

GRANDSPIRE EVENT COMPLEX

CONSULTANT-STRUCTURED REVISED ALL-INCLUSIVE BOQ

FINAL REVISED BOQ VALUE: RS. 29.94 CRORE

Particular	Detail
Project	Event Complex Qadirabad (Grandspire)
Client	Mr. Gul Nawaz Khan
Location	Qadirabad, Mandi Bahauddin, Punjab
Prepared By	Fusion Developers
Document Basis	Consultant-structured value engineering of the approved 84 ft x 125 ft three-hall scheme, retaining the same functional amenities and architectural design intent, with latest facade, window, electrical, marble and external-work amendments.
Included Capacity	Furniture and banquet seating for 900 chairs; crockery and cutlery provisions revised for 1,500 covers
Pricing Basis	Target procurement allowances based on direct manufacturer sourcing, competitive tendering, standardized specifications and measured execution. Final brands/samples require client approval.
Final Revised BOQ Total	Rs. 299,404,729

1. Revised Scope and Budget-Control Basis

This consultant-structured revised BOQ retains the complete Phase-1 amenity package: three 84 ft x 125 ft marquee halls, PEB structure, insulated roofing, 32-ft main facade and side windows, civil and drainage works, sanitary systems, 18 evaporative coolers, six 8-ton floor-standing AC cabinets, five support-room split AC units, Lebanese-theme fabric-ceiling interior, chandeliers, CCTV, gate works, 60 mm pavers, gravel parking, a 30-ft diameter dancing fountain, expanded external lighting, brick boundary wall with iron fence, basic landscape, furniture/crockery, serving racks and a 50 kW on-grid solar system. The revised commercial value reflects the added scope and verified project allowances.

Sr#	Revised BOQ Control
1	Commercial kitchen equipment supply remains excluded; civil shell and specified service provisions only are included.
2	All drawing-dependent structural, roofing, facade, civil, drainage and finishing quantities are treated as lump-sum scope against final approved IFC/shop drawings and specifications. Contractual hall size is 84 ft x 125 ft per hall.
3	PEB main structure, roof weatherproofing, bracing, anchors, CCTV and essential electrical protection are not compromised.
4	Six 8-ton floor-standing AC cabinets are included at the previously agreed project rate, together with 18 evaporative coolers and five 1.5-ton support-room split units.
5	Phase 1 now includes the brick boundary wall and iron/steel fence in accordance with the earlier approved boundary basis. The temporary precast-post and safety-wire system is removed.
6	Parking remains gravel; 60 mm tuff pavers are included for the driveway, drop-off, entrance platform and essential passages.
7	Architectural/MEP drawing and general testing/commissioning allowances are removed. Survey, engineer visits and closeout coordination are included at Rs. 300,000.
8	Approved top-value brands and three-brand alternatives are specified; final procurement is subject to samples, datasheets, warranties and written approval.
9	Sub-base and gravel rates are provisional delivered-and-compacted budgetary rates for Punjab and must be locked through supplier quotations before execution.

Sr#	Revised BOQ Control
10	Excluded Phase-2 items continue to include the remaining 8-ton AC capacity beyond six units, specialist sound/data systems, hose-reel/fire-equipment package and other expressly excluded upgrades.
11	Direct Package Tendering: PEB, roofing, glass, electrical, finishes, furniture and solar packages will be tendered to at least three qualified suppliers and awarded against technical compliance plus best evaluated price.
12	Amenity Preservation: The same visible amenities, Lebanese design language, hall functionality, cooling concept, CCTV, landscaping framework and client-facing finishes remain included.
13	No Safety Compromise: No reduction is permitted in structural design, reinforcement approved by engineer, roof-lap weatherproofing, drainage falls, electrical protection, earthing continuity or life-safety access.
14	Revised Scope Integration: The earlier Rs. 500,000 landscape optimization remains reflected, while this revision adds the six 8-ton AC units, geysers, copper cabling, 60 mm pavers, fountain, expanded lighting, full boundary package, serving racks and increased facade height.
15	Facade execution basis: main front facade height is revised to 32 ft. Upper-level entrance louvers and designated upper portions shall be covered with approved fiberglass sheet; lower entrance shall use aluminium-framed glazed doors.
16	Kitchen-side and rear service-area layouts may receive minor coordination revisions. Final working/coordination drawings will be issued by Fusion Developers after contract signing and are chargeable unless expressly included by written agreement.
17	No drawing is attached to this BOQ. All dimensions, levels, facade interfaces and service layouts shall be governed by the final drawings issued and approved for construction.

