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2026 Karnataka Construction Cost Guide — Material by Material

Per sqft rates, full material breakdown with current 2026 pricing, brand comparisons, quality tiers and cost-impact analysis for Shivamogga, Davanagere and Bangalore

Researched by Sturdy Groups Procurement & Engineering Team | Prices as of April-May 2026

Construction cost is not one number — it is the sum of 25+ distinct material categories, each with its own quality tiers, brands, wastage factors and price volatility. This guide breaks down every major material used in a Karnataka home, its current 2026 pricing, the brand options available locally, and exactly how much each choice moves your total project cost.

1 — SUMMARY RATE CARD (Package-wise, per sqft of BUA)

Package	Shivamogga	Davanagere	Bangalore	What is Different
Standard (Basic Finish)	Rs.1,750-1,900	Rs.1,800-1,950	Rs.2,100-2,350	Ceramic tiles (300x300), country wood windows, basic sanitary (Cera/P
Premium (Good Finish)	Rs.2,000-2,300	Rs.2,050-2,350	Rs.2,500-2,750	Vitrified tiles (600x600 GVT), UPVC windows, Jaquar/Hindware sanitary
Luxury (High Finish)	Rs.2,500-2,900	Rs.2,550-2,950	Rs.3,000-3,800	Italian/Spanish marble in living, German/Italian sanitary, smart switches,

BUA Formula: $Site\ Area \times 80\% = BUA\ per\ floor$. $Total\ BUA = BUA\ per\ floor \times floors$. All rates above are for finished turnkey construction including structure, brickwork, plastering, flooring, painting, electrical, plumbing, doors and windows. Excludes: compound wall, borewell, sitework, plan fees.

2 — READY-REFERENCE BUDGET TABLE

Plot Size	BUA/floor	Floors	Total BUA	Standard	Premium	Luxury
20x30 (600 sqft)	480 sqft	Ground only	480	Rs.8.4-9.1L	Rs.9.6-11.0L	Rs.12-13.9L
20x30 (600 sqft)	480 sqft	G+1	960	Rs.16.8-18.2L	Rs.19.2-22.1L	Rs.24-27.8L
30x40 (1200 sqft)	960 sqft	Ground only	960	Rs.16.8-18.2L	Rs.19.2-22.1L	Rs.24-27.8L
30x40 (1200 sqft)	960 sqft	G+1	1,920	Rs.33.6-36.5L	Rs.38.4-44.2L	Rs.48-55.7L
30x50 (1500 sqft)	1,200 sqft	G+1	2,400	Rs.42-45.6L	Rs.48-55.2L	Rs.60-69.6L
40x60 (2400 sqft)	1,920 sqft	G+1	3,840	Rs.67.2-73L	Rs.76.8-88.3L	Rs.96-111.4L
40x60 (2400 sqft)	1,920 sqft	G+2	5,760	Rs.1.0-1.1Cr	Rs.1.15-1.32Cr	Rs.1.44-1.67Cr
50x80 (4000 sqft)	3,200 sqft	G+1	6,400	Rs.1.12-1.22Cr	Rs.1.28-1.47Cr	Rs.1.6-1.86Cr

Shivamogga/Davanagere pricing. Add 15-20% for Bangalore. Add Rs.1.5-3L for compound wall + gate (not included above).

3 — BRICKS & MASONRY BLOCKS — Detailed Guide

The most important structural material choice after concrete. Gets it right, everything else follows.

Brick/block choice affects: wall thickness, structural strength, thermal comfort, construction speed, plastering cost, and final finish quality. Here is the complete breakdown of every masonry unit available in Karnataka:

A. TUMKUR WIRECUT BRICKS (Most Recommended for Karnataka)

Parameter	Details
Size (standard)	230mm x 115mm x 75mm (± 3 mm tolerance — wirecut gives precise dimensions)
Current price (2026)	Rs.7.00-8.50 per brick (ex-kiln, Tumkur). Landed in Shivamogga: Rs.9-11. Davanagere: Rs.8.5-10. Bangalore: Rs.10-12.
Quantity per 100 sqft wall (9-inch/230mm thick)	450-500 bricks per 100 sqft of 9-inch wall including mortar joints
Compressive strength	7-10 N/mm ² (Class 35 IS 1077). Significantly stronger than hand-made bricks.
Water absorption	Less than 15% (IS standard). Good quality wirecut absorbs 12-14%.
Why wirecut is preferred	Machine-cut = uniform size = straight walls = less mortar consumption = better finish = lower plastering cost
Sources in Karnataka	Tumkur, Doddaballapur, Devanahalli (Bangalore belt). Transported to Shivamogga and Davanagere.
Cost impact on project	A 30x40 G+1 house needs ~35,000-40,000 bricks. At Rs.10/brick landed: Rs.3.5-4L on bricks alone.
Best for	All Karnataka residential construction. Both exterior and interior walls.

