

ASSOCIATED ARCHITECTS
"SHREEDHAR",1170/31/4,REVENUE COLONY,SHIVAJINAGAR,PUNE-411005.

PROJECT : PROPOSED RENOVATION OF WASHROOMS AT WELINGKAR INSTITUTE OF MANAGEMENT,MATUNGA,MUMBAI : 411019

FOR - SHIKSHAN PRASARAK MANDALI

SUMMARY FOR BILL OF QUANTITIES

DATE - 26.06.2025

SR. NO.	DESCRIPTION	UNIT	AMOUNT
A	DEMOLITION	RS.	
B	WATER PROOFING	RS.	
C	KEMPER WATER PROOFING	RS.	
D	230 THICK BRICK WALL	RS.	
E	150 THICK BRICK WALL	RS.	
F	SINGLE COAT PLATSER	RS.	
G	DOUBLE COAT PLATSER	RS.	
H	CEILING PLATSER	RS.	
J	DADO TILES	RS.	
K	ANTI SKID FLOOR TILES	RS.	
L	GRANITE COUNTERS	RS.	
M	GRANITE SLABS FOR LEDGE WALLS, PARTITION WALLS	RS.	
N	GRANITE FRAMES FOR DOORS & WINDOWS	RS.	
O	FALSE CEILING	RS.	
P	INTERNAL PAINTING WALLS	RS.	
PA	INTERNAL PAINTING CEILINGS	RS.	
Q	EXTERNAL PLASTER	RS.	
R	DOORS - SINGLE LEAF SWING DOOR	RS.	
S	DOORS - SLIDING SHUTTERS	RS.	
T	VENTILATORS	RS.	
U	MERINO - WASHROOM CUBICLES, URINAL PARTITIONS	RS.	
V	FIRE SPRYNKLER SYSTEM	RS.	
W	ANTI TERMITE TREATMENT	RS.	
X	IN LINE EXAUST SYSTEM	RS.	
Y	ELECTRICAL	RS.	
Z	SANITARY PLUMBING & ACCESSORIES	RS.	
ZA	PLUMBING & DRAINAGE	RS.	
	TOTAL AMOUNT (A TO ZA)	RS.	
	CONTINGENCIES (10% OF TOTAL AMOUNT)	RS.	
	ADD GST 18%	RS.	
	TOTAL AMOUNT WITH GST	RS.	
	IN WORDS - RUPEES		

SEAL & SIGNATURE OF CONTRACTOR

ASSOCIATED ARCHITECTS
"SHREEDHAR",1170/31/4,REVENUE COLONY,SHIVAJINAGAR,PUNE-411005.

