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: ₹ 2,550.00 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.

- 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: Brila 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.

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 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 ₹3,000.
  - 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 ₹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)
  - Windows: 3 inch × 5 inch (Ghana Teak wood)

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).

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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/Italian Marble 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 (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.

- 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.

14. Miscellaneous Provisions

- Fabrication work: External (SS) and internal railings (SS).
- 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.

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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.
    - 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.
  - Fans and lights will be included.

- 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.
  - Gasline Provision will be provided.
  - 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.
    - Mirror will be attached as per design.
  - A false ceiling will be included.
  - Fans and lights will be included.
- 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.
  - Wet and dry concepts will be included.
  - Vanity with a washbasin will be included.
  - Mirror will be provided.