

CONSTRUCTION COST ESTIMATION

SERVICES WORKS = The service works cost varies between Rs 305 – 320 /- per Square feet and about 17 % of total construction cost.

FINISHING WORKS = The cost varies between Rs 420 – 450 per Square feet and about 23 % of total construction cost.

CIVIL WORKS = This is the highest construction cost estimation head involved in this construction phase which includes excavation, footings, RCC work, Block work, plaster etc. The cost varies between Rs. 980 – 1000 per Square feet and about 53% of total project cost.

SITE ESTABLISHMENT AND TEMPORARY WORKS = This construction cost estimation head includes cost for barricades, clearing site, water and electrical charges for construction activities, site office construction etc. The cost varies between Rs 85 – 90 per Square feet. and about 4.5 % of total construction cost.

CONSULTANT COST = In this the consultant cost varies between Rs 43 – 45 per Square feet and about 2.5 % of total construction cost. This includes cost involved for architectural design, structural design, services design etc.

This construction cost estimation head includes essential services like plumbing, electrical, HVAC, fire fighting etc. The cost of CP, sanitary and other fitting are also included under this head. This include all finishes work i.e. flooring, painting, marble works, wood works, MS railing, Gypsum plaster etc.

BELOW TABLE GIVES MORE DETAILS IDEA ABOUT CONSTRUCTION COST ESTIMATION FOR EACH ACTIVITIES

SR. NO.	CONTRACT CODE AND NAME	COST PER SQ FT	% OF TOTAL COST
(A) CONSULTANTS			
1	Architectural Designing	21.85173	1.2
2	Structural Designing	7.283911	0.4
3	Services	13.11104	0.7
7	Model Making	1.098774	0.1
9	Plot Survey	0.137347	0.0
	Total	43.83311	2.4
(B) CIVIL WORKS			
1	Excavation	15.96403	0.9
2	Anti termite Treatment	0.106861	0.0
3	Sub structure Waterproofing,	3.965101	0.2
4	RCC works, Block work, Plaster, Misc Civil works	966.7697	52.0
	TOTAL	986.8057	53.1
(C) FINISHING WORKS			
1	Flooring	142.01	7.6
2	Kitchen Platform with Sink	21.41376	1.2
3	Entrance lobby & signage	9.15645	0.5
4	Wood works	67.81992	3.6
5	Waterproofing	12.74205	0.7
6	Gypsum Plaster	36.52273	2.0

7	P.O.P false ceiling	6.498941	0.3
8	External Painting	20.82378	1.1
9	Internal Painting	21.26266	1.1
10	staircase painting	1.912218	0.1
11	Lift Shaft Painting	0.345885	0.0
12	Duct Painting	2.53158	0.1
13	Ceiling paint	7.623122	0.4
14	Aluminum Window	46.1979	2.5
17	M.S Railing	11.16349	0.6
18	Facade work	6.190976	0.3
	TOTAL	419.6929	22.6
	(D) SERVICES		
1	Plumbing& pumping	51.57279	2.8
2	CP Sanitary	44.45325	2.4
3	Firefighting	23.43493	1.3
4	Electrical	76.44474	4.1
5	Lifts	82.40805	4.4
6	IBMS	16.33613	0.9
7	Solar water system	4.395096	0.2
8	DG Set	6.592644	0.4
	TOTAL	305.6376	16.4
	Initial Total (A+B+C+D)	1755.969	94.4
	Site Establishment	33.01863	1.8
	Electrical & water charges 1.5%	26.33954	1.4
	Contingencies for temporary works	17.55969	0.9
	EHS budget	8.779847	0.5
	CONSTRUCTION COST / SQ FT	1859.227	100.0

PREETI ENTERPRISES CONSULTANCY DIVISION -- 2015

Note : In Mumbai / Pune sub urban area you can get agencies who will construct buildings on lock and key basis at Rs. 1500/- to Rs. 2000/- per Sft , in Mumbai SOBO (Down town) it will be Rs. 2000/- to Rs. 2500/- per sft, In areas near to Mumbai (about 70 Km.) but connected with Mumbai with local transport it will be just Rs. 900/- per sft (affordable type) but actual building cost also includes Municipal approval fee/ architect fee/ legal fee / undertable expenses etc. In Mumbai suburbs it can go upto Rs. 2000/- per Sft , so In Mumbai sub urbs building cost comesto Rs.1500 +1500 = Rs. 3000/- perSft.