MSM
DESIGN STUDIO

RATE SLAB

ABOUT MSM DESIGN STUDIO

Design. Detail. Deliver.

MSM Design Studio is an architect-led architectural and interior design firm based in Kolkata, West Bengal, dedicated to creating thoughtfully designed, functional and aesthetically refined spaces.
We believe that great interiors go beyond visual appeal. They are about understanding the client's lifestyle, optimising spaces, selecting the right materials and translating design concepts into well-executed realities.

Through our turnkey interior solutions, we bring together design consultancy, material selection, procurement, skilled workmanship and complete on-site execution under one coordinated process.
From initial conceptualisation and detailed drawings to material installation and final handover, every stage is approached with careful planning, technical precision and attention to detail.

At MSM, we prioritise quality materials, dependable workmanship, transparent communication and design integrity. Our objective is to deliver spaces that reflect our clients' aspirations without compromising on functionality, durability or finish.

OUR APPROACH

- Thoughtful and customised interior design.
- Carefully specified materials and finishes.
- Skilled craftsmanship and coordinated execution.
- Quality checks at every stage of work.
- Professional supervision and project coordination.
- Clear communication and transparent costing.

Our commitment is simple: We design with purpose, execute with precision and deliver with responsibility.

TURNKEY INTERIOR RATE SLAB & DESCRIPTION

Residential interior package

₹1,400–₹2,400 / sqft

Calculated on flat carpet area. Excludes toilet execution.

Bathroom / toilet package

₹1.25 lakh onwards

Charged separately per toilet, according to size, specifications and scope.

Note:

- Living room, bedrooms, kitchen and other agreed interior areas come under the main package.
- Bathroom design, material, plumbing, waterproofing, sanitaryware, tiles and installation come under the separate bathroom package.
- General civil alterations outside the bathroom remain separately quoted.
- We don't charge twice for the same design or supervision work.

RESIDENTIAL INTERIOR PACKAGE

Proposed MSM Interior Rate slab

Proposed Kolkata market pricing - November 2026

1) Essential (Economy)

₹1,400-1,600 / sqft

- For practical, functional and budget-conscious interiors.
- Standard laminate finishes, essential storage and simple ceiling designs.

2) Signature (Recommended)

₹1,800-2,000/ sqft

- For contemporary, well-finished residential interiors.
- Better hardware, premium laminates, detailed carpentry and enhanced lighting.

3) Luxe (Premium)

₹2,200-2,400 / sqft

- For bespoke interiors with richer material specifications.
- Acrylic/veneer selections, upgraded hardware, decorative wall treatments and premium lighting.

What each Package Includes

Work Category	Essential	Signature	Luxe
Carpentry carcass	Commercial/BWR grade as appropriate	Premium BWR / HDHMR	Premium BWR / BWP / HDHMR
Surface finish	Standard laminate	Premium laminate	Acrylic / Veneer / Selected PU
Hinges & Channels	Standard branded	Soft-close branded	Premium branded
Kitchen	Modular / Semi Modular	Modular with upgraded fittings	Premium modular
Wardrobes	Laminate finish	Premium laminate	Acrylic / Veneer options
Beds & Storage	Standard design	Custom-designed	Bespoke detailing
TV & Wall units	Basic	Features Panel detailing	Designer Wall treatments
False ceiling	Simple gypsum	Cove and profile lighting	Designer ceiling details
Electrical	Standard branded wiring	Upgraded accessories	Premium accessories
Lighting	Basic LED fittings	Layered lighting	Decorative and Architectural lighting
Painting	Standard emulsion	Premium emulsion	Premium finish / selected textures
Design & Supervision	Included	Included	Included

Scope of work

The consolidated rate covers:

A. Carpentry and furniture

- Modular kitchen cabinets and storage.
- Bedroom wardrobes and lofts.
- Beds with storage, headboards and bedside units.
- TV units and feature panelling.
- Crockery, shoe and foyer units.
- Study tables and other approved fixed furniture.
- All agreed surface finishes, edge bands, fittings and installation.

B. Electrical and lighting

- Internal electrical wiring for approved new points.
- Switches, sockets and modular plates.
- Light fittings within the approved schedule.
- LED strips, profile lights and drivers as specified.
- Wiring for approved furniture and ceiling lighting.

C. False ceiling

- Gypsum board false ceiling.
- Framework, channels and finishing.
- Cove lighting provisions.
- Profile lighting provisions as per design.

D. Painting and finishing

- Wall preparation, putty and primer.
- Interior emulsion painting.
- Painting of agreed ceilings.
- Finishing and touch-ups after installation.

E. Professional services

- Site measurement and planning.
- Concept design and moodboards.
- 2D furniture layouts.
- 3D visualisation and renders.
- Working drawings and electrical/ceiling layouts.
- Material selection and coordination.
- Site supervision and quality checks.
- Project coordination until handover.

