

Case Study: 3.2: Project Budget

Project Name: ABC Heights, Mumbai

Date- 04/04/2021

Construction Area (In Sqft) -

210,000

Revision- R0

S. N.	Description	Rs/Sqft	Amount in Rs. mm	% With respect to Section Total	% With respect to Total X Or Y (Soft/Hard Cost)	% With respect to Grand Total Z
I	SOFT COST					
A	Architects & Consultants					
1	1 Concept Architects/Lead Architects	15	3,150,000	14.42%	0.20%	0.13%
2	2 Design Architects	25	5,250,000	24.03%	0.33%	0.22%
3	3 Structural Consultant	8	1,680,000	7.69%	0.11%	0.07%
4	4 Electrical Consultant	3	630,000	2.88%	0.04%	0.03%
5	5 Plumbing Consultant	3	630,000	2.88%	0.04%	0.03%
6	6 Fire fighting Consultant	2	420,000	1.92%	0.03%	0.02%
7	7 HVAC Consultant	2	420,000	1.92%	0.03%	0.02%
8	8 Environment Consultant (Assessment/MOEF)	2	420,000	1.92%	0.03%	0.02%
9	9 Landscape consultant	5	1,050,000	4.81%	0.07%	0.04%
10	10 Liasoning Consultant	5	1,050,000	4.81%	0.07%	0.04%
11	11 Surveyors	1	210,000	0.96%	0.01%	0.01%
12	12 Geotechnical consultant	2	420,000	1.92%	0.03%	0.02%
13	13 Vastu consultant	3	630,000	2.88%	0.04%	0.03%
14	14 Traffic consultant	2	420,000	1.92%	0.03%	0.02%
15	15 Graphic and Signage Consultant	1	210,000	0.96%	0.01%	0.01%
16	16 Proof Consultants	3	630,000	2.88%	0.04%	0.03%
17	17 Wind tunnel Consultant	3	630,000	2.88%	0.04%	0.03%
18	18 Vertical Transportation Consultant	1	210,000	0.96%	0.01%	0.01%
19	19 Labour Licence Consultant	1	210,000	0.96%	0.01%	0.01%
20	20 Façade Consultant	1	210,000	0.96%	0.01%	0.01%
21	21 Interior Consultant	3	630,000	2.88%	0.04%	0.03%
22	22 Quality control/audit consultants	3	630,000	2.88%	0.04%	0.03%
23	23 Safety consultant	1	210,000	0.96%	0.01%	0.01%
24	24 Lighting Consultant	1	210,000	0.96%	0.01%	0.01%
25	25 Other Consultants	5	1,050,000	4.81%	0.07%	0.04%
26	26 Contingency 2%	2%	424,200	1.94%	0.03%	0.02%
27	27 Inflation Cost 1%	1%	216,342	0.99%	0.01%	0.01%
	Total of Section A		21,850,542	100.00%	1.39%	0.91%

