

**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 HomeEssential**

| 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 | 30,000 | 540,000 |
| 3 | Security guard on site | Months | 18 | 15,000 | 270,000 |
| 4 | Out-of-pocket expenses for Completion Certificate | Lumpsum | 1 | 800,000 | 800,000 |
| 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 | 37,000 | 444,000 |
| 26 | Bathroom fittings and fixtures - Servant Room | Number | 2 | 15,000 | 30,000 |
| 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 | Fabrication work for balcony railing, staircase railing, gates | sq ft | 900 | 400 | 360,000 |

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|-----------|---|-----------|----------|-----------------|-------------------|
| | Hidden Costs | | | | |
| 33 | Extra rent paid due to difference in delivery time | Months | 5 | 100,000 | 500,000 |
| 34 | Inflation (as prices assumed above are of today) | % of cost | 3% | 24,209,613 | 726,288 |
| 35 | Contingency, wastage, rework, repair | % of cost | 3% | 24,209,613 | 726,288 |
| 36 | Warranty works after moving in | % of cost | 0.5% | 24,209,613 | 121,048 |
| 37 | Value of own time invested | Months | 18 | 100,000 | 1,800,000 |
| 38 | Total cost if plot owner builds home himself | | | | 30,527,312 |
| 39 | Fixed price charged by Prithu | | | | 26,944,392 |
| 40 | Saving to plot owner | | | | 35,82,000 |

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.