

BOQ FOR PROPOSED RENOVATION OF GUEST ROOMS AT 3RD FLOOR LHO BUILDING- GUEST ROOM - 3 &4					
S.NO	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
I	CIVIL WORKS				
1	FLOORING WITH 600MMX1200MM GVT TILES WITH 4MM SPACERS AND EPOXY FOR HALL	SQM	40		
	Providing and laying Glazed vitrified floor tiles of size 600 MM X 1200 MM (10/12 thickness to be specified by the manufacturer), with water absorption less than 0.08% and conforming to IS : 15622, of approved make, in all colours and shades, laid on 75 mm to 125mm thick cement mortar 1:4 (1 cement : 4 coarse sand),averagely including Skirting if any required during laying and finishing complete. Rate Including filling the joints using "+" shaped 3 mm wide plastic spacers at corners (to be removed before jointing) during fixing of Vitrified tile in floor to achieve a perfectly straight joint line, using epoxy grout mix of 0.70 kg of organic coated filler of desired shade (0.10 kg of hardener and 0.20 kg of resin per kg), includingfilling / grouting and finishing complete.The work shall be carried out as per the directions of the Architect. The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. (BASIC RATE OF THE TILE SHALL BE RS.650 Per Sqmtr) (Basic rate means Excluding GST, Transportation and Loading and Unloading charges).				
2	FLOOR PROTECTION GUARD				
	Providing & laying of DURA FLOOR PROTECTOR - 2mm thk EPE LAM with BLUE XL + HMHD FILM, joints to be attached with 72X65mm BLUE F-BOPP TAPE as per the directions. The rate including removing of Floor protector after completion of work as per the directions. The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item.	SQM	40		
3	UPVC SLIDING WINDOW APPROX SIZE 1800MMX1800MM	SQM	7		
	Removing the existing aluminium windows and Providing, fixing factory made unplasticised polyvinyl Chloride (UPVC) white colour sliding glazed window upto 1.20 m in height dimension comprising of UPVC multi-chambered frame with in-built roller track and sash extruded profiles duly reinforced with 1.60 ±0.2 mm thick galvanized mild steel section made from roll forming process of required length (shape & size according to UPVC profile), appropriate dimension of UPVC extruded glazing beads and UPVC extruded interlocks, EPDM gasket,wool pile, zinc alloy (white powder coated) touch locks with hook, zinc alloy body with single nylon rollers (weight bearing capacity to be 40 kg), G.I fasteners 100 x 8 mm size for fixing frame to finished wall and necessary stainless steel screws etc. Profile of frame & sash shall be mitred cut and fusion welded at all corners, including drilling of holes for fixing hardware's and drainage of water etc. After fixing frame the gap between frame and adjacent finished wall shall be filled with weather proof silicon sealent over backer rod of required size and of approved quality, all complete as per approved drawing & direction of Engineer-in-Charge.Two and half track two panels sliding window made of frame 52 x 44 mm & sash 32 x 60 mm both having wall thickness of 1.9 ± 0.2 mm With mesh shutter and single glazing with 6mm thick Glass of appropriate dimension. The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item.				
4	GRANITE JAMBS FOR WINDOWS 300MM WIDE	RMT	15		

	Providing & Fixing in position 19mm thick machine cut, Telephone Black Mirror polished Granite as per the approved sample for window cills, jambs or any other specified etc. as per the drawing laid to the required level & line including cutting of stone to the required size & shape, edge polishing / chamfered edges, surface preparation including cement backing with 1:1 cement grout, filling & finishing the joints with cement & approved colour pigments, cutting, mirror polishing, curing, cleaning etc complete as per the instructions of the Architect. The rate shall be inclusive of all the necessary material, required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. (Basic cost of Granite Rs.1650 per sqmts) (Basic rate means Excluding GST, Transportation and Loading and Unloading charges)				
	TOTAL RUPEES FOR CIVIL WORKS				
II	TOILET WORKS				
1	INTERNAL WALL PLASTERING IN TWO COATS	SQM	20		
	Plastering in 2 coats with 16mm thk 12mm thk in CM (1:6) prop and top coat 4mm thk in CM (1:4) prop for walls & ceiling at all levels including shuttering, staging, scaffolding, curing, etc. with dubara sponge finishing including cost and conveyance of all materials all leads and lifts, loading and unloading, transportation, and all other incidental charges etc. complete. The work shall be carried out as per the directions of the Architect. The rate shall be inclusive of all the necessary material, required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item.				
