



MASON & MORTAR

Premium Construction Solutions & PMC Service in Chennai

PMC vs TURNKEY CONSTRUCTION : Complete Comparison Guide

Confused about which construction model is right for you? This guide will help you understand the key differences between PMC (Project Management Consultancy) and Turnkey Construction, so you can make an informed decision for your dream home.

| Factor | PMC (Project Management Consultancy) | Turnkey Construction |
|-----------------------------|--|---|
| What It Is | We work as YOUR consultant, managing the project on your behalf with full transparency | We provide a complete package from design to handover at a fixed price |
| COST STRUCTURE | PMC Fee: 6-10% of project cost You pay actual material & labor costs at market rates | Single fixed price inclusive of everything Materials, labour, and profit bundled together |
| TRANSPARENCY | Complete transparency You see all bills & invoices Full cost visibility Know exactly where your money goes | Limited transparency Costs bundled in package price No visibility into material costs |
| CONTROL OVER PROJECT | High control over materials and brands Direct vendor selection Flexibility in design choices You make final decisions | Limited control Builder decides materials & vendors Less flexibility for changes |
| COST SAVINGS | Save 15-20% on materials Get wholesale rates No hidden markups Better ROI on investment | No direct savings Markups included in package Fixed pricing |
| BEST FOR | NRI clients building remotely - Clients with budget above ₹30 lakhs - Those who value transparency - Hands-on homeowners - Larger projects (₹50L+) | - Busy professionals with no time - First-time builders needing guidance - Fixed budget requirements - Those preferring less involvement - Smaller to medium projects |
| TIMELINE | 12-18 months (depends on project size) | 12-15 months (depends on project size) |
| PAYMENT STRUCTURE | - Stage-wise payments based on actual work completed - Milestone-based PMC fee payments - Full invoice transparency | - Stage-wise payments based on % completion - Fixed installment schedule - Bundled costs |

💡 **EXAMPLE: ₹50 LAKH PROJECT COMPARISON**

TURNKEY MODEL:

- Total Package Cost: ₹50,00,000 (all-inclusive fixed price)
- Your Total Payment: ₹50,00,000
- Builder's markup included: ~₹5-7 lakhs (hidden in package)
- Transparency: Limited

PMC MODEL:

- Actual Construction Cost: ₹45,00,000 (materials + labor at market rates)
- PMC Fee @ 10%: ₹4,50,000
- Your Total Payment: ₹49,50,000
- Your Savings: ₹50,000 - ₹2,50,000
- Transparency: Complete visibility on every rupee

WHY CHOOSE MASON & MORTAR FOR PMC?

- ✓ 14+ Years Experience in Chennai construction market
- ✓ Live 24/7 CCTV Access to your construction site
- ✓ Weekly Video Updates via WhatsApp/Email
- ✓ NRI-Friendly - Successfully served 17+ UAE clients
- ✓ Zero Quality Compromise - Premium materials only
- ✓ 5-Stage Quality Inspection with photo documentation
- ✓ 10-Year Structural Warranty on all projects
- ✓ Itemized BOQ with 200+ line items
- ✓ Dedicated project manager for every project
- ✓ Evening calls for UAE/international clients

BOTH PMC & TURNKEY INCLUDE:

- ✓ Complete architectural design and planning
- ✓ Government approvals and documentation
- ✓ Foundation to finishing - complete execution
- ✓ Weekly progress reports and updates
- ✓ Quality checks at 5 critical stages
- ✓ 10-year structural warranty
- ✓ Premium branded materials
- ✓ Post-handover support

READY TO START YOUR DREAM HOME?

Schedule a FREE consultation to discuss which model is best for your project. We'll help you understand costs, timelines, and the complete process with zero obligation.

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