Finish                 |
| Hardware Fittings          | Hettich / Hafele Soft Close Full Set             |
| Appliance Provision        | Chimney + Hob + Dishwasher + Microwave Provision |
| Island / Breakfast Counter | Included (Custom Design)                         |

## False Ceiling

| Specification            | Details                                   |
|--------------------------|-------------------------------------------|
| Living / Dining          | Gypsum + Cove Lighting + POP Design       |
| Master Bedroom           | Gypsum Designer + Accent Lighting         |
| Other Bedrooms           | Gypsum Simple Design                      |
| Kitchen / Bathrooms      | Plain Grid / PVC with Exhaust Integration |
| Lighting (False Ceiling) | LED Downlights + Cove RGB + Pendants      |

## Painting

| Specification        | Details                                   |
|----------------------|-------------------------------------------|
| Interior Walls       | Asian Royale / Nerolac Impression Premium |
| Interior Ceiling     | Premium Emulsion + Accent Cove Color      |
| Exterior Walls       | Stone Finish / Texture + Weatherproof     |
| Doors (Paint/Polish) | PU Lacquer Polish / Duco Paint            |
| Grills / MS Work     | Powder Coat / Epoxy Finish                |

## Smart Home

| Specification         | Details                                           |
|-----------------------|---------------------------------------------------|
| Home Automation       | Full Home Automation (Lights, Fans, AC, Security) |
| Video Door Phone      | Smart VDP (WiFi, App Control, Camera)             |
| CCTV Provision        | 8 Camera System (Installed, NVR + Remote View)    |
| Intercom System       | 2-Wire Intercom (All Floors)                      |
| Solar Power Provision | 3kW Solar System (On-Grid / Hybrid)               |
| WiFi / Networking     | Structured Cabling (CAT6) + WiFi Access Points    |



## 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 LUXURIOUS package: 10 to 12 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.*

## Vipu INFRA36 Services Pvt. Ltd.

 +91 75759 43636  
 [info@infra36.com](mailto:info@infra36.com)  
 [www.infra36.com](http://www.infra36.com)