

Name of work - Up-gradation of existing space into Guest Houses at ground floor of Champaka and Mallige (Civil & PH Works)

Schedule of Quantities

Sl. No	Description	Unit	Qty	Rate	Amount
				In figures & words	
	Civil works - A				
1	Earthwork in excavation by mechanical means (hydraulic excavator) / manual means for FOUNDATION TRENCHES in ALL KINDS OF SOILS including dressing of sides, ramming of bottom, disposing the surplus excavated materials within a distance of 50m and lift 1.50m complete as per specifications. (Disposed soil to be levelled by breaking clods if any and neatly dressed).				
	For Parapet wall	Cum	1.55		
2	Providing and laying cement concrete using 40mm nominal size graded hard granite stone aggregate obtained from approved quarry including compaction, finishing top surface to level, curing, cost of formwork, etc; complete as per specifications. Mix ratio specified is for cement : coarse river sand : graded stone aggregate. IN FOUNDATION AND PLINTH/SUB-BASE TO FLOORS. with PCC 1:5:10				
	For Parapet wall	Cum	0.40		
3	Providing and constructing RANDOM RUBBLE MASONRY using hard granite stones obtained from approved quarry with bond stones at every 0.50sqm of wall surface in cement mortar in mixes stipulated below without pinning on face, but including raking out joints and pointing flush in same mortar including curing, etc; complete as per specifications in FOUNDATION AND PLINTH . (Rate includes cost of bond stones wherever provided). (Mix ratio specified is for cement : coarse river sand)In CM 1:6				
	For Parapet wall	Cum	0.90		
4	Providing and constructing SIZE STONE MASONRY using hard granite stones obtained from approved quarry, with edges of all stones chisel dressed to obtain uniform size and shape and in courses not less than 20cm with bond stones 2m apart in each course including raking out joints, curing, scaffolding, etc; complete as per specifications IN SUPERSTRUCTURE UPTO FLOOR FIVE LEVEL . (The mix ratio specified for cement : coarse river sand).				

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	The dressing on stones and quoins shall be as follows: Dressing: Face stones shall be hammer dressed on all beds and joints, so as to give them approx. rectangular block shape. These shall be squared on all joints and beds. The bed joints shall be rough chisel dressed for at least 5cm back from the face, and the side joints for at least 4cm such that no portion of the dressed surface is more than 6mm from a straight edge placed on it. The remaining portion of the stone shall not project beyond the surface of bed and side joints. The bushing on the face shall not project more than 4cm on an exposed face and 1cm on a face to be plastered. The hammer dressed stone shall also have a rough tooling for a minimum width of 2.5cm along the four edges of the face of the stone.				
	Quoins: The quoins which shall be of the same height as the course in which these occur, shall be formed of stones of at least 25cm long, laid stretchers and headers alternately. These shall be laid square on the beds, which shall be rough chisel dressed to a depth of at least 10 cm. These stones shall have a minimum of 2.5cm wide chisel drafts at four edges. All the edges being in the same plane. In CM 1:6	Cum	1.50		
5	Stone work for coping and louvers upto 10mtr height etc., over 12mm thick bed of cement mortar 1:3 and jointed with grey cement slurry @3.3kg/sqm, labour, scaffolding complete using 40-50mm thick dressed granite stone slabs	Sqm	2.00		
6	Dismantling cupboard's with shutter/over heads with shutters including stacking of serviceable material and disposal of unserviceable materials away from the work space and stack it at NCBS scrap yard etc., complete.	Sqm	54.00		
7	Dismantling doors, windows and clearstorey windows (steel or wood) shutters including chowkhats, archi-trave, holdfasts, etc; complete and stacking the material at NCBS scrapyard etc., complete.				
	Of area 3 sqm and below	No	6.00		
8	Dismantling the existing ceramic tile dadoing work/skirting laid in cement mortar 1:4, inclusive of cement plaster upto a depth of 20 mm, shifting the debries from the work site upto a lead of 50 m and as directed by Engineer In charge etc., complete.				
	For thick ness of tile 10mm to 25mm	Sqm	186.00		