SR.NO.	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
A	DEMOLITION; Including scaffolding & demolition of floor tiles & dado tiles, natural stone partitions & flooring, walls, wall plaster, doors & windows with frames, sanitary fixtures, plumbing lines, water /drain down take lines, external pipe lines, water proofing, electrical fixtures & wiring, false ceiling & any furniture, etc. disposing debris out of the premises.	Sq.m.	400.10		
B	Providing and laying Waterproofing of Bath, W.C. etc. including doing brick batt Koba of height upto 400 mm by adding water proof compound including applying cement paste at bottom with W/P compound for bonding as base coat. After this layer providing and applying internal cement water proof plaster 12mm thick in a single coat in C.M. of 1:4 to concrete or brick surface in all positions water proofing plaster to including adding waterproofing compound as per manufactures specification to the CM. Rates including applying bonding coat of "hack-aid-plast" at the junction of old plaster and new plaster, and to the existing R.C.C. members like slabs, beams, finishing the surface with neat cement float with addition of water proofing compound. Including two legged scaffolding, curing etc. complete. the water proofing to be extended 600mm above the floor level on walls and payment will be made only as per area of floor measured in plan.	Sq.m.	504.52		
C	Providing and applying Liquid applied POLYESTER RESIN BASE, FLEXIBLE, UV RESISTANT WATERPROOFING SYSTEM, Kemper V210 Waterproofing or equivalent for both horizonral and vertical RCC / cementitious surface at all levels for terrace waterproofing on existing R.C.C. as per manufactures instruction Complete., including perfectly cleaning the surface (free from loose dust and foreign matter), scaling the edges, overlapping as per vedor spcifications including all material, tools & Tackels, labour, loading -unloading, transportation cost. (Plan area shall be measured for payment)The entire operation shall be performed under supervision of skilled person.	Sq.m.	504.52		
D	Providing and constructing 230mm thick 1st class brick work (best locally available) with minimum 35 Kg/ Sqm compressive strength in 1:4 cement mortar using sand screened through 4.75mm sieve including casting 100mm thick M25 Grade RCC patli with 4 for 8mm dia. main bars and 6 dia. rings at 150 c/c at a vertical interval of 1m, ensuring that no joint thickness is more than 12mm thick including curing, double scaffolding, raking out joints, prewetting of bricks, keying in existing brick work, applying bond chemical like hack-aid-plast of Sunanda Specialty Coating Pvt. Ltd. or equivalent at the junction of RCC and brick masonry etc. complete. As directed by the engineer in charge.	Sq.m.	238.38		
E	Providing and constructing 150mm thick 1st class brick work in 1:4 cement mortar using sand screened through 4.75mm sieve including casting 100mm thick M25 Grade RCC patli with 3 for 8mm dia. main bars and 6 dia. rings at 150 c/c at a vertical interval of 1m, ensuring that no joint thickness is more than 12mm thick including curing, double scaffolding, raking out joints, prewetting of bricks, keying in existing brick work, applying bond chemical like hack-aid-plast of Sunanda Specialty Coating Pvt. Ltd. or equivalent at the junction of RCC and brick masonry etc. complete. As directed by the engineer	Sq.m.	242.16		
F	Providing 12 to 15mm internal Single coat Neeru finished smooth cement and sand plaster using approved screen and wash river sand in all position 1:4 including all lead and lifts including providing and fixing 300mm width chicken mesh over joints between brick work & concrete including scaffolding, hacking concrete surfaces curing complete.	Sq.m.	1497.37		
G	Providing 20mm internal Double coat Neeru finished smooth cement and sand plaster using approved screen and wash river sand in all position 1:4 including all lead and lifts including providing and fixing 300mm width chicken mesh over joints between brick work & concrete including scaffolding, hacking concrete surfaces curing complete.	Sq.m.	1492.78		
H	Providing plain cement plaster for the ceiling of roof slabs, staircase soffits with 6 mm thick cement mortar 1:3 includign adding of non shrink additive using approved screen and wash river sand in all position including hacking and preparing the surface, scaffolding, finishing, curing making design and drip mould as per drawings and specifications etc. complete as directed.	Sq.m.	336.54		

ASSOCIATED ARCHITECTS
"SHREEDHAR",1170/31/4,REVENUE COLONY,SHIVAJINAGAR,PUNE-411005.