2. Revised Cost Summary

Sr#	Work Head	Amount	Remarks
1	A. MARQUEE HALL - PEB STRUCTURE, ROOFING, FACADE & SIDE WINDOWS	Rs. 75,562,857	Detailed schedule attached
2	B. CIVIL / GREY WORKS, LEVELS & HALL FLOOR	Rs. 47,510,000	Detailed schedule attached
3	C. TARGETED WATERPROOFING, ROOF DRAINAGE, SEPTIC & UNDERGROUND DRAINAGE	Rs. 13,100,000	Detailed schedule attached
4	D. PUBLIC HEALTH / PLUMBING / SANITARY WORKS	Rs. 7,650,000	Detailed schedule attached
5	E. EVAPORATIVE COOLING & SUPPORT-ROOM HVAC WORKS	Rs. 13,650,000	Detailed schedule attached
6	F. ELECTRICAL, LIGHTING, LOW-CURRENT & CCTV	Rs. 21,109,000	Detailed schedule attached
7	G. FINISHING WORKS - LEBANESE FABRIC-CEILING INTERIOR	Rs. 50,290,000	Detailed schedule attached
8	H. EXTERNAL WORKS - GATE, 60 MM PAVERS, GRAVEL PARKING, FOUNTAIN, BRICK BOUNDARY/FENCE & LANDSCAPE	Rs. 39,670,317	Detailed schedule attached

Sr#	Work Head	Amount	Remarks
9	J. FURNITURE, CROCKERY, CUTLERY, DECOR & OPENING ITEMS	Rs. 17,840,000	Detailed schedule attached
10	K. SURVEY, ENGINEER VISITS, CLOSEOUT & 50 kW SOLAR	Rs. 5,720,000	Detailed schedule attached
	SUBTOTAL	Rs. 292,102,174	Before overhead and contingency
	Contractor Overhead / Profit @ 1.5%	Rs. 4,381,533	Budget-controlled execution
	Contingency / Minor Market Adjustment	Rs. 2,921,022	Measurement and minor adjustment
	GRAND TOTAL	Rs. 299,404,729	Approx. Rs. 29.94 crore
A. MARQUEE HALL - PEB STRUCTURE, ROOFING, FACADE & SIDE WINDOWS			

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
				SECTION TOTAL	Rs. 75,562,857
1	Optimized PEB/MS main structure for three 84 ft x 125 ft halls plus service/support roof zones	Lot	Lump Sum	As per approved structural drawings	Rs. 33,340,000 Negotiated direct-fabricator package; engineer-approved sections and mill certificates retained.
2	Steel erection, alignment, lifting, bolting, welding and primer touch-up	Lot	Lump Sum	As per approved drawings	Rs. 1,054,000 Bundled with fabrication and crane mobilization.
3	PPGI/GI roofing with ridge, flashing, gutters, fasteners and accessories	Lot	Lump Sum	As per approved roof drawings	Rs. 13,570,000 Direct roofing supplier package; approved gauge, coating and warranty retained.
4	Thermal/acoustic insulation with foil, mesh and fixing	Lot	Lump Sum	As per approved roof area	Rs. 5,056,000 Standardized insulation roll sizes and controlled wastage.
5	Retractable partition wall system with tracks and MS supports between halls	Sft	3,000	Rs. 1,000	Rs. 3,000,000 Two partition lines; complete operable wall support system. Final shop drawings and approved sample required.
6	Three main entry portals with MS framing and canopy supports	No.	3	Rs. 750,000	Rs. 2,250,000 Main facade appearance retained. Upper-level louvers to be covered with approved fiberglass sheet; lower level to receive aluminium-framed glazed doors. Side upper portions to be finished with fiberglass sheet as required.
7	Front facade MS frame, anchors and supports	Lot	Lump Sum	Rs. 4,814,286	Rs. 4,814,286 Revised for the approved 32-ft facade height; final

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
					structural/shop drawings govern.
8	Approved local ACP / wood-texture fins / feature bands and facade cladding package	Lot	Lump Sum	Rs. 7,288,571	Rs. 7,288,571 Revised cladding allowance for the 32-ft facade height, fiberglass interfaces and approved panel-cutting plan.
9	Facade warm LED profiles and wall-washer provision	Lot	1	Rs. 950,000	Rs. 950,000 Revised warm-profile and wall-washer allowance for the increased facade height.
10	Entrance glazing support and heavy-duty subframes	Lot	1	Rs. 650,000	Rs. 650,000 Three entries/support rooms.
11	Side hall windows, nominal 6 ft x 12 ft, with aluminium frames and approved toughened glass	Lot	Lump Sum	As per approved elevation/shop drawings	Rs. 3,230,000 Standardized 6 ft x 12 ft aluminium window modules; final count, glass thickness, hardware and opening configuration as per approved shop drawings.
12	Openable ventilators, hardware, locking and sill drainage	Lot	1	Rs. 360,000	Rs. 360,000 Functional ventilation.
				SECTION TOTAL	Rs. 75,562,857