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9	Dismantling precast concrete or stone slabs in walls, partition walls, platform etc; including stacking within 50m lead. Thickness up to 40mm.	Sqm	6.00		
10	Dismantling and shifting of granite solid sink of size 1200X600X250 mm for a distance up to 50m and lift as may be required for storing at a location shown by EICetc., complete as per specifications.	NO	3.00		
11	Demolishing brick work in cement mortar including stacking of serviceable material and disposal of unserviceable material within 50m lead.	Cum	7.50		
12	Demolishing R.C.C work including stacking of steel bars and disposal of unserviceable materials within 50m lead.	Cum	1.50		
13	Dismantling stone slab flooring laid in cement mortar including stacking of serviceable material and disposal of unserviceable materials within 50m lead.	Sqm	27.00		
14	Providing and constructing HALF BRICK MASONRY walls/partitions in following mixes using approved well burnt bricks of "CLASS DESIGNATION" (Classification as per I.S. 1077-1986) as specified below, including scaffolding, raking out joints, curing, etc; all as directed by the Engineer -in- charge. In SUPERSTRUCTURE UPTO FLOOR-V LEVEL. (The mix ratio specified is for cement : coarse sand). Using BRICKS of CLASS DESIGNATION '3.5' (Minimum Average Compressive strength not less than 3.5N/sqmm) In cement mortar 1:4	Sqm	15.10		
15	Demolishing cement concrete 1:3:6 or richer mix including disposal of material within 50m lead.	Cum	3.50		
16	Removing and refixing the existing wooden door shutters including making necessary cutting, planing to proper size with necessary tools, hardwares etc., complete all as per specifications and as directed by E-In-C.	No	23.00		
17	Dismantling of existing electrical modular junction boxes carefully with out damaging and refixing the same by making opening in the wall including finishing with CM 1:6 curing all as directed by E-IN-C. etc complete.	No	99.00		

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18	Cutting, chases in masonry wall for concealed conduit of 25mm dia iron pipe to run electrical conduits and making good the same with cement concrete 1:3:6 including necessary plastering with arpitha mesh in CM 1:4 etc., complete all as per specifications and as directed by E-In-C. etc complete.	Rmt	83.00		
19	Plastering 20mm thick with cement mortar specified below finished smooth with lime neeru, including scaffolding, curing, etc; complete for INTERNAL SURFACES of stone masonry/brick masonry walls, sills, jambs, etc; complete all as per specifications at all heights Mix specified is for cement : fine sand. NOTE: CM 1:3 OR CM 1:4 is generally applicable for ceilings and RCC surfaces unless otherwise specified:				
	with CM 1:6.	Sqm	60.00		
20	Plastering 20mm thick with cement mortar specified below finished smooth with lime neeru, including scaffolding, curing, etc; complete for INTERNAL SURFACES of stone masonry/brick masonry walls, sills, jambs, etc; complete all as per specifications at all heights Mix specified is for cement : fine sand. NOTE: CM 1:3 OR CM 1:4 is generally applicable for ceilings and RCC surfaces unless otherwise specified: with CM 1:6. EXCLUDING LIME NEERU	Sqm	157.00		
21	Providing and laying Ceramic tile flooring / dadoing of approved quality, size, colour and thickness according to the dimensions of tiles and having scratch hardness and other parameter conforming to IS 15622, (Bell or Naveen or Spartek or Jhonson or Kajaria or Somany or equivalent make) laid over a bed / backing as specified below, with cement slurry at 3.30kg /sqm, close jointed and pointed with matching white cement slurry mixed with approved pigment and finishing to required level, curing etc., complete all as per specification and as directed by engineer-in-charge at all floors.				
21.1	in flooring with approved colour floor tiles (Regular / plain or dark colour / glossy or mat series) size 300mm X 300mm as per IS 15622, over bed / backing of 20mm thick in CM 1:4.	Sqm	26.00		
21.2	in dado with approved colour wall tiles (Regular / plain or dark colour / glossy or mat series) size 300mm X 400mm as per IS 15622, over a bed / backing of 12mm thick in CM 1:3.	Sqm	143.00		

