AL SAEED ENTERPRISES (PVT) LTD

House Construction Cost Estimate (BOQ)

Tameer ka andaza: covered area aur quality chunein, phir har kaam ki tafseel neeche dekhein. Rates Karachi ke hisaab se, Oct 2026 (Al Saeed cost calculator).

Peeli (yellow) cells mein apni maloomat daalein — baqi sab khud hisaab ho jayega. Fill the light-yellow cells; everything else calculates automatically.

Project / client name	Mr. Ahmed — 120 sq yd, North Karachi
Ground floor covered area (sq ft)	1,075
Upper floors covered area (sq ft)	1,075
Mumty / stair room (sq ft)	180
Quality (Standard / Premium / Luxury)	Standard
Total covered area (sq ft)	**2,330**

Rates (Rs per sq ft)

Quality	Grey structure	Finishing	Total / sq ft
Standard	2,500	3,200	5,700
Premium	3,000	4,500	7,500
Luxury	3,300	6,500	9,800
Selected grey rate			2,500
Selected finishing rate			3,200

#	Kaam / Work item	Share of stage	Amount (Rs)	Paid so far (Rs)	Balance (Rs)
A. GREY STRUCTURE					
1	Excavation, foundation & plinth	18%	1,048,500	-	1,048,500
2	RCC columns, beams & slabs	34%	1,980,500	-	1,980,500
3	Block / brick masonry	16%	932,000	-	932,000
4	Plaster (inside & outside)	12%	699,000	-	699,000
5	Plumbing & electric piping (concealed)	10%	582,500	-	582,500
6	Water tanks, sewerage & misc.	10%	582,500	-	582,500
	Subtotal	**100%**	**5,825,000**	**-**	**5,825,000**
B. FINISHING					
1	Flooring & tiles	24%	1,789,400	-	1,789,400
2	Doors, windows & woodwork	20%	1,491,200	-	1,491,200
3	Kitchen & bathroom fittings	18%	1,342,100	-	1,342,100
4	Paint & polish	12%	894,700	-	894,700
5	Electrical wiring, switches & lights	12%	894,700	-	894,700
6	False ceiling, railings & misc.	14%	1,043,800	-	1,043,800
	Subtotal	**100%**	**7,455,900**	**-**	**7,455,900**
	GRAND TOTAL (A + B)		**13,280,900**	**-**	**13,280,900**
	Cost per sq ft (overall)		5,700		

Shares of each stage are typical percentages — adjust to your project; each section subtotal should stay 100%. Plot price, approval fees, utility connections, furniture and boundary works are not included. This is an estimate only, not a quotation. alsaeedpvt.com · 0336-8240008 · 388-A Lasbela House, Garden West, Karachi