

PREMISES, ESTATE & EXPENDITURE DEPARTMENT,
INDIAN BANK, CORPORATE OFFICE,
NO: 254-260, AVVAI SHANMUGAM SALAI,
CHENNAI – 600014.

**TENDER DOCUMENT FOR RENOVATION WORKS (CIVIL, INTERIOR,
PLUMBING AND MODULAR KITCHEN) IN FLAT NO. 5 & 6 AT 2ND & 3RD
FLOOR, IMAGE EXECUTIVE QUARTERS, M R C NAGAR, RAJA
ANNAMALAIPURAM, CHENNAI - 600 028.**

PART-II PRICE BID

Ref.No: CO:EST:IMAGE-03/2023-24
Date : 09.11.2023

Name of the contractor:

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Last date of submission of tenders	18.11.2023 up-to 15.00Hrs. at Indian Bank, Corporate Office, Premises, Estate & Expenditure dept, First Floor, No. 254-260, Avvai Shanmugam Salai, Royapettah, Chennai – 600 014.
Date of opening Tender	18.11.2023 up-to 15.30Hrs. at Indian Bank, Corporate Office, Premises, Estate & Expenditure dept, First Floor, No. 254-260, Avvai Shanmugam Salai, Royapettah, Chennai – 600 014.

This Tender document contains 26 pages



PREAMBLE TO SCHEDULE OF QUANTITIES

The following preambles shall be read in conjunction with the Schedule of Quantities.

The rates / prices quoted in the Schedule of Quantities shall include:

1. Rates quoted shall include for all the safety precautions like temporary platforms / safety nets / jute or fishing net barricades etc. Rates quoted shall include for debris collections, erection of debris chutes if necessary, dismantling and taking away the debris outside the compound from time to time as directed by the client so as to keep the surrounding neat and clean etc. complete, (Contractors shall not be entitled for any payment on this account) during the currency of contract.
2. The rate quoted shall also include for provision of necessary POP protection for entire flooring and skirting, clearing of the POP on completion of work, cleaning of the floor etc. complete whenever necessary and directed.
3. The rates quoted shall be include for working at all levels including provision of skip and hoist for carriage of materials and labourers, erection of debris chute and removal of the same after completion of work, required lead and lift involved in movement of men, materials and removal of debris as stated above.
4. The rate quoted shall also include supervision, Supply, complete the work in all respects such as curing, Finishing, etc. No over and above quoted amount will be paid.
6. All samples of materials shall be submitted well before commencement of the particular item and get the same approved from the client / consultant. Approved samples shall be retained and made available in the site office as and when required.
7. Some/ minor details of works which are required for entire completion of the items of works described herein in these documents but are not explicitly mentioned but are required to be provided and executed by the contractor and the cost of the said such items is deemed to be included in the respective items. No extra on this account shall be admitted. The rates shall include completion of items in the Schedule, in all respects, as specified and directed.
8. The dismantling work shall be carried out very carefully. Cutting machines shall be used on advice of the consultant. No payment will be paid for extra thickness of plaster even if required / done to finish the plaster in line, level and to match with the surroundings.
9. The rates quoted in the items shall be include for work at all heights and locations, unless otherwise mentioned.



10. The Contractor shall provide their labourers with safety equipment like safety helmets, shoes, goggles, mask, and safety belt while carrying out the work at site.

11. The Contractor shall keep the site and approach area neat and clean and hindrance-free during the currency of contract.

13. Defect Liability Period: Twelve Months from the date of virtual completion of works whichever is later.

14. Date of Commencement is within 7 days from the issue of written work order.

15. Intending tenderer shall visit the site and make themselves thoroughly acquainted with the local site condition, nature and requirements of the works, facilities of transport condition, effective labour and materials, access and storage for materials and removal of rubbish, traffic regulations, NOC required if any from any authorities / societies etc. The tenderer shall provide in their tender for cost of carriage, freight and other charges as also for any special difficulties including police restriction for transport etc., for proper execution of work as indicated in the BOQ. The successful tenderer will not be entitled to any claim of commencement of work or which in the opinion of Bank/Owner/ PMC might be deemed to have reasonably been inferred to so exist before commencement of work.

Schedule of Quantities

Name of Work: Renovation works (Civil, Interior, Plumbing and Modular Kitchen) of Flat No.5 & 6, 2 nd and 3 rd Floor, Executive Quarters at IMAGE M R C Nagar, Chennai-28.					
SN	Description of item	QTY	Unit	Rate (Rs.)	Amount (Rs.)
A	Civil and Interior Works				
1	DEMOLITION WORKS: Carefully dismantling and cutting the following items in the existing structure wherever required with all heights, special cutter, all accessories, arrangements and cart away the unusable rubbish and debris from the site and complete as per standard. 230mm & 115mm brick work with cement plaster to be demolished with special cutter and without affecting adjacent structure like column, beam, brick work and etc. Cost include all necessary accessories like tools, cuttings charges for reinforcement in all sizes at any heights, labour charges, scaffolding, loading, unloading charges, lead & lift from Ground Floor to all floors wherever required, hire charges, transportation, conveyance charges and etc. Complete as per drawings and instructions of the architect /bank engineer.				
	a) 230mm thick brick work with plastering, lintel and reinforcement in all heights, depth and width. Mode of measurements actual demolished area at site in all following items.	10	cft		
	b) 115mm thick brick work with plastering, lintel and reinforcement in all heights, depth and width. Mode of measurements actual demolished area at site in all following items.	400	sqft		
2	Brick Work 230mm Thick: Providing and constructing 230mm thick brick masonry with C.M 1:6 of approved quality bricks of standard size and specifications with necessary accessories like curing, leveling, wastages, transport, loading, unloading charges, tools, labours, scaffolding, lead & lift to all floors, hire charges, materials and etc. Complete at all height. Complete as per instructions of the architect /bank engineer.	10	cft		