	B	Finance & Legal						
28	1	Taxes	10	2,100,000	0.15%	0.13%	0.09%	
29	2	Insurances	30	6,300,000	0.45%	0.40%	0.26%	
	3	Audit						
30	i)	Internal auditor	5	1,050,000	0.08%	0.07%	0.04%	
31	ii)	External auditor	10	2,100,000	0.15%	0.13%	0.09%	
	4	Legal						
32	i)	Land related Documents & Land Title	10	2,100,000	0.15%	0.13%	0.09%	
33	ii)	Advocate Fees	15	3,150,000	0.23%	0.20%	0.13%	
34	iii)	Other Incidental Charges at Court	5	1,050,000	0.08%	0.07%	0.04%	
	5	Approvals						
35	i)	Before Commencement Certificate	150	31,500,000	2.26%	2.00%	1.31%	
36	ii)	At the Time of Commencement Certificate	50	10,500,000	0.75%	0.67%	0.44%	
37	iii)	At the Time of Occupancy Certificate	50	10,500,000	0.75%	0.67%	0.44%	
38	iv)	At the Time Handing Over Society/third party	20	4,200,000	0.30%	0.27%	0.17%	
39	6	Interest on Loan Amount	250	52,500,000	3.76%	3.33%	2.18%	
	7	Land						
40	i)	Land Cost	5200	1,092,000,000	78.30%	69.36%	45.35%	
41	ii)	Stamp duty	6%	65,520,000	4.70%	4.16%	2.72%	
42	iii)	Registration	0.1%	1,092,000	0.08%	0.07%	0.05%	
43	iv)	Consultancy charges/Brokerage for land deal	1%	10,920,000	0.78%	0.69%	0.45%	
44	8	Additional Cost: FSI cost: Premium	100	21,000,000	1.51%	1.33%	0.87%	
	9	Other Financial Charges						
45	i)	Brokerage/Consulting Charges	15	3,150,000	0.23%	0.20%	0.13%	
46	ii)	Processing Fees	5	1,050,000	0.08%	0.07%	0.04%	
47	iii)	Company Formation/New Company: Transaction Charges	15	3,150,000	0.23%	0.20%	0.13%	
48	iv)	Corporate Social Responsibility	12	2,520,000	0.18%	0.16%	0.10%	
49	10	Contingency 3%	3%	39,823,560	2.86%	2.53%	1.65%	
50	11	Inflation Cost 2%	2%	27,345,511	1.96%	1.74%	1.14%	
		Total of Section B		1,394,621,071	100.00%	88.58%	57.92%	
	C	Marketing and Sales						
51	1	Agencies on Board	25	5,250,000	6.96%	0.33%	0.22%	
	2	Advertising and Public Relation						
52	i)	Pramotional Events	15	3,150,000	4.18%	0.20%	0.13%	
53	ii)	Brouchers	10	2,100,000	2.79%	0.13%	0.09%	
54	iii)	Brokerage/Channel Partners/Consulting Charges	120	25,200,000	33.43%	1.60%	1.05%	
55	iv)	Digitization & Technological expenses	20	4,200,000	5.57%	0.27%	0.17%	

56	3	Model, Display , Signange	10	2,100,000	2.79%	0.13%	0.09%
57	4	Marketing & Sales Office setup	10	2,100,000	2.79%	0.13%	0.09%
58	5	Sample/Show Appartment	75	15,750,000	20.89%	1.00%	0.65%
59	6	Marketing & Sales staff at Project level	30	6,300,000	8.36%	0.40%	0.26%
60	7	Monthly recurring expenses for Marketing & sales office at projects	10	2,100,000	2.79%	0.13%	0.09%
61	8	Customer's entertainment both at HO and at project level	15	3,150,000	4.18%	0.20%	0.13%
62	9	Contingency 3%	3%	1,795,500	2.38%	0.11%	0.07%
63	10	Inflation Cost 3%	3%	2,195,865	2.91%	0.14%	0.09%
		Total of Section C		75,391,365	100.00%	4.79%	3.13%
	D	Project Administration & Overheads					
64	1	Team at Site (Internal or Project management consultant)	150	31,500,000	38.14%	2.00%	1.31%
65	2	Site Office & Recurring expences (monthly Basis)	20	4,200,000	5.09%	0.27%	0.17%
66	3	Monitoring Consultant/Audit	8	1,680,000	2.03%	0.11%	0.07%
67	4	Quantity Survey - Cost Consultant	10	2,100,000	2.54%	0.13%	0.09%
68	5	Lender's engineer - Consultant	7	1,470,000	1.78%	0.09%	0.06%
69	6	Shared Services From Head Office	100	21,000,000	25.43%	1.33%	0.87%
70	7	Capital/Rental/Recurring expenses for equipments (Crane, Hoists,etc.)	35	7,350,000	8.90%	0.47%	0.31%
71	8	Communication system (Walkie talkie, phones, etc)	8	1,680,000	2.03%	0.11%	0.07%
72	9	Transport arrangement (Vehicles for staff & materials)	10	2,100,000	2.54%	0.13%	0.09%
73	10	Cafeteria for staff/labourers	5	1,050,000	1.27%	0.07%	0.04%
74	11	Security agencies	20	4,200,000	5.09%	0.27%	0.17%
75	12	Contingency 3%	3%	1,858,500	2.25%	0.12%	0.08%
76	13	Inflation Cost 3%	3%	2,405,655	2.91%	0.15%	0.10%
		Total of Section D		82,594,155	100.00%	5.25%	3.43%
		Total of Soft Cost (A+B+C+D) = X		1,574,457,133			65.39%
II		HARD COST					
	E	Site Development/Preiiminary works					
77	1	Compound Wall/Site Barrication	10	2,100,000	4.28%	0.25%	0.09%
78	2	Approach Road	4	840,000	1.71%	0.10%	0.03%
79	4	Sewarage/ Storm water Drain	3	630,000	1.28%	0.08%	0.03%
80	5	Security Cabin & Common facilities	5	1,050,000	2.14%	0.13%	0.04%
81	6	Construction of site offices and all Capital goods expenses	20	4,200,000	8.56%	0.50%	0.17%
82	7	Foundation work as per site logistics for temporary works and equipments (Crane, Hoist, batching plant, DG set, hoarding, etc)	10	2,100,000	4.28%	0.25%	0.09%
83	8	Labour Hutments/colony	5	1,050,000	2.14%	0.13%	0.04%
84	9	Basic Amenities for labours as per labour & environment laws	10	2,100,000	4.28%	0.25%	0.09%

