



# ECO-CARE PROPOSAL GENERAL PROPOSAL

**₹ 2595/Sq.Ft\***

**CONNECT WITH US**



+91 7899262679



[www.7pillars.tech](http://www.7pillars.tech)



[hello@7pillars.tech](mailto:hello@7pillars.tech)



# About Company

## OUR CORPORATION

We started as a small consultancy and design firm in Bengaluru, aiming to create eco-friendly, smart homes without compromising on quality or timelines. Led by a passionate team of architects and engineers, we ensure every project is built with sustainability, innovation, and superior craftsmanship.

We take a hands-on approach, eliminating subcontractors to maintain full control over execution. Our mission is simple—to build future-ready homes that blend aesthetics, technology, and durability.

# OUR MISSION

01

## **TURNKEY HOUSE CONSTRUCTION**

From Start to Finish, We've Got You Covered:  
Turnkey House Construction Made Easy

02

## **DESIGNING SERVICES**

Designing Dreams: Transforming Spaces with  
Expert Design Services

03

## **PROJECT MANAGEMENT**

Efficiency, Collaboration, Success: The Power of  
Project Management

04

## **TIMELY PROJECT DELIVERY**

Ensure all projects are completed on time and  
within budget, maintaining a track record of  
reliability and dependability.

# OUR VISION

01

## **COMMITMENT TO QUALITY:**

Strive to deliver superior quality homes that exceed  
client expectations through meticulous attention to  
detail and adherence to high standards in construction.

02

## **CUSTOMER-CENTRIC APPROACH**

Prioritize customer satisfaction by fostering transparent  
communication, personalized service, and a  
collaborative design process that turns clients' visions  
into reality.

03

## **INTEGRITY AND TRUST:**

Build lasting relationships with clients, partners, and the  
community based on trust, integrity, and mutual respect.

04

## **AFFORDABILITY AND ACCESSIBILITY:**

Provide affordable housing solutions without  
compromising on quality, making homeownership  
accessible to a wider range of clients.

**THANK YOU, AND WE LOOK FORWARD  
TO WORKING WITH YOU.**

# Our Team



## PRASHANTH.B

Mr. Prashanth graduated from M.S Ramiah University, has been instrumental in overseeing and executing BCON's large-scale projects. With extensive expertise in both **civil and electrical projects** from past 5 years, he ensures that all projects are delivered on time, within budget, and to the **highest quality standards**. His leadership drives seamless collaboration across teams, ensuring the integration of innovative solutions and operational excellence in every project.



## AR. PRATHISH KUMAR K

Ar. Prathish is a seasoned architect with over 6 years of expertise in **architecture and interior design**, bringing creativity and precision to every project. His portfolio spans a diverse range of successful ventures, including **restaurants, retail establishments, residential buildings, and commercial spaces**. Known for his meticulous attention to detail and innovative approach, he has consistently delivered designs that meet the highest standards, earning approval from municipal authorities with ease.



## MR. KARTIK SUVARNAKHANDI

Mr. Kartik, a **Senior Structural Engineer** with **5 years** of expertise and dedication set a benchmark in the industry. A **gold medalist** in M.Tech Structural Engineering, he brings an exceptional academic foundation paired with extensive professional experience. His career journey spans roles as a Site Engineer, Assistant Professor at Jain Engineering College, and a Structural Designer for numerous **residential and commercial projects**. His portfolio includes cutting-edge structural designs not only in India but also for **prestigious projects in foreign countries**.

