

**Project: proposed Renovation of SAM office for Indian Bank at 73. 7th Floor,
Mittal Chamber, Nariman Point, Mumbai- .**

Budgetary Cost Estimate ®

SR.No	DESCRIPTION	QTY.	UNIT	RATE	AMOUNT
A	CIVIL :				
1	Dismantling Work:				
	Dismantling of existing work ie Flooring, dado, door, windows, plaster, Partition, Sanitary and Electrical fitting/ fixture etc .the rate shall include removal of debris from site cart away from site as per Instruction/ direction of Architect/ Bank.	1	umpsum		
2	Providing and Constructing of 75mm thk Siporex wall in CM 1:4 at any height & level above lintel as directed, curing etc,complete (Toilet)	80.0	Sft		
3	Internal Plastering				
	Providing & applying cement sand plaster of 1:4 proportion to existing brick / RCC walls & ceilings in single coat of avg. ¾" thk. Finished rough to receive plaster of paris levelling coat or dado. The rate shall include necessary scaffolding, curing etc.Complete.(for toilet plaster add W/p compound)	600.0	Sft		
4	Flooring and wall finishes:				
a	P/f 24" X 24" mm Mirror polished Vitrified tiles of approved shade & make of Marbonite (parlatto) or eqv. Tiled flooring with "Roffee" cement backing on existing floor & jointed with matching pigment cement incl. cleanig curing and washing, leveling of floor, complete.(basic rate Rs.70/-)work includes removal of existing tiles, skirting etc.	1350.0	Sft		
b	P/f 12" X 12" non - skid Ceramic flooring in Toilet with cement mortar bedding of approved shade & make of kajaria or eqv., cement floated & jointed with matching pigment cement incl. cleaning, curing and washing, complete. (range upto : Rs.55/- (matt)	100.0	Sft		
c	P/f 12" X 24" matching coloured ceramic / glazed tiled dado of 1st quality of approved make / shade for dado on walls of toilets, Kitchen with design & pattern etc in all positions with cement mortar bedding cement floated & jointed with matching colour pigmet including Cleaning washing,complete.(Range upto: Rs 75/- Toilets,(7'0" ht)	400.0	sft		
5	Granite Frame and skirting:				
a	P/f 20mm thk Granite Frame of different coloured & shade of approved quality, machine cut machine polished as per approved pattern in cement mortar bedding cement floated & jointed with matching pigment cement cleaning, washing, polishing etc complete at Level and ht. and moulding, polished (Range upto Rs. 165/-)				

i	Three piece -9" wide (Toilet, windows) Photoframe with Kanni Moulding, polished)	35.0	Rft		
ii	same as Item 5a(i), but 12" wide in 2 piece with rebate to accomodate Alumn Windows (toilet)	20.0	Rft		
iii	" 6" to 11" wide single piece for door (threshold)	6.0	Rft		
b	P/f 3" high Vitrified tile skirting flush to wall as directed.	200.0	Rft		
6	Granite Counter for Pantry (Steel Gray)				
	Providing and laying platform of 2'-0" width (clear) and at 2'-8" height (top) above floor of approved granite with champhered and machine polished edge. It shall be supported on wall back and MS angle Bracket with Cuddappa base as shown in the drg. Rate shall include the profile cutting and fixing of SS Sink & polishing the exposed edges of granite. A 2" granite facia shall be provided below the champhered edge.(basic rate upto Rs. 165/- sft)	3.0	rft		
7	Waterproofing				
	Providing & laying water proofing treatment in Toilets consisting of one layer of polymer based water proofing paper laid over cold bitumen 80/90 grade with over lapping joints & finished with another layer of bitumen edges properly bent, allow for specials like cutting around floor trap & sealing of edges, etc. The rate includes preparation of surface treatment and sealing of all joints, corners, junctions of pipes and masonry with polymer mixed slurry etc. complete.	120.0	sft		
				Total	0.0
B	PLUMBING WORK :				
1	Making Soil/ Waste connection of existing Plumbing work in all respect by Providing & fixing PVC pipes of supreme/ prince make or ISI equivalent in position of required size with special fittings, traps, bends, Ys, floor & nahani traps etc. Including chemical sealed joints as required at site making necessary connections with existing lines for w.c. & waste water lines, chambers to be constructed wherever necessary, unused lines for w.c. & waste water to be removed, the rate shall include all incidental work, cutting & making good walls & floors etc.Complete. Please visit the site for inspection.				
a	3" dia	30.00	RFT		
b	4" dia	15.00	RFT		
2	3/4" DIA CPVC PIPE (Chlorinated Polyvinyl Chloride Pipe)				
	Providing & fixing CPVC 3/4" schedule 40 grade pipes for distribution in toilets including chase cutting, chase filling, coat of primer / anti rust paint at all joints, proper pvc insulation cover for all pipes. The rate shall include all accessories like tees, unions, elbows, bends etc. Required to make the system operational and complete.(Astral or Equivalent make	45.00	RFT.		
3	1/2" Internal DIA CPVC PIPE (Chlorinated Polyvinyl Chloride Pipe)				