85	10	Borewell/water connction with pipe network	10	2,100,000	4.28%	0.25%	0.09%
86	11	Temporary water tank and curing tank	5	1,050,000	2.14%	0.13%	0.04%
87	12	Demolition of old structure/foundations	5	1,050,000	2.14%	0.13%	0.04%
88	13	Shore Piling Works/Retaining walls/waler beams	100	21,000,000	42.78%	2.52%	0.87%
89	14	Water Expenses (Temporary connection, Meter, Pump etc. Recurring Monthly)	15	3,150,000	6.42%	0.38%	0.13%
90	15	Electricity (Temporary connection, & Meter Recurring Monthly)	20	4,200,000	8.56%	0.50%	0.17%
91	16	Safety and environmental requirements-Monthly expenses	5	1,050,000	2.14%	0.13%	0.04%
92	17	Contingency 2%	2%	932,400	1.90%	0.11%	0.04%
93	18	Inflation Cost 1%	1%	486,024	0.99%	0.06%	0.02%
		Total of Section E		49,088,424	100.00%	5.89%	2.04%
	F	Structural Works and Services					
94	1	Earthwork	40	8,400,000	1.20%	1.01%	0.35%
95	2	Plinth / Piling / Foundation	100	21,000,000	3.01%	2.52%	0.87%
96	3	RCC / Structural Work	1100	231,000,000	33.11%	27.72%	9.59%
97	4	Masonry Work	120	25,200,000	3.61%	3.02%	1.05%
98	5	Plaster	250	52,500,000	7.53%	6.30%	2.18%
99	6	Waterproofing	75	15,750,000	2.26%	1.89%	0.65%
100	7	Flooring	150	31,500,000	4.52%	3.78%	1.31%
101	8	Doors	75	15,750,000	2.26%	1.89%	0.65%
102	9	Windows	125	26,250,000	3.76%	3.15%	1.09%
103	10	Painting	50	10,500,000	1.51%	1.26%	0.44%
104	11	Electrical	140	29,400,000	4.21%	3.53%	1.22%
105	12	Plumbing	120	25,200,000	3.61%	3.02%	1.05%
106	13	Fire Fighting	50	10,500,000	1.51%	1.26%	0.44%
107	14	Lifts	150	31,500,000	4.52%	3.78%	1.31%
108	15	Metal Works (Railing, Balcony, Staircase, Ladder)	50	10,500,000	1.51%	1.26%	0.44%
109	17	Basement Ventilation/HVAC	15	3,150,000	0.45%	0.38%	0.13%
110	18	Lobby level Interior Work	100	21,000,000	3.01%	2.52%	0.87%
111	19	False ceiling/Gypsum/Cornice	50	10,500,000	1.51%	1.26%	0.44%
112	20	Air conditioning unit & supporting system	50	10,500,000	1.51%	1.26%	0.44%
113	21	Wood works: Kitchen Cabinet, wardrobe, Panelling	40	8,400,000	1.20%	1.01%	0.35%
114	22	Utility supply lines: Gas	5	1,050,000	0.15%	0.13%	0.04%
115	23	Elevational Treatment	50	10,500,000	1.51%	1.26%	0.44%
116	24	Permanant anchoring at terrace level for facade/maintenance work	50	10,500,000	1.51%	1.26%	0.44%
117	25	Security Systems	25	5,250,000	0.75%	0.63%	0.22%
118	26	Building Management System	40	8,400,000	1.20%	1.01%	0.35%