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22	Providing and laying vitrified ceramic tile flooring / skirting using approved quality ceramic tiles as per IS 15622, of specified sizes (of Marbonite series of Johnson or equivalent make) and approved colour with straight edge laid with a gap of and over 5-8mm thick BAL-CEM Adhesive (gold star) of M/s. Bal-Endura Adhesives Ltd., and joints grouted using the mixture of Bal-grout and Bal-GT1 of approved shade / colour having paper joint and finishing to required level, etc., complete all as per specifications and as directed by engineer-in-charge at all levels for:				
22.1	Flooring using tiles of 600mm x 600mm, 9 to 9.5mm thick tiles of marble series	Sqm	195.00		
22.2	Skirting / dadoing using marble series tiles.	Sqm	26.00		
23	Supplying & fixing of factory made composite door shutter with frame and single shutter manufactured by M/s. Fimen Fibre Products Pvt. Ltd., or equivalent with door frame of size 70x50mm. The door shutter shall be of rigid G.R.P sandwich composite structure of 26mm thick (minimum) laminated on all sides with G.R.P skin fabricated using U.V. stabilized Isophthalic gel coat and one layer of 450 GSM E glass chopped strand mat (CSM) impregnated with polyster resin. The thickness of skins shall not be less than 1.5mm. Expanded polysterene structural foam panel of density 20kg/cum shall be used as core material for the whole areas of door except the wooden frame structure. The wooden reinforcements made of seasoned salwood block of minimum cross section of 70x26 for lock side 40x26 all round forming the framework for shutter and minimum of 75mm wide intermediate strip for the width of the door for fixing locks and fixture and shall conform to IS 4020-1998. The finish of the shutter be without grains and of approved colour etc., complete all as per manufacturers specifications at all heights.	Sqm	10.00		

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24	Providing and fixing 18mm thick mirror polished granite stone slab using 18mm thick mirror polished granite stone slabs of approved colour and pattern, machine cut to required size, laid over a 20mm thick cement mortar 1:6 and cement slurry at the rate of for bedding, including machine cut edges of all slabs in order to achieve thin joints including grouting the joints with cement mixed with pigment to match the shade of the slabs, finishing to required level and slope, curing, cleaning, etc., complete all as per specifications for copings, wash basin slabs, verticle supports, etc.,	Sqm	5.00		
25	Extra for nosing in marble/ granite stone for treads.	Rmt	46.00		
26	Painting internal plastered surfaces with two or more coats of Royal emulsion paint of approved brand and colour (Berger or Asian or equivalent) to give an even shade with required finish over a coat of water thinnable cement primer including cleaning the surfaces, filling the crevices with approved filler, scaffolding, etc.,complete all as per specifications.	Sqm	790.00		
27	Painting wood work with TWO or more coats of SYNTHETIC ENAMEL PAINT of I quality and approved colour to give an even shade over a coat of synthetic enamel primer including cleaning the surfaces, filling the crevices with approved filler,applying a coat of approved putty on whole surface and rubbing the surface to achive desired smooth surface, scaffolding, etc; complete all as per specifications. (Rate to include cost of synthetic enamel primer, putty also).	Sqm	185.00		
28	Providing and fixing SS (Grade 316) fly proof mesh of size 1/16" x 24 gauge including fixing with first class seasoned teak wood (With a maximum permissible moisture content 12%)beading of size 62 x 19mm etc; complete all as per specifications	Sqm	51.00		
29	Providing and Fixing with new builders hardware including removal of old hardwares all as per specification and as directed by Engineer In Charge complete., Note: Sample lock should be submitted to EIC and got approved prior to procuring				

