

Home Plan Report: My Dream Home

Plot 442 sq ft | 2 floor(s) | 3 bedroom(s) | 3 bathroom(s) | 1 kitchen(s) | 1 hall(s) | 1 dining | Garden: Yes | Terrace garden: Yes

Generated on 28 Oct 2026. This document contains 5 plan option(s) with draft floor plans, site and garden plan, terrace plan, 3D concept views, room-wise comfort notes and garden set-up points.

Plan	Style	House size	Built-up (sq ft)	Garden (sq ft)	Estimated total cost
Plan 1	Modern Minimalist	21'-6" x 12'-0"	516	142	Rs. 15,39,486
Plan 2	Classic Traditional	18'-0" x 12'-0"	432	180	Rs. 13,13,388
Plan 3	Open-Plan Contemporary	22'-0" x 12'-0"	528	136	Rs. 15,67,291
Plan 4	Family Courtyard Home	18'-0" x 12'-0"	432	180	Rs. 13,24,180
Plan 5	Luxury Villa	18'-0" x 12'-0"	432	180	Rs. 15,43,142

Plan 1: Modern Minimalist

Clean lines, flat roof and large glazing

Note: This plot is tight for the requested rooms: rooms were scaled to about 30 % of comfortable size. Consider one more floor or fewer rooms.

Note: 2 room(s) have no external wall. Add a ventilation shaft, skylight or light-well there.

Item	Value
Plot size	26'-0" x 17'-0" (442 sq ft)
House footprint	21'-6" x 12'-0" (258 sq ft, 58 % coverage)
Floors / built-up area	2 / 516 sq ft
Setbacks	Front 3'-0", rear 2'-0", sides 2'-0"
Roof	Flat RCC roof with parapet
Garden area	about 142 sq ft
Terrace garden	about 100 sq ft
Estimated total cost	Rs. 15,39,486 (Standard quality, Tier-2 city)

Rooms on each floor

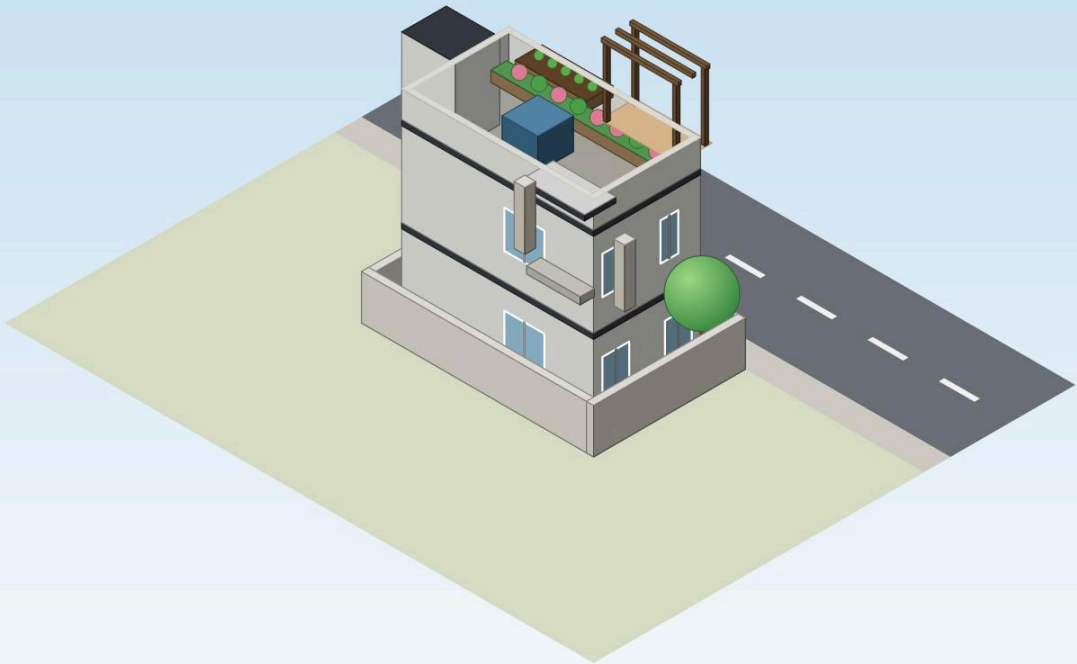
Floor	Bedrooms	Bathrooms	Kitchens	Halls	Dining rooms
Ground Floor	1	1	1	1	1
First Floor	2	2	0	0	0



3D concept view: front (south-east)

Plan 1: Modern Minimalist

3D concept view - North-West view (rear)



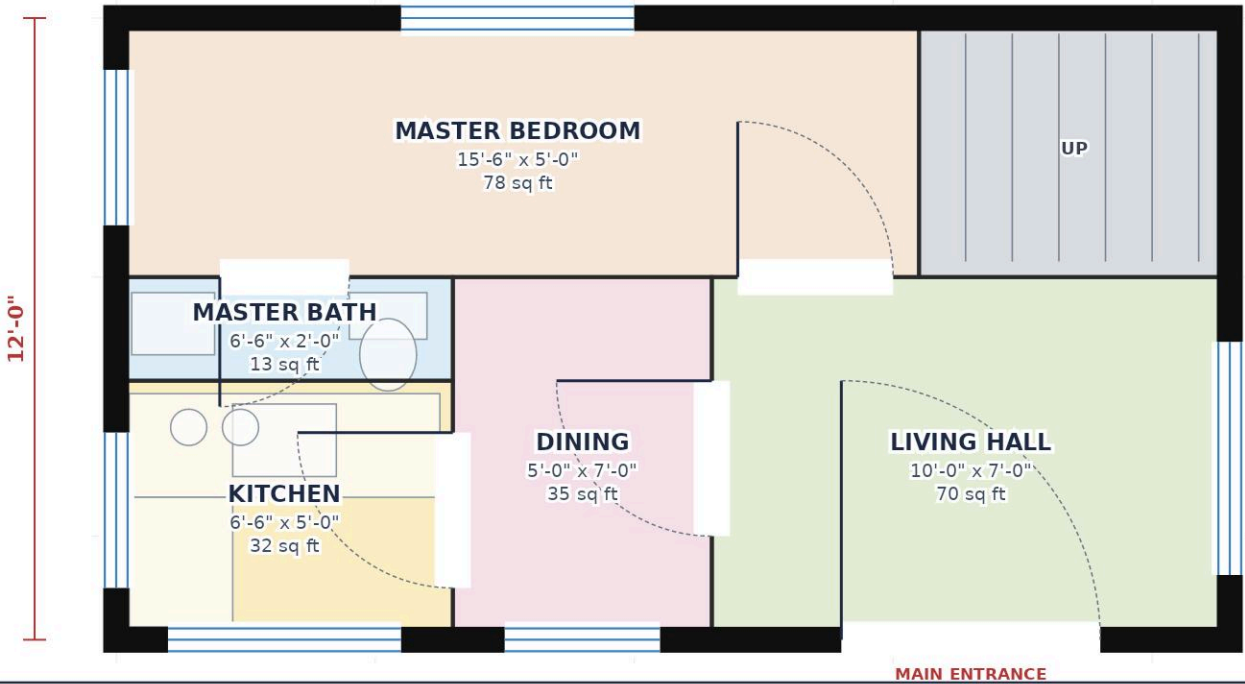
2 floor(s) | built-up 516 sq ft | plot 442 sq ft

3D concept view: rear (north-west)

Draft floor plans

My Dream Home - Plan 1: Modern Minimalist

Ground Floor | Concept floor plan | Dimensions in feet-inches



MAIN ENTRANCE

HOME PLANNER - CONCEPT DRAWING

Modern Minimalist | Ground Floor

House 21'-6" x 12'-0" | Floor area 258 sq ft | Plot 26'-0" x 17'-0"

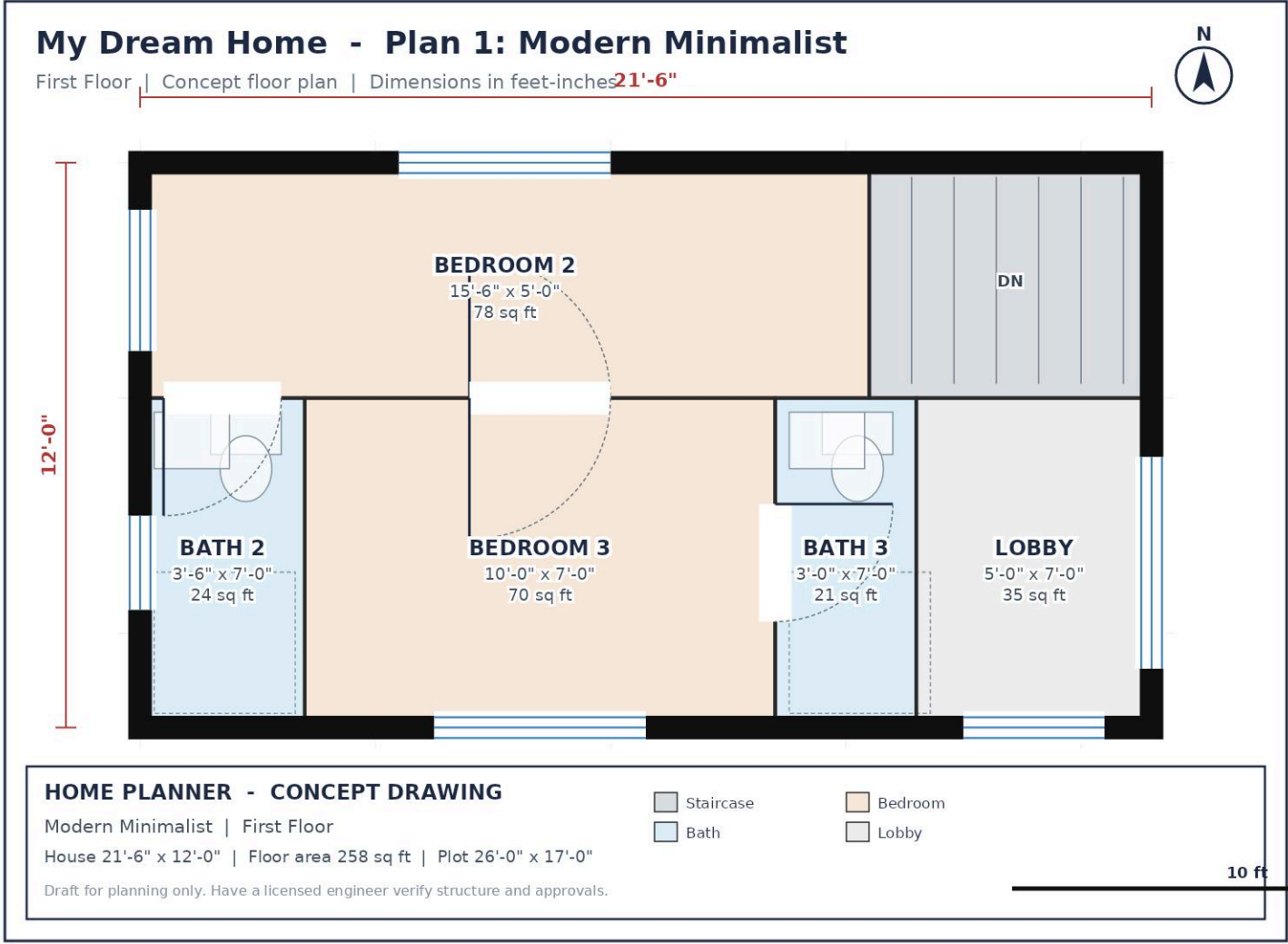
Draft for planning only. Have a licensed engineer verify structure and approvals.