	Providing & fixing 1 ½" internal dia CPVC sch 40 grade pipes for distribution in toilets including chase cutting, chase filling, coat of primer / anti rust paint at all joints, proper pvc insulation cover for all pipes. The rate shall include all accessories like tees, unions, elbows, bends etc. required to make the system operational & complete.	25.00	RFT.		
4	P/laying water pipe and waste connection for Sink, Aquagaurd, etc.	1.0	No		
				Total (a)	0.0
5	SANITARY FIXTURES - LIGHT COLOURS SHADE (White)				
	Providing & fixing following fixtures, the rate for the following shall be inclusive of all necessary fixtures, accessories & attachments to make then operational including cutting floors wherever required				
a.	wall hung' - Water Closet (WC) 'Jaquar' Cat No. CNS-WHT-353SPPZ (P trap) with Cistern Equivalent. (full set) or eqv.	0.00	No		
b	Floor Mounted' Water Closet (WC) 'Jaquar' Continental, Cat No. CNS-WHT-551 PSPP or Equivalent.	2.00	No		
c	Sqatting Pan Indian WC	0.00	No		
d	Wash basin (wall hung) 'Hindware' Compact , Cat No. 10004 (Starwhite) with bracket or Equivalent.	2.00	NOS.		
e	Wash basin (Counter Top) 'Hindware' Quandra , Cat No. 91084 (Starwhite) or Equivalent.	0.00	No		
				Total(b)	0.0
6	CHROME PLATED (CP) FIXTURE ISI MARKED				
a	Providing & fixing following fixtures, the rate for the following shall be inclusive of all necessary fixtures, accessories & attachments to make then operational				
1	Cisterns: cat no. 'Jaquar' cat no. WHC-WHT-184BT	2.00	No		
2	Two way Bib Cock with wall flange (FLR-CHR-5041 N) or Equivalent. (Toilets, Aquaguard,)	2.00	No		
3	Bib Cock with wall flange (FLR-CHR-5047 N) or Equivalent.	2.00	No		
4	Jet Spray : Jaquar - ALD-CHR-565	2.00	No		
5	C I Chair Bracket	0.00	No		
6	Concealed Stop Cock with Wall Flange (No. FLR-CHR-5083NK	1.00	No		
7	Angular Stop Cock with wall flange (No. FLR-CHR-5053 N)	4.00	No		
8	Basin Tap- Jaquar FLR-CHR- 5011 N	2.00	No		
9	Sink faucet	1.00	No		
10	Bottle Trap - Essco	3.00	No		
11	Waste Coupling: Jaquar ALD 727	2.00	No		
12	Connector Pipe	10.00	No		
13	PVC Nahani Trap with Cover chilli make cockroach trap	2.00	No		
14	Toilet paper Holder , Jaquar- ACN1153N	2.00	No		
15	18 " x 15 " S. S. Nirali sink without drain board (medium) Anti scratch	1.00	NOS.		
16	Napkin Ring, Jaquar- CAN 1151 N	2.00	No		
b	ACCESSORIES		No		

1	Soap Holder - ' Jaquar '- AKB-35731	2.00	No		
2	Glass Corner shelf (9" x 9")	0.00	No		
				Total (c)	0.0
	Sub Total (a + b + c)			Total	0.0
C	CARPENTRY WORK :				
1	Partition				
a	Full/ Low height solid opaque partition				
	P/f solid parttion as per drg & design,using 2"x1" Alumn framing vertical & hori. member at 2' 0" c/c on both ways with cross halve joints including screwing and with 8mm thk comm.ply both side and finished with 1.0mm thk laminate of approved pattern, shade & make complete as per pattern/drgs. Complete	130.0	Sft		
b	Full height partly glass & partly solid partition:				
	Same as item 'la' but 6mm thk clear glass with white cedar beading, polished as per detail, complete. (cabin)	270.0	Sft		
c	Same as Item No. 1c, but 4'3" high (Back of off. Desk) Glass shall be 12mm thk clear float glass, egde polished fixed with 'D' bracket, complete as per instruction/ drg	140.0	sft		
d	P/f 12mm thk glass partition with 4"x2" TW rail top & bottom Finished with matching laminate /polish, acid etching/frosting as per design/pattern. including solid partition above glass partition. (cabin front portion)	180.0	Sft		
e	Remove, Shift carefully and fix the same as per layout using old / new required size of ply/wood / glass and finished with 1mm thk approved shade, make and pattern of laminate, complete as per instruction and site requirement.				
i	Solid Partition (Storage)	250.0	Sft		
ii	Partly Glass, Partly Solid Partition (Cabins)	175.0	Sft		
iii	Low ht Partition (Between Staff)	140.0	Sft		
2	RE-LAMINATION				
	Removing carefully existing laminate and repalced with 1mm thk laminate of approved make/ shade, colour and bank's std pattern with 6mm thk backing ply and wax polishing for all exposed wood, complete.				
i	Full/ low hieght storage unit , Elec cabinet	145.0	sft		
ii	Glass/ Semi Solid Partition: lamainate on both side	-	sft		
iii	Column paneling- one side lamination.	150.0	sft		
iv	Door: including replacing damaged/ broken hardware, hinges, door closer, handle, locks etc Work also includes shifing , Alter and relocate as per layout and site condition. 12"x 12" glass view panel at 5'0" level,(Store, Toilet passage, Entrance)	3.0	No		
3	Door and Door Frames				

