

REPAIR AND MAINTENANCE WORKS AT 545 HAWA SINGH BLOCK, ASIAD VILLAGE, NEW DELHI.								
THE ORIENTAL INSURANCE COMPANY LTD.								
A-25-27, Asaf Ali Road, New Delhi-110002								
SNO	ITEM / WORKS	SPECIFICATIONS	UNITS	Qty	RATES IN WORDS	RATES IN FIGURES	AMOUNT	Total
NOTE:-	The rates shall include the follows also. a) Removal dismantling of all existing items and disposal of malba all leads and lift upto any distance. b) Removal and disposal of malba. c) All removed loose unserviceable material shall be the property of OIC and it shall be handed over to OIC. d) Rates are including cost of centering shuttering and scaffolding.							
	Wherever basic price are given, they shall be inclusive of all taxes.							
	Contractor is advised to visit the site before quoting rates.							
	The samples of all items got to be approved by Architects or OIC before exicutions.							
ID WORKS								
A	CIVIL WORK							
	DISMANTLING WORK							
i	Brick work	Demolishing brick work including stacking of serviceable material and disposal of unserviceable material.	CUM	1				
ii	Cement Plaster	Removal of Plaster work from all thickness up to brick level including disposal of malba.	SQM	160				
ii	Ceramic/vitrified on wall & floor tile	Removal wall/floor ceramic tile work including disposal of malba.	SQM	160				
iii	Stone	Removal of existing stones including disposal of material.	SQM	5				
iv	Cement concrete	Removal of cement concrete including disposal of material.	CUM	3				
v	Removal of Sanitary Fixtures and Pipe Lines	Removal of the Sanitary Fixtures work including stacking of serviceable material and disposal of unserviceable material of all four toilets.	NOS	20				
vi	Removal of Plumbing Fitting	Removal of the Plumbing Fixtures work including stacking of serviceable material and disposal of unserviceable material of all four toilets.	NOS	3				
vii	Removal of Electrical points and Wiring SBs Boxes , Panel plates	Removal of the Electrical points and Wiring SBs Boxes work including stacking of serviceable material and disposal of unserviceable material.All four toilets and other area.	L/S	1				
viii	Dismantling & Removal of Wood Works							

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	a	Cabinet/Cub-board	Removal of the Cabinet/Cub-board Work including stacking of serviceable material and disposal of unserviceable material.	NOS	4			
	b	Doors (Frame /Shutter)	Removal of the MS/Wooden Doors (Frame with Shutter) Work including stacking of serviceable material and disposal of unserviceable material.	NOS	3			
	c	Window works	Removal of the MS/Wooden/Al. window including stacking of serviceable material.	NOS	4			
		TOTAL COST OF THE WORKS						
B		PROPOSED CIVIL CONSTRUCTIVE WORKS						
		CIVIL WORK						
	i	Brick Work 4.5"Thick	Brick Work 4.5"Thick with F.P.S bricks of class designation 75 in foundation and plinth in Cement mortar 1:4 (1 cement : 4 coarse sand)	SQM	1			
	ii	Brick Work 9" Thick	Brick Work 9" Thick with F.P.S bricks of class designation 75 in foundation and plinth in Cement mortar 1:4 (1 cement : 4 coarse sand)	CUM	1			
	iii	Cement Concrete below flooring	Providing & laying 3" thk in position cement concrete of specified grade excl. the cost centering & shuttering - All work up to plinth level 1:4:8[1 cement: 4 coarse sand : 8graded stone aggregate 20 mm nominal size]	CUM	12			
	iv	Cement Plaster	Cement Plaster (in fine sand) 12 to 25mm cement plaster of mix :1:4(1 cement :4 fine sand)	SQM	21			
	v	Water Proofing Works	MAKE : Dr. Fixit	SQM	150			
		Water proofing treatment on the walls and flooring of the toilet and kit.	Providing and laying of water proofing on the floor and wall in the toilets. Dr. Fixit Pidifin 2K including scaffolding, etc.and water proofing coat to be applied after chase cutting before laying pipes, complete all level.					
		METHOD OF APPLICATION						
		1 SURFACE PREPARATION	The surface of application must be thoroughly prepared by mechanical means, to remove all loose particles, laitance, etc.					
			Oil and grease, if any, must be de-greased with suitable solvents. It then must be washed off with jet of water and brought to touch dry state. Any surface undulations, cracks and crevices must be duly filled or repaired with cement sand mortar mixed with latex polymers such as Dr. Fixit Pidicrete URP / Dr. Fixit Pidicrete MPB.					
		2 Mixing	Shake the liquid component well to a homogenous milky colour					

