



Builtline Construction

4th Main Rd, CA's, near lingaraj Pujari & Co,
Malleshwaram, Bengaluru, Karnataka
560003

Builder's Promise

- A detailed architectural plan will be provided by our in-house architect at no additional cost, ensuring thoughtful design, efficient space planning, and full compliance with building standards.
- All payments will follow a clear, milestone-based schedule, giving you complete transparency and control at every stage of construction.
- This is a comprehensive Turnkey Contract. Builtline Construction assumes total responsibility for design, material procurement, site execution, and final handover, with no hidden costs or unexpected charges.
- We are committed to delivering only the highest quality, using trusted brands, skilled professionals, and strict on-site quality checks to ensure long-lasting strength and finish.
- Dedicated quality inspections, including regular Ready Mix Concrete (RMC) testing and raw material checks, guarantee that your structure meets IS standards and industry best practices.
- Should there be any delay beyond the agreed-upon timeline, Builtline Construction will pay ₹50,000 as compensation for the delay. a promise of our accountability and respect for your time.
- We stand by our pledge of timely delivery, robust structural quality, and your complete peace of mind, because your trust is our greatest asset.
- Builtline Construction proudly brings over 9 years of experience in delivering high-quality residential and commercial projects, earning trust through consistent workmanship and timely completion.
- We believe in long-term relationships, even after handover, our team remains available for any genuine support or guidance you may need regarding your new home.



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OWNER'S SCOPE:

- **BWSSB Permission**: The Owner shall obtain all necessary approvals from BWSSB for water connection, drainage, and sewerage system prior to commencement of construction.
- **KEB Permission & Meter**: The Owner shall apply for and secure electricity supply permissions from KEB, including sanction and installation of a temporary/permanent electricity meter.
- **BBMP Permission**: The Owner is responsible for acquiring relevant clearances from BBMP for site development, construction activities, and municipal compliance as applicable.
- **BBMP Plan Approval**: The Owner shall ensure submission and approval of sanctioned building plans from BBMP, including any necessary modifications and updates as per regulatory norms.
- **Lift area**: inside wiring and earthing.
- **Provision of Water and Electricity for Construction**: The Owner shall ensure the continuous availability of water and electricity on-site, required for civil, structural, and finishing works during the construction phase.



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Construction Material Specifications and Details

1. Package Specifications

- Package Name: Deluxe Package
- Package Rate: ₹ 2,850.00 per sq. ft
- Project Type:
- Total Built-up Area:

2. Design & Drawings (Include all Floors)

All design files will be shared in non-editable PDF format. The following will be included:

- 2D Floor Plan
- Structural Design
- 3D Elevation Design
- Reinforcement
- Shuttering

3. Structural & Construction Specifications (Include all Floors)

- Aggregates: 20 mm & 40 mm
- Sand
 - M-Sand for block work, columns and Roof
 - P-Sand for plastering
- RCC Design Mix: As per the certified structural designer's recommendations
- Waterproofing
 - Waterproofing in the terrace slab, all washrooms and balconies will be done using Fosroc Brushbond or equivalent.
- Ceiling Height
 - 10 feet (Finished Floor Level to Finished Floor Level)
 - 10-12 feet (For Duplex House)
- Foundation
 - As per the structural drawings.
 - Additional foundation may be required based on soil conditions (Cost extra).
- Walls
 - Solid concrete blocks to be used for outer and partition walls.
 - PCC of 100 mm to be laid below the ground floor flooring.



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- Plastering
 - Internal Plaster: 1:5 cement mortar.
 - External Plaster: 1:5 cement mortar.
 - Ceiling Plaster: 1:4 cement mortar.
 - Plaster thickness: 12 mm.
 - Chicken mesh to be used at beam-column and masonry wall junctions.
- Additives & Compounds
 - Fosroc or equivalent waterproofing and plaster admixtures
- Materials
 - Steel: JSW or Tata Steel
 - Blocks: 6" solid blocks for exterior walls and 4" for partition walls (Lab approved)
 - Cement: Birla Super, ACC, Ultratech or equivalent (Grade 43 and 53)
- Column & Beam Dimensions
 - Columns: Based on the Structural Design
 - Beams: Based on the Structural Design