a	P/f in position 35mm solid core flush door shutter with glass, finished with 1.0mm thk laminate on both sides of approved shad/make & patten with 1.5"x2' 'tw frame to hold shutter in position. Plain Glass shall be 6mm thk of Modiguard or eqv. With 1.5"x1" soild white cedar bead & approved quality.ironmongery ie door close, handle, lock etc. All expose wood shall finished with polish, complete as per drg, detail instruction.				
i	(size: 2' 9" x 7' 0") AGM cabin	1.0	No		
ii	(size: 2' 6" x 7' 0") CM cabin Sliding with heavy duty sliding chaneel & Fitting, complete. And Server Room	2.0	No		
b	same as Item 3a, but solid shutter with 10" x 10" veiv panel , laminate finished Size: 2'9" x 7'0" (store)	0.0	No		
c	P/f 12mm thk glass door with 4"x2" tw top & bottom rail, matching shade/make of laminate finish with floor spring,SS handle (Rs950/-), locking arrangement , acid etching/frosting etc.complete as per design, pattern an instruction.(size : 3' X 7'	2.0	No		
d	P/f Alumn Door shutter with backelite filler for toilet	2.0	No		
e	P/f louvred shutter for electric cabin by using tw frame and frame shutter (3"x2") louvres made out of 1.5"x3/4" tw solid patties, polished compl. locking arrangement. (size: 4.9" 0" x 7' 0")	0.0	No		
4	Desk and side runner:				
a	Making & supplying plywood/laminate finish deco. Deck with Side runner , consist of approved quality & make of 19mm thk Comm. Ply for frame & shutter, 1.0 mm thk approved make/shade & pattern of laminate (white cedar) finish,1.5 x2" white cedar deco.Moulding to shape, 3" deep drawer with metal sliding channel, 1/4" cedar lipping 4"x2" tw foot rest, storage unit with lockable shutter open box for CPU etc. as per design, Pattern & drg. All exposed surface finished with 3 coats of polish & inside paint/polish. All hardware shall be of approved quality/ make. Ie locks, handles, hinges,stoppers, wire manager etc. complete as per instruction.				
i	DGM, AGM :size: 5'6' x 2'9"+15"x3' 0"	0.0	No.		
ii	CM, officer: Size: 4'3" x2'3" + 15" x 3' 3"	14.0	No.		
iii	Daftary table : 4' 0" x 2'0"	1.0	No.		
b	Addition & Alteration in existing Table for DGM using old/ new required size, Thickness of material for structure and finished with 4mm Teak textured Veneer of approved shade, make and group, 3" x 2" TW round beading allround and finished with Matt Melamine polish for all exposed wood, complete as per detail, drawing and instruction. size: 5'6' x 2'9"+15"x3' 0"	1.0	No.		
c	Same as above , but 1mm thk matching Laminate finished for AGM, size: 4'9' x 2'3"+15"x3' 0"	1.0	No.		
d	Conference/ Meeting Table:				

