



HIPCOUCH

Quote

16th Floor, D wing, Trade
World, Kamala Mills
Compound,, Lower Parel,
Mumbai, Maharashtra
400013

Client: Sample BOQ
Date: 23rd March, 2020
Subject: Proposed cost estimate for 3 BHK interiors (design + build)

SUMMARY

No.	Items	Amount (INR)
A	Civil Work	116,210
B	Carpentry Work	1,671,820
C	Gypsum Work	118,000
D	Painting & Polishing Work	245,134
E	Electrical Works	87,500
F	Loose Furniture	301,750
	Total	2,540,414
	Design Fee	203,233
	Net Total	2,743,647
	Note : - GST 18% as per applicable	

CARPENTRY WORKS

No.	Description	Dimensions in Feet			Unit	Qty.	Rate (INR)	Amount (INR)
		L	W	H				
B	CARPENTRY WORK							
	Living Room							
1	T.V. unit Providing and making wall mounted TV unit made in 19mm thk MR grade commercial plywood 3 no of drawers on telescopic channel. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate.	4.5	1.33	1.33	Sqft	4.5	5,000	22,500
2	Vertical unit with clear glass shutter Providing and making Vertical unit made in 19mm thk MR grade commercial plywood with required shelf and to be finished in 1mm thk approved laminate. Shutters to be made in 6mm thk clear frameless glass shutter on pivot.	1.66	1	7	Sqft	12	1,775	21,300
		1.66	1	7	Sqft	12	1,775	21,300
3	3" thk Sound insulation ply box panelling Providing and making 3" thk Sound insulation ply box panelling made in 2"x1" aluminium frame with 12mm thk MR grade commercial plywood and finished in 1mm thk approved laminate.	19.75	0.25	9	Sqft	178	800	142,400
4	Shoe Rack Providing and making Shoe Rack made in 19mm thk MR grade commercial plywood with required shelf. All internal finish would be 1mm thk grey matt laminate and exposed to be finished in 1mm thk approved laminate.	4.75	1.16	3	Sqft	15	1,775	26,625
4a	Mirror panelling Providing and fixing saint gobain make 6mm thk clear mirror on 12mm thk MR grade commercial plywood.	3		9	Sqft	27	450	12,150
5	Bookshelf with shutter Providing and making overhead storage made of 19mm thk MR grade commercial plywood with required shelf. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate.	5.33	1.33	7	Sqft	38	1,775	67,450
6	Mandir Unit Providing and making Mandir unit with two nos of drawer on telescopic channel made in 19mm thk MR grade commercial plywood with required shelf. Granite stone to be fixed on top. All internal finish would be 1mm thk grey matt laminate and exposed to be finished in 1mm thk approved laminate. (Note: - Granite fixing cost not included, it is included in the civil part)	3.5	1.66	3	Sqft	11	1,925	21,175
6a	Overhead Storage for Mandir Providing and making overhead storage made of 19mm thk MR grade commercial plywood with required shelf. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate.	3.5	1.5	3	Sqft	11	1,775	19,525
7	Crockery unit Providing and making Crockery unit made of 19mm thk MR grade commercial plywood with required shelf. Granite stone to be fixed on top. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate. (Note: - Granite fixing cost not included, it is included in the civil part)	8	1.5	3	Sqft	24	1,775	42,600
7a	Microwave unit over crockery unit Providing and making Microwave unit made of 19mm thk MR grade commercial plywood with required shelf. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate.	2	2	3	Sqft	6	1,900	11,400
7b	Overhead Storage without shutter							