- Staircase
- Bath
- Dining

- Bedroom
- Kitchen
- Hall

10 ft

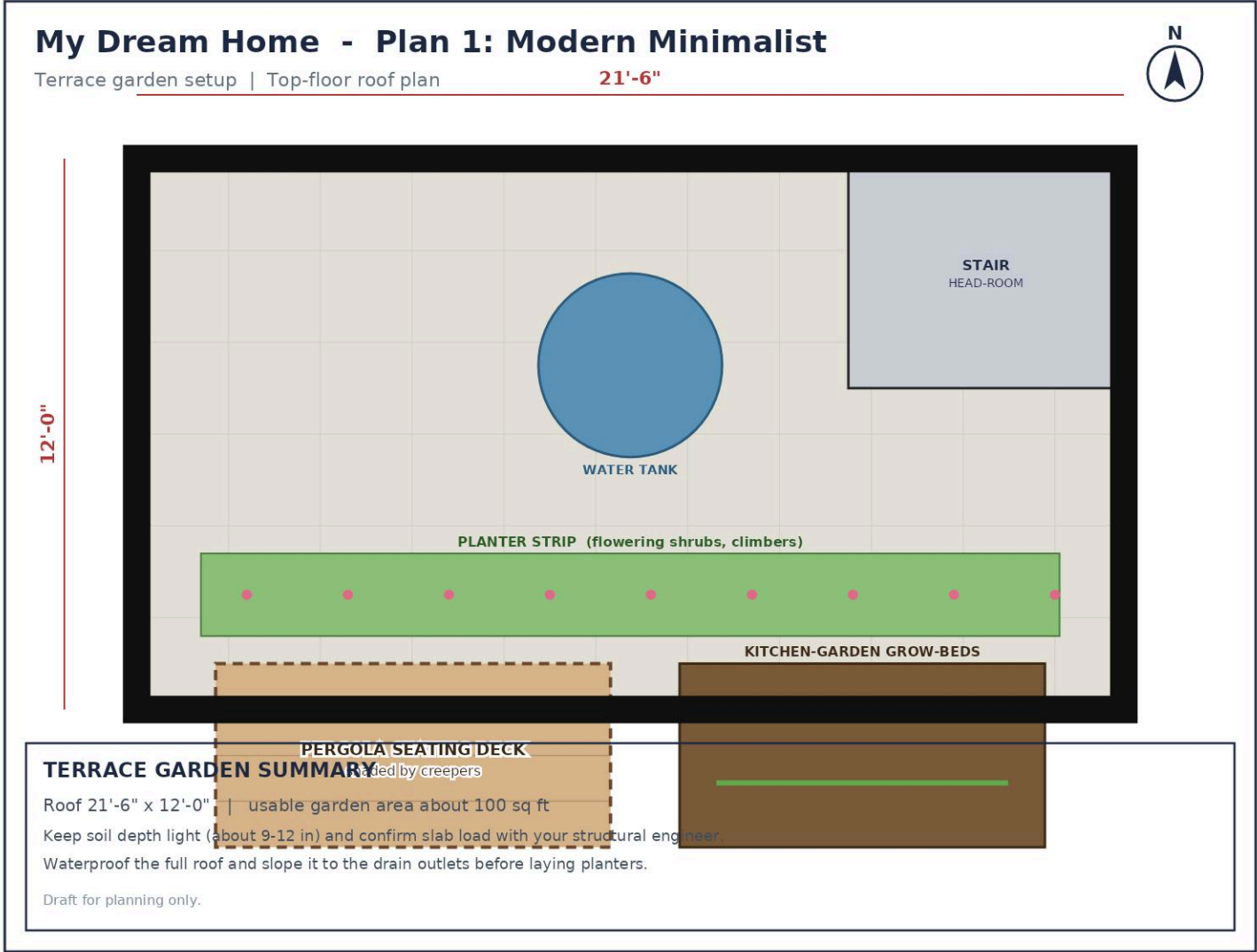
Ground Floor plan



First Floor plan

Site and garden plan

Terrace garden plan



Terrace garden set-up

Rooms, sizes and comfort

Floor	Room	Size	Sq ft	Comfort	What fits
Ground Floor	Staircase	6'-0" x 5'-0"	30	-	Straight flight with landing, 6 in riser / 10 in tread
Ground Floor	Master Bedroom	15'-6" x 5'-0"	78	Compact	Queen/king bed, side tables and a wardrobe wall
Ground Floor	Master Bath	6'-6" x 2'-0"	13	Compact	WC, wash basin and shower zone with an exhaust window
Ground Floor	Kitchen	6'-6" x 5'-0"	32	Compact	L-shaped counter, hob, sink, fridge and storage loft
Ground Floor	Dining	5'-0" x 7'-0"	35	Compact	6-seater dining table with crockery unit
Ground Floor	Living Hall	10'-0" x 7'-0"	70	Compact	Sofa set, TV unit and free family movement space
First Floor	Staircase	6'-0" x 5'-0"	30	-	Straight flight with landing, 6 in riser / 10 in tread
First Floor	Bedroom 2	15'-6" x 5'-0"	78	Compact	Queen/king bed, side tables and a wardrobe wall
First Floor	Bath 2	3'-6" x 7'-0"	24	Compact	WC, wash basin and shower zone with an exhaust window
First Floor	Bedroom 3	10'-0" x 7'-0"	70	Compact	Queen/king bed, side tables and a wardrobe

Floor	Room	Size	Sq ft	Comfort	What fits
First Floor	Bedroom 3	10'-0" x 7'-0"	70	Compact	wall
First Floor	Bath 3	3'-0" x 7'-0"	21	Compact	WC, wash basin and shower zone with an exhaust window
First Floor	Lobby	5'-0" x 7'-0"	35	-	Landing that links bedrooms and the staircase

Comfort points of this plan

- Simple rectangular block keeps structure and cost efficient.
- Large windows pull daylight deep into the living areas.
- Flat RCC roof with parapet doubles as a usable terrace.
- Very little passage area, so most of the built-up area is usable room space.
- Neutral walls with charcoal accents are easy to maintain.
- Built-up area about 516 sq ft over 2 floor(s) on a 26'-0" x 17'-0" plot (58 % ground coverage).
- Building type: Home – room programme follows this category.
- Master bedroom is 15'-6" x 5'-0" with an attached bath.
- The staircase is aligned on every floor for efficient vertical circulation.

Garden set-up

- Total garden / open green area is about 142 sq ft (32 % of the plot).
- Front yard: lawn and flower beds on both sides of a 10 ft driveway. Gate and entrance door line up on the same axis.
- Flower beds along the house front: hibiscus, jasmine, crossandra and ixora like full sun and need little care.
- Shade trees (neem, mango, guava, curry leaf) are placed on the sides and rear to cool the walls; keep trees at least 10 ft from the walls.
- Use permeable paving and a rain-water pit near the rear boundary so the garden recharges ground water.
- Plant choices suit a tropical climate; swap in local species as advised by a nursery.

Terrace garden set-up

- Usable terrace garden area is about 100 sq ft on the top-floor roof.
- Planter strip along the parapet for flowering shrubs and climbers.
- Shaded pergola deck for morning tea and evening seating.
- Raised grow-beds (about 12 in soil) for tomato, chilli, leafy greens and herbs.
- Water tank sits near the middle, away from the planters; the staircase head-room opens onto the terrace.
- Waterproofing with a proper slope to the drain outlets is essential. Use lightweight potting mix and confirm the slab load with your structural engineer.
- Because the roof is a flat terrace, all five plans use a flat roof when the terrace garden is selected.

Quotation and cost estimate: Plan 1 Modern Minimalist

Quotation no.	Date	Valid until	Client / project	Quality	Region
QT-20261028-0001 -P1	28 Oct 2026	27 Nov 2026	My Dream Home	Standard	Tier-2 city

Built-up area 516 sq ft over 2 floor(s) on a plot of 442 sq ft (26'-0" x 17'-0").

No.	Description	Unit	Qty	Rate	Amount
A. MAIN BUILDING (CIVIL AND FINISHING)					
1	Excavation, footing, plinth beam and filling - RCC M25 footings, PCC bed, anti-termite treatment	sq ft	516	Rs. 214	Rs. 1,10,424
2	RCC structure: columns, beams and slabs - Fe500D steel, M25 concrete, quality shuttering	sq ft	516	Rs. 468	Rs. 2,41,488
3	Brick / block masonry - 9 in outer + 4.5 in inner walls, AAC / clay blocks	sq ft	516	Rs. 156	Rs. 80,496
4	Plastering (internal and external) - Cement plaster with sponge / putty finish	sq ft	516	Rs. 117	Rs. 60,372
5	Flooring, tiling and skirting - Vitrified / porcelain / wooden / anti-skid by room	sq ft	516	Rs. 214	Rs. 1,10,424
6	Doors and windows - Teak main door, flush / solid doors, UPVC / aluminium with glass	sq ft	516	Rs. 156	Rs. 80,496
7	Electrical works - Concealed copper wiring, modular switches, MCB / DB panel	sq ft	516	Rs. 117	Rs. 60,372
8	Plumbing and sanitary - CPVC / UPVC pipes, branded sanitaryware & CP fittings	sq ft	516	Rs. 117	Rs. 60,372
9	Painting and finishing - Acrylic putty, primer, emulsion interior + weather-coat exterior	sq ft	516	Rs. 98	Rs. 50,568
10	Waterproofing and roof finishing - Terrace, bathroom & wet-area waterproofing system	sq ft	516	Rs. 58	Rs. 29,928
11	Staircase and railing - Granite / marble treads, SS / glass / designer railing	sq ft	516	Rs. 58	Rs. 29,928
12	Kitchen platform, modular units and wardrobes - Granite / quartz platform, modular base units, loft & wardrobes	sq ft	516	Rs. 98	Rs. 50,568
13	Miscellaneous finishing and cleaning - Grills, hardware, false ceiling allowance, final cleaning	sq ft	516	Rs. 78	Rs. 40,248
B. SITE WORKS AND EXTERNAL DEVELOPMENT					
14	Compound wall 5 ft high with plaster and paint	rft	76	Rs. 1,400	Rs. 1,06,400
15	Main gate and pedestrian gate (MS / designer)	lump	1	Rs. 45,000	Rs. 45,000
16	Driveway and paving	sq ft	30	Rs. 140	Rs. 4,200
17	Garden: lawn, beds, trees, gazebo and irrigation	sq ft	142	Rs. 110	Rs. 15,620
18	Terrace garden: waterproofing, planters, pergola, grow-beds	sq ft	100	Rs. 320	Rs. 32,000
19	Underground sump, overhead tank and borewell connection	lump	1	Rs. 60,000	Rs. 60,000
20	Rain-water harvesting pit and drainage	lump	1	Rs. 25,000	Rs. 25,000

Summary

Item	Amount
A. Main building	Rs. 10,05,684

Item	Amount
B. Site works and external development	Rs. 2,88,220
Sub-total (A + B)	Rs. 12,93,904
Architect and structural design fee (3%)	Rs. 38,817
Approvals, permits and utility connections (1%)	Rs. 12,939
Contractor overhead, profit and supervision (8%)	Rs. 1,03,512
Contingency (5%)	Rs. 64,695
GST at 18% on design and contractor service charges	Rs. 25,619
GRAND TOTAL ESTIMATE	Rs. 15,39,486
Cost per sq ft of built-up area	Rs. 2,984
Estimated construction time	8 months

Amount in words: Fifteen lakh thirty-nine thousand four hundred eighty-six rupees only.

Payment schedule (milestone billing)

Stage	Share	Amount
Advance / booking	10%	Rs. 1,53,949
Foundation and plinth complete	15%	Rs. 2,30,923
Columns, beams and slabs complete	25%	Rs. 3,84,872
Masonry and plastering complete	15%	Rs. 2,30,923
Flooring, doors and windows complete	15%	Rs. 2,30,923
Electrical, plumbing and painting complete	15%	Rs. 2,30,923
Handover and final snag clearance	5%	Rs. 76,974

Total cost by finish quality (same plan)

Quality	Total estimate	Per sq ft
Standard	Rs. 15,39,486	Rs. 2,984
Premium	Rs. 21,42,183	Rs. 4,152
Luxury	Rs. 29,25,333	Rs. 5,669

Terms and conditions

- This is an indicative budget estimate for planning. A final quotation needs site soil test, structural design and approved drawings.
- Rates follow the selected finish quality and region and may change with material prices, labour and city rules.
- Quotation is valid for 30 days from the date shown. Rates after that are subject to revision.
- Excluded: land cost, registration, furniture, appliances, interior decoration, lifts, solar power and landscaping beyond the items listed.
- Payment is stage-wise as per the schedule. Extra work outside this scope is charged separately.
- GST shown applies to design and contractor service charges; material GST is already inside the item rates.

Prepared by: Home Planner Client signature: _____ Contractor signature: _____

Plan 2: Classic Traditional

Warm colours, sloping hip roof, timeless proportions

Note: This plot is tight for the requested rooms: rooms were scaled to about 25 % of comfortable size. Consider one more floor or fewer rooms.

Note: 2 room(s) have no external wall. Add a ventilation shaft, skylight or light-well there.

