EDGE HOMES
ARCHITECTS · INTERIORS · CONSTRUCTIONS

HOME COST GUIDE

2026–27 edition

What interiors and turnkey construction really cost in Delhi NCR and across India this season: price bands, a 12-week plan, the griha pravesh calendar, four real scenarios and a possession snag checklist.

ARCHITECTURE INTERIORS TURNKEY CONSTRUCTION SINCE 2015

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FULL-HOME INTERIORS *by home size*

Most families we meet ask one question first: *"roughly how much?"* These are the bands we quote in Delhi NCR for 2026–27, for complete homes with design, factory-made woodwork, finishes and installation.

HOME	TYPICAL CARPET AREA	FULL-HOME BAND	TIME TO HANDOVER
2 BHK	750–950 sq ft	**₹8–11 lakh**	9–10 weeks
3 BHK	1,050–1,400 sq ft	**₹10–15 lakh**	10–12 weeks
4 BHK / penthouse	1,600–2,200 sq ft	**₹14–20 lakh**	12–14 weeks
Villa / builder floor / kothi	2,000+ sq ft	**₹18–25 lakh+**	12–16 weeks

THREE FINISH LEVELS, SAME QUALITY OF BUILD

ESSENTIAL

₹750–950

per sq ft of carpet area

- BWR ply carcass, laminate finish
- Soft-close hardware (Hettich / Ebco class)
- Gypsum ceiling with cove light
- Premium emulsion paint

SIGNATURE

₹950–1,250

per sq ft of carpet · most chosen

- BWP ply in wet areas, acrylic / PU shutters
- Profile handles, tall units, lofts
- Layered lighting, one feature wall
- Quartz kitchen counter

LUXE

₹1,300–1,800+

per sq ft of carpet area

- Veneer, lacquer, fluted and metal details
- Blum / Häfele fittings, glass wardrobes
- Carved pooja room, backlit relief walls
- Smart lighting and automation

WHAT MOVES YOUR NUMBER

- **Scope:** loose furniture, appliances, curtains and décor are usually extra.
- **Kitchen:** shape and counter run (L, U or island) can swing ₹1.5–3 lakh.
- **Wardrobe height:** floor-to-ceiling with lofts adds 20–30% to wardrobe cost.
- **Civil changes:** breaking walls, re-tiling or re-plumbing adds cost and 1–3 weeks.
- **Material grade:** BWP ply, veneer and imported hardware are the biggest jumps.
- **Site:** high floors with small lifts, or society work-hour limits, add time.

*T&C apply: indicative ranges for standard sizes and mid-to-premium finishes in Delhi NCR, 2026–27. Your final cost depends on area, site, design and materials, and is confirmed in an itemised estimate after the site visit. Taxes as applicable.

COMPONENT RATES *to plan with*

Doing one room, or checking a quote line by line? Use these 2026 NCR rates. Every Edgehomes estimate names the brand, grade and finish of each line, so you can compare like with like.

ITEM	UNIT	ESSENTIAL	SIGNATURE	LUXE
Modular kitchen (10–14 running ft, with counter)	per kitchen	₹1.8–2.5 L	₹2.5–3.8 L	₹4–6 L+
Wardrobes (sliding or hinged)	per sq ft of front	₹1,400–1,800	₹1,800–2,400	₹2,400–3,200
False ceiling (gypsum, cove, profile lights)	per sq ft	₹90–110	₹110–140	₹140–180
Painting (putty, primer, 2 coats)	per sq ft of wall	₹25–35	₹35–45	₹45–70 (texture)
Electrical & lighting (points, fixtures)	per sq ft	₹90–110	₹110–130	₹130–160+
Flooring (vitrified to Italian marble)	per sq ft	₹90–150	₹150–300	₹350–900
TV & feature unit	per unit	₹60k–90k	₹90k–1.4 L	₹1.4–2.5 L
Pooja room / mandir (carved, backlit, vastu-planned)	per unit	₹75k–1.2 L	₹1.2–2 L	₹2–4 L+
Feature wall (relief, fluted, mirror mosaic)	per sq ft	₹800–1,200	₹1,200–1,800	₹1,800–2,800
Bathroom upgrade (tiles, CP fittings, vanity)	per bathroom	₹1.2–1.8 L	₹1.8–3 L	₹3–5 L+

A QUICK SENSE-CHECK

For a full-home quote, woodwork (kitchen + wardrobes + units) is usually **55–65%** of the total, services and ceilings **15–20%**, and finishes, lighting and décor the rest. If woodwork is far below this, check what's missing.