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29a	SS Hinges of of 6"	No	80.00		
29b	SS Tower bolts of 8"	No	22.00		
29c	SS Tower bolts of 4"	No	80.00		
29d	SS Handles of of 4"	No	58.00		
29e	ss eye hook	No	30.00		
30	Supplying and fixing Cylindrical lock of Godrej make including necessary hardware, tools etc., complete all as per specification and as directed by E-In-C. Note: Sample lock should be submitted to EIC and got approved prior to procuring	No	10.00		
31	Painting steel work with TWO or more coats of SYNTHETIC ENAMEL PAINT of first quality and approved colour to give an even shade over a coat of red oxide zinc chromate primer including cleaning the surfaces, applying a coat of approved putty on whole surface and rubbing the surface to achieve desired smooth surface, scaffolding, etc; complete all as per specifications (Rate to include cost of zinc chromate primer, putty also).	Sqm	16.00		
32	Removing white or colour wash by scrapping, sand papering the surface smooth including necessary repairs, etc complete.	Sqm	740.00		
33	Providing and applying Wall PUTTY (JK OR BIRLA PUTTY) over plastered surface to prepare the surface even and smooth complete.	Sqm	740.00		
34	Providing and laying cement concrete using 20mm nominal size graded hard granite stone aggregate obtained from approved quarry including compaction, finishing top surface to level, curing, cost of formwork, etc; complete all as per specifications. Mix ratio specified is for cement : coarse river sand : graded stone aggregate. IN FOUNDATION AND PLINTH/SUB-BASE TO FLOORS. PCC 1:3:6	Cum	3.00		
35	Providing and fixing 2 nd class TW Archetrive beeding of size 25mm widthX8mm average tk, for doors and windows including necessary charges for making mitre joint, alignment, materials, labour etc., complete and as directed by E In C	Rmt	160.00		
36	Providing and fixing Approved make of SS Door stopper including necessary charges for materials, labour etc., complete and as directed by E In C	No	18.00		

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37	Providing and fixing Approved make of FRP door lach Godrej or equivalent for toilet doors including necessary charges for materials,labour etc., complete and as directed by E In C	No	5.00		
38	Laying PLASTER OF PARIS as masking layer on vetrified floor tiles of 10-15mm thick and removing, clearing away upto a lead of 50M etc., complete and as directed by E In C	Sqm	115.00		
39	Painting plastered surfaces with ONE or more coats of CEMENT BASED PAINT of approved make and colour on old work to give an even shade including cleaning the surfaces, filling the crevices with approved filler, scaffolding, curing, etc; complete all as per specifications.	Sqm	21.00		
40	Providing and fixing Approved make of aldrop jaquer or equivalent for bath room including necessary charges for materials, labour etc., complete and as directed by E In C	No	4.00		
41	Providing and fixing wardrobe shutters made with 19 mm thick ply wood finished with approved lamination sheet for external sides and enamel paint for internal sides, rubber wood beeding of size 50X12mm fixed on the frames including cost of necessary hardwares and as directed by Engineer In Charge etc., complete all as per specification.	Sqm	17.00		
Total Amount of Civil works (A) Rs.					
PH Works - B					
1	Dismantling the existing 15 mm CP brass screw down bib taps/stop cock and shifting / stacking the same at place as directed by Engineer-In-Charge etc., including all charges for dismantling carefully with out damaging complete all as per specifications	No	26.00		
2	Dismantling the vitreous Chinawarre fittings and shifting / stacking the same at place as directed by Engineer In Charge etc., complete all as per specifications	No	10.00		
3	Dismantling the existing GI pipe line of 20 mm carefully with out damaging including removal of GI specials and stacking in position as directed by Engineer In Charge etc., complete.	Rmt	102.00		