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		In a mixing vessel, slowly add the powder component in to the liquid under continuous stirring. Continue to stir thoroughly to achieve a lump free homogenous slurry.						
	3 Application	It is important that any pipe inserts or sanitary fittings should have been fitted grouted with suitable products from the Dr. Fixit range well before taking up the application.						
		It is mandatory that all works of plumbing and sanitation must be complete before taking up application of Dr. Fixit Pidifin 2K.						
		The surface of application must be pre-wetted thoroughly with water & brought to a touch dry state. Take up the first coat application with a stiff nylon brush. Work well into the substrate, to ensure that all small undulations are completely filled with the coating.						
		6 to 8 hrs after completion of first coat, take up second coat application in a direction perpendicular to the first.						
		Complete the application and leave to air cure for 2 days. A moist hessian cloth can be kept over the coated surface to protect it from the effect of direct sunlight, in case of small open balconies or terraces, in bathrooms and internal areas. Leave the coating without water curing for 2 days at least.						
		Plasters used to re-level surfaces in bathrooms must be admixed with Dr. Fixit Pidiproof LW+. Dr. Fixit Pidifin 2K can then be applied all over. Tile adhesives can directly be used to lay tiles over Dr. Fixit Pidifin 2K, in walls.						
		If the membrane is applied in areas exposed to foot traffic, it must be protected with a screed overlaid, during the application itself.						

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	TOTAL COST OF THE WORKS							
C	MODULAR KITCHEN ACCESSORIES							
i	KITCHEN ACCESSORIES	ALL KITCHEN EQUIPMENTS IN STAINLESS STEEL SHEET OF APPROPRIATE 304 GRADE FABRICATED AS PER DESIGN SINK ECT.including pull out drawer, cutelary tray ect.	L/S	1				
ii		<p>Providing and fixing modular kitchen cabinets as listed here under.</p> <p>Cabinet Material: PVC Board of good quality box 0.1 mm th laminate /inside, shutters:-PVC sheet outside and 0.7 mm th laminate inside shutter in Prime Quality commercial board.</p> <p>Shutters: PVC shitter of good quality 0.7 mm th laminate inside and PVC sheet , 0.1 th. Laminate outside.</p> <p>Storage Accessories: Wire baskets must be made of top quality 304 grade Stainless Steel wires with NiCr plating (Ni 4%).</p> <p>Shelves: 18mm th. PVC board</p> <p>Slides: High precision double ball slides must be used in drawers and baskets.</p> <p>Hinges: Hinges must be of SS and must be spring loaded with 105 degree opening soft closing.</p> <p>Handles: 304 grade SS High quality</p>						
iii	KITCHEN CABINET 315 mm DEEP OVER HEAD CABINET	In Shutters in board laminate finish and box in PVC board.	SQM	7				
iv	KITCHEN CABINET 600 DEEP UNDER COUNTER CABINET	In Shutters in board laminate finish and box in PVC board.	SQM	12				
	TOTAL COST OF THE WORKS							

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D	FLOORING/WALL COVERING							
i	Ceramics Wall Tiles	Providing and fixing in position Approved printed glazed ceramic tile on walls for toilets, any size and joints filled with grout with same shade /colour of tile,two layers based plaster (1)Coarse sand plaster on brick wall 1:4 [1 Cement :4 Coarse Sand] (2) Fine sand plaster 1:4 [1Cement : 4 fine sand],The work shall be executed and cleaned thoroughly.Basic rate with Rs 755 per sqm (delivered at site) included rate of designer tile as per ref dwg.The rate shall in be inclusive of all two layer plaster (rough or fine) complete all respect.	SQM	50				
ii	Ceramics Wall Tiles	Providing and fixing in position Approved printed glazed ceramic tile on walls for toilets, any size and joints filled with grout with same shade /colour of tile,two layers based plaster (1)Coarse sand plaster on brick wall 1:4 [1 Cement :4 Coarse Sand] (2) Fine sand plaster 1:4 [1Cement : 4 fine sand],The work shall be executed and cleaned thoroughly.Basic rate with Rs 1600 per sqm (delivered at site) included rate of designer tile as per ref dwg.The rate shall in be inclusive of all two layer plaster (rough or fine) complete all respect.	SQM	20				