B. CIVIL / GREY WORKS, LEVELS & HALL FLOOR

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
				SECTION TOTAL	Rs. 47,510,000
1	Site clearing, survey, setting-out, grid and level control	Job	1	Rs. 850,000	Rs. 850,000 Initial mobilization and survey.
2	Excavation, hall formation, grading and disposal	Lot	Lump Sum	As per approved levels/drawings	Rs. 1,554,000 Final level basis to follow approved setting-out drawings.
3	Approved fill/sand bedding, watering and compaction	Cft	18,777	Rs. 45	Rs. 845,000 Corrected quantity: 18,777 Cft at Rs. 45/Cft (rounded contractual amount). Measured fill and controlled compaction.
4	Anti-termite treatment	Sft	70,000	Rs. 10	Rs. 700,000 Corrected quantity: 70,000 Sft at Rs. 10/Sft. Approved chemical with warranty.
5	PCC 1:4:8 under foundations/floors	Lot	Lump Sum	As per structural drawings	Rs. 4,410,000 Batch-controlled lean concrete as per structural drawings.

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
6	PCC 1:2:4 where required	Lot	Lump Sum	As per structural drawings	Rs. 1,610,000 Plinth/floor support.
7	Grade 40 deformed reinforcing steel for footings/pedestals	Kg	38,000	Rs. 255	Rs. 9,690,000 Lot supply: Mughal / Amreli / Ittefaq or approved equivalent; mill test certificates and BBS required.
8	RCC footings/pedestals and formwork excluding steel	Lot	Lump Sum	As per structural drawings	Rs. 2,911,000 PEB bases.
9	RCC plinth/tie beams excluding steel	Lot	Lump Sum	As per structural drawings	Rs. 1,369,000 Structurally required locations.
10	RCC columns/pedestals and lintels/projections	Lot	1	Rs. 590,000	Rs. 590,000 Support openings.
11	First-class 9-inch brickwork	Lot	Lump Sum	As per architectural drawings	Rs. 8,002,500 Direct brick procurement and controlled mortar wastage.
12	4.5-inch brick partitions	Lot	Lump Sum	As per architectural drawings	Rs. 752,500 Washrooms/bridal/office/CCTV.
13	Internal plaster	Lot	Lump Sum	As per drawing area	Rs. 3,020,000 Measured surface control and optimized labour gang productivity.
14	External plaster	Lot	Lump Sum	As per drawing area	Rs. 750,000 Service/rear walls; exposed elevations unaffected.
15	Floor screed/base preparation	Lot	Lump Sum	As per flooring drawings	Rs. 4,616,000 Laser/level control and measured thickness.
16	Facade support rooms civil works	No.	3	Rs. 540,000	Rs. 1,620,000 Washrooms, bridal, office and CCTV.
17	Rear kitchen/service block civil works	Lot	1	Rs. 1,800,000	Rs. 1,800,000 Civil shell only; equipment excluded.
18	Retaining edges, ramps, steps and level transitions	Lot	1	Rs. 2,420,000	Rs. 2,420,000 As required by approved levels.
				SECTION TOTAL	Rs. 47,510,000

C. TARGETED WATERPROOFING, ROOF DRAINAGE, SEPTIC & UNDERGROUND DRAINAGE

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
				SECTION TOTAL	Rs. 13,100,000
1	Targeted roof joints, gutters, penetrations and flashing waterproofing	Lot	Lump Sum	As per approved roof details	Rs. 1,070,000 Critical locations retained; direct applicator quotation.
2	Wet-area waterproofing to toilets, wash areas	Lot	Lump Sum	As per wet-area drawings	Rs. 640,000 Top-value approved system; flood testing

