

TENDERDOCUMENT FOR

PROPOSED REFURBISHMENT AND REPAIR WORKS ( CIVIL,  
INTERIOR , PLUMBING AND ELECTRICAL ) AT TOP  
EXECUTIVE GUEST HOUSE AT ALIPORE ROAD,  
KOLKATA -700027

**PART-2**

**FINANCIAL BID**

**INDIAN BANK- ZO,KOLKATA CENTRAL / E.G.H / 01 of 2022–2023**

**Date:10/02/2023**

**ARCHITECTURAL CONSULTANT:-**

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| <b>SCHEDULE OF SPECIFICATIONS AND QUANTITIES OF PROPOSED REFURBISHMENT AND REPAIR WORKS ( CIVIL, INTERIOR , PLUMBING AND ELECTRICAL ) AT TOP EXECUTIVE GUEST HOUSE AT ALIPORE ROAD, KOLKATA -700027</b> |  |          |      |      |        |
|---|--|----------|------|------|--------|
| SL No   | DESCRIPTION  | Quantity | UNIT | RATE | AMOUNT |
| <b>A</b>  | <b>GENERAL AREA</b>  |          |      |      |        |
| <b>1</b>  | <b>Anti-termite treatment to the junction of wood work</b> and masonry walls with chemical emulsion by admixing chloropyrofosemulsifiable concentrates (1% concentration) with water by weight including spraying at the points of contact with the adjoining masonry by drilling 6 mm. dia holes at a downward angle of about 45 degree at the junction of woodwork and masonry and squirting chemical emulsion into these holes at the rate of half litre per hole. The entire work is to be carried out as per specification of Code I.S.-6313 (Part-III)-1981. The shutters are to be sprayed with emulsion. on both sides. (Payment will be made on the basis of outside measurements of doors and windows and wall surface area) | 125      | sqm  |      |        |
| <b>2</b>  | <b>Spot application for insecticides using Aqua base spray for pest</b> (for bugs, cockroaches, silverfish, spider, termites, mosquitoes) to walls and ceiling etc. with chemical emulsion by admixing chloropyrofosemulsifiable concentrates (1% concentration) with water by weight including spraying the emulsified chemical @ 0.5 litres per sq.m. by a hand operated pressure pump on wall surfaces, ceiling, electrical fixture, electrical lines including drilling holes in places where source of termite is detected squirting chemical solution into the holes and sealing the holes with cement grout. (Rate is per sq.m. of the floor area while actual work will be all walls ceiling, rack, partition and furniture).  | 250      | sqm  |      |        |

|   |   |     |      |  |  |
|---|---|-----|------|--|--|
| 3 | <p><b>Stripping off worn out plaster, chipping the existing damaged plaster and raking out joints of walls, ceilings etc.</b> upto any height and in any floor including removing rubbish within a lead of 75m as directed, including .M.S pipe scaffolding</p>   | 400 | sqm  |  |  |
| 4 | <p><b>Removal of rubbish,earth etc.</b> from the working site and disposal of the same beyond the compound, in conformity with the Municipal / Corporation Rules for such disposal, loading into truck and cleaning the site in all respect as per direction of Engineer in charge</p>  | 780 | cum  |  |  |
| 5 | <p><b>Ordinary Cement concrete (mix 1:1.5:3)</b> with graded stone chips (20 mm nominal size) excluding shuttering and reinforcement , at ground level all around the existing building , as per relevant IS codes,</p>   | 25  | Cum  |  |  |
| 6 | <p><b>Supplying, fitting &amp; fixing 1st quality Ceramic tiles in walls</b> with 4 nos. of key stones (10mm) fixed with araldite at the back of each tile &amp; finishing the joints with white cement mixed with colouring oxide if required to match the colour of tiles including roughening of concrete surface, if necessary or by synthetic adhesive &amp; grout materials etc. With Sand Cement Mortar (1:3) 15 mm thick &amp; 2 mm thick cement slurry at back side of tiles using cement @ 2.91 Kg/Sq.m&amp; joint filling using white cement slurry @ 0.20kg/Sq.m.<br/>(a) Area of each tile upto 0.09 Sq.m Coloured decorative. <b>(In kitchen and Toilet at terrace level ) , including carrying cost from ground to terrace level .</b></p> | 50  | sqm. |  |  |
| 7 | <p><b>Scrapping of moss, blisters etc.thoroughly from exterior surface of walls</b> necessitating the use of scraper, wire brush etc.(Payment against this item will be made only when this has been done on the specific direction of the Engineer-in-charge) , including M.S round pipes scaffolding work</p>   | 800 | sqm. |  |  |

