MSM
DESIGN STUDIO

RATE SLAB

ABOUT MSM DESIGN STUDIO

Precision in Workmanship. Commitment in Execution.

MSM Design Studio is an architect-led architectural and interior design firm based in Kolkata, West Bengal, offering professional execution and labour-contracting services for residential and commercial projects.

We understand that even the finest design depends on the quality of its execution. Proper workmanship, accurate measurements, technical understanding and coordination between different trades are essential to achieving the desired result.

Our execution team undertakes a wide range of interior and allied works, including carpentry, modular furniture installation, false ceiling, electrical works, painting, tiling, plumbing, masonry and other associated activities.

Working in accordance with approved drawings, specifications and site requirements, we aim to maintain consistency, workmanship standards and coordination throughout the execution process.

Whether it is an individual work package or a complete interior labour contract, MSM focuses on delivering dependable execution with professional accountability.

OUR EXECUTION COMMITMENT

- Skilled trade-wise workforce.
- Execution as per approved drawings and specifications.
- Accurate measurements and systematic billing.
- Coordination between multiple work categories.
- Workmanship and finishing quality checks.
- Professional site coordination and communication.

At MSM, we believe that quality design deserves equally good workmanship.

LABOUR RATE SLAB

MSM DESIGN STUDIO

Labour Rate Chart – 2026

Labour only · Materials excluded

1. Carpentry works

Description	Unit	MSM rate
Wardrobe/Loft/bed carcass	Sq ft	₹300
Modular kitchen fabrication & installation	Sq ft	₹380-400
TV unit / wall panelling	Sq ft	₹150–200
Furniture lamination and finish	Per unit	₹50-100
Drawer fabrication & fitting	Per drawer	₹600 – 800
Hardware fitting	Per piece	₹50-150

Note: Furniture fabrication rates are based on actual furniture measurement, not flat carpet area. Final carpentry rates should be fixed against approved drawings and a defined measurement method.

2. False ceiling works

Description	Unit	MSM rate
Plain gypsum false ceiling	Sq ft	₹40–55
Multi-level false ceiling	Sq ft	₹55–75
Cove ceiling detailing	Rft	₹45–70
Profile light slot cutting	Rft	₹35–55
Decorative grooves / fluted ceiling detailing	Sq ft	₹60–100
POP finishing	Sq ft	₹15–25
Curtain pelmet	Rft	₹100–160

Note: Rates exclude gypsum boards, GI channels, screws, jointing materials and light fittings.

3. Electrical work

Description	Unit	MSM rate
New light point wiring	Point	₹400-450
6A socket point	Point	₹400-450
16A power point	Point	₹400-450
AC point	Point	₹600–650
Fan point	Point	₹450–500
Exhaust fan point	Point	₹450–600
LED profile light installation	Rft	₹60–100
Downlight installation	Piece	₹100–120
Ceiling fan installation	Piece	₹200–350
Switchboard installation	Board	₹250–500
Distribution board installation	Unit	₹1,500–3,000

Note: Point rates assume normal concealed wiring routes and standard installation. Wall chasing, conduit, wire, accessories and extensive repairs must be separately specified

Complete electrical labour work – ₹60 per sqft (this shall include all)

4. Painting works

Description	Unit	MSM rate
Wall putty – two coats	Sq ft	₹6–8
Complete fresh painting (putty, primer, 2 coats)	Sq ft	₹20–24
Repainting on existing smooth surface (Touch up putty, primer, 2 coats)	Sq ft	₹16–20
Texture paint application	Sq ft	₹50–80
Enamel painting on wood/metal	Sq ft	₹14–18

Note: Wall and ceiling area, not carpet area. The complete fresh painting rate is a bundled rate and should not be added to the individual preparation rates.

5. Tiles and flooring works

Description	Unit	MSM rate
Standard floor tiles (600 × 600 mm)	Sq ft	₹35–45
Vitrified tiles	Sq ft	₹35–50
Bathroom wall tiles	Sq ft	₹40–55
Large-format tiles	Sq ft	₹55–75
Decorative / patterned tiles	Sq ft	₹60–90
Marble laying	Sq ft	₹55–80
Granite laying	Sq ft	₹45–70
Marble polishing	Sq ft	₹30–70

6. Plumbing works

Description	Unit	MSM rate
Concealed water supply point	Point	₹700–1,000
Drainage point	Point	₹700–1,000
Basin installation	Piece	₹500–800
WC installation	Piece	₹800–1,500
Wash basin mixer installation	Piece	₹300–500
Shower installation	Piece	₹300–500
Diverter installation	Piece	₹500–800
Health faucet installation	Piece	₹200–350
Floor trap installation	Piece	₹300–500
Bathroom accessories installation	Piece	₹150–300
Geyser connection	Point	₹500–800

Note: Pipe fittings, CPVC/PVC pipes, connectors, traps, sanitaryware and CP fittings are excluded.

7. Civil & Masonary labour

Description	Unit	MSM rate
Brick masonry – 4.5-inch wall	Sq ft	₹40–50
Brick masonry – 9-inch wall	Sq ft	₹80–100
Internal wall plastering	Sq ft	₹20–28
Floor PCC labour	Sq ft	₹15–25
Wall demolition	Sq ft	₹18–35
Floor tile removal	Sq ft	₹15–30
Wall chasing for electrical	Rft	₹20–35
Plumbing chasing	Rft	₹30–50
Debris shifting / loading	Job	As per quantity
Waterproofing application	Sq ft	₹10–18

Note: Structural demolition and modifications must always be separately inspected and approved before execution.