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
	and service zones				required.
3	4-inch UPVC rainwater downpipes	Lot	Lump Sum	As per drainage drawings	Rs. 341,000 Lot supply: Popular / Dadex / AGM or approved equivalent.
4	Roof outlets and gratings	No.	30	Rs. 3,500	Rs. 105,000 Heavy-duty approved material.
5	RCC rainwater collection chambers	No.	18	Rs. 24,000	Rs. 432,000 Optimized external points.
6	Main 6-12 inch underground drainage network	Lot	Lump Sum	As per drainage drawings	Rs. 1,625,000 Lot supply: Popular / Dadex / AGM or approved equivalent; slope and invert control.
7	RCC septic tanks - optimized capacity	No.	2	Rs. 800,000	Rs. 1,600,000 Baffles, covers and ventilation.
8	Soak/leach pits for septic disposal	No.	4	Rs. 400,000	Rs. 1,600,000 Gravel media and RCC covers.
9	Rainwater soak pits	No.	8	Rs. 150,000	Rs. 1,200,000 Eight pits retained; standardized precast/RCC details.
10	Sump pits with submersible pumps and control panels	No.	3	Rs. 550,000	Rs. 1,650,000 Lot supply: Master Pumps / Shahzad Pumps / approved equivalent.
11	Kitchen grease traps / service grease interception	No.	2	Rs. 300,000	Rs. 600,000 Future kitchen operation.
12	Heavy-duty channel drains at critical low points	Lot	Lump Sum	As per drainage drawings	Rs. 630,000 Approved heavy-duty gratings.
13	Excavation, bedding, backfill, flow/slope verification and completion allowance	Lot	1	Rs. 1,607,000	Rs. 1,607,000 Bundled machinery mobilization and measured backfill.
				SECTION TOTAL	Rs. 13,100,000

D. PUBLIC HEALTH / PLUMBING / SANITARY WORKS

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
				SECTION TOTAL	Rs. 7,650,000
1	Counter-top basins with mixers and accessories - top 3 approved brands - lot supply	No.	34	Rs. 25,000	Rs. 850,000 34 units at Rs. 25,000 each. Lot supply from one approved top-3 local brand.
2	Western WCs with flush and accessories - top 3 approved brands - lot supply	No.	10	Rs. 45,000	Rs. 450,000 10 units at Rs. 45,000 each. Lot supply from one approved top-3 local brand.
3	Eastern WCs with flush and accessories - top 3 approved brands - lot supply	No.	24	Rs. 22,166.67	Rs. 532,000 24 units at an averaged contractual rate of Rs. 22,166.67 each. Lot supply from one approved top-3 local brand.

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
4	Kitchen sinks and fittings - top-value approved brand - lot supply	No.	6	Rs. 38,000	Rs. 228,000 Stainless steel, service/pantry points.
5	Floor drains, cleanouts and vents	Lot	Lump Sum	As per plumbing drawings	Rs. 650,000 Approved corrosion-resistant accessories.
6	PPR hot/cold water supply network	Lot	Lump Sum	As per plumbing drawings	Rs. 1,300,000 Direct authorized distributor package; pressure class retained.
7	UPVC waste/sewerage network	Lot	Lump Sum	As per plumbing drawings	Rs. 1,900,000 Direct authorized distributor package; approved class retained.
8	Electric storage geysers with valves and accessories - rear kitchen side	No.	2	Rs. 85,000	Rs. 170,000 Two units at the previously used project allowance; final capacity and brand subject to approval.
9	Water tanks with level controls and supports	Lot	1	Rs. 500,000	Rs. 500,000 Lot supply from an approved top-value brand; food-grade tank and controls.
10	Valves, bib cocks, NRVs and accessories - top 3 approved brands - lot supply	Lot	Lump Sum	As per plumbing drawings	Rs. 420,000 Lot supply from an approved top-3 brand; brass/engineering-grade accessories.
11	Submersible transfer/booster pump connection and controls	Lot	1	Rs. 650,000	Rs. 650,000 Lot supply: Master Pumps or Shahzad Pumps; duty point and warranty to be approved.
				SECTION TOTAL	Rs. 7,650,000

E. EVAPORATIVE COOLING & SUPPORT-ROOM HVAC WORKS

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
				SECTION TOTAL	Rs. 13,650,000
1	1.5-ton split AC units for support rooms	No.	5	Rs. 150,000	Rs. 750,000 Bridal, office/CCTV and manager rooms; top-value brand.
2	Cooler supply/exhaust ducts and fresh-air provision	Lot	1	Rs. 2,230,000	Rs. 2,230,000 Standardized duct modules and direct sheet-metal fabrication.
3	Drains, supports and control wiring	Lot	1	Rs. 500,000	Rs. 500,000 Combined controls/support installation package.
4	Evaporative coolers - 6 units in each hall (18 units total)	No.	18	Rs. 290,000	Rs. 5,220,000 18 heavy-duty units at negotiated package rate of Rs. 290,000

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
					each; same quantity retained.
5	8-ton floor-standing AC cabinets including installation	No.	6	Rs. 825,000	Rs. 4,950,000 Six units at the previously agreed project rate. Final brand, electrical load, copper piping, drainage and installation details require approved supplier quotation and HVAC coordination.
				SECTION TOTAL	Rs. 13,650,000

