



**PRIME**



Shankara Buildpro is India's largest steel tube supplier and the country's premier one-stop destination for all building materials and home improvement needs. With 53 years of excellence, we have established ourselves as a trusted provider of high-quality construction solutions. Now, we are taking our commitment a step further by venturing into complete home construction—bringing our expertise, reliability, and dedication to excellence directly to homeowners. In partnership with BuildNext, India's leading custom home builder, we combine our deep material knowledge with skilled craftsmanship and innovative design to offer end-to-end home-building solutions. Whether it's your first home, a dream upgrade, or a custom project, we guide you through every stage from planning and design to handing over the keys. With Buildpro Homes, you don't just get a builder you gain a trusted partner dedicated to turning your vision into reality. Our legacy of quality, combined with modern construction expertise, ensures that your dream home is built to perfection.

Shankara Building Products Ltd, with a 53-year legacy, is India's largest distributor and retailer of steel pipes and tubes. Buildpro serves as a multi-territory, multi-product and multi-brand marketplace for building materials, offering everything from steel tubes, flats, longs and sheets to construction chemicals, plumbing, fittings, sanitaryware, tiles, electricals, paints, roofing, hardware and much more. With an ISO 9001 certification and a turnover exceeding ₹6000 crores, the company has established itself as a trusted name across South, West, and East India, delivering top-quality products at competitive prices with exceptional service. As a true omnichannel one-stop shop, Shankara Buildpro meets all construction and home improvement needs through its extensive portfolio. The company boasts in-house brands like Ganga, Taurus, Samrat, Loha, Fotia, Brizzio, Vaigai, offering a diverse range of products, including roofing solutions, steel tubes, steel accessories, tiles and sanitaryware. Supported by a robust infrastructure, the company operates 125+ fulfillment centers, 12 processing facilities, and over 600,000 sq.ft. of warehousing space, ensuring seamless access to 2 lakh+ SKUs from 150+ brands across 100+ product categories. This vast selection, combined with its strong logistical network, positions the company as a leader in the building materials sector, committed to quality, affordability, and customer satisfaction.



BuildNext is redefining the way homes are imagined, planned, and built, powering the best homebuilding brands for the 21st century. As a visionary homebuilding platform, BuildNext brings together the perfect blend of great design, scientific construction methods, and innovative technology to make the entire process smarter, faster, and more transparent.

At the core of BuildNext's model is its commitment to precision and efficiency. The platform uses innovative tech solutions such as app-based real-time project tracking and immersive Virtual Reality experiences to give homebuyers complete control and clarity over every step of the journey. Clients can visualize their future home and track progress live from anywhere.

BuildNext's ecosystem is built around rigorous quality control, monitored throughout the construction lifecycle. It also offers a process-driven experience, supercharging the construction journey from start to finish.

BuildNext empowers you to create future-ready homes that reflect your vision. This is not just innovation; this is the future of homebuilding, delivered today.

Investee Company of



# How it Works ?

## Booking, Plan finalization & Construction

At Buildpro Homes, our booking, plan finalization & construction processes are crafted to make your journey to a new home smooth, efficient and transparent.

Once your booking is confirmed and payment is made, we immediately begin developing your home plan in collaboration with a qualified remote architect. This early start helps us save time and maintain momentum.

After your plan is finalized, we share the basic project estimate for your approval. Upon confirmation and payment we move directly into structural design, which is then translated into detailed construction drawings for our on-site teams.

Construction begins as soon as the drawings are ready. In parallel, our architect works closely with you to finalize the elevation design. While site mobilization and on-site construction is underway, the elevation design finalization continues in parallel ensuring minimal waiting and smooth coordination between design and execution.

Once the elevation and any customizations are finalized, we provide a clear and transparent approval process for all customization, along with detailed costing. This ensures you have full clarity and control over your decisions.

Throughout the entire process, we keep you updated with regular progress reports so you're always informed. As construction nears completion, we carry out final installations and thorough quality checks to ensure everything meets our standards. This way, your dream home comes to life just as it was envisioned.



**Consult with our Expert Home Consultant**  
Start your journey with a personalized consultation to discuss your vision, needs, and budget



**Simple on App Booking**  
Easily book your project through our user-friendly app with the booking amount to get started



**Plan finalization with Architect**  
Finalize the plan with the assistance of an experienced architect who gathers your requirements and creates the plan



**5% Down Payment\***  
Receive a Basic Project Estimate of your home as per selected package and pay 5% to start structural and foundation related drawings.



**Structural Design and Pre-construction Prep**  
Structural designs are finalized and other technical plans are created and released stage wise on App. We also plan logistics and labor to ensure a smooth start once construction begins.



**Pay remaining construction advance & Start the Construction of Your Home**  
Our expert team initiates the construction of your home using quality materials and craftsmanship



**Finishing Stage : Painting / Tiling and Plumbing**  
This includes key activities like plumbing, painting, tiling, etc. ensuring your home is completed with attention to detail



**Project Handover**  
Once complete, we hand over your home after completion of our quality checks

**Finalize Elevation Design in Parallel**  
Refine the exterior design, including materials and aesthetics, to achieve your desired look.



**Transparent approval on elevation and customization costing**  
Transparent approval process for the selected designs and customizations



# Essential Design and Drawing

Essential design and drawing services are part of the pack. It offers a clear 2D floor plans designed by professional Architect and detailed elevation renderings providing accurate visual representations of your home.

