



Sample Residential House

Kolkata

Residential

1,198 sq ft

G+0

Location	Kolkata
Building Type	Residential
Construction Type	Residential
Material Quality	Standard
Cement Type	PPC Cement
Built-up Area	1,198 sq ft
Floors (G+)	G+0 (1 Floors)
Total Area	1,198 sq ft
Report Date	21 June 2026
Plan File	Not uploaded
Room Wizard	Not used
MEP Cost Module	Included
MEP Automation	Not used
Estimate Accuracy Score	63%

ESTIMATED TOTAL COST

Rs. 33,77,738

Cost per Sq Ft: Rs. 2,819

BuildEstimate AI



Executive Summary

TOTAL PROJECT COST

Rs. 33,77,738

ESTIMATED DURATION

~4 months

COST PER SQ FT

Rs. 2,819/sq ft

ESTIMATE ACCURACY SCORE

63%

MATERIAL COST

Rs. 20,71,467

RISK LEVEL ASSESSMENT

High

LABOUR COST

Rs. 3,35,400

TOTAL BUILT-UP AREA

1,198 sq ft

Note: Estimate Accuracy Score is 63% because this is a basic area-based estimate using complete project inputs such as location, building type, construction

IMPORTANT DISCLAIMER: This report is generated by BuildEstimate AI for planning and discussion purposes only. It is not a certified engineering report, structural design approval, architectural approval, or government-sanctioned estimate. Final quantities, rates, structural safety, and construction decisions must be verified by a qualified civil engineer, structural engineer, architect, or licensed professional before execution.

Key Assumptions

- Contractor Margin is estimated at 10%.
- GST is estimated at 18%.
- Overhead & Contingencies estimated at 10%.
- Wastage factors applied: Cement (2%), Steel (3%), Bricks/Sand/Aggregate (5%).
- Construction type: Residential (Standard Quality).
- Base estimation formulas are derived from standard IS construction codes.



Project Details

Project Name	Sample Residential House
Location	Kolkata
Building Type	Residential
Construction Type	Residential
Built-up Area	1,198 sq ft
Floors (G+)	G+0 (1 Floors)
Total Area	1,198 sq ft
Material Quality	Standard
Cement Type	PPC Cement
Report Date	21 June 2026
Report ID	BE-MQN9QSYN

Note: Accuracy Inputs Used — The cost estimate relies on the building type, quality level, and selected cement type to determine deterministic IS-code based material coefficients.



Quotation Summary

To:

Client Name: _____

Contact No: _____

Project Information:

Project Name: Sample Residential House

Location: Kolkata

Scope of Work: Turnkey construction of 1,198 sqft Residential

TOTAL ESTIMATED AMOUNT

Rs. 33,77,738

Terms & Conditions:

1. Validity: This quotation is valid for 15 days from the date of issue.
2. Payment Terms: Payments to be released strictly as per the Stage Payment Schedule.
3. Exclusions: Statutory approvals, electricity/water charges during construction, and interior furnishings are excluded unless specified.
4. Material Variation: Any change in material brand or specification from the proposed BOQ will be charged at actuals.

Contractor Signature & Seal

Client Acceptance Signature



Category-wise Cost Summary

Category / Work Type	Estimated Amount	% of Total
Site Preparation	Rs. 34,387	1.4%
Earthwork & Excavation	Rs. 51,580	2.1%
Foundation Work	Rs. 1,37,547	5.5%
RCC Structure	Rs. 8,59,305	34.5%
Masonry Work	Rs. 3,76,954	15.1%
Plastering Work	Rs. 1,30,280	5.2%
Flooring Work	Rs. 1,03,160	4.1%
Roofing / Terrace Work	Rs. 51,580	2.1%
Waterproofing	Rs. 34,387	1.4%
Doors & Windows	Rs. 85,967	3.4%
Electrical Work	Rs. 68,773	2.8%
Plumbing & Sanitary Work	Rs. 85,967	3.4%
Painting	Rs. 51,580	2.1%
External Development	Rs. 51,580	2.1%
Transportation	Rs. 34,387	1.4%
Labour Cost	Rs. 3,35,400	13.5%
Base Total (Material + Labour)	Rs. 24,92,834	100.0%