3	Brick Work 115mm Thick: Providing and constructing 115mm thick brick masonry with C.M 1:4 of approved quality bricks of standard size and specifications with necessary accessories like curing, leveling, wastages, transport, loading, unloading charges, tools, labours, scaffolding, lead & lift to all floors, hire charges, materials and etc. Complete at all height. Complete as per instructions of the architect /bank engineer.	300	sqft		
4	Providing & applying avg. 12 to 15 mm thick cement sand plaster (1:4) to the internal/ external (with water proofing compound) walls all complete as per direction including curing & scaffolding. Rate shall include stripping off worn out plaster and raking out joints of wall, ceilings, including scaffolding etc. up-to any height and in any floor including carting away the debris outside the premises etc., including necessary scaffolding, all complete as directed by the Banks Engineer.	1000	sqft		
5	Providing cement concrete (1:2:4) with 12mm downgraded stone chips on beams columns, lintels, & any other place as directed by making scaffolding etc. The rate is inclusive of labour materials, dismantling of damaged concrete, applying anti corrosive/ bonding chemicals, curing, carting away the debris outside the premises including mixing the water proofing compound of approved make & as per manufacture's specification in the concrete etc. water proofing material of approved quality to be mixed in cement concrete work @ 1kg per 50 kg of cement, including necessary scaffolding, all complete as directed by the Banks Engineer.	20	sqft		

6	<p>Providing & laying antiskid type ceramic tiles (as per below make or equivalent) in flooring of Toilet in proper line, level and slope, of appox. size 600mmx600mm (\pm 5 mm) to suit to site condition or as approved with (1:3) cement sand mortar mixed with water proofing compound of approved make as per manufacturer's specifications of minimum 12 mm thickness plastering of Flooring over Brickbats and water proofing layer bring up to 2" height on walls above floor level. Filling the joints with white cement slurry mixed with pigment to match with the shade of tiles and finally washing and clean water to bring the desired finish/ cleaning/ chipping the existing floor properly where the tiles fixed with adhesive towards proper gripping the tiles. The rate also to include the cost of removing the existing ceramic floor tile and base mortar layer completely including carting away of debris, dead mortar, with all leads and lifts of disposal of debris away from site area, curing, mending good the damages, removal of debris from the premises, cleaning the site, including providing any short fall materials, - ALL complete as per direction of Bank's Architect. The area will be measured in L x B only. The rate includes all leads and lifts. - ALL complete as per direction of Bank's Architect. Basic landing cost of Tiles Rs.60/- sft.</p>	250	sqft		
7	<p>Removal of the Existing Brickbats and Providing and laying of new Brickbats which shall be laid in cement mortar (1:4) in various thicknesses as per the depth of sunken slab/ site condition in all positions. Removal of the Existing Brick Bat/ Cinder concrete in toilet area up-to existing toilet floor slab level including dead mortar, with all leads and lifts carting away of debris, including disposal of debris away from site area, curing, mending good the damages, removal of debris from the premises, cleaning the site, including providing any short fall materials, taking out the existing old plumbing lines, plumbing/ sanitary fittings and fixtures</p>	250	sqft		



	and stacking the same - ALL complete as per direction of Bank's Architect. The area will be measured in L x B only. The rate includes all leads and lifts. - ALL complete as per direction of Bank's Engg.				
8	Providing Water proofing layer in toilet area up-to existing slab level including grouting and then applying two coats of cement slurry with polymer based compound in the proportion of one bag of cement 100 ml pidilite (Dr Fixit) is to be applied with one coat horizontal & other coat vertical at the junction adjoining to wall 1 feet, with care that all crevices, cracks and unevenness is properly treated, curing for 48 hours should be carried out. The Base coat to be in proper slope to the base coat towards drainpipe to fitted simultaneously with the base coat. Base coat to continue to the sides of the toilet sunk up to the F.F.L. of The adjusent floor. Drain Pipe / spout to project at least 4" beyond wall surface. Prior laying of cement sand mortar, cement slurry shall be applied at top surface. The area will be measured in L x B only. - ALL complete as per direction of Bank's Architect.	250	sqft		
9	Providing and fixing of Johnson Endura Stepping Stone Tiles (Tread, Raiser & skirting) or equivalent for staircase steps of approved color and quality, color, shade, feature and shape over including a 20mm or more thick base on CM 1:3 finished neatly to manufacturer's specifications including all materials, labour, tools, etc. The rate also to include the cost of taking out the existing precast pressed cement tiles with mortar to expose the PCC/ brick, curing, mending good the damages, removal of debris from the premises, cleaning the site, including providing any short fall materials -ALL complete as per drawing / direction of Bank's Architect. Tile size of 30 x 120 cm. basic cost Rs. 80 per sq ft	160	sqft		