2	WATER PROOFING IN TOILETS	SQM	10		
	Providing waterproofing in Toilets on floor before plumbing and on walls upto 600mm. by chemical method as follows: Brushing, cleaning & hacking the surface area and mixing and applying two coats of ready to use two component acrylic polymer modified cementations, waterproof coating in 2 layers one after the other with 1mm tk with air cure of 4 hours for first coat and second coat followed with water curing for 48 hours as per manufacturers' specification. Including providing ten years guarantee against leakage on a requisite stamp paper complete. The Water proofing also to include 2 coats of waterproofing plaster done with 12 mm aggregates finishing in CM 1:3 mixed with waterproofing compound, finishing with rough finish to required slope with an avg thk of 40mm. Ponding test to be done for 24 hours before plumbing work can begin. The rate shall be inclusive of all the material, labour, hardware, transportation necessary required for the complete execution of the item as directed by the architect. Approved Makes : FOSROC, LATICRATE, PIDILITE DR FIXIT, BOSTIK.				
3	FILLING WITH RANDOM ACC BRICKS INCLUDING TOP PCC	CUM	2		
	Providing and Fixing and filling in Sunken slabs (300mm Depth) after waterproofing with Random Autoclaved Aerated concrete Blocks with 75-100mm thk Top layer with PCC (1:2:4) with 20 mm aggregate as per the directions. The rate shall be inclusive of all the necessary material, required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item.				
4	FLOORING IN TOILETS WITH ANTISKID TILES	SQM	10		

	Supply, providing and laying of 1st quality anti-skid Vitrified tiles for Flooring IN TOILETS of approved colour and design 10 mm thick floor tiles of approved make and 600 x 600 size fixed over 20 mm thick cement base mortar 1:6. The scope work is inclusive of providing proper slopes for better drainage of water to the traps, with 3mm spacers, filling the joints with Epoxy Grout and matching pigment etc complete in all respects as directed by Architect. The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. Basic rate of Tiles not less than rs 550/SQM (Basic rate means Excluding GST, Transportation and Loading and Unloading charges)				
5	DADOING IN TOILETS WITH GLAZED TILES	SQM	44		
	Supply and fixing of Dadoing wall tiles for TOILETS of 1st quality glazed Vitrified tiles of 600mmx1200mm size or approved size of approved col-our, design and make over a base plaster of 15mm thick on the brick work and 12 mm thick cement plaster 1:4 levelling course with 3mm plastic spacers filling / grouting the joints with Epoxy Grout mixed with approved matching colour with tiles at all levels with all required tools, plants, materials and labour required to complete the work in all respects as directed. (PVC corner- Arpitha make beading to be provided in all the cor-ners). The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. Basic rate of Tiles not less than rs 550/SQM (Basic rate means Excluding GST, Transportation and Loading and Unloading charges)				
6	GRANITE JAMBS FOR TOILET DOORS 150MM WIDE	RMT	12		
	Providing & Fixing in position 19mm thick machine cut,Telephone Black Mirror polished Granite as per the approved sample for door jambs or any other specified etc. as per the drawing laid to the required level & line including cutting of stone to the required size & shape, edge polishing / chamfered edges, surface preparation including cement backing with 1:1 cement grout, filling & finishing the joints with cement & approved colour pigments, cutting, mirror polishing, curing, cleaning etc complete as per the instructions of the Architect. The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. (Basic cost of Granite Rs.1650 per sqmts) (Basic rate means Excluding GST, Transportation and Loading and Unloading charges).				