4. Excavation & Foundation Conditions

- Foundation
 - In cases of wet soil, loose soil or rocky layers, extra charges will apply as per the structural engineer's recommendation. (if exceeds excavation depth)
- Individual Foundation
 - The depth is considered as per the design.
- Unspecified Items
 - Any item not explicitly mentioned in this specification is excluded from the scope.
- Finished Floor Level (FFL)
 - The quotation includes raising the ground floor FFL to 1.5 feet above the existing ground level.
- Transportation of Excavated Earth - included in the package.
- Waste Debris Removal - Disposal of construction waste is included.
- Solar Plumbing - Provision for all bathrooms is included.
- Sewage Chambers
 - Fitted with FRP cover lids as per site requirement.



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5. Kitchen & Utility Provisions

- Kitchen Area
 - Kitchen Sink of Premium quality quartz material (10,000/-)
 - Water purifier inlet near the sink
 - Washing machine inlet and outlet (in utility or dry balcony – can be relocated to terrace)
 - 20mm thick quartz (400/- per sqft)
 - Exhaust/chimney point
 - Dishwasher inlet and outlet
- Utility Area
 - Will include a dedicated water inlet and outlet.
 - Kitchen and utility area taps will be of Jaguar/Cera.
 - Utility sink & faucet: Up to ₹5,000.
 - All other faucets & accessories will be ISI marked.

6. Bathroom Specifications

- Accessories Included
 - European water closet for all toilets.
 - Floor mount: Common Toilet.
 - Wall mount: Attached toilet.
 - All bathrooms will have one diverter or wall mixer, 1 shower system, 2 taps, 1 washbasin & 1 geyser point.
- Bathroom Doors
 - WPVC doors.
- Tile Work & Fillings
 - Spacer joints will be provided for tile installations.
 - Tile filling with polymeric cement grout.
 - Gratings are sealed with the same grout for durability.
- Piping & Fittings
 - External pipes will be installed on raised clamps.
 - Exhaust fans are provided in all bathrooms.
 - Rainwater discharge pipes are provided with slope and drainage.
 - Sewer line connection to the main drain line is included.
- Bathroom Wall Tiles
 - Up to ceiling height; value up to ₹65 + ₹20 per sq. ft.
- Piping Brands
 - CPVC Pipes: Ashirwad / Supreme.
 - PVC Pipes: Ashirwad / Supreme.
 - Solar and geyser water line provision included



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7. Doors & Windows

- Windows
 - Wooden frames with single-glass shutters
- Main Door
 - Fitted with a premium lock (Europa/Godrej)
 - Includes:
 - 3 brass tower bolts
 - 4 brass hinges
- Timber Quality
 - Only well-seasoned, knot-free, warp-free, crack-free and accurately glued timber will be used for all woodwork.
 - All woodwork will receive two coats of polish.
- Windows & Ventilators
 - The opening area (including frames) is calculated as 10% of the total built-up area.
 - Window Chejja: Provides up to 1 ft outward projection + 6 inches extra on each side of the window.
- Door/Window Shutter and Frame Specifications
- Shutters
 - Main Door: 4 ft × 8 ft (Premium Quality Burma Teak wood)
 - Room Doors: 3 ft × 8 ft (Laminate/veneer doors)
 - Pooja Room: 3.6ft X 7 ft (Premium Quality Burma Teak wood)
 - Bathroom Doors: 2.6 ft × 8 ft (WPVC)
 - Windows: Based on design plan (Ghana Teak wood)
- Frames Thickness
 - Main Door Frame: 8 inch × 4 inch (Premium Quality Teak wood)
 - Pooja room: 8 inch X 4 inch (Premium Quality Teak wood)
 - Room Door Frames: 3 inch × 6 inch (Ghana Teak wood)
 - Windows: 3 inch × 6 inch (Ghana Teak wood)



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8. Painting Specifications

- External Walls:
 - 1 coat of primer + 2 coats of exterior-grade paint.
- Internal Walls & Ceilings
 - Wall putty for a smooth finish.
- Interior Paint System
 - Birla Wall Putty.
 - Premium Emulsion Paint.
- Exterior Paint System
 - Apex Paint, Ultima.
- MS Steel Works
 - Enamel paint to be used for window grills and railings.
 - All MS steel will be coated with an anti-corrosion primer before painting.