Item	Value
Plot size	26'-0" x 17'-0" (442 sq ft)
House footprint	18'-0" x 12'-0" (216 sq ft, 49 % coverage)
Floors / built-up area	2 / 432 sq ft
Setbacks	Front 3'-0", rear 2'-0", sides 2'-0"
Roof	Flat RCC roof with parapet
Garden area	about 180 sq ft
Terrace garden	about 83 sq ft
Estimated total cost	Rs. 13,13,388 (Standard quality, Tier-2 city)

Rooms on each floor

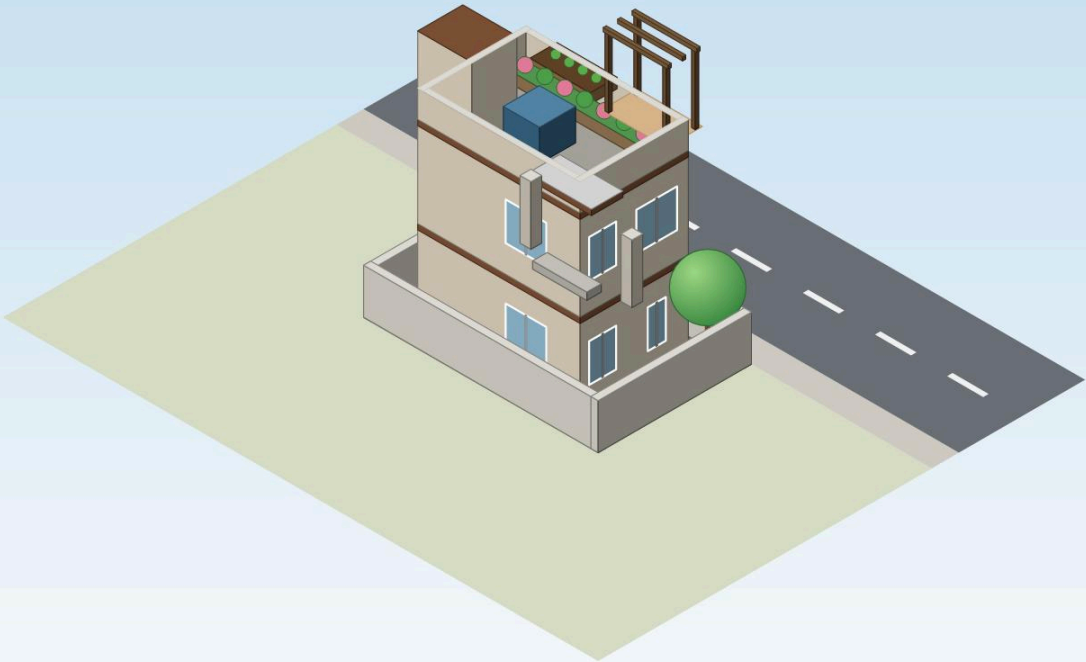
Floor	Bedrooms	Bathrooms	Kitchens	Halls	Dining rooms
Ground Floor	1	1	1	1	1
First Floor	2	2	0	0	0



3D concept view: front (south-east)

Plan 2: Classic Traditional

3D concept view - North-West view (rear)



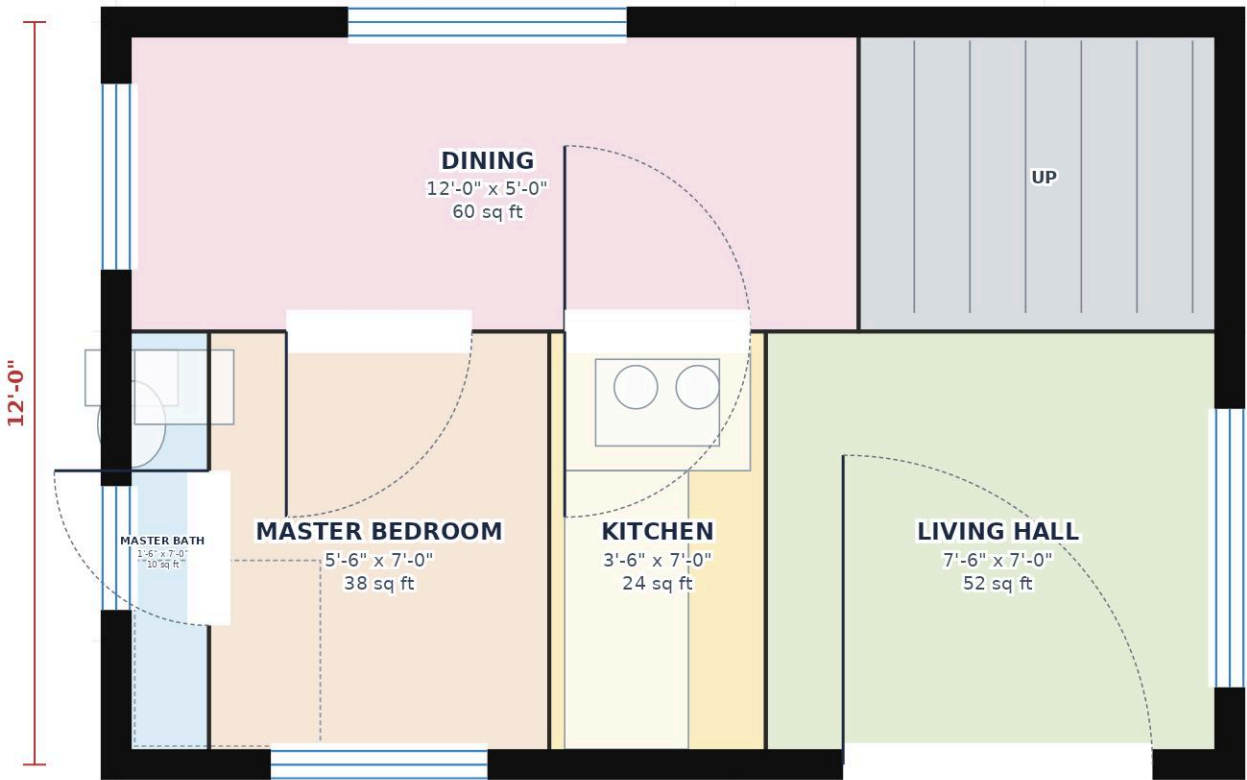
2 floor(s) | built-up 432 sq ft | plot 442 sq ft

3D concept view: rear (north-west)

Draft floor plans

My Dream Home - Plan 2: Classic Traditional

Ground Floor | Concept floor plan | Dimensions in feet-inches



HOME PLANNER - CONCEPT DRAWING

Classic Traditional | Ground Floor

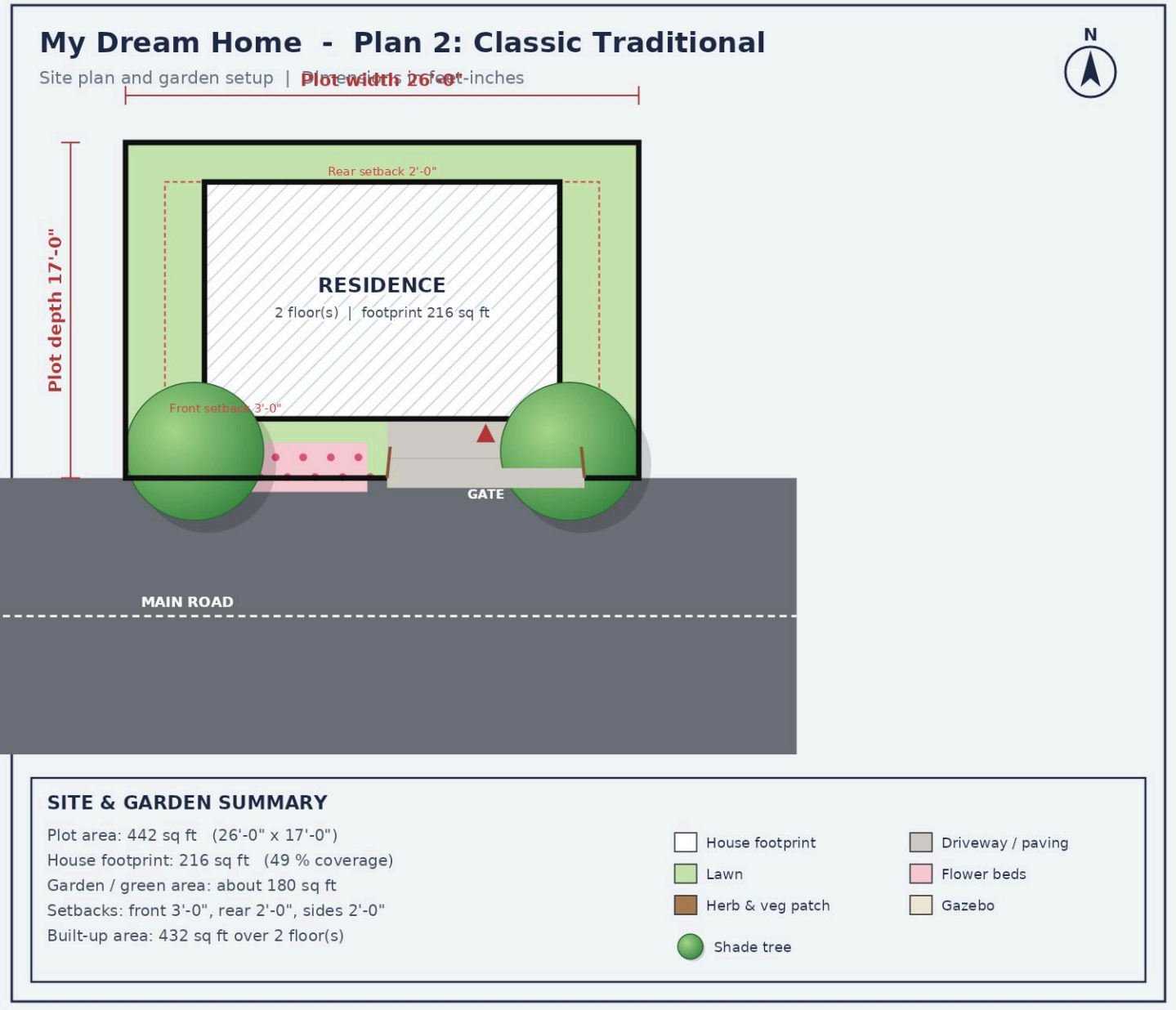
House 18'-0" x 12'-0" | Floor area 216 sq ft | Plot 26'-0" x 17'-0"

Draft for planning only. Have a licensed engineer verify structure and approvals.

- Staircase
- Hall
- Bedroom

- Dining
- Kitchen
- Bath

Ground Floor plan



Site plan with garden set-up

Terrace garden plan



Floor	Room	Size	Sq ft	Comfort	What fits
First Floor	Bath 2	2'-6" x 7'-0"	18	Compact	WC, wash basin and shower zone with an exhaust window
First Floor	Bedroom 3	8'-6" x 7'-0"	60	Compact	Queen/king bed, side tables and a wardrobe wall
First Floor	Bath 3	2'-6" x 7'-0"	18	Compact	WC, wash basin and shower zone with an exhaust window
First Floor	Lobby	4'-6" x 7'-0"	32	-	Landing that links bedrooms and the staircase

Comfort points of this plan

- Sloping terracotta roof sheds heavy rain and keeps the upper floor cooler.
- Near-square footprint gives well-proportioned, easy-to-furnish rooms.
- Front hall opens straight from the entrance, welcoming guests first.
- Private bedrooms sit away from the public hall and kitchen zone.
- Mirrored layout places the staircase on the left to suit a different plot orientation.
- Built-up area about 432 sq ft over 2 floor(s) on a 26'-0" x 17'-0" plot (49 % ground coverage).
- Building type: Home — room programme follows this category.
- Master bedroom is 5'-6" x 7'-0" with an attached bath.
- The staircase is aligned on every floor for efficient vertical circulation.

Garden set-up

- Total garden / open green area is about 180 sq ft (41 % of the plot).
- Front yard: lawn and flower beds on both sides of a 10 ft driveway. Gate and entrance door line up on the same axis.
- Flower beds along the house front: hibiscus, jasmine, crossandra and ixora like full sun and need little care.
- Shade trees (neem, mango, guava, curry leaf) are placed on the sides and rear to cool the walls; keep trees at least 10 ft from the walls.
- Use permeable paving and a rain-water pit near the rear boundary so the garden recharges ground water.
- Plant choices suit a tropical climate; swap in local species as advised by a nursery.

Terrace garden set-up

- Usable terrace garden area is about 83 sq ft on the top-floor roof.
- Planter strip along the parapet for flowering shrubs and climbers.
- Shaded pergola deck for morning tea and evening seating.
- Raised grow-beds (about 12 in soil) for tomato, chilli, leafy greens and herbs.
- Water tank sits near the middle, away from the planters; the staircase head-room opens onto the terrace.
- Waterproofing with a proper slope to the drain outlets is essential. Use lightweight potting mix and confirm the slab load with your structural engineer.
- Because the roof is a flat terrace, all five plans use a flat roof when the terrace garden is selected.

Quotation and cost estimate: Plan 2 Classic Traditional

Quotation no.	Date	Valid until	Client / project	Quality	Region
QT-20261028-0001 -P2	28 Oct 2026	27 Nov 2026	My Dream Home	Standard	Tier-2 city

Built-up area 432 sq ft over 2 floor(s) on a plot of 442 sq ft (26'-0" x 17'-0").

