

URBAN ERA

Design and Construction, Indore

Package Specification

Standard | Deluxe | Premium

Editable working document. Rates and brand availability may fluctuate with the market — reconfirm before quoting a client.

Standard	DELUXE — Most selected	PREMIUM
Rs. 1,650+ / sqft	Rs. 1,900+ / sqft	Rs. 2,200+ / sqft
Quality construction, honest pricing	Entry, plus our Special Perks	Top-tier brands, complete finish

Perks

What's included with your package, at every tier.

Perk	Standard	Deluxe	Premium
Complete architectural services (floor plan, elevation, structural drawing)	Included	Included	Included
Dedicated site engineer assigned to your project	Included	Included	Included
On-site security guard during construction	Included	Included	Included
Written, milestone-based payment schedule	Included	Included	Included
Named, branded materials committed in the agreement	Included	Included	Included
Regular WhatsApp progress photo updates	Included	Included	Included
1-year workmanship	Included	Included	Included

warranty			
TV unit and mandir provision	—	Included	Included
Designer chandelier, up to Rs.18,000	—	Included	Included
POP ceiling in every room	In Hall only	Included	Included
False ceiling throughout, with concealed LED	—	—	Included
Dedicated project manager	—	—	Included

Civil / Structure

Item	Standard	Deluxe	Premium
Cement	Mycem, Wonder, JK Laxmi, Birla Uttam, JK Super	Mycem, Wonder, JK Laxmi, Birla Uttam, JK Super	Ultratech, ACC (on request), up to Rs.420/bag
Steel	Moyra, Shivangi HYSD Fe550 / Fe550D, up to 12mm	Moyra, Shivangi HYSD Fe550 / Fe550D, up to 12mm	Moyra ,Tata Tiscon, Fe550 / Fe550D
Bricks	Fly ash (plinth) + Red Clay 8x4x4 in, up to Rs.9.5/pc	Fly ash (plinth) + Red Clay 8x4x4 in, up to Rs.9.5/pc	Fly ash (plinth) + Red Clay, premium grade, up to Rs.12/pc
Sand	M-Sand + Fine Sand, up to Rs.65/cubic ft	M-Sand + Fine Sand, up to Rs.65/cubic ft	M-Sand + Fine Sand, up to Rs.65/cubic ft
Aggregate	10mm and 20mm, up to Rs.850-900/cubic meter	10mm and 20mm, up to Rs850-900/cubic metre	10mm and 20mm, up to Rs.850-900/cubic meter
Concrete Mix	1(Cement):2(Sand):4(Metal)	1(Cement):2(Sand):4(Metal), per structural design	M20/M25 as per structural design
Plaster	Double coat, cement:sand 1:4	Double coat, cement:sand 1:4	Double coat, premium plaster cement, up to Rs.420/bag
Waterproofing	Crushed stone, M-Sand, Fine Sand, Cement + Water Proofing Chemical	Ultratech WP+200 / Dr. Fixit	Dr. Fixit URP / high-grade system + Coba, up to Rs.65/sqft
UG Water Tank	Up to 6,000 liters	Up to 8,000 liters	Up to 12,000 liters
Ceiling Height	10 ft Top to top slab ; extra above 10 ft	11 ft Top to top slab ; extra above 11 ft	11 ft Top to top slab ; extra above 11 ft

Electrical

Item	Standard	Deluxe	Premium
Conduit Pipe	Polycab PVC, roof and wall (LMS Pipe)	Polycab PVC, roof and wall (MMS Pipe)	Polycab PVC, upgraded gauge (HMS Pipe).
Wires	RR or equivalent, up to 2.5mm	RR or equivalent, up to 2.5mm(4mm only for AC Electric Line)	RR premium, fire-retardant grade up to 4mm.
Switchbox	MS, ISI brand	MS, ISI brand	MS, ISI brand, upgraded finish, up to Rs.150/piece
Switches	Western, Vega	Legrand or Anchor Ziva	Legrand or Havells Coral/Anchor
Lights	Ganit / Crompton, avg Rs.350/light	Ganit / Crompton, avg Rs.350/light	Havells / Crompton, designer points, up to Rs.700/light
Wiring Work	All electrical supply/Inverter line	Supply, inverter line, CCTV/Ethernet	Supply, inverter line, CCTV/Ethernet

Plumbing / Sanitary

Item	Standard	Deluxe	Premium
CPVC Pipe	Kisan, Supreme, or Texmo	Kisan, Supreme, or Astral	Supreme or Astral/Ashirwad, premium range, up to Rs.85/metre
Bath Fittings	Up to Rs.20,000/bathroom	Jaguar, up to Rs.35,000/bathroom	Jaguar / Kohler, up to Rs.60,000/bathroom
Water Tank	4-Layer PVC, 1,500L	6-Layer PVC, 1,500/2000L	6-Layer PVC, 2,000L
Coba Work	All balconies/bathrooms, except ground floor	Same as Entry	Same as Entry

