

AAVISHKAAR DESIGNERS						
NAME OF PROJECT: PROPOSED INSTITUTE INTERIOR					PLACE	Thane
SUBJECT	BILL OF QUANTITY					
Job No:	AA-INT-368					
Client:	ICSI Institute	Carpet Area:-	2900.00 Sq.ft	Rev.	R-0	
Checked -	Mandar			Date	22-Aug-13	
Calculated -						
<b>Proposed Office Interior</b>						
<b>Notes For Contractor:</b>						
i	Contractor should inspect site before submitting quote to assess nature / quantum of work, site conditions etc					
ii	Contractor should adhere to specific timing of work as instructed by Architect / Client, to ensure undisturbed functioning. Contractor is supposed to work late hours as directed to complete the work within stipulated time frame without any extra cost.					
iii	Contractor will be asked to provide barrication, screen or temp. partitions where ever required to keep working area isolated. Contractor will not be paid separately for the same. This is to maintain other areas in safe, hygenic and undisturbed condition.					
iv	Best house keeping is the prime requirement of this work and contractor should keep work place in neat and clean condition at any given time.					
v	Contractor will appoint a full time competent site engineer who should be in a position to take complete charge of the site and decisions as and when required to avoid time over run.					
vi	During demolition work Contractor should stack and hand over all serviceable material as directed by Architect / Client. All other unserviceable material and debris to be shifted immediately away from site , as directed and dispose it at appropriate places without claming any extra cost. Contractor should reinstate demolished surface in neat cement plaster in correct line and level without any extra cost.					
vii	All veener finishes are to be finished with melamine polish if not specified.					
viii	Contractor should inform architect / client about any extra work(Extra work mean - work which is not covered in this BOQ) before executing it. Any extra work done directly by contractor without intimating Architect and client both will not be paid by client.					
<b>Notes For Client:</b>						
i	Architect / Contractor is not responsible for any delay from client side for finalising materials / finalising design / any decision / any procedure for getting any approval from builder.					
ii	Any change in design will have time and cost implication.					
iii	White goods like TV / Refri./AC are not the part of this estimate.					
iv	Architect's consulting charges are not the part of this estimate					

Sr.No	Description	Total Quantity	Unit	Unit Rate	Amount
<b>A Demolition</b>					
1	Demolition of existing brick masonry in any thickness and at any level including plaster and cladding. Making the demolished surface neat in C.S. plaster as directed. Work to be carried out very carefully to avoid damage to the existing structure / flooring. Rate should include providing temp. supports to adjacent roof, walls, etc. as directed.	50.00	Sq.ft		
2	Removal of existing floor tiles with ele. Cutter as per direction of architect to create dry landscape area & in toilet area. There should not be any damage to adjacent area.	203.00	Sq.ft		
3	Removing of existing electrical lines and M.D/D.B box, if any. Rate to include providing temporary connection as and wherever required.	Job work		L.S.	
4	Debris Transportation ( Actual Truck Load)			L.S.	
		<b>Total of Demolition</b>			
<b>B Civil Work - Construction</b>					
1	Providing and laying 6" Thk Siporex wall in C:M 1:4, at any level including curing, racking of joints etc. Mixing for Cement and sand is to be carried out in existing wet areas (toilet/baths etc) / or as directed by Architect. Good first quality siporex to be used, with adequate soaking in water. 4" RCC patili to be used at regular (1.2 Mtr) interval. Rate should also include necessary scaffolding, temporary support cost, complete	510.00	Sq.ft		
2	Plastering internal surfaces / soffits, as per instructions of Architect, with CM 1:6, 20 mm thick average, according to specification including necessary incl hacking concrete surfaces, curing etc. complete. The rate shall include the cost of GI wire mesh - 4" to 6" wide at junction of RCC and masonry, making any patties, scaffolding (single and /or double layer), cleaning of surfaces, curing, etc. This item also include plastering to precast concrete window sills / lintles, RCC cornices etc complete as per specification and to the approval of the Architect.	1950.00	Sq.ft		
3	Providing and laying wooden flooring, pergo Quick step, or equivalent make with edge binding patti and other accessories. Antistatic flooring to be used.	150.00	Sq.ft		
4	POP punning with groove as directed by architect to complete inside wall of appropriate thk. To achieve perfect line and length. This surface receive colour.	430.00	Sq.ft		
5	Providing and fixing seamless ceiling with Gyp-Rock of 12.5mm thick 610 x 610mm size conforming to IS:2095-1982 & IS:2542-1981 fixed to the underside of G.I suspended grid formed of GI perimeter channel of size 20x27x30mm fixed along the wall, GI intermediate channel of size 45x15x0.90mm fixed to a G.I soffit cleat of size 37x25x1.6mm with a suspended GI ceiling angle suspended strap and GI ceiling section of size 80x26x0.5mm provided across the intermediate channel at intervals not more than 457mm centres at bottom and the same fixed by GI connection clips 2.64mm dia at the intersection points including painting the ceiling surface with three coats of approved first quality paint as specified over a coat of primer etc. complete. The rate shall include making light troughs, cut outs for tube lights, spot lights, duct doors, for specified size, grills, providing additional trimming around cut outs for light fittings, grills, etc., providing additional supports from ceiling where main/cross members are cut for light fittings etc. and all the joints finished with POP putty, to obtain a seamless finish, all materials and labour complete, in all respects.	1720.00	Sq.ft		