J	Providing and laying full body vitrified Dado tiles 8 mm thick of any size conforming to I.S.15622-2006 for skirting of an approved, quality, make, size and pattern /design, for Dado and skirting including including C.M.1:4, 12mm thick backing including preparing wall surface to true plane and plumb, finished to levels as required, joint filling with white / colored cement grout, cleaning, curing, finished in line and level for all lead and lift etc. complete. As per drawing and as directed by engineer in charge. Simpolo/ equivalent make matt/ Glossy tiles-600x1200mm.(Basic rate Rs 65 per Sqft) - Toilet Dado.	Sq.m.	925.41		
K	Providing and laying Anti skid full body vitrified tile flooring of approved make of size 600 mm x 600 / 600x1200mm on bed of 1:4 C.M. including neat cement float, addition of water proofing compound in mortar as per manufactures specification, joint filling with white / color cement slurry, cleaning, curing, finished in line and level for all lead and lift etc. complete. As per drawing and as directed by engineer in charge. (Basic rate Rs. 100 per Sqft.)	Sq.m.	340.83		
L	Providing and fixing 500 - 700mm wide counter with top finished in 19mm thick approved shade and sample pre-polished jet black granite slab laid on 25mm thick one side polished Cuddapah on a bed of cement mortar 1:4, 25mm thick, Cuddapah stones shall be properly anchored and grouted into walls. The supports to be in 19mm thick both sides polished Cuddapah verticals @ 600mm c/c or as directed. Providing and fixing, 100mm high front fascia and 150mm high band above the counter top of same shade granite. All exposed surfaces of platform to be finished in same granite slab. Exposed edges to be half round bull nosed with mirror polished. Including making cutout for Basin/Drain pipes, etc.	Sq.m.	23.99		
M	Providing and fixing machine cut machine polished granite stone 25 mm thick in single piece slabs for ledge walls & partition walls on a bed of C.M 1:4 and neat cement float, filling joints with neat cement slurry, rubbing, polishing.And making Half molding on the front face of slabincluding all lead & lift etc complete. As per drawing and as directed by engineer in charge.	Sq.m.	8.93		
N	Providing and fixing all sides polished 18 mm thick Granite of approved quality, pattern, color and thickness for door and window frames including preparing the surface and leveling in the desired line, machine cutting, Molding, jointing, including 12 mm (average) thick cement mortar 1:3 as backing coat in approved adhesives, leveling, smooth cement plastering along the sides to match the existing surface in cement mortar with 5mm wide & deep groove, filling the joints with pigment mixed with cement, cleaning, finishing, curing etc complete as directed by Engineer In Charge.	Sq.m.	68.52		
O	Providing and fixing Modular Ceiling Systems with Mineral Fiber Board Tegular Edge Ceiling Tiles with Armstrong, Gyproc or equivalent make as per following specifications. Rate to include all fastening accessories with approved finishes. Ceiling tiles shall be approved make Micro look Edge tiles, of size 600mm x 600mm, of approved shade and colour. Tile shall render a NRC level of 0.5-0.6. Suspension system shall be manufacturer specific double rotary stitched (Trulok or equivalent) Silhouette reveal profile grid system with 15mm wide flanges incorporating 3 or 6mm central reveal of all white colour. Silhouette main runners and cross tees to have mitred ends and (Birds' mouth or equivalent) profiled notches to provide cruciform junctions.	Sq.m.	319.29		
P	Providing and applying first single coat of approved primer and two coats of Plastic Emulsion Paint of an approved make and color as per manufacturers specifications to any surface, at all height and locations as directed including scaffolding, cleaning and preparing surfaces for painting with broom by any approved means, etc. complete as directed by Engineer-in-charge.	Sq.m.	1037.89		
PA	Providing and applying first single coat of approved primer and two coats of oil bound distemper Paint to ceiling of an approved make and color as per manufacturers specifications to any surface, at all height and locations as directed including scaffolding, cleaning and preparing surfaces for painting with broom by any approved means, etc. complete as directed by Engineer-in-charge.	Sq.m.	336.54		

ASSOCIATED ARCHITECTS
"SHREEDHAR",1170/31/4,REVENUE COLONY,SHIVAJINAGAR,PUNE-411005.