	Providing and making overhead storage made of 19mm thk MR grade commercial plywood with required shelf. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate.	8	1.5	3	Sqft	24	1,775	42,600	
7c	Glass shutter with wooded frame for overhead storage								
	Providing and making 2"x1.5" teak wood shutter with 5mm thk clear glass. Teak wood to be finished in melamine polish. (Melamine polish cost not included)	8		3	Sqft	24	900	21,600	
	Melamine polish on Teakwood frame				Rft	204	90	18,360	
8	A/C & Curtain Pelmet								
	Providing and making A/C / Curtain Pelmet made from 2"x1" aluminium frame and 19mm MR grade commercial plywood with 12mm thk Gypsum board and finish in approved paint.	14.58	0.25	2.25	Sqft	33	600	19,800	
	Son's Bedroom								
1	Bed with Storage								
	Providing and making Single size Bed with pull out bed made of 19mm thk MR grade commercial plywood from four side and top below mattress. All internal finish would be 1mm thk grey matt laminate and exposed to be finished in 1mm thk approved laminate. (Note: Mattress & Fabric cost not included shall be provided by the Client)	3.25	6.5	1.33	Sqft	22	1,850	40,700	
1a	Headboard								
	Providing and making headboard made in 2"x1" aluminium frame with 12mm thk MR grade commercial plywood and finished in 1mm thk approved laminate.	3.25	0.25	3	Sqft	9.75	600	5,850	
2	Bed Side Table								
	Providing and making bed side table made of 19mm thk MR grade commercial plywood with two nos of drawer on telescopic channel. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate.	1.5	1.5	1.25	No	1	16,500	16,500	
3	Study Table								
	Providing and making wall mounted Study Table made in 19mm thk MR grade commercial plywood 2 no of drawers on telescopic channel. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate.	4	2	1	Sqft	4	4,500	18,000	
4	Full height storage next to study								
	Providing and making shelf storage made in 19mm thk MR grade commercial plywood with required shelf and to be finished in 1mm thk approved laminate. 6mm thk clear mirror to be provided on shutter.	2	1.33	9	Sqft	18	1,925	34,650	
5	Wardrobe with openable shutter							0	
	Providing and making Openable shutter wardrobe made in 19mm thk MR grade commercial plywood 4 nos of drawers on telescopic channel, 6 shelves, 2 steel rod, shutter to be made in 19mm thk MR grade commercial block board. All internal finish would be 1mm thk grey matt laminate and side to be finished in 1mm thk approved laminate.	9.58	2	7	Sqft	68	1,925	130,900	Wardrobe length increase, earlier it was 6'ft length and cost was 1,03,950/-
5a	Loft above wardrobe								
	Providing and making loft above wardrobe made in 19mm thk MR grade commercial plywood with one shelf inside. All internal finish would be 1mm thk grey matt laminate and exposed to be finished in 1mm thk approved laminate.	9.58	2	2	Sqft	20	1,925	38,500	
5	Wardrobe with Sliding shutter with loft (Cost Rs. 1,91,400/-)							0	
	Providing and making Sliding shutter wardrobe made in 19mm thk MR grade commercial plywood 4 nos of drawers on telescopic channel, 6 shelves, 2 steel rod, shutter to be made in 25mm thk MR grade commercial block board. All internal finish would be 1mm thk grey matt laminate and side to be finished in 1mm thk approved laminate.	9.58	2	9	Sqft	87	2,200		
5a	Loft above wardrobe								
	Providing and making loft above wardrobe made in 19mm thk MR grade commercial plywood with one shelf inside. All internal finish would be 1mm thk grey matt laminate and exposed to be finished in 1mm thk approved laminate.	9.58	2	2	Sqft	20	1,925	Removed	Quantity added in the sliding wardrobe
6	A/C & Curtain Pelmet								