Material Quantity Summary

Material	Base Quantity	Unit	Rate (Rs.)	Amount (Rs.)
PPC Cement	553	Bags	Rs. 370	Rs. 2,04,610
Steel	11.07	Tonnes	Rs. 52,000	Rs. 5,75,640
Bricks/Blocks	36,898	Nos	Rs. 8	Rs. 2,95,184
Sand	111	Cu.M	Rs. 1,500	Rs. 1,66,500
Aggregate	79	Cu.M	Rs. 1,800	Rs. 1,42,200
Paint	420	Sq.Ft / Liters	Rs. 45	Rs. 18,900

BuildEstimate AI



Material Purchase List (with Wastage)

Material	Required Qty	Wastage %	Extra Qty	Final Purchase Qty	Unit	Approx Amount
PPC Cement	553.00	2%	12.00	565.00	Bags	Rs. 2,09,050
Steel	11.07	3%	0.33	11.40	Tonnes	Rs. 5,92,909
Bricks/Blocks	36898.00	5%	1845.00	38743.00	Nos	Rs. 3,09,944
Sand	111.00	5%	5.55	116.55	Cu.M	Rs. 1,74,825
Aggregate	79.00	5%	3.95	82.95	Cu.M	Rs. 1,49,310
Paint	420.00	10%	42.00	463.00	Sq.Ft / Liters	Rs. 20,835

Note: The above quantities include standard Indian site wastage allowances. Always order materials in batches to prevent site spoilage. Bulk ordering may attract discounts from vendors.



Cement Breakdown

Cement Type	Usage Area	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
PPC Cement	Masonry Work	221	bags	Rs. 370	Rs. 81,770
PPC Cement	Plastering Work	194	bags	Rs. 370	Rs. 71,780

Steel Breakdown

Steel Type	Usage Area	Qty (Tonnes)	Rate (Rs./Tonne)	Amount (Rs.)
TMT Fe500	General RCC	6.64	Rs. 52,000	Rs. 3,45,280
TMT Fe500D	Critical RCC (Columns, Beams)	3.32	Rs. 54,000	Rs. 1,79,280
TMT Fe550	High-stress zones	1.11	Rs. 56,000	Rs. 62,160

RCC Component Breakdown

Component	Cement (Bags)	Sand (Cum)	Agg. (Cum)	Steel (T)	Wire (Kg)	Shutt. (SqM)	Cost (Rs.)
Footing	50	10.0	7.1	1.66	17	8	Rs. 1,39,348
Column	37	7.5	5.3	2.21	22	6	Rs. 1,55,259
Beam	45	9.0	6.4	2.21	22	7	Rs. 1,63,145
Slab	62	12.5	8.9	2.77	28	9	Rs. 2,10,347
Staircase	15	3.0	2.1	0.55	6	2	Rs. 44,444
Lintel	12	2.5	1.8	0.55	6	2	Rs. 41,804
Chajja	7	1.5	1.1	0.33	3	1	Rs. 24,881
Roof Slab	20	4.0	2.8	0.77	8	3	Rs. 61,282



Plan & Quantity Source

Uploaded Plan File	Not uploaded
Room Wizard Used	No
Manual Takeoff Used	No
Estimate Accuracy Score	63%

Note: Estimate Accuracy Score is 63% because this is a basic area-based estimate using complete project inputs such as location, building type, construction type, material quality, cement type, built-up area, and floor count. Accuracy can improve further by uploading a plan, using Room Wizard, or adding local material rates.