B. HARIHARA / DAVANAGERE AREA BRICKS (Local Red Bricks)

Parameter	Details
Size	225mm x 110mm x 70mm ($\pm 5-8$ mm — hand-moulded, less uniform)
Current price (2026)	Rs.5.00-6.50 per brick at kiln (Harihara, Honnali area). Landed Davanagere: Rs.6-8.
Compressive strength	5-7 N/mm ² (Class 25). Acceptable for G+1, marginal for G+2.
Water absorption	15-20%. Higher than wirecut — requires thorough soaking before laying and curing.
Dimensions variation	Hand-moulded = more variation. Budget extra 15-20% mortar vs wirecut.
Best for	Budget projects in Davanagere and Harihara belt where local transport is cheap. Interior walls.
Not recommended for	Exterior walls in high rainfall areas (Shivamogga/Malnad). G+2 and above load-bearing sections.
Cost impact	Cheaper per brick but more mortar needed + more plastering effort. Net saving vs wirecut: 8-12%.

C. SHIVAMOGGA LOCAL / COUNTRY BRICKS

Parameter	Details
Size	Varies: 200-230mm x 100-115mm x 65-80mm. Highly variable.
Current price (2026)	Rs.4.50-6.00 per brick at local kilns. Locally available around Shivamogga, Sagara, Thirthahalli areas.
Compressive strength	4-6 N/mm ² . Suitable for non-load-bearing partition walls only.
Recommendation	Use ONLY for compound wall, garden walls, non-structural partitions. Not for main structure.
Availability advantage	Good local availability reduces transport cost in remote Malnad areas.
Quality control	Very variable batch-to-batch. Always test by soaking a sample — must not crumble.

D. FLY ASH BRICKS (Eco-Friendly Alternative)

Parameter	Details
Size	230mm x 115mm x 75mm (very uniform — machine pressed)
Current price (2026)	Rs.5.50-7.00 per brick. Landed across Karnataka: Rs.7-9.
Compressive strength	7.5-10 N/mm2 (IS 12894). Equal or better than wirecut in most batches.
Water absorption	Less than 12%. Better than clay bricks — reduces moisture issues.
Thermal performance	30% better thermal insulation than clay bricks. Homes stay cooler in Davanagere's hot climate.
Weight	Lighter than clay bricks — reduces dead load on structure. Good for upper floors.
Disadvantage	Less available in rural Shivamogga and Malnad areas. May need special order.
Government incentive	KSPCB and BDA encourage fly ash bricks for environmental benefit. Check for any subsidy.
Best for	All Karnataka urban projects especially Bangalore and Davanagere. Good for upper floors everywhere.

E. AAC BLOCKS (Autoclaved Aerated Concrete) — Premium Option

Parameter	Details
Size	600mm x 200mm x 75/100/150/200mm (several thickness options)
Current price (2026)	Rs.3,200-3,800 per cubic metre. A standard 8-inch (200mm) block: Rs.38-50 per block.
Brands available in Karnataka	Renacon, Magicrete, Siporex, JK Aerocon, Biltech. Available in Bangalore; order-based in Shivamogga/Davanagere.
Compressive strength	3-5 N/mm2 (non-structural). For structural use: 7.5 N/mm2 grade.
Weight	One 8-inch AAC block = ~15kg vs clay brick equivalent = ~30kg. Half the weight = 20-25% lighter structure.
Thermal insulation	Excellent. R-value 3-4x better than brick. Significant AC electricity savings in Davanagere heat.
Construction speed	30-40% faster than brick masonry. Large format = fewer joints = faster wall building.
Plastering	AAC blocks need polymer-modified plaster (not standard sand-cement). Additional material cost: Rs.8-12/sqft.
Cost impact vs brick	AAC costs 40-60% more per unit than brick. But faster construction + lighter structure + insulation savings make total p
Best for	Apartment buildings, commercial, large Bangalore villas. Upper floors of any multi-storey.