10	<p>Providing, fabrication and fixing in position of Gypsum Board Ceiling of 12 mm Thk. Gypsum Board sheets on frame work of GI sheet section. The main runners of 22-gauge GI sheet and cross runners of 24-gauge GI sheet must be framed to form a mesh of 600x600 mm c/c. The Gypsum Board must be fixed to the GI frame and joints must be properly filled in with POP paste and paper tape, supplied by the manufacturer, to get a levelled smooth ceiling, including Putty primer, acrylic paint three or more coats. Recessing of the Gypsum Board for light fixtures must be done along with extra frame work of GI sheet section to hold the concealed light fixtures. The rate shall include the cut-outs to be made for light fittings, grills, diffusers, speakers, smoke detectors, sprinklers etc. with provision of the frame along perimeter of the cut outs/ opening with channels/ ply to support the ceiling adequately. The rate shall include necessary shapes, designs, patterns in curvature, sloping, dome for each ceiling fan, oval & elliptical shaped including make cove for lighting etc. including necessary scaffolding, all complete as directed by Bank's Engineer.</p>	2100	sqft		
11	<p>Providing, fabrication and fixing in position false ceiling Edge POP Cornice 125mm size with 2 coat of emulsion paint match with the ceiling.</p>	400	Rft		
12	<p>Providing & applying 2 or more coats of first quality acrylic emulsion paint over a base coat of oil base cement primer on wall surface as directed by Bank, all of approved make and shade, scaffolding all complete as directed. Rate to be included the cost of complete scrapping of existing paint with coir brush/ metal brush/ sand paper, preparation of surface by thoroughly scrapping, cleaning, making surface smooth & even and filling the pot holes with plaster of paris, Plaster of paris punning, removal of unwanted nails, cleaning and carting away debris out of premises, including necessary scaffolding, all complete</p>	6000	sqft		



	as directed by Bank's Engineer.				
13	Providing & applying 2 more coats of first quality acrylic emulsion paint over base coat of oil base cement primer on ceiling surface as directed by Bank, all of approved make and shade, scaffolding all complete as directed. Rate to be inclusive of the cost of complete scrapping of existing paint, filling the pot holes with plaster of paris, Plaster of paris punning, removal of unwanted nails, cleaning and carting away debris out of premises, including necessary scaffolding, all complete as directed by Bank's Engineer.	2100	sqft		
14	De-rusting and descaling of steel shall be carried out either manually, mechanically or chemically in MS Railing / Grills etc. The surface shall be thoroughly cleaned of all scale, rust, dirt, old paint, grease and other imperfections by scrapping and brushing with steel wire brushes and if necessary, the surface shall be cleaned by chipping or any other best known methods, such as sand blasting, Power Tool Cleaning, Chemical Cleaning and burning, including necessary scaffolding, the surface shall be made thoroughly dry. The work shall generally be carried out as per I.S. 1477 (Part I & II) - 1971, wherever applicable and as directed by the Bank's Engineer.	400	sqft		
15	Providing & applying a coat of anti-corrosive metal primer of approved make and apply a coat of putty to make the surface even and uniform. All dust and dirt shall be thoroughly wiped away from the surface before priming coat. If the surface is wet, it shall be dried before priming coat is undertaken, including necessary scaffolding, all complete as directed by Bank's Engineer.	400	sqft		
16	Providing & applying 2 coats of first quality synthetic enamel paint over a coat of zinc chromate metal primer to steel surfaces (window / door grill and Balcony handrail) all of approved make and shade including surface preparation by complete scrapping the existing paint/ rust, cleaning,	1500	sqft		

	filling the holes, smoothening the surface, including necessary scaffolding, all complete as directed by Bank's Engineer.				
17	Providing & applying 2 coats of 1st quality synthetic enamel paint to wooden surfaces like toilet doors, Ventilators, windows, wooden areas inside cupboards, Outside area of balcony doors, etc. all of approved make and shade including surface preparation by scrapping cleaning, filling the holes, smoothening the surface, including necessary scaffolding, all complete as directed by Bank's Engineer.	500	sqft		
18	Polishing of the Existing Dinning table along with 6 Chairs, Cleaning of TOP Glass etc all complete.	1	nos		
19	Polishing of the Existing Doors, frames etc.	450	sqft		
20	Cleaning of Existing Sofa, centre table etc.	1	nos		
21	General repairing of existing doors/windows/cupboards by repairing of loose hinges, handles, stoppers etc. replacing the same if found damaged etc. measurement will er taken as number of panel/shutters.	50	nos		
22	Dismantling of existing wooden door shutters/ frames and stacking at appropriate place as directed by Bank's Engineer.	5	nos		
23	Providing and fixing ISI marked flush door shutters conforming to IS2202 (Part-1) non-decorative type, core of block board construction with frame of 1st class wood - 32mm thick and teakwood beading of thickness 5mm all round, including cost of SS hinges and screws -4" size (4 Nos. per flush door) all complete as directed by Bank's Engineer.	2	nos		
24	Providing and fixing chromium plated SS 100mm mortice handle with lock set and key (Godrej or approved equivalent make) with necessary screws etc. to the existing doors & new doors, all complete as directed by Bank's Engineer.	15	nos		
25	Providing and fixing chromium plated SS 100mm mortice handle without lock and key (Godrej or approved equivalent make)	4	nos		



