



**ASTREA**  
DEVELOPERS



## CONSTRUCTION PACKAGES

BANGALORE

#21, Hamsa Mansion, B-Block, 4th main Road,  
Phase2, Cybele Greens BDA Layout, Margondanahalli, Bangalore-560036

+91-7012587659  
[info@astreadevelopers.com](mailto:info@astreadevelopers.com)



## BUDGET PACKAGE

Starting at

₹ **1800/-**

inclusive of GST



## PREMIUM PACKAGE

Starting at

₹ **2100/-**

inclusive of GST



## LUXURY PACKAGE

Starting at

₹ **2500/-**

inclusive of GST



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# Budget Package

STARTING @ ₹ 1800/- INCLUSIVE OF GST



## DESIGN & DRAWINGS



- 2D & 3D Floor Plans
- 3D Elevations
- Structural Drawing

## CONSTRUCTION MATERIALS



- Steel: Fe500/550 Grade TMT – ISI standard / Meenakshi Or Equivalent Brand
- Cement: 53 & 43 Grades Of Chettinad/CoromandelPenna/Ramco Or Equivalent Brand
- Concrete Mix: Rmc – M25 Grade
- Solid Blocks – 6" & 4" Inches
- Aggregates: 20MM & 40MM
- M-Sand: Blockwork & P-Sand: Plastering
- Underground Sump In 6" Inches Solid Block & Waterproof Plastered
- Two-Course Of Size Stone Masonry Under Plinth
- Ceiling Height: 10 Feet
- Waterproofing: Dr Fixit Or Fosroc

## FLOORING & WALL TILING



- Living, Kitchen, Dining & Bedroom Up to Rs 75/- Per Sqft
- Staircase – Granite Up to Rs 100/- Per Sqft
- Balconies & Sitout Areas – Anti Skid Tiles Up to Rs 50/- Per Sqft
- Bathroom/Toilet Wall & Flooring Upto Rs 50/- Per Sqft
- Parking Floor Upto Rs 50/- Per Sqft
- Kitchen Countertop Upto Rs 120/- Per Sqft
- Kitchen Dadoing Upto 4 Feet With Tiles Rs 50/- Per Sqft
- Bathroom Dadoing Or Wall Tiling Height Up to 7 Feet Height
- Terrace – Screed Concreting With Dr Fixit LW+ Waterproofing

## PAINTING



- Wall & Ceiling – 2 Coats Of Putty + 1 Coat Of Primer & Painted With 2 Coats Of Asian Tractor Emulsion
- Exterior Walls: 1 Coat Primer + 2 Coats Of Ace Emulsion
- 2 Coats of Enamel Paint For The Windows MS Grills Only
- Brands Considered Are Asian/Berger/Dulux As Per Owner Choice

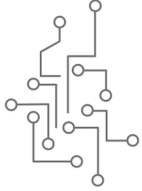


# Budget Package

STARTING @ ₹ 1800/- INCLUSIVE OF GST



## ELECTRICALS



- Wires: Finolex Or Equivalent
- Switches: Hifi Or Equivalent
- DB's and MCB's Are Included
- 1 UPS Point of Each Unit At The Nearest Feasible Point
- Electric Car or Two Wheeler Charging Point Will Be Given In The Parking

## PLUMBING



- PVC Pipes: Ashirwad/Supreme/Astral
- PVC Overhead tank Ganga Or Kaveri With MS Structure on 6 Feet height
- Solar & Geyser Connection Lines Will Be Provided
- Sustainable Rainwater Harvesting Facilities & Equipment Will Be Installed For Cause Of Environment
- Sewage Chambers Inside The Plot Area

## DOORS



- Only One Main Door Per Unit: Teak Wood Frame Of 6"X4" Inches With Teak Door Shutter – Per Door Including Fittings.
- Internal Doors: Wpc Or Sal Frame Of 4"X3" With Membrane Door Shutter – Per Door Including Fittings Like Handles, Locks, Aldrops, Hinges & Tower Bolts.
- Only One Pooja Door Per Unit: Frame Of 5"X3" Inches With Readymade Door Shutter – Per Door Including Fittings.
- Bathroom Doors Will Be PVC Doors

## WINDOWS



- 2.5 Track UPVC Windows With 5mm Glass Along With MS Grill With A Budget Of Rs 580/- Per Sqft
- Maximum Opening Percentage For Windows Will Be 16%