F. HOLLOW CONCRETE BLOCKS (HCB / Concrete Hollow Blocks)

Parameter	Details
Size	400mm x 200mm x 200mm (8-inch) or 400mm x 200mm x 150mm (6-inch)
Current price (2026)	Rs.40-60 per block (8-inch). Rs.28-40 per block (6-inch).
Compressive strength	5-7.5 N/mm2. Suitable for G+1. Get structural engineer approval for G+2.
Best use	Compound walls, boundary walls, basement retaining walls, external walls where thermal mass is desired.
Disadvantage	Hollow cores create cold bridges in walls if not filled. Standard plastering sometimes cracks at hollow joints.
Availability	Readily available locally manufactured in Shivamogga, Davanagere and Bangalore.

MASONRY COMPARISON — Which Brick/Block for Which Use Case:

Use Case	Best Choice	Second Choice	Avoid
Main structural walls (G+1 residential)	Tumkur Wirecut	Fly Ash Brick	Country/local bricks
Main structural walls (G+2 and above)	Tumkur Wirecut + Fly Ash	AAC (with SE approval)	HCB, local bricks
Interior partition walls	Fly Ash or AAC 100mm	Wirecut	Country bricks
Upper floors (lighter dead load)	AAC Blocks	Fly Ash	Heavy wirecut
Compound wall / boundary wall	HCB or local brick	Country brick	AAC (wasteful)
Basement / retaining walls	HCB filled with concrete	Dense wirecut	AAC (moisture risk)
Budget rural construction	Harihara / local bricks	Wirecut (if affordable)	—

4 — CEMENT — Grades, Brands and Usage Guide

Grade	Full Name	Strength	Price/50kg bag (2026)	Best Used For	Not Suitable For
OPC 33	Ordinary Portland Cement 33 N/mm ²	33 N/mm ² at 28 days	Rs.340-365	Non-structural masonry, linings	RCC columns, beams, slabs
OPC 43	Ordinary Portland Cement 43 N/mm ²	43 N/mm ² at 28 days	Rs.365-395	General RCC, brickwork, plaster	High-strength columns in G+3 and above
OPC 53	Ordinary Portland Cement 53 N/mm ²	53 N/mm ² at 28 days	Rs.375-415	High-strength RCC: columns, beams	Plastering, (do not use for foundations)
PPC	Portland Pozzolana Cement	47+ N/mm ² at 28 days	Rs.355-385	Masonry, plaster, general RCC	Where extra strength is gained
PSC	Portland Slag Cement	33+ N/mm ² at 28 days	Rs.345-375	Foundations in aggressive environments	Standard RCC above ground level

Brand Comparison — Available in Karnataka (2026 prices):

Brand	Grade Available	Price Range (Rs./bag)	Reliability	Notes
UltraTech	OPC 33/43/53, PPC, PSC	Rs.370-415	Excellent	Most widely available across Karnataka. Strong quality.
ACC	OPC 43/53, PPC	Rs.365-410	Excellent	Good availability. ACC Gold is preferred for structural work.
Dalmia	OPC 43/53, PPC, PSC (Dalmia DSP)	Rs.365-405	Very Good	Dalmia DSP (Durability Stabiliser Plus) is specifically designed for durability.
Ramco	OPC 43/53, PPC	Rs.355-400	Very Good	Strong in south Karnataka. Good quality consistent.
Zuari	OPC 43/53	Rs.350-390	Good	Lower price tier. Use for masonry and plastering.
Bharathi	OPC 43/53, PPC	Rs.345-385	Good	Local Karnataka brand. Good for non-critical applications.
Birla Gold / Birla Plus	OPC 53, PPC	Rs.375-415	Excellent	Premium positioning. Good for clients wanting high quality.
Wonder (Mangalore)	PPC	Rs.350-380	Good	Available in coastal and Malnad belt. Good for general use.