|    |   |     |      |  |  |
|----|---|-----|------|--|--|
| 8  | <p><b>Removing old scales, blisters etc. of interior surface of walls, ceiling</b> by scraping etc. and preparing smooth and even surface with rendering or cement mortar (1:2) (as necessary), to make the surface suitable for receiving distemper. (Payment against this item will be made only when this has been done on the specific direction of the Engineer-in-charge), including M.S round pipes scaffolding work .</p> | 400 | sqm. |  |  |
| 9  | <p><b>Priming one coat on steel or other metal surface, including 2 nos spiral staircase</b> with one coat of synthetic oil bound primer of approved quality including smoothing surfaces by sand papering etc.</p>   | 800 | sqm. |  |  |
| 10 | <p><b>Priming one coat on timber surface</b> with one coat of synthetic oil bound primer of approved quality and brand like BERGER / ICI / ASIAN PAINTS including smoothing surfaces by sand papering etc.</p>  | 500 | sqm. |  |  |
| 11 | <p><b>Painting with best quality two coats of synthetic enamel paint</b> of approved make like BERGER / ICI / ASIAN PAINTS brand including smoothing surface by sand papering etc. including using of approved putty etc. on the surface, if necessary :</p>  |     |      |  |  |
| a  | <p>On <b>timber</b> : With super gloss (hi-gloss) /Two coats</p>  | 500 | sqm. |  |  |
| b  | <p>On <b>steel or other metal surface ,including 2 nos. Spiral staircases</b> : With super gloss (hi-gloss) / Two coats</p>   | 800 | sqm. |  |  |
| 12 | <p><b>Repairing crack in wall</b> by cement grouting (1 : 2) including widening the crack on the surface (into V section) cleaning and packing the same with cement mortar (1 : 2),H.B net and finishing off to match with adjacent surface.</p>  | 100 | mt   |  |  |



|          |   |      |      |          |  |
|----------|---|------|------|----------|--|
| 13.a     | Supplying best Indian sheet glass panes set in putty and fitted and fixed with nails and teak wood beads complete. (In all floors for internal wall & external wall)in wooden frames- 4 mm thick  | 25   | sqm. |          |  |
| 13.b     | Taking out carefully from shutter existing broken glass panes,  | 115  | sqm. |          |  |
| 14       | Plaster with sand and cement mortar including rounding off or chamfering corners as directed and raking out joints including throating, nosing and drip course, scaffolding/staging where necessary.  |      |      |          |  |
| a        | With 1:4 cement mortar- 20 mm thick - outside plaster   | 75   | sqm. |          |  |
| b        | With 1:4 cement mortar- 15 mm thick - inside plaster  | 90   | sqm. |          |  |
|          |   |      |      | <b>A</b> |  |
| <b>B</b> | <b>EXTERNAL AREA</b>  |      |      |          |  |
| 1        | Supplying and preparing green lawn area with chinese grass and white gravels / pebbles , all around the green lawn area both at the front, side and back . ( as per design )  | 4000 | sft  |          |  |
| 2a       | Renovation of outside fountain area , at the back , including fixing of small coloured tiles and installation of fountain, including the plumbing materials .   | 800  | sft  |          |  |
| 2b       | Supplying and Installation ofGoutam Buddha statue - of approx. Size - 3 ' x 5' ( made of bronze ) , including preparing the base 4' ht with brickwork , at the centre of fountain area, including scaffolding and staging .   | L.S  |      |          |  |
| 3        | Repairing the walkway including garden area at the back left side , in three levels , by supplying, fitting and fixing coloured paver blocks, small coloured tiles to be fixed on the side of brickwalls. ( 2 nos. Coconut trees area with 2.0 mt x 2.0 mt base all around the coconut trees zone ) | 1000 | sft  |          |  |