## KITCHEN & BATHROOM FIXTURES



- SS Kitchen Sink Of Worth Upto Rs 3000/-
- Kitchen Faucet & Towel Ring Upto Rs 2500/-
- Bathroom Sanitary Ware & Cp Fitting Upto Rs 35000/- Per 1000 Sqft
- Bathroom Accessories: EWC, Health Faucet, Wash Basin, Diverter & Overhead Shower
- Brands Considered Are Hind ware/Cera As Per Owner Choice

## FABRICATION WORKS



- MS Staircase Railing
- MS Standard Gate





# Budget Package

STARTING @ ₹ 1800/- INCLUSIVE OF GST



## EXTRA CHARGES

- Extra Charges For Compound Wall If Less Than 2500 Sqft Of Construction
- BBMP/BDA Or Any Other Approving Bodies For Liaison Work
- Building Floor Level More Than 24" Inches Height From The Road Level
- Outside Ramping
- Extra Sumping charges for over 9000ltrs of holding capacity
- Any Interior Works Such As Wardrobe Or False Ceiling & Etc
- External Cladding Work For Elevation
- Extra Landscaping Work
- Extra For Security Fabrication Works
- Any Civil Works Outside House Area
- Material Shifting Charges If Any Storage Problem
- Additional Height Of Compound Wall
- Only 2 No. Of Bathroom Will Be Provided For Each 1000 Sqft Of Construction. If Additional Bathroom Required Then, It Is Charged Based On Material & Labour Consumption
- Electrical Fitting Such As Light Tubes/Bulbs, Fans Etc., Are Not Inclusive
- Additional Charges Will Apply If Soil Bearing Capacity (Sbc) <180



10 Year Of Warranties on Structure & 1 Year of Waterproofing  
Fixture Warranties As Per Brand Makes



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# Premium Package

STARTING @ ₹ 2100/- INCLUSIVE OF GST



## DESIGN & DRAWINGS



- 2D & 3D Floor Plans
- 3D Elevations From All Sides
- Structural Drawing
- Plumbing & Electrical Layout

## CONSTRUCTION MATERIALS



- Steel: Fe500/550 Grade Tmt – Indus Or Equivalent Brand
- Cement: 53 & 43 Grades Of Ultratech/Birla/Acc/ Or Equivalent Brand
- Concrete Mix: Rmc – M25 Grade
- Solid Blocks – 6" & 4" Inches Of Superior Quality
- Aggregates: 20MM & 40MM
- M-Sand: Blockwork & P-Sand: Plastering
- Underground Sump In Rcc & Waterproof Plastered
- Three-Course Of Size Stone Masonry Under Plinth
- Ceiling Height: 10 Feet
- Waterproofing: Dr Fixit Or Fosroc

## FLOORING & WALL TILING



- Living, Kitchen, Dining & Bedroom Upto Rs 100/- Per Sqft
- Staircase – Granite Upto Rs 120/- Per Sqft
- Balconies & Sitout Areas – Anti Skid Tiles Upto Rs 65/- Per Sqft
- Bathroom/Toilet Wall & Flooring Upto Rs 70/- Per Sqft
- Parking Floor Upto Rs 60/- Per Sqft
- Kitchen Countertop Upto Rs 160/- Per Sqft
- Kitchen Dadoing Upto 4 Feet With Tiles Rs 60/- Per Sqft
- Bathroom Dadoing Or Wall Tiling Height Upto Full Height
- Terrace – Screed Concreting With Dr Fixit LW+ Waterproofing

## PAINTING



- Wall & Ceiling – 2 Coats Of Putty + 1 Coat Of Primer & Painted With 2 Coats Of Asian Premium Emulsion
- Exterior Walls: 1 Coat Primer + 2 Coats Of Apex Emulsion
- 2 Coats Of Enamel Paint For The Windows MS Grills Only
- Brands Considered Are Asian/Berger/Dulux As Per Owner Choice



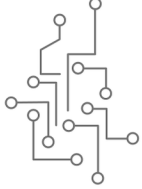


# Premium Package

STARTING @ ₹ 2100/- INCLUSIVE OF GST



## ELECTRICALS



- Wires: Havells Or Equivalent
- Switches: Anchor Roma Or Equivalent
- DB's and MCB's Are Included
- 1 UPS Point of Each Unit At The Nearest Feasible Point
- Electric Car or Two Wheeler Charging Point Will Be Given In The Parking

## PLUMBING



- CPVC Pipes: Ashirwad/Supreme/Astral
- PVC Overhead tank Sintex Black With MS Structure on 6 Feet height
- Solar & Geyser Provision Lines Will Be Provided To All Bathrooms
- Sustainable Rainwater Harvesting Facilities & Equipment Will Be Installed For Cause Of Environment
- Sewage Chambers With Concrete Cover Inside The Plot Area

