



Bill of Material (BOM)

Sample

Disclaimer:

- The prices mentioned in the document below may vary and the final prices will be calculated only after going through the final architectural plans.

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Grey Structure

SR#	ITEM	PREMIUM GRADE	PREMIUM + GRADE
1	Bricks	Awwal Max Rs. 8300/1000 Bricks	Awwal Max Rs. 9000/1000 Bricks
2	Sand	River Ravi	River Chenab
3	Crush	Margalla/Sargodha(as per availability)	Margalla/Sargodha(as per availability)
4	Steel	Saeed/Model G40(as per availability)	Saeed/Model G60(as per availability)
5	Cement	DG/Maple leaf/Bestway	DG/Maple leaf/Bestway
6	Basement Bed	With reinforcement as per drawing, vapor barrier and PVC water stoppers (Max 80 Rs/ft), bitumen where required	With reinforcement as per drawing, vapor barrier and PVC water stoppers (Max 80 Rs/ft), bitumen where required
7	Basement Retaining walls	9" thick reinforcement as per drawing, chips plaster on outer side or Neru plaster with polythene sheet and bitumen coating.	9" thick reinforcement as per drawing, chips plaster on outer side or Neru plaster with polythene sheet and bitumen coating.
8	Slab/Lintel pouring	RCC Max 5.5" thick	RCC Max 5.5" thick
9	Reinforcement/Steel in pillars/beams	To be decided after studying structural drawings	To be decided after studying structural drawings
10	Reinforcement/Steel in Slab/Lintel	To be decided after studying structural drawings	To be decided after studying structural drawings
11	P.C.C	As per drawing	As per drawing
12	Brick work 9"/45" super structure	As per drawing	As per drawing
13	UGWT/S.T/OHWT	Yes/Yes/300 Gallon DURA	Yes/Yes/300 Gallon DURA
14	R.C.C in slabs /beams	102:04 Vibrated	102:04 Vibrated
15	Water proofing at roof top/Bathrooms/kitchen	Standard Method	Standard Method
16	Plaster Interior/exterior	1:4 / 1:4	1:4 / 1:4
17	Flooring hardcore (brick ballast)	As per drawing	As per drawing
18	Termite Proofing	Yes (fepronil)	Yes (fepronil)
19	Safety Grills	No	Yes (3/8 " angle) (Max) Rs. 130 sq.ft

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20	Marble slabs at windows sills	No	Yes (Marble taweera)
21	UPVC/PPRC/Electric conduit	Popular	Popular
22	Door chokaths	Steel Chokath gauge 17	Steel Chokaths / Wooden chokaths in imported Kail wood
23	Concrete slabs in Kitchens/Bathrooms / stores/laundry	Yes where required or as per drawing	Yes where required or as per drawing
24	Steeldoors shades	Yes where required	Yes where required
25		No	no
26	Fa'ade work / Front elevation	To be decided after going through the architects proposed Front Elevation	To be decided after going through the architects proposed Front Elevation
27	Water motor / Bore Bump	Yes	Yes
28	Main steel door	Yes MS Angle Iron G 16	Yes MS Angle Iron G 16
29	Roof insulation for heat	No	No

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Finishing Items

Sr	Items	Premium Grade	Premium + Grade
1	Windows	Aluminum 1.3 gauge Metallife in Silver color with Dividers	Aluminum 1.3 gauge Metallife in Silver color with dividers
2	Glass	Single glazed clear	Single glazed clear
3	Flooring	Marble Max Rs 70/ ft2 with polish Max Rs 15/ft Tiles China imported porcelain 24" x 24" Max Rs 1200/m2	Marble Max Rs 70/ ft 2with polish Max Rs 15/ft Tiles China/Spanish imported 24" x 24" Max Rs 1400/m2
4	Kitchen Tiles	Sonex/imported Max Rs 800/m2	China/Spanish importedMx Rs. 1500/m2
5	Washroom Tiles	Sonex/Master/China imported Max Rs 1600/m2	China/Spanish imported Max Rs 2100/m2
6	Stone tile along stair case	No	No
7	Kitchen slabs	Granite slabs Max Rs 400/ft2	Corean slabs Max Rs 1100/ft2
8	Staircase slabs	Granite Max Rs 400/ft2	Granite Max Rs 550/ft2
9	Outdoor Flooring/Parking area	Marble/Tiles China imported Max Rs 900/m2	Marble/Tiles China imported imported Max Rs 1100/m2 16" x 16"
10	Facade work(Front elevation)	To be decided after going through the architects proposed Front Elevation	To be decided after going through the architects proposed Front Elevation
11	Electric cabling	GM/Eagle/KDC	Pakistan Cables
12	Switch boards	II/Orange/Aqua	Aqua/Phillips
13	Bedrooms Shutters Wood work	High gloss/UV Max Rs 5500 for fronts & Chipboard lamination for backs with import quality hinges and local channels, rods, magnet catchers and handles	UV/Acrylic Max Rs 8000 for fronts & Chipboard lamination for backs with import quality hinges and local channels, rods, magnet catchers and handles. Aluminium shutters with looking glass in each wardrobe