	P/making of wood/ ply/ 4mm thk TW Veneer top finishing Conference / Meeting table made of requyired old/ new 19mm thk comm. ply / 75mm x 75mm Teak Wood decorative framing, finished with 4mm thk Teak textured Veneer of approved shade, make and group, 3" x 2" TW round beading allround and finished with Matt Melamine polish for all exposed wood, complete as per detail, drawing and instruction.				
i	Conference Table : 7'6" x 3'0"(to shape)	1.0	No.		
ii	Meeting Table : 4'3" dia	0.0	No.		
5	Storage/ Cabinets				
a	P/f in position 16" deep low/ full ht filing, as per details/ drawing, using comm. Ply wood for stru. & shutter 1/4" tw beading etc. finished with 1.0mm thk laminate,approved quality hardware, locks etc. as per instruction.	250.0	Sft		
b	Addition & Alteration in existing full height storage, using old/ new required size, Thickness of material and finished with 1mm thk laminate of approved make, shade and Patten etc, and new ironmongery, fitting etc, complete as per instruction and site condition.	200.0	No.		
8	Miscellancous:				
1	Roller Blinds: P/f Roller Blind of approved make/ Colour and fixing arrangement as per manufacture's specification and details, complete.	60.0	sft		
2	P/f Soft with 12mm thk ply back, complete as per instruction	125.0	sft		
3	P/f paneling of salwood frame, 20mm thk comm. Ply to receive A.C unit rigidly fixed to ceiling, finished with 1mm thk matching shade / make of laminate finish, complete.	175.0	Sft		
				Total	0.0
D	False Ceiling				
1	Moduler False ceiling (Armstrong)				
	Providing & fixing in position false ceiling in Armstrong 600x 600 mm x 15/16 mm Dune Supreme RH 99 Prima tile with Tegular edge framework as specified by Armstrong Co. with suspenders wherever required. Making necessary framework for A.C. ducting, if any, and necessary cutouts for diffusers and light fittings, taping and finishing to proper line & level, including making grooves and trap doors for A.C unit in 18mm thick M.R.Grade Plywood with Stainless Steel hinges locks with molding 1" x 1" for edges etc. complete in all respects. (Note: Only the plan area will be measured for payment. No extra payment will be made for cutouts, grooves, etc.)	155.0	Sft		
2	Gypsum Board Ceiling				

	Providing & fixing in position false ceiling in Gypboard 12mm thick for horizontals & verticals fixed over G.I framework as specified by India Gypsum Co. Ltd. including trap doors for A.C unit in 18mm thick M.R. Grade Plywood with Stainless Steel hinges locks with molding 1" x 1" for edges etc. complete in all respects (Note: Only the plan area will be measured for payment.No extra payment will be made for cutouts, grooves,moldings, verticles etc. complete as per desige & instructions.	1400.0	Sft		
3	P/ laying 12-20mm thk pop punning in line and level on existing old/ new surface including scrapping of old surface etc, complete.		Sft		
				Total	0.0
E	PAINTING				
1	Carefully removing the existing decorative finish of the wall and providing & applying base coat of Oil Cement primer of Approved make. Providing & applying one coat of putty to make the surface smooth and even and then providing and applying second coat of oil based cement primer & two or More coats of Premiere Emulsion Paint (premium 1st Quality Emulsion of ASIAN paint or approved equivalent of approved manufacturer) of the shades as approved by the Company/ Architects to the interior surfaces of the walls, Ceiling,Beams, Coloumns, canopies, Staircase, lobbies etc., complete the job as per the direction of Deptt of the company/ Architects.	5100.0	Sft		
2	P/applying base coat of zinc chromate primer and two or more coats of 1st Quality Synthetic Enamel paint of approved manufacturer and Shade to steel work viz. MS Grill, Gates, Weld mwsh, Rolling Shutter etc. All as per secification includinh Scaffolding etc. complete all as direcred.(Rolling Shutter, Collapsible gate, MS grill)	260.0	Sft		
				Total	0.0
F	M.S. WORK:				
1	Providing & fixing M. S. Rolling shutters (18 - 22 guage sheets) for the Branch Entrance (middle 1/3rd grill). Rate shall include all necessary locking arragemnts including godrej navtal locks (heavy duty) 8 levers, 2 nos. per shutter. 2 coats of anti rust paint to be provided for the shutters.	0.0	sft		
2	Reparing of MS Collapsible Gate with proper fitting/ fixture, Guide provision for lock , framing etc, compl. with Red oxide.(Ent., exit)	30.0	sft		
3	P/f MS Collapsible Gate with proper fitting/ fixture, Guide provision for lock , framing etc, compl. with Red oxide.(Ent., exit)	0.0	job		
				Total	0.0
G	FILING COMPACTOR SYSTEM/ SLOTTED RACK				

a	Providing & supply Compactor filing system as per Manufacture's Specifiction, Details and Finish, Mobile unit with track, central locking system, Index display etc, complete.				
	Size: 4'0" x 2'0" x 7'0" (Ht) double face }- 4 No	224.0	sft		
	Size 4'0" x 1'4"x 7'0" (ht) single face - 2 No	56.0	sft		
	Size 4'0" x 1'4"x 7'0" (ht) single face fixed - 1No	28.0	sft		
b	P/Suppy MS Slotted angled Rack for store	0.0	sft		
				Total	0.0
	Sub - Total (A to F)			Rs.	-

ADD: Contingencies @ 5 %

ADD: GST @ 18% as applicable

ADD: Architect's Prof Fees @ 2 % + GST towards Architectural Consultancy services Charges