## DOORS



- Only One Main Door Per Unit: Teak Wood Frame Of 6"X4" Inches With Teak Door Shutter – Per Door Including Fittings as per choice
- Internal Doors: Acacia Frame Of 5"X3" With Laminate Door Shutter – Per Door Including Fittings Like Handles, Locks, Aldrops, Hinges & Tower Bolts as per choice
- Only One Pooja Door Per Unit: Teak Frame Of 5"X3" Inches With Teak Door Shutter – Per Door Including Fittings as per choice
- Bathroom Doors Will Be WPC Doors

## WINDOWS



- 3 Track UPVC Windows With 5mm Glass Along With MS Grill With A Budget Of Rs 820 /- Per Sqft Or Option Of Sal Wood Frames With Shutters
- Maximum Opening Percentage For Windows Will Be 24%

## KITCHEN & BATHROOM FIXTURES



- SS Or Carysil Kitchen Sink Of Worth Upto Rs 8000/-
- Kitchen Faucet & Towel Ring Upto Rs 4500/-
- Bathroom Sanitary Ware & Cp Fitting Upto Rs 70000/- Per 1000 Sqft
- Bathroom Accessories: EWC, Health Faucet, Wash Basin, Diverter & Overhead Shower
- Brands Considered Are Jaquar/Grohe As Per Owner Choice

## FABRICATION WORKS



- SS Staircase Railing
- MS Designer Gate



# Premium Package

STARTING @ ₹ 2100/-INCLUSIVE OF GST



## EXTRA CHARGES

- Extra Charges For Compound Wall If Less Than 2500 Sqft Of Construction
- BBMP/BDA Or Any Other Approving Bodies For Liaison Work
- Building Floor Level More Than 24" Inches Height From The Road Level
- Outside Ramping
- Extra Sumping Depth
- Any Interior Works Such As Wardrobe Or False Ceiling & Etc
- External Cladding Work For Elevation
- Extra Landscaping Work
- Extra For Security Fabrication Works
- Any Civil Works Outside House Area
- Material Shifting Charges If Any Storage Problem
- Additional Height Of Compound Wall
- Only 2 No. Of Bathroom Will Be Provided For Each 1000 Sqft Of Construction. If Additional Bathroom Required Then, It Is Charged Based On Material & Labour Consumption
- Electrical Fitting Such As Light Tubes/Bulbs, Fans Etc., Are Not Inclusive
- Additional Charges Will Apply If Soil Bearing Capacity(Sbc) <180



10 Year Of Warranties on Structure & 1 Year of Waterproofing  
Fixture Warranties As Per Brand Makes



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# Luxury Package

STARTING @ ₹ 2500/- INCLUSIVE OF GST



## DESIGN & DRAWINGS



- 2D & 3D Floor Plans
- 3D Elevations From All Sides
- Structural Drawing
- Plumbing & Electrical Layout
- Furniture Drawings
- Walkthrough Video

## CONSTRUCTION MATERIALS



- Steel: Fe500/550 Grade TMT – JSW Or Tata Or SAIL Or Equivalent Brand
- Cement: 53 & 43 Grades Of Ultratech/Birla/Acc/ Or Equivalent Brand
- Concrete Mix: RMC – M25 Grade
- Solid Blocks – 6" & 4" Inches Of Superior Quality
- Aggregates: 20MM & 40MM
- M-Sand: Blockwork & P-Sand: Plastering
- Underground Sump In RCC & Waterproof Plastered
- Three-Course Of Size Stone Masonry Under Plinth
- Ceiling Height: 12 Feet
- Waterproofing: Dr Fixit Or Fosroc

## FLOORING & WALL TILING



- Living, Kitchen, Dining & Bedroom Upto Rs 250/- Per Sqft
- Staircase – Granite Upto Rs 200/- Per Sqft
- Balconies & Sitout Areas – Anti Skid Tiles Upto Rs 85/- Per Sqft
- Bathroom/Toilet Wall & Flooring Upto Rs 85/- Per Sqft
- Parking Floor Upto Rs 75/- Per Sqft
- Kitchen Countertop Upto Rs 350/- Per Sqft
- Kitchen Dadoing Upto 4 Feet With Tiles Rs 80/- Per Sqft
- Bathroom Dadoing Or Wall Tiling Height Upto Full Height
- Terrace – Anti Skid Tiles/Mangalore Mud Upto Rs 35/- Per Sqft