F. ELECTRICAL, LIGHTING, LOW-CURRENT & CCTV

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
				SECTION TOTAL	Rs. 21,109,000
1	Main LT panels, DBs, breakers and changeover accessories	Lot	1	Rs. 2,600,000	Rs. 2,600,000 Lot supply: Schneider / ABB / Siemens or approved equivalent; final load schedule.
2	Electrical conduits, copper wiring/cabling and cable trays	Lot	Lump Sum	Rs. 5,250,000	Rs. 5,250,000 Revised budgetary lump-sum allowance for approved full-gauge copper power cabling, conduits, trays, lugs and terminations. Final value subject to approved load schedule and cable-size take-off.
3	Internal lighting points, switches, sockets and emergency lights	Lot	Lump Sum	As per reflected ceiling/electrical drawings	Rs. 2,886,000 Standardized fixture schedule and bulk purchase.
4	Facade/portal/wall-washer lighting	Lot	1	Rs. 1,550,000	Rs. 1,550,000 Same visual intent using controlled fixture selection.
5	Basic earthing	Lot	1	Rs. 250,000	Rs. 250,000 Earth electrodes, pits and continuity; test results required.
6	CCTV cameras, NVR, HDD, cabling, racks and installation	Lot	1	Rs. 2,100,000	Rs. 2,100,000 Competitive authorized-dealer package; storage and coverage retained.
7	CCTV control-room LED displays, desk and operator furniture	Lot	1	Rs. 1,100,000	Rs. 1,100,000 Functional specification retained; local workstation and display package.
8	Essential external	Lot	1	Rs. 4,150,000	Rs. 4,150,000

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
	copper utility cabling and meter-room internal provision				Revised copper utility-cabling allowance with approved lugs and terminations. Transformer and generators remain excluded.
9	Illuminated identification letters/signage for halls and main entry	Lot	1	Rs. 1,223,000	Rs. 1,223,000 Weatherproof LED letters; shop drawings and sample approval.
				SECTION TOTAL	Rs. 21,109,000

G. FINISHING WORKS - LEBANESE FABRIC-CEILING INTERIOR

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
				SECTION TOTAL	Rs. 50,290,000
1	Natural marble flooring for halls and entries - China Verona / Sunny Grey / Tavera or approved equivalent	Lot	Lump Sum	As per approved flooring drawings and sample	Rs. 15,937,500 Natural marble, including China Verona, Sunny Grey or Tavera quality within the approved allowance. Final shade, thickness, slab/tile size, polishing and sample require written approval.
2	Skirting, thresholds and edge strips	Lot	Lump Sum	As per approved flooring drawings	Rs. 498,750 Matching approved finish.
3	Wall putty, alkali-resistant primer and premium washable emulsion paint	Lot	Lump Sum	As per approved wall/finish schedule	Rs. 3,920,000 Premium interior/exterior paint system: ICI Dulux / Berger / Nippon or approved equivalent; final shade, system and sample require written approval.
4	Fabric ceiling system with tracks and access panels	Lot	1	Lump Sum as per design/area	Rs. 6,540,000 Same fabric ceiling concept; standardized tracks and local fabrication.
5	Lebanese-theme ceiling bands, LED recess and brass/gold trims	Lot	1	Rs. 3,300,000	Rs. 3,300,000 PVD-coated/local fabricated trims with the same visible design language.
6	Chandeliers and decorative hanging lights	Lot	1	Rs. 5,250,000	Rs. 5,250,000 Curated local/import mix and direct manufacturer sourcing; visual impact retained.
7	Aluminium/glass entrance doors and facade glazing	Lot	1	Rs. 3,640,000	Rs. 3,640,000 Standardized aluminium profiles

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
					and direct glazing package.
8	Flush doors, frames, locks and hardware	No.	35	Rs. 25,000	Rs. 875,000 Support/service rooms.
9	Kitchen/pantry tile dado and floor finish	Sft	7,500	Rs. 300	Rs. 2,250,000 Corrected measured allowance: 7,500 Sft at Rs. 300/Sft. Approved commercial tile package.
10	Washroom wall/floor tile finish	Sft	7,000	Rs. 310	Rs. 2,170,000 Public/support washrooms.
11	Sanitary partitions, mirrors, counters and accessories	Lot	1	Rs. 1,450,000	Rs. 1,450,000 Value-engineered approved package.
12	Bridal room, office and CCTV room fit-out	Lot	1	Rs. 1,550,000	Rs. 1,550,000 Functional premium visible areas.
13	Stage/backdrop framing and Lebanese-theme treatment	No.	3	Rs. 600,000	Rs. 1,800,000 One per hall.
14	Final cleaning, protection and snagging	Job	1	Rs. 1,108,750	Rs. 1,108,750 Before handover.
				SECTION TOTAL	Rs. 50,290,000

