



# Nirmanbook™

Design + Construction



**Save upto 10% of hidden costs**



**Get paybacks for delays**



**Fresh, modern designs**

**\*Services in Indore**

9009056060 | [www.nirmanbook.com](http://www.nirmanbook.com)





# Build your dream home with us

At Nirmanbook, we simplify the home-building process by ensuring quality construction, seamless design execution, and transparent pricing.

We tackle the challenges of unskilled labor, material discrepancies, and budget overruns head-on, delivering homes that are built to last—without the usual stress.





# How are we better?

ASPECT	OTHER	NIRMANBOOK
<b>Designs &amp; Planning</b>	Copy-Paste designs	We deploy experienced architects based on project requirement.
<b>Guaranteed timelines</b>	None	Committed timelines. Interest compensation in case of delays
<b>Material usage</b>	Compromised	100% original material used in prescribed quantities.
<b>Contractors</b>	No track record verification	Skilled contractors with rigorous interviews & verification
<b>Project Management</b>	None	Dedicated project manager/civil engineer to run the project
<b>Quality checks</b>	None	200+ quality checks to avoid common problems
<b>Warranty</b>	None	5 years warranty
<b>Cost Transparency</b>	Limited	Full transparency with detailed quotes
<b>Communication</b>	Irregular updates	Daily tracking, regular updates
<b>Payment Structure</b>	Upfront/milestone payments	Payment after successful stage completion & audits
<b>Customer Support</b>	Minimal post-project support	Dedicated support throughout project lifecycle

# Our Packages

End to End Design+Construction

VALUE  
**1300**

Smart, budget  
friendly options

CLASSIC  
**1500**

Balanced design  
& durability

PREMIUM  
**1700**

Superior quality  
& refined details

LUXURY  
**1900**

Top-tier  
craftsmanship &  
materials

Customisation available as per requirement

Committed Timelines post design

Design fee - FREE

Quality Checks - FREE



# Our Packages

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Packages	Value (₹1,300/sq.ft)	Classic (₹1,500/sq.ft)	Premium (₹1,700/sq.ft)	Luxury (₹1,900/sq.ft)
Resources	Architect			
	Civil & Structural Engineer			
	Project Manager			
	Watchman			
	Cameras			
Design & Drawings	2D Floor Plans + 2D Furniture Layout + Structural Designing + MEP Drawing (Plumbing) + Electric Layout + Working Drawings for Execution			Premium Package + 3D Rendering
Structure	Cement: Wonder/Similar	Cement: Wonder/JK Etc	Cement: Ultratech	
	Steel: Jalna/Shivangi Etc.	Steel: Moirra/Shivangi Etc.	Steel: Moirra/Shivangi Etc.	Steel: Tata/Jindal
	Bricks: Strong Red Bricks + AAC Blocks			
Flooring	Living, Dining, Kitchen, Balcony & Bedroom: Up to ₹40/sq.ft	Living, Dining, Kitchen, Balcony & Bedroom: Up to ₹45/sq.ft	Living, Dining, Kitchen, Balcony & Bedroom: Up to ₹70/sq.ft	Living, Dining, Kitchen, Balcony & Bedroom: Up to ₹100/sq.ft
	Kitchen Dado (2' Height): Up to ₹40/sq.ft	Kitchen Dado (2' Height): Up to ₹45/sq.ft	Kitchen Dado (2' Height): Up to ₹70/sq.ft	Kitchen Dado (2' Height): Up to ₹100/sq.ft
	Parking Tiles: Up to ₹40/sq.ft	Parking Tiles: Up to ₹45/sq.ft	Parking Tiles: Up to ₹70/sq.ft	Parking Tiles: Up to ₹100/sq.ft



# Our Packages

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Packages	Value (₹1,300/sq.ft)	Classic (₹1,500/sq.ft)	Premium (₹1,700/sq.ft)	Luxury (₹1,900/sq.ft)
Kitchen Stone	Granite Or Other : 90/Sq ft	Granite Or Other : ₹120/sq.ft	Granite Or Other : ₹180/sq.ft	Granite Or Other : ₹300+/sq.ft Quartz
Staircase Top	Granite Or Other : 90/Sq ft	Granite Or Other: ₹120/sq.ft	Granite Or Other: ₹150/sq.ft	Stone/Granite upto ₹300/sq.ft
Staircase Railings	Stainless Steel 202 - ₹250/RFT	Stainless Steel 202 - ₹350/RFT	Stainless Steel 202 with Glass Panel - ₹700/RFT	Toughened Glass (12mm) with Wooden Top Rail - ₹1,800/RFT
Balcony Railings	Stainless Steel 304 - ₹300/RFT	Stainless Steel 304 - ₹400/RFT	Toughened Glass (10mm) with SS (304) Top Rail - ₹800/RFT	Toughened Glass (12mm) with Wooden Finish Top Rail - ₹1,600/RFT
Sink	₹3000/unit	₹4,000/unit	₹6,000/unit	₹10,000/unit
Plumbing	CPVC Piper: Supreme	CPVC Pipes: Ashirwad/Supreme	CPVC Pipes: Astral/Ashirwad/Supreme	
	SWR Pipes : Supreme	SWR Pipes: Astral/Ashirwad/S upreme	SWR Pipes: Astral/Ashirwad/Supreme	
Bathrooms	Bathroom Fitting : Parryware/Cera/Er os	Bathroom Fitting : Jaquar Essco/Parryware or equivalent	Bathroom Fitting : Jaquar or equivalent	
	EWC, Seat Cover, PVC Cistern, Health Faucet, Wall Mixer, etc.	EWC, Seat Cover, PVC Cistern, Health Faucet, Wall Mixer, etc.	EWC & Accessories, Health Faucet, Wash Basin, Diverter, Spout, etc.	