Detailed Bill of Quantities (BOQ)

#	Material / Work Item	Qty	Unit	Rate	Amount	Source
Site Preparation						Rs. 34,387
1	Site Survey, Layout & Clearing	1,198	sq ft	Rs. 29	Rs. 34,387	Formula
Earthwork & Excavation						Rs. 51,580
1	Excavation for Foundation	359	cum	Rs. 144	Rs. 51,580	Formula
Foundation Work						Rs. 1,37,547
1	Foundation Concrete & PCC	60	cum	Rs. 2,296	Rs. 1,37,547	Formula
Masonry Work						Rs. 3,76,954
1	PPC Cement (Masonry Work)	221	bags	Rs. 370	Rs. 81,770	Formula
2	Red Clay Bricks (Class A)	36,898	nos	Rs. 8	Rs. 2,95,184	Formula
Plastering Work						Rs. 1,30,280
1	PPC Cement (Plastering Work)	194	bags	Rs. 370	Rs. 71,780	Formula
2	River Sand (Plaster)	39	cum	Rs. 1,500	Rs. 58,500	Formula

#	Material / Work Item	Qty	Unit	Rate	Amount	Source
RCC Structure						Rs. 8,59,305
1	TMT Fe500 (General RCC)	6.64	tonnes	Rs. 52,000	Rs. 3,45,280	Formula
2	TMT Fe500D (Critical RCC (Columns, Beams))	3.32	tonnes	Rs. 54,000	Rs. 1,79,280	Formula
3	TMT Fe550 (High-stress zones)	1.11	tonnes	Rs. 56,000	Rs. 62,160	Formula
4	Binding Wire	111	kg	Rs. 85	Rs. 9,435	Formula
5	Shuttering (Steel/Wood)	37	sq m	Rs. 350	Rs. 12,950	Formula
6	River Sand (Concrete)	72	cum	Rs. 1,500	Rs. 1,08,000	Formula
7	Coarse Aggregate (20mm)	79	cum	Rs. 1,800	Rs. 1,42,200	Formula
Flooring Work						Rs. 1,03,160
1	Flooring (Tiles/Marble/Vitrified)	958	sq ft	Rs. 108	Rs. 1,03,160	Formula
Doors & Windows						Rs. 85,967
1	Doors, Windows & Fixtures	-	lumpsum	-	Rs. 85,967	Formula
Roofing / Terrace Work						Rs. 51,580
1	Roofing & Terrace Work	359	sq ft	Rs. 144	Rs. 51,580	Formula
Waterproofing						Rs. 34,387
1	Waterproofing Treatment	240	sq ft	Rs. 144	Rs. 34,387	Formula
Electrical Work						Rs. 68,773
	Electrical Conduits, Wiring & Fittings	1,198	sq ft	Rs. 57	Rs. 68,773	Formula

#	Material / Work Item	Qty	Unit	Rate	Amount	Source
1						
	Plumbing & Sanitary Work				Rs. 85,967	
	Plumbing Pipes, Sanitary & Fixtures	-	lumpsum	-	Rs. 85,967	Formula
1						
	Painting				Rs. 51,580	
	Interior & Exterior Painting Work	2,995	sq ft	Rs. 17	Rs. 51,580	Formula
1						
	External Development				Rs. 51,580	
	External Development & Landscaping	-	lumpsum	-	Rs. 51,580	Formula
1						
	Labour Cost				Rs. 3,35,400	
	Skilled Labour (Masons, Carpenters)	140	days	Rs. 1,200	Rs. 1,68,000	Formula
1						
	Unskilled Labour (Helpers)	279	days	Rs. 600	Rs. 1,67,400	Formula
2						
	Transportation				Rs. 34,387	
	Transportation	-	lumpsum	-	Rs. 34,387	Formula
1						
	Contractor Margin				Rs. 1,97,723	
	Contractor Margin (10%)	-	lumpsum	-	Rs. 1,97,723	Formula
1						
	Overhead & Contingency				Rs. 1,71,933	
	Overhead & Contingencies (10%)	-	lumpsum	-	Rs. 1,71,933	Formula
1						
	GST / Taxes				Rs. 5,15,248	
	GST / Taxes (18%)	-	lumpsum	-	Rs. 5,15,248	Formula
1						

GRAND TOTAL

Rs. 33,77,738



Labour Summary

Role	Est. Days	Daily Rate (Rs.)	Amount (Rs.)
Skilled Labour (Masons, Carpenters)	140	Rs. 1,200	Rs. 1,68,000
Unskilled Labour (Helpers)	279	Rs. 600	Rs. 1,67,400

Total Labour Days: 419

WhatsApp Share Summary

Project: Sample Residential House | *Location:* Kolkata

Total Area: 1,198 sqft

Estimated Total Cost: Rs. 33,77,738

Cost per sqft: Rs. 2,819

Duration: ~4 months | *Risk Level:* High

Copy and paste this compact summary directly into WhatsApp or emails.



