

Luxury Package



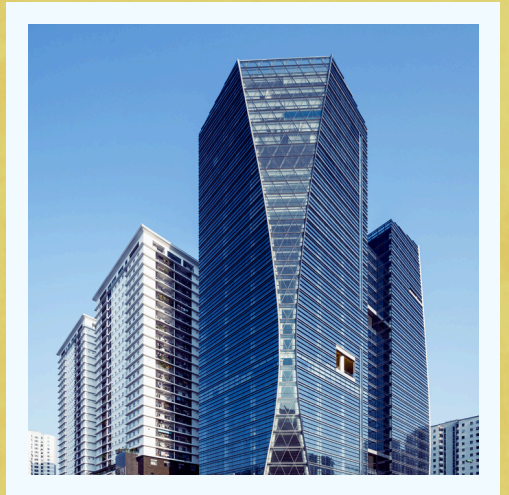
SHETKAR
BUILDERS LLP

2025-2026

Package Details For Luxury

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 -Luxurious (**max 3 no's**)
- Luxury 3D Elevation Designs of all **E, W, N, S** Views
- Designs – A maximum of **30 no's** of drawing revisions in total
- Standard Internal Views of the floor plan
- Detailed Landscaping design
- Floor plans & drawing will be according to the measurement provided by surveyor with measurements
- 3D Walkthrough of the home along with internal & external walkthrough
- Isometric 3D model of the home with separated floors

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 for Interior works

Civil Works

Civil Works Specifications

- Underground water Sump built with solid blocks of 8" thickness & waterproof plaster of **7500-8000** liters
- **Waterproofing** as per specification- Fosroc /Dr. Fixit
- Floor to floor height- **11** Ft
- Steel- **Fe 500** TMT bars- Tata/SAIL/JSW
- Cement- **Grade 43 or 53** as per specification-Ultratech/Birla/ACC
- Concrete- **M25** grade
- Solid Block walls- **8" & 4"** thickness for outer and inner respectively
- Internal, external walls- Column & Beam joints to be plastered with **chicken mesh/ fiber mesh** where necessary
- Fosroc /Dr. Fixit based **waterproofing** for terrace, sunken slabs
- Anti Termite treatment where necessary

Tiling for Floor & Walls

- Kitchen& Bedrooms flooring- **Vitrified Tiles** – Rs.95/- per Sq-ft.
(Max tile size is 2' x 2')
- Living Room & Dining :- **Premium Marble finish Vitrified tiles** -
Rs.500/- per Sq-ft (Max tile size 4' x 8')
- Puja Room- **Granite slab & wall tiles**- Variable rates borne by client
- Stairs- **Granite** – Rs.160/- per Sq-ft
- Passage & Common areas- **Anti-skid tiles** – Rs.65/- per Sq-ft
- Toilet Floor- **Anti-skid tiles** – Rs.80/- per Sq-ft
- Toilet Wall Dadoing (Up to 9ft height)- **Highlighting & plain tiles** –
Rs.80/- per Sq-ft
- Parking Area & setback area tiles- Rs.70/- per Sq-ft
- Kitchen counter top- **Granite**- Rs.165/- per Sq-ft
- Kitchen Wall Dado Up to 2' above counter- **Backsplash tiles** –
Rs.80/- per Sq-ft
- Tile grouting with spacer & with epoxy grout in bathrooms

Doors and Windows

- Main Door & Pooja Door- **Teak Wood** frame & shutter including hardware- **Rs.65,000/-** per door
- Internal Door- **Sal wood** frame & **flush** Door shutter including hardware- **Rs.15,000/-** per door
- Bathroom Door- Frame & shutter including hardware – **Rs.11,000/-** per door
- 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***

Fabrication

- Main Gate: Designed Gate- Rs. **475/-** per Sq-ft
- External staircase railing & balcony railing : MS Railing – Rs. **675/-** per Running feet
- Internal staircase railing : Stainless Steel Railing – Rs.**1100/-** per Running ft

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

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 Ultima 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- Finolex make
- Switches & Plates- Anchor-Legrand make
- Main DB & MCB- Legrand/Schneider equivalent make
- Geyser points- All bathrooms
- Exhaust points- All bathrooms
- AC provision- Any 5 rooms
- A single Electric Car/Bike charging point in the Parking area
- One Inverter point for the house
- CCTV provision point for the house

Plumbing

- Internal & External- **hot & cold water supply** layout including sinks
- 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. 23,500/- per kitchen
- CP & Sanitary fixtures such as Wash Basin, WC, Taps and other accessories like bottle trap, gratings etc. Make-Jaguar/Hindware – Rs.**45,000**/- per bathroom
- Powder room Rs.**17,000**/- 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 Luxurious elevation design will be prepared for your home
- A 3D elevation is designed based on the input of the client

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.**72,000**/- per MT. Any increase in these prices shall be charged accordingly
- Percentage of opening for door & windows – **35%** 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

- A personalized payment plan will be provided according to the project requirements based on the clients input

Contact Us

- Visit our website to know more www.shetkar.in
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- Write to us on shetkarbuilders@gmail.com

Check out our social media for design ideas.

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