	Providing and making A/C / Curtain Pelmet made from 2"x1" aluminium frame and 19mm MR grade commercial plywood with 12mm thk Gypsum board and finish in approved paint.	8	0.25	2.25	Sqft	18	600	10,800	
	Daughter's Bedroom								
1	Bed with Storage								
	Providing and making Single size Bed with pull out bed made of 19mm thk MR grade commercial plywood from four side and top below mattress. All internal finish would be 1mm thk grey matt laminate and exposed to be finished in 1mm thk approved laminate. (Note: Mattress & Fabric cost not included shall be provided by the Client)	3.25	6.5	1.33	Sqft	22	1,850	40,700	
1a	Headboard								
	Providing and making headboard made in 2"x1" aluminium frame with 12mm thk MR grade commercial plywood and finished in 1mm thk approved laminate.	3.25	0.25	3	Sqft	9.75	600	5,850	
2	Bed Side Table								
	Providing and making bed side table made of 19mm thk MR grade commercial plywood with two nos of drawer on telescopic channel. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate.	1.5	1.5	1.5	No	1	16,500	16,500	
3	Study Table								
	Providing and making wall mounted Study Table made in 19mm thk MR grade commercial plywood 2 no of drawers on telescopic channel. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate.	4	2	1	Sqft	4	4,500	18,000	
4	Full height storage								
	Providing and making shelf storage made in 19mm thk MR grade commercial plywood with required shelf and to be finished in 1mm thk approved laminate. 6mm thk clear mirror to be provided on shutter.	2	1.5	7	Sqft	14	1,775	Removed	
5	Window packing from inside								
	Providing and fixing window packing with 2"x1" aluminium frame with 12mm thk Gypsum board and finish in approved paint.	2		3	Sqft	6	600	3,600	
6	Wardrobe with openable shutter							0	
	Providing and making Openable shutter wardrobe made in 19mm thk MR grade commercial plywood 4 nos of drawers on telescopic channel, 6 shelves, 2 steel rod, shutter to be made in 19mm thk MR grade commercial block board. All internal finish would be 1mm thk grey matt laminate and side to be finished in 1mm thk approved laminate.	7.5	2	7	Sqft	53	1,925	102,025	
6a	Loft above wardrobe							0	
	Providing and making loft above wardrobe made in 19mm thk MR grade commercial plywood with one shelf inside. All internal finish would be 1mm thk grey matt laminate and exposed to be finished in 1mm thk approved laminate.	7.5	2	2	Sqft	15	1,925	28,875	Wardrobe length increase, earlier it was 7'ft length and cost was 1,21,275/-
6	Wardrobe with Sliding shutter with loft (Cost Rs 1,49,600/-)							0	
	Providing and making Sliding shutter wardrobe made in 19mm thk MR grade commercial plywood 4 nos of drawers on telescopic channel, 6 shelves, 2 steel rod, shutter to be made in 25mm thk MR grade commercial block board. All internal finish would be 1mm thk grey matt laminate and side to be finished in 1mm thk approved laminate.	7.5	2	9	Sqft	68	2,200		
6a	Loft above wardrobe							0	
	Providing and making loft above wardrobe made in 19mm thk MR grade commercial plywood with one shelf inside. All internal finish would be 1mm thk grey matt laminate and exposed to be finished in 1mm thk approved laminate.	7.5	2	2	Sqft	15	1,925	Removed	Quantity added in the sliding wardrobe
7	A/C & Curtain Pelmet								
	Providing and making A/C / Curtain Pelmet made from 2"x1" aluminium frame and 19mm MR grade commercial plywood with 12mm thk Gypsum board and finish in approved paint.	8.25	0.25	2.25	Sqft	19	600	11,400	
								0	
	Master Bedroom								
1	Bed with Storage								

	Providing and making King size Bed with storage made of 19mm thk MR grade commercial plywood from four side and top below mattress. 12mm thk MR grade commercial ply for bottom with side drawer on telescopic channel. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate. (Note: Mattress cost not included shall be provided by the Client)	6	6.5	1.5	Sqft	39	1,600	62,400	
	Lustre spray paint on flat surface				Sqft	28.5	120	3,420	
	Lustre spray paint on edges				Rft	76	75	5,700	
1a	Headboard								
	Providing and making headboard made in 2"x1" aluminium frame with 12mm thk MR grade commercial plywood and finished in 1mm thk approved laminate.	6	0.25	3	Sqft	18	600	10,800	
	Lustre spray paint on flat surface				Sqft	18	120	2,160	Not counted in Total Amount
	Lustre spray paint on edges				Rft	12	75	900	Not counted in Total Amount
2	Side Table cum Dresser								
	Providing and making Side Table cum Dresser made of 19mm thk MR grade commercial plywood with two nos of drawer on telescopic channel. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate.	2	1.5	1.5	No	1	20,000	20,000	
	Lustre spray paint on flat surface				Sqft	15	120	1,800	Not counted in Total Amount
	Lustre spray paint on edges				Rft	20	75	1,500	Not counted in Total Amount
2a	Mirror panelling								
	Providing and fixing saint gobain make 6mm thk clear mirror on 12mm thk MR grade commercial plywood.	2		7	Sqft	14	450	Removed	
3	Existing Study Table								
	Providing and making wall mounted Study Table made in 19mm thk MR grade commercial plywood 3 no of drawers on telescopic channel. All internal finish would be 1mm thk grey matt laminate and exposed finished in 1mm thk approved laminate.	4	1.33	1	Sqft	4	4,500	Removed	
3a	Overhead Storage for study							0	
	Providing and making overhead storage for study made in 19mm thk MR grade commercial plywood with one shelf inside. All internal finish would be 1mm thk grey matt laminate and exposed to be covered in 4mm thk marine mdf and finished in lustre spray paint. (Lustre spray paint cost not included)	3.5	1.5	2.5	Sqft	9	1,775	15,975	
	Lustre spray paint on flat surface				Sqft	18	120	2,160	
	Lustre spray paint on edges				Rft	38	75	2,850	
4	Full height Storage next to Study								
	Providing and making loft above wardrobe made in 19mm thk MR grade commercial plywood with one shelf inside. All internal finish would be 1mm thk grey matt laminate and exposed to be finished in 1mm thk approved laminate.	1.66	2	9	Sqft	15	1,925	28,875	
	Lustre spray paint on flat surface				Sqft	51	120	6,120	Not counted in Total Amount
	Lustre spray paint on edges				Rft	66	75	4,950	Not counted in Total Amount
								0	
5	Mirror Storage							0	
	Providing and making shelf storage made in 19mm thk MR grade commercial plywood with required shelf. 6mm thk clear mirror to be provided on shutter. All internal finish would be 1mm thk grey matt laminate and exposed to be covered in 4mm thk marine mdf and finished in lustre spray paint. (Lustre spray paint cost not included)	1.75	0.66	7	Sqft	13	1,300	16,900	
	Lustre spray paint on flat surface				Sqft	17.5	120	2,100	
	Lustre spray paint on edges				Rft	51	75	3,825	
6	Wardrobe with openable shutter (TV to be mounted on wardrobe shutter) (One shutter will have clear mirror)							0	
	Providing and making Openable shutter wardrobe made in 19mm thk MR grade commercial plywood 4 nos of drawers on telescopic channel, 6 shelves, 2 steel rod, shutter to be made in 19mm thk MR grade commercial block board. All internal finish would be 1mm thk grey matt laminate and side to be finished in 1mm thk approved laminate.	9.5	2	7	Sqft	67	1,925	128,975	

