



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: Premium Package
- Package Rate: ₹ 2,650 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: Steel A-one Gold.
 - Blocks: 6" solid blocks for exterior walls and 4" for partition walls (Lab approved).
 - Cement: Birla Super, ACC, Ultratech or equivalent (Grade 43 & 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 (8000/-)**
 - Water purifier inlet near the sink.
 - Washing machine inlet and outlet (in utility or dry balcony – can be relocated to terrace).
 - **20mm thick quartz (250/- per sq ft).**
 - 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 ₹3,000.**

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 accessories will be of Jaguar/Cera.**
- Bathroom Wall Tiles
 - **Up to ceiling height; value up to ₹55 + ₹20 per sq. ft.**
- Piping Brands
 - CPVC Pipes: Ashirwad/Supreme.
 - PVC Pipes: Ashirwad/Supreme.
 - Solar 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 Teak wood)
 - Room Doors: 3 ft × 8 ft (Laminate/veneer doors)
 - Pooja Room: 3.6ft X 7 ft (Premium Quality Teak wood)
 - Bathroom Doors: 2.6 ft × 8 ft (WPVC)
 - Windows: Based on design plan (Ghana Teak wood)
- Frames Thickness
 - Main Door Frame: **6 inch × 4 inch** (Premium Quality Teak wood)
 - Pooja room: 6 inch X 4 inch (Premium Quality Teak wood)
 - Room Door Frames: 3 inch × 5 inch (Ghana Teak wood)
 - Bathroom: 3 inch × 5 inch (WPVC)
 - Windows: 3 inch × 5 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 must be perfectly levelled.
 - Skirting: Tile or granite with a minimum height of 75 mm.
 - Laying of granite and wall tiles is included in the package.
 - Italian marble or marble (if opted) will incur additional charges (including chemical polishing & laying).

10. Flooring Finishes

Area	Material	Value
Living & Dining	Granite	₹140 + ₹25
BedRooms	Granite	₹140 + ₹25
Kitchen Flooring	Granite	₹140 + ₹25
Bathroom Wall Tiles	Tiles	₹50 + ₹20
Balcony Flooring	Anti-skid Tiles	₹50 + ₹20
Staircase Internal Flooring	Granite	₹140 + ₹25
Staircase External Flooring	Granite	₹140 + ₹25
Pooja Room	Granite	₹100+ ₹25
Parking Area	Anti-skid Tiles	₹50+ ₹20

- **Note: Granite** is considered as owner's choice. Cost shall be assigned accordingly. Only Granite/Tiles & laying cost is included in the package.
 - Marble/Italian marble laying cost (labour + material) is not included and **shall be borne by the owner.**
 - 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.



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11. Electrical Works

- Wiring: Finolex/Orbit, 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.**

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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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.

14. Miscellaneous Provisions

- Fabrication work:
 - Balcony SS railings with glass.
 - External staircase SS railings.
 - Internal SS railings with glass.
- 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.

15. 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.



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- 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.
- Kitchen
 - Material: Silver + BWP 12mm and 19mm 8'X4' Calibrated Plywood.
 - Inner canvas liner of point 0.72 mm.
 - Finish: Acrylic Laminate, cost **3,500/-**
 - 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.
 - Ventilation: Provision for exhaust fan/chimney ducting.
- 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.
 - 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/handleless 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.



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- 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 design.
- A false ceiling will be included.
- Cot (1st floor = 1 room, 2nd floor = 2 rooms)
 - 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.
- 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.
 - Ventilation: Provision for an exhaust fan.
 - Wet and dry concepts will be included.
 - Vanity with a washbasin will be included.
 - Mirror will be provided.