	with necessary screws etc. to the existing Toilet doors & new doors, all complete as directed by Bank's Engineer.				
26	Providing and fixing SS tower bolts of size 250 x 10mm with necessary screws etc. to the existing doors & new doors, all complete as directed by Bank's Engineer.	20	nos		
27	Providing and fixing SS Door Stopper (single rubber) with necessary screws etc. to the existing doors & new doors, all complete as directed by Bank's Engineer.	20	nos		
28	Providing and fixing SS Cloth Hanger with long hook including necessary screws etc. to the existing doors, new doors & walls, all complete as directed by Bank's Engineer.	5	nos		
29	Providing and fixing of wood work (seasoned 2nd class teak wood) in frames of doors/ windows to suit the approx size 2 1/2"X5" of existing size & design, fixed in position with hold fast lugs or with dash fasteners of required dia & length. Rate to be inclusive of hold fast lugs or dash fastener all complete as directed by Bank's Engineer.	2	cft		
30	Providing and fixing 32mm thick flush door with OST pasted on both sides with teakwood edge lipping, 1/2" wooden beading and with all required accessories such as 6" SS hinges (4 nos.), SS Mortice Lock, Tower bolt (2 nos.), Door stopper and view lens - all complete as directed by Bank's Engineer.	4	nos		
31	Removing and re-fixing of existing doors , alteration includes cutting and finishing the top/ bottom portion of the door, fixing of teakwood lipping and other accessories required to fix. After completion of alteration fixing the same as required and making them operational, etc. - all complete as directed by Bank's Engineer.	8	nos		
32	Providing of stainless steel grade 304 Mosquito net standard weaving type ANSI/AWCI-01 1992 with Aluminum openable shutter over <u>Existing Wooden Window frame</u> of 30mm thick with all necessary sections, fixtures & fastenings & hinges fitted in vertical section of shutter including accessories such as tower bolt,	400	sqft		

	Hinges & handles-2 etc., including necessary scaffolding, all complete as directed by the Banks Engineer.				
33	Providing of stainless steel grade 304 Mosquito net standard weaving type ANSI/AWCI-01 1992 with Aluminium openable shutter over a Existing Wooden Door frame with all necessary sections, fixtures & fastenings & self closing hinges fitted in vertical section of shutter including accessories such as tower bolt, Hinges & handles-2, Magnet etc., including necessary scaffolding, all complete as directed by the Banks Engineer.	25	sqft		
34	Removing old Mosquito nets from the Existing aluminum frame/panel only and re-fixing new stainless steel grade 304 Mosquito nets standard weaving type ANSI/AWCI-01 1992, all complete as per the direction of engineer- in-charge,	200	sqft		
35	Replacing of old Drapery rods with new Drapery rods for doors & windows (Vista, MAC, shree Jain or equivalent approved) including side clamps, rings etc. complete as approved and directed by the Bank's Engineer. Rate to be inclusive of removing the existing curtain, curtain finials and refixing the same.	120	Rft		
36	Supply & Installation of aluminum powder coated frame with sliding channel and aluminum mosquito mesh. The frame should be 2" X1.5" wide box sections with tracks on all the sides & drain tray systems on bottom frame. The aluminum frames should be powder coated with appropriate thickness. The coatings have special and thick bond with the aluminum frame surface, this prevents the frames from all weather conditions to affect the aluminum surface directly which means the resistance from corroding and eroding never happens and the life span gets long lasting. The aluminum frames are directly fixed in the walls surfaces, and the sliding shutter's aluminum frames are fixed with aluminum mosquito nets. The aluminum mosquito meshes with premium	300	sqft		

	<p>quality and should have extensive property of rusting & corrosion resistance. Its fine wiring has to be improved durability and more protection from insects and birds, and should be better visibility and ventilation with invisible screen technology.</p> <p>The frame should be fixed in position on 2nd Floor and 3rd Floor balcony with adequate number of well-designed fasteners in position of approved make and made. The rate shall be inclusive of men, materials, necessary scaffolding etc. all complete in all aspects. The size of one balcony opening is approx 13'X7'5'. Frame shall be made with top 2' fixed type (for 7' ht) divided in four equal parts with mosquito net and bottom shall be divided in two parts of equal length with two no. sliding channels (each part).</p>				
37	<p>Providing & laying Vitrified tiles (as per below make or equivalent) flooring and skirting in Rooms/hall in proper line, level and slope, of approx. size 600mmx600mm (+ 1 mm) to suit to site condition or as approved with (1:3) cement sand mortar approved make as per manufacturer's specifications including average 2" thick screed concreting and minimum 12 mm thickness plastering of Flooring after removal of the Existing Mosaic Flooring and screed concreting/base mortar plastering etc. Filling the joints with white cement slurry mixed with pigment to match with the shade of tiles and finally washing and clean water to bring the desired finish/ cleaning/ chipping the existing floor properly where the tiles fixed with adhesive towards proper gripping the tiles. The rate also to include the cost of removing the existing Mosaic flooring and plaster including carting away of debris, dead mortar, with all leads and lifts of disposal of debris away from site area, curing, mending good the damages, removal of debris from the premises, cleaning the site, including providing any short fall materials, - ALL complete as per direction of Bank's Architect. The rate includes all leads and lifts. - ALL</p>	2400	sqft		