SIGNATURE CRAFT AT EDGEHOMES

Pooja rooms and feature walls are made by our own craftsmen and designed for your exact wall. Send us a photo of the corner and we'll suggest what fits.

*T&C apply: indicative 2026–27 Delhi NCR rates. Final rates depend on size, design, material, brand and site, confirmed in your itemised estimate after a site visit. Taxes as applicable.

BUILDING ON YOUR PLOT, *from naksha to keys*

Turnkey is our core work: one team for drawings, approvals support, structure, services, finishing and interiors, so nothing falls between an architect and a contractor.

PACKAGE	PER SQ FT OF BUILT-UP AREA	TYPICAL SPECIFICATION
Standard	**₹2,200–2,600**	RCC frame to IS codes, branded cement and TMT, vitrified flooring, standard CP and sanitary, flush doors, premium emulsion
Premium	**₹2,600–3,100**	Large-format tiles or marble in living areas, designer façade, UPVC / aluminium windows, concealed services, branded switches and fittings
Luxe	**₹3,100–3,500+**	Italian marble, stone and HPL façade, lift-ready shaft, home automation, premium bath suites

For reference, grey structure only (no finishing) runs about ₹1,500–1,800 per sq ft in Faridabad in 2026. Architecture, structural design and building-plan approvals usually cost ₹0.5–2 lakh+ depending on plot and authority (MCF, HSVP, DDA, GMDA), plus statutory fees.

PLOT TO BUDGET IN ONE LOOK (FARIDABAD, PREMIUM PACKAGE)

PLOT	PLOT AREA	TYPICAL BUILD	BUILT-UP AREA	CONSTRUCTION BAND	TIME
100 gaj	900 sq ft	Stilt + 3 floors	≈ 2,600 sq ft	**₹68–81 lakh**	11–14 months
200 gaj	1,800 sq ft	Stilt + 3 floors (builder floor)	≈ 4,800 sq ft	**₹1.25–1.5 Cr**	14–18 months
300 gaj	2,700 sq ft	Ground + 2, family kothi	≈ 5,800 sq ft	**₹1.5–1.8 Cr**	16–20 months

1 gaj = 9 sq ft. Built-up areas are typical for permitted coverage and FAR and vary by sector and authority. Interiors are additional (see page 2).

WHERE THE MONEY GOES

- Foundation and frame: 40–45%
- Masonry, plaster and façade: 15–20%
- Plumbing, electrical, HVAC: 15–18%
- Flooring, doors, windows, finishes: 20–25%
- Design and approvals: 3–5%

TYPICAL PAYMENT PLAN

Payments are milestone-linked: a booking amount, then stages as work progresses (foundation, each slab, brickwork, services, finishing, handover). You only pay for stages that are done and checked. Your exact schedule is written into your estimate.

*T&C apply: indicative 2026–27 bands for Faridabad / Delhi NCR. Final cost depends on soil, structure, design, approvals, specification and site, and is confirmed in an itemised estimate after a site visit. Taxes as applicable.

04 · ACROSS INDIA

YOUR CITY, *your price band*

We take projects across India. Labour, material freight and site access change the numbers, so here is how our bands shift by market.

