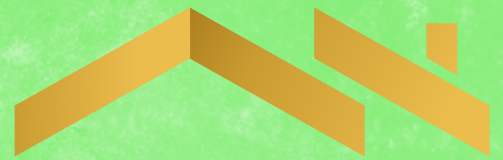


# Economical Package



**SHETKAR  
BUILDERS LLP**

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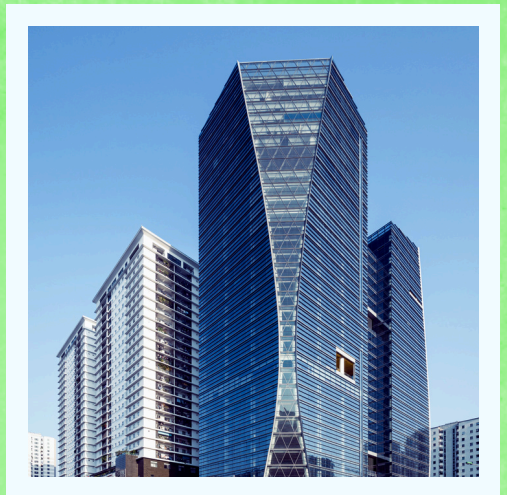
2025-2026

## Package Details For Economical



# About Us

We are a reputable construction company with our partners boasting an impressive 12 years of experience in the construction industry. Our team is comprised of skilled professionals who are dedicated to delivering high-quality workmanship and exceptional results. We take pride in our commitment to sustainable living, implementing eco-friendly practices and materials in all of our projects. From residential developments to commercial builds, we prioritize energy efficiency, waste reduction, and environmentally conscious design. Our attention to detail and passion for creating sustainable spaces sets us apart in the industry. Trust us to bring your vision to life while also contributing to a greener future for generations to come. Partner with us for a construction experience like no other.





# Designs

## Drawings And Designs

- 2D Floor Plans
- 3D Elevation Designs (**max 3 no's**)
- Designs – A maximum of **3 no's** of drawing revisions per drawing
- Basic Internal Views of the floor plan
- Floor plans & drawing will be according to the measurement provided by client with Documents

## Architectural Design

- Working drawing for all works
- Schedule of Openings
- Section and Elevation

## Structural Design

- Soil Test report
- Design Analysis Report
- Structural Design as per IS Code.
- Good for construction drawings

## Mechanical Electrical & Plumbing Design

- Electrical- Heating & Lighting Layout
- Plumbing & Piping- Hot & Cold Water Line Layout
- Sanitary & Drainage- Line Layout

## Interior Design

- Complete 3D design only if executed by us
- 2D Layout Design of Furniture
- Assisting in material procurement



# Civil Works

## Civil Works Specifications

- Underground water Sump built with solid blocks of 8" thickness & waterproof plaster of **7000-7500** liters
- **Waterproofing** as per specification- Fosroc /Dr. Fixit
- Floor to floor height- **10** Ft
- Steel- **Fe 500** TMT bars- Kamdhenu
- Cement- **Grade 43 or 53** as per specification-Priya/Penna/Nagarjuna
- Concrete- **M20** grade
- Solid Block walls- **6" & 4"** thickness for outer and inner respectively
- Internal, external walls- Column & Beam joints to be plastered with **chicken mesh/ fiber mesh** where necessary
- Cement based **waterproofing** for terrace

## Fabrication

- Main Gate: Designed Gate- Rs. 375/- per Sq-ft
- External staircase railing & balcony railing : MS Railing – Rs. 625/- per Running feet
- Internal staircase railing : Stainless Steel Railing – Rs.950/- per Rft

**\* Note:- any addition of Grills the charges will be borne by the client**



## Tiling for Floor & Walls

- Kitchen, Dining & Bedrooms flooring-(Max tile size is 2' x 2')
- Living Room, Foyer:-(Max tile size 2' x 4')
- Puja Room- **Granite slab & wall tiles**- Variable rates
- Toilet Wall Dadoing (Up to 7ft height)
- Kitchen Wall Dado Up to 2' above counter

Location	Type of material	Rate/Sq-Ft
Kitchen	Vitrified Tiles	₹ 60/-
Dining	Vitrified Tiles	₹ 60/-
Bedroom	Vitrified Tiles	₹ 60/-
Living & Foyer	Marble finish Vitrified tiles	₹ 75/-
Stairs	Granite	₹ 110/-
Passage	Anti-skid tiles	₹ 55/-
Common area	Anti-skid tiles	₹ 55/-
Toilet Floor	Anti-skid tiles	₹ 50/-
Toilet Dado	Highlighting & plain tiles	₹ 45/-
Kitchen Counter	Granite	₹ 120/-
Kitchen Dado	Backsplash tiles	₹ 50/-
Parking	Parking Tiles	₹ 35/-



## Doors and Windows

- Main Door & Pooja Door- **Teak Wood** frame & shutter including hardware
- Internal Door- **Sal wood** frame & **flush** Door shutter including hardware
- Bathroom Door- Frame & shutter including hardware
- Internal Door- frames & shutter- **Paint** only
- Main Door & Pooja Door- hand polished with **melamine**
- Door Fittings Hardware- Ozone/Europa/Dorma
- Door Fittings Hinges- **Stainless Steel** hinges
- **uPVC** (**unplasticized polyvinyl chloride**) Windows- **5mm** clear glass with **MS Grills**