ABOUT TEAM

# CIVIL CONSTRUCTION



- **Floor Heights:** Height of each floor will be 11'6" from finished floor level to finished floor level.
- **Steel:** JSW/TATA, priced at Rs. 75,000 per ton.
- **Cement:** Ultra-tech, with a basic price of Rs. 430 per bag.
- **RCC Framed Structure:** Constructed with M-25 grade concrete using 20mm and 40mm aggregates.
- **Foundation:** Assumed to be isolated footings in regular soil with a bearing capacity of 170 kN/m<sup>2</sup> and above, up to a depth of 6 feet. Additional charges will apply for specialized foundation designs or additional excavation depth beyond 6 feet.
- **Plastering:** Internal plastering (1:5 cement mortar), external plastering (1:5 cement mortar), and ceiling plastering (1:4 cement mortar) will be done. Internal plaster thickness will be 15mm, and external plaster will be 12mm + 8mm, applied in two coats.
- **Chicken Mesh:** Used at beam, column, and masonry wall junctions, and at electrical conduit chases.
- **Plinth Level:** Set at 2 foot above the existing ground level.
- **Blockwork Masonry:** RED bricks/Porotherm with 9" External and 4.5" internal.
- **Double washed M-sand** for masonry and P-sand for plastering.
- **Lintels:** Provided only over openings with a bearing of 6" into the edge of the openings.
- **Filler Slab** are included with Pots or Mangalorean Tiles.
- **UG Sump:** Constructed with Red-bricks, waterproof plastered, with a capacity of 12,000 liters. Greywater and Rainwater tanks are included
- **The entry ramp** is included based on the site conditions.
- Protection of neighboring houses with tarpaulin
- Provision for one gas line
- Sill level band to prevent future cracks.
- Damp proof course band to prevent dampness

# DESIGN DEVELOPMENT



- Floor plan design will be tailored to the client's requirements.
- Three options for 3D elevation will be provided.
- Design in compliance with IS Code and Soil Test Report
- Detailed landscape design.
- Site survey and drawings of the site by the Site Surveyor.
- Isometric View, Furniture Layout, and Schedule of Openings- Comprehensive working drawings for all works
- MEP Designs (Electrical and Plumbing Drawings)

## FLOORING AND TILES

- Living, Kitchen, Dining, Bedrooms & Others: Athangudi tiles/ Red-Oxide of choice up to Rs. 180 per sqft
- Pooja Room wall tiles and Floor tiles upto Rs.150/Sq.Ft
- Staircase and Foyer area: Wooden flooring/ Kota Stone up to Rs. 120 per sqft
- Balcony, Setback & Parking: Red-oxide/Anti-Skid tiles up to Rs. 60 per sqft
- Bathroom Walls: Tiles up to Rs. 120 per sqft, covering the full height
- Bathroom Floor: Anti-skid tiles up to Rs. 100 per sqft
- Kitchen Dado: Tiles up to Rs. 120 per sqft, 2 feet height above countertop and full height near the chimney if required
- Kitchen Counter Slab: Granite up to Rs. 150 per sqft
- Epoxy Grouting: Applied in bathroom and balcony flooring

## WATER PROOFING

- Waterproofing shall be done in the terrace slab, all washrooms balconies using Fosroc / Dr Fixit Brush bond or equivalent brands.

## FITTINGS

- Kitchen sink with accessories – SS/Carysi/Granite up to Rs.8,000/sqft
- Kitchen Sink faucet – ISI Mark Products
- CP & Sanitary Fittings – ISI Mark Products up to Rs.45,000/- PER Toilet
- Utility Sink & accessories – Make Kaff or Franke or Futura or equivalent up to Rs 6,000/-

## ELECTRICAL



- Switches & Switch Boards: Anchor or Legrand
- UPS Provision: Included
- CCTV: Provision included, with 2 points in the front
- Electrical: Light and power points provided as per design and client requirements
- Geyser Points: Provided in all bathrooms
- AC Provision: Available for all bedrooms.
- Conduits: High-quality, concealed in slabs and walls
- Fire-Proof Copper Wire: Legrand or Anchor
- External Electrification: Included
- Main DB & MCB: ABB, IndoAsian, Siemens, or equivalent make
- Electric Car Charging Point: Provided in the parking area