9. Flooring & Wall Tile Specifications

- Wall Tiles
 - All ceramic tiles shall be free from cracks, chips, spots or grazes.
 - Dimensional variation allowed: 1 to 1.5 mm.
 - Minimum tile thickness: 6 mm (as per specifications).
- Granite Flooring
 - Granite must be sound, crack-free and free of patches, flaws or veins.
 - Minimum thickness of granite: 20 mm.
- Tile Installation
 - All wall tiles will be fixed using tile adhesive.
 - Tile joints shall be thoroughly cleaned and grouted with site-mixed grout.
 - Grouting in balconies and terraces shall use polymeric cement grout.
- Other Notes
 - Flooring, dado and skirting will be perfectly levelled.
 - Skirting: Tile or granite with a minimum height of 75 mm.
 - Laying of marble/granite and wall tiles is included in the package.
 - Italian marble or marble (if opted) will incur additional charges (including chemical polishing & laying).



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10. Flooring Finishes

Area	Material	Value
Living & Dining	Granite	₹180 + ₹25
BedRooms	Granite	₹180 + ₹25
Kitchen Flooring	Granite	₹180 + ₹25
Bathroom Wall Tiles	Tiles	₹70 + ₹20
Balcony Flooring	Anti-skid Tiles	₹70 + ₹20
Staircase Flooring (Internal)	Granite	₹180 + ₹25
Staircase Flooring (External)	Granite	₹180 + ₹25
Pooja Room	Granite	₹120 + ₹25
Parking Area	Anti-skid Tiles	₹70 + ₹20

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- **Note:** Granite/Italian Marble is considered as owner's choice. Cost shall be assigned accordingly. Only Granite/Tiles & laying cost is included in the package.
 - Steps: A 20 mm edge polish shall be done. Skirting (75 mm) for living areas will be included as per the package.
 - Any additional borders, steps or stands in marble/granite/tiles will be charged extra based on labour and material.
 - Marble/Italian marble laying cost (labour + material) is not included and shall be borne by the owner.



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11. Electrical Works

- Wiring: Finolex fire-resistant wires shall be used.
- Television Cable Provision: Provided in all bedrooms and living areas.
- Power Points: Light and plug points shall be provided as per requirements around the house.
- UPS Provision: Will be included.
- The earthing & panel box will be included
- Electric Vehicle Charging: Point Provision in the parking area will be done.
- MCB Board: Provided using Schneider, Legrand or equivalent brands.
- Switches & Sockets: Legrand switches (as per package)
- CCTV Points

12. Miscellaneous

- Main Gate:
 - included in the package.
 - Mild steel construction of approved design.
- Compound Wall (included in the package if provided)
 - Cement block masonry
 - 115 mm thickness
- Bathroom
 - Step-up model as per the package
 - Sunken bathroom with branded sanitary models included in the package
- External Electrical Work
 - Electrical Panel Box will be included.
 - Expansion Joints Will be provided wherever necessary.
- Foundation for Compound Wall
 - Stone masonry
 - Minimum width: 450 mm (1.5 ft)
 - Minimum depth: 600 mm (2 ft)
 - Foundation laid on compacted hard soil
 - Bed concrete: Minimum 80 mm thickness
- Compound Wall Finish
 - Plastered and painted as per plastering and painting specifications
- Weatherproofing
 - One coat of waterproofing (Dr. Fixit or equivalent) at the terrace level
- Cement
 - PPC and OPC cement to be used for both structural and non-structural works



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- Rainwater Harvesting
 - Provided as per BBMP regulations

13. Additional Civil Works and Provisions

- Parapet Wall
 - To be constructed with a height of 3 feet.
- Underground Sump
 - Constructed using RCC & Internal plastering will be done.
 - Includes FRP cover plate.
 - Waterproofing chemicals will be applied to the plaster mortar.

