



ECO-ROYAL PROPOSAL GENERAL PROPOSAL

₹ 3495/Sq.Ft*

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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.



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 SUVARNAKHADI

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.
- **Cement:** Ultra-tech/ Birla-super
- **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 170kN/m² 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 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.
- **UG Sump:** Constructed with RCC, waterproof plastered, with a capacity of 15,000 liters.
- **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
- Isometric View, Furniture Layout, 3D Walkthrough and Schedule of Openings- Comprehensive working drawings for all works
- MEP Designs (Electrical and Plumbing Drawings)
- 3D walkthrough.

FLOORING AND TILES

- Living, Kitchen, Dining, Bedrooms & Others: Vitrified tiles/ Granite of choice up to Rs. 280 per sqft
- Staircase: Granite or wood up to Rs. 200 per sqft
- Balcony, Setback & Parking: Anti-Skid tiles up to Rs. 80 per sqft
- Bathroom Walls: Tiles up to Rs. 190 per sqft, covering the full height
- Bathroom Floor: Anti-skid tiles up to Rs. 180 per sqft
- Kitchen Dado: Tiles up to Rs. 180 per sqft, 2 feet height above countertop and full height near the chimney if required
- Kitchen Counter Slab: Granite up to Rs. 220 per sqft
- Island kitchen/breakfast counter slab with upto 40 Sq.Ft worth Rs.380/Sq.Ft
- 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 (ISI Mark) Products Up to Rs.12,000/sqft
- Kitchen Sink faucet – ISI Mark Products
- CP & Sanitary Fittings – ISI Mark Products up to Rs.65,000/- PER Toilet
- Utility Sink & accessories – Make Kaff or Franke or Futura or equivalent up to Rs 9,000/-
- **Exhaust fan** shall be provided in the kitchen and toilet.

Interiors



- **Modular Kitchen:** Fully equipped with premium accessories worth **₹80,000** for a sleek and functional design.
- **Wardrobes in Every Bedroom:** Custom-designed to maximize storage and style.
- **Elegant TV Unit:** Crafted with Century ply and finished with 4mm thick veneer sheet, polished to perfection.
- **Stunning False Ceiling:** Designed to enhance the living and drawing room ambiance.
- **Stylish Dressing Tables:** Complete with vanity storage and a full-sized mirror in all bedrooms.
- **Decorative Accent Walls:** Add character to your space with up to 15 Rft of decorative wall finishes.
- **Wallpaper Elegance:** Covering up to 300 Sq.Ft with designs that complement your interiors.
- **Seamless Electrical Integration:** Electrical points for the false ceiling are included for a hassle-free setup.
- **Stylish crockery units, space-saving coat hooks with shelves, and compact shoe stands** for organized and functional living.

Automation

- **CCTV Cameras:** Ensure 24/7 surveillance for the safety of your home and loved ones.
- **Smart Switches:** Control your appliances with ease and improve energy efficiency.
- **Smart Lights and curtain controller:** Add convenience and style with lights that adapt to your needs.
- **Gas Leakage Sensors:** Stay safe with timely alerts to prevent potential hazards.
- **VDP (Video Door Phone) Provision:** Communicate seamlessly with visitors for added security.
- **SOS Emergency Alarms:** Immediate assistance during emergencies at the push of a button.
- **Wall-Mounted Sensors:** Detect unusual activities and enhance home security.

ELECTRICAL



- Smart Switches & Switch Boards: Havells or Legrand & Schneider
- 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
- Fireproof Copper Wire: Havells
- 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): PVC Overhead Tank based on per capita consumption from 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

- **Designer Gate with Shera Board:** Enamel paint with anti-corrosion.
- External Staircase & Balcony: **Glass Railing** Up to Rs. 2250 per Rft
- Internal Staircase: **wooden** railing with glass up to Rs. 2600 per Rft
- Kitchen Utility Safety Grills: MS grill up to 250 Sq.ft.

Amenities



- **Acupressure Path:** Enhance your daily wellness routine with a dedicated pathway for relaxation and improved circulation.
- **Natural Garden or Artificial Terrace Garden:** Enjoy a serene green space on the ground floor or a beautifully designed artificial garden on your terrace of 10X10 Sq.Ft.
- **Open-to-Sky Concept:** Bring natural light and fresh air into your living spaces for a rejuvenating ambiance.
- **Internal Courtyard:** Create a tranquil oasis at the heart of your home for peaceful moments and aesthetic appeal.
- **Health Care Area:** Dedicate space to prioritize your well-being with a functional and calming setup.

Structure

- Earthquake resistant structure design, 1. Floors future expansion provision
- No extra charges for laying granite or other sizes of flooring

Rainwater Harvesting

- **Rainwater Harvesting System:** Conserve water efficiently by collecting and storing rainwater for various household uses.
- A dedicated storage system ensures ample water collection of **5000-Liter Sump Capacity**
- **Integrated Filtration:** Rainwater is filtered to make it suitable for gardening, car washing, and other non-potable purposes.

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. 65,000 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. 22,000 per door. Frame thickness of 5 inches by 3 inches, shutter thickness of 32mm.
- Bathroom Door: Frame and shutter including hardware - Rs. 11,000 per door. Frame thickness of 4 inches by 2 inches, shutter thickness of 32mm.
- Wooden finish UPVC Windows: 5mm clear glass with MS grills. Basic price: Rs. 1550 per sqft for UPVC 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.
- Designer 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.
- Elevation elements of upto **1.8 Lakhs** is included in the package

TERMS & CONDITION

- The above cost includes all applicable taxes.
- There is no basic price/ cap of steel or cement. However, in case there is huge fluctuation of over 45% of the average market price during the signing of the agreement the difference shall be charged in consultation with the client
- 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 sump pumps, 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.

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