|                   |   |              |            |                 |  |
|-------------------|---|--------------|------------|-----------------|--|
| <p><b>4</b></p>   | <p><b>Painting the existing red chequered tiles</b> fixed on the pathway all around the building ,</p>  | <p>2000</p>  | <p>sft</p> |                 |  |
| <p><b>5</b></p>   | <p>Supplying, fitting and fixing of approx. <b>Semi Red coloured stone tiles of approx. Size 3" x 6"</b> , in a zigzag manner all around the building of external wall surface, including mortar ( 1: 3) and all scaffoldings, staging, etc.( <b>as per design</b> )</p>  | <p>7000</p>  | <p>sft</p> |                 |  |
| <p><b>6</b></p>   | <p>Scrapping the external wall surface with wire brush , supplying and appying one coat of primer and two coats of <b>Weathercoat paint</b> , including supplying and appying white putty for smoothening the irregular surface , including all scaffolding, staging , and necessary tools and tackles. ( BERGER / ICI / ASIAN PAINTS ). For all the buildings at the front side and the main bungalow.</p>                     | <p>10500</p> | <p>sft</p> |                 |  |
| <p><b>7a</b></p>  | <p>Supplying , fitting and fixing <b>garden light</b> ( PHILIPS brand ) ---- STAREAGLE EGL 502 -LED Square Bollard Led ,E27 CFL Holder, Outdoor Grey Body for Garden Park Driveway Light - Warm White (300 BL), including all electrical wiring , to be taken underground through 3" dia UPVC pipes. Modular switches and plugs are to be included in the rate. The garden lights are to be fixed on 12" x 12"x 6" PCC base</p> | <p>40</p>    | <p>nos</p> |                 |  |
| <p><b>7b.</b></p> | <p>Supplying, fitting and fixing <b>wall mounted lights</b> PSL 5Watts LED Outdoor Triangular Wall Light RGB (Red Green Blue- (IP-65 Waterproof) (Pack of 1,Aluminium),--( PHILIPS brand ) including all concealed electrical wiring on the external wall , including all scaffolding and staging. Modular switches and plugs are to be included in the rate</p>  | <p>25</p>    | <p>nos</p> |                 |  |
|                   |   |              |            | <p><b>B</b></p> |  |



|          |  |      |     |  |  |
|----------|--|------|-----|--|--|
| <b>C</b> | <b>INTERNAL DECORATION</b>   |      |     |  |  |
|          | <b>GROUND FLOOR</b>  |      |     |  |  |
| <b>1</b> | <b>FALSE CEILING (GYPSUM BOARD and GRID ARMSTRONG TILES ) -- ( DRAWING -1, 2,3 , DINING, BED RM) :</b>   |      |     |  |  |
|          | <p>Providing &amp; Fixing gypsum board, decorative false ceiling system , as per design , in 2/ 3 steps / In combination the grid ceiling Armstrong tiles ceiling vertical profile using 12.5mm gypsum plaster board on G.I.metal frame work. The frame work made up of perimeter channels of 20 x 27 x 30 x 3657mm fixed on wall &amp; partitions and ceiling sections of 80 x 26 x 0.5x 3657mm as a cross member provided at 457mm c/c and the intermediate channel of 15x 45x.09 x 3657mm as a main runner at 1220mm c/c suspended by means of G.I.angle 25 x 25 x .05 mm from the existing ceiling by means of M.S. rawl plug with bolts/screws at 1200 mm c/c max. The joints of gypsum board to be taped 3 times and sealed with jointing compound. Finished with one coat of primer and min 3 coats colour or matching spectrum colour complete as per detail and specifications in drawing incl. all lights, diffuser cuttings , provision of keeping light in concealed complete.</p> | 3000 | sft |  |  |
|          | <b>Drop ceiling .Rate to include the drops also to be paid in rft</b>  | 550  | rft |  |  |
| <b>2</b> | <b>WALL PANELLING - DRAWING RM, DINING ROOM , BED ROOM , CORRIDOR, BACK SIDE LOUNGE AREA</b>   |      |     |  |  |



|     |  |      |     |  |  |
|-----|--|------|-----|--|--|
|     | <p><b>Providing and fixing panelling</b> for wall upto 4 feet height for drawing rm /corridor/ back side lounge area , upto ceiling and on the ceiling in bedroom/ dining rm/ drawing rm , as per design with 2" x 1.5" sal wood frame work fixed on the wall , ceiling . The frame work will be cladded with 6 mm thk. BWP and termite proof plywood and to be finished with approved 1.0 mm laminate as per design with approved brand marine adhesive ( FEVICOL brand ) , .Light / Dark shaded Decorative laminate ( GREENLAM / SUNMICA ) and Plywood ( CENTURY PLY / SYLVAN ) to be used .</p> | 2750 | sft |  |  |
| 3a  | <p><b>PAINTING.</b><br/>Supplying and Applying one coat of primer and two coats of <b>Acrylic emulsion Paint</b> ( BERGER / ICI / ASIAN PAINTS ) on the walls and ceiling INTERIOR including sand papering before applying paint, including putty two coats where necessary to make the surface even including scaffolding , staging and all tools and tackles.</p>  | 3500 | sft |  |  |
| 3b  | <p><b>PAINTING.</b><br/>Supplying and Applying one coat of primer and two coats of <b>Acrylic emulsion spray Paint</b> ( BERGER / ICI / ASIAN PAINTS ) on the internal walls , including sand papering before applying paint, including putty two coats where necessary to make the surface even including scaffolding , staging and all tools and tackles.</p>  | 2000 | sft |  |  |
| 4.a | <p>Supplying , fitting and fixing decorative <b>open cabinet work</b> made of combination of 12mm ply, 1.0 mm laminate , and 12 mm th. Glass to be fixed <b>at all the corners of drawing rooms -1,2,3</b> , approx. Size -- 1.5 ft x 1.5 ft x 5.0 ft --- 10 nos</p>   | 75   | sft |  |  |