Cement Quantity Reference:

Work Item	Cement Qty Consumed	For 1,000 sqft total BUA approx
RCC Foundation (PCC + footings)	8-10 bags/cubic metre concrete	30-45 bags
RCC columns + beams + slabs (M20)	6.5-7.5 bags/cubic metre	120-150 bags
Brickwork in CM 1:6	0.25-0.30 bags per sqft of wall	40-55 bags
Internal plastering (12mm CM 1:4)	0.15 bags per sqft plaster area	30-45 bags
External plastering (15mm CM 1:5)	0.18 bags per sqft plaster area	15-25 bags
Floor screed for tile fixing	0.10-0.12 bags per sqft	8-12 bags
TOTAL for 1,000 sqft G+1 house (approx)	—	250-330 bags of cement

At Rs.380/bag average: cement cost for a 1,000 sqft (BUA) G+1 house = Rs.95,000-1,25,000. Cement is ~8-12% of total construction cost.

5 — TMT STEEL BARS — Grades, Brands and Consumption Guide

Grade	Yield Strength	Elongation	Where Used	Price (Rs./kg, May 2026)
Fe-415	415 N/mm2	14.5%	Older grade. Still in use for lintels, stirrups.	Rs.57-62
Fe-500	500 N/mm2	12%	Standard residential construction.	Rs.60-65
Fe-500D (Recommended)	500 N/mm2 (Ductile)	16% min elongation	All seismic zones. Earthquake-resistant construction. Recommended for Karnataka.	Rs.61-66
Fe-550D	550 N/mm2 (Ductile)	14.5%	High-rise, long spans, heavy structures.	Rs.66-72
CRS (Corrosion Resistant)	550 N/mm2	12%+	Coastal areas, aggressive soil near water bodies.	Rs.68-76

Brand Comparison — TMT Steel Available in Karnataka:

Brand	Grade	Price (Rs./kg)	Quality	Local Availability
TATA Tiscon (Tata Steel)	Fe-500D, Fe-550D	Rs.64-70	Excellent — industry benchmark	Available in Bangalore. Order-based in Shivamogga.
JSW Neo Steel	Fe-500D, Fe-500	Rs.62-67	Excellent	JSW plant in Bellary (near Davanagere belt). Good availability.
Jindal Panther (JSPL)	Fe-500D, Fe-500	Rs.61-66	Very Good	Good availability. Popular in cost-conscious projects.
SAIL TMT	Fe-500D, Fe-500	Rs.60-65	Very Good	State-manufactured. Reliable quality. Good for all applications.
Kamdhenu	Fe-500, Fe-500D	Rs.59-63	Good	Lower price tier. Use only from authorised dealers.
Shyam Steel	Fe-500D	Rs.60-64	Good	Available in eastern Karnataka. Less common in other regions.
Rashtriya Ispat (RINL-Vizag)	Fe-500, Fe-500D	Rs.60-65	Very Good	Government-owned. Good quality. Available via distributors.

Steel Consumption by Bar Diameter:

Bar Diameter	Where Used	Qty per 100 sqft BUA (approx)
8mm dia	Distribution bars, stirrups, lintels	15-20 kg per 100 sqft
10mm dia	Slab reinforcement (main + distribution)	25-35 kg per 100 sqft
12mm dia	Beam reinforcement, column ties	20-30 kg per 100 sqft
16mm dia	Main column bars, heavy beams	30-45 kg per 100 sqft
20mm dia	Large footings, heavy columns (G+3 and above)	10-20 kg (if G+3 and above)
TOTAL for G+1 residential (all diameters)		3.5 to 5.5 kg per sqft BUA

At Rs.65/kg average and 4.5 kg/sqft: steel cost for 1,920 sqft (30x40 G+1 Total BUA) = Rs.5.6-6.5 Lakhs. Steel is 30-38% of the structural cost.

6 — SAND — River Sand vs M-Sand vs Plaster Sand

Type	Source	Price (per cft)	Best For	Limitations
River Sand (Zone II)	Bhadravathi / Shivamogga rivers, Tungbhadra (supply-scarce)	Rs.65-90/cft	RCC, brickwork CM, plastering	Seasonal shortages, restrictions on extraction
M-Sand (Manufactured Sand)	Crushed granite quarries — abundant	Rs.52-65/cft	RCC concrete, brickwork. Good strength	Angular particles — harder to work with. Not suitable for plastering
M-Sand (Plaster grade)	Finer crushing from granite quarry	Rs.48-60/cft	Internal and external plastering	Cannot use coarse M-sand for plastering
P-Sand (Plastering Sand)	Finely screened M-sand	Rs.52-66/cft	Plastering only — gives smooth finish	Not suitable for concrete or brickwork (too fine)
Quarry Dust	Finest fraction from stone crusher	Rs.35-48/cft	Filler material only. Not for structural use	Not acceptable for concrete or plastering in finish

Sand consumption for a 30x40 G+1 house: ~1,800-2,400 cft total. At Rs.60/cft average: Rs.1.1-1.4 Lakhs on sand.

