

**Cost break-up if you were to build home yourself.
Stilt + 4 floors on a 200 sq yds plot in Delhi
Scope of work: Prithu's HomeSimplified**

S. No.	Cost head	Unit	Quantity	Cost (Rs./unit)	Total
	<u>Design and supervision cost</u>				
1	Architect (Design, structure, services, BOQ, approvals, site visits)	Lumpsum	8,721	75	654,075
2	Supervisor on site	Months	18	40,000	720,000
3	Security guard on site	Months	18	15,000	270,000
4	Out-of-pocket expenses for Completion Certificate	Lumpsum	1	650,000	650,000
5	Out-of-pocket expenses for local affairs, police, malaria, pollution etc.	Lumpsum	18	10,000	180,000
	<u>Structure and related work</u>				
6	Structure (including brickwork, plaster, UG tanks, RWH etc.)	sqft	8,721	1,050	9,157,050
7	Sundry activities related to structure (Barricading, greennet, polythene, excavation, anti-termite etc.)	Lumpsum	8,721	60	523,260
8	Water & electricity bill during construction	Lumpsum	18	7,500	135,000
9	POP (Material and labour)	sqft	8,083	25	202,063
	<u>Electrical, Plumbing & other essentials</u>				
10	Electrical - labour	sq ft	8,721	35	305,235
11	Electrical - material (Conduits, wires, MCB, DB, LT Panel, earthing pit, GI boxes etc.)	sq ft	8,721	95	828,495
12	Plumbing - labour	sq ft	8,721	35	305,235
13	Plumbing - material (all pipes, manholes, GT, FD, manhole covers, water tank etc.)	sq ft	8,721	90	784,890
14	AC provisioning (material and labour)	sq ft	600	400	240,000
15	Water-proofing (terrace, bathrooms, UGT)	sq ft	4,835	70	338,450
16	Switches, face plate, fan regulators, sockets	Lumpsum			100,000
	<u>Flooring and walls cladding</u>				
17	Tiles - material and labour (drawing dining, bedrooms, bathrooms + kitchen walls & floors, balcony, terrace, UG tank, servant toilets)	sqft	13,210	115	1,519,150
18	Granite on stilt, staircase, gate pillars, counters in bathroom and kitchen, parapets etc.	sqft	3,638	165	600,270
19	Hidden cost of tile and granite installation (Cleaning, protection, cutting for sink and basin for granite etc.)	sqft	16,848	20	336,960
	<u>Woodwork & Windows</u>				
20	Doors and frames with hardware (factory made with 5 year warranty)	Number	37	22,000	814,000
21	Wardrobes	sqft	1,224	1,400	1,713,600
22	Modular kitchen with hob and chimney	Number	4	325,000	1,300,000
23	Vanities in bathrooms	Number	13	6,000	78,000
24	External doors and windows (Japanese with 10 year warranty)	sqft	970	800	776,000
	<u>Fitting & Fixtures</u>				
25	Bathroom fittings and fixtures - Inside bathrooms	Number	12	35,000	420,000
26	Bathroom fittings and fixtures - Servant Room	Number	2	14,000	28,000
27	Mirrors	Number	14	2,000	28,000
28	Lights, fans, motors with automation, Video door phone, geysers, exhaust fans, CCTV	Lumpsum			700,000
29	Lift with installation	Number	1	1,200,000	1,200,000
	<u>Finishing</u>				
30	Coves in bedrooms & drawing room, false ceiling in bathrooms	sq ft	2,060	150	309,000
31	Paint	sq ft	29,215	37	1,080,955
32	Elevation/ facade	sq ft	1,650	250	412,500

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33	Fabrication work for balcony railing, staircase railing, gates	sq ft	900	400	360,000
	Hidden Costs				
34	Extra rent paid due to difference in delivery time	Months	5	100,000	500,000
35	Inflation (as prices assumed above are of today)	% of cost	3%	24,596,113	737,883
36	Contingency, wastage, rework, repair	% of cost	3%	24,596,113	737,883
37	Warranty works after moving in	% of cost	0.5%	24,596,113	122,981
38	Value of own time invested	Months	18	100,000	1,800,000
39	Total cost if plot owner builds home himself				30,968,935
40	Fixed price charged by Prithu				26,500,000
41	Saving to plot owner				4,468,935

Notes:

- There are no fixed norms for area measurement and scope of work in market for civil, electrical and plumbing. We have assumed areas based on generally what is prevalent.

- We have assumed full scope of work in labour contractors rate. Most of the times initial cost and scope quoted in market is not complete. There are lots of surprises later on.