15. Miscellaneous Provisions

- Stainless Steel Railing for both interior and exterior.
- Water Storage
 - Overhead tank: 1000 L - 3000 L tanks, based on the number of floors and site measurement.
 - Underground sump: 10,000 - 18,000 litres, based on the number of floors and the site measurement.
- Dewatering
 - Included if required during excavation or backfilling.

16. Interior work

- Living Area
 - TV unit
 - Material: Standard MR 18mm, 12mm, 8'X4' Plywood.
 - Finish: Laminate Cost of (₹1200 - ₹1600).
 - Rafters will be used as per design.
 - Inner canvas liner of point 0.72 mm.
 - Hardware: Channels, Hinges, Designer handles.
 - Back Panel: Provision for cable management and TV mounting.
 - Storage: Drawers, cabinets and open shelves as per design.
 - Electrical: Concealed wiring provision and sockets.
 - Lighting: Optional LED strip or spotlights for shelves as per design.
 - False ceiling
 - Framework: As per design
 - Lighting: Provision for recessed LED lights, strip lights, spotlights or chandeliers and decorative lights as per design.
 - Curtains
 - Curtains & Soft Furnishings.
 - Fabric: as per design.



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- Tracks & Rods: decorative curtain tracks or decorative rods will be provided.
- Accessories: Tie-backs, hooks and end caps as per design.
- Fans and lights will be included.
- Rooms
 - Wardrobes
 - Material: Standard MR 18mm,12mm, 8'X4' Plywood.
 - Finish: Laminate Cost of (1200/- to 1600/-).
 - Rafters will be used as per design.
 - Inner canvas liner of point 0.72 mm.
 - Shutters: Profile doors with inner lights will be provided as per design.
 - Hardware: Premium hinges, channels & sliding systems or open, as per design.
 - Internal Layout: Hanging rods, shelves, drawers, a shoe rack and a loft as per approved design.
 - Handles: Profile handles/designer handles / handle less option.
 - Study table
 - Material: Standard MR 18mm,12mm, 8'X4' Plywood.
 - Finish: Laminate Cost of (1200/- to 1600/-).
 - Rafters will be used as per design.
 - Inner canvas liner of point 0.72 mm.
 - Dressing table
 - Material: Standard MR 18mm,12mm, 8'X4' Plywood.
 - Finish: Laminate Cost of (1200/- to 1600/-).
 - Rafters will be used as per design.
 - Inner canvas liner of point 0.72 mm.
 - Mirror will be attached as per the design.
 - Cots
 - Material: Standard MR 18mm,12mm, 8'X4' Plywood.
 - Finish: Laminate Cost of (1200/- to 1600/-).
 - Rafters will be used as per design.
 - Inner canvas liner of point 0.72 mm.
 - Headboard design will be done.
 - Matrix will be included.
 - Curtains or blind floods included.
 - Air Conditioner for two bedrooms.
 - A false ceiling will be included.
 - Fans and lights will be included.



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• Kitchen

- Material: Silver + BWP 12mm and 19mm 8'X4' Calibrated Plywood.
- Inner canvas liner of point 0.72 mm
- Finish: Acrylic Laminate, cost 4,500/-
- Shutters & Drawers: Soft-close hinges and channels. Profile doors will be provided as per the design.
- Hardware & Accessories: Tandem drawers, cutlery trays, bottle pull-outs, corner units (as per design)
- Electrical: Provision for hob, chimney, microwave, refrigerator and concealed wiring.
- Gas line provision will be provided.
- Ventilation: Provision for exhaust fan/chimney ducting.
- The dining table set will be provided in the package.

• Bathroom

- Material: Silver + BWP 12mm and 19mm 8'X4' Calibrated Plywood.
- Inner canvas liner of point 0.72 mm
- Finish: Laminate Cost of (1200/- to 1600/-).
- Hardware: Channels, Hinges, Designer handles.
- Storage: Drawers, cabinets and open shelves as per design.
- Electrical: Concealed wiring provision and sockets.
- Geyser will be provided for 1 toilet per floor (15 litres).
- Ventilation: Provision for an exhaust fan.
- Solar 150 litres.
- Vanity with a washbasin will be included.
- Mirror will be provided.
- Wet & Dry concept will be done as per the design.