CHALO INTERIORS

Soft Minimal

Version : 2026 Edition
SKU No.: LR-SA-004
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.	₹20,780
		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	
		AC Pelmet Gypsum Sheet Fixing On Plywood	(Pelmet Size: 14'X2') Providing and fixing gypsum board sheets over plywood base for AC pelmet, including joint treatment, screw fixing, finishing and installation as per design.	12	sq.ft.	
CARPENTRY WORK	1.2	**CARPENTRY WORK**				
		Sofa Seating (3 seater)	Supply, fabrication, and installation of a custom-designed 3-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	₹209,600
		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	
		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	
		Designer Side Table	Product	1	nos	
		Curtain Pelmet	Semi Marine Ply (Curtain Pelmet Size: 14' length): Supply and installation of curtain pelmet with a metal framework, clad with MDF sheets for a smooth finish and gypsum surface preparation, including primer and paint finish. The scope includes all materials, labour, framing, fixing hardware, finishing, and all necessary accessories required for a complete and finished installation.	12	sq.ft.	
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	₹85,000
		Decorative light fixture	Supply of Decorative wall light fixtures (as per Design)	1	nos	
		Spot Light	Supply of Decorative Spot light fixtures (as per Design)	4	nos	
		Ceiling concealed LED lights fixture	Supply of LED Panel fixtures (as per Design) brand : Havells 6-Watt LED Panel Light	8	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.	₹94,200
		Semi-Sheer/Light-Filtering Curtains	600rs. /r.m. Providing and installing sheer curtains as per approved design and site measurements.	12	r.m.	
		Curtain Rods & Fitting	Supply of stainless steel curtain rod complete with accessories.(Hidden in false ceiling)	24	r.ft.	
		Canvas Abstract Wall Art With Frame	Supply of artistic Canvas Abstract Wall Art With Frame and accessories.	1	nos	
		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.