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14	Kitchen wood work	Italian Kitchen with UV shutters Max Rs 5500 Granite tops, Aluminum glass shutters, Kitchen Accessories	Italian Kitchen with UV/Acrylic/Melamine shutters Max Rs 10000 Granite tops + Kitchen Accessories
15	Kitchen Appliances	Rays/Esquire Hob & Hood (3 burner) for G.F kitchen only	Rays/Esquire Micro & Elec Oven, Hob & Hood (3 burner) for G.F kitchen only
16	Kitchen Sinks	Large Double bowl sink for GF imported and Local Sink for F.F	Large Double bowl sink for GF imported and Local Sink for F.F
17	Washrooms showers glass cabinet	No	For 2 washrooms only
18	Washroom Vanities	Own RCC built with Granite tops and up/down vanity porta/IMC	Own RCC built with Granite tops and up/down vanity porta/IMC
19	Washroom Accessories	Local /imported Max Rs 4000 per set	Local /imported Max Rs 6000 per set
20	Steel fixtures	Sonex Plastic body	Sonex/Porta/Grohe(Rain shower in 1 washroom)
21	Ceramic fixtures	IMC/Valley/Asian standard	IMC/Valley/Porta(Concealed commode in 1 washroom)
22	False ceiling	As per owners desire	As per owners desire with Oak/ash palai lipping in selected rooms
23	UPVC/PPRC/Elec conduit	Popular Medium/PH 16	Popular Medium/PH 20
24	Doors	Solid frame doors in kail wood & Y." MDF Oak with handles (Max Rs 1600) A+ hinges, Magnet catcher & Latches. Doors to be finished with simple paint polish	Solid frame doors in Ash wood & 3 A" MDF Oak with handles (Max Rs 1600) A+ hinges, Magnet catcher & Latches. Doors to be finished with wax spirit polish
25	Main Door	Solid Frame Door in kail wood with luxury Handle Max Rs 5000	Solid Frame Door in Ash wood with luxury Handle Max Rs 12000

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26	Door chokaths	Wooden chokaths doli frame in imported kali wood	Wooden chokaths doli frame in imported kail wood
27	Paint Work	Nippo/ICI/Berger/Gobbis	Nippo/ICI/Berger/Gobbis
28	Exhuast Fans Baths	Yes	Yes
29	Railings	Stainless steal	Stainless steel with glass or wood work with glass
30	Ceiling down lights	Yes(Imported SMD lights)	Yes(Imported SMD lights)
31	Ceiling Fans	No	No
32	Green Belt/horticulture work	Yes	Yes
33	Outdoor Lights	2 gate pillar lights, 2 on front and 2 on back	2 gate pillar lights, 2 on front and 2 on back
34	Intercom/Elec lock/CCTV	Yes/Yes/Conduit only	Yes/Yes/Conduit only
35	Waterfall/ Wall panels	No	No
36	Jaali doors	2 Doors	2 Doors
37	Shades	Yes	Yes
38	Exhaust Fan kitchens	Yes	Yes
39	Geezer	No	No
40	Instant Geezer	NO	NO
41	Wall Fency Lights	Max of 2 no's in each room(Rs 600 Max each light)	Max of 2 no's in each room(Rs 1500 Max each light)
42	Wooden Floor	Drawing room only	Drawing room+1 bedroom
43	Wall paper	In selected rooms	In selected rooms
44	Home theatre for basement	Complete wooden structure with ceiling supports in partial wood and lipping in MDF plain/ Oak. Wallpapers	Complete wooden structure with ceiling supports in partial wood and lipping in MDF plain/ Oak. Wallpapers

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As per owner's desire.
Electronic equipment not included.

Quilting work are per
owner's desire. Electronic
equipment not included

45	UPS wiring	Yes	Yes
46	Water Motor, Bor/pump	yes (according to society rules)	yes (according to society rules)
47	Bath Jacuzzis	No	yes Max 1 washroom
48	TV cabinets/Media walls	yes for TV lounge only	yes for TV lounge only
49	Roof/walls special Heat Insulation	No	No
50	Fanoos	1 in Drawing & 1 in living Room (Max Rs 12000 each)	1 in Drawing & 1 in living room (Max Rs 20000 each)
51	Fire Place	yes 1 in Steel body	yes 1 in Steel body

Rates (Grey Structure)

Type	PREMIUM GRADE	PREMIUM+ GRADE
Basement	Rs 2000-2100/- 7 Per ft ² of CA*	Rs 2000-2100/- 7 Per ft ² of CA*
Upper floors	Rs 2000-2100/- 7 Per ft ² of CA*	Rs 2000-2100/- 7 Per ft ² of CA*

Rates (Grey Structure + Finishing)

Type	PREMIUM GRADE	PREMIUM+ GRADE
Basement	Rs 2650-2750/- 7 Per ft ² of CA*	Rs 2800-2900/- 7 Per ft ² of CA*
Upper floors	Rs 2350-2450/- 7 Per ft ² of CA*	Rs 2600-2700/- 7 Per ft ² of CA*

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Points To Be Noted

- The above given rates are valid only for the plot that is in level with the road or maximum 2 Feet deep, with no debris and is located on a non-rocky terrain.
- This Quotation in only valid for 1 month.
- The above rates include all the work inside and outside the covered area. No extra calculations to be done for the shades outside the lintels, boundary walls, Side/Rear/Front passages, Main gate installation, ramp etc.
- Any kind of open spaces between the pergolas, double heights, stair etc shall be counted in covered area.
- In case of steel shuttering the ceiling shall not be plastered.
- Above mentioned rates are for brick structures only and shall not be applicable for frame structures.
- Above mentioned rates shall only be valid for structures with following minimum FAR's (Floor Area ratio).
 - i. 5 Marla :1.6
 - ii. 10 Marla:1.45
 - iii. 1 Kanal:1.25
 - iv. 2 Kanal:1
- C.A* = Covered Area
- Maximum ceiling height from F.F.L (Finish Floor Level) shall be 10'.
- Maximum height for boundary walls shall be 6'.
- Maximum height for parapet walls shall be 2'.
- Maximum height for mumty shall be 9'.

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