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iii	Ceramics floor Tiles	Providing and fixing in position Approved rectified (antiskid) tile on floor laid any size and joined with cement sand mortar 1:4 [1 Cement :4 Coarse] or with Tile adhesive of approved make and grooves pointed with grout of same shade /colour of tile. The work shall be executed and cleaned thoroughly after laying etc. as per levels / site requirement. The floor shall be laid smooth after ensuring the base to be laid in line and level. Basic rate with Rs 640 per sqm (delivered at site) complete all respect.	SQM	21				
v	VITRIFIED TILE WORKS		SQM	185				
		Providing and fixing Approved homogeneous throughout the body, monolithic, coloured floor tile shade approved by Architects/client, high quality fine VITRIFIED tile made noble clays, quartz, cement sand mortar [1 Cement :3 Coarse] and grooves pointed grout an admixture of pigment to match the colours and shade of the tile or with tile adhesive of approved make. The work shall be executed on cement concrete and cleaned thoroughly after laying etc. as per levels / site requirement. The flooring shall be laid smooth after ensuring the base to be laid in line and level as per manufacturer's instructions. Vitrified tiles with basic rate of Rs 700 per sqm (delivered at site)						

SNO	ITEM / WORKS	SPECIFICATIONS	UNITS	Qty	RATES IN WORDS	RATES IN FIGURES	AMOUNT	Total
vi	Granite Counter Top Works	Pre-polished 18mm thick approved colour and quality granite in ledges, vertical, faces and counters of size and pattern as/ drawings incld. bedding mortar of 12mm tk 1:3 (1 cement:3 coarse sand) and joints filled with colour cement pigmented with dr fixit lw to match with the stone.	SQM	10				
		Providing and laying jet black table rubbed and polished 18 mm approved Granite slab work on toilet basin top in master bed toilet work in cement mortar 1:4 (1 cement: 4 coarse sand) including pointing in cement mortar with an admixture of pigment to match the shade of Granite						
		[Range -cost of prepolished Granite stone Base Price @ Rs 2150/- per sqm approx.]						
vii	Granite Edge	Grinding and polishing of the edge match with the existing pre-polish granite with edge making machine.	RMT	6				
viii	Granite works on main gate pillars	Providing and laying table rubbed and polished 18mm thick approved colour and quality granite in ledges,as/ drawings. bedding mortar of 12mm thick 1:3 (1cement:3 coarse sand) and joints filled with colour cement pigmented to match the stone.	SQM	10				
		Shade and texture of Granite as per Architects instruction and engineer in-charge approval.						
		[Range -cost of Granite stone @ Rs 1600/sqm approx.]						
ix	Grinding and Polishing for existing marble flooring		SQM	35				
		Grinding and Polishing of the existing marble flooring.						
		All stage of cutting and grinding work shall be done by grinding machine of all stone flooring and skirting.						
		For grinding at different stages following grinding stones grit size are to be used chronologically 6 nos., 0,1,2,3,4,5 and (foam batti of yellow colour) as required and lastly polish batti (green batti) as required						
		After the final grinding and polishing the floor shall be washed with detergent and adequate water and rubbed and dried by cloth.						