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4	<p>Providing and Fixing European Water Closet Suite (With concealed polymer Cistern) comprising of:</p> <p>A) Duravet make white glazed vitreous Chinaware European water closet, with wash down pattern of approved make with trap as mentioned below conforming IS:2556-Part-II bearing ISI mark fixed to wall with SS bolts etc.,</p> <p>B) Jaquar make approved quality and make polymer concealed flushing cistern with all internal fittings conforming to IS fixed to wall with necessary brackets, screws and plugs with matching chromium plated flush bend.</p>	No	5.00		
	<p>C) 15mm heavy quality flexible PVC inlet connection with CP brass hexagonal check nuts and washers at both ends.</p> <p>D) White plastic seat and cover of approved make with multi closing pillar hinges</p> <p>E) 15mm NB CP brass angle-cock/stop cock conforming to IS:781 of Jaquar approved make with a minimum weight of 400gm on the inlet to the EWC</p> <p>Complete all as specified above with approved fittings. of specifications for PH Engg works). With "P" Trap</p>				
	Note: The item of EWC is of "Duravit" make with				
	1) Model No. Dvt2200390075 Starck 3 EWC Wall Mounted with Jet Sp or equivalent.				
	2) Model No. Dvt0063890000 Seat and Cover Starck 3 White or equivalent.				
	3) Code No. of Concealed Cistern as 31801011X CONCEALED CISTERN SLAMP or equivalent.				
	4) Code No. for Cover plate 31191510 SMARTY ACTUATOR PLATE CHR SLAMP or equivalent.				
5	<p>Providing and fixing Shower mixer unit including diverter with exposed part all as per specification, directions of Engineer - in - charge,etc., complete .</p>	No	5.00		
	Note: It is Jaquar make of Florentine -5065 Model or equivalent.				
6	<p>Providing and Fixing Best quality Duravet make wash hand basin (with GI waste pipe) comprising of:</p> <p>A) Best Indian make white glazed vitreous chinaware wash hand basin of approved make of size mentioned below conforming to IS:2556 Part-IV with single tap hole and bearing ISI mark supported on a pair of painted CI brackets conforming to IS:775.</p> <p>B) One 15mm CP brass pillar cock of approved make with hot or cold water indication as required conforming to IS:1795 with minimum weight of 577gm.</p>	No	5.00		

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	C) One 15mm heavy quality flexible PVC inlet pipe connection with CP brass hexagonal check nuts with washer at both ends. D) One 15mm CP brass angle-cock/stop cock of approved make conforming to IS:781 of approved make with a minimum weight of 400gm on the inlet to the basin. Note: It is form of "Duravit" brand with code no. of Dvt. 0325420000, wash bowl 42cm basin with overflow or equivalent.				
7	Providing and Fixing in position stain less steel floor drainer with popup, all as per specifications, site condition and directions of Engineer - In - Charge etc complete.	No	8.00		
8	Providing and fixing in position best quality Jaquar make code 487 and OHS 1719 15 mm CP brass shower, all as per specifications, site condition and directions of Engineer - In - Charge etc complete.	No	5.00		
9	Supply and installation of telephonic shower and shower clamps all as per specifications, site condition and directions of Engineer - In - Charge etc complete.	No	5.00		
10	Supply and installation of health foucet flex tube all as per specifications, site condition and directions of Engineer - In - Charge etc complete.	No	5.00		
11	Supply, Laying and Fixing in position under floor, against wall in chases PVC SWR Drainage pipes and specials, rubber rings conforming to Type 'B' of IS:13592 'Supreme' or equivalent approved make as per manufacturers specification including cutting the pipes to required lengths, necessary excavation, chasing and restoring to original conditions, testing etc. complete. (Specials at junction of lateral pipe and vertical stack must have access door for inspection)				
11a	75mm dia (min wall thickness 3.2mm)	Rmt	20.00		
11b	110mm dia (min wall thickness 3.2mm)	Rmt	18.00		
12	Supply and installation of Jaquar shower enclosures, using 8mm thick clear toughened glass, S S stablizer bar, towel bar cum handle, PVC water dispenser seal etc., including all accessories as required in 3 parts wall to wall enclosure: 8mm clear glass 3 parts encl with G-G Hinges (2100-2400mm) 830Gc024X(Partition wall between shower & W/c) all as per manufactures specifications and directions of Engineer - In - Charge etc., complete.				
	Note: The Model No. of Jaquar is 830GL024X or equivalent.				

