



PREMIUM PACKAGE

Rs. 1,750 / sq.ft (Turnkey)

Cost-Effective Turnkey Solution | Estimated Timeline: 8 to 10 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 + 3D Elevation
Structural Design	PE Certified Design
Vastu / Orientation	Included
Project Management	Site Engineer

Structure

Specification	Details
Foundation Type	Raft / Combined Footing
Concrete Grade	M20 (all RCC work)
Steel (TMT Bar)	Fe 500D Grade (Earthquake Resistant)
Brick / Block Work	AAC Block (6")
Plastering	Double Coat
Waterproofing (Terrace)	Concrete Waterproofing



Flooring

Specification	Details
Living & Dining	Double Charged Vitrified (800×800) up to Rs.50/sq ft
Bedrooms	Vitrified Tile (800×800) up to Rs.50/sq ft
Kitchen	Anti-Skid Premium Tile (600×600)
Bathrooms	Anti-Skid Vitrified Tile
Staircase	Black Granite / Marble Finish
Parking / Utility	Parking Tile (Rough Surface) (400×400)
Balcony	Anti-Skid Vitrified Tile

Walls

Specification	Details
Internal Wall Finish	Putty + Primer + 2 Coat Premium Emulsion
External Wall Finish	Primer 1 Coat + Apex Paint 2 Coat
Bathroom Wall Tile	Full Wall Vitrified Tile (up to Rs.50/sq ft)
Kitchen Wall Tile	Vitrified Tile (full dado 3 ft)

Doors & Windows

Specification	Details
Main Door	Teak Wood Frame + Flush Door (33mm)
Internal Doors	Teak Frame + HDF Moulded Door (33mm)
Bathroom Doors	WPC Designer Door
Windows	Sliding (3 Track) Powder Coating Jindaal
Window Grills	MS Decorative Grill (10mm)
Locks & Hardware	Godrej / Hafele Lock Set

Electrical



Specification	Details
Wiring	Polycab FR LSH (Fire Retardant)
Conduit Pipes	PVC / CPVC Conduit (ISI)
Switches & Sockets	Legrand / Roma
Main Distribution Board	TPN DB with RCCB + MCBs
Earthing	Chemical Earthing
Power Backup	Not Included
EV Charging Point	1 Point (Provision)

Plumbing

Specification	Details
Water Supply Pipes	Prince / Ashirwad CPVC
Drainage Pipes	Not Included
Sanitary Ware	Cera / Jaquar (Project Range)
CP Fittings	Jaquar / Parryware CP Fittings
Overhead Tank	Plasto Plastic Four Layer (1000 Lit)
Sump / Underground Tank	Brick Masonry (as per design)
Water Purifier Provision	1 Kitchen + Filter Points
Rainwater Harvesting	Basic Provision

Kitchen

Specification	Details
Platform / Counter	Granite Premium Black/White (Rs.120/sq ft)
Kitchen Sink	Nirali SS Single Bowl (18 x 22)
Sink Fittings	Jaquar / Cera Extended Spout
Wall Tiles (Kitchen)	Vitrified Full Dado 3ft
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	Gypsum False Ceiling (Simple Design)
Master Bedroom	Gypsum Simple False Ceiling
Other Bedrooms	Not Included
Kitchen / Bathrooms	PVC / Gypsum
Lighting (False Ceiling)	LED Downlights (Basic)

Painting

Specification	Details
Interior Walls	Birla White Putty + Primer + 3 Coat Royale
Interior Ceiling	Primer + 2 Coat Emulsion
Exterior Walls	Apex / Texture Weatherproof Paint
Doors (Paint/Polish)	Melamine Polish
Grills / MS Work	Epoxy Primer + Enamel

Smart Home

Specification	Details
Home Automation	Not Included
Video Door Phone	Basic VDP (Wired)
CCTV Provision	4 Camera Provision (Wiring)
Intercom System	Not Included
Solar Power Provision	Provision for 1kW Solar Panel
WiFi / Networking	Conduit for Data Cables



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 PREMIUM package: 8 to 10 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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