MARKET	2 BHK	3 BHK	4 BHK / VILLA	TURNKEY /SQ FT
Faridabad, Greater Faridabad, Delhi, Gurugram, Noida	₹8–11 L	₹10–15 L	₹14–20 L / ₹18–25 L+	₹2,200–3,500
Near NCR (Palwal, Ballabgarh, Sonipat, Rewari, Rohtak, Bhiwadi, Mathura)	₹7–10 L	₹9–14 L	₹13–22 L+	₹1,900–3,000
Mumbai / MMR	₹9.5–13.5 L	₹12–18 L	₹17–28 L+	₹2,500–4,000+
Metros (Bengaluru, Pune, Hyderabad, Chennai, Kolkata, Ahmedabad)	₹7.5–10.5 L	₹9.5–14 L	₹13–22 L+	₹2,000–3,500
Tier-2 (Jaipur, Lucknow, Chandigarh, Dehradun, Indore, Patna)	₹7–9.5 L	₹9–13 L	₹12–20 L+	₹1,800–2,800

HOW WE WORK OUTSIDE NCR

1 · Video consultation
Share your floor plan and photos. We discuss the brief and a price band on a call.

2 · Design and 3D
Your home in 3D and an itemised estimate, reviewed together on screen.

3 · Site team
Measurement, supervision and handover by our team, with weekly photo updates on WhatsApp.

BEFORE YOU COMPARE QUOTES

- [ ] Is the plywood grade (BWR / BWP / MR) and brand named for every unit?
- [ ] Are hardware brand, hinge type and channel type listed?
- [ ] Are ceilings, electrical, painting and civil work included, or quoted separately later?
- [ ] Is the quote per sq ft of carpet area, super area, or per running ft? Convert before comparing.
- [ ] What is the warranty on workmanship, and who services it after handover?

*T&C apply: non-NCR bands are calibrated from 2026 market guides relative to our NCR bands and are confirmed per project after a site visit or video consultation. Taxes as applicable.

THE 12-WEEK PLAN *and your muhurat*

INTERIORS, WEEK BY WEEK

WEEK 1	Site visit, measurements, your brief and budget band
WEEKS 2-3	Layouts, your home in 3D, material board, itemised estimate
WEEK 3	Design sign-off and booking; production drawings
WEEKS 4-5	Civil, electrical and ceiling work at site; woodwork in the factory
WEEKS 6-9	Woodwork delivered and installed; kitchen, wardrobes, units
WEEKS 10-11	Paint, lighting, feature walls, pooja room, deep clean
WEEK 12	Snag walk with you, fixes, handover and griha pravesh

WORK BACK FROM YOUR DATE

Want to move in on a February or March 2027 muhurat? Start design by **mid-December 2026**. For a 3 BHK we need about 12 weeks from first visit to keys.

Building on a plot? Plan bhoomi pujan for Feb–Mar 2027 and possession 14–18 months later.

Many families avoid starting new work in Kharmas (about 16 Dec 2026 to 14 Jan 2027). Design and approvals can go ahead in this period, so site work starts right after.

GRIHA PRAVESH DATES, NOV 2026 – MAR 2027

NOV 2026
20, 21, 25, 26

DEC 2026
2, 3, 4, 11, 12
18, 19, 30 (check Kharmas)

JAN 2027
1 only
plan design work

FEB 2027
10, 11, 15, 22, 24, 25, 27

MAR 2027
3, 4, 10, 11, 15, 22, 24, 26, 27, 31

Dates as published for New Delhi in 2026–27 panchang listings. Muhurat timings are city-specific, so please confirm the date and time with your family priest.

SEASON NOTES

Nov – Dec
Peak possession season in NCR. Book design slots early; installation teams fill up fast.

Jan – Mar
Best weather for site work and painting. Ideal for bhoomi pujan and griha pravesh.

Jul – Sep
Monsoon slows concreting and polishing outdoors. We plan indoor work and factory production instead.

FOUR HOMES, *four budgets*

Typical briefs we see in 2026, priced the way we would plan them. Your home will differ, which is why every project starts with a free consultation.

NEW POSSESSION

3 BHK FLAT, GREATER FARIDABAD

1,150 sq ft carpet, keys in December, family wants to move in on a February muhurat.