H. EXTERNAL WORKS - GATE, 60 MM PAVERS, GRAVEL PARKING, DANCING FOUNTAIN, BRICK BOUNDARY / IRON FENCE & LANDSCAPE

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
				SECTION TOTAL	Rs. 39,670,317
1	Main entrance/exit gate	Sft	255	Rs. 1,200	Rs. 306,000 Shared elevation design.
2	Main gate columns, MS louvers and cladding supports	Lot	1	Rs. 1,350,000	Rs. 1,350,000 Gate elevation retained.
3	External excavation and leveling	Lot	1	Rs. 300,000	Rs. 300,000 Roads, parking and landscape.
4	PCC and masonry for external works, gate and precast-post foundations	Lot	1	Rs. 1,200,000	Rs. 1,200,000 Drawing-linked external foundations.
5	Sub-base under driveway and pavers - supplied, spread, watered and compacted to average 6-inch depth	Sft	22,000	Rs. 72.50	Rs. 1,595,000 Square-foot budget rate based on an average 6-inch compacted depth; final area, thickness and supplier quotation to be verified before execution.
6	60 mm tuff pavers for driveway, drop-off, front platform and passages	Sft	20,000	Rs. 185	Rs. 3,700,000 Revised 60 mm paver allowance at Rs. 185/Sft including laying; compressive

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
					strength and sample approval required.
7	Gravel parking with compacted sub-base, average 6-inch compacted build-up	Sft	44,000	Rs. 77.50	Rs. 3,410,000 Square-foot budget rate based on an average 6-inch compacted build-up; final measured area, compacted thickness and supplier quotation to govern.
8	Kerbs, markings and traffic control	Lot	1	Rs. 600,000	Rs. 600,000 Road/landscape edges.
9	Selected stone/slate finish to gate features	Lot	1	Rs. 450,000	Rs. 450,000 Limited visible gate areas only.
10	Basic plantation, grass/lawn, topsoil and limited shrubs	Lot	1	Rs. 1,200,000	Rs. 1,200,000 Same green coverage retained through younger locally sourced plants, optimized topsoil placement and direct nursery procurement.
11	Basic irrigation for lawn and plantation	Lot	1	Rs. 650,000	Rs. 650,000 Practical irrigation.
12	Central sculpture/basic feature allowance	Lot	1	Rs. 400,000	Rs. 400,000 Simplified feature.
13	External lighting package - spotlights, bollard lights, selected pole lights, conduits and controls	Lot	1	Rs. 2,400,000	Rs. 2,400,000 Expanded external lighting package for landscape, walkways, driveway and selected facade zones.
14	External drainage manholes, gullies and verification	Lot	1	Rs. 1,350,000	Rs. 1,350,000 Coordinated with drainage system.
15	Basic benches, bins and planting edges	Lot	1	Rs. 300,000	Rs. 300,000 Reduced accessories.
16	Boundary/facade uplighting allowance	Lot	1	Rs. 850,000	Rs. 850,000 Revised boundary/facade uplighting and selected architectural accent points.
17	Final grading and landscape completion	Lot	1	Rs. 531,817	Rs. 531,817 Final grading allowance optimized; required drainage falls and essential landscape levels remain fully retained.
18	Staff/assets parking shed near kitchen, 25 ft x 50 ft	Sft	1,250	Rs. 1,050	Rs. 1,312,500 Corrected rate: 1,250 Sft at Rs. 1,050/Sft. Economical standardized MS bay spacing and

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
					PPGI roofing.
19	3-ft brick boundary wall above road level with plaster and selected feature areas	Rft	2,100	Rs. 2,450	Rs. 5,145,000 Reinstated boundary-wall allowance based on the earlier approved plan; final foundation and level details subject to drawings.
20	Iron/steel fence throughout practical boundary length with posts, anti-rust primer and enamel finish	Rft	1,700	Rs. 3,600	Rs. 6,120,000 Reinstated iron-fence package based on the earlier quotation and practical boundary length.
21	Dancing fountain - approximately 30-ft diameter including civil basin, pumps, nozzles, underwater lights, control panel and basic filtration	Lot	1	Rs. 6,500,000	Rs. 6,500,000 Provisional specialized fountain allowance. Final choreography, nozzle layout, electrical load, waterproofing and treatment system require approved specialist quotation.
				SECTION TOTAL	Rs. 39,670,317

