



NTC –ROYAL BUILD PACKAGE (LUXURY) -2399/- (GST Excluded)

Design and Development

2D Floor Plan	Included
3D Elevation	Included
Architectural Working Drawings (GFC Drawings)	Included
Structural Drawings as per IS Codes	Included
MEP Drawings	Included
Soil test	Included

STRUCTURE STRUCTURE

Steel	TATA Steel/ equivalent
Aggregates	20mm & 40mm
Blocks	Hydraulic Pressed Blocks – 6" & 4" (Apco/ AVS/ equivalent)
Cement	Birla/ Ultratech/ equivalent (43 or 53 Grade)
RCC Design Mix	M25 Grade
Ceiling Height	11'0" height (Floor to floor height)





Kitchen

Countertop	Quartz (Upto ₹500/sqft)
Ceramic Wall Tiles (2 ft. above Kitchen Slab)	Upto ₹100/sqft
Accessories & Any other Faucet	Kohler or equivalent
Kitchen Sink	Stainless steel/ Granite finish sink (Upto ₹9000) (Futura/ Carysil/ equivalent)
Main Sink Faucet	Upto ₹4000



Bathroom

Ceramic Wall Tiles	Upto ₹80/sqft (full height)
Sanitary ware & CP fittings (inclusive of Commode, Mixer, Health Faucet, Soap Dish, Towel Rail etc.)	Upto ₹40,000 per Bathroom
Bathroom Doors	Waterproof flush doors Upto ₹12,000 till 500 sqft of the package BuA
Glass partition in Bathroom	Glass partition in Masterbedroom bathroom (1 No's) - Upto ₹15,000



Plumbing

CPVC Pipes	Ashirwad/ Supreme/ equivalent
Solar Water Heater/Geyser Provision	Included



Doors

Main door	Teak door with teak frame of 5"x3" - ₹55,000 Including Fixtures
Internal doors	Sal wood frame of 2.5"x4" & Flush shutters with laminates (30mm) upto ₹14,000 including fixtures till 500 sqft of the package BuA
Pooja room door	Teak door with teak frame of 5"x2.5" - ₹40,000 Including Fixtures

Windows

Windows	UPVC Windows with Glass and Mesh Shutters (3 Tracks with 1 Mesh) - ₹750/Sqft
Windows Opening Percentage	12% of the Package BUA





Painting

Interior Painting	Birla Putty + Aapcollite Premium Emulsion
Exterior Painting	Asian Primer + Apex ultima Emulsion Paint



Flooring

Living and Dining flooring	Premium finished Vitrified Tiles or Granite (Upto ₹140/sqft)
Rooms and Kitchen Flooring	Premium finished Vitrified Tiles or Granite (Upto ₹130/sqft)
Balcony and Open area flooring	Anti skid tiles (Upto ₹80/sqft)
Staircase flooring	Polished Granite/ Antiskid (Upto ₹120/sqft)
Bathroom Tiles	Anti-skid tiles (Upto ₹90/sqft)
Parking Tiles	Parking tiles (Upto ₹80/sqft)
Puja Room Wall Tiles	Upto ₹80/sqft (7'0" Height)

Electrical

Wires	Fireproof (Havells or equivalent)
Switches and Sockets	GM Modular, Legrand or equivalent
CCTV, UPS & EV charging point wiring provision	Included





Elevation Cost

Elevation cost included in the package	1% of the total project value
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MS Works

Staircase Railing	SS Railing (304) Balusters only
Balcony Railing	SS Railing (304) with Glass
Window Grills	MS Grills @Rs.200/Sft
Main Gate	MS Sliding/Openable @Rs.200/Sft
Wicket Gate	MS Openable Gate @ Rs.200/Sft

Miscellaneous

Over-head tank	Sintex triple layered (2000 Litre)
Underground sump	10000 Litre built with 6" solid blocks (Customisable)
Internal Lofts	Considered as per client req ₹80/sqft (50 Sqft only)
Home Automation - Anexa Enabled	10 switches/1000 sqft + Video door bell (Wipro, GM or equivalent) - Upto ₹15,000/-
Include digi lock, wireless CCTV at 2 places	Upto ₹20,000/- (for the entire house)
Anti-Termite Treatment	Included
Rain water harvesting pit (Ground water recharge facility)	Included