No.	Description	Unit	Qty	Rate	Amount
A. MAIN BUILDING (CIVIL AND FINISHING)					
1	Excavation, footing, plinth beam and filling - RCC M25 footings, PCC bed, anti-termite treatment	sq ft	432	Rs. 208	Rs. 89,856
2	RCC structure: columns, beams and slabs - Fe500D steel, M25 concrete, quality shuttering	sq ft	432	Rs. 454	Rs. 1,96,128
3	Brick / block masonry - 9 in outer + 4.5 in inner walls, AAC / clay blocks	sq ft	432	Rs. 151	Rs. 65,232
4	Plastering (internal and external) - Cement plaster with sponge / putty finish	sq ft	432	Rs. 113	Rs. 48,816
5	Flooring, tiling and skirting - Vitrified / porcelain / wooden / anti-skid by room	sq ft	432	Rs. 208	Rs. 89,856
6	Doors and windows - Teak main door, flush / solid doors, UPVC / aluminium with glass	sq ft	432	Rs. 151	Rs. 65,232
7	Electrical works - Concealed copper wiring, modular switches, MCB / DB panel	sq ft	432	Rs. 113	Rs. 48,816
8	Plumbing and sanitary - CPVC / UPVC pipes, branded sanitaryware & CP fittings	sq ft	432	Rs. 113	Rs. 48,816
9	Painting and finishing - Acrylic putty, primer, emulsion interior + weather-coat exterior	sq ft	432	Rs. 95	Rs. 41,040
10	Waterproofing and roof finishing - Terrace, bathroom & wet-area waterproofing system	sq ft	432	Rs. 57	Rs. 24,624
11	Staircase and railing - Granite / marble treads, SS / glass / designer railing	sq ft	432	Rs. 57	Rs. 24,624
12	Kitchen platform, modular units and wardrobes - Granite / quartz platform, modular base units, loft & wardrobes	sq ft	432	Rs. 95	Rs. 41,040
13	Miscellaneous finishing and cleaning - Grills, hardware, false ceiling allowance, final cleaning	sq ft	432	Rs. 76	Rs. 32,832
B. SITE WORKS AND EXTERNAL DEVELOPMENT					
14	Compound wall 5 ft high with plaster and paint	rft	76	Rs. 1,400	Rs. 1,06,400
15	Main gate and pedestrian gate (MS / designer)	lump	1	Rs. 45,000	Rs. 45,000
16	Driveway and paving	sq ft	30	Rs. 140	Rs. 4,200
17	Garden: lawn, beds, trees, gazebo and irrigation	sq ft	180	Rs. 110	Rs. 19,800
18	Terrace garden: waterproofing, planters, pergola, grow-beds	sq ft	83	Rs. 320	Rs. 26,560
19	Underground sump, overhead tank and borewell connection	lump	1	Rs. 60,000	Rs. 60,000
20	Rain-water harvesting pit and drainage	lump	1	Rs. 25,000	Rs. 25,000

Summary

Item	Amount
A. Main building	Rs. 8,16,912

Item	Amount
B. Site works and external development	Rs. 2,86,960
Sub-total (A + B)	Rs. 11,03,872
Architect and structural design fee (3%)	Rs. 33,116
Approvals, permits and utility connections (1%)	Rs. 11,039
Contractor overhead, profit and supervision (8%)	Rs. 88,310
Contingency (5%)	Rs. 55,194
GST at 18% on design and contractor service charges	Rs. 21,857
GRAND TOTAL ESTIMATE	Rs. 13,13,388
Cost per sq ft of built-up area	Rs. 3,040
Estimated construction time	8 months

Amount in words: Thirteen lakh thirteen thousand three hundred eighty-eight rupees only.

Payment schedule (milestone billing)

Stage	Share	Amount
Advance / booking	10%	Rs. 1,31,339
Foundation and plinth complete	15%	Rs. 1,97,008
Columns, beams and slabs complete	25%	Rs. 3,28,347
Masonry and plastering complete	15%	Rs. 1,97,008
Flooring, doors and windows complete	15%	Rs. 1,97,008
Electrical, plumbing and painting complete	15%	Rs. 1,97,008
Handover and final snag clearance	5%	Rs. 65,669

Total cost by finish quality (same plan)

Quality	Total estimate	Per sq ft
Standard	Rs. 13,13,388	Rs. 3,040
Premium	Rs. 18,34,605	Rs. 4,247
Luxury	Rs. 25,23,748	Rs. 5,842

Terms and conditions

- This is an indicative budget estimate for planning. A final quotation needs site soil test, structural design and approved drawings.
- Rates follow the selected finish quality and region and may change with material prices, labour and city rules.
- Quotation is valid for 30 days from the date shown. Rates after that are subject to revision.
- Excluded: land cost, registration, furniture, appliances, interior decoration, lifts, solar power and landscaping beyond the items listed.
- Payment is stage-wise as per the schedule. Extra work outside this scope is charged separately.
- GST shown applies to design and contractor service charges; material GST is already inside the item rates.

Prepared by: Home Planner Client signature: _____ Contractor signature: _____

Plan 3: Open-Plan Contemporary

Wide frontage, gable roof, spaces that flow together

Note: This plot is tight for the requested rooms: rooms were scaled to about 32 % of comfortable size. Consider one more floor or fewer rooms.

Note: 1 room(s) have no external wall. Add a ventilation shaft, skylight or light-well there.

Item	Value
Plot size	26'-0" x 17'-0" (442 sq ft)
House footprint	22'-0" x 12'-0" (264 sq ft, 60 % coverage)
Floors / built-up area	2 / 528 sq ft
Setbacks	Front 3'-0", rear 2'-0", sides 2'-0"
Roof	Flat RCC roof with parapet
Garden area	about 136 sq ft
Terrace garden	about 102 sq ft
Estimated total cost	Rs. 15,67,291 (Standard quality, Tier-2 city)

Rooms on each floor

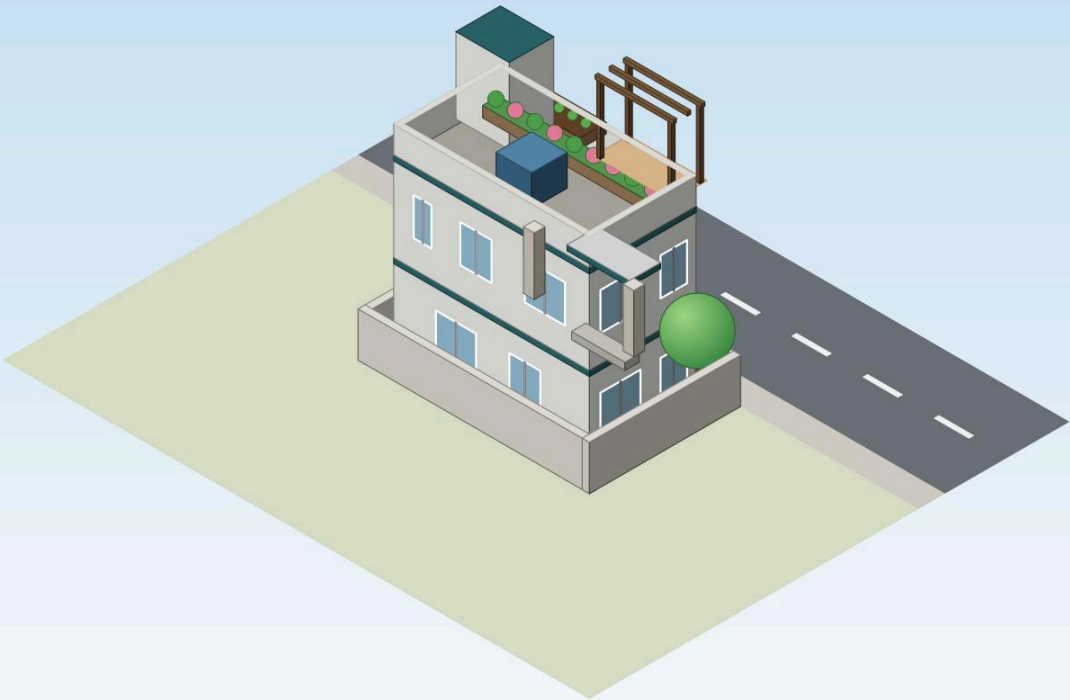
Floor	Bedrooms	Bathrooms	Kitchens	Halls	Dining rooms
Ground Floor	1	1	1	1	1
First Floor	2	2	0	0	0



3D concept view: front (south-east)

Plan 3: Open-Plan Contemporary

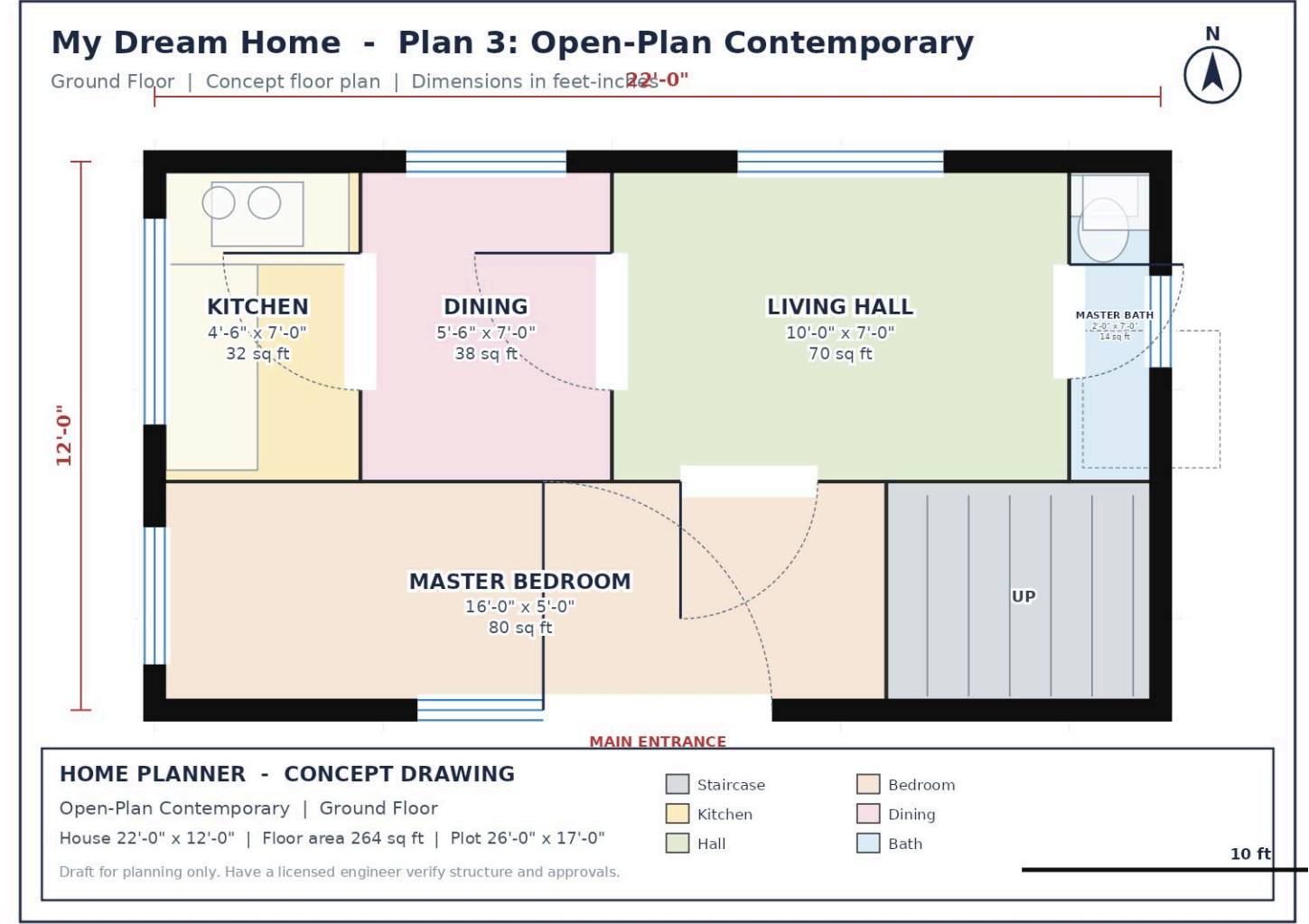
3D concept view - North-West view (rear)

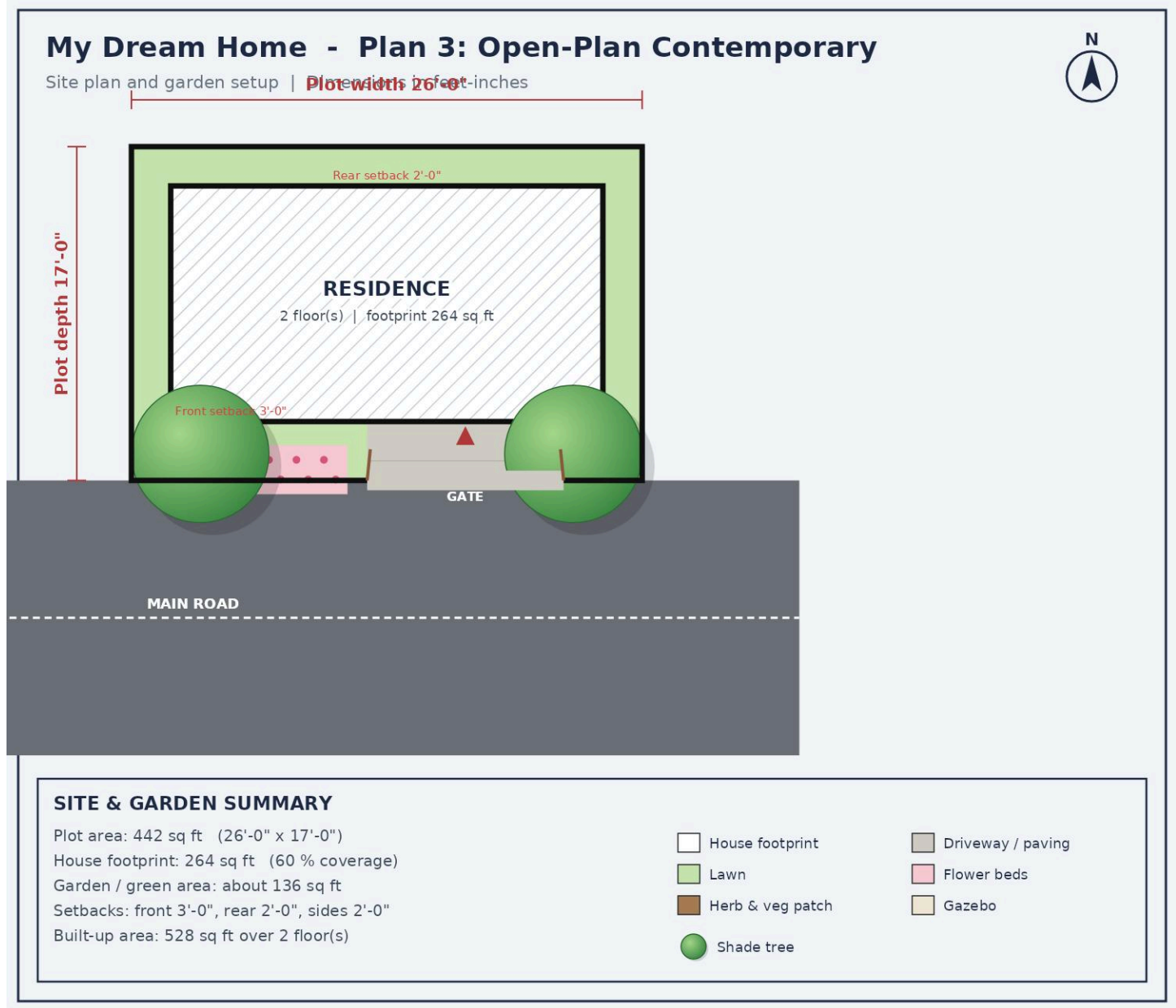


2 floor(s) | built-up 528 sq ft | plot 442 sq ft

3D concept view: rear (north-west)