7 — AGGREGATE (JELLY / CRUSHED STONE)

Type	Size	Price (per cft)	Use
Coarse aggregate — 20mm	20mm down (crushed granite)	Rs.55-75/cft	Standard RCC: foundations, columns, beams, slabs (mass concrete)
Coarse aggregate — 40mm	40mm down	Rs.48-68/cft	Mass concrete: PCC levelling, large footings, lean concrete
Fine aggregate — 10mm	10mm down	Rs.60-80/cft	Thin slabs, screed, pump concrete. Better pumpability.
Mixed aggregate — 20mm+10mm	Combined grading	Rs.55-72/cft	Pump concrete mix design. Commonly used with RMC pumps
Manufactured Sand as fine agg.	0-5mm	Rs.50-65/cft	Partial replacement for river sand in concrete mix (up to 40%)

8 — CONCRETE GRADES — Mix Design and Approx Pricing

Grade	Mix Ratio	28-day Strength	Ready-Mix Price (per cubic metre)	Where Used
M10	1:3:6	10 N/mm ²	Rs.3,200-3,600	Lean concrete, PCC under foundations (non-structural)
M15	1:2:4	15 N/mm ²	Rs.3,600-4,100	PCC, simple compound wall foundations
M20	1:1.5:3	20 N/mm ²	Rs.4,500-5,200	Standard RCC for residential: columns, beams, slabs
M25	1:1:2	25 N/mm ²	Rs.5,200-6,200	High-strength columns, beams for G+2 and above, lift shafts
M30	Design mix	30 N/mm ²	Rs.6,200-7,500	Large spans, cantilevers, high-rise construction. SEZ projects

Concrete volume for a 30x40 G+1 house: ~65-85 cubic metres total RCC. At Rs.4,800/m³ average (M20): Rs.3.1-4.1 Lakhs on ready-mix concrete. Site-mixed concrete is ~15% cheaper but quality control is harder.

9 — WATERPROOFING — Materials, Methods and Cost

Area	Method/Material	Rate (per sqft)	Brands	Notes
Terrace/Roof	Brick-bat coba (traditional)	Rs.65-90/sqft	N/A — materials: brick, lime, white cement	10 year life. Standard in Karnataka. Requires skilled labor.
Terrace/Roof	APP Modified Bitumen membrane	Rs.80-120/sqft	STP, Fosroc, Dr Fixit Torchseal	15-20 year life. Superior to brick-bat coba. Flexible.
Terrace/Roof	Crystalline waterproofing (Cementitious)	Rs.55-80/sqft	Penetron, Xypex, Dr Fixit Krytox	Self-healing chemistry. Applied on green concrete.
Bathrooms/Wet areas	Flexible polymer slurry	Rs.35-55/sqft	Dr Fixit Pidotop, Fosroc Nitoseal	Apply on floor + 300mm up walls. Moisture resistant.
Bathrooms/Wet areas	Liquid applied membrane (acrylic)	Rs.45-70/sqft	Dr Fixit Roofseal, Sunanda Roofseal	High elongation — better for movement joints.
External walls	Silicone-based water repellent	Rs.18-30/sqft	Asian Paints Damp Guard, Dr Fixit Raincoat	Apply on plastered external walls. Not a sealant.
Basement/Underground	Integral waterproofing compound in concrete	Rs.15/sqft (material only)	Fosroc Nitoproof, STP Cico Nilix, Dr Fixit	Concrete at batching stage for underground.
Swimming pool/Water tank	Crystalline or epoxy coating	Rs.80-200/sqft	Sika, Fosroc, Roff	Specialist application — subcontracted to waterproofers.