GYPSUM WORKS

No.	Description	Location	Unit	Qty.	Rate (INR)	Amount (INR)
C	Gypsum Work					
1	POP wall patch work for electrical jhari.		Sqft	1	30,000	30,000
2	False Ceiling					
	Providing and fixing Gypsum false ceiling made in G.I. section suspended from RCC Slab with 12mm Gypsum False ceiling gyproc make. All edges to be finished in pvc tape.	All area except kitchen, all bathrooms, balcony and dry balcony	Sqft	800	95	76,000
2a	False Ceiling Running Patta					
	Providing and fixing Gypsum false running patta for indirect light at required place.	Only in Master and Living Room	Rft	150	80	12,000
	Note : Gyproc or India Gypsum make.					
					Total C	118,000

PAINTING & POLISHING WORKS

No.	Description	Location	Unit	Qty.	Rate (INR)	Amount (INR)
D Painting & Polishing Work						
1	Plastic Paint on Ceiling					
	Providing and applying one coat of primer and two coats Plastic paint on ceiling of approved brand, manufacturer and shade to give a smooth finish on new plastered surfaces. (Cost includes base preparation, sand papering, filling putty wherever required, scaffolding etc. complete)	(Entire house considered with bathroom except balcony)	Sqft	1040	33	34,320
		All balconies and kitchen dry balcony	Sqft	78	33	2,574
2	Provision & Application of Royal paints on walls					
	Providing and applying one coat of primer and two coats Royal paint on walls manufacturer and shade to give a smooth finish on new plastered surfaces. (Cost includes base preparation, sand papering, filling putty wherever required, scaffolding etc. complete)	(Entire house considered with bathroom except balcony)	Sqft	4160	39	162,240
3	Edge polish of entire laminate furniture.		LS	1	40,000	40,000
4	Deep Cleaning at the time of handover		LS	1	6,000	6,000
					Total D	245,134