## Detailed 2 Dimensional Floor Plans

Precise 2D floor plans are, created with professional design software, provide a clear and accurate representation of your future home. These detailed plans help you envision the layout and optimize space.

## Designed by Professional Architect

A fully qualified, experienced architect will assist you remotely to gather your requirements and create plans as per the package, ensuring accuracy and efficiency throughout the process.

# High Quality Elevation Renderings

Elevation renderings offer a detailed view of your home's exterior, highlighting key design elements. These visualizations allow you to fully envision the final look early in the project. By providing a clear representation of the design, elevation renderings help in making informed decisions upfront, leading to a smoother and more efficient building process



## A Contemporary Living Room

The living room blends style and comfort with a focus on smart, modern living. It features sleek ceiling mounted surface light provisions and wall light provisions, plus provisions for AC, gaming, and voice assistant. Premium large-format tiles and a striking highlight wall elevate the space. Thoughtfully placed electrical points ensure seamless convenience every day.



### Highlights

- A decorative wall light provision adds a subtle layer of style and warmth to the living room ambiance.
- A dedicated provision in the TV area supports gaming consoles or other entertainment appliance.
- A dedicated provision for air conditioning ensures easy installation and enhanced climate comfort.
- A dedicated plug point allows easy fitment of a voice assistant.
- Thoughtfully positioned provisions for four surface lights (without the need for a false ceiling) strike a perfect balance between aesthetics and value. These additions bring a touch of sophistication while enhancing the ambiance of the living space.
- The flooring features elegant, bigger vitrified tiles that offer a refined, durable, and low-maintenance surface enhancing the overall aesthetic with a more spacious and premium feel.
- A highlight wall is included as a key design feature, thoughtfully positioned to serve as a visual focal point in the space
- To enhance everyday convenience, switchboards are strategically placed at the entrance, near the seating area provision, and by the entertainment unit provision. This ensures ease of access while maintaining a clean appearance.
- The TV area is equipped with a DTH provision (TV socket), a LAN provision point for providing Internet access, and plug points to power the provision for TV, DTH box and WiFi router.

## A Refined Dining Room

The dining and washbasin areas are designed with a blend of style and practicality. With provisions for a hanging light, countertop basin with wall-mounted tap, and provision for decorative wall lighting. Provision for a feature wall, and well-placed electrical points complete the space.



### Highlights

- Thoughtfully positioned provisions for four surface lights (without the need for a false ceiling) strike a perfect balance between aesthetics and value. These additions bring a touch of sophistication while enhancing the ambiance of the living space.
- A hanging light provision adds a focal point of style and enhances the dining experience with ambient illumination.
- The flooring features elegant, bigger vitrified tiles that offer a refined, durable, and low-maintenance surface enhancing the overall aesthetic with a more spacious and premium feel.
- A decorative wall light provision brings a touch of warmth and elegance to the dining area ambiance.
- A dedicated plug point allows easy fitment of a voice assistant.
- A highlight wall is included as a key design feature, thoughtfully positioned to serve as a visual focal point in the space
- The design also includes provision for placing a Robotic vacuum docking station, ensuring seamless functionality and easy maintenance.
- The countertop wash basin introduces a sleek, modern aesthetic, while maximizing space and style. Complemented by a wall-mounted faucet, the setup offers a minimalist look and enhanced functionality. A stylish backsplash further elevates the design, combining practicality with visual appeal.

## Cozy Bedrooms

Bedrooms feature surface light provisions, full AC provisions, and switchboards on both sides of the bed for added convenience. A highlight wall, decorative wall lighting provision, and dedicated lighting provision in the dressing area bring refined elegance. Well-placed plug points and stylish flooring further enhance everyday comfort and usability.



### Highlights

- Thoughtfully positioned provisions for surface lights in the bedroom (without the need for a false ceiling) create a perfect blend of style and functionality. These carefully placed fixtures add a sense of warmth and elegance, enhancing the overall atmosphere while maintaining practical value.
- **A highlighted wall using accent colour adds visual interest and depth to the bedroom.**
- All bedrooms are designed with provision for electricals for an AC, to support air conditioning.
- Bedside plug points on both sides of the bed offer added convenience, allowing easy access to charge devices on either side.
- **A decorative wall light provision adds a subtle layer of style and warmth to the bedroom ambiance.**
- **A wall light provision with a plug point enhances the dressing area with focused illumination and style.**
- **A Plug point is provided in the study area for convenient device usage and productivity.**
- The TV area (available in one Bedroom) is equipped with a DTH provision (TV socket), a LAN provision point for internet access, and plug points to power the TV, DTH box, and WiFi router, ensuring convenience and connectivity within the space.
- **Upgraded vitrified tile flooring lends the room a sleek, modern look with effortless maintenance.**

## A Premium Kitchen

This package offers well-planned provisions and refined features, creating a functional and elevated space that enhances everyday living. It includes a dedicated hob provision, task light provision for focused illumination, and an overall upgrade in finishes to deliver a more modern, premium experience.