|      |   |     |     |   |  |
|------|---|-----|-----|---|--|
| 4.b  | Supplying , fitting and fixing decorative <b>open cabinet T.V shelf</b> made of combination of 12mm ply, 1.0 mm laminate , and 12 mm th. Glass <b>to be fixed at the bedroom</b> approx. Size -- <b>6.0 ft x 3.0 ftht x 9" depth --- 1 no</b>                                     | 18  | sft |   |  |
| 4.c  | Supplying , fitting and fixing decorative <b>open cabinet shelf</b> made of combination of 12mm ply, 1.0 mm laminate , and 12 mm th. Glass <b>to be fixed at the dining room</b> approx. Size -- <b>8.0 ft x 6.0 ftht x 12" depth --- 1 no</b>                                    | 48  | sft |   |  |
| 5.a  | Removing the old window and door curtains and supplying, fitting and fixing decorative <b>full length curtain with lining backing</b> from lintel top to skirting level , with all necessary decorative anodized horizontal pipes . ( Reputed company like SKIPPER , to be used ) | 500 | sft |   |  |
| 5.b. | Providing and fixing <b>Roller blinds</b> of approved shade at the back side in Lounge area windows. The rate shall include necessary scotch guard treatment on both side.  | 180 | sft |   |  |
| 6    | Supplying, fitting and fixing <b>indoor wall lights</b> with all necessary electrical wiring - -- Philips Hue White and Color Ambiance LED Wall Light Appear 1200lm black. Modular switches and plugs are to be included in the rate  | 20  | nos |   |  |
| 7a   | Supply and Fixing of <b>Modular Downlighter of 170 mm size</b> with 14 watts Led Fixtures. Philips/Wipro / HAVELLS Make, to be fixed on the false ceiling , with all necessary electrical wiring . Modular switches and plugs are to be included in the rate                      | 30  | nos |   |  |
| 7.b  | Supply and Fixing of <b>Spot lights 75 mm size</b> with 5/ 6 watts Led Fixtures. Philips/Wipro / HAVELLS Make, to be fixed on the false ceiling, with all necessary electrical wiring Modular switches and plugs are to be included in the rate                                   | 15  | nos |   |  |
|      |   |     |     | C |  |



|          |  |      |     |  |  |
|----------|--|------|-----|--|--|
|          |  |      |     |  |  |
| <b>D</b> | <b>INTERNAL DECORATION</b>   |      |     |  |  |
|          | <b>FIRST FLOOR</b>   |      |     |  |  |
| <b>1</b> | <b>FALSE CEILING (GYPSUM BOARD and GRID ARMSTRONG TILES ) -- ( DRAWING -1, 2, BED RM -4 nos ) :</b>  |      |     |  |  |
|          | <p>Providing &amp; Fixing gypsum board, decorative false ceiling system , as per design , in 2/ 3 steps / In combination the grid ceiling Armstrong tiles ceiling vertical profile using 12.5mm gypsum plaster board on G.I.metal frame work. The frame work made up of perimeter channels of 20 x 27 x 30 x 3657mm fixed on wall &amp; partitions and ceiling sections of 80 x 26 x 0.5x 3657mm as a cross member provided at 457mm c/c and the intermediate channel of 15x 45x.09 x 3657mm as a main runner at 1220mm c/c suspended by means of G.I.angle 25 x 25 x .05 mm from the existing ceiling by means of M.S. rawl plug with bolts/screws at 1200 mm c/c max. The joints of gypsum board to be taped 3 times and sealed with jointing compound. Finished with one coat of primer and min 3 coats colour or matching spectrum colour complete as per detail and specifications in drawing incl. all lights, diffuser cuttings , provision of keeping light in concealed complete.</p> | 3400 | sft |  |  |
|          | <b>Drop ceiling .Rate to include the drops also to be paid in rft</b>  | 524  | rft |  |  |
| <b>2</b> | <b>WALL PANELLING - DRAWING RM , BED ROOM - 4 nos , CORRIDOR</b>   |      |     |  |  |