	complete as per direction of Bank's Engineer. (Basic Cost of tiles: Rs.75 per sqft. Approved make: Johnson, Kajaria, RAK or equivalent.				
38	Providing and fixing stainless steel (Grade 304) railing, post made of Hollow tubes, channels, plates of thickness 10mm etc., including welding, grinding, buffing, polishing and making curvature (wherever required) and fitting the same with necessary stainless steel nuts and bolts complete, i/c top SS railing welding with posts with necessary accessories includes holes/stainless steel dash fasteners, stainless steel bolts etc., of required size, on the top of the floor or the side of waist slab with suitable arrangement as per approval of Engineer-in-charge, (for payment purpose only weight of stainless steel members shall be considered excluding fixing accessories such as nuts, bolts, fasteners etc.)	250	KG		
39	Providing and fixing RCC slab for Over Counter Basin of thickness 3" after making Groove of approx 2" depth in wall and angle support at bottom with 18 mm one side polished "jet black" colour granite slab including making facing edge bull nose molding/edge champhering with matching polishing to give high gloss finish etc, side WPC paneling for counter, complete in all standards. Cost include all necessary fixing accessories such as tools, materials, labours, transport, loading, unloading charges and etc. Complete as per instructions of the Architect/bank engineer. Measurement will be taken as top slab L X B.	20	sqft		

40	<p>WARDROBE IN ROOM (Wall to wall and floor to ceiling/false ceiling): Supplying and fixing pre-fabricated / factory made wardrobe cabinets units of appx 3,300 or 3,000 mm in height and 450 mm in depth.</p> <ul style="list-style-type: none"> • The frame work or carcass of the cabinets, its sides/bottom, shelves etc. shall be made out of 18 mm thick Marine plywood (Century plywood, Kit Gold, Greenply, Western India Plywood, AEON or approved equivalent make). • Shutters for cabinets shall be made out of 16 mm thick Marine plywood. Each shutter shall be fixed to the framework /carcass by using two/three numbers of best quality EURO type Slip/Auto Hinges (Godrej, Hettich, hafele or approved equivalent make) and provided with an approved quality and profile brush finished SS handle (minimum 150 mm long) of 304 grade. <p>There will be shelf (as required) shall be made out of 16 mm thick Marine plywood for horizontal partition in each cabinet. • The thickness of four edge PVC lipping for shutters shall be 2mm thick, thickness of edge lipping of carcass/ plywood partition should be 1.0mm and thickness of four edge lipping around the rebate of shutter shall be 1.0mm. The lipping/banding shall match with the external laminate shade. The wardrobe shall include sliding drawer, dressing table provision for focus light, mirror etc.</p> <p>The rate shall be quoted to provide drawing for approval of Bank before execution.</p>	350	sq ft		
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	<p>The back side of wardrobe unit shall be covered and fitted to carcass with 6mm thick Bakelite sheet by making proper grooves at joints and using non-corrosive screws.</p> <ul style="list-style-type: none"> • All shelves shall be supported on approved quality SS pins and shall be adjustable for various height requirements. • The wardrobe unit shall be fitted to the wall with PVC capped 2mm thick concealed MS hanging brackets each having width of 15mm and depth of 50mm @ 2 brackets for each cabinet which is fixed on wall with necessary screws. • All exposed surfaces and internal surfaces of the units shall have machine pressed lamination having thickness 1mm and 0.8mm respectively of approved shade and pasted with synthetic resin based adhesive (Fevicol, Vamicol or approved equivalent) etc. • Measurement will be taken on the basis of front length and height of overhead cabinet units. It is clarified that sides, top and bottom surfaces will not be measured for payment. • All necessary hardwares, wooden members filling the gaps shall be included in the quoted rate. 				
	Sub Total Civil & Furnishing Works (A)				