### Highlights

- The kitchen is laid out with vitrified flooring, offering easy maintenance and a stylish look, complemented by a granite countertop that combines durability and elegance for cooking and food preparation. The design meets the needs of an essential kitchen with plug points for essential appliances, with thoughtfully placed provisions for a practical and convenient daily kitchen experience.
- Backsplash tiles are installed upto a height of 60 cm from the countertop, enhancing both durability and visual appeal.
- **A plug point is provided below the counter with a switch above, ensuring a clean and convenient setup for a built-in hob.**
- **Concealed wiring is provided, allowing seamless future installation of task lights for enhanced counter illumination.**
- Dishwasher Provision: Space and connections are provided for easy dishwasher installation.
- **The kitchen is equipped with a durable single-bowl sink paired with a wall-mounted faucet, combining long-lasting performance with a sleek, functional design.**
- **Over Counter Plug Point: 2 plug points** is installed over the counter, perfect for attaching a mixer or microwave.
- Exhaust Fan/ Hood Provision: A switch for the exhaust fan/hood, with a plug point conveniently located near the cooking zone.

## Modern Bathrooms

Designed for everyday comfort and modern style, the bathroom includes hot and cold water provisions, geyser provision, a countertop washbasin with wall-mounted spout, upgraded sanitaryware, a diverter, epoxy grouting, increased wall tile height, durable ceramic finishes, surface lighting, and well-placed electrical points for enhanced functionality and easy maintenance.



### Highlights

- Experience comfort and cleanliness with a sleek, water-saving hygiene setup, featuring a stylish geometric design bowl, soft-close seat, and durable chrome health faucet.
- **The vanity includes a square Snow White basin with angled countertop, black granite top, and wall-mounted spout for a clean, elegant look.**
- **A Single Lever High Flow Diverter allows easy switching between shower and bath spout, paired with a square shower and curtain for a sleek, low-maintenance setup.**
- Inside the bathroom, there is a switch for the mirror lamp and a plug point for additional electrical needs.
- The floor is finished with ceramic tiles, laid using mortar and epoxy filler for durability and ease of cleaning.
- Bathroom walls are covered with **tiles up to 8 feet in height**, applied using adhesive and Epoxy filler.
- Provision for a geyser plug point is included for easy installation and use.
- Waterproofing with manufacturers warranty is provided for all bathrooms. Waterproofing on the floor and up to 2 feet on the walls is provided.
- Thoughtfully positioned provisions for two surface lights strike a perfect balance between aesthetics and value.

## Enhanced Common Areas

These common areas includes well-placed switches and provisions for lighting, fans, and essential utilities, ensuring a seamless, efficient living experience. Enhancements such as foot lamp in the staircase, provision for up and down light, increased outdoor lighting provisions, and an improved handrail add elegance to the space.



### Highlights

- **Car Charging:** A dedicated 32A provision with appropriate wiring is provided for the easy installation of an EV (electric vehicle) charger.
- **Staircase Lighting provision :** **Two-way switches are provided at the top and bottom of the staircase for convenient control, along with a foot lamp on the landing operated by a two-way switch to enhance safety and visibility.**
- **Balcony :** **Provision for a wall light, ceiling fan, and a plug point with appropriately placed switches ensures adequate illumination, air circulation, and convenient power access for outdoor use.**
- **Sit-out Area:** Includes a switch for a wall light and a large (2 module) switch for a calling bell.
- **External light provisions:** **Includes eight wall light provisions** at external doors and sides of the home for improved visibility and security.
- **Elevation Light :** **Provision for 4 up-down wall lights is provided to enhance the exterior elevation**
- **External Tap Points:** Two tap points are provided in outdoor areas for general water access
- **Solar Power Provision:** An electrical point is provided on the roof, allowing for seamless solar panel integration.
- **Inverter Provision:** A dedicated switch and wiring enable the smooth installation of an inverter to support backup power.
- **Motor & Switchboard:** A 1HP centrifugal pump supported by a dedicated switchboard located on the ground floor for easy access and control.
- **Washing Machine Point:** One 16A plug point, along with water inlet and outlet provisions, is provided to ensure easy washing machine setup
- **Staircase Handrail:** A MS handrail of pre selected design is installed for safety while using the staircase.
- **Tiles:** Durable tiles are laid in staircase, sitout, Balcony and car porch, offering a clean, finished, and practical flooring

Note: Any area not under the slab, is not considered part of rooms or common areas and will not include the facilities for the rooms/areas mentioned in the package and is chargeable separately.

Refer : Terms and Conditions for more details

## Electrical Works

The electrical works will include the provision and installation of high-quality conduits, concealed within slabs and walls for a clean and secure finish. Fire-retardant copper wiring (Finolex) will be used to ensure safety. Switches and plates from the GM GX series in white, or an equivalent brand, along with X2 plates or their equivalent, will be installed. A main distribution board (DB) of TPN (Three Phase) type, equipped with MCBs from Legrand or an equivalent brand, is included in the scope of work. Please note that this package does not include the main electrical supply connection from the external source. It also excludes underground cables, energy meter, meter box, panel board, or any related infrastructure. Additionally, connections from the external supply up to the Distribution Board (DB) and any necessary approvals from local authorities are not included. For more information, please refer to the terms and conditions.

## Plumbing Works

The complete domestic water line includes both internal and external plumbing within the plot. The sewage system will feature two inspection chambers, with a sewage outlet connected to the main inspection chamber located at the site boundary. Internal and external water lines will use cPVC pipes from Supreme or an equivalent brand, while sewage and drainage lines will be executed with PVC pipes from Supreme or an equivalent. A PVC overhead water tank of 1000 liters (Sintex or equivalent, one unit) will also be provided. Please note that this package does not include water or sewage supply connections, approvals from authorities, or any plumbing work beyond the site boundary. For further details, please refer to the Terms and Conditions.



