

The Bill of *Quantities.*

 $\sqrt{4.2}$

Client and consultant details removed

02 • CONTENTS

What's in *this volume*.

*Forty-one pages, fourteen trades, two hundred and thirty-two priced lines.
Read it cover to cover — or skip directly to the table you need.*

I. Foreword & Project

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04	Cost Breakdown — by Trade	Visual	04
05	Cost Breakdown — by Room / Space	Visual	05
06	How to Read this BOQ	Method	06

II. Priced Schedule of Works 232 line items

01	Civil & Masonry	— items	—
02	Carpentry & Joinery	— items	—
03	Modular Kitchen	3 items	07
04	Flooring & Stone Work	— items	—
05	Wall Treatments & Paint	— items	—
06	False Ceiling & POP	— items	—

08	Plumbing & Sanitary	2 items	10
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FOREWORD

03.

The project,
in one read.

23,760 sqft • 12 spaces • 232 priced
lines

This sample demonstrates a detailed, trade-first priced
schedule for a representative interior project.

PROJECT AND COMPANY DETAILS REMOVED

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CARPET AREA	BUILT-UP	HABITABLE SPACES	EXECUTION TIMELINE
23,760sqft	29,700sqft	12rooms	118working days

SUBTOTAL — BEFORE GST	GST • WEIGHTED AVERAGE	GRAND TOTAL — PAYABLE
₹ 60,43,250	₹ 10,87,785	₹ 71,31,035
Materials, labour, supervision & logistics across all fourteen trades.	CGST + SGST applied per item per HSN class. Composite supply where applicable.	Inclusive of all taxes, exclusive of statutory permissions & client-supplied items.

VERIFIED BY
Grehyug AI Estimator v4.2
Quantities cross-verified against drawing set H-WD-R03
dated 02 May 2026. Rates benchmarked against 2,140
vendor quotes & 36 months of Grehyug-benchmarked rate
data.

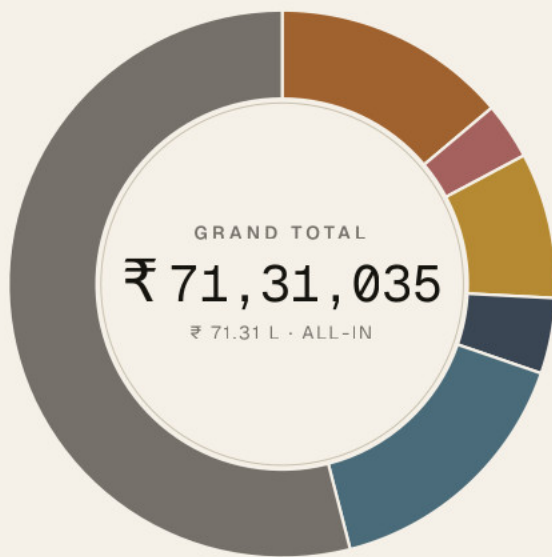
VALIDITY & INDEXING
30 days from issue • then re-indexed monthly.
Marble, fabrics, and select imported lines are subject to lot-
pricing at order confirmation. Variations beyond ±3% will be
communicated in writing.

04.

WHERE THE MONEY GOES

By trade.

14 trades · weighted by amount



INNER RING · BEFORE GST · SLICE = TRADE SHARE

Modular Kitchen	Modular carcass, shutters, counters, hardware, appliances	13.9%	₹ 9,88,545
Bathrooms & Sanitaryware	CP fittings, chinaware, glass, wall + floor stone	3.4%	₹ 2,38,950
Electrical & Lighting	Wiring, switches, MCB, lighting, fans, points	8.6%	₹ 6,13,600
Plumbing	CPVC supply + drainage, water tanks, boring pump	4.5%	₹ 3,18,600
HVAC & Air Conditioning	Split / cassette / VRV-VRF systems, ducting, ventilation	15.7%	₹ 11,21,000
Miscellaneous & Handover	Lift, railings, gates, jaali, handover snag-rectification	54.0%	₹ 38,50,340
All trades · grand total		100.0%	₹ 71,31,035

05.

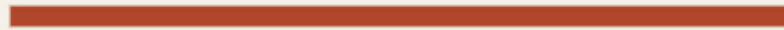
WHERE THE MONEY GOES

By space.

12 habitable spaces · allocated by
line

Items tagged to a specific space are allocated directly. Building-wide items – civil, MEP backbones, finishes – are distributed pro-rata against carpet area.

Building-wide / Common
ALLOCATED PRO-RATA



₹ 71,31,035

06.

How to read
*this document.*Column anatomy • conventions •
abbreviations

Every row in the priced schedule that follows is structured identically. Once you understand one, you have understood all *two hundred and thirty-two*.

ANNOTATED ROW • SAMPLE

SKU	DESCRIPTION & SPECIFICATION	UNIT	QTY	RATE ₹	AMOUNT ₹	GST	TOTAL ₹	REMARKS
CRP-001	Master bedroom 4-door wardrobe 18 mm BWP Greenply ply carcass, AC vener + PU shutters, internal melamine, soft-close hinges	SQFT	96.00	1,900	1,82,400	18%	2,15,232	H 2700 x W 3200

A • SKU

Three-letter trade code followed by a sequential number. SKU is stable across revisions — quote it in change orders.

