



CONSTRUCTION PACKAGE, MATERIAL SPECIFICATION & RATE BROCHURE (BIHAR)

01. CONSTRUCTION PACKAGES OVERVIEW

SILVER

₹1,765 / sq. ft

Budget & Standard Homes

- Standard RCC Frame Structure
- Quality Cement & TMT Steel (Fe-500)
- First-Class Brick / AAC Block Work
- Standard Vitrified Flooring (2x2)
- Standard Wiring & Switches
- Standard CPVC Plumbing & Sanitary
- Flush Doors & Alum. Windows
- Waterproofing & Putty/Emulsion

GOLD (PREMIUM)

₹2,050 / sq. ft

Recommended Choice

- Fe-500D TMT Steel (Jindal Panther/SAIL)
- OPC/PPC Premium Grade Cement
- Double Charge Vitrified Flooring (2x4)
- Premium Electrical Wiring (Polycab/Havells)
- Jaquar / Cera / Hindware Fittings
- Laminated Flush Doors & uPVC Windows
- Enhanced Waterproofing & Premium Paints

PLATINUM (LUXURY)

₹2,250+ / sq. ft

Luxury Custom Homes

- High-Grade Fe-550D TMT (Tata Tiscon/JSW)
- OPC 53 Grade Structural Cement
- Italian Marble / Large Slab Tiles (800x1600)
- Teak Wood / Veneer Doors & Fenesta UPVC
- Grohe / Kohler / Toto Luxury Fittings
- Schneider Glass-Plate Switches
- Asian Paints Royale & 10-Yr Waterproofing

ESTIMATED BUDGET ILLUSTRATION (Sample 1,250 Sq. Ft. Built-up Area):

- Silver Package (@₹1,765/sq. ft): ₹22.06 Lakhs
- Gold Package (@₹2,050/sq. ft): ₹25.62 Lakhs
- Platinum Package (@₹2,250/sq. ft): ₹28.12 Lakhs

02. OUR MANAGED CONSTRUCTION PROCESS



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03. SCOPE OF CONSTRUCTION

1. STRUCTURE WORKS	2. FINISHING WORKS	3. SERVICES & MEP
• Site Preparation & Layout • Excavation & Earthwork • Plain Cement Concrete (PCC) • Footing & Foundation Concrete • RCC Columns, Beams & Plinth • Brickwork / AAC Block Masonry • RCC Roof Slab & Staircase	• Internal & External Plastering • Flooring & Skirting Laying • Bathroom & Kitchen Wall Tiles • Interior & Exterior Painting • Main & Internal Doors Fixation • Window Frames & Shutters • Granite Top Kitchen Counter	• Complete Electrical Wiring • Modular Switches & Boxes • CPVC/PVC Plumbing Lines • Drainage & SWR Piping Work • Sanitary Ware & CP Fittings • Service & Line Testing • Underground/Overhead Tanks

04. COMPREHENSIVE MATERIAL GRADE COMPARISON

CATEGORY	SILVER (₹1,765/sq.ft)	GOLD (₹2,050/sq.ft)	PLATINUM (₹2,250+/sq.ft)
A. CIVIL & STRUCTURAL MATERIALS			
1. Cement	Dalmia / Shree / Birla Uttam (PPC Grade)	UltraTech / ACC / Ambuja (OPC 43 / PPC)	UltraTech Super / ACC Gold (OPC 53 Grade)
2. Steel (TMT)	Kamdhenu / Shyam / Local ISI (Fe 500)	Jindal Panther / SAIL (Fe 500D Grade)	Tata Tiscon / JSW Neosteel (Fe 550D)
3. Bricks / Blocks	Fly Ash / Class-2 Red Bricks	Class-1 Red Bricks / Standard AAC	Premium AAC (Magicrete) / Wire-Cut Bricks
4. Sand & Aggregate	Local River Sand & 20mm Chips	Zone-II Sand & Pakur Black Chips	M-Sand & Premium Pakur Black Stone
B. FINISHING & INTERIOR MATERIALS			
5. Flooring Tiles	Standard Vitrified (2x2) (Up to ₹45/sq.ft)	Double Charge Vitrified (2x4) (Up to ₹80/sq.ft)	Italian Marble / Slab Tiles (800x1600) (Up to ₹150+/sq.ft)
6. Doors & Windows	Flush Doors & Powder Coated Alum. Windows	Laminated Flush Doors & Standard uPVC	Teak Wood / Veneer Doors & Fenesta uPVC
7. Kitchen Counter	Black Granite (₹100/sq.ft) + SS Sink	Premium Granite (Z-Black, ₹160/sq.ft) + Branded Sink	Quartz / Nano White (₹250/sq.ft) + Quartz Sink
C. MEP (PLUMBING & ELECTRICAL) WORKS			
8. Plumbing & Pipes	Supreme / Ashirvad CPVC SDR 13.5	Astral / Supreme CPVC Schedule 80	Astral Schedule 80 & Acoustic Low-Noise Drainage
9. Sanitary Fittings	Cera / Hindware (Basic Line)	Jaquar / Kohler (Standard Diverter System)	Grohe / Kohler / Toto (Thermostatic Diverter)
10. Electricals	Anchor Wires & Anchor Roma Switches	Polycab Wires & Legrand Modular Switches	Havells / RR Kabel & Schneider Glass Switches
11. Paint & Putty	Asian Paints Tractor Emulsion + 2 Coat Putty	Asian Paints Apcolite + 2 Coat Birla Putty	Asian Paints Royale Luxury + 3 Coat Birla Putty

05. STANDARD PAYMENT SCHEDULE & MILESTONES

Illustrated for Gold Package (@ ₹..... /sq. ft) for a..... / sq. ft building:

STAGE #	WORK COMPLETION STAGE	PAYMENT %	ESTIMATED VALUE (..... SQ. FT)
01	Booking Amount & Architectural Floor Plan Finalization	10%	₹
02	Excavation, Foundation Concrete & Plinth Level Complete	20%	₹
03	Ground Floor Slab & First Floor Slab Casting Complete	25%	₹
04	Brickwork, Door Frame Fixing & Conduit Wiring Stage	20%	₹
05	Internal & External Plaster, Tile Laying Work	15%	₹
06	Final Painting, Fixture Installation & Handover	10%	₹
TOTAL ESTIMATED PROJECT COST (..... /SQ. FT @ ₹..... /SQ. FT)		100%	₹

06. WHAT MAKES US DIFFERENT?

- **Technical Site Verification:** Soil & structural checks.
- **BOQ Based Costing:** Zero hidden fees.
- **Dedicated Site Engineers:** Continuous site supervision.
- **Quality Control Checks:** Material testing at all stages.
- **Regular Updates:** Transparent weekly video reports.
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- **Professional Handover:** Full quality warranty.

07. ITEMS OUTSIDE PACKAGE

- Land/Plot cost & Boundary wall
- Government map approval / Municipal fees
- Main entrance gate & Borewell installation
- Septic tank / Sewer connection
- Modular kitchen cabinets & Loose furniture
- Elevator / Lift & Air Conditioning

IMPORTANT PRICE POLICY & TERMS

- **Indicative Rates:** Rates mentioned are starting guidance rates. Final quotation depends on soil condition, design, site accessibility, and total built-up area.
- **Extra Work:** Any modifications outside the signed BOQ scope will be charged separately at actual rates.
- **Site Facilities:** Client shall provide secure storage space and temporary construction water/power connections.
- **Validity:** All rates are valid for 30 days from issue date.

Client / Partner Acceptance
Authorized Signature

For Kryston Infratech Pvt. Ltd.
Authorized Signatory