**Wires**  
Finolex / Equivalent



**Switch Gears**  
Legrand / Equivalent



**Switches**  
GM GX Ace / Equivalent



**Distribution Board**  
3 Phase DB TPN



**Switch cover plate**  
GM X2 / Equivalent



**Plumbing**  
Domestic water supply line in cPVC and Sewage line in PVC



**Pipes**  
Supreme / Equivalent



**Sump tank**  
Using blockwork (4000 L) with waterproofing with Pidifin 2K/ Equivalent



**Overhead tank**  
3 layered PVC overhead tank (1000 L) : Sintex / Equivalent

## Painting Works

All interior walls will be finished with Asian Paints Premium Emulsion, providing a clean and smooth appearance. The internal surface preparation will include 2 coats of putty, 1 coat of primer, and 2 coats of emulsion to ensure a refined and durable finish. **To enhance visual appeal, one highlight wall will be included in the living room, dining room and all bedrooms, adding character and depth to the space.** For the exteriors, Dr. Fixit Rain coat Neo will be used, offering durability and resistance to varying weather conditions. An elevation highlighter will be applied to accent key architectural elements, drawing attention to the design features. **Overall, a maximum of eight colors will be used across the interior and exterior to ensure a cohesive and aesthetically pleasing look.**

## Windows Specifications

Location	Width (cm)	Height (cm)	Quantity	Material/Type
Living Room	150	150	1 per Living room	uPVC/ Sliding
Dining Room	150	150	1 per Dining room	uPVC/ Sliding
Bedroom	150	150	1 per Bedroom	uPVC/ Sliding
Kitchen	150	130	1 per Kitchen	uPVC/ Sliding
Bathroom	90	45	1 per Bathroom	uPVC
Stair Area	100	150	1 per Landing	uPVC/ Sliding
French Windows	150	180	1 per Living room	uPVC/ Sliding

## Doors Specifications

Door Type	Width (cm)	Height (cm)	Quantity	Material
Main Door	100	240	1	Steel Door
Internal Door <small>(for Bedrooms only)</small>	90	240	1 <small>(for each Bedroom)</small>	Laminate Door
External Door <small>(for Terrace &amp; Balcony)</small>	90	240	2	Laminate Door
Toilet Door	75	240	1 <small>(for each Bathroom)</small>	WPC Door

### Doors and Windows details

- The sizes mentioned refer to the clear opening from plastered surface to plastered surface, within which the door or window unit will be fitted. The window grills will be supplied and installed at a rate of ₹180 per sq.ft.
- Pre-selected grills will be installed on the inner side of the window opening, while the uPVC window unit will be fitted on the outer side.
- All windows and Doors will be provided in standard sizes and quantity; if the total window area exceeds 15% of the slab area, an additional charge will apply.
- Windows are 2.5-track sliding with integrated mosquito mesh and fitted with 5mm clear glass. The windows will be supplied and installed at a rate of ₹380 per sq.ft.
- The package includes pre-selected steel main door at ₹60,000/piece, Laminated internal doors at ₹28,000/piece, Laminated external doors at ₹28,000/piece, and WPC toilet doors at ₹22,000/piece as per door specifications.

## Structure

The structure of the building is broadly divided into two main parts: the substructure and the superstructure. The substructure, or foundation, includes the plinth and all structural components below it, providing essential support and stability to the entire building. The superstructure refers specifically to the civil structure above the plinth level, including the walls, columns, beams, and slabs.

#Refer Terms and conditions of structural warranty for more details

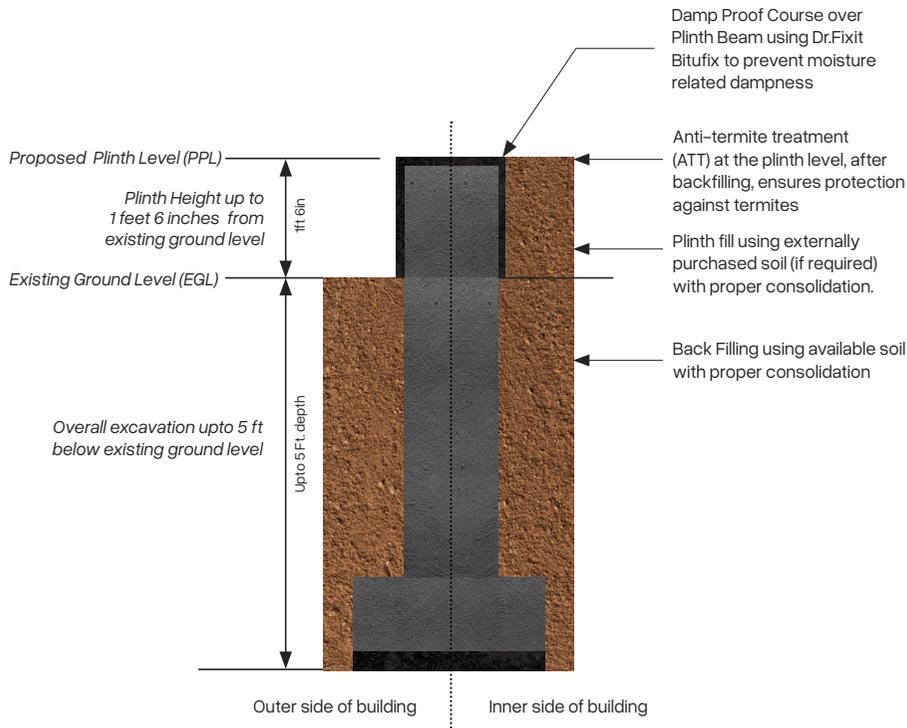


## Sub Structure

The package includes only standard isolated footings for typical framed foundations. The following are the details of the foundation elements included in the package.

