MSM
DESIGN STUDIO

RATE SLAB

ABOUT MSM DESIGN STUDIO

Building with Precision. Creating with Purpose.

MSM Design Studio is an architect-led architectural design and construction firm based in Kolkata, West Bengal, committed to delivering well-planned, structurally sound and thoughtfully executed buildings.

We believe that quality construction begins long before work starts on site. It begins with understanding the client's requirements, translating ideas into practical architectural solutions, developing coordinated technical drawings and carefully planning every stage of construction.

Our construction services encompass residential and commercial building projects, including site development, foundation work, RCC structural construction, masonry, plastering, flooring, waterproofing, plumbing, electrical installations and finishing works.

With a strong focus on material specifications, workmanship, site coordination and construction quality, we aim to ensure that every stage is carried out in accordance with approved drawings, engineering requirements and agreed project specifications.

By bringing architectural understanding and construction execution together, MSM strives to create buildings that balance functionality, durability, aesthetics and long-term value.

OUR CONSTRUCTION COMMITMENT

- Architect-led planning and project coordination.
- Execution in accordance with approved architectural and structural drawings.
- Quality-assured construction materials from recognised brands.
- Skilled workforce and systematic site management.
- Technical supervision and workmanship inspections.
- Transparent costing and milestone-based project coordination.
- Attention to detail from foundation to final handover.

At MSM, we don't just construct buildings. We create lasting structures through thoughtful planning, technical precision and responsible execution.

CONSTRUCTION RATE SLAB & DESCRIPTION

Residential Building Construction Rate Slab – Kolkata 2026

PROPOSED CLIENT-FACING PRICING · MATERIAL + LABOUR INCLUDED

1. MSM construction package

1) Essential Construction (Economy)
₹1,800–₹1,950 / sqft

- Functional residential construction with reliable standard materials and basic finishes.

2) Signature Construction (Recommended)
₹2,150–₹2,350 / sqft

- Enhanced material specifications, better finishing and branded electrical and plumbing products.

3) Luxe Construction (Premium)
₹2,750–₹3,200 / sq.ft

- Premium construction materials, upgraded fittings, better finishes and architectural detailing.

4) Architect Signature (Premium)
₹3,500+ / sq.ft

- Custom-designed residences, premium specifications, specialised materials and bespoke architecural features.

- All rates are indicative MSM selling prices, not fixed market tariffs. GST extra. They assume a conventional RCC residential building with a normal foundation; specialist foundations and other exceptional conditions require separate costing.

2. Material & Brand Specifications

This is where we establish a clear difference between packages.

Brand names are illustrative approved options. Exact product series, grade, thickness and price allowances must be written into the project BOQ before execution.

Material Category	Essential	Signature	Luxe
Cement	UltraTech / ACC	UltraTech / Ambuja	UltraTech / ACC / Ambuja
TMT steel	SAIL / Shyam Steel	Tata Tiscon / SAIL	Tata Tiscon / approved premium grade
Sand	Approved river sand / M-sand	Approved river sand / M-sand	Specified graded sand
Aggregates	Standard approved	Graded approved	Graded approved
Bricks	First-class / fly ash	First-class / approved AAC	Premium AAC / approved masonry
Flooring	Kajaria / Orientbell	Kajaria / Somany	Simpolo / Kajaria premium
Electrical wire	Finolex / Polycab	Polycab / RR Kabel	Polycab / RR Kabel
Switches	Anchor / GM	GM / Legrand	Legrand / Schneider
Plumbing pipes	Supreme / Astral	Ashirvad / Astral	Ashirvad / Astral
Sanitaryware	CERA / Essco	Jaquar / CERA	Kohler / Artize
CP fittings	Essco / CERA	Jaquar	Artize / Grohe
Interior paint	Asian Paints Tractor / Berger Bison	Apcolite / Berger Easy Clean	Royale / Berger Silk
Exterior paint	Standard weather coating	Asian Paints Apex / equivalent	Apex Ultima / premium equivalent
Doors	Standard flush doors	Branded flush doors	Premium engineered / designer doors
Windows	Standard aluminium	Branded aluminium / UPVC	Premium UPVC / aluminium systems

3. Scope of work – what MSM will provide

Foundation is subject to soil investigation and structural design. Piling, raft foundation, dewatering and unusual excavation are separately assessed unless expressly included in the signed BOQ.

Construction Activity	Essential	Signature	Luxe
Site preparation & setting out	Included	Included	Included
Excavation & earthwork	Included	Included	Included
PCC & foundation	Included	Included	Included
RCC columns, beams & slabs	Included	Included	Included
Reinforcement and shuttering	Included	Included	Included
Brick / block masonry	Included	Included	Included
Internal & external plastering	Included	Included	Included
Floor and toilet tiling	Basic	Upgraded	Premium
Waterproofing	Standard specified system	Upgraded system	Premium specified system
Electrical conduits and wiring	Included	Included	Included
Plumbing and drainage	Included	Included	Included
Basic sanitaryware and CP fittings	Included	Included	Upgraded
Doors and windows	Standard	Upgraded	Premium
Interior and exterior painting	Included	Included	Included
Staircase and railing	Standard	Upgraded	Premium
Final cleaning and handover	Included	Included	Included

4. What will be Excluded from the construction rate?

Excluded Work	Billing Method
Land purchase	Excluded
Architectural consultancy fees	Separate / as agreed
Structural engineering fees	Separate / as agreed
Soil investigation and testing	Additional
KMC / NKDA / other authority approval fees	Additional
Pile foundation, if not in BOQ	Additional
Compound wall and main gate	Separate
Lift and elevator installation	Separate
Modular kitchen	Separate interior contract
Wardrobes and fixed furniture	Separate interior contract
False ceiling and decorative lighting	Separate interior contract
AC and HVAC systems	Separate Quotation
Solar systems	Additional
Boundary landscaping	Additional
External utility connections	Separate
GST	As applicable

5. Rate calculation rules

Particular	MSM Policy
Rate calculation	Built-up area
Measurement	Floor-wise covered built-up area
Structural system	RCC framed structure
Foundation	As per approved structural design
Material procurement	MSM / approved suppliers
Payment	Stage-wise construction milestones
Measurement variation	Revised BOQ for approved changes
Material escalation	As per contract escalation clause
Execution	Approved architectural and structural drawings
Quality control	Site inspections and material checks

5. Construction milestone PaymentAgreement and mobilisation

- **10%Foundation and plinth completion**
- **15%Ground floor RCC structure**
- **15%Remaining RCC structure**
- **20%Masonry and plastering**
- **15%Electrical, plumbing and waterproofing**
- **10%Flooring, doors, windows and painting**
- **10%Final handover**
- **5%Total**
- **100%Actual payment releases should be tied to certified progress and procurement provisions, not just calendar dates.**