B • DESCRIPTION

Bold line is the line-item name. The greyed line beneath carries make, model, finish, and reference standard.

C • UNIT & QTY

sqft for area, rmt for running metre, nos for count, sets / lot for grouped items, point for electrical points.

D • RATE

Material-only unit rate including standard wastage, freight, and hardware. Labour is excluded. Excludes GST.

E • AMOUNT & GST

Amount = Rate × Qty, before tax. GST is HSN-aligned (typically 18%, 12% on select handicraft).

F • TOTAL & REMARKS

Total = Amount × (1 + GST). Remarks carry sizing, location, or sequencing notes used by site supervision.

CONVENTIONS

Currency — Indian Rupees (₹). Indian numbering (lakh / crore).
Units — Metric. sqft for area to match local practice.
Wastage — Provided for in rates (3% tile, 5% marble, 7% fabric).
Brands — "or approved equivalent" where stated; samples to be approved on site.
Drawings — Always read with drawing set H-WD-R03.

ABBREVIATIONS

BWP — Boiling-water-proof plywood • **AC** — Air-conditioned grade
PU — Polyurethane • **CP** — Chrome-plated
CM — Cement mortar • **RCC** — Reinforced cement concrete
SWR — Soil & waste rainwater • **CPVC** — Chlorinated PVC
VRF — Variable refrigerant flow • **HSN** — Tax code class

01.

Modular Kitchen.

Trade 03 · 3 items · Modular carcass,
shutters, counters, hardware,
appliances

Modular Kitchen *Modular carcass, shutters, counters, hardware, appliances*

SKU	Description & Specification	Unit	Qty	Rate ₹	Amount ₹	GST	Total ₹	Remarks
KIT-COUNTER	Kitchen counter top stone Italian Marble · Quartzite · Statuario / Calacatta · Premium tier	SQFT	35.00	650	22,750	18%	26,845	—
KIT-WALL-TILE	Kitchen wall cladding tiles Imported tile · Spanish / Italian · Premium tier	SQFT	60.00	250	15,000	18%	17,700	—
KIT-MODULAR	Modular kitchen — hardware + carcass + shutter Hafele / Hettich · Blum · Blum hardware, island, integrated appliances · Premium tier	LUMP	1.00	8,00,000	8,00,000	18%	9,44,000	—

Subtotal BEFORE GST ₹ 8,37,750 GST ₹ 1,50,795 TOTAL PAYABLE ₹ 9,88,545

Modular Kitchen 3 lines

02.

PRICED SCHEDULE

Bathrooms & Sanitaryware.

Trade 05 · 3 items · CP fittings, chinaware, glass, wall + floor stone

BTH · 05 Bathrooms & Sanitaryware CP fittings, chinaware, glass, wall + floor stone

SKU	DESCRIPTION & SPECIFICATION	UNIT	QTY	RATE ₹	AMOUNT ₹	GST	TOTAL ₹	REMARKS
BATH-CP-FITTINGS	CP + Chinaware fittings — per bathroom budget cap Grohe / Hansgrohe / Kohler · TOTO · Imported brand, full sensor faucets optional · Premium tier	SET	0	90,000	0	18%	0	—
BATH-GLASS	Bathroom glass partition + mirror Ozone + 12mm · Imported hardware + ozone · Premium tier	SET	0	25,000	0	18%	0	—
BATH-WALL-TILE	Bathroom wall + floor tiles (or Italian stone) Imported tiles + Italian stone · Italian stone master bath, tile rest · Premium tier	SQFT	750.00	270	2,02,500	18%	2,38,950	—

Subtotal · Bathrooms & Sanitaryware	BEFORE GST ₹ 2,02,500	GST ₹ 36,450	TOTAL PAYABLE ₹ 2,38,950
3 lines			

03.

PRICED SCHEDULE

Electrical & Lighting.

Trade 06 · 1 items · Wiring, switches,
MCB, lighting, fans, points

ELC · 06		Electrical & Lighting						Wiring, switches, MCB, lighting, fans, points	
SKU	DESCRIPTION & SPECIFICATION		UNIT	QTY	RATE ₹	AMOUNT ₹	GST	TOTAL ₹	REMARKS
ELEC-SOLAR	Rooftop solar PV (pre-subsidy) 8-10 kW on-grid · 8-10 kW on-grid · Premium tier		LUMP	1.00	5,20,000	5,20,000	18%	6,13,600	—
Subtotal· Electrical & Lighting		1 lines		BEFORE GST ₹ 5,20,000		GST ₹ 93,600		TOTAL PAYABLE ₹ 6,13,600	

04.

PRICED SCHEDULE

Plumbing.