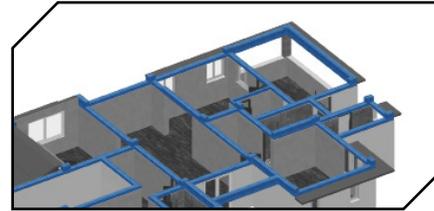
### Details of Sub-Structure

The substructure includes all foundational elements up to the plinth level. This covers overall excavation up to 5 feet below ground level and construction of the plinth up to a height of 1 foot 6 inches from the existing ground level. A Damp Proof Course (DPC) is applied over the plinth beam using Dr. Fixit Bitufix (or equivalent). Anti-termite treatment (ATT) is carried out at the plinth level after backfilling and plinth filling to ensure protection against termites. Any additions over the aspects considered in the package is chargeable. Please check terms are conditions for more details.

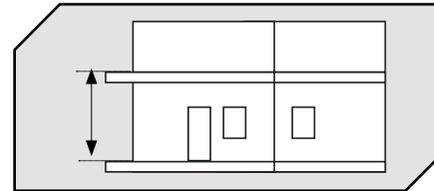


## Super Structure

The superstructure is a critical part of a building, as it includes civil construction components above the foundation, such as walls, floors, and slabs. It provides the necessary support, stability, and protection from external elements. Following are the elements considered in the package



**Full lintel** across internal and external walls ensuring structural strength. (For all floors except the terrace headroom). The lintel is considered at a height of 8 feet from the floor where available.



Finished floor level top to Finished floor level top is considered as **11 ft. in the package** for all floors (Except for terrace headroom where floor top to floor top will be 8 ft.)



Concrete works using 20 mm or 40 mm aggregates & manufactured sand of M20 / M25 mix (as per structural recommendation) for RCC and M10 mix for PCC

Cement Brand: **Maha / Priya** / Equivalent for plastering and brick work

Steel Brand for TMT: **India Gold** / Equivalent

#### Material Limit Rates :

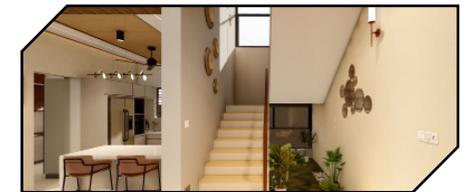
The cost of materials is covered up to the limit rates specified below in the package. Any increase in material prices beyond the limit rates will be considered additional and will be chargeable separately. Limit rates : (India Gold/Eq.) – ₹ 65/ kg , Cement (Maha/Eq.) – ₹ 360/ bag, AAC Blocks 23.5"x8"x6" – ₹ 75/ Pc, 23.5"x8"x4" – ₹ 52.5/ Pc, Manufactured sand ₹ 900/ Ton, Plastering Sand ₹ 1250/Ton and 20mm aggregate ₹ 800/ Ton, Red Earth ₹ 360/ ton and RMC ₹ 4,700/ Cubic meter is covered in the package.



**Block work** using AAC blocks  
External walls : 6" thick (Blocks of 23.5"x8"x6"),  
Internal walls : 4" thick (Blocks of 23.5"x8"x4")



- External, Terrace & Internal wall plastering : 15mm
- Ceiling plastering : 12 mm
- External and terrace plastering, including an integral waterproofing compound, for enhanced durability (LW+/Eq.).
- Terrace waterproofing done using Dr. Fixit Fastflex/ Equivalent



RCC Dog-legged staircase with 1 landing and optimally sized stairs with 2 Steps from Floor to Floor and flat waist slab

# Exciting Upgrade Packs !!!

## 1. Dedicated Site Engineer Pack

**₹99/sq.ft.** of billable area

Hands-on project management with a dedicated engineer throughout construction.

## 2. Premium Plus Pack

**₹271/sq.ft.** of billable area

- Ultratech Cement
- TATA Steel
- Polycab Optima Wires
- Jaquar Sanitary Fittings (4 nos)
- Glass Handrail with Wooden Top Rail

## 3. Elevation Design Pack

**₹25,000/Project**

For custom elevation design exceeding 10% of basic project estimate.

## 4. Buildpro Homes Drawings Pro Package

**₹50/sq.ft.** of billable area

Receive detailed working drawings at every stage of the construction process - from foundation to finishing.

## 5. Interior Design Pack

**₹45/sq.ft.** of billable area

Get your space professionally designed by an architect. Please note: The Interiors Pack includes design for kitchen cabinets and wardrobes only.

## 6. Additional Revision Pack

**₹10,000/Revision**

For any additional revisions of plans or other design elements.