7	TOILET DOOR WITH FRAME	SQM	3.4		

	Providing of Factory made prelaminate FPVC (Foamed Polyvinyl Chloride) Door frame of the size 105x40mm with a wall thickness of 10mm made out of extruded rigid FPVC profile mitre joined with 6 Nos. of 50mm long screw. The door frame shall be fixed to the wall by using 80mm long screws through the frame with the help of PVC fasteners of 3 no's to be provided for each vertical member, GI stiffeners of ("U" channel of size 29x9x1mm, 150mm long) -3 no's at hinge point, Frame reinforcement of("U" GI channel of size 46x22x.06mm),Bottom tie rod of ("U" GI channel size of 15x15x1mm) etc. complete as per manufacturers specification for finished item of work. Maximum door frame size : 980 x 2070 including providing of 35mm thick Factory made Prelaminated ABS (Acrolynitrile Butadyne Styrene) Door shutter moulded in different designs, consisting of all round Frame made out of water proof solid foam PVC bar of size 20x32mm, reinforced by 32x 32mm - 2 nos. for vertical made out of LVL (Laminated Veneer Lumber), core material of 32 mm thick high density craft paper honey comb board, sandwiched on both sides with prelaminate ABS sheet thickness of 1.5mm . PVC edge banding of size 0.45mm on the vertical sides. Hardware made out of steel coated butterfly hinges - 3 Nos. for each shutter and ISI make S.S round lock completes for finished item of work.size of : 900 mm x 2050 mm & 750 mm 2050 mm.				
	The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. Approved Makes : NCL, KASSA.				
8	UPVC VENTILATOR FOR TOILET WITH LOUVERS 400mm X 750mm	SQM	1		
	Providing and fixing UPVC ventilators with glass louvers. Fabricating, supplying, assembling and installing in position glazed UPVC ventilators of size 400mm X 750mm of hollow,multi-chambered and steel reinforced with an outer wall thickness of 2.4~2.8mm, consisting of outer frames, Mullions, transoms, etc assembled and fitted properly, Louvers with 8mm thick Hitched glass of approved make fixed as per the directions. including anchoring frames as approved, fixing and other accessories complete as per drawings and as per manufacturers specifications. The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item.				
9	EXHAUST FAN CEMENT BLOCK	NOS	2		
	Providing & Fixing in position of CEMENT EXHAUST FAN BLOCK of 300mm X 300mm as per the directions. The rate shall be inclusive of Dismantling of existing 230mm thk brick wall and finishing the work including plastering etc as per the directions of Architect. The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item.				
	TOTAL RUPEES FOR TOILET WORKS				
III	DISMANTLING WORKS				
1	REMOVING AND CARTING AWAY OF EXISTING DOORS	LS	2		
	Dismantlaing, Removing and Caritng way the Existing Toilet door, Window and Ventilators as directed and debris form the of the site to the contractors own dump yard atleast 10 km away form the site. The work shall be carried out as per the directions of the Architect.The rate shall be inclusive of all the labour, transportation necessary required for the complete execution of the item as directed by the architect.				

2	REMOVING AND CARTING AWAY OF CLOSET, WASH BASIN, SHOWER, FIRM FACET MIRROR ETC ALL TOILET FIXTURES	LS	2		
	Dismantling, Removing and Caritng way the Existing Toilet fixtures (Closet & Wash basin etc) as directed and debris form the of the site to the contractors own dump yard atleast 10 km away form the site. The work shall be carried out as per the directions of the Architect. The rate shall be inclusive of all the labour, transportation necessary required for the complete execution of the item as directed by the architect.				
3	DISMANTLING AND CARTING AWAY OF EXISTING WALL TILES IN TOILET	SQM	50		
	Dismantling, Removing and Caritng way the Existing wall tiles as directed and debris form the of the site to the contractors own dump yard atleast 10 km away form the site. The work shall be carried out as per the directions of the Architect. The rate shall be inclusive of all the labour, transportation necessary required for the complete execution of the item as directed by the architect.				
4	DISMANTLING AND CARTING AWAY OF FLOOR TILES IN TOILET	SQM	10		
	Dismantling, Removing and Caritng way the Existing floor tiles as directed and debris form the of the site to the contractors own dump yard atleast 10 km away form the site. The work shall be carried out as per the directions of the Architect. The rate shall be inclusive of all the labour, transportation necessary required for the complete execution of the item as directed by the architect.				
5	REMOVING AND CARTING AWAY OF WATER PROOFING	CUM	2		
	Dismantling, Removing and Caritng way the Existing water proofing (Upto slab lvl) as directed and debris form the of the site to the contractors own dump yard atleast 10 km away form the site. The work shall be carried out as per the directions of the Architect. The rate shall be inclusive of all the labour, transportation necessary required for the complete execution of the item as directed by the architect.				