J. FURNITURE, CROCKERY, CUTLERY, DECOR & OPENING ITEMS

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
				SECTION TOTAL	Rs. 17,840,000
1	Banquet chairs with gold/brass-look finish	No.	900	Rs. 10,500	Rs. 9,450,000 900 chairs retained at negotiated package rate of Rs. 10,500 each; approved sample.
2	Banquet tables	No.	120	Rs. 26,000	Rs. 3,120,000 120 tables retained at negotiated package rate of Rs. 26,000 each.
3	Sofa sets, side tables and limited lounge furniture	Lot	1	Rs. 700,000	Rs. 700,000 Same lounge quantity with controlled local upholstery package.
4	Crockery and glassware sets	No.	1,500	Rs. 600	Rs. 900,000 Commercial-grade approved sample.
5	Cutlery and serving sets	No.	1,500	Rs. 1,600	Rs. 2,400,000 Stainless-steel approved sample.
6	Reception/office/ CCTV functional furniture and storage	Lot	1	Rs. 500,000	Rs. 500,000 Staff furniture minimized.
7	Signage, wayfinding and miscellaneous	Lot	1	Rs. 250,000	Rs. 250,000 Functional

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
	opening accessories				presentation.
8	Furniture handling, assembly, protection and placement	Lot	1	Rs. 180,000	Rs. 180,000 Supplier assembly and delivery bundled with purchase order.
9	Mobile food-service racks / serving trolleys	No.	4	Rs. 85,000	Rs. 340,000 Four stainless-steel service racks/trolleys for food serving; approved sample required.
				SECTION TOTAL	Rs. 17,840,000

K. SURVEY, ENGINEER VISITS, CLOSEOUT & 50 kW SOLAR

Sr#	Description	Unit	Qty	Rate	Amount / Remarks
				SECTION TOTAL	Rs. 5,720,000
1	Survey, engineer site visits, final project closeout, warranties and defect-list coordination	Lot	1	Rs. 220,000	Rs. 220,000 Scheduled technical visits and closeout coordination.
2	50 kW on-grid solar system, approximately 86 panels, mounting and installation	Lot	1	Rs. 5,500,000	Rs. 5,500,000 Competitive tier-1 panel/inverter package; same 50 kW capacity retained, utility charges excluded.
				SECTION TOTAL	Rs. 5,720,000

Latest Amendment Note: This revised BOQ includes six 8-ton floor-standing AC cabinets, two rear-kitchen geysers, copper electrical cabling, premium paint-quality wording, 60 mm tuff pavers, a 30-ft diameter dancing fountain, expanded external lighting, reinstated brick boundary wall and iron fence, four food-service racks and a 32-ft main facade height.

3. Explicit Exclusions

Sr#	Excluded / Client-Supplied Item
1	Commercial kitchen equipment, burners, cooking ranges, tandoor, BBQ equipment, stainless-steel worktables, cold-room machinery and loose kitchen appliances.
2	Additional 8-ton floor-standing AC capacity beyond the six units included in this revised BOQ, and any central chilled-water/VRF upgrade.
3	Boundary upgrades beyond the included 3-ft brick wall and iron/steel fence, including premium cladding, razor wire, automation or increased height.
4	Specialist sound/data/network and event audio-distribution system; deferred to Phase 2/client specialist.
5	Fire extinguishers, hose-reel package and specialist fire-signage allowance removed from this BOQ; statutory fire design/supply to be separately contracted before operation.
6	Dedicated power infrastructure for future commercial kitchen equipment beyond the listed Phase-1 electrical scope.
7	125 kW hybrid solar system, batteries, hybrid inverters and upgrades beyond the included 50 kW on-grid package.
8	100 kVA and 50 kVA generators, transformer, HT/LT utility infrastructure,

Sr#	Excluded / Client-Supplied Item
	external electricity connection and government/statutory charges.
9	Kids play equipment and kids play-area development.
10	Premium imported furniture, chandeliers, crockery, intensive plantation or luxury upgrades beyond listed allowances.

