CHALO INTERIORS

Calm Luxe

Version : 2026 Edition
SKU No.: LR-SA-005
Location: Mumbai , Navi Mumbai, Thane & Pune
Living Room Size: 18'X12'
Scope of work: Complete Living room Renovation
BOQ(Bill of Quantities)

Sr. No.		Work Item	Scope of Work / Specification	Area / Qty.	Unit	Cost
LIVING ROOM (Size: 18'X12')						
FALSE CEILING WORK	1.1	**FALSE CEILING WORK**				
		False Ceiling Work (1 layer)	(False ceiling Size: 12'X10') Supply and installation a 1-layer false ceiling using gypsum board, including GI framework, finishing and surface preparation as per approved design.	216	sq.ft.	₹19,940
		LED light Fittings Cutout (Labour)	Scope includes provision of cut-outs for spotlights, LED panels, and all necessary LED lighting fixtures, and accessories as per the approved design.	10	nos	
CARPENTRY WORK	1.2	**CARPENTRY WORK**				
		Sofa Seating (5 seater)	Supply, fabrication, and installation of a custom-designed 5-seater sofa as per approved drawings. Scope includes hardwood/engineered wood frame, high-density foam cushioning, premium fabric/leatherette upholstery, stitching, finishing, legs/base, necessary hardware, transportation, installation, and all labour and consumables required for complete execution.	1	nos	₹188,000
		Sofa Seating (1 seater)	Supply, fabrication, and installation of a custom-designed 1-seater sofa as per approved drawings. Scope includes hardwood/engineered wood frame, high-density foam cushioning, premium fabric/leatherette upholstery, stitching, finishing, legs/base, necessary hardware, transportation, installation, and all labour and consumables required for complete execution.	1	nos	
		Sofa Seating Back Wall Design- POP Punning with Design	Providing and applying POP punning to wall surfaces with decorative design detailing, including surface preparation, levelling, smooth finishing, and installation as per approved design	15	r.ft	
		Sofa Seating Back Wall design- Laminated Panelling	BWR Grade Plywood Fabrication, and installation of a custom Bed back Panelling as per approved design	15	sq.ft	
		Center Table	Supply, fabrication (if custom-designed), or supply of a ready-made designer center table as per the approved design, using high-quality plywood, MDF, solid wood, metal, glass, or other specified materials with laminate, polish, or approved finish, including all hardware, labour, transportation, installation, and finishing, complete and ready for use.	1	Nos	
		Side Tables with PU Finish	PU Finish, Supply and installation of SideTable in plywood/HDHMR with PU finish, including all materials and labour, necessary framing, fixing hardware, polishing/finishing, and all accessories required for a complete and finished installation.	1	nos	
ELECTRICAL WORK & FIXTURES	1.3	**ELECTRICAL WORK & FIXTURES**				
		Electrical Work - Labour	Electrical Work : Supply and installation of concealed black PVC electrical conduits, copper wiring, concealed electrical boxes, junction boxes, and all necessary accessories, including labour for conduit laying, wire pulling, connections, testing, and commissioning to ensure all electrical points are complete and fully functional. Exclusions: Modular switches, sockets, light fixtures, fans, and electrical appliances unless otherwise specified..	20	nos	₹32,500
		Decorative light fixture	Supply of Decorative wall light fixtures (as per Design)	1	nos	
		Ceiling concealed LED lights fixture	Supply of LED Panel fixtures (as per Design) brand : Havells 6-Watt LED Panel Light	10	nos	
		Fan	Providing and installing ceiling fan as per design including necessary wiring for fitting.	1	nos	
PAINTING WORK	1.4	**PAINTING WORK**				
		Interior Painting (Walls & False ceiling + Passage walls and ceiling)	Surface preparation, putty application, primer, sanding, and application of two coats of premium interior emulsion paint to all interior walls and balcony walls (where applicable), including all labour, materials, tools, and consumables required to achieve a smooth, uniform, and finished surface.	540	Sq.ft.	₹22,680
ACCESSORY ITEMS	1.5	**ACCESSORY ITEMS**				
		Solid Curtains	800rs. /r.m. Providing and installing plain solid-color curtains as per approved design and site measurements.	12	r.m.	₹70,800
		Curtain Rods & Fitting	Supply of stainless steel curtain rod complete with accessories.(Hidden in false ceiling)	12	r.ft.	
		Rug	Product	1	nos	

Note: You can choose the items you wish to include and design your living room according to your design preferences and budget.

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Note: Final pricing may vary based on site conditions, measurements, project location, material selections, and specific project requirements. The final cost will be confirmed after the site visit and detailed discussion.