- Signature interiors: kitchen, 3 wardrobes, TV unit, ceilings, lighting, pooja unit
- Start design: first week of December
- Handover: 2nd week of February

₹11–14.5 lakh

TURNKEY KOTHI

200 GAJ PLOT, FARIDABAD

Old house to be rebuilt as stilt + 3 floors: family on two floors, one floor to rent.

- Naksha, 3D elevation, structural design, approvals support
- Premium construction package, ≈ 4,800 sq ft
- Bhoomi pujan Feb 2027, keys mid-2028

₹1.25–1.5 crore
+ interiors for the family floors

BUILDER FLOOR

3 BHK BUILDER FLOOR, GURUGRAM

1,800 sq ft, bare shell, couple wants a hotel-like finish.

- Luxe interiors: veneer and lacquer, Italian marble living room, smart lighting
- Two feature walls, glass wardrobes, island kitchen
- 14 weeks from sign-off

₹24–30 lakh

ONE-ROOM UPGRADE

POOJA ROOM + TWO FEATURE WALLS

Existing home, Noida. Carved backlit mandir planned to vastu, relief wall in living room and a fluted wall in the lobby.

- Designed for the exact wall, made by our craftsmen
- 3–5 weeks, minimal disruption

₹2.5–4.5 lakh

*T&C apply: illustrative scenarios at 2026–27 rates. Actual cost depends on area, site, design and materials, confirmed in an itemised estimate after a site visit. Taxes as applicable.

SNAG CHECK *before you sign*

Do this walk on the day the builder hands over your flat, before you sign the possession letter. Photograph every snag and get it listed in writing. We do this check free for Edgehomes clients.

WALLS, FLOORS, CEILINGS

- [ ] Hairline cracks, damp patches or bubbling paint
- [ ] Tap tiles with a coin: hollow sound means poor fixing
- [ ] Floor level and slope towards drains in wet areas
- [ ] Ceiling seepage marks under bathrooms above

DOORS AND WINDOWS

- [ ] Doors close without rubbing; locks and stoppers work
- [ ] Window sliders run smoothly; rubber seals intact
- [ ] No light visible around closed window frames

KITCHEN

- [ ] Sink drains fast; no leak under the counter
- [ ] Gas pipeline point and chimney cut-out positions
- [ ] Enough sockets for appliances near the counter

ELECTRICAL

- [ ] Every switch and socket works (carry a phone charger)
- [ ] MCB / DB labelled; earthing present
- [ ] AC points, geyser points and inverter wiring in place

PLUMBING AND BATHROOMS

- [ ] Run every tap and flush for two minutes; check below
- [ ] Hot and cold lines correct; water pressure on top floor
- [ ] Shower area waterproofing; no smell from drains

PAPERWORK

- [ ] Possession letter, OC status, and final area statement
- [ ] Electricity and water meter readings noted with photos
- [ ] Builder warranties and the list of agreed fixes, signed
- [ ] Floor plan in PDF or DWG for your designer

Tip: bring your floor plan to your first Edgehomes consultation. We show your living room and kitchen in 3D and give you a price band in about an hour.

NEXT STEP

FREE DESIGN *consultation*

Studio visit in Faridabad, a site visit at your home or plot, or a video call from anywhere in India. Bring your floor plan; leave with your home in 3D, a price band and a clear timeline.

BOOK IN ONE MESSAGE

WhatsApp **+91 99114 46288** and type **BOOK**. Mon–Sat, 10 AM–7 PM.

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REFER A FRIEND, EARN 1%

Introduce someone who signs a project with Edgehomes and we thank you with **1% of their total project value**, paid after their first project milestone payment.

Reply REFER on WhatsApp with their name and number (with their permission).

Terms: all prices are indicative 2026–27 ranges and exclude taxes, loose furniture, appliances and statutory fees unless stated. Final scope and cost are confirmed in a signed itemised estimate. Referral reward: 1% of the referred client's total signed project value (excluding taxes), paid by bank transfer after the referred client's first milestone payment; one reward per referred project; not combinable with other referral offers; Edgehomes' records decide eligibility. Muhurat dates are from public panchang listings; confirm with your priest. © 2026 Edgehomes Architects.