6	Providing and fixing 600 x 600mm Mineral fibre acoustic ceiling tiles of Armstrong or approved equivalent of 15mm thk of lightly perforated type, dune finish, G.I. suspended grid system The rate shall include making cut outs for tube lights, spot lights, duct doors, for specified size, grills etc., providing additional trimming around cut outs for light fittings, grills, etc., providing additional supports from ceiling where main / cross members are cut for light fittings etc. RH value 90% or above	2250.00	Sq.ft		
7	Providing three coats (first 2 coats with brush & final coat with roller) of Acrylic emulsion paint conforming to IS: 5411-1974 (part 1) to all internal walls, of approved colour over a coat of water based primer / Alkali resistant primer including preparation of surface by thorough cleaning and wetting and applying ready made putty of minimum 2 to 3 mm thick "altek" or "wall care" or equivalent as per manufacturer specification fully to give a smooth and even surface before painting and curing as per manufacturers specifications and as directed. Preferred Brand : Asian / Berger / ICI Dulux (Asian paint Royale make anti fungal, Low VOC paint to be applied.)	7150.00	Sq.ft		
8	Providing and laying brick bat waterproofing coba of average thickness of 100mm thk in C.M 1:3 in required slopes by adding any approved waterproofing compound, on top of R.C.C. slab including cleaning, washing curing and sealing of cracks of base slab. Before laying of brick bat coba ,applying two coats of any approved waterproofing compound on the top of base slab with necessary intervals of time, curing etc. as per approved manufacturer's specification. After laying & curing of B.B is complete testing shall be done with ponding water by preparing watta continuously for two days. On approved from site incharge only the finishing layer in C.M. 1:4 is laid on B.B. (No extra rates will be provided for laying of brick bats at the junction of slab and wall in form of watta.)	300.00	Sq.ft		
9	P & F 3/4" thk, double indian marble in vertical position as directed by architect near water cooler. (2'-6" X 7'-0")	70.00	Sq.ft		
10	P & F 6" thk. PCC platform, finished with ceramic tiles and skirting with nahni trap and necessary plumbing to be connected to toilet area for water cooler. Front fascia of 4 " thk pcc to be finished with granite	8.00	Sq.ft		
11	P & F 2'-0" X 4'-0" granite seperater between urinals in gents toilets.	3.00	No		
12	P & F 18" X 24" ceramic dado tiles in toilet up to 7'-0" ht.	755.00	Sq.ft		
13	P & F 4" thk. Siporex ledge wall in toilets as directed by architect.	70.00	Sq.ft		
14	P & F 24" X 24" anti- skid flooring & 4 " ht skirting of approved brand in toilet area.	220.00	Sq.ft		
15	P & F granite with C.S. mortar as below				
a	Granite Size 6" X 2'-3"	1.00	No		
b	Granite Size 2'-3" X 2'-0"	1.00	No		
16	P & A POP floor covering to avoid floor damage to existing flooring	3000.00	Sq.ft		
17	Complete site cleaning			L.S.	
				Total of civil work	

C Fabrication					
1	P & F 10 MM thk M.S. square bar window grill as per architectural design	QRO	Sq.ft		
2	P & F Entrance door safety grill as per architect's approval (2'-0" X 4'-0")	1.00	No		
3	Al. Anodized windows	QRO	Sq.ft		
<b>Total of fabrication</b>					
D Carpentry Work					
1	P & F new entrance door paneling as per architectural design and details. Paneling to be design with veneer & ICI italian gloss duco. Veneer to be finished with melamine polish.	80.00	Sq.ft		
2	Re-furbishing existing entrance door as per architectural design Duco + Veener	1.00	No		
3	P & F new entrance safety door & T.W. Frame for same as per architectural design.	1.00	No		
4	P & F full height gypsum board partition (75 mm thk) with 40 MM X 40 MM or less Al. seures at 2'-0" c/c horizontal and vertically as frame work. Alternate members to reach to main structural ceiling. This frame work to be top up with 6 mm thk. plywood of approved brand and finished with gypsum sheet as per specification of gyp-rock to receive approved shade of paint. 6 mm glass (modi or saint gobin make) to be added, with T.W bidding patti all around. T.W. bidding patti to be finished with black colour enamel paint wherever necessary as per architect. Gap between support members to be filled with glass wool or any other sound proofing compound.	2350.00	Sq.ft		
5	P & F 8 MM thk, full ht. toughened glass partition with 4" hardwood skirting as per design. Contractor to consider all necessary hardware fitting like patch fitting, SS 2'-0" ht door handle, floor spring of approved make, etc. Contractor to include cost of openable glass door as per arch design.	200.00	Sq.ft		
6	P & F designer film on glass partition as per direction of architect.	150.00	Sq.ft		
7	Italian made hand crafted wall paper on reception entrance wall (Hollow Partition)	250.00	Sq.ft		
8	P & F single shutter (3'-0" X 7'-0") 8 mm thk toughened glass door, Rate to include door handle, floor spring of approved make.	5.00	No		
9	P & F single shutter (3'-6" X 7'-0") 35 mm thk. Readymade flush door, door to be finished with approved laminate shade from both side as per design of architect. A 8" X 18" vision panel of 6 mm glass to be incorporated in door as per design. Contractor to consider necessary hardware for same. contractor to include well seasoned T.W. door frame for same of size 4" X 6" or as appropriate.	5.00	No		
10	P & F single shutter (2'-6" X 7'-0") 35 mm thk. Readymade flush door, door to be finished with approved laminate shade from both side as per design of architect. Contractor to consider necessary hardware for same. contractor to include well seasoned T.W. door frame for same of size 4" X 6" or as appropriate.	4.00	No		
11	P & F reception table with front apron as per design and details from architect. Table to be finished with Italian ICI duco paint of approved shade. And laminate as directed by architect.	1.00	No		
12	P & F reception back side paneling as per design and detail of architect.	150.00	Sq.ft		
13	P & F service counter along with 8 MM thk glass as per architectural design.	28.00	Sq.ft		