6	REMOVING AND CARTING AWAY OF EXISTING SANITARY AND PLUMBING LINES	LS	2		
	Dismantling, Removing and Caritng way the Sanitary and Plumbing lones as directed and debris form the of the site to the contractors own dump yard atleast 10 km away form the site. The work shall be carried out as per the directions of the Architect. The rate shall be inclusive of all the labour, transportation necessary required for the complete execution of the item as directed by the architect.				
7	DISMANTLING AND CARTING AWAY OF EXISTING FLOOR TILES IN ROOM	SQM	40		
	Removing of the Existing Vitrified flooring including cement mortar and Carting away debris form the site to the contractors own dump yard or Municipal Dumpyard atleast 10 km away form the site. The rate shall include all the labour transporation etc for the complete item of work.				
	TOTAL RUPEES FOR DISMANTLING WORKS				
IV	PLUMBING WORKS				
1	CPVC PIPES				

1.1	Providing and fixing chlorinated poly vinyl chloride(CPVC) pipes (I.S:4985-1981) of 10Kg / cm ² , having thermal stability for hot and cold water supply, including all CPVC plain and brass threaded fitting, including fixing the pipe with clamps at 1m spacing. This includes jointing of pipes and fitting with one step CPVC solvent cement and cost of cutting chases. Rate including all fittings e.g bends, junctions, elbow, f-tee, m-tee, offsets, access pieces etc. jointing with solvent cement including cutting holes in walls, floors excavation, refilling & disposal of surplus earth wherever required & making good the same including testing of joints complete as per direction of Engineer in Charge. The rate shall be inclusive of all the necessary material, required hardware, labour, transportation, lead and lift charges for all floors for all floors etc necessary for the complete execution of the item.				
	20 mm OD pipe	RMT	30		
2	PVC / SWR PIPES				
2.1	Supplying, laying, fixing in position and testing on wall / under floor Prince / Sudhakar PVC / SWR pipes & fittings (as per ISI standards) 4 kg / cm ² for sanitary lines with specials of approved make as per manufacturer's specification including cutting the pipes to the required lengths, jointing with specials where ever required necessary chasing & restoring the original condition, testing, clamps if necessary cowls etc., complete for including cost and conveyance of all materials, all taxes and all labour charges for finished item of work. The rate shall be inclusive of all the necessary material, required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item.				
A	100 mm (4") dia	RMT	8		
B	75 mm (3") dia	RMT	12		
3	CPVC BALL VALVES				
3.1	Supplying, fixing and testing of CPVC Ball valves screwed end of approved make including cost and conveyance of all materials to site, labour charges, sales and other taxes on all materials etc., complete for finished item of work for all floors. The rate shall be inclusive of all the necessary material, required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item.				
	20. mm dia valve	NOS	4		
4	SS FLOOR TRAPS - 125MM X 125MM SQUARE	NOS	6		
	Supplying and fixing 125MM X 125MM Square inlet - 100 mm (4") outlet SS floor traps 1st quality ISI marked with C.P grating fixing with white cement as per the site requirements with standard practice including SS Cover, including cost and conveyance of all materials to site, labour charges etc, complete for finished item of work. The rate shall be inclusive of all the necessary material, required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item.				
5	EXTENDED WALL HUNG WATER CLOSET TWO PIECES				
5.1	Providing & Fixing white vitreous china two piece wall hung extended EWCs with cistern, seat and soft closing lid, (handle lever), twin flush fittings with C.I flush bend with fittings & C.I. brackets, 40 mm flush bend, Braided connector pipe to connect to bid cock overflow arrangements with specials of standard make and mosquito proof coupling of approved design complete including painting of fittings and brackets, cutting and making good the walls and floors wherever required.	NOS	2		

	The rate shall include white solid plastic seat and soft closing lid - wc p trap, connecting to the soil pipe. The rate shall be inclusive of all the necessary material, required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. Basic rate of WC : RS :10000.00 Including all accessories. Approved makes : HINDWARE, ROCA, CERA AND PARRYWARE, KEROVIT.				
