Project Const Cost Guidelines **Updated with inflation upto 1.4.18** 15.5.18 Version: 4

psf rera carpet		Luxury	Hi-end	Aspirational	Casa	Excelus	iThink	Supremus	Experia	Boulevard	Notes
Consultants	<=	2%	2%	2%	2%	2%	2%	2%	3%	2%	Add 1% for projects with saleable area < 200,000 sft OR if there is a specific desire to building an iconic building; in case of marketing alliances, the consulting fee portion to be determined taking into account the equivalent cost of top firm for that service.
Civil	<=	2630	2370	1370	1260	1570	1190	1790	2440	1410	a. psf carpet b. Increase by average of RBI CPI+WPI inflation in previous FY on 1st April of each FY. Costs to be determined on starting date of the plant c. avoid buildings > 150 m and minimize basements d. In case of buildings with advanced structure construction techniques (eg. steel/composite), civil premium to be determined based on time saving NPV.
MEP	<=	2110	1320	890	630	810	650	920	1350	920	a. psf carpet b. Increase by average of RBI CPI+WPI inflation in previous FY on 1st April of each FY. Costs to be determined on starting date of the plant.
Façade	<=	1,840	790	320	240	870	430	980	270	270	a. psf carpet b. Increase by average of RBI CPI+WPI inflation in previous FY on 1st April of each FY. Costs to be determined on starting date of the plant c. Avoid cladding/glazing in resi building other than luxury.
Finishes		5240	3210	1310	690	430	360	520	540	300	The budget targets here are a 'backward calculation' for the others. These are key areas of consumer value. Don't compromise on quality but ensure that value is obtained by having clarity on what customer will pay for/value.
KCAs											
Other Infra	<=	2630	2630	1260	790	1630	1080	1630	920	810	a. Special focus on softscape which can low cost and high value b. Ensure parking is optimized and costs moderate c. Huge monies being spent here and great scope for value engineering.

Max total cons cost (including infra) per sq. ft. of habitable carpet area		14740	10530	5260	3680	5420	3790	5960	5690	3790	a. if designer residences, add Rs. 1000 psf carpet b. excludes costs related to any FSI generation buildings (eg. PPL, Rental etc.) c. Increase by average of RBI CPI+WPI inflation in previous FY on 1st April of each FY. Costs to be determined on starting date of the plant d. Cost budgets maybe upto 20% lower depending on location and economics thereto.
Efficiency		60.61%	60.61%	62.50%	64.56%	65.00%	70.00%	60.00%	60.00%	60.00%	
Implied max. cost psf saleable		8,933	6,382	3,288	2,376	3,523	2,653	3,576	3,414	2,274	

Whether Foreign Architect can be used?		Yes	No	No	No	Yes	No	Yes	Yes	No	Foreign architects tend to have high façade costs.
Whether specialist ID firm can be considred for common area interiors?		Yes	Yes	Yes	No	Yes	No	No	Yes	No	
Whether specialist ID firm/alliance can be considered for unit interiors?		Yes	Yes	No	No	No	No	No	No	No	
Whether foreign landscape design firm can be considered?		Yes	Yes	No	No	Yes	No	No	Yes	No	

Likely height limit (m)		150	150	100	45	100	45	70	24	10	Avoid basements as far as possible.

Other Cost Targets

Type	Cost psf of BUA (including related infra)	
Parking	1200	
Non-Sale resi buildings	2000	
Schools	2500	Excluding FF&E

Other Comments

a. Const costs need to be continuously benchmarked against 'like' projects. To determine like projects, consider 'height', 'segment' and 'city' as key factors

VEE team shall review these benchmarks and change the cost norms, if needed, on 1st April of each FY.

b. The goal is to achieve cost goals at the plant level and any changes within packages can be made with approval of HoD-Design, as long as overall cost goals are met.

c. For new type of projects (where Lodha has not completed atleast 2), seek external benchmarking for cost and design eg. Hospital, mall etc.

d. See 'Perceived Value Matrix'.