Q	Providing and applying sand faced plaster 20mm thick in two coats using approved screened and wash river sand in all positions including base coat of 12mm thick in C.M. 1:4 including adding approved brand of waterproofing compound at 1kg per cement bag and curing the same for not less than one day and keeping the surface of base coat rough to receive the sand faced treatment and top coat of 8mm thick in C.M.1:3 including using waterproofing compound @ 2 kg. per cement bag finishing the surface by taking out grains and curing for minimum 10 days including double scaffolding in such a manner that no holes are cut in masonry item, hacking the concrete surfaces all lead and lift etc. complete. (The item is inclusive of making grooves and design, watta at the junction of wall & chajja with cement slurry finish & drip mould at chajja soffit).	Sq.m.	440.19		
R	SOLID CORED FLUSH SHUTTERS : Providing and fixing 38 mm thick waterproof marine flush door Shutters thermo pressed (Century BWP flush door or equivalent) with 6mm thick teak wood external lipping on all sides as per IS:2202 and finished with one coat of wood primer & two coats of synthetic enamel paint (Asian,Nerolac, Dulux, Burger or equivalent), polishing tw lipping, etc. complete. Hardware (as mentioned beow or equivalent) to include like Hinges, Handle, Cylindrical Locks, automatic door Closer, Door stopper, 300 mm aldrops (2 nos.), 200 mm tower bolts (2 nos.), 150 mm plate handles (2 nos.). All fixtures to be in SS make. Including making of Vision panel if required complete as per architectural drawing. All finishes needs to be approved by architect /consultant. Etc. Complete as directed by engineer incharge. Single Leaf Swing Door	Sq.m.	60.48		
S	SOLID CORED FLUSH SHUTTERS : Providing and fixing 38 mm thick waterproof marine flush door Shutters thermo pressed (Century BWP flush door or equivalent) with 6mm thick teak wood external lipping on all sides as per IS:2202 and finished with one coat of wood primer & two coats of synthetic enamel paint (Asian,Nerolac, Dulux, Burger or equivalent), polishing tw lipping, etc. complete. Hardware (as mentioned beow or equivalent) to include like Hinges, Handle, Cylindrical Locks, automatic door Closer, Door stopper, 300 mm aldrops (2 nos.), 200 mm tower bolts (2 nos.), 150 mm plate handles (2 nos.). All fixtures to be in SS make. Including making of Vision panel if required complete as per architectural drawing. All finishes needs to be approved by architect /consultant. Etc. Complete as directed by engineer incharge. Single Leaf Sliding door	Sq.m.	5.04		
T	Providing and fixing in position aluminum louvered window with anodized aluminum frame of approved make and of size 40mm x 20mm x 2.0mm (wt. 0.605 kg/Rm) including adjustable aluminum frame, 4 to 6mm thk. frosted glass, fixtures and fastenings etc. complete as directed by Engineer In Charge. Rate is inclusive all necessary fixtures and fittings, glass etc. complete in all respect.	Sq.m.	16.94		
U	MERINO MAKE WASHROOM CUBICLES				
U1	Providing & fixing Merino -TITAN STANDARD Restroom Cubicle (of following standard dimension vinichsacludes 610mm door size menulic resins treated Kraft papers width) self-supporting 18 MM thick compact Board made out of, urea free, thermosetoog prenu as core material and melamine plastic resin treated decor papers, on the finish surface, co 2046-1995, EN 438 quality standards with, Antibacterial, Antifungal High Monture and Resistance as per SEFA 8.1 Chemical Spot Test (conforming to 150 217622019, respectively) to fulfil the applicable requirements of indoor air quality coutea stand applicable IS: ties with Chemical 21-2015 standards.	Nos.	34.00		
U2	Providing & fixing Merino - Urinal Modesty SS . Thickness of Compact Laminate : 12mmColor of HPL Boards: Single Standard and Plain Compact Color.Size of UMP : 500mm (W) X 1200mm (H), Overall Height Of UMP : 1850mm (Including bottom Gap of 650mm),Accessories: Standard - Merino Make Stainless Steel - 304 Grade accessories) - SS, a) SS Right Angle Brackets, b) Screws & Wall Plugs, SPECIAL NOTE - Warpage Criteria is 3.0 mm/1000mm for MRS panels as per EN standard- 438.	Nos.	50.00		

ASSOCIATED ARCHITECTS
"SHREEDHAR",1170/31/4,REVENUE COLONY,SHIVAJINAGAR,PUNE-411005.