6	HEALTH FACUET	NOS	2		
	Providing & fixing C.P. heavy quality health faucet [Jet Spray] with wall hook ,Braided connector pipe up to 600mm long including jointing using Teflon tape etc to bid cock. complete. The rate shall be inclusive of all the necessary material, required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item.				
7	2 WAY BIB COCK	NOS	2		
	Providing & fixing C.P. heavy quality 2 way Bib cock, with wall flange, including jointing using Teflon tape etc. complete. The rate shall be inclusive of all the necessary material, required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item.				
8	WASH BASIN				
8.1	Providing and fixing Counter top wash basin of approved make commercial size of approved make & design including -i) Heavy CI brackets as required. ii) 32 mm CP brass waste coupling with 32 mm CP brass heavy bottle trap (detachable type) with. CP brass extension piece & wall flange, reducers (75/50 or 40 mm), elbows, cleanouts, tees etc including making holes in RCC/Civil works, connecting to sleeves (where left) in floor etc complete. Pipes to be of 6 bar variety with solvent joint & will be measured (running length) & paid under separate item. iv) 15 mm CP brass heavy fancy pillar angle cock with CP connector of required length connecting to. v) Angle Valve with wall flange including jointing using Teflon tape, vi) Suitable stop cock etc. complete. WHB (for circular /oval basin) below the counters as required including brackets as required. The rate shall be inclusive of all the necessary material, required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. Basic Cost of the Washbasin should be Rs.3500.00, Basic Cost of the Angle cock should be Rs.1200.00 and Basic Cost of the Stop cock should be Rs.1000.00	NOS	2		
8.2	WASH BASIN COUNTER IN GRANITE				
	Providing and fixing Counter top wash basin of approved make commercial size of approved make & design including -i) Heavy CI brackets as required. ii) 32 mm CP brass waste coupling with 32 mm CP brass heavy bottle trap (detachable type) with. CP brass extension piece & wall flange, reducers (75/50 or 40 mm), elbows, cleanouts, tees etc including making holes in RCC/Civil works, connecting to sleeves (where left) in floor etc complete. Pipes to be of 6 bar variety with solvent joint & will be measured (running length) & paid under separate item. iv) 15 mm CP brass heavy fancy pillar angle cock with CP connector of required length connecting to. v) Angle Valve with wall flange including jointing using Teflon tape, vi) Suitable stop cock etc. complete. WHB (for circular /oval basin) below the counters as required including brackets as required. The rate shall be inclusive of all the necessary material, required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. Basic Cost of the Washbasin should be Rs.5000.00, Basic Cost of the Angle cock should be Rs.1500.00 and Basic Cost of the Stop cock should be Rs.1000.00	RMTS	2.00		

9	300MMX300MM OVERHEAD BATH SHOWER WITH DIVERTER	NOS	2		
	Supply and installation of Overhead bath shower with 1no Diverter (Hot & cold water), 1 no 300mm length shower pipe and 1no 300 mm X 300mm square shape overhead shower rose of approved make.The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. Basic rate of Diverter : 3000.00 & Basic rate of Shower rose including pipe : 3000.00				
10	TOWEL ROD FOR SHOWER	NOS	2		
	Providing and fixing Chromium Plated Towel rail - 600mm long with brackets 20mm dia of approved make. The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. Basic rate of the Towel Rail RS 1500.				
11	TOWEL RING AT WASHBASIN	NOS	2		
	Supplying and Fixing of Towel ring of Chrome plated with necessary screws etc., The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. Basic rate of the Towel Rail RS 1000.				
12	SOAP DISH HOLDER	NOS	4		
	Providing & fixing of Soap Dish holder with all required Hardware of approved make. The rate shall be inclusive of all the necessary material,required hardware, labour, transportation, lead and lift charges for all floors etc necessary for the complete execution of the item. Basic rate of the Soap Dish RS 1500.				
	TOTAL RUPEES FOR PLUMBING WORKS				
I	CIVIL WORKS				
II	TOILET WORKS				
III	DISMANTALING WORKS				
IV	PLUMBING WORKS				
	TOTAL				
	Discount if any				
	Grant Total				
	In Words:				
	NOTE : GST EXTRA AS APPLICABLE				