10 — FLOORING — Complete Material Guide with 2026 Pricing

Type	Size Options	Price Range (per sqft supply+fix)	Best For	Maintenance
Ceramic tiles (basic)	300x300, 300x450	Rs.38-65/sqft	Budget bathrooms, utility areas	Easy standard cleaning
Vitrified tiles — Double charge	600x600, 800x800	Rs.65-110/sqft	Living room, bedroom (budget)	Low-maintenance
GVT — Glazed Vitrified (stone look)	600x600, 800x1600	Rs.90-180/sqft	Living room, dining, master bedroom	Low — (polished surface)
Full body vitrified (FBV)	600x600, 600x1200	Rs.80-150/sqft	High traffic: commercial, lobbies	Slip-resistant throughout
Indian granite (Absolute Black, White Crystal)	Slab (custom) size	Rs.85-160/sqft supply+fix	Kitchen, living, bathrooms	Medium — polish maintenance every 3-5 years
Italian / Spanish marble	600x600 or slab	Rs.220-600/sqft supply+fix	Living room feature, master bedroom	High — must seal 2x/year. Stain-prone.
Engineered wood (oak, walnut)	120x900mm planks	Rs.160-280/sqft supply+fix	Bedroom (dry climate)	Medium — avoid in Shivamogga humid climate
Kota stone (natural limestone)	600x600 cut	Rs.45-75/sqft supply+fix	Outdoor areas, car porch, garden	Low — natural porous, durable
Polished concrete / Micro-topping	Custom	Rs.55-90/sqft	Contemporary homes, industrial	Medium — seal annually
Anti-skid tiles (bathroom/outdoor)	300x300, 300x600	Rs.42-75/sqft	Bathrooms, kitchen, car porch, entry	Easy floor stairs

11 — WINDOWS & GLAZING — Materials, Performance and Cost

Material	Price (per sqft of frame area)	Thermal Performance	Maintenance	Best For	Lifespan
Wooden frame (country wood)	Rs.250-450/sqft	Poor insulation	High — painting every 2-3 years	Traditional heritage homes	15-20 years with maintenance
Teak wood frame	Rs.600-1,200/sqft	Poor insulation	Medium — oiling annually	Premium traditional, long life	30-40 years
Aluminium (standard)	Rs.280-400/sqft supply+fix	Poor insulation — cold bridge	Low — powder coat lasts 10 years	Budget mid-range projects	20-25 years
Aluminium (thermal break)	Rs.450-700/sqft	Good — thermal break eliminates cold bridge	Low	Premium Bangalore homes	25-30 years insulation matters
UPVC windows	Rs.380-580/sqft supply+fix	Excellent — 5-chamber profile	Very low — provides painting alternative	Recommended for all Karnataka homes	30-40 years Best value for performance
Steel/MS window (traditional)	Rs.180-280/sqft	Poor	High — rusts without annual painting	Old-style construction, in trials	10-15 years if maintained
Aluminium sliding glass door	Rs.650-1,200/sqft	Medium	Low	Balconies, patio opening to terrace	20-25 years
UPVC sliding/casement (large)	Rs.550-950/sqft	Excellent	Very low	Large openings, facing exterior walls, sea-facing	30+ years

Window cost for a 30x40 G+1 house (approx 350-450 sqft total window area): Rs.98,000-1,44,000 (standard aluminium) to Rs.1,33,000-2,61,000 (UPVC). UPVC premium over aluminium: ~35-40%. Justified by 20-30 year life and zero painting costs.

12 — DOORS — Types, Brands and Pricing

Door Type	Price per Door (supply+fix)	Best For	Life / Durability
Main door — Solid teak (Burma)	Rs.60,000-1,20,000	Premium main entrance. Statement	40-50 years Termite proof.
Main door — Solid teak (plantation)	Rs.35,000-70,000	Good quality main entrance. Slightly less	25-35 years
Main door — Steel security door (Ozone, Tata Praval)	Rs.25,000-55,000	Security-focused. Good for apartments	15 years Fire-rated options available.
Internal door — Solid engineered wood (flush with veneer)	Rs.10,000-35,000	Bedroom, living room doors with finish	15-20 years
Internal door — Hollow flush door (HDF)	Rs.7,000-14,000	Budget bedroom and toilet doors	10-15 years (avoid in humid areas)
WPC door (Wood-Plastic Composite)	Rs.12,000-22,000	Bathrooms, utility areas — 100% water proof	25 years of ideal for wet areas
UPVC door (white/colour)	Rs.15,000-30,000	Bathrooms, exterior-facing service	30 years
Aluminium frame glass door	Rs.18,000-40,000	Bathrooms with glass partitions, sunrooms	20-25 years
Folding/sliding partition (WPC/aluminium)	Rs.25,000-80,000	Flex spaces, pooja room, study	15-20 years