B	Plumbing Works				
1	Providing and fixing Single Piece European type Floor Mounted water closet (Jaquar Cat Ref No. LYS-WHT-38851 P/S trap of Required trap size with Soft Close Seat Cover & compatible Cistern Set including Dual Flush Fittings or equivalent) flushing cistern of approved make including necessary pipes & external plumbing works with necessary fittings & accessories, etc., CP Angular Stop cock (Jaquar Cat Ref No. FUS-29053) with Braided Hose (Jaquar Cat Ref No. ALD 805B) and all other required accessories, including jointing with cement mortar 1:1, making holes in wall, filling the same from both sides, testing and removing existing pipes of any material and any diameters, taking out the existing fittings from floor & walls, dismantling joints, stacking & sorting the pipes, scaffoldings etc. all Complete as directed by Bank's Engineer.	4	nos		
2	Providing and fixing Table Top Washbasin (Jaquar Cat Ref No. JDS WHT 25937 & accesories or equivalent), CP Pillar cock (Jaquar Cat Ref No. FUS 29001), Angular Stop Cock (Jaquar Cat Ref No. FUS 29053), 32mm CP waste coupling - (Jaquar Cat Ref No. ALD 705- mm or 130mm Height), Braided Hose (Jaquar Cat Ref No. ALD 805B), Bottle Trap (Jaquar Cat Ref No. ALD 769-L250X190/L300X190) CP wall flange, CP extension nipple, Pan connector and necessary hardware like brass screws, washers, joints sealed with silicon sealant etc., taking out the existing fittings, all complete as directed by Bank's Engineer.	4	nos		
3	Providing and fixing Shower Panel complete set– (Jaquar Cat Ref No. JPL-BLK-G0842JAX) with necessary hardware like brass screws, washers, joints sealed with silicon sealant etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	3	nos		



4	Providing and fixing CP Two-way Bib Cock for EWC - (Jaquar Cat Ref No. FUS-29041) with Health Faucet (Parryware Cat. ref. No. TT9804A1 Agate with Hose & Hook) with CP wall flange and necessary hardware like brass screws, washers, joints sealed with silicon sealant etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	4	nos		
5	Providing and fixing CP Bath – Hot & Cold Mixture – (Jaquar Cat Ref No. FUS-29273UPR Wall Mixer 3-in-1) with CP wall flange and necessary hardware like brass screws, washers, joints sealed with silicon sealant etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	1	nos		
6	Providing and fixing CP Over Head Shower - (Jaquar Cat Ref No. OHS 35497) and Shower Arm – with CP wall flange and necessary hardware like brass screws, washers etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	1	nos		
7	Providing and fixing CP Health Faucet – (Jaquar Cat Ref No. ALD 587) with CP with hose & clutch and necessary hardware like brass screws, washers, joints sealed with silicon sealant etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	4	nos		
8	Providing and fixing CP Angle Valve with wall flange (Jaquar Cat Ref No. FUS-29053) and necessary hardware like brass screws, washers, joints sealed with silicon sealant etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	12	nos		
9	Providing and fixing CP Liquid Soap Dispenser - (Jaquar Cat Ref No. ACN 1135N) complete with all by-works as per specification and necessary hardware like brass screws, washers etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	4	nos		
10	Providing and fixing CP Bib Cock with Wall Flange & nozzle (Jaquar Cat Ref No. FUS-29037) for Washing machine with necessary hardware like brass screws, washers etc.	2	nos		



	taking out the existing fittings, all complete as directed by Bank's Engineer.				
11	Providing and fixing CP Sink Cock with Wall Flange - (Jaquar Cat Ref No. FUS-29163) for Kitchen sink with necessary hardware like brass screws, washers etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	1	nos		
12	Providing and fixing CP Towel Rod - 24" long - (Jaquar Cat Ref No. ACN 1111SM) with necessary hardware like brass screws, washers etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	4	nos		
13	Providing and fixing CP Toilet Paper Holder - (Jaquar Cat Ref No. CAN 1153S) with necessary hardware like brass screws, washers etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	4	nos		
14	Providing and fixing CP Towel Ring - (Jaquar Cat Ref No. CAN 1121BN) with necessary hardware like brass screws, washers etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	2	nos		
15	Providing and fixing CP Tumbler holder - (Jaquar Cat Ref No. CAN 1141N) with necessary hardware like brass screws, washers etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	4	nos		
16	Providing and fixing CP Concealed Stop Cock, with wall flange (Jaquar Cat Ref No. FUS-29083K) for main plumbing line to the toilet including scaffolding etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	4	nos		
17	Providing and fixing CP with Straight Shelf - (Jaquar Cat Ref No. CAN 1181FHS) with necessary hardware like brass screws, washers etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	4	nos		
18	Providing and fixing CP glass Corner Shelf - (Jaquar Cat Ref No. 1173) with necessary hardware like brass screws, washers etc. taking out the existing fittings, all complete as directed by Bank's Engineer.	4	nos		



19	Providing and fixing 450x600 mm beveled edge mirror of superior glass (of approved quality) complete with 6 mm thick hard board fixed to wooden cleats with C.P. brass screws and washers complete.	4	nos		
20	Providing and fixing of heavy type brass CP 125 mm dia grating in floor traps as required as per direction Banks engineer	10	nos		
21	Providing and fixing CPVC water supply pipes (CTS SDR 11 operating pressure 7 bar @82 Deg C and 28 bar @ 23Deg C) with necessary CPVC fittings with making necessary chasing in the walls/floor and making good the same with cement plaster etc., including the cost of clamps, CPVC solvent cement, labour charges etc. and connecting to the existing water supply system complete as directed by Bank's Engineer.				
	a) 15mm dia	300	Rft		
	b) 20mm dia	200	Rft		
22	Providing & fixing in position under floor/ against wall in chases Rigid UPVC Pipes (6kg/ sq cm) with necessary specials like bends, door tees / door elbow (with rubber seal) offsets, junctions, and adhesives for joints, etc., laid under floor / on walls with suitable clamps, including necessary foundation / wall bores, including cutting the pipes to the required lengths, scaffolding, necessary excavation, chasing in the walls/floor and making good the same with cement plaster etc., testing for water tightness etc., complete as directed by Bank's Engineer.				
	a) 40mm dia	100	Rft		
	b) 75mm dia	100	Rft		
	c) 110mm dia	200	Rft		
23	Replacement of existing trap by supplying, fitting and fixing 100 mm PVC floor trap of ISI make heavy quality and making connection with soil line with approved joining compound as directed with necessary fitting connected with the trap where ever required etc. with cement concrete filling (1:3:6) of	20	nos		