Draft floor plans

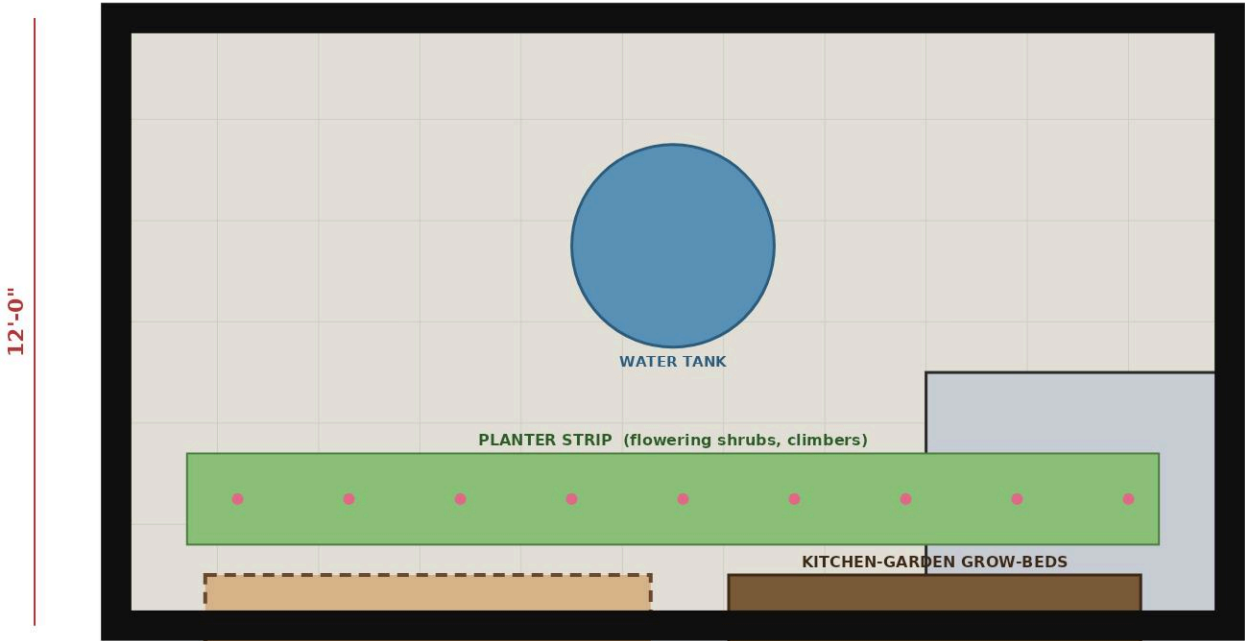




Terrace garden plan

My Dream Home - Plan 3: Open-Plan Contemporary

Terrace garden setup | Top-floor roof plan



TERRACE GARDEN SUMMARY

Roof 22'-0" x 12'-0" | usable garden area about 102 sq ft
Keep soil depth light (about 9-12 in) and confirm slab load with your structural engineer.
Waterproof the full roof and slope it to the drain outlets before laying planters.
Draft for planning only.

Terrace garden set-up

Rooms, sizes and comfort

Floor	Room	Size	Sq ft	Comfort	What fits
Ground Floor	Staircase	6'-0" x 5'-0"	30	-	Straight flight with landing, 6 in riser / 10 in tread
Ground Floor	Master Bedroom	16'-0" x 5'-0"	80	Compact	Queen/king bed, side tables and a wardrobe wall
Ground Floor	Kitchen	4'-6" x 7'-0"	32	Compact	L-shaped counter, hob, sink, fridge and storage loft
Ground Floor	Dining	5'-6" x 7'-0"	38	Compact	6-seater dining table with crockery unit
Ground Floor	Living Hall	10'-0" x 7'-0"	70	Compact	Sofa set, TV unit and free family movement space
Ground Floor	Master Bath	2'-0" x 7'-0"	14	Compact	WC, wash basin and shower zone with an exhaust window
First Floor	Staircase	6'-0" x 5'-0"	30	-	Straight flight with landing, 6 in riser / 10 in tread
First Floor	Bedroom 2	16'-0" x 5'-0"	80	Compact	Queen/king bed, side tables and a wardrobe wall
First Floor	Bedroom 3	10'-0" x 7'-0"	70	Compact	Queen/king bed, side tables and a wardrobe wall
First Floor	Lobby	5'-6" x 7'-0"	38	-	Landing that links bedrooms and the staircase

Floor	Room	Size	Sq ft	Comfort	What fits
First Floor	Bath 2	6'-6" x 3'-6"	23	Compact	WC, wash basin and shower zone with an exhaust window
First Floor	Bath 3	6'-6" x 3'-6"	23	Compact	WC, wash basin and shower zone with an exhaust window

Comfort points of this plan

- Wide frontage maximises light on the front and rear faces.
- Hall, dining and kitchen sit together so the family stays connected.
- Gable roof adds head-height and a clean, modern silhouette.
- Efficient room sizes keep the footprint compact.
- Teal and slate accents give a calm, contemporary look.
- Built-up area about 528 sq ft over 2 floor(s) on a 26'-0" x 17'-0" plot (60 % ground coverage).
- Building type: Home — room programme follows this category.
- Master bedroom is 16'-0" x 5'-0" with an attached bath.
- The staircase is aligned on every floor for efficient vertical circulation.

Garden set-up

- Total garden / open green area is about 136 sq ft (31 % of the plot).
- Front yard: lawn and flower beds on both sides of a 10 ft driveway. Gate and entrance door line up on the same axis.
- Flower beds along the house front: hibiscus, jasmine, crossandra and ixora like full sun and need little care.
- Shade trees (neem, mango, guava, curry leaf) are placed on the sides and rear to cool the walls; keep trees at least 10 ft from the walls.
- Use permeable paving and a rain-water pit near the rear boundary so the garden recharges ground water.
- Plant choices suit a tropical climate; swap in local species as advised by a nursery.

Terrace garden set-up

- Usable terrace garden area is about 102 sq ft on the top-floor roof.
- Planter strip along the parapet for flowering shrubs and climbers.
- Shaded pergola deck for morning tea and evening seating.
- Raised grow-beds (about 12 in soil) for tomato, chilli, leafy greens and herbs.
- Water tank sits near the middle, away from the planters; the staircase head-room opens onto the terrace.
- Waterproofing with a proper slope to the drain outlets is essential. Use lightweight potting mix and confirm the slab load with your structural engineer.
- Because the roof is a flat terrace, all five plans use a flat roof when the terrace garden is selected.

Quotation and cost estimate: Plan 3 Open-Plan Contemporary

Quotation no.	Date	Valid until	Client / project	Quality	Region
QT-20261028-0001 -P3	28 Oct 2026	27 Nov 2026	My Dream Home	Standard	Tier-2 city

Built-up area 528 sq ft over 2 floor(s) on a plot of 442 sq ft (26'-0" x 17'-0").

No.	Description	Unit	Qty	Rate	Amount
A. MAIN BUILDING (CIVIL AND FINISHING)					
1	Excavation, footing, plinth beam and filling - RCC M25 footings, PCC bed, anti-termite treatment	sq ft	528	Rs. 214	Rs. 1,12,992
2	RCC structure: columns, beams and slabs - Fe500D steel, M25 concrete, quality shuttering	sq ft	528	Rs. 468	Rs. 2,47,104
3	Brick / block masonry - 9 in outer + 4.5 in inner walls, AAC / clay blocks	sq ft	528	Rs. 156	Rs. 82,368
4	Plastering (internal and external) - Cement plaster with sponge / putty finish	sq ft	528	Rs. 117	Rs. 61,776
5	Flooring, tiling and skirting - Vitrified / porcelain / wooden / anti-skid by room	sq ft	528	Rs. 214	Rs. 1,12,992
6	Doors and windows - Teak main door, flush / solid doors, UPVC / aluminium with glass	sq ft	528	Rs. 156	Rs. 82,368
7	Electrical works - Concealed copper wiring, modular switches, MCB / DB panel	sq ft	528	Rs. 117	Rs. 61,776
8	Plumbing and sanitary - CPVC / UPVC pipes, branded sanitaryware & CP fittings	sq ft	528	Rs. 117	Rs. 61,776
9	Painting and finishing - Acrylic putty, primer, emulsion interior + weather-coat exterior	sq ft	528	Rs. 98	Rs. 51,744
10	Waterproofing and roof finishing - Terrace, bathroom & wet-area waterproofing system	sq ft	528	Rs. 58	Rs. 30,624
11	Staircase and railing - Granite / marble treads, SS / glass / designer railing	sq ft	528	Rs. 58	Rs. 30,624
12	Kitchen platform, modular units and wardrobes - Granite / quartz platform, modular base units, loft & wardrobes	sq ft	528	Rs. 98	Rs. 51,744
13	Miscellaneous finishing and cleaning - Grills, hardware, false ceiling allowance, final cleaning	sq ft	528	Rs. 78	Rs. 41,184
B. SITE WORKS AND EXTERNAL DEVELOPMENT					
14	Compound wall 5 ft high with plaster and paint	rft	76	Rs. 1,400	Rs. 1,06,400
15	Main gate and pedestrian gate (MS / designer)	lump	1	Rs. 45,000	Rs. 45,000
16	Driveway and paving	sq ft	30	Rs. 140	Rs. 4,200
17	Garden: lawn, beds, trees, gazebo and irrigation	sq ft	136	Rs. 110	Rs. 14,960
18	Terrace garden: waterproofing, planters, pergola, grow-beds	sq ft	102	Rs. 320	Rs. 32,640
19	Underground sump, overhead tank and borewell connection	lump	1	Rs. 60,000	Rs. 60,000
20	Rain-water harvesting pit and drainage	lump	1	Rs. 25,000	Rs. 25,000

Summary

Item	Amount
A. Main building	Rs. 10,29,072

Item	Amount
B. Site works and external development	Rs. 2,88,200
Sub-total (A + B)	Rs. 13,17,272
Architect and structural design fee (3%)	Rs. 39,518
Approvals, permits and utility connections (1%)	Rs. 13,173
Contractor overhead, profit and supervision (8%)	Rs. 1,05,382
Contingency (5%)	Rs. 65,864
GST at 18% on design and contractor service charges	Rs. 26,082
GRAND TOTAL ESTIMATE	Rs. 15,67,291
Cost per sq ft of built-up area	Rs. 2,968
Estimated construction time	8 months

Amount in words: Fifteen lakh sixty-seven thousand two hundred ninety-one rupees only.

Payment schedule (milestone billing)

Stage	Share	Amount
Advance / booking	10%	Rs. 1,56,729
Foundation and plinth complete	15%	Rs. 2,35,094
Columns, beams and slabs complete	25%	Rs. 3,91,823
Masonry and plastering complete	15%	Rs. 2,35,094
Flooring, doors and windows complete	15%	Rs. 2,35,094
Electrical, plumbing and painting complete	15%	Rs. 2,35,094
Handover and final snag clearance	5%	Rs. 78,365

Total cost by finish quality (same plan)

Quality	Total estimate	Per sq ft
Standard	Rs. 15,67,291	Rs. 2,968
Premium	Rs. 21,79,961	Rs. 4,129
Luxury	Rs. 29,74,414	Rs. 5,633

Terms and conditions

- This is an indicative budget estimate for planning. A final quotation needs site soil test, structural design and approved drawings.
- Rates follow the selected finish quality and region and may change with material prices, labour and city rules.
- Quotation is valid for 30 days from the date shown. Rates after that are subject to revision.
- Excluded: land cost, registration, furniture, appliances, interior decoration, lifts, solar power and landscaping beyond the items listed.
- Payment is stage-wise as per the schedule. Extra work outside this scope is charged separately.
- GST shown applies to design and contractor service charges; material GST is already inside the item rates.