4. Quality-Control and Value-Engineering Notes

Item	Recommendation
Steel/PEB	Engineer-approved structural design, bracing, anchors, weld quality and corrosion protection remain mandatory. Savings are procurement-based only.
Roofing/Facade	Use approved PPGI/GI, insulation, ACP, aluminium and toughened glass samples. All drawing-linked items are lump sum but remain fully measurable against IFC drawings.
Waterproofing/Drainage	Use Sika, Fosroc, Master Builders or approved equivalent. Retain leak/flood tests, slope checks and eight rainwater soak pits. Pipe brands: Popular, Dadex, AGM or approved equivalent.
Sanitary/Plumbing	Sanitary ware: Master, Porta, Sonex or approved equivalent. Pumps: Master Pumps or Shahzad Pumps. All materials require samples, technical data and warranties.
Cooling	Cooling includes 18 heavy-duty evaporative coolers, five support-room split AC units and six 8-ton floor-standing AC cabinets. Final supplier submittals, electrical demand, refrigerant piping and installation details require HVAC approval.
Electrical/CCTV	Use approved full-gauge copper cables and recognized protection/CCTV brands. Final cable sizes shall follow the approved load schedule and voltage-drop calculations. Basic earthing remains mandatory.
External Rates	External rates include 60 mm pavers, expanded lighting, dancing fountain and the reinstated brick-wall/iron-fence package. Fountain and boundary quantities remain subject to specialist quotations and approved measurements.
Procurement	Issue competitive RFQs to at least three technically compliant suppliers per major package. No purchase order without technical comparison, sample approval, warranty and locked delivery price.

5. Payment Schedule

Stage	Milestone	Payment	Remarks
1	Advance at agreement/work order	20%	Mobilization, survey and procurement start
2	After foundations, drainage and initial PEB procurement	25%	Civil progress and steel fabrication
3	After PEB erection, roof and MEP first fix	25%	Before major finishing stage
4	After finishes, furniture and solar procurement	20%	Interior and opening items
5	At completion, inspection and handover	10%	Final balance

6. Commercial Terms

Sr#	Term / Condition
1	Execution period: four (4) months from site handover, receipt of agreed advance, approval of key materials and timely availability of required information, subject to approved extensions and force-majeure events.
2	Lump-sum packages are linked to approved drawings and stated

Sr#	Term / Condition
	scope. Measured items remain subject to final site measurement; scope additions or premium upgrades are variations.
3	Kitchen equipment is expressly excluded; only civil, plumbing, electrical and ventilation provisions listed in this BOQ are included.
4	Final brands, samples and furniture seating plan must be approved before procurement.
5	Any area, height, structural, finish, quantity or scope change will be treated as a variation.
6	The revised commercial total is Rs. 299,404,729 (approximately Rs. 29.94 crore), based on the stated lump-sum/drawing-linked scope, listed quantities and provisional market-rate assumptions.
7	Defect liability period: 120 days for workmanship, excluding misuse, third-party damage and client-supplied items.
8	All lump-sum items are complete-scope obligations against approved IFC drawings, specifications, shop drawings, samples and written clarifications; the term lump sum does not permit omission of shown work.
9	Provisional aggregate, gravel, parking-shed, dancing-fountain and boundary allowances will be adjusted only through jointly verified measurements, approved drawings and supplier quotations.
10	Excluded items shall not be deemed included by implication, render, concept image or master-plan notation unless added through a signed variation. The revised 32-ft facade, six 8-ton ACs, two geysers, dancing fountain and brick-wall/iron-fence boundary are expressly included.
11	Final structural, drainage, electrical and pump selections must be approved by the relevant engineer before procurement and execution.
12	Amenity Guarantee: The specified Phase-1 amenities and visible design intent shall remain included. Supplier substitutions require equal-or-better technical compliance and written sample approval.
13	Cost-Control Protocol: Fusion Developers will maintain a procurement comparison register, purchase-order tracker and monthly cost-to-complete report to protect the contract target.
14	Savings Reconciliation: Procurement savings are used to achieve the agreed contract value and do not create an entitlement to unapproved scope additions.
For Fusion Developers	For Client / Authorized Representative
Signature: _____ Name: _____ Date: _____	Signature: _____ Name: _____ Date: _____

RATE AND BRAND VERIFICATION NOTE

Market check date: 24 July 2026. Sub-base and gravel rates are provisional budget allowances because delivered price varies by source, haul distance, moisture, layer thickness and compaction. Manufacturer references confirm recognized Pakistan-market options for Popular/Dadex piping, Master/Porta/Sonex sanitary ware and Shahzad/Master pump categories. Final procurement must be supported by written quotations, technical submittals, samples and warranties.

RATE VERIFICATION AND PROCUREMENT NOTE

Market review date: 30 July 2026. The six 8-ton AC units are retained at the previously agreed project allowance of Rs. 825,000 per unit, which is below several current retail listings; therefore, an authorized commercial supplier quotation must be locked before contract award. Copper-cabling values are budgetary lump sums pending the approved load schedule and cable-size take-off. The fountain, external lighting and boundary packages are provisional specialist allowances and must be supported by written quotations, shop drawings, samples and warranties before procurement.