Quotation and cost estimate: Plan 4 Family Courtyard Home

Quotation no.	Date	Valid until	Client / project	Quality	Region
QT-20261028-0002-P4	28 Oct 2026	27 Nov 2026	Home build	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: _____