Prepared by: Home Planner Client signature: _____ Contractor signature: _____

Plan 4: Family Courtyard Home

Compact square block that leaves the biggest garden

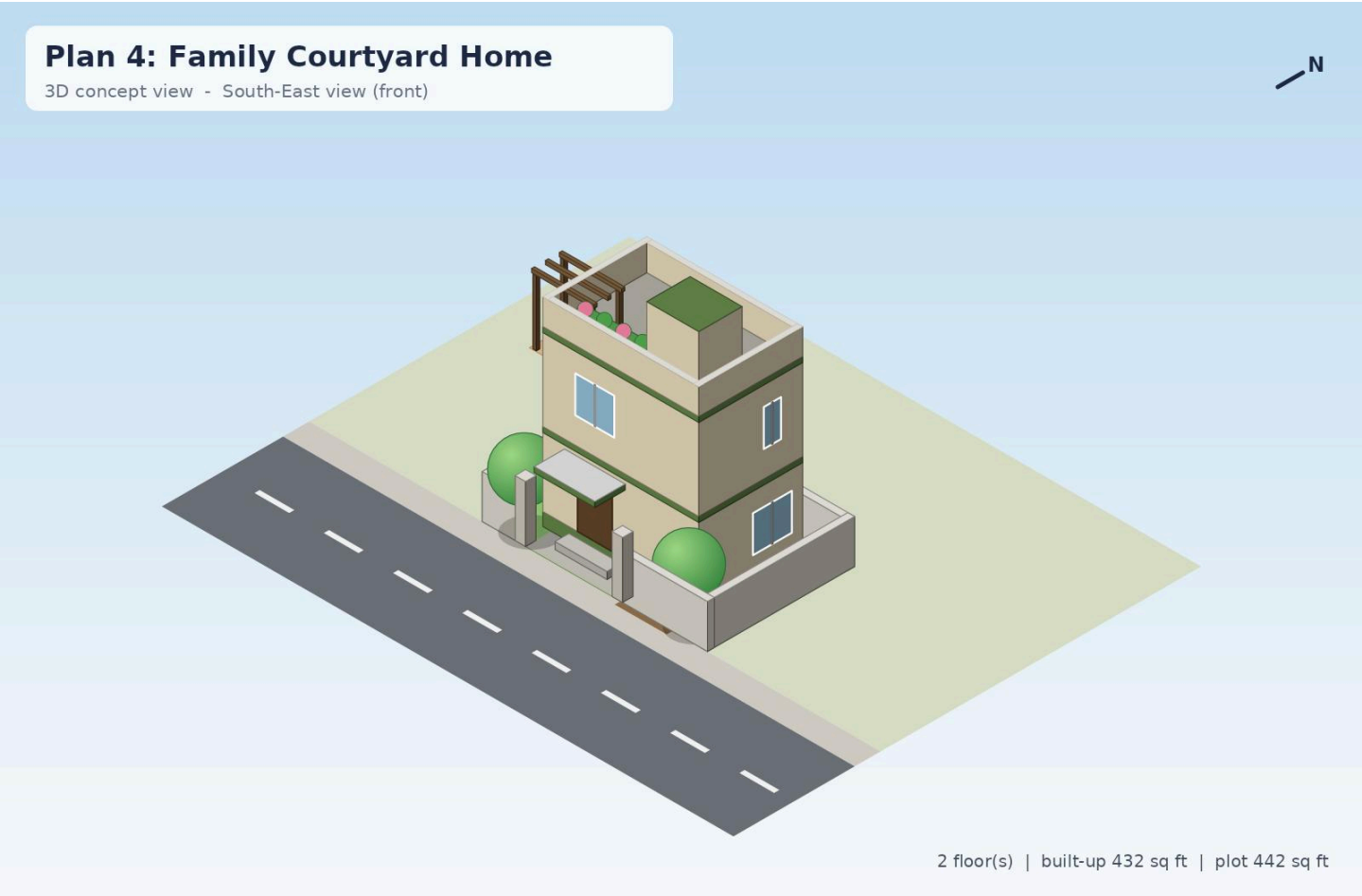
Note: This plot is tight for the requested rooms: rooms were scaled to about 21 % of comfortable size. Consider one more floor or fewer rooms.

Note: 3 room(s) have no external wall. Add a ventilation shaft, skylight or light-well there.

Item	Value
Plot size	26'-0" x 17'-0" (442 sq ft)
House footprint	18'-0" x 12'-0" (216 sq ft, 49 % coverage)
Floors / built-up area	2 / 432 sq ft
Setbacks	Front 3'-0", rear 2'-0", sides 2'-0"
Roof	Flat RCC roof with parapet
Garden area	about 180 sq ft
Terrace garden	about 83 sq ft
Estimated total cost	Rs. 13,24,180 (Standard quality, Tier-2 city)

Rooms on each floor

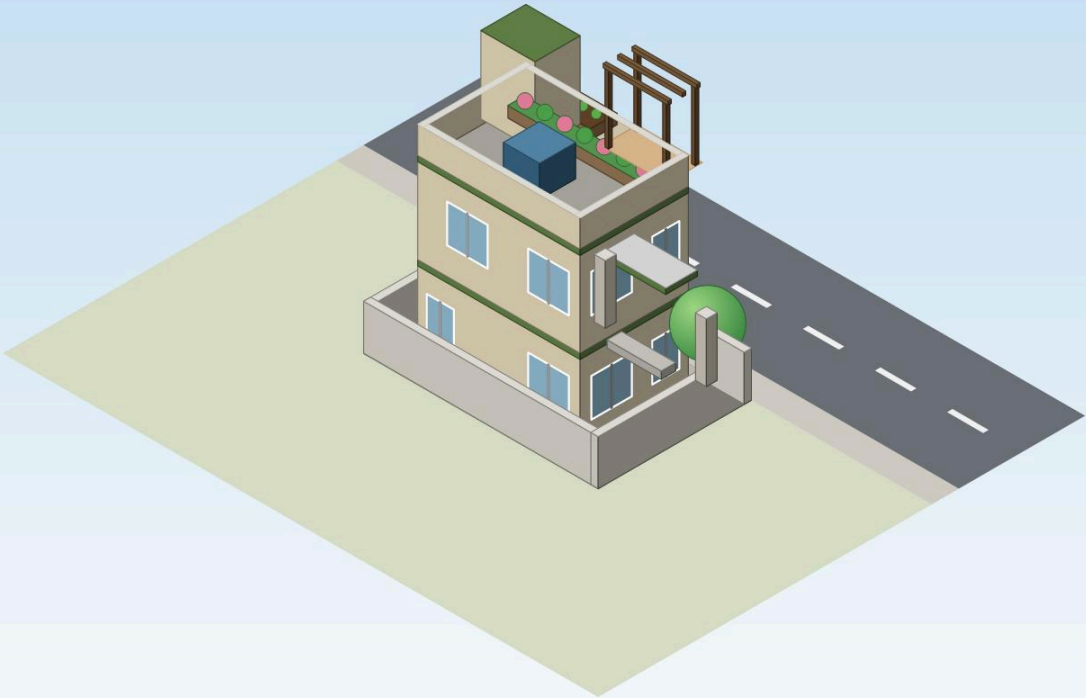
Floor	Bedrooms	Bathrooms	Kitchens	Halls	Dining rooms
Ground Floor	1	1	1	1	1
First Floor	2	2	0	0	0



3D concept view: front (south-east)

Plan 4: Family Courtyard Home

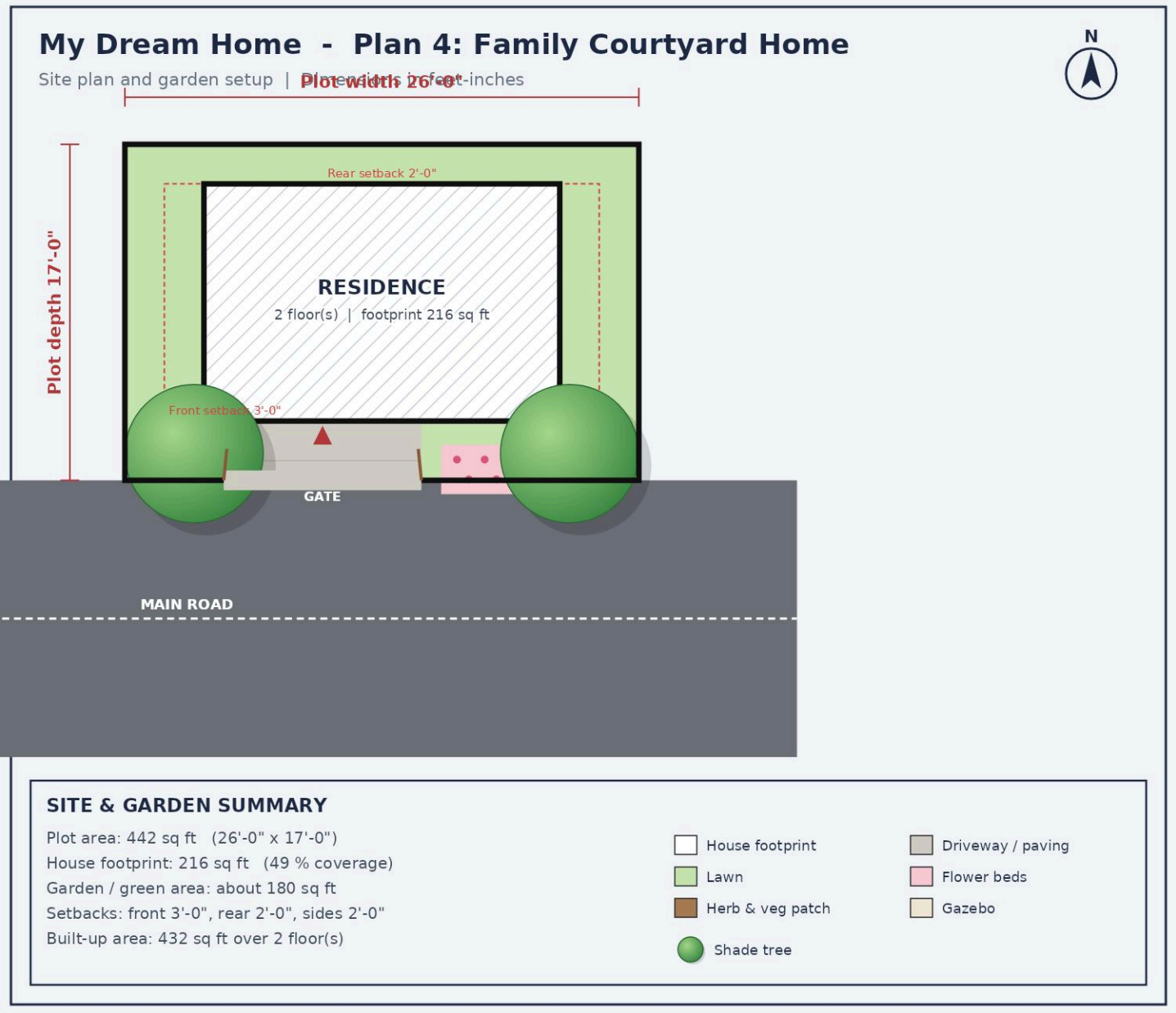
3D concept view - North-West view (rear)



2 floor(s) | built-up 432 sq ft | plot 442 sq ft

3D concept view: rear (north-west)