V	Providing, fixing & modifying existing fire sprinkler system in the washroom spaces as per the requirement including necessary standard hardware, pipes, scaffolding, etc including making surface neat, as directed complete.	Nos.	13.00		
W	Providing & injecting Anti termite treatment to washroom sunk, sides & junctions of wall & floor and surrounding the pipes at all levels. Note - Gurantee for the treatment for a period of Ten years shall be submitted as per the specifications.	Sq.m.	504.52		
X	InLine Exhaust System: Description: Fan shall be galvanized, duct mounted, centrifugal, direct drive, exhaust fan. Housing - The fan housing shall be constructed of 20 gauge galvanized steel. The fan housing shall include an inlet and outlet duct connection, both made from stamped steel. A junction box of polymeric construction shall be mounted on the outer perimeter of the fan housing for ease of installation. The fan may be installed in ceiling, connected to ductwork. Wheel - The fan wheel shall be polymeric or steel construction, centrifugal, and dynamically balanced for quiet, efficient performance. The wheel shall be firmly attached to the motor shaft with set screws. Motor - Standard ---- volt, open drip motors shall be permanently lubricated, rated for continuous duty and thermally protected. (Approx. volume of each unit = 20 cu.m.)	Nos.	13.00		
Y	Electrical				
Y1	MAINS & SUB MAINS				
a	Sub main For Power Points. Wires - Polycab make , Conduits- Diamond/ Modi make.	Rmt.	150.00		
b	Type 1 - Supply, Installation, Laying of 1.5mmsq X 3 run stranded, FRLS, PVC insulated Cu wires through 25mm rigid PVC MMS conduit or Casing Caping.	Rmt.	565.00		
c	Type 2 - Supply, Installation, Laying of 2.5mmsq X 3 run stranded, FRLS, PVC insulated Cu wires through 25mm rigid PVC MMS conduit or Casing Caping.	Rmt.	250.00		
Y2	DBs & ENCLOSURES				
	Supply, Installation, testing and commissioning of following Standard DBs. Refer SLD for technical details & Specifications. Double earthing of Neutral conductor size shall be connected to body of 3 phase DBs & minimum single earthing for Single Phase DBs. All MCBs shall be of C curve unless specified. DBs may be concealed or surface type. Cost of all accessories like Earthing / Neutral connector links, hardware for fixing DB etc. shall be considered.				
a	Legrand make IP 43- IK09 with metal door, 12 Way SPN DB. Incomer- 25Amp, 30 mA. DP RCBO- 1Nos., 6A-32A Amp. SP MCB- 10Nos.	Nos.	8.00		
Y3	POINT WIRING				
	Wires - Polycab make, Conduits- Diamond/ Modi, Switch: Legrand Mylink	Nos.	150.00		
	Light Points				
	Primary Light Point - Controlling using SP switch				
a	Supply, Installation, Testing of Light Point (Light, Ceiling Fan, Exhaust Fan) using 1.5mmsq X 3 run(P+N+E) multi-stranded, FRLS PVC insulated 1100 volts grade Cu flexible wires through PVC Casing Caping / 25 mm. Fr rigid PVC conduit. Cost shall include - 6A modular switch, surface/conceald switch box, switch plate, 6A-3way PVC connector and all required accessories with hardware for conduiting work. Conduiting can be surface type. Colour codes for wiring - Red/Yellow/Blue for phase, Black for Neutral, Green for earthing. Colour of phase wire shall be as mentioned in SLD. Average length of wiring shall be considered as 7 mtrs.				

ASSOCIATED ARCHITECTS
"SHREEDHAR",1170/31/4,REVENUE COLONY,SHIVAJINAGAR,PUNE-411005.