## 7. Wardrobe and Cabinet Pack

**₹5,50,000/Project**

- Kitchen Cabinet up to 10 RFT (without loft) for one kitchen
- Wardrobes for 3 Bedrooms (7 ft x 5 ft each)
- A bottom TV Unit in Living Room (6 ft x 1 ft)
- Accessories : Ebco / Equivalent
- Finish : Pre Laminated Ply

## 8. Utility Area Roof Fabrication Pack

**₹1,20,000** (for 300 sq.ft)

Add a fabricated utility area for your home with 2 mm polycarbonate sheet roofing

## 9. Car Porch Roof Fabrication Pack

**₹1,80,000** (for 400 sq.ft)

Add a stylish polycarbonate roofing for car porch with 2 mm clear polycarbonate sheet

*Additional terms and conditions of pack are applicable*



at  
**₹99**  
per sq.ft

## 10. Design and Drawing Pro Upgrade Pack

- In-Person Architect Consultation
- Buildpro Homes Design Program
- Custom Floor Plan
- Elevation Design
- Immersive Virtual Reality (VR) Experience
- Standardized Interior and Hardscape Design
- Stage-Wise Working Drawings
- Electrical & Plumbing Design

Exclusively for Buildpro Homes Home Building Package Customers

*Additional terms and conditions of pack are applicable*



**Design.  
Visualize.  
Build  
Confidently.**

## Details of Living Room

### Living Room Entry Switches

- Light Provision: Thoughtfully positioned provisions for four ceiling-mounted surface light provisions, (without the need for a false ceiling), controlled by two switches. [6A]
- Ceiling Fan provision: Switch with a 5 step Regulator at entrance, with concealed wiring and hook at ceiling allowing easy installation at ceiling [6A]
- **Decorative Wall Light Provision: Switch with concealed wiring for decorative light provision [6A].**
- Sit-out light provision switch: A two-way switch setup to enable convenient control of an outdoor light from both inside the living room and at the exterior location. Includes wiring and designated points for installing a 6A-rated exterior lamp, ensuring seamless integration with the living room electrical system. [6A] *(Refer : Details of common areas: Sit-out)*

### Plug Point Near Sofa

- A Plug point for mobile charging or miscellaneous equipment usage. [6A].
- **Air Conditioner Provision: Concealed wiring and outlet point provided to facilitate easy installation of split AC unit [16A].**
- **Provision for Voice Assistant: Dedicated plug point with concealed wiring for easy fitment of voice-controlled devices [6A].**

### Entertainment Access Points

- TV Provision : TV location is proposed where the TV can be positioned and it is provided with provision for easy wiring access, minimizing external wiring for connections from the TV, DTH, and other units.
- A DTH provision point (Cable socket) is provided to enable the client's service provider to connect the cable from outside the house to the switchboard near the TV.
- A LAN socket is provided, allowing the client's service provider to connect the cable from outside the house to the switchboard near the TV.
- Aptly positioned 3 Plug points for connecting the TV, DTH and WiFi router to a power source is also provided.[6A]
- **Gaming Console Provision & Misc Provision : 2 Plug points with concealed wiring to support gaming consoles or entertainment appliances, allowing easy and clutter-free setup [6A].**

### Tiles

- **Pre-selected, elegant vitrified tiles [Size: 60 cm x 120 cm] are laid with mortar and epoxy filler, priced up to ₹75 per sq. ft. with matched skirting of approx 4 inches.**

### Interior Painting

- The walls are finished with high-quality Asian Tractor paint, providing a smooth, durable, and long-lasting finish. A highlight wall adds a unique focal point to the space, enhancing the overall aesthetic.

## Details of Dining Room

### Dining Room Switches

- Light Provision: Thoughtfully positioned provisions for four ceiling-mounted surface light provisions, (without the need for a false ceiling), controlled by two switches. [6A]
- **Hanging Light Provision: Concealed wiring and hook provided for easy installation of a hanging light fixture, adding ambient illumination and visual focus in the dining area. [6A]**
- **Dining Wall Light Provision: Concealed wiring provision for a decorative wall**

**light to enhance warmth and elegance in the dining space. [6A]**

- **Voice Assistant Provision: Dedicated plug point provided at a suitable height for convenient installation of a voice assistant device. [6A]**
- Ceiling fan provision : Provision for a ceiling fan is given with a conveniently placed switch [6A] along with wiring and hook at the ceiling to support safe installation. A 5-step regulator is included for control over the fan speed, adding flexibility to the air circulation in the room.
- In addition, a plug point is provided to accommodate a variety of miscellaneous electrical equipment such as chargers, lamps, etc. ensuring versatility and ease of use. [6A]

### Robotic Vacuum provision

- A dedicated 16A plug point at a suitable height is provided to support the robotic vacuum docking station, ensuring safe, reliable power for automated cleaning convenience.

### Tiles

- **Pre-selected, elegant vitrified tiles [Size: 60 cm x 120 cm] are laid with mortar and epoxy filler, priced up to ₹75 per sq. ft. with matched skirting of approx 4 inches.**

### Interior Painting

- The walls are finished with high-quality Asian Tractor paint, providing a smooth, durable, and long-lasting finish. A highlight wall adds a unique focal point to the space, enhancing the overall aesthetic.