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		TOTAL COST OF THE WORKS						
E		SERVICES						
	i	SANITRY DRAINAGE	UPVC/C.I. Pipe work for all four toilet including floor traps/nani trap with all works make good the chases required for the works.All new works upto outside main hole.(Work shall be executed as per dwg)Connectivity to the existing drainage line.	NOS	3			
	ii	CPVC 3/4" pipes for all internal supply lines	Providing and fixing CPVC Pipes complete all four toilets and kitchen, Including making chases and holes and making good of it after the laying of the pipe lines as per manufacturer specification etc, Plumbing works with CPVC. Fittings including all accessories 'T', elbows, joints, plugs, sockets,gate valve etc , tested and commissioned, and clamps, including, cutting and making good the walls etc., (internal works all toilets and kitchen area)Connectivity to the existing water tanks.	NOS	4.0			
	iii	SANITARY INSTALLATIONS						
	a	Wall Mounted Water Closet	Supplying & Fixing of white glazed vitreous china wall mounting type (European style) water closet, with solid white plastic seat and lid, C.P.brass hinges and rubber buffers with vitreous chine dual flush set including reqd. fittings, CI chair complete including fixing of chair, with concealed water tank and flush plate of approved design,cutting and making good the wall and floor as required etc.(Make: Hindware - LARA -20069,-Concealed Cistern Cat No-Concealo 80mm)	EACH	3			
	b	Water closet orissa pan	Supplying & Fixing of white glazed vitreous china orissa pan 530X410 mm water closet, with pvc sleek fresh dual flush cisterns including required fittings etc.,(Make:Hindware Orissa pan Grace -20090-[53X41]) Sleek fresh dual flush cistern.	EACH	3			
	c	Wash basin						
		Vanity with washbasin and mirOr	Providing and fixing white glazed vitreous china, vanity of approved design by Architect /Client with mirror , colour white, with 32mm C.P. brass waste of standard pattern, 32mm dia C.P. brass bottle trap and union, 32mm dia C.P. pipe to wall and C.P. wall flange complete including fixing of wash basin with CI/RS brackets, cutting and making good the wall and floor as required. Make: Jaquar ALD-709, Bottle trap: Jaquar ALD-769L300X190.	EACH	3			

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	iv	PLUMBING ACCESSORIES TAPS AND FAUCETS	Providing and fixing following approved fixtures in position						
		JAQUAR- SERIES CONTINENTAL							
	a	Bib cock long body	CONTINENTAL	NOS	14				
	b	Angle valve	CONTINENTAL	NOS	20				
	c	Sink/Basin Mixer	CONTINENTAL	NOS	4				
	d	Floor jali with hinges	Square,CHILLY MAKE CCT5-129	NOS	9				
	e	Gate valve 25mm	SANT	NOS	4				
	f	Mirror	Looking mirror in out side wash basin area size 48"X24" beavaled edge grinding.	NOS	4				
	g	Inlet connection	Supplying and fixing of 15mm dia C.P. brass/pvc Basin inlet connection.ALD-805B OR ALD-801B	NOS	10				
	h	Over head shower with arm	OHS-1805 and ARMSHA-479L-450	NOS	3				
	iv	Concealed stop cock	CONTINENTAL	NOS	12				
	j	Glass shelf with bracket	ACN-1173	NOS	4				
	k	Soap dish holder	CAN-1131N	NOS	3				
	l	Towel Rack	AQN-7781-B	NOS	3				
	m	Paper holder	ACN-1153N	NOS	3				
	n	Jet spay	CHILLY MAKE JCL02-1.5MTR	NOS	3				
	o	Health faucet cp finish	ALD-CHR-565	NOS	3				
		TOTAL COST OF THE WORKS							
F		MS WORK							
	a	MS SHED with fiber sheet	P/F and fixing of M.S Steel structure properly fixed of existing covered with fiber glass tranlucent sheet 3 mm thick on top properly slope to drain Rain Water . M.S work to be coated with 1 coat of primer and two coat of enamel paint.	SQM	1				
	b	M.S grill	P/F and fixing of M.S grill on window same as existing at site.	SQM	10				
		TOTAL COST OF THE WORKS							