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12a	Wall to Wall 3 parts system	No	3.00		
12b	Wall to Wall 3 parts system	No	1.00		
13	Supply and installation of Jaquar enclosures, for shaft of approximate size 500x2100mm using 8mm thick clear toughened glass, S S stablizer bar, towel bar cum handle, PVC awater dispenser seal etc., including all accessories as approved. 1 openable door:(600-2100mm) 8mm clear glass door with WG Hinges CHR 810D6080X (for Shaft enclosure) all as per manufactures specifications and directions of Engineer - In - Charge etc., complete.	No	4.00		
	Note: The Model No. of Jaquar is CHR810D6080X or equivalent.				
14	Providing and fixing Chlorinated Polyvinyl Chloride (CPVC) pipes (SDR 13.5) conforming to IS:15778, having thermal stability for hot and cold water supply including all CPVC plain & brass threaded fittings including fixing the pipe with clamps at 1.00m spacing. This includes jointing of pipes and fittings with one step CPVC solvent cement and cost of cutting chases and making good the same with CM 1:3, including testing of joints complete as per direction of engineer-in-charge etc., for CONCEALED WORKS with:				
	CPVC pipes, 20mm outer dia	Rmt	60.00		
15	Providing, laying and jointing unplasticized PVC pipes and specials of working pressure as mentioned below conforming to IS:4985 including cost of necessary jointing materials, labour for excavation of trenches, testing, refilling etc., complete all as per specifications.				
	6 kg/sqcm and 40mm OD	Rmt	20.00		
16	Providing and fixing Approved make of double coat hook jaquer or equivalent for toilet including necessary charges for materials, labour etc., complete and as directed by E In C	No	10.00		
17	Providing and fixing Approved make of corner glass shalf jaquer or equivalent for bath room including necessary charges for materials, labour etc., complete and as directed by E In C	No	5.00		
18	Providing and fixing Approved make Tissue paper holder jaquer or equivalent for bath room including necessary charges for materials, labour etc., complete and as directed by E In C	No	5.00		

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19	Providing and fixing Approved make of Angular stop cock with wall flange jaquer or equivalent for inside of the toilet and bothroom including necessary charges for materials, labour etc., complete and as directed by E In C	No	20.00		
20	Providing and fixing the mirror of required shape and size 600x750mm with MS bracket of approved make including necessary charges for bowled edge and polish, materials, labour etc., complete and as directed by E In C	No	5.00		
21	Providing and fixing Approved make Towel rail of jaquer or equivalent for bath room including necessary charges for materials, labour etc., complete and as directed by E In C	No	5.00		
22	Providing and fixing Approved make Connection hose pipes of jaquer or equivalent including necessary charges for materials, labour etc., complete and as directed by E In C	No	20.00		
23	Providing and fixing Approved make of Water spout with wall flange jaquer or equivalent for inside of the toilet and bothroom including necessary charges for materials, labour etc., complete and as directed by E In C	No	5.00		
Total amount of PH works (B) Rs.					
Total amount [Civil & PH works] = (A+B) Rs.					
Note: The Contractor shall quote his rates in this schedule of quantity. Submission of tender in any other format is liable for rejection.					

Total Amount in words:

Signature of the Contractor:

Date:

Address Seal:

Signature of the Contractor