Included Cost Sections

Included Section	Amount (Rs.)	% of Total
Site Preparation	Rs. 34,387	1.4%
Earthwork & Excavation	Rs. 51,580	2.1%
Foundation Work	Rs. 1,37,547	5.5%
RCC Structure	Rs. 8,59,305	34.5%
Masonry Work	Rs. 3,76,954	15.1%
Plastering Work	Rs. 1,30,280	5.2%
Flooring Work	Rs. 1,03,160	4.1%
Roofing / Terrace Work	Rs. 51,580	2.1%
Waterproofing	Rs. 34,387	1.4%
Doors & Windows	Rs. 85,967	3.4%
Electrical Work	Rs. 68,773	2.8%
Plumbing & Sanitary Work	Rs. 85,967	3.4%
Painting	Rs. 51,580	2.1%
External Development	Rs. 51,580	2.1%
Transportation	Rs. 34,387	1.4%
Labour Cost	Rs. 3,35,400	13.5%

Excluded / Optional Sections

Excluded Section	Reason
Kitchen & Bathroom Fixtures	Not included in this estimate
Engineer & Consultant Fees	Not included in this estimate
Approval / Legal / Documentation	Not included in this estimate
Premium sanitary fixtures / branded bathroom fittings	Not included in this estimate



Stage Payment Schedule (Indian Standards)

Release %	Stage of Release	Estimated Amount	Work Description / Milestones
10%	Booking & Mobilization	Rs. 3,37,774	Initial site setup, advance materials procurement, layout marking.
15%	Excavation & Foundation casting	Rs. 5,06,661	Earthwork excavation, PCC base, and footings concrete casting.
15%	Plinth Beam & Ground Slab	Rs. 5,06,661	Casting of columns up to plinth, plinth beams, and backfilling.
20%	RCC Roof Slabs & Columns	Rs. 6,75,548	Casting of structural columns, beams, slabs, and staircases.
15%	Masonry Wall & Plastering	Rs. 5,06,661	Completion of brick wall masonry and internal/external plastering.
10%	Concealed Services & Wiring	Rs. 3,37,774	Laying of plumbing pipes, electrical conduits, and wire pulling.
10%	Flooring, Tiles & Windows	Rs. 3,37,774	Laying of tiles/marble, bathroom fixtures, and window panes.
5%	Final Painting & Handover	Rs. 1,68,887	Final coat of paint, electrical fixtures, cleaning, and keys handover.



Assumptions

- Material rates are suggested/default unless user edited local rates. Actual market rates may vary by region and season.
- Labour rates may vary by region and season. Peak construction season (October-March) may see 10-15% higher rates.
- GST is estimated for planning purposes. Actual GST may vary by item, service type, invoice structure, and local regulations.
- Engineer/consultant fees are optional and project-specific. Fees depend on project complexity and professional experience.
- Final construction cost may vary based on site conditions, design changes, contractor rates, and local market prices.
- Cement: PPC Cement used for estimation as per selection.
- Steel: TMT Fe500/Fe500D/Fe550 as per structural requirement per IS 456:2000.
- Contractor margin of 10% has been included in the estimate.
- Wastage factor of 5% has been included for material losses.
- GST at 18% is applied on the subtotal for estimation purposes.

Disclaimer

This is an AI-assisted estimate for planning purposes only. Final cost may vary based on site conditions, contractor rates, local market prices, engineer fees, approval charges, taxes, and design specifications. Always consult a qualified engineer before making construction decisions. BuildEstimate AI does not guarantee the accuracy of estimated costs and is not responsible for any financial decisions made based on this report.