### Common Wash basin

- **This package includes a common wash basin with a countertop (fitted with angles) and standard fixtures valued up to ₹10,000, including a premium wall-mounted faucet. The pre-selected granite for the countertop will be provided with angles and is priced up to ₹210 per sq.ft.**

### Common Wash – Dado Tiles

- **The common wash area will feature premium [Size: 60 cm x 120 cm] dado tiles at ₹75 per sq.ft, upto 60 cm height from the wash basin, offering a surface that's easy to maintain, ideal for everyday use**

### Common Wash Basin : Electrical Point

- Switch for mirror lamp with a provision for a Mirror lamp [6A]

## Details of Bedroom

### Bedroom Entry Switches

- Light Provision: Thoughtfully positioned provisions for four ceiling-mounted surface light provisions, (without the need for a false ceiling), controlled by couple of two way switches. [6A]
- **Decorative Wall Light Provision: Switch with concealed wiring on wall to enable easy installation of decorative light fixtures [6A].**
- Ceiling Fan Provision: A two-way switch at the entrance with concealed wiring and a ceiling hook, allowing for easy installation of a ceiling fan [6A].
- Plug Point: One plug for use of miscellaneous electronic equipment [6A].

### Air Conditioner Provision (All Bedrooms)

- A 16A plug point is located for easy installation of an Air conditioner, with connection to the bedside switch for convenient control and ease of use.

### Bedside Switch (Side A)

- Two-way switches provided, paired with entrance switch for convenient control for

the provision of fan and ceiling lights from one bedside [6A].

- Fan Regulator: A large 5-step fan regulator is provided for smooth and easy control of fan speed [6A].
- AC Provision: A 2 module, 16A double pole switch with indicator for enhanced safety is included on the bedside switchboard. [16A]
- Plug Point: One plug point provided near the bedside for mobile charging or use of miscellaneous electronic equipment [6A].

### Bedside Switch (Side B)

- Plug Point: One plug point provided near the bedside for mobile charging or use of miscellaneous electronic equipment [6A].

### Dressing Area

- **Plug Point: One plug point provided near dressing area for miscellaneous electronic equipment [16A].**
- **A light provision is provided near the dressing mirror for focused illumination.**

### Study Area Switch

- **Plug Point: One plug point provided for use of miscellaneous electronic equipment [6A].**

### Entertainment Access Points(One Bedroom)

- TV Provision : TV location is proposed where the TV can be positioned and it is provided with provision for easy wiring access, minimizing external wiring for connections from the TV, DTH, and other units.
- A DTH provision point (Cable socket) is provided to enable the client's service provider to connect the cable from outside the house to the switchboard near the TV.
- A LAN socket is provided, allowing the client's service provider to connect the cable from outside the house to the switchboard near the TV.
- Aptly positioned 3 Plug points for connecting the TV, DTH and WiFi router to a power source is also provided.[6A]

### Tiles

- **Pre-selected, elegant vitrified tiles (Size: 60 cm x 60 cm) are laid with mortar and joint filler, priced up to ₹75 per sq. ft. with matched skirting of approx 4 inches to give a clean look.**

### Interior Painting

- The walls are finished with high-quality Asian Tractor paint, providing a smooth, durable, and long-lasting finish. **A highlight wall adds a unique focal point to the space, enhancing the overall aesthetic of bedroom.**

## Details of Kitchen

### Easy Use of Appliances

- The kitchen is thoughtfully designed to support essential appliances used over the countertop. **2 plug point is provided above the counter, ideal for daily-use equipment such as a mixer or microwave [16A].**
- Exhaust Fan/Hood Provision : Additionally, the switchboard includes controls for the exhaust fan or chimney hood, with a dedicated plug point located above the lintel near the cooking zone, allowing for smooth installation and effective ventilation [16A].
- Switch for dish washer (detailed below)

### Dishwasher Provision

- A switch positioned over the counter with the plug under counter. Water inlet and outlet is planned under counter near the sink area to allow for easy installation of the dishwasher [16A].

#### Water Purifier Provision

- A water purifier is essential in every kitchen, hence a water inlet with a plug point is provided and thoughtfully placed next to the sink, making it easy to install and operate a water purifier [16A].

#### HOB Provision

- **A dedicated plug point is provided below the countertop, with a switch positioned above the counter for safe and convenient installation of a built-in hob unit [16A].**

#### Fridge Provision

- A dedicated plug point is provided behind the fridge location, allowing for neat and convenient installation without extension cords [16A].

#### Task Light / In Shelf Lighting Provision

- **Concealed a wiring and an outlet is provided for future use for task lights in shelf lights, when the wall cabinets are installed, enabling focused illumination on the kitchen counter [6A].**

#### LED Tube Light Provision

- A switch positioned at the kitchen entry, with wiring concealed within the wall, allows for the installation of an LED tube light on the wall surface [6A].

#### Sink Area

- A durable single-bowl sink, paired with a wall-mounted chrome-finish tap and essential accessories-together valued at ₹7,000 is included in this package.

#### Tiles and Counter-Top

- **The kitchen features a sleek, durable granite countertop designed for everyday practicality with a polished finish that adds subtle sophistication. Securely mounted with wall-supported angles, this granite valued at ₹210 per sq. ft. strikes a perfect balance between enduring functionality and timeless elegance.**
- Pre-selected vitrified tiles (Size: 60 cm x 60 cm) are laid with mortar and joint filler for a smooth, long-lasting finish. **These tiles are priced up to ₹ 75 per sq. ft.** and include a matched skirting of approximately 4 inches, giving the kitchen a clean and cohesive look.
- Backsplash tiles are installed from the countertop to a height of 60 cm, effectively covering the cooking and preparation areas. **Tile Size [60 cm x 120 cm] Priced at ₹ 75 per sq. ft.**

### Details of Bathroom

#### Hygiene Zone

- A pre-selected geometric, single-piece water closet with an elongated bowl, designed for comfort and efficiency. It features a water-saving flush system and a soft-close seat cover. Included is a chrome health faucet with a long, flexible hose offering both durability and modern style.