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G	DOOR AND WINDOWS WORKS							
	i	Architrave Moulding	Providing and fixing Architrave Moulding	RMT	82			
	ii	Lock and handle on Flush Door shutter including other hardware and fittings	Providing and fixing 38mm thick BWP flush door including liping all sides, both side enamel paint of Approved shade . including glass approx 300X1500mm wide with all fixing accessories and all incidentals.	NOS	15			
	iii	P/F OF UPVC WINDOWS	Providing and fixing factory made of approved make and colour high impact modified grade UPVC sliding window made of extruded profiles conforming to codes and should pass test of classification P for ignitability. The profile shall be a hollow 3- chamber (across depth) profile with an outer wall of min. 1.5 mm thickness having outer Size 56mm X 40 mm . Profiles of frames and sash will be mitered cut and fusion welded at all corners, including drilling of holes for fixing hardware and drainage of water etc., making arrangement for fixing of hardware EPDM gasket. 1.5 mm thick galvanized steel profile to be inserted in required profile. Slider sash will have wool pile & bump stopper. Window rollers shall be of die-cast zinc/ stainless steel windows shall have flush locks of zinc alloy. Frame will be fixed to the wall with 8mm X100 mm long fasteners, all complete as per direction of Architect / O.I.C. Window edges shall be sealed with the aperture with silicon from inside & outside to leave no room for any water/air seepage. Rates shall include all required glazing, hardware hinges and fitting etc. Windows shall include 5 mm toughened reflective glass (make Saint Gobain, Asahi). Openenable and sliding window portion shall be as per design by Architect. Window shall be measured in mm dimension from outer to outer at actual including the scaffolding required for fixing windows shall be inclusive in rates.	SQM	20			
		TOTAL COST OF THE WORKS						
H	CUPBOARD 600mm deep							
		Scope : Providing , Manufacturing, Fixing in Position						
		Height: 84" approx						
		Depth : 24" approx						
		Width : 48" approx						
		The top : 18 mm thk PVC board both side laminate , edge bending						
		Front Shutter: 19 mm thk water proof board both side laminate , edge bending tape / beading.						
		The Box Structure: 19 mm thk water proof board both side laminate.						
		Fixing : Fixed to the existing wall with Fasteners and Gitti						
		Other: Includes all hardware for fixing in plumb line, Adhesive of Pidilite, including Hardware - 3" to 4" SS handles of approved design, self closing 0 to 8 crenk hinges, Ball catcher, Chitakni, and Lock by Godrej.						

SNO	ITEM / WORKS	SPECIFICATIONS	UNITS	Qty	RATES IN WORDS	RATES IN FIGURES	AMOUNT	Total
		Method of measurement: Front side						
i	CABNATE NEW 600deep	Providing and fixing Cupboard using 1box in 18mm thick PVC Board Laminate finish of .7 mm th. and shutter in 19mm Th. 0.1 mm th alminate from out side and 0.7 mm th. laminate insidide including liping edge bending tape on edge all sides Of Approved shade . including all accessories and haware.	SQM	30				
ii	FULL HEIGHT CABINET(CB) ONLY FRAME AND SHUTTER		SQM	3				
	TOTAL COST OF THE WORKS							
I	PAINT AND POLISHING							
i	Plastic Emulsion	Applying and Painting with Plastic emulsion paint of approved brand and manufacturer and of required shade on old / new surface three or more coats to give an even shade including necessary surfacing putty, filling and application of 1 coat of primer, after thoroughly preparing the surface. etc.	SQM	500				
ii	Enamel	Applying and Painting with Enamel paint of approved brand and manufacturer and of required shade on old / new surface three or more coats to give an even shade including necessary surfacing putty, filling and application of 1 coat of primer, after thoroughly preparing the surface. etc.	SQM	30				
iii	Water proof Paint apex/weather sheild	Providing and applying 3 or more coats of water proof paint - roller finish (matt) of ISI mark Asian-apex/ I.C.I-weather shield/Berger, shade as approved by Architect, to all walls, ceiling / plastered surfaces, applied evenly to produce uniform even surface to approved finish including 1)completely scraping of the old paint and disposal of mulba to all leads and lift 2)Cleaning and preparing the surface, puttying as per manufacturer'sspecifications.3) Applying a coat of approved cement primer, including scaffolding, etc., complete all level.	SQM	100				
iv	Laqure Polish	Applying and polishing polish on wooden surface including necessary surfacing putty, filling and application of 1 coat of primer, after thoroughly preparing the surface. etc. as per manufacturer's specifications. And approved stain and colour and finish.	SQM	150				
v	POP punning	P/A P.O.P. thk 7mm to 12mm on internal wall, with line, plumb and level, surfaces for the smooth base of paint work. Make : Nirman, Shri ram	SQM	250				
vi	Wall Paper	P/F of wall paper	SQM	220				
	TOTAL COST OF THE WORKS							
	TOTAL IN WORDS :-							
	CONTRACTORS NAME AND SIGNATURE WITH SEAL							