What is charged Seprately

Excluded Work	Billing Method
Wall demolition & shifting	Separate Quotation
New masonry & plastering	Separate Quotation
Floor & Wall tiling	Separate Quotation
Marble & granite flooring	Separate Quotation
Bathroom renovation & waterproofing	Separate Quotation
Plumbing alterations	Separate Quotation
Structural alterations	Separate Quotation
External doors & windows	Separate Quotation
Loose furniture (Sofa, Dining, Chairs)	Separate Quotation
Appliances, Chimney, Hob, AC	Client purchase / Separate Quotation
Curtains & Blinds	Separate Quotation
Special Wall finishes & Wallpaper	Separate Quotation
GST	As applicable, Additional

MATERIAL & BRAND SPECIFICATION – INTERIOR PACKAGES

Kolkata Residential Interior Turnkey works

Proposed 2026 Rate Card

Complete Brand Comparision

Material category	Essential (₹1,400-1,600)	Signature (₹1,800-2,000)	Luxe (₹2,200-2400)
Plywood	Century Sainik / Greenply MR range	Century Club Prime / Greenply Gold range	Century Architect / Greenply Platinum range
Wet-zone plywood	IS 710 BWP	IS 710 BWP	IS 710 BWP
MDF / HDHMR	Century / Greenply	Century Prowud / Greenply MDF	Premium HDHMR / selected designer boards
Laminates	Century Sainik / standard Merino	Merino / Greenlam / Century	Royale Touche / Greenlam premium / Merino premium
Hardware	Ebco / equivalent	Hettich / Ebco	Hettich / Häfele
False ceiling	Saint-Gobain Gyproc	Saint-Gobain Gyproc	Saint-Gobain Gyproc
GI Framework	Approved branded GI sections	Gyproc Gypframe	Gyproc Gypframe
Lighting	Maxx / Crompton / Orion	Philips / Havells	Philips / Signify / Wipro premium range
Electrical wires	Finolex / Polycab	Polycab / RR Kabel	Polycab / Havells
Switches	Anchor by Panasonic / GM	GM / Legrand	Legrand / Schneider
Interior paint	Asian Paints Tractor / Berger Bison	Asian Paints Apcolite / Berger Easy Clean	Asian Paints Royale / Berger Silk

Detailed Material Specifications

A. Plywood and board specifications

Essential

- Century Sainik MR / suitable Greenply MR range for dry-area furniture.
- Use properly graded BWR/BWP boards in kitchen applications as specified.

Signature

- Century Club Prime / appropriate Greenply Gold range.
- Better core and product specification, subject to the selected grade.

Luxe

- Century Architect / selected Greenply premium range.
- Premium board selection with documented product specifications.

MSM's mandatory plywood rule:

- 18 mm boards for standard carcasses and shutters, subject to design.
- 6 mm back panels where suitable.
- 0.8 mm or 1 mm decorative laminate externally as specified.
- All kitchen sink-base and other moisture-exposed areas will have appropriate BWP plywood, IS 710-certified.
- All plywood will carry genuine manufacturer identification and applicable IS markings.

B. Laminate and surface finishes

Essential

- Century Sainik Laminates / Standard Merino

Signature

- Merino / Greenlam / Century Laminates

Luxe

- Royale Touche / Greenlam premium / Merino premium Luxe upgrades
- Acrylic, Natural Veneer and selected PU finishes

Laminate and surface finishes

Finish	Essential	Signature	Luxe
Exterior Laminate	0.8 mm	1 mm	1 mm / selected premium finish
Interior Laminate	0.7 mm	0.8 mm	0.8 – 1 mm
Matte finish	Included	Included	Included
Acrylic / Veneer	Extra	Extra	Limited approved allowance

C. False ceiling

Specfication	Essential	Signature	Luxe
Board	Gyproc Gypboard Plain	Gyproc Gypboard Plain	Gyproc Gypboard Plain
Thickness	12.5 mm	12.5 mm	12.5 mm
Framework	Approved GI framework	Gyproc Gypframe	Gyproc Gypframe
Design	Simple, single-level	Cove and profile lighting	Designer ceiling details
Finishing	Jointing and putty	Jointing and putty	Premium detailing and finishing

D. Lighting

Type	Essential	Signature	Luxe
Downlights	Maxx / Crompton / Orion	Philips / Havells	Philips / Signify
COB spotlights	Maxx	Philips / Havells	Philips / Signify
LED strips	Branded standard	Gyproc Gypframe	Premium specified LED strips
Profile lights	Standard aluminium profile	Better-finish profile	Custom architectural profiles
Decorative lights	Standard selection	Designer selection	Premium designer selection

E. Interior painting

Painting specification	Essential	Signature	Luxe
Brand	Asian Paints / Berger	Asian Paints / Berger	Asian Paints / Berger
Product	Tractor Emulsion / Bison	Apcolite / Easy Clean	Royale / Silk
Wall putty	Standard approved putty	Branded wall putty	Premium branded putty
Primer	Compatible branded primer	Compatible branded primer	Compatible branded primer
Finish	Standard emulsion	Premium washable finish	Luxury finish

Additional specifications

Component	Essential	Signature	Luxe
Drawer channels	Ebco standard	Hettich soft-close	Hettich / Häfele premium
Hinges	Ebco / equivalent	Hettich	Hettich / Häfele
Handles	Standard SS / aluminium	Profile / designer	Custom / premium
Electrical cable	Finolex / Polycab	Polycab / RR Kabel	Polycab / Havells
Switchgear	Anchor / GM	GM / Legrand	Legrand / Schneider

Conditions

Material Brand & Quality Assurance

- MSM Design Studio shall execute all interior works using the specified brands and material grades mentioned in the approved package specifications.
- All materials shall be procured through authorised dealers or recognised suppliers, subject to availability.
- Any proposed change in brand, product series, thickness or material grade shall require prior approval from the client.
- No downgrade in material quality shall be made without written consent.
- The final material selection, product series, colours, finishes and hardware specifications shall be documented and approved before procurement.