	required depth to maintain proper slope after taking out the existing one all complete as directed. The rate should include, scaffolding, repairing of holes with grouting as per existing etc. all complete as directed by Bank's Engineer.				
24	Providing and fixing 32mm dia. Semi. Rigid P.V.C. waste pipe for sink/ wash basin, including P.V.C. waste fittings complete as directed by Bank's Engineer.	200	Rft		
25	Buy Back of old Plumbing Fixtures, sanitary fittings, old Drapery Rod etc.	LS	LS	(-)	(-)
	Sub Total Plumbing Works (B)				

Sl. No.	Description of item	Qty.	Unit	Rate (Rs.)	Amount (Rs.)
C	Modular Kitchen Works				
1	REMOVING OF KITCHEN TILES, PLATFORM, FITTINGS: Remove the existing tiles in dado with wall plasters and mortars in kitchen area, Removal of existing kitchen platform, cabinets, Removing the existing window and ventilator shutters with frames if found necessary at site/ re-fixing it as per requirement, Removing existing kitchen sink, fixtures etc. and carting away all debris from the site etc., The above said works shall be executed in the existing 2 nos. kitchen and make ready for new modular kitchen works as directed by Bank Engineer.	2	no.		
2	Buyback cost of items- Buyback cost towards taking away the dismantled materials mentioned in above item. The rate against the item to be quoted in negative values.	2	no.	(-)	(-)
3	CERAMIC TILES DADOING IN KITCHEN WALLS: Providing and laying high quality glazed Ceramic wall tiles (full height) of size 300mm X 450mm (thickness: 10mm±1mm or to be specified by the manufacturer not less than 10mm±1mm), of 1st quality conforming to IS : 15622, of approved make, in colors White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick cement mortar 1:3 (1 Cement: 3 Coarse sand), jointing with grey cement slurry @ 3.3kg/ sqm including grouting the joints with white cement and matching pigments etc., complete. as per instructions of architect/ bank's engg. (basic price Rs.50.00/-sft)	100	sqft		
3.1	Highlighter/Designer tiles in dadoing (other same as per item no.3)	25	Sqft		
4	Providing and fixing 18 mm thick, one side polished "jet black" colour granite slab for kitchen platform/counter type wash basin with side facia and skirting above platform including making facing edge bull nose moulding/edge champhering with matching polishing to give high gloss finish etc. complete and sealing all joints with epoxy resin based adhesive as directed. In kitchen, the granite slab is to be fixed over RCC slab with cement mortar 1:4 with cement grout and other three edges of granite slab shall be embedded 20 mm into the wall. <i>The finished portion of granite slab shall be taken for measurement in sq. ft and deduction shall be made for area of granite cut for sink.</i> The rate quoted shall include cost of cutting hole for sink with opening edge rounding, making hole for gas pipe, cost of all materials, transportation, labour charges, curing etc. complete as directed. Before procuring the granite, it should be got approved from Bank's engineer. The skirting/facia etc. will be measured in sq. ft only. <i>Basic rate of granite @ Rs. 200/- per sq. ft</i> stainer, drain drop connection to the floor trap, waste pipe, arrangement for water purifier (AquaGuard Tee) etc. including cost of all materials, labour charges, curing etc. Complete as per Banks Engineer.	80	sqft		

Sl. No.	Description of item	Qty.	Unit		
				Rate (Rs.)	Amount (Rs.)
5	Supplying and fixing Kitchen Stainless steel sink double bowl with drain board (Nirali make regular range-Elegance medium Big Satin finish) having overall size 1350mm x 450mm (bowl size 400mm x 340 mm x220 mm, in the kitchen platform as under counter type in the granite slab and slab neatly finished accordingly to the size of sink, complete as directed. <i>The item includes waste coupling, strainer, drain drop connection to the floor trap, waste pipe, arrangement for water purifier (Aquaguard Tee) etc including cost of all materials, labour charges, curing etc. Complete.</i> Approved make: Nirali regular range Elegance.	1	no		
6	Kitchen Cabinet Bottom Unit				
	Providing and fixing of machine crafted box type cabinet bottom unit approx. 560mm depth using 19mm Boiling Water Proof plywood (BWP) with 1mm laminate on inside. The shutters will also be machine crafted with the same BWP, with 1mm inside and outside laminate of <u>glossy/matt finish</u> and a machined edge band of 2 mm. The hinges will be auto loaded hinges of approved make. The shelf is to be adjustable with slots provided at proper spacing to accommodate the shelf fitted with Baskets as per design. The plywood should be of thickness 19mm Boiling Water Proof plywood (BWP) with 1mm laminate on top and bottom with Machine Cut edge band of 1mm thick.	100	sqft		
7	Providing and Fixing Kitchen Accessories with self-closing Telescopic drawer channels of approved make as per drawing and manufacturer size of SS 304 grade.				
7.1	Cutlery basket	1	no		
7.2	Cup & Saucer basket	1	no		
7.3	Plate (Thali) basket	1	no		
7.4	Plain basket	8	no		
7.6	Bottle pull-out 2 or 3 shelf basket	2	no		
7.7	Dustbin holder	1	no		
	Note: Approved make for all of above items of Godrej, Hettich, hafele or approved equivalent make as per drawing and manufacturer size of SS 304 grade.				
8	Installation of Kitchen Chimney (Chimney will be supplied by Bank in consultation with successful Bidder as per requirement and design approved based on site condition) including Duct pipe with wood frame fixing of 12mm plywood with 1mm thk. Laminate finish, insulation, angle support/ fasteners, necessary hardware and material as required etc. all complete.	1	no		