13 — ELECTRICAL WORKS — Points, Wiring Brands and Specifications

Component	Standard Rate	What is Included	Brand Recommendation
Wiring (per point, concealed)	Rs.1,800-2,800/point	Conduit, ISI-marked wire (1.5 sqmm light to 2.5 sqmm), switches, cables, ISI marked grey/white	KIA, Crompton, Schneider, Legrand
Main distribution board (DB)	Rs.15,000-40,000	MCB board, RCCB (earth leakage), MCB frame, add-on, ISI marked 24 or 32 way board.	Legrand, Advantus, Schneider, ABB
Switches and sockets	Rs.120-900 per point fitted	Standard modular, price varies dramatically by brand (budget), Legrand Myline (mid), Crabtree	Legrand, Advantus, Schneider, ABB
AC power points (per point)	Rs.2,200-3,500/point	Separate 4 sqmm wire with 16A socket. Same as wiring switches as above	Legrand, Advantus, Schneider, ABB
Geysers (per point)	Rs.2,500-4,000/point	6 sqmm wire, 20A socket, separate MCB.	Legrand, Advantus, Schneider, ABB
Earthing system	Rs.6,000-12,000 (2 earth pits)	GI strip from all DB points to earth pits. Mandatory per IE Act.	Legrand, Advantus, Schneider, ABB
Solar conduit provision (per panel)	Rs.800-1,500/circuit	4 sqmm conduit from roof to panel DB. Ready for future solar.	Legrand, Advantus, Schneider, ABB
Video door phone	Rs.8,000-25,000 installed	Camera unit, monitor, power supply, wiring	DP Plus, Hikvision, Panasonic
EV charging point provision	Rs.3,000-6,000 per point	32A circuit from main DB to parking. Future-ready.	Legrand, Advantus, Schneider, ABB

Total electrical cost for a 1,500 sqft 3BHK home: Rs.2.8-5.5 Lakhs depending on number of points, switch quality and brand choices. Never compromise on wiring ISI marking — fake/substandard wire is a fire hazard.

14 — PLUMBING & SANITARY — Pipes, Fittings and Fixtures

Component	Standard Rate	Specification	Brand Recommendation
CPVC supply pipes (hot+cold)	Rs.6,000-12,000 per bathroom	CPVC for hot water (handle up to 93°C) ABS/PP/Clay pipes, Fire Extinguishers marked.	Astral, Swire, Rainco, PVC
GI pipes (old-style supply)	Rs.8,000-14,000 per bathroom	Galvanised iron — older standard. Now replaced by CPVC/PPVC	Astral, Swire, Rainco, PVC
SWR drainage (soil, waste, rain)	Rs.800-1,500 per running metre	Soil, waste and rainwater lines. 110mm Astral/Swir, Rainco, PVC Finolex	Astral, Swire, Rainco, PVC
Underground drainage	Rs.400-700 per running metre	PVC NP2/NP3 underground. 110-200mm Finolex, Supreme, Astral	Astral, Swire, Rainco, PVC
Sanitary fixtures — Toilets	Rs.4,500-40,000 per WC (supply+fix)	Wall-hung (European), floor-mounted. Price varies by brand (budget); Jaquar, Hindware (mid); K	Jaquar, Hindware, Roca, G
Wash basins	Rs.3,000-25,000 (supply+fix)	Counter-top, under-counter, wall-mounted. Same as toilets	Jaquar, Hindware, Roca, G
CP fittings (taps, showers)	Rs.15,000-60,000 per bathroom	Basin mixers, shower mixers, overhead shower (several showers, large) Hindware, Roca, G	Jaquar, Hindware, Roca, G
Kitchen sink	Rs.4,000-25,000 (supply+fix)	Stainless steel 304 grade (standard) or granite composite, Blanco.	Jaquar, Hindware, Roca, G
Septic tank (traditional)	Rs.40,000-80,000	2-chamber RCC septic tank. Size depends on site (typical 1000-3000 litre).	Jaquar, Hindware, Roca, G
STP (sewage treatment plant)	Rs.1,50,000-4,00,000	For plots > 5 acres or no municipal drainage. Bio-coat, WOG, Ganco, SSM some zones.	Jaquar, Hindware, Roca, G

