MSM
DESIGN STUDIO

RATE SLAB

ABOUT MSM DESIGN STUDIO
Design Begins with Understanding.

MSM Design Studio is an architect-led architectural and interior design firm based in Kolkata, West Bengal, committed to creating meaningful spaces through thoughtful planning, creative exploration and technical expertise.

We believe that good design is not merely about appearance. It is about understanding the people who use a space, responding to their requirements and developing solutions that balance aesthetics, functionality, comfort and practicality.

Our professional services cover architectural planning, interior design, space optimisation, 3D visualisation, working drawings, material consultancy and on-site design guidance.

Every project begins with understanding the client's vision, budget, lifestyle and spatial requirements. We then translate these considerations into carefully developed design proposals, supported by detailed drawings and material specifications.

We value thoughtful design decisions, technical clarity and transparent professional communication. Our role is to guide clients through the design process and provide the documentation and expertise required to take their projects forward with confidence

OUR DESIGN PHILOSOPHY

- Client-centric and customised design solutions.
- Functional space planning and optimisation.
- A balance of aesthetics, comfort and practicality.
- Detailed technical and execution drawings.
- Thoughtful material and finish selection.
- Professional consultation and design guidance.

We don't simply design spaces. We develop environments that respond to the people who experience them.

DESIGNING AND CONSULTANCY RATE SLAB

MSM DESIGN STUDIO

Design & Consultation Rate Card – Kolkata 2026

PROFESSIONAL FEES · MATERIALS & EXECUTION EXCLUDED UNLESS SPECIFIED

1. Interior design services

Service	Rate	Minimum fees
2D planning & furniture layout	₹25 / sq ft	₹15,000
Concept + 2D + 3D design	₹50 / sq ft	₹30,000
Complete interior design package	₹75 / sq ft	₹45,000
Design + limited site supervision	₹110 / sq ft	₹65,000
3D visualisation only	₹30 / sq ft	₹20,000

Deliverables & Scope

Deliverables	Whats Included
2D planning	Space planning, furniture layout, 5 consolidated revision
Concept + 2D + 3D design	Moodboard, concept, furniture layout, up to 4 renders per room, three revision rounds
Complete interior design	Concept, moodboard, 2D layouts, 3D renders, carpentry drawings, ceiling, electrical, lighting, flooring layouts, material schedule and BOQ summary
Design + limited site supervision	Complete design package plus 8 scheduled site visits
3D visualisation only	3D modelling and still renders based on approved plans

Deliverables included in this design package

Deliverables	2D Planning	Concept + 3D	Complete Design
Furniture layout	Included	Included	Included
Moodboard	-	Included	Included
Colour Pallet	-	Included	Included
3D renders	-	Included	Included
Carpentary drawings	-	-	Included
Flase Ceiling drawings	-	-	Included
Electrical layout	-	-	Included
Lighting layout	-	-	Included
Flooring layout	-	-	Included
Material Specification	-	Finish Direction	Included
BOQ Summary	-	-	Included
Site Supervision	-	-	Seprate Package

Commercial terms & Conditions

Particular	MSM Policy
Interior area calculation	Carpet area
Architectural area calculation	Built-up area
Design revisions	Two consolidated concept revisions; subsequent changes chargeable
3D renders	Up to 2 views per room unless otherwise specified
Design approval	Working drawings issued after design freeze
Structural design	Additional
HVAC / MEP engineering	Additional
Fire consultancy	Additional
Statutory approvals	Additional
Outstation travel	Actuals or agreed quotation
GST	Additional as applicable
Turnkey projects	No duplicate design fee if already included in signed contract
Consultation adjustment	Consultation fee may be credited against a design contract signed within 15 days, where agreed

2. Architectural design service

Service	Rate	Minimum fees
Basic architectural 2D planning	₹20 / sq ft	₹25,000
Architectural concept design	₹45 / sq ft	₹60,000
Comprehensive architectural design & working drawings	₹70 / sq ft	₹1,00,000
Exterior 3D visualisation	₹8,000 / 2 views	₹8,000

Deliverables & Scope

Deliverables	Whats Included
Basic 2D planning	Space planning, furniture layout, 5 consolidated revision
Concept design	Moodboard, concept, furniture layout, up to 4 renders per room, three revision rounds
Comprehensive design	Concept, moodboard, 2D layouts, 3D renders, carpentry drawings, ceiling, electrical, lighting, flooring layouts, material schedule and BOQ summary
Exterior 3D	3D modelling and still renders based on approved plans

Note: Structural engineering, MEP, fire consultancy, statutory fees and authority approvals are additional unless expressly agreed.

3. Consultation & Site visit charges

Description	Unit	MSM rate
Online Consultation	30-45 minutes	₹1,500
Office Consultation	Upto 60 minutes	₹2,000
Kolkata site consultation - 1 Architect	Upto 90 minutes	₹2,500
Kolkata site consultation - 2 Architects	Upto 90 minutes	₹3,500
Design Review / Second Opinion	Upto 90 minutes	₹3,500
Landscpe site Consultation	Per Visit	₹2,500
Outstation Consultation	Starting per visit	₹5,000

4. Site survey and measurement

Description	Unit	MSM rate
Basic Site survey	Upto 1,000 sq.ft	₹4,500
Basic Site survey	1,001- 2,000 sq.ft	₹6,500
Above 2,000 sq.ft	Custom Quotation	As assessed

Includes:

- Site visit and basic measurements.
- Existing-condition assessment.
- Site photographs and observations.
- Short written site report.

Total station surveys, topographical surveys and structural testing are additional.

5. Site Supervision & Project Cordination

Service	Rate	Minimum fees
Single supervision visit	Upto 2 hours	₹2,500
Monthly Supervision	4 Visits	₹9,000
Monthly Supervision	8 Visits	₹17,000
Monthly Supervision	12 Visits	₹24,000
Full Project Coordination	Custom	Custom Quotation

Note: Supervision includes progress review, workmanship observations, photo updates and action points. It does not mean full-time site attendance.