

Mumbai Redevelopment Tower: BOQ and Rate Card

Basement + ground + 21 floors, 99 flats and 19 shops · Mumbai, Maharashtra · Client names withheld

A developer preparing a contractor tender needed a detailed BOQ for every trade, then a priced estimate. The drawings did not agree with each other, so we listed the conflicts before measuring.

Key numbers

BOQ items 249	Building RCC 3,362 m³	Formwork 24,737 m²
Excavation inside shoring 3,563 m³	Shoring piles 253	Contractor estimate Rs 25.57 Cr

What the client asked

A detailed BOQ for all trades from the drawings: excavation, shoring, RCC, formwork, steel, masonry, plaster, waterproofing, flooring, doors and windows, painting, facade and services. Then a rate card and priced abstract, with extra rates for height.

Drawings received: 9 files in PDF and DWG: the signed architectural set, two CAD versions, the structural framing, the shoring design, the tender specification and a survey level plan.

What we did

- Sent an 8-point drawing mismatch sheet on day one, before measuring.
- Aligned the older structural layout to the final architecture at the client's request, then measured level by level: 6,210 measurement rows.
- Set natural ground from 41 survey points and measured bulk excavation inside the shoring ring; counted the shoring piles and rock anchors from the shoring design.
- Built a 178-line rate card on the BMC schedule of rates, re-indexed to September 2026, with floor-band height factors.

How the numbers were checked

- All 39 printed plan dimensions across 13 plan views checked against the measured geometry.
- A second take-off, prepared separately, was mapped item by item against the BOQ with nothing left unmatched.
- The workbook was read back cell by cell after recalculation: every measurement row and abstract matches.

What we found in the drawings

- The structural layout puts the parking podiums on different floors from the final architecture; no coordinated structural set existed.
- A core wall sits about 313 mm apart between the structural and architectural drawings.
- One note gives 113 flats and 13 shops; the plans show 99 flats and 19 shops.
- Slab thickness, slab steel and hidden beam details were missing from the supplied set.

What the client received

- Drawing clarification sheet, 8 points with overlays (PDF).
- BOQ workbook in Excel, 25 tabs: synopsis, drawing register, 31 assumptions and 29 design questions, grand summary, civil abstract, 13 trade take-off sheets and services.
- Rate card and priced abstract in Excel: 178 rate lines from 18 sources, height factors, and every BOQ item priced.

The BOQ was delivered the day after the advance; the rate card two days later.

Delivered and paid. 44 of the 249 items wait on design information, and building steel is estimated from kg per m³ norms because no bar schedule existed, so Rs 25.57 Cr (contractor total, excluding GST and owner-supplied lifts) is an estimate, not a final cost.

Send your drawings for a free sample: a part of your project measured, plus the full BOQ format. WhatsApp +91 93104 92831 · sitesetu.app/boq-from-drawing