119	27	Contingency 5%	5%	31,710,000	4.55%	3.81%	1.32%
120	28	Inflation Cost 5%	5%	31,710,000	4.55%	3.81%	1.32%
		Total of Section F		697,620,000	100.00%	83.72%	28.97%
	G	External development					
121	1	Electrical Sub-Station	15	3,150,000	3.64%	0.38%	0.13%
122	2	Electrical Panels	10	2,100,000	2.43%	0.25%	0.09%
123	3	Transformers	10	2,100,000	2.43%	0.25%	0.09%
124	4	Generators	10	2,100,000	2.43%	0.25%	0.09%
125	5	Solar Panel	20	4,200,000	4.85%	0.50%	0.17%
126	6	Rainwater Harvesting Pits	5	1,050,000	1.21%	0.13%	0.04%
127	7	Water Treatment Plant	10	2,100,000	2.43%	0.25%	0.09%
128	8	Underground water tank	10	2,100,000	2.43%	0.25%	0.09%
129	9	Sewage Treatment Plant	10	2,100,000	2.43%	0.25%	0.09%
130	10	External Sewage Work	10	2,100,000	2.43%	0.25%	0.09%
131	11	External Water Supply Work	5	1,050,000	1.21%	0.13%	0.04%
132	12	Roads and Paved Areas (Hard Scape)	10	2,100,000	2.43%	0.25%	0.09%
133	13	Storm water drains & surrounding area treatment	5	1,050,000	1.21%	0.13%	0.04%
134	14	Permanent Compound Wall	10	2,100,000	2.43%	0.25%	0.09%
135	15	Entry/Exit gates/boom barrier and CCTV	10	2,100,000	2.43%	0.25%	0.09%
136	16	Landscape Development (Soft Scape)	25	5,250,000	6.07%	0.63%	0.22%
137	17	Water works for landscape (Irrigation works)	5	1,050,000	1.21%	0.13%	0.04%
138	18	External electrifications (Fittings & Fixtures)	20	4,200,000	4.85%	0.50%	0.17%
139	19	Club House	30	6,300,000	7.28%	0.76%	0.26%
140	20	Club House Equipments (Gym, pool tables, etc.)	50	10,500,000	12.13%	1.26%	0.44%
141	21	Swimming Pool and Equipments	25	5,250,000	6.07%	0.63%	0.22%
142	22	Childrens Play Area and equipments	15	3,150,000	3.64%	0.38%	0.13%
143	23	Common Facilities (Security Cabin, Operating Staff, Society Office)	10	2,100,000	2.43%	0.25%	0.09%
144	24	Parking System with infrared sensor and real time clock	15	3,150,000	3.64%	0.38%	0.13%
145	25	Communication System	10	2,100,000	2.43%	0.25%	0.09%
146	26	Signages (Final)	5	1,050,000	1.21%	0.13%	0.04%
147	27	Contingency 7%	7%	5,292,000	6.11%	0.64%	0.22%
148	28	Inflation Cost 7%	7%	5,662,440	6.54%	0.68%	0.24%
		Total of Section G		86,554,440	100.00%	10.39%	3.59%
		Total of Hard Cost (E+F+G) = Y		833,262,864			
		Grand Total (Soft + Hard Cost) Z = X + Y		2,407,719,997			