14	P & F service counter back side full ht. storage (12'-3" X 18" X 7'-0") unit as per design by architect. Unit to finish externally with 1 MM laminate as per design and internally hand polish.	88.00	Sq.ft		
15	P & F cabin table, Side table and back side storage unit as per design, table to be finished with approved 1mm laminate externally and with hand polish internally.	1.00	No		
16	P & F staff table 6'-0" X 3'-6" X 2'-6" as per architectural design	1.00	No		
17	P & F full ht. storage unit 10'-0" X 18" X 7'-0" in staff room, Unit to be finished with 1 MM thk. Laminate externally and handpolish internally as per architectural design and detail.	70.00	Sq.ft		
18	P & F 5'-0" X 18" X 2'-6" ht storage unit as service counter. A round moulded granite to be kept on the top of unit as directed by architect.	1.00	No		
19	P & F wooden platform as stage in main tyraning hall as per design & details by architect.	100.00	Sq.ft		
20	P & F sliding and folding partition as per architectural design and detail. Dorma or equivalent fixtures to be used as per manufacturer's specification.	1.00	No		
21	P & F 4'-0" X 18" X 7'-0" ht book stotrage units in library as per architectural design.	200.00	Sq.ft		
22	P & F counter type computer table with 2 keyboard tray as per architect instruction for 2 no seating. Table to be provided with wire guide and necessary hardware. Telescopic channels to be used for key boards.	1.00	No		
23	P & F counter type table for librararian with 1 no key board drawer and front apron. (3'-6" X 20" X 2'-6"). Unit to be finished with 1 mm thk laminate externally and handpolish inside as per architectural design & detail.	1.00	No		
<b>Total of carpentry work</b>					
<b>E</b>	<b>Electrical Work</b>				
1	Light points (Ceiling and furniture)	135.00	No		
2	5 AMP Plug point	35.00	No		
3	15 AMP plug point	8.00	No		
4	LAN Wiring - Cat 6 cables	450.00	R.Ft		
5	Music System wiring	250.00	R.Ft		
6	Necessary electrical circuit wiring for all above work in finolux poly cab wire for 5 AMP point 2.5 sq.inch and for 15 AMP point 3.5sq.inch wire to be used.	575.00	R.Ft		
7	T.V Cable	150.00	R.Ft		
8	Telephone wiring	400.00	R.Ft		
9	Fixing of electrical fixture		L.S.		
10	Fixing of fans		L.S.		
11	Electrical light fixture (LED / T5)				
<b>Total of Electrical work</b>					
<b>F</b>	<b>Plumbing Work</b>				
1	Dranaige line for A.C. drain if any change to existing A/C locations.	15.00	No		
2	Providing / testing / comessioning pantry sink water and drain connection as per drawing provided. Rate to include complete material and labour cost.	1.00	No		
3	Providing / testing / comessioning toilet drain lines in uPVC pipes of prince or equivalent make as per drawing provided. Rate to include, connection to building main line internally and complete material, labour cost.	2.00	No		
4	Providing / testing / comessioning toilet water lines in G.I pipes with casing of uPVC approved make as per drawing provided. Rate to include, connection to building main line and complete material and labour cost	2.00	No		
5	Toilet accessories - Mirror / towel rod etc	1.00	No		
6	Pantry sink - of approved make	1.00	No		
<b>Total of Plumbing work</b>					

G	Bought out items				
1	Sofa 2 seating	1.00	No		
2	Sofa side tables	1.00	No		
6	Class room chairs	125.00	No		
7	Staff chairs	40.00	No		
8	Cabin chair	1.00	No		
9	Painting		L.S.		
10	Art effectrs		L.S.		
<b>Total of bought out items</b>					
<b>Grand Total (A+B+C+D+E+F+G)</b>					
<b>Contingencies @ 3.0%</b>					
<b>Net cost of construction</b>					
<b>SAY</b>					