LLAHABAD

|     |   |      |     |  |  |
|-----|---|------|-----|--|--|
|     | <p><b>Providing and fixing panelling</b> for wall upto 4 feet height for drawing rm /corridor/ back side lounge area , upto ceiling and on the ceiling in bedroom/ dining rm/ drawing rm , as per design with 2" x 1.5" sal wood frame work fixed on the wall , ceiling . The frame work will be clad with 6 mm thk. BWP and termite proof plywood and to be finished with approved 1.0 mm laminate as per design with approved brand marine adhesive ( FEVICOL brand ) , .Light / Dark shaded Decorative laminate and Plywood to be used .</p> | 3000 | sft |  |  |
| 3.a | <p><b>PAINTING.</b><br/>Supplying and Applying one coat of primer and two coats of <b>Acrylic emulsion Paint</b> ( BERGER / ICI / ASIAN PAINTS ) on the walls and ceiling INTERIOR including sand papering before applying paint, including putty two coats where necessary to make the surface even including scaffolding , staging and all tools and tackles.</p>   | 4000 | sft |  |  |
| 3.b | <p><b>PAINTING.</b><br/>Supplying and Applying one coat of primer and two coats of <b>Acrylic emulsion sparay Paint</b> ( BERGER / ICI / ASIAN PAINTS ) on the walls and ceiling INTERIOR including sand papering before applying paint, including putty two coats where necessary to make the surface even including scaffolding , staging and all tools and tackles.</p>  | 2000 | sft |  |  |
| 4   | <p>Supplying , fitting and fixing decorative <b>open cabinet T.V shelf</b> made of combination of 12mm ply, 1.0 mm laminate , and 12 mm th. Glass to be fixed <b>at the bedroom</b> approx. Size -- <b>5.0 ft x 3.0 ft x 9" depth --- 4 no</b></p>  | 60   | sft |  |  |
| 5   | <p>Removing the old window and door curtains and supplying, fitting and fixing decorative <b>full length curtain with lining backing</b> from lintel top to skirting level , with all necessary decorative horizontal pipes . ( Reputed company like SKIPPER , to be used )</p>   | 600  | sft |  |  |



|                                  |   | LLAHABAD   |          |          |  |
|----------------------------------|---|------------|----------|----------|--|
| 6                                | Supplying, fitting and fixing <b>indoor wall lights</b> with all necessary electrical wiring - -- Philips Hue White and Color Ambiance LED Wall Light Appear 1200lm black. Modular switches and plugs are to be included in the rate  | 25         | nos      |          |  |
| 7a                               | Supply and Fixing of Modular <b>Downlighter of 170 mm size</b> with 14 watts Led Fixtures. Philips/Wipro / HAVELLS Make, to be fixed on the false ceiling , with all necessary electrical wiring , fittings and fixtures Modular switches and plugs are to be included in the rate  | 20         | nos      |          |  |
| 7.b                              | Supply and Fixing of <b>Spot lights 75 mm size</b> with 5/ 6 watts Led Fixtures. Philips/Wipro / HAVELLS Make, to be fixed on the false ceiling, with all necessary electrical wiring, fittings and fixtures. Modular switches and plugs are to be included in the rate   | 16         | nos      |          |  |
|                                  |   |            |          | <b>D</b> |  |
| <b>E</b>                         | <b>PLUMBING, SANITARY WORKS</b>   |            |          |          |  |
| 1                                | Supplying, fitting & fixing UPVC pipes A-Type and fittings conforming to IS:13592-1992 with all necessary clamps nails, including making holes in walls, floor etc. cutting trenches through masonry concrete structures etc if necessary and mending good damages including joining with jointing materails (Spun Yarn, Valamoid/Bitumen/M-Seal etc) complete. |            |          |          |  |
| a                                | UPVC pipes including all fittings and fixtures -40 mm dia   | 40         | Mt       |          |  |
| b                                | UPVC pipes including all fittings and fixtures -20 mm dia   | 70         | Mt       |          |  |
| c                                | Sanitary fittings with fixtures (inspection of site is reqd. to quote this rate)  | <b>L.S</b> |          |          |  |
| d                                | Enamel Painting on the existing G.I pipe which are good in condition  | 15         | Mt       |          |  |
|                                  |   |            |          | <b>E</b> |  |
| <b>TOTAL A+ B + C+ D + E = X</b> |   |            | <b>X</b> |          |  |
| <b>( Rupees + GST</b>            |   |            |          |          |  |