# Our Packages

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Packages	Value (₹1,300/sq.ft)	Classic (₹1,500/sq.ft)	Premium (₹1,700/sq.ft)	Luxury (₹1,900/sq.ft)
Doors & Windows	Main Door: Flush Door with Mica, SS Finish Accessories - ₹12,000	Main Door: Plywood Paneling with Mica, Flush Door with Mica, SS Finish Accessories - ₹12,000	Main Door: Plywood Paneling with Veneer, Flush Door with Mica, SS Finish Accessories - ₹20,000	Main Door: Plywood Paneling with Veneer, Flush Door with Veneer/Teakwood, SS Finish Accessories - ₹30,000
	Room Doors: Saal Wood, Flush Door with Mica, Standard SS Finish Accessories - ₹8,000	Room Doors: Saal Wood, Flush Door with Mica, Standard SS Finish Accessories - ₹8,000	Room Doors: Plywood Paneling with Mica, Flush Door with Mica, Standard SS Finish Accessories - ₹11,000	Room Doors: Plywood Paneling with Mica, Flush Door with Mica, Standard SS Finish Accessories - ₹17,000
	Washroom Doors: PVC or equivalent - ₹6,000	Washroom Doors: PVC or equivalent - ₹6,000	Washroom Doors: PVC/Flush Doors or equivalent - ₹7,500	Washroom Doors: PVC/Flush Doors or equivalent - ₹10,000
	Windows: 3 Track Aluminum Windows (2 Glass + 1 Mesh) with Granite Jambing - ₹220/sq.ft	Windows: 3 Track Aluminum Windows (2 Glass + 1 Mesh) with Granite Jambing - ₹270/sq.ft	Windows: 3 Track Aluminum Windows (2 Glass + 1 Mesh) with Granite Jambing - ₹400/sq.ft	Windows: 2.5 Track UPVC Windows (2 Glass + 1 Mesh) with Granite Jambing - ₹700/sq.ft
	Fabrications: 150Kg/1000sq.ft B/U Area	Fabrications: 200Kg/1000sq.ft B/U Area	Fabrications: 250Kg/1000sq.ft B/U Area	Fabrications: 300Kg/1000sq.ft B/U Area
Overhead Tank	Sintex, Plasto or equivalent (3 Layered) Capacity - 1,000 Ltrs	Sintex, Plasto or equivalent (3 Layered) Capacity - 1,000 Ltrs	Sintex, Plasto or equivalent (7 Layered) Capacity - 1,000 Ltrs	



# Our Packages

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Packages	Value (₹1,300/sq.ft)	Classic (₹1,500/sq.ft)	Premium (₹1,700/sq.ft)	Luxury (₹1,900/sq.ft)
Waterproofing & Painting	Waterproofing	Waterproofing: In Toilet - Brick Bat Coba, At Terrace - Crush/Fine Aggregate + Dr. Fixit URP Coating (2 Coats)	Waterproofing: In Toilet - Brick Bat Coba, At Terrace - Crush/Fine Aggregate + Dr. Fixit Fastflex Coating (2 Coats)	
	Putty: Low Dust Cement	Putty: Low Dust Cement	Putty: Low Dust Cement + Acrylic	
	Paint: Waterproof Asian/Delux @ ₹3000/bucket	Paint: Waterproof Asian/Delux @ ₹4,500/bucket	Paint: Waterproof Asian/Delux @ ₹6,000/bucket	Paint: Waterproof Asian/Delux @ ₹9,000/bucket
Electricals	Wiring: Polycab, KEI/GM/Legrand or equivalent lower variants	Wiring: Polycab, KEI/GM/Legrand or equivalent	Wiring: Polycab, KEI/GM/Legrand or equivalent	Wiring: LAP India/Polycab/KE I/GM/Legrand or equivalent
	Switches/Socket s: Anchor/Havells/ Western or equivalent basic models - ₹15/Switch	Switches/Socket s: Anchor/Havells/W estern or equivalent basic models - ₹20/Switch	Switches/Socket s: Anchor/Havells/ GM or equivalent basic models - ₹35/Switch	Switches/Socket s: Goldmedal/Havel ls/GM or equivalent basic models - ₹60/Switch + WIFI Switches





# Contact Us

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