## PAINTING



- Wall & Ceiling – 2 Coats Of Putty + 1 Coat Of Primer & Painted With 2 Coats Of Asian Royale Emulsion
- Exterior Walls: 1 Coat Primer + 2 Coats Of Ultima Emulsion
- 2 Coats of Enamel Paint For The Windows MS Grills Only
- Brands Considered Are Asian/Berger/Dulux As Per Owner Choice

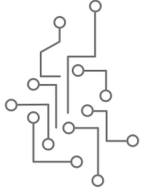


# Luxury Package

STARTING @ ₹ 2500/- INCLUSIVE OF GST



## ELECTRICALS



- Wires: Havells Or Equivalent
- Switches: Gm/Legrand Or Equivalent
- DB's and MCB's Are Included
- 1 UPS Point of Each Unit At The Nearest Feasible Point
- Electric Car or Two Wheeler Charging Point Will Be Given In The Parking

## PLUMBING



- CPVC Pipes: Ashirwad/Supreme/Astral
- PVC Over head tank Sintex 3 Layered With MS Structure on 6 Feet height
- Solar & Geyser Provision Lines Will Be Provided To All Bathrooms & Kitchens
- Sustainable Rainwater Harvesting Facilities & Equipments Will Be Installed For Cause Of Environment
- Sewage Chambers With FRP Cover Inside The Plot Area
- Gas Lines will be provided to Kitchen and bathrooms

## DOORS



- Only One Main Per Unit: Teak Wood Frame Of 6"X4" Inches With Teak Door Shutter Or Wooden Finished Steel Main Door – Per Door Including Fittings as per choice
- Internal Doors: WPC Or Honne Frame Of 5"X3" With Laminate Door Shutter – Per Door Including Fittings Like Handles, Locks, Aldrops, Hinges & Tower Bolts as per choice.
- Only One Pooja Door Per Unit: Teak Frame Of 5"X3" Inches With Teak Door Shutter – Per Door Including Fittings as per choice.
- Bathroom Doors Will Be WPC Doors

## WINDOWS



- 3 Track Upvc Windows With 5mm Glass Along With Ms Grill With A Budget Of Rs 920 /- Per Sqft Or Option Of Honne Wood Frames With Shutters
- Maximum Opening Percentage For Windows Will Be 28%

## KITCHEN & BATHROOM FIXTURES



- SS Or Carysil Kitchen Sink Of Worth Upto Rs 11000/-
- Kitchen Faucet & Towel Ring Upto Rs 6500/-
- Bathroom Sanitary Ware & Cp Fitting Upto Rs 85000/- Per 1000 Sqft
- Bathroom Accessories: Ewc, Health Faucet, Wash Basin, Diverter & Overhead Shower
- Brands Considered Are Jaquar/Grohe/Kohler As Per Owner Choice





# Luxury Package

STARTING @ ₹ 2500/- INCLUSIVE OF GST



## FABRICATION WORKS



- SS With Glass Staircase Railing
- Designer Gate

## EXTRA CHARGES

- Extra Charges For Compound Wall If Less Than 3000 Sqft Of Construction
- BBMP/BDA Or Any Other Approving Bodies For Liaison Work
- Building Floor Level More Than 24" Inches Height From The Road Level
- Outside Ramping
- Extra Sumping Depth
- Any Interior Works Such As Wardrobe Or False Ceiling & Etc
- External Cladding Work For Elevation
- Extra Landscaping Work
- Extra For Security Fabrication Works
- Any Civil Works Outside House Area
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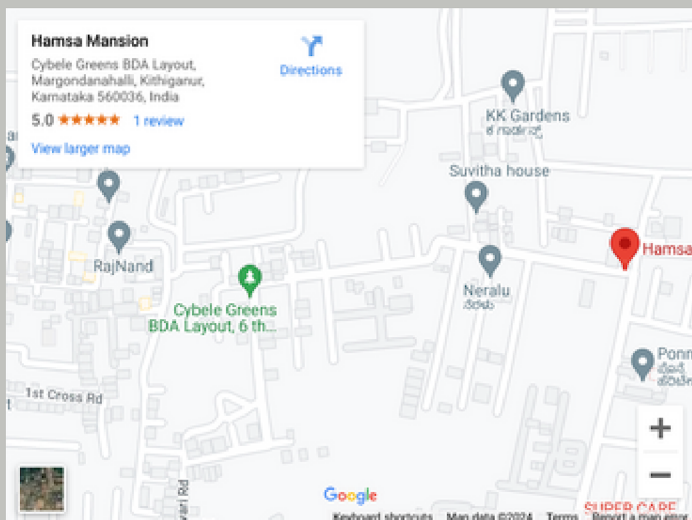


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