#### Vanity Zone

- **The vanity features a square, thin-rim washbasin in Snow White with countertop (Fitted with angles) , designed for easy cleaning. Paired with a black granite top and wall-mounted spout, it offers a hygienic, elegant, and cohesive squarethemed setup.**

#### Wet Zone

- **The Single Lever High Flow Diverter enables smooth switching between the shower and bath spout, both finished in chrome to match the sleek aesthetic.**

**A 150x150mm square shower with an 18” arm complements the geometric design, with a shower curtain separating the wet area. Water-resistant surfaces and clean, square lines complete the modern, low-maintenance look.**

#### Tiles

- Pre-selected floor tiles [Size: 60 cm x 60 cm] are laid using mortar and epoxy filler, offering a durable and sleek finish. **Tiles are priced up to ₹ 75 per sq. ft.**
- **The walls are covered with tiles [Size: 60 cm x 120 cm], extending up to a height of 8 feet,** laid with adhesive and epoxy filler for a durable and long-lasting result. **These tiles are priced up to ₹ 75 per sq. ft.**

#### Entry Switches (Outside Bathroom)

- **Light Provision: Thoughtfully positioned provisions two ceiling-mounted surface lights provisions, (without the need for a false ceiling), controlled by a switch. [6A]**
- Exhaust Fan provision : A switch for the exhaust fan is easily accessible from outside the bathroom. The plug point for the exhaust fan installation is located at the ventilator, with a separate plug point near the ventilator, allowing for a straightforward installation.
- For safety and ease of use, (of geyser: refer geyser provision) a 16A double pole switch is also installed outside the bathroom.

#### Inside the Bathroom (Vanity Area)

- Provision is made for a mirror lamp above the vanity for proper illumination, along with a 16A plug points to support grooming appliances like hair dryers or trimmers.

#### Geyser Provision

- A dedicated plug point and plumbing for the geyser is provided ensuring convenient and safe access to hot water.

#### Waterproofing

- Waterproofing is provided for all bathrooms, covering the entire floor and extending up to 2 feet on the walls, using Fastflex or equivalent with manufacturers warranty

#### Shower Curtain Provision

- **A pre-selected straight-type shower curtain is provided to separate the wet area, complementing the overall bathroom design and ensuring functional water containment.**

#### Sanitary Fittings

- **Package offering a complete set of essential sanitaryware and accessories for ₹35,000 per bathroom including two 5” x 5” square gratings**

### Details of Common Areas

#### Car charging provision

- A provision for installation of EV charger outside the house with the appropriate wiring makes the home ready for an Electric Vehicle.

#### Staircase Switches

- A switchboard at every start and end of staircase with 2-way switches for light provision at the landing for convenience and visibility [6A].
- **Footlamp at the landing with 2 way switches at both end of the stairs [6A].**

#### Balcony Switch

- Provision for one wall light with appropriately placed switch [6A].
- **Plug point with a switch [6A]**
- Ceiling Fan provision: Switch with a 5 step Regulator at entrance, with concealed wiring and hook at ceiling allowing easy installation at ceiling [6A]

#### Sit Out

- Wall light Provision : Switch for one wall light [6A]
- Calling bell provision : Switch for one calling bell [6A]

#### Outdoor Light Provision and Tap Points

- Outdoor Light Provision: Includes provisions for one wall light outside each external door and on the sides of the home, **totaling eight lamp points.** Switches for these lights will be located close to the provisions, integrated within existing interior switchboards. [6A]
- 2 Tap points on external areas for general use
- **Elevation Light Provision : Provision for four up-down wall lights is provided at suitable locations on the exterior elevation, enhancing the elevation with balanced lighting and architectural emphasis.**

#### Washing Machine Provision

- A suitably placed provision for location for washing machine and a 16A plug point along with water inlet and outlet provision allows the washing machine to be installed with ease.

#### Solar Provision on The Roof

- Electrical provision for solar panel installation is provided on the roof, with an electrical point, enabling easy integration of a solar power system. [16A]

#### Provision for Inverter Installation

- Provision for inverter installation is provided with one 16A plug point and a dedicated switch, ensuring easy and safe setup for backup power. [16A]

#### Motor for Sump with Switchboard

- A 1HP motor is installed on the ground floor for pumping water from the sump, with a dedicated switchboard conveniently located in the ground floor common area for easy access and control.

#### MS Handrail for Stairs

- **A pre-selected MS handrail design is provided for the staircase at ₹ 1000 per running foot, with a max. length of 20 rft per floor.**

#### Tiles

- Pre-selected tiles, suitably chosen for Sit-out balcony, staircases and parking area (if applicable) are laid with mortar and joint filler for a smooth finish. **The areas are provided at a value of ₹ 75 per sq. ft., ensuring durability and a clean, finished look.**

Note: Any area not under the slab, is not considered part of rooms or common areas and will not include the facilities for the rooms/areas mentioned in the package and is chargeable separately.  
Refer : Terms and Conditions for more details

*Terms & Conditions Apply*