15 — PAINTS — Interior and Exterior, Brands and Application Cost

Paint Type	Application	Coverage	Price (material only)	Labour (per sqft)	Brands	Notes
Distemper (economy)	Interior walls	80-100 sqft/litre	Rs.55-75/litre	Rs.5-7/sqft	Dulux Supercote, Berger Durgolle	Easy to apply. Fades in 2-3 years.
Interior emulsion (standard)	Interior walls	80-100 sqft/litre	Rs.90-140/litre	Rs.8-10/sqft	Asian Tractor, Berger Easy Clean	Washable. 4-5 years.
Premium interior emulsion	Interior walls	90-100 sqft/litre	Rs.150-240/litre	Rs.10-14/sqft	Asian Royale, Berger Silk Duwa	Stain resistant. Sheen finish.
Texture / designer paint	Accent walls, living room	Variable (technique-dependent)	Rs.200-600/litre	Rs.35-80/sqft	Asian Royale Play, Dulux Texture	Specialty finish. Technique: sponging, etc.
Exterior emulsion (standard)	Exterior surfaces	90-100 sqft/litre	Rs.120-180/litre	Rs.10-14/sqft	Asian Apex, Berger Weather Coat	Weather resistant. Washable.
Exterior premium (elastomeric)	Exterior + terrace parapets	85-95 sqft/litre	Rs.180-280/litre	Rs.12-16/sqft	Asian Apex Ultima, Dulux Weather Shield	Crack resistant. Elastic hairline cracks.
Enamel / oil paint	Metal gates, grills, window frames	80-90 sqft/litre	Rs.120-200/litre	Rs.12-18/sqft (with primer)	Asian Enamel, Berger Natural	For metal surfaces. Primer coat required.
PU (Polyurethane) coating	Wood doors, furniture	Variable	Rs.250-500/litre	Rs.40-80/sqft (labour included)	Asian Wood Finish, Berger Wood Primer	Wood finish. 5-10 years.
Epoxy floor paint	Garage, utility, parking	60-70 sqft/litre	Rs.350-600/litre	Rs.18-28/sqft	Jotun, Sika, Pidilite Chemi	Chemical resistant, high durability.

Total painting cost for a 30x40 G+1 house (~3,500 sqft total paintable area): Rs.35,000-55,000 (distemper) | Rs.70,000-1,10,000 (standard emulsion) | Rs.1,40,000-2,20,000 (premium emulsion throughout).

16 — PROJECT COST ALLOCATION — Where Does Every Rupee Go?

For a typical Premium turnkey G+1 residential project in Karnataka, here is how the budget is allocated across all work heads. Use this to cross-check your contractor's quotation:

Work Head	% of Total Cost	For a Rs.50L project	Key Materials
Foundation + PCC	8-10%	Rs.4-5L	Concrete M15/M20, TMT steel, PCC M10
RCC Structure (columns, beams, slabs)	22-28%	Rs.11-14L	Concrete M20/M25, TMT Fe-500D, formwork
Brick / Block masonry	8-12%	Rs.4-6L	Wirecut/fly ash bricks, cement mortar
Plastering (internal + external)	5-7%	Rs.2.5-3.5L	P-sand, OPC 43/PPC, mesh in external
Waterproofing	2-3%	Rs.1-1.5L	Terrace brick-bat or membrane, bathroom polymer slurry
Flooring (tiles + fixing)	6-10%	Rs.3-5L	Vitrified/GVT tiles, adhesive, grouting
Doors (all doors)	4-6%	Rs.2-3L	Main door teak, WPC bathroom doors, flush internal
Windows (all windows)	4-6%	Rs.2-3L	UPVC frames, glass, hardware
Electrical (complete)	6-8%	Rs.3-4L	ISI wiring, Legrand/Havells DB, Jaquar switches
Plumbing + sanitary	5-7%	Rs.2.5-3.5L	CPVC supply, SWR drainage, Jaquar/Hindware fixtures
Painting (complete)	4-6%	Rs.2-3L	Interior premium emulsion, exterior weather coat
False ceiling (if included)	2-4%	Rs.1-2L	POP or gypsum board, M.S. framework
Overhead tank + plinth protection	1-2%	Rs.0.5-1L	RCC or plastic tank, plinth protection strips
Contractor margin / overhead	8-12%	Rs.4-6L	Site management, tools, scaffolding, supervision
TOTAL	100%	Rs.50L	All above combined

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