MSM BATHROOM PACKAGE

Proposed Rates

For a typical 35–45 sqft bathroom undergoing complete renovation:

- Indicative proposed selling prices, not confirmed vendor quotations.
- Full renovation assumptions include removal of existing finishes, normal debris handling and standard plumbing replacement.
- Large bathrooms, relocation of major plumbing lines and premium fittings require revised

Proposed starting price

1) Essential (Economy)
₹1,25,000

2) Signature (Recommended)
₹1,85,000

3) Luxe (Premium)
₹2,75,000 onwards

A. Tiles

Specification	Essential	Signature	Luxe
Brand	Johnson / Orientbell	Kajaria / Somany	1 mm / selected premium finish
Wall tiles	Ceramic	Premium ceramic / vitrified	Kajaria premium / Simpolo
Floor tiles	Anti-skid	Anti-skid vitrified	Premium anti-skid
Material allowance	₹70 – 100/sqft	₹120–200/sqft	₹250–450/sqft

B. Sanitaryware

Specification	Essential	Signature	Luxe
Brand	CERA / Essco	Jaquar / CERA Senator	Artize / Kohler / CERA Luxe
WC	Floor-mounted	Floor-mounted or wall-hung	Wall-hung / designer
Wash basin	Standard	Countertop / designer	Premium countertop
Cistern	Exposed / standard	Concealed optional	Concealed system

C. CP fittings and shower systems

Specification	Essential	Signature	Luxe
Brand	Essco / CERA	Jaquar	Artize / Grohe / Kohler
Basin mixer	Standard	Designer single lever	Premium mixer
Shower	Standard shower	Overhead shower	Rain shower
Diverter	Standard arrangement	Branded diverter	Premium diverter
Health faucet	Branded standard	Jaquar	Artize / Grohe
Accessories	Standard chrome	Designer chrome	Premium finish

D. Waterproofing and Plumbing

Component	Essential	Signature	Luxe
Waterproofing	Dr. Fixit / SmartCare	SmartCare / Dr. Fixit	Specified premium waterproofing system
Plumbing pipes	Astral / Supreme	Ashirvad / Astral	Ashirvad / Astral
Tile adhesive	Roff	MYK Laticrete	MYK Laticrete / Ardex Endura
Tile grout	Branded cementitious grout	Branded improved grout	Premium grout / epoxy where specified

E. Vanity, mirror and shower partition

Component	Essential	Signature	Luxe
Vanity carcass	Moisture-resistant board	BWP Plywood / HDHMR	Premium BWP / selected materials
Finish	Laminate	Premium laminate	Acrylic / veneer / selected PU
Countertop	Standard stone	Granite / Quartz	Premium quartz / solid surface
Mirror	Standard mirror	LED mirror	Designer backlit mirror
Shower partition	Extra	8 mm toughened glass option	8–10 mm toughened glass
Accessories	Standard	Designer	Premium

What exactly does the bathroom package include?

All three packages should include:

1. Removal of existing sanitaryware, fittings and tiles.
2. Debris handling and normal disposal.
3. Plumbing replacement within the toilet.
4. Waterproofing and pond testing.
5. Wall and floor tile supply and installation, within the approved material allowance.
6. WC, basin, cistern and CP fittings.
7. Vanity unit, mirror and accessories as specified.
8. Shower system and drainage fittings.
9. Bathroom electrical points, lights and exhaust fan.
10. Ceiling treatment, if specified.
11. Labour, installation, grouting, sealing and finishing.
12. Bathroom design drawings, material selection and site supervision.

The following should be additional: relocation of main soil pipes, structural alterations, major shaft modifications, premium imported fittings beyond the allowance, bathtub, jacuzzi, steam units and unusually extensive custom work.

MSM Design Studio

Residential Interior Solutions

DESIGN · MATERIALS · EXECUTION · SUPERVISION

A. Complete interior packages

Package	Rate
Essential (Economy)	₹1,400-1,600 / sqft
Signature (Recommended)	₹1,800-2,000 / sqft
Luxe (Premium)	₹2,200-2,400 / sqft

B. Bathroom packages

Package	Proposed Starting Price
Essential (Economy)	₹1,25,000
Signature (Recommended)	₹1,85,000
Luxe (Premium)	₹2,75,000 onwards

C. Additional civil works

Separate BOQ-based quotation for demolition, masonry, wall alterations, flooring, tiling outside bathrooms and structural alterations.