Flooring and Stone Work

Item	Standard	Deluxe	Premium
All Flooring	Up to Rs.35-40/sqft	Up to Rs.50-55/sqft	Up to Rs.75-80/sqft, larger tiles
Bathroom Tile	Wall Rs.40, floor Rs.30/sqft	Wall Rs.55, floor Rs.40/sqft	Premium tile, wall up to Rs.75/sqft, floor up to Rs.60/sqft
Kitchen Platform	Up to Rs.120/sqft	Full body / granite up to	Premium granite or quartz,

		Rs.180/sqft	up to Rs.250/sqft
Kitchen Sink	SS, up to Rs.1,500	SS, up to Rs.2,200	Upgraded, up to Rs.3,500/piece
Parking Tiles	16x16 in, Rs.35-40/sqft	16x16 in, Rs.35-40/sqft	Upgraded finish, up to Rs.55/sqft
Staircase (Granite)	Up to Rs.100/sqft	Up to Rs.120/sqft	Up to Rs.150/sqft
Grouting	Standard joint fillers	Standard joint fillers/Only in toilet wall tile epoxy option	Joint fillers, epoxy option

Doors, Windows and Fabrication

Item	Standard	Deluxe	Premium
Main Front Window	3-Track, 300-350/sqft	3-Track (Winkraft-equiv), Rs.500-600/sqft	3-Track upgraded, Rs.800/sqft
Other Windows	3-Track, 300-350/sqft	3-Track	3-Track upgraded brand, up to Rs.800/sqft
Ventilators	Aluminium jaali	Fixed glass + exhaust fan	Fixed glass + exhaust fan
Main Door	Flush door, standard laminate	Pine flush door Rs.110/sqft + Digital Lock Rs.10,000	Upgraded finish up to Rs.18,000 + Digital Lock up to Rs.15,000
Staircase Railing	Stainless Steel, Up to 350-400/- running feet	Stainless Steel, Up to 800-900/- running feet	Stainless Steel and Glass, Up to 1500/- running feet
Elevation Railing	Stainless Steel Up to 350-400/- running feet	Stainless Steel Up to 800-900/- running feet	Glass railing, Up to 1500/- running feet

Finishes and Painting

Item	Standard	Deluxe	Premium
Putty	2-Coat Birla Putty	2-Coat Birla Putty	2-Coat premium putty, up to Rs.450/bag
Interior Colour	2-coat plastic paint, Apcolite, client's choice. Up to 250-300rs/liter	Same as Entry. Up to 300-350rs/liter	Premium emulsion, client's choice. Up to 500rs/liter
Exterior Colour	Asian Paints Apex, Up to 350/- Liter	Asian Paints Apex. Up to 400/- Liter	Asian Paints Apex Ultima. Up to 550/- liter

Payment Conditions

S.No.	Stage	Percentage
1	Advance	20%
2	Before Completion of Plinth Slab	20%
3	Before Completion of Ground Floor Slab	20%
4	Before Completion of Tower Floor Slab	20%
5	Before Completion of Doors and Painting	15%
6	After Handing Over	5%

Total: 100%. Payment is released strictly against each completed stage, as stated in the agreement.

Scope Exclusions

- Electricity connection charges (MPEB)
- Water boring
- Map sanction / government approvals
- Decorative lights and appliances beyond standard fittings
- Elevation tile and epoxy grouting, unless specified

Terms and Conditions

1. All government fees related to building construction permission, and any other associated charges — including electricity connection, water supply department tap connection, or any other connection, whether permanent or deposit-based — are payable by the client.
2. Construction of the overhead RCC water tank includes its reinforcement mesh on all four sides, slab top, and slab bottom, charged separately at Rs.450 per sqft, payable by the client.
3. Arrangement of a security guard during construction will be made by the contractor.
4. Arrangement of electricity and water supply during construction is the client's responsibility.
5. If demolition and reconstruction is required after work has been completed, all resulting costs will be borne by the client.
6. Any work required during construction that falls outside this specification will be communicated to the client, who must confirm within 3 working days so that work can proceed without delay.
7. Each payment is due within 5 working days of the corresponding stage being completed.
8. Payments made via bank transfer will attract an additional 5% GST, payable by the client on that payment.
9. Anything not mentioned in this specification is not included.
10. Rates are indicative and may fluctuate with material cost — reconfirm before quoting.
11. Price variation up to 5% is absorbed by the contractor; beyond 5% is borne by the owner.
12. Payment follows the agreed milestone schedule; delays may affect progress.
13. Changes to the approved drawing are charged on an actual basis.
14. OTS and duct will not be deduct from the measurements.

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