Draft floor plans

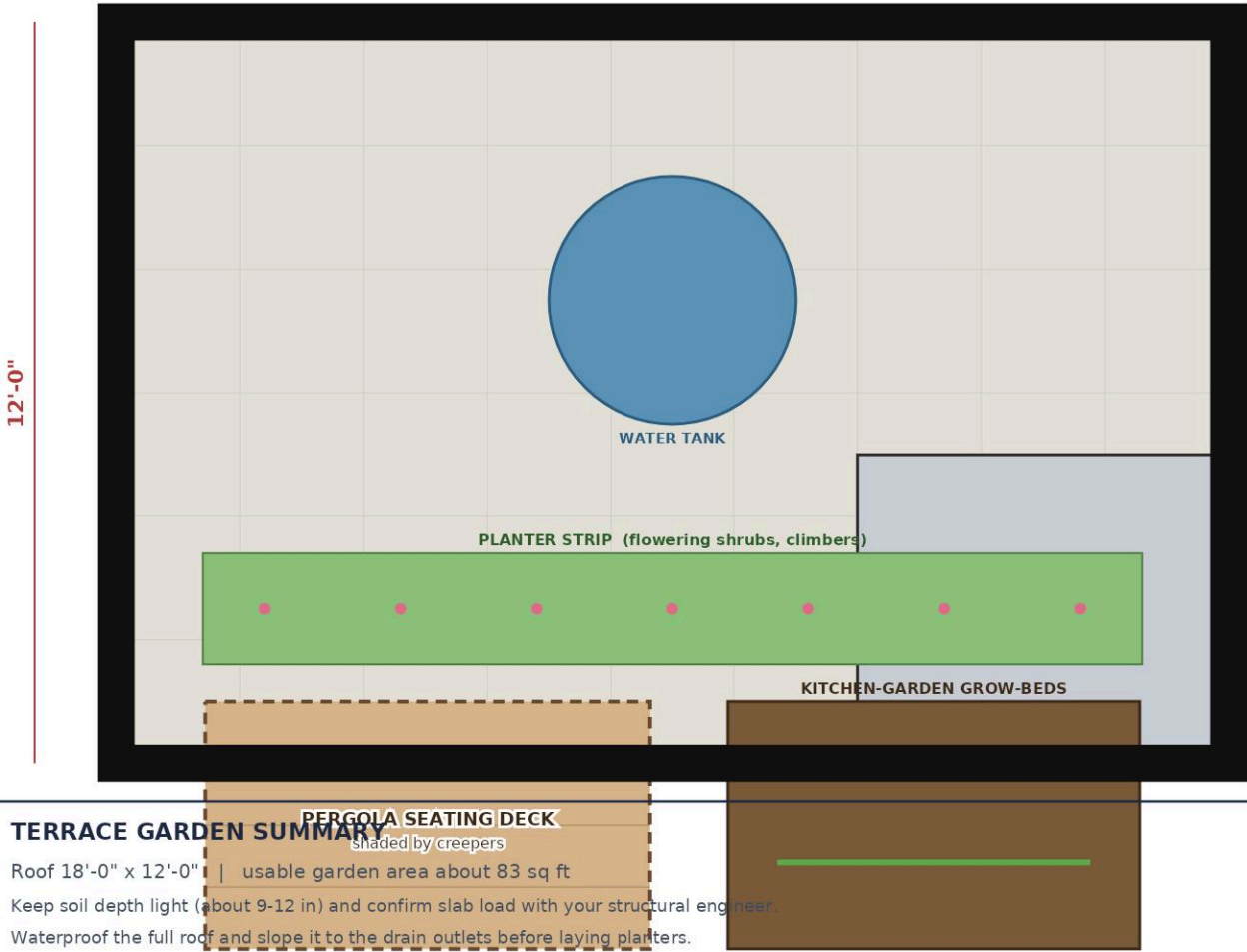


Site plan with garden set-up

Terrace garden plan

My Dream Home - Plan 4: Family Courtyard Home

Terrace garden setup | Top-floor roof plan 18'-0"



TERRACE GARDEN SUMMARY

Roof 18'-0" x 12'-0" | usable garden area about 83 sq ft
Keep soil depth light (about 9-12 in) and confirm slab load with your structural engineer.
Waterproof the full roof and slope it to the drain outlets before laying planters.
Draft for planning only.

Terrace garden set-up

Rooms, sizes and comfort

Floor	Room	Size	Sq ft	Comfort	What fits
Ground Floor	Staircase	6'-0" x 5'-0"	30	-	Straight flight with landing, 6 in riser / 10 in tread
Ground Floor	Living Hall	12'-0" x 5'-0"	60	Compact	Sofa set, TV unit and free family movement space
Ground Floor	Dining	5'-0" x 7'-0"	35	Compact	6-seater dining table with crockery unit
Ground Floor	Kitchen	4'-6" x 7'-0"	32	Compact	L-shaped counter, hob, sink, fridge and storage loft
Ground Floor	Master Bath	1'-6" x 7'-0"	10	Compact	WC, wash basin and shower zone with an exhaust window
Ground Floor	Master Bedroom	7'-0" x 7'-0"	49	Compact	Queen/king bed, side tables and a wardrobe wall
First Floor	Staircase	6'-0" x 5'-0"	30	-	Straight flight with landing, 6 in riser / 10 in tread
First Floor	Lobby	12'-0" x 5'-0"	60	-	Landing that links bedrooms and the staircase
First Floor	Bath 3	2'-0" x 7'-0"	14	Compact	WC, wash basin and shower zone with an

Floor	Room	Size	Sq ft	Comfort	What fits
First Floor	Bath 3	2'-0" x 7'-0"	14	Compact	exhaust window
First Floor	Bedroom 3	7'-0" x 7'-0"	49	Compact	Queen/king bed, side tables and a wardrobe wall
First Floor	Bath 2	2'-0" x 7'-0"	14	Compact	WC, wash basin and shower zone with an exhaust window
First Floor	Bedroom 2	7'-0" x 7'-0"	49	Compact	Queen/king bed, side tables and a wardrobe wall

Comfort points of this plan

- Compact, almost square footprint keeps the largest share of the plot for garden.
- Slightly larger rooms than the standard plan for relaxed everyday living.
- Rooms on every side of the block receive daylight and cross ventilation.
- Garden sits on three sides, so every window looks onto greenery.
- Warm cream walls with green accents blend with the landscaping.
- Built-up area about 432 sq ft over 2 floor(s) on a 26'-0" x 17'-0" plot (49 % ground coverage).
- Building type: Home — room programme follows this category.
- Master bedroom is 7'-0" x 7'-0" with an attached bath.
- The staircase is aligned on every floor for efficient vertical circulation.

Garden set-up

- Total garden / open green area is about 180 sq ft (41 % of the plot).
- Front yard: lawn and flower beds on both sides of a 10 ft driveway. Gate and entrance door line up on the same axis.
- Flower beds along the house front: hibiscus, jasmine, crossandra and ixora like full sun and need little care.
- Shade trees (neem, mango, guava, curry leaf) are placed on the sides and rear to cool the walls; keep trees at least 10 ft from the walls.
- Use permeable paving and a rain-water pit near the rear boundary so the garden recharges ground water.
- Plant choices suit a tropical climate; swap in local species as advised by a nursery.

Terrace garden set-up

- Usable terrace garden area is about 83 sq ft on the top-floor roof.
- Planter strip along the parapet for flowering shrubs and climbers.
- Shaded pergola deck for morning tea and evening seating.
- Raised grow-beds (about 12 in soil) for tomato, chilli, leafy greens and herbs.
- Water tank sits near the middle, away from the planters; the staircase head-room opens onto the terrace.
- Waterproofing with a proper slope to the drain outlets is essential. Use lightweight potting mix and confirm the slab load with your structural engineer.
- Because the roof is a flat terrace, all five plans use a flat roof when the terrace garden is selected.

Quotation and cost estimate: Plan 4 Family Courtyard Home

Quotation no.	Date	Valid until	Client / project	Quality	Region
QT-20261028-0001 -P4	28 Oct 2026	27 Nov 2026	My Dream Home	Standard	Tier-2 city

Built-up area 432 sq ft over 2 floor(s) on a plot of 442 sq ft (26'-0" x 17'-0").

No.	Description	Unit	Qty	Rate	Amount
A. MAIN BUILDING (CIVIL AND FINISHING)					
1	Excavation, footing, plinth beam and filling - RCC M25 footings, PCC bed, anti-termite treatment	sq ft	432	Rs. 210	Rs. 90,720
2	RCC structure: columns, beams and slabs - Fe500D steel, M25 concrete, quality shuttering	sq ft	432	Rs. 459	Rs. 1,98,288
3	Brick / block masonry - 9 in outer + 4.5 in inner walls, AAC / clay blocks	sq ft	432	Rs. 153	Rs. 66,096
4	Plastering (internal and external) - Cement plaster with sponge / putty finish	sq ft	432	Rs. 115	Rs. 49,680
5	Flooring, tiling and skirting - Vitrified / porcelain / wooden / anti-skid by room	sq ft	432	Rs. 210	Rs. 90,720
6	Doors and windows - Teak main door, flush / solid doors, UPVC / aluminium with glass	sq ft	432	Rs. 153	Rs. 66,096
7	Electrical works - Concealed copper wiring, modular switches, MCB / DB panel	sq ft	432	Rs. 115	Rs. 49,680
8	Plumbing and sanitary - CPVC / UPVC pipes, branded sanitaryware & CP fittings	sq ft	432	Rs. 115	Rs. 49,680
9	Painting and finishing - Acrylic putty, primer, emulsion interior + weather-coat exterior	sq ft	432	Rs. 96	Rs. 41,472
10	Waterproofing and roof finishing - Terrace, bathroom & wet-area waterproofing system	sq ft	432	Rs. 57	Rs. 24,624
11	Staircase and railing - Granite / marble treads, SS / glass / designer railing	sq ft	432	Rs. 57	Rs. 24,624
12	Kitchen platform, modular units and wardrobes - Granite / quartz platform, modular base units, loft & wardrobes	sq ft	432	Rs. 96	Rs. 41,472
13	Miscellaneous finishing and cleaning - Grills, hardware, false ceiling allowance, final cleaning	sq ft	432	Rs. 76	Rs. 32,832
B. SITE WORKS AND EXTERNAL DEVELOPMENT					
14	Compound wall 5 ft high with plaster and paint	rft	76	Rs. 1,400	Rs. 1,06,400
15	Main gate and pedestrian gate (MS / designer)	lump	1	Rs. 45,000	Rs. 45,000
16	Driveway and paving	sq ft	30	Rs. 140	Rs. 4,200
17	Garden: lawn, beds, trees, gazebo and irrigation	sq ft	180	Rs. 110	Rs. 19,800
18	Terrace garden: waterproofing, planters, pergola, grow-beds	sq ft	83	Rs. 320	Rs. 26,560
19	Underground sump, overhead tank and borewell connection	lump	1	Rs. 60,000	Rs. 60,000
20	Rain-water harvesting pit and drainage	lump	1	Rs. 25,000	Rs. 25,000

Summary

Item	Amount
A. Main building	Rs. 8,25,984

Item	Amount
B. Site works and external development	Rs. 2,86,960
Sub-total (A + B)	Rs. 11,12,944
Architect and structural design fee (3%)	Rs. 33,388
Approvals, permits and utility connections (1%)	Rs. 11,129
Contractor overhead, profit and supervision (8%)	Rs. 89,036
Contingency (5%)	Rs. 55,647
GST at 18% on design and contractor service charges	Rs. 22,036
GRAND TOTAL ESTIMATE	Rs. 13,24,180
Cost per sq ft of built-up area	Rs. 3,065
Estimated construction time	8 months

Amount in words: Thirteen lakh twenty-four thousand one hundred eighty rupees only.

Payment schedule (milestone billing)

Stage	Share	Amount
Advance / booking	10%	Rs. 1,32,418
Foundation and plinth complete	15%	Rs. 1,98,627
Columns, beams and slabs complete	25%	Rs. 3,31,045
Masonry and plastering complete	15%	Rs. 1,98,627
Flooring, doors and windows complete	15%	Rs. 1,98,627
Electrical, plumbing and painting complete	15%	Rs. 1,98,627
Handover and final snag clearance	5%	Rs. 66,209

Total cost by finish quality (same plan)

Quality	Total estimate	Per sq ft
Standard	Rs. 13,24,180	Rs. 3,065
Premium	Rs. 18,48,482	Rs. 4,279
Luxury	Rs. 25,40,708	Rs. 5,881

Terms and conditions

- This is an indicative budget estimate for planning. A final quotation needs site soil test, structural design and approved drawings.
- Rates follow the selected finish quality and region and may change with material prices, labour and city rules.
- Quotation is valid for 30 days from the date shown. Rates after that are subject to revision.
- Excluded: land cost, registration, furniture, appliances, interior decoration, lifts, solar power and landscaping beyond the items listed.
- Payment is stage-wise as per the schedule. Extra work outside this scope is charged separately.
- GST shown applies to design and contractor service charges; material GST is already inside the item rates.

Prepared by: Home Planner Client signature: _____ Contractor signature: _____

Plan 5: Luxury Villa

Generous rooms, hip roof and premium finishes

Note: This plot is tight for the requested rooms: rooms were scaled to about 17 % of comfortable size. Consider one more floor or fewer rooms.

Note: 2 room(s) have no external wall. Add a ventilation shaft, skylight or light-well there.