Sl. No.	Description of item	Qty.	Unit		
				Rate (Rs.)	Amount (Rs.)
9	<p>OVERHEAD CABINET IN KITCHEN: Supplying of pre-fabricated / factory made Over head kitchen cabinet units of appx 600 mm in high and 300 mm in depth and additional open Spice rack of 150mm clear height of 300mm depth with curved design • The frame work or carcass of the cabinets, its sides/bottom, shelves etc. shall be made out of 18 mm thick Marine plywood of approved equivalent make. • Glazed shutters of cabinets as per the drawing shall be made out of 16 mm thick Marine plywood with 12 mm thick design beeding. Each shutter shall be fixed to the framework /carcass by using two numbers of best quality EURO type Slip/Auto Hinges of approved equivalent make and provided with an approved quality and profile brush finished SS handle (minimum 150 mm long) of 304 grade.</p> <p>The glazed shutters shall have 5mm thick float glass fitted in 16 mm thick marine plywood frame all around with necessary cleats, clips and magnetic catchers. There will be one glass shelf of 10 mm thick edge polished float glass for horizontal partition in each cabinet. • The thickness of four edge PVC lipping for shutters shall be 1mm thick, thickness of edge lipping of carcass/ plywood partition should be 1.0mm and thickness of four edge lipping around the rebate of glass shutter shall be 1mm. The lippings/banding shall match with the external laminate shade.</p>	50	sqft		
	<ul style="list-style-type: none"> • The back side of overhead unit shall be covered and fitted to carcass with 6mm thick waterproof / borer proof Bakelite sheet (IS make) by making proper grooves at joints and using non-corrosive screws. • All shelves shall be supported on approved quality SS pins and shall be adjustable for various height requirements. • The overhead cabinet carcass shall be fitted to the wall with PVC capped 2mm thick concealed MS hanging brackets each having width of 15mm and depth of 50mm @ 2 brackets for each cabinet which is fixed on wall with necessary screws. • All exposed surfaces and internal surfaces of the units shall have machine pressed lamination having thickness 1mm of approved shade and pasted with synthetic resin based adhesive of approved equivalent. • Measurement will be taken on the basis of front length and height of overhead cabinet units and wooden covering of electric chimney exhaust pipe if applicable. It is clarified that sides, top and bottom surfaces will not be measured for payment. • All necessary hardwares, wooden members filling the gaps shall be included in the quoted rate. 				
	SUB TOTAL (C)				
	<p>Note:</p> <ul style="list-style-type: none"> • The quoted rate shall be inclusive of Design and Preparation of 3D Drawings (3 set), colour scheme etc. for Bank Approval which includes revision of drawing, if required. • The quoted rate shall be exclusive of GST. 				

	<p>Approved Make:</p> <ol style="list-style-type: none"> 1. Rasin Based adhesive of <u>Fevicol, Vamicol</u> or approved equivalent make. 2. All hardware fittings, hinges, SS handles, soft closing channels, Kitchen Basket etc. of <u>Godrej, Hettich, hafele</u> or approved equivalent make which is of international standards <u>SS304 grade</u>. 3. Marine plywood of <u>Century plywood, Kit Gold, Greenply, Western India Plywood, AEON</u> or approved equivalent make. 4. Lamination: <u>Marino laminates, Green laminates, Century laminates</u> or equivalent make. 5. Ceramic Tiles Approved make: <u>Johnson, Kajaria, RAK, Nitco, Marbonite</u> or approved equivalent make.
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SUMMARY

Name of Work: Renovation works (Civil, Interior, Plumbing and Modular Kitchen) of Flat No.5 & 6, 2nd and 3rd Floor, Executive Quarters at IMAGE M R C Nagar, Chennai-28.

Sr. No.	Description	Amount in Rs.*
1	Civil and Interior Works (A)	
2	Plumbing Works (B)	
3	Modular Kitchen Works (C)	
	Grand Total (A+B+C)	

***GST Extra as applicable**

Total Amount in words Exclusive of GST

(Rupees.....

.....Only) plus GST_____ %.

Date:

Place:

Authorized Signature with Seal