Trade 07 · 2 items · CPVC supply + drainage, water tanks, boring pump

PLB · 07

Plumbing *CPVC supply + drainage, water tanks, boring pump*

SKU	DESCRIPTION & SPECIFICATION	UNIT	QTY	RATE ₹	AMOUNT ₹	GST	TOTAL ₹	REMARKS
PLB-SEPTIC	Septic tank + soak pit	LUMP	1.00	1,80,000	1,80,000	18%	2,12,400	—
	FRP bio-tank · FRP bio-septic tank · Premium tier							
PLB-RWH	Rainwater harvesting recharge pit (mandated for plots >= 100 sqm)	LUMP	1.00	90,000	90,000	18%	1,06,200	—
	Storage + recharge · Storage tank + recharge + filtration · Premium tier							

Subtotal· Plumbing 2 lines

BEFORE GST ₹ 2,70,000

GST ₹ 48,600

TOTAL PAYABLE ₹ 3,18,600

05.

PRICED SCHEDULE

HVAC & Air
Conditioning.

Trade 08 · 1 items · Split / cassette
/ VRV-VRF systems, ducting,
ventilation

HVC · 08		HVAC & Air Conditioning <i>Split/cassette/VRV-VRF systems, ducting, ventilation</i>						
SKU	DESCRIPTION & SPECIFICATION	UNIT	QTY	RATE ₹	AMOUNT ₹	GST	TOTAL ₹	REMARKS
ELEC-AC	AC system — per floor (HP allocation) Daikin VRV / VRF · Carrier VRV · 14 HP VRV per floor, wall hung + ductable · Premium tier	LUMP	1.00	9,50,000	9,50,000	18%	11,21,000	—
<i>Subtotal ·</i> <i>HVAC & Air</i> <i>Conditioning</i> 1 lines				BEFORE GST ₹ 9,50,000	GST ₹ 1,71,000	TOTAL PAYABLE ₹ 11,21,000		

PRICED SCHEDULE

Miscellaneous & Handover.

Trade 13 · 4 items · Lift, railings, gates, jaali, handover snag-rectification

06.

MSC · 13

Miscellaneous & Handover

Lift, railings, gates, jaali, handover snag-rectification

SKU	DESCRIPTION & SPECIFICATION	UNIT	QTY	RATE ₹	AMOUNT ₹	GST	TOTAL ₹	REMARKS
LIFT	Passenger lift — building Schindler / Mitsubishi · 6+1 with ARD · Premium tier	LUMP	1.00	18,00,000	18,00,000	18%	21,24,000	—
RAILING	MS / SS railing — staircase + balcony SS + glass · Premium tier	RMT	66	5,500	3,63,000	18%	4,28,340	—
EXT-BOUNDARY	Boundary wall + main gate (compound) Stone-clad wall + SS gate · Stone-clad wall + SS/designer gate · Premium tier	LUMP	1.00	5,00,000	5,00,000	18%	5,90,000	—
SOFT-PROF	Professional + statutory: design fees, municipal sanction, 1% labour cess Design + sanction + cess + PMC · Design + sanction + cess + project management · Premium tier	LUMP	1.00	6,00,000	6,00,000	18%	7,08,000	—

Subtotal·

Miscellaneous & Handover

4 lines

BEFORE GST ₹ 32,63,000

GST ₹ 5,87,340

TOTAL PAYABLE ₹ 38,50,340

ALL TRADES, ALL TAXES

15.

The grand
summary.

6 trades · 14 priced lines

NO.	TRADE	LINES	SHARE	%	BEFORE GST ₹	GST ₹	TOTAL ₹
03	Modular Kitchen Modular carcass, shutters, counters, hardware, appliances	3		13.9%	8,37,750	1,50,795	9,88,545
05	Bathrooms & Sanitaryware CP fittings, chinaware, glass, wall + floor stone	3		3.4%	2,02,500	36,450	2,38,950
06	Electrical & Lighting Wiring, switches, MCB, lighting, fans, points	1		8.6%	5,20,000	93,600	6,13,600
07	Plumbing CPVC supply + drainage, water tanks, boring pump	2		4.5%	2,70,000	48,600	3,18,600
08	HVAC & Air Conditioning Split / cassette / VRV-VRF systems, ducting, ventilation	1		15.7%	9,50,000	1,71,000	11,21,000
13	Miscellaneous & Handover Lift, railings, gates, jaali, handover snag-rectification	4		54.0%	32,63,000	5,87,340	38,50,340

SUMMARY

Subtotal before GST	₹
60,43,250	
GST (CGST + SGST, weighted 18.00%)	₹
10,87,785	
Rounding	--
Project cost / sqft (carpet)	₹ 2,187

GRAND TOTAL PAYABLE

₹

71,31,035

Inclusive of all taxes & statutory levies

₹ 71.31 L · INDIAN RUPEES

Amounts rounded to the nearest rupee at the trade level. Fractional differences against line-item arithmetic, if any, are absorbed within the trade subtotal.

PUBLIC SAMPLE

Commercial Terms Removed

Company-specific contractual and insurance details
are omitted from this demonstration copy.

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FINAL PAGE

Accept & *begin.*

A signature here authorises the
consultant to mobilise the site within
7 working days.

19.

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SAMPLE ACCEPTANCE PAGE

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