LOOSE FURNITURE

No.	Description	Location	Unit	Qty.	Rate (INR)	Amount (INR)
F	Loose Furniture					
1	3 Seater Sofa (Size 6'-3"x 2'-3"x 2'-6") (Fabric Cost Considered Rs 500/- Per Meter)	living room	No	1	47,500	47,500
2	2 Seater Sofa with leg extend (Size 4'-7"x 2'-3"x1'-6") (Fabric Cost Considered Rs 500/- Per Meter)	living room	No	1	32,000	32,000
3	Lounge Chairs	living room	Nos	2	20,000	40,000
4	Center Table (Size 3'-0"x 3'-0"x1'-6") (Laminate Finish)	living room	No	1	23,000	23,000
5	Flap type Dining Table (Size 4'-6" x 3'-0") (Laminate Finish)	living room	No	1	35,000	35,000
6	Dining Chairs	living room	Nos	4	13,750	55,000
7	Coffee Chair in balcony (Online furniture)	living room	Nos	2	10,000	20,000
7a	Coffee table in balcony (Online furniture)	living room	No	1	8,000	8,000
8	Study Chair	Kid's Bedroom	No	1	13,750	13,750
9	Study Chair	Daughter's Bedroom	No	1	13,750	13,750
10	Study Chair	Master Bedroom	No	1	13,750	13,750
11	Artificial lawn and vertical garden. (Cost may vary as per selection)	Living room balcony	LS	1	50,000	50,000
	(Note: - All above rate may vary as per selection)					
					Total F	301,750

MATERIAL LIST

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A	CIVIL	
1	Cement	Ultratect or equivalent
2	Cement for fixing tiles as dado	Ultratect or equivalent
3	White cement	Birla White
4	Vitrified Tiles	Nitco, Kajaria or RAK
5	Waterproofing chemical	Roff, Sunanda or equivalent.
B	PLUMBING	
1	Sanitary fixtures	Grohe
2	PVC pipes	Prince
C	CARPENTRY	
1	Commercial plywood, MR grade	Samrat/Gurjan or equivalent brand
2	Marine / Water proof plywood BWR	Samrat/Gurjan or equivalent brand
3	Block Board, MR grade	Samrat/Gurjan or equivalent brand
4	Inside laminated sheet (1 mm thick)	Green Lam / Euro Mica
5	Finish laminated sheet (1mm thick)	Green Lam / Euro Mica
6	Veneer	Green / Merino
7	Glass (Clear)	Saint Gobain
8	Mirror	Saint Gobain
9	Aluminum section for window	Jindal
10	Adhesive for wood	Fevicol
11	Hardware	Hettich, Enox or equivalent
D	Kitchen	
1	Modular Furniture	As per Selection
E	FALSE CEILING	
1	Plaster of Paris	Gyproc or India Gypsum
2	False Ceiling	Gyproc or India Gypsum
F	PAINT	
1	Wall and Ceiling paint	Asian Paints
2	PU Coat	Asian Paints
3	Melamine polish Finish	Asian Paints
G	Electrical	
1	Wires	Polycab
2	DB, MCB	LeGrand
3	Switches	GM, Legrand or equivalent

4	Lights	Philips or equivalent
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ASSUMPTIONS			
Sr. No	Assumptions Items	Unit	Rate
A	CIVIL		
1	Vitrified tiles	Sqft	
2	Ordinary Tiles	Sqft	
3	Granite	Sqft	
4	Debris	Per No	7000
A1	PLUMBING		
B	CARPENTRY		
1	Veneer	Sqft	
2	External/Finished Laminates	8'x4' Sheet	1600
3	Internal grey laminate	8'x4' Sheet	600
B1	KITCHEN		
1	SS basket		
C	FALSE CEILING		
D	PAINT & POLISH		
E	ELECTRICAL		
F	LOOSE FURNITURE		
1	Fabric for Sofa's	Mtrs	500/-

EXCLUSIONS	
Sr.No	EXCLUDED ITEMS
A	CIVIL
A1	PLUMBING
1	All CP Fittings
2	WC and flush tank
3	Wash Basin
4	Urinals
5	Shower fittings
6	Nahani Trap jaali
7	Waste couplin
8	Faucet
9	Basin Mixer
10	Jet spray
11	Water Purifier
B	CARPENTRY
1	Mattresses
1	Furnishing & cushions
B1	KITCHEN
1	Tandem drawer
2	Cutlery
C	FALSE CEILING
D	PAINT & POLISH
E	ELECTRICAL
1	Light fittings
2	Hanging Light
3	Strip light
4	Fan
5	Exhaust Fan
6	And any other electrical fittings
7	Power points for AC
F	LOOSE FURNITURE
1	Fabric For Curtains
2	Wall Paper

	WHITE GOODS
1	T.V.
2	Washing Machine / Dryer
3	Refrigerator
4	Dishwasher
5	Microwave
6	Oven
7	AV System
8	Any other electronic items