**\* Note:- any changes or addition the charges will be borne by the client**

Location	Type of material	Rate/Door
Main Door	<b>Teak Wood</b>	₹ 27,000/-
Pooja Door	<b>Teak Wood</b>	₹ 27,000/-
Internal Door	<b>flush</b>	₹ 9,000/-
Bathroom Door	<b>flush</b>	₹ 8,000/-
Windows	<b>uPVC</b>	Based on size



## Painting

- Internal walls & ceiling- 2 coats wall putty + 1 coat primer coat + 2-3 coats Tractor emulsion paint- Asian/Dulux/Berger
- External walls- 1 coat Primer coat + 2 coat Apex weather proof paint- Asian/Dulux/Berger

## Electrical

- Electrical- Light & power points shall be provided as per standards & specifications
- Conduits- Good quality, Concealed in the slabs and walls
- Fire-proof copper wire- Anchor make
- Switches & Plates- Anchor-Roma make
- Main DB & MCB- Indoasian equivalent make
- Geyser points- All bathrooms
- Exhaust points- All bathrooms
- AC provision- Any 2 bedrooms
- A single Electric Car/Bike charging point in the Parking area
- One Inverter point for the house

## Plumbing

- Internal & External- **hot & cold water supply** layout
- Connection for **water inlet** from corporation
- **External sewage system**- Inspection chambers & sewage outlet to site boundary
- CPVC pipes- Ashirwad/Astral equivalent make
- **Solar & Geyser** Provision
- Rain water harvesting facility for Ground water recharge
- **PVC Overhead Tank**- Ganga or equivalent make of basic price Rs 8 per liter
- Plumbing- **GI Chamber covers** shall be provided for Inspection chambers
- Separate **sewage & drainage** lines



## Fixtures

- Kitchen sink- **SS/Granite** Kitchen accessories- Rs. 6,000/- per kitchen
- CP & Sanitary fixtures such as Wash Basin, WC, Taps and other accessories like bottle trap, gratings etc. Make-Jaguar/Hindware – Rs.**22,000**/- per bathroom
- Powder room Rs.**8,000**/- per room

## Parapet and Compound wall

- Compound wall- **Solid block** walls of **4"** thickness to suit the elevation
- Parapet wall- **Solid block** walls of **4"** thickness according to specification
- Cement based **waterproofing** up to **6"** on parapet wall
- Excavation, Foundation, PCC, Size Stone Masonry with DPC course above SSM
- Height of Compound wall- **5** Feet
- Compound wall- **Plastered & Painted**

## Elevation

- A basic elevation design will be prepared for your home
- A 3D elevation is designed based on the input of the client
- Elevation that is designed & at very nominal cost to the design more elements may be added



## **Inclusions & Exclusions**

- Any Government fees for the building to be borne by the client
- The complete fee payment for plan sanction in Panchayat limits need to be borne by client
- Charges may be applicable for any changes other than, Assuming the site & road level to be equal, if the ground level needs to be raised above 1'6"
- Hard rock/soft rock excavation, if it arises shall be charged for accordingly
- Purchase of new earth/sending existing earth for excavation/backfilling purpose shall be charged on actual
- Basic price of Cement is Rs.370/- per bag & Steel is Rs.65,000/- per MT. Any increase in these prices shall be charged accordingly
- Percentage of opening for door & windows – 10% Maximum
- Any work not mentioned within this package or outside the site boundary shall be charged for accordingly
- One point of Electricity & water needs to be provided by the client free of cost to facilitate construction
- SBC of soil is considered as per specifications and depth of the foundation considered at 5 Feet, any increase in depth shall be charged accordingly on actuals upon site conditions
- If there is constraints in material delivery or stocking place and materials to be order in small quantities, the additional charges for the same shall be charged on actuals
- A specific area to construct labor and material shed needs to be provided within 50 feet from the construction site by the client
- Any road cutting work for the connection of Electricity and Sewage lines is not included, such works shall be charged additionally

***NOTE: The material specifications mentioned above may vary depending on the floor plan, as they are generalized and subject to inclusion or exclusion.***



## Payment Plan

- Advance Payment: 10-15% upon signing the agreement and handing over site.
- Foundation & Plinth Completion: 15-20%
- Ground Floor Slab Completion: 15%
- First Floor Slab Completion (if applicable): 15%
- Masonry & Plastering Completion: 10%
- Flooring & Tiling Completion: 10%
- Doors, Windows & External Painting Completion: 5%
- Internal Painting & Sanitary/Electrical Fittings: 5%
- Handover & Occupancy Certificate Ready: 5%

## Contact Us

- Visit our website to know more [www.shetkar.in](http://www.shetkar.in)
- Call or WhatsApp on [+918105516262](tel:+918105516262)
- Write to us on [shetkarbuilders@gmail.com](mailto:shetkarbuilders@gmail.com)

Check out our social media for design ideas.

<https://www.instagram.com/shetkarbuilders/>