Item	Value
Plot size	26'-0" x 17'-0" (442 sq ft)
House footprint	18'-0" x 12'-0" (216 sq ft, 49 % coverage)
Floors / built-up area	2 / 432 sq ft
Setbacks	Front 3'-0", rear 2'-0", sides 2'-0"
Roof	Flat RCC roof with parapet
Garden area	about 180 sq ft
Terrace garden	about 83 sq ft
Estimated total cost	Rs. 15,43,142 (Standard quality, Tier-2 city)

Rooms on each floor

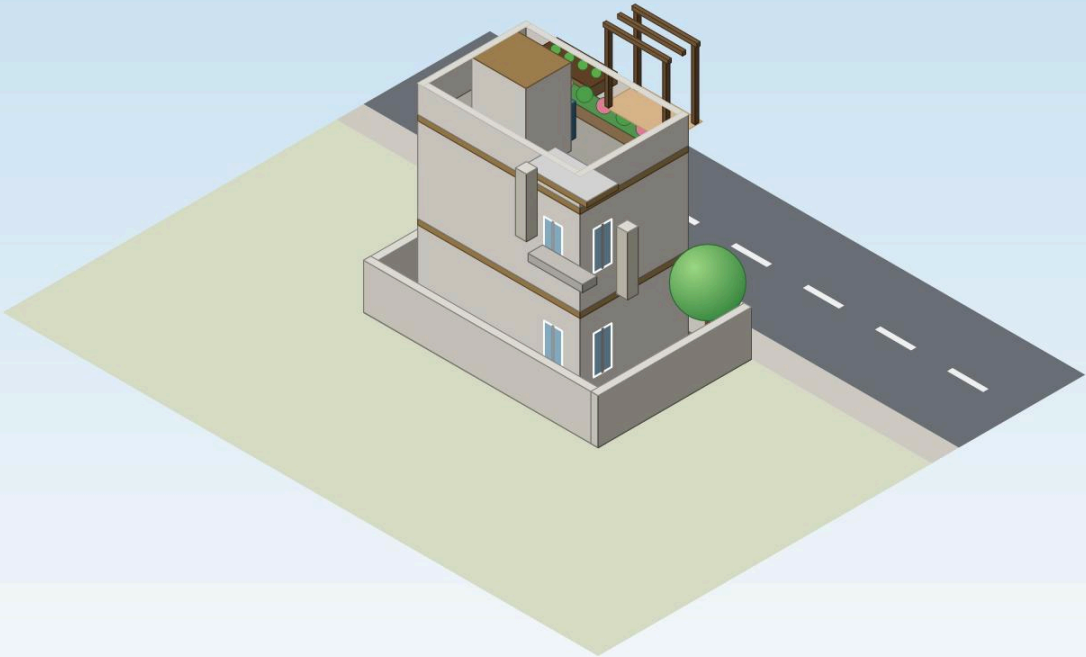
Floor	Bedrooms	Bathrooms	Kitchens	Halls	Dining rooms
Ground Floor	1	1	1	1	1
First Floor	2	2	0	0	0



3D concept view: front (south-east)

Plan 5: Luxury Villa

3D concept view - North-West view (rear)



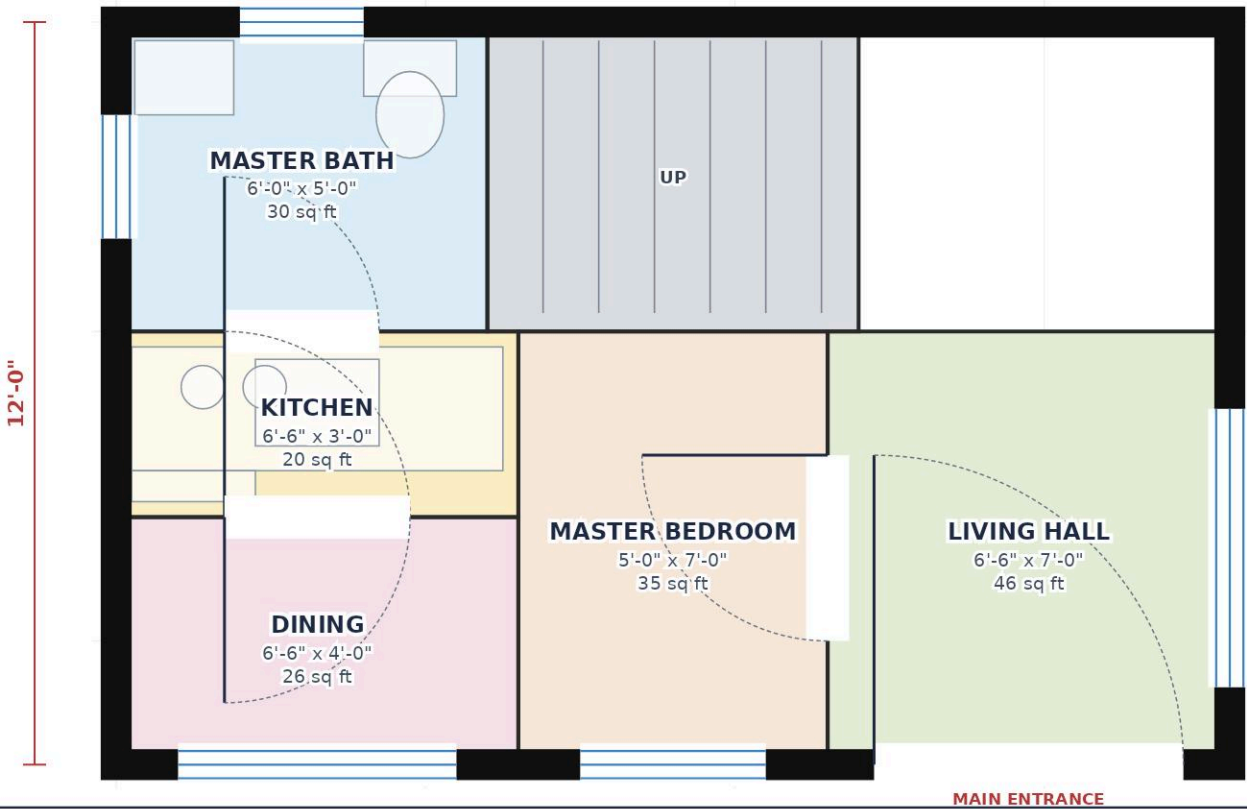
2 floor(s) | built-up 432 sq ft | plot 442 sq ft

3D concept view: rear (north-west)

Draft floor plans

My Dream Home - Plan 5: Luxury Villa

Ground Floor | Concept floor plan | Dimensions in feet-inches



HOME PLANNER - CONCEPT DRAWING

Luxury Villa | Ground Floor

House 18'-0" x 12'-0" | Floor area 216 sq ft | Plot 26'-0" x 17'-0"

Draft for planning only. Have a licensed engineer verify structure and approvals.

- | | |
|-----------|--------|
| Staircase | Bath |
| Kitchen | Dining |
| Bedroom | Hall |

Ground Floor plan

Terrace garden plan



Floor	Room	Size	Sq ft	Comfort	What fits
First Floor	Bath 3	5'-0" x 3'-0"	15	Compact	WC, wash basin and shower zone with an exhaust window
First Floor	Lobby	5'-0" x 4'-0"	20	-	Landing that links bedrooms and the staircase
First Floor	Bedroom 2	6'-6" x 7'-0"	46	Compact	Queen/king bed, side tables and a wardrobe wall
First Floor	Bedroom 3	6'-6" x 7'-0"	46	Compact	Queen/king bed, side tables and a wardrobe wall

Comfort points of this plan

- Rooms are about 25% larger than the standard plan, with walk-in wardrobe space.
- Lowest ground coverage of all five plans, so the garden is the most generous.
- Grand double-height-feeling entrance hall with a porch canopy.
- Hip roof with deep eaves shades the walls and windows.
- Gold and stone-tone accents suit premium material choices.
- Built-up area about 432 sq ft over 2 floor(s) on a 26'-0" x 17'-0" plot (49 % ground coverage).
- Building type: Home — room programme follows this category.
- Master bedroom is 5'-0" x 7'-0" with an attached bath.
- The staircase is aligned on every floor for efficient vertical circulation.

Garden set-up

- Total garden / open green area is about 180 sq ft (41 % of the plot).
- Front yard: lawn and flower beds on both sides of a 10 ft driveway. Gate and entrance door line up on the same axis.
- Flower beds along the house front: hibiscus, jasmine, crossandra and ixora like full sun and need little care.
- Shade trees (neem, mango, guava, curry leaf) are placed on the sides and rear to cool the walls; keep trees at least 10 ft from the walls.
- Use permeable paving and a rain-water pit near the rear boundary so the garden recharges ground water.
- Plant choices suit a tropical climate; swap in local species as advised by a nursery.

Terrace garden set-up

- Usable terrace garden area is about 83 sq ft on the top-floor roof.
- Planter strip along the parapet for flowering shrubs and climbers.
- Shaded pergola deck for morning tea and evening seating.
- Raised grow-beds (about 12 in soil) for tomato, chilli, leafy greens and herbs.
- Water tank sits near the middle, away from the planters; the staircase head-room opens onto the terrace.
- Waterproofing with a proper slope to the drain outlets is essential. Use lightweight potting mix and confirm the slab load with your structural engineer.
- Because the roof is a flat terrace, all five plans use a flat roof when the terrace garden is selected.

Quotation and cost estimate: Plan 5 Luxury Villa

Quotation no.	Date	Valid until	Client / project	Quality	Region
QT-20261028-0001 -P5	28 Oct 2026	27 Nov 2026	My Dream Home	Standard	Tier-2 city

Built-up area 432 sq ft over 2 floor(s) on a plot of 442 sq ft (26'-0" x 17'-0").

No.	Description	Unit	Qty	Rate	Amount
A. MAIN BUILDING (CIVIL AND FINISHING)					
1	Excavation, footing, plinth beam and filling - RCC M25 footings, PCC bed, anti-termite treatment	sq ft	432	Rs. 257	Rs. 1,11,024
2	RCC structure: columns, beams and slabs - Fe500D steel, M25 concrete, quality shuttering	sq ft	432	Rs. 562	Rs. 2,42,784
3	Brick / block masonry - 9 in outer + 4.5 in inner walls, AAC / clay blocks	sq ft	432	Rs. 187	Rs. 80,784
4	Plastering (internal and external) - Cement plaster with sponge / putty finish	sq ft	432	Rs. 140	Rs. 60,480
5	Flooring, tiling and skirting - Vitrified / porcelain / wooden / anti-skid by room	sq ft	432	Rs. 257	Rs. 1,11,024
6	Doors and windows - Teak main door, flush / solid doors, UPVC / aluminium with glass	sq ft	432	Rs. 187	Rs. 80,784
7	Electrical works - Concealed copper wiring, modular switches, MCB / DB panel	sq ft	432	Rs. 140	Rs. 60,480
8	Plumbing and sanitary - CPVC / UPVC pipes, branded sanitaryware & CP fittings	sq ft	432	Rs. 140	Rs. 60,480
9	Painting and finishing - Acrylic putty, primer, emulsion interior + weather-coat exterior	sq ft	432	Rs. 117	Rs. 50,544
10	Waterproofing and roof finishing - Terrace, bathroom & wet-area waterproofing system	sq ft	432	Rs. 70	Rs. 30,240
11	Staircase and railing - Granite / marble treads, SS / glass / designer railing	sq ft	432	Rs. 70	Rs. 30,240
12	Kitchen platform, modular units and wardrobes - Granite / quartz platform, modular base units, loft & wardrobes	sq ft	432	Rs. 117	Rs. 50,544
13	Miscellaneous finishing and cleaning - Grills, hardware, false ceiling allowance, final cleaning	sq ft	432	Rs. 94	Rs. 40,608
B. SITE WORKS AND EXTERNAL DEVELOPMENT					
14	Compound wall 5 ft high with plaster and paint	rft	76	Rs. 1,400	Rs. 1,06,400
15	Main gate and pedestrian gate (MS / designer)	lump	1	Rs. 45,000	Rs. 45,000
16	Driveway and paving	sq ft	30	Rs. 140	Rs. 4,200
17	Garden: lawn, beds, trees, gazebo and irrigation	sq ft	180	Rs. 110	Rs. 19,800
18	Terrace garden: waterproofing, planters, pergola, grow-beds	sq ft	83	Rs. 320	Rs. 26,560
19	Underground sump, overhead tank and borewell connection	lump	1	Rs. 60,000	Rs. 60,000
20	Rain-water harvesting pit and drainage	lump	1	Rs. 25,000	Rs. 25,000

Summary

Item	Amount
A. Main building	Rs. 10,10,016

Item	Amount
B. Site works and external development	Rs. 2,86,960
Sub-total (A + B)	Rs. 12,96,976
Architect and structural design fee (3%)	Rs. 38,909
Approvals, permits and utility connections (1%)	Rs. 12,970
Contractor overhead, profit and supervision (8%)	Rs. 1,03,758
Contingency (5%)	Rs. 64,849
GST at 18% on design and contractor service charges	Rs. 25,680
GRAND TOTAL ESTIMATE	Rs. 15,43,142
Cost per sq ft of built-up area	Rs. 3,572
Estimated construction time	8 months

Amount in words: Fifteen lakh forty-three thousand one hundred forty-two rupees only.

Payment schedule (milestone billing)

Stage	Share	Amount
Advance / booking	10%	Rs. 1,54,314
Foundation and plinth complete	15%	Rs. 2,31,471
Columns, beams and slabs complete	25%	Rs. 3,85,786
Masonry and plastering complete	15%	Rs. 2,31,471
Flooring, doors and windows complete	15%	Rs. 2,31,471
Electrical, plumbing and painting complete	15%	Rs. 2,31,471
Handover and final snag clearance	5%	Rs. 77,157

Total cost by finish quality (same plan)

Quality	Total estimate	Per sq ft
Standard	Rs. 15,43,142	Rs. 3,572
Premium	Rs. 21,46,598	Rs. 4,969
Luxury	Rs. 29,30,830	Rs. 6,784

Terms and conditions

- This is an indicative budget estimate for planning. A final quotation needs site soil test, structural design and approved drawings.
- Rates follow the selected finish quality and region and may change with material prices, labour and city rules.
- Quotation is valid for 30 days from the date shown. Rates after that are subject to revision.
- Excluded: land cost, registration, furniture, appliances, interior decoration, lifts, solar power and landscaping beyond the items listed.
- Payment is stage-wise as per the schedule. Extra work outside this scope is charged separately.
- GST shown applies to design and contractor service charges; material GST is already inside the item rates.

Prepared by: Home Planner Client signature: _____ Contractor signature: _____

Disclaimer: these are concept drawings for planning and discussion. Room positions, structure, services and local-authority approvals must be verified and detailed by a licensed architect or structural engineer before construction.