## PLUMBING

- CPVC & PVC Pipes: Ashirvad or Supreme.
- Overhead Tank (OHT): 2,000 liters, Steel/Sintex
- Water Supply System: Internal and external
- External Sewage System: Includes inspection chambers and sewage outlet to site boundary
- Solar & Geyser Provision: Provided for all toilets
- Rainwater Harvesting Facility: Groundwater recharge system
- Plumbing: GI chamber covers provided for inspection chambers
- Separate Sewage & Drainage Lines: Installed

## FABRICATION

- MS Gate: Enamel paint with anti-corrosion.
- External Staircase & Balcony Railing: SS Railing Up to Rs. 1850 per Rft
- Internal Staircase: SS railing with glass up to Rs. 2400 per Rft
- Kitchen Utility Safety Grills: MS grill up to 150 Sq.ft.

## DOORS & WINDOWS

- Doors & Windows- Percentage of Opening for Windows & Balcony Doors: Maximum 16% of built-up area
- Main Door: Teak wood frame and shutter including hardware -Rs. 50,000 per door. Frame thickness of 6 inches by 4 inches, shutter thickness of 38mm.
- Puja Door: Teak wood frame and wood shutter including hardware - Rs. 30,000 per door (if applicable).
- Internal Door: Sal wood frame and flush shutter including hardware - Rs. 18,000 per door. Frame thickness of 5 inches by 3 inches, shutter thickness of 32mm.
- Bathroom Door: Frame and shutter including hardware - Rs. 8,000 per door. Frame thickness of 4 inches by 2 inches, shutter thickness of 32mm.
- Wooden Windows: 5mm clear glass with MS grills. Basic price: Rs. 2050 per sqft for with MS grill.

## Painting

- Internal Wall & Ceiling: 2 coats of wall putty + 1 coat of primer + 2 coats of Royal emulsion, Asian or Berger brand
- External Walls: 1 coat of primer + ACE weatherproof paint, Asian or Berger brand

## Compound Wall (If Charged)

- Solid block walls, 4 inches thick, designed to complement the elevation.
- Construction Details: Includes excavation, foundation, PCC, size stone masonry with DPC course above SSM.
- Height of Compound Wall: 5 feet from plinth level.
- Finish: Compound wall will be plastered and painted.



# ELEVATION



- **Aesthetic Design:** The proposal includes an aesthetically pleasing elevation design.
- **Design Options:** A 3D elevation is provided for the client to choose from and further refine.

# TERMS & CONDITION

- The above cost includes all applicable taxes.
- SSM below the plinth is not included; if required, it will be charged based on actual costs.
- Anti-termite treatment will adhere to standard procedures.
- Sewer line connection to the main drain line is included up to 10 feet from the building.
- The client must provide water and electricity for the work.- Rates are based on natural earth excavation. Additional charges will apply for concrete structures, stones, rock slush, or any other obstacles encountered during excavation.
- The cost assumes that the site and road are at the same level.
- This package does not include equipment, machinery, or fixtures such as solar panels, tanks, geysers, or bulbs.
- The client will bear the approval costs for power and water.-Road cutting charges for connecting electricity and sewage lines are not included and will be charged additionally.
- Costs for purchasing new earth or removing existing earth for excavation/backfilling purposes will be charged based on actual costs.
- Liaison assistance with BBMP/BDA/BMRDA and similar authorities will be provided by the company, with fees to be borne by the client.

# THANK YOU

We sincerely appreciate your interest in **7 PILLARS**, Our team is dedicated to turning your dreams into reality, providing exceptional service, and ensuring the highest standards of quality in every project we undertake. Your trust and satisfaction are our top priorities, and we look forward to the opportunity to collaborate with you on your next project. Thank you for considering **7 PILLARS** as your partner in building your future.

## Connect with us.

Website:

[hello@7pillars.tech](mailto:hello@7pillars.tech)

Call us:

+91 7899262679

Email:

[www.7pillars.tech](http://www.7pillars.tech)

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