b	Secondary Light Point Supply, Installation, Testing of Light Point (Light, Exhaust Fan) using 1.5mmsq X 3 run(P+N+E) multi-stranded, FRLS PVC insulated 1100 volts grade Cu flexible wires through PVC Casing Caping / 25 mm. Fr rigid PVC conduit. Cost shall include - 6A-3way PVC connector and all required accessories with hardware for conduiting work. Conduiting can be surface type. Colour codes for wiring - Red/Yellow/Blue for phase, Black for Neutral, Green for earthing. Colour of phase wire shall be as mentioned in SLD. Average length of wiring shall be considered as 5 mtrs.	Nos.	25.00		
c	Fan Point - Regulator Supply, Installation, Testing of Step type Fan Regulator. Cost shall include - Step type modular regulator, surface/conceald switch box, switch plate and all required accessories with hardware.		0.00		
d	Supply, Installation of Double type Fan Hook using alloy steel pin type Fastner . Cost shall include - D Hook, alloy steel pin type Fastner.	Rate	0.00		
e	Power Points 6 A Separate Power points Supply, Installation, Testing of 6A Power Point using 1.5mmsq X 3 run(P+N+E) multi-stranded, FRLS PVC insulated 1100 volts grade Cu flexible wires through PVC Casing Caping / 25 mm. Fr rigid PVC conduit. Cost shall include - 6A modular switch, 3 pin shuttered Power Socket, surface/conceald switch box, switch plate and all required accessories with hardware for conduiting work. Conduiting can be surface type. Colour codes for wiring - Red/ Yellow/ Blue for phase, Black for Neutral, Green for earthing. Colour of phase wire shall be as mentioned in SLD. Average length of wiring shall be considered as 7 mtrs .	Nos.	20.00		
f	6 A Sub Power points Supply, Installation, Testing of Sub Power Point using 6A modular switch & 3 pin shuttered Power Socket with surface/conceald box with internal looping with 1.5mmsq X 3 run(P+N+E) stranded, FRLS PVC insulated Cu wires.	Nos.	30.00		
g	16A Power points (Only switch, sockets, SB and accessories) Supply, Installation, Testing of 16A Power Point using 2.5mmsq X 3 run(P+N+E) multi-stranded, FRLS PVC insulated 1100 volts grade Cu flexible wires through PVC Casing Caping / 25 mm. Fr rigid PVC conduit. Cost shall include - 16A modular switch & 5 pin shuttered socket, surface/conceald switch box, switch plate and all required accessories with hardware for conduiting work. Conduiting can be surface type. Colour codes for wiring - Red/ Yellow/ Blue for phase, Black for Neutral, Green for earthing. Colour of phase wire shall be as mentioned in SLD. Avea length of wiring -considered as 7 mtrs.	Nos.	30.00		
Y4	LIGHT FITTINGS & EQUIPMENTS				
a	Supply, Installation, testing and commissioning of following Light fittings. Colour temperature, shape, design and other specifications shall be as per client / architect's requirement. The cost of installation shall include all hardware, accessories like, chain, hook, clamps, screws, nutbolts etc.				
1	2'x2' 36Watt LED Fitting	Nos.	65.00		
2	15 Watt Recessed type LED Downlighter	Nos.	45.00		
3	Mirror/Hanging Light as per selection	Nos.	30.00		
4	LED Strip with Driver (240 LED per m)	Mtrs.	150.00		
5	Motion sensor for Comman Area Light	Nos.	20.00		
b	Supply, Installation, testing and commissioning of following equipments. The cost of installation shall include all hardware, accessories like, chain, hook, clamps, screws, nutbolts etc.				
1	1200 MM BLDC Ceiling Fan	Rate	0.00		
2	12" Louvers type Exhaust Fan	Nos.	30.00		

ASSOCIATED ARCHITECTS
"SHREEDHAR",1170/31/4,REVENUE COLONY,SHIVAJINAGAR,PUNE-411005.

Y5	PA/AUDIO SYSTEM POINT CABLING				
a	Supply & laying of 2core,1.5sqmm audio cable through 20 mm rigid PVC conduit (MMS)(polycab make).	Rmt.	400.00		
b	9W Ceiling Speaker(Ahuja/Bosch make)	Rmt.	30.00		
c	Amplifier suitable for 9 Nos.x9 Watt Ceiling Speaker(Ahuja/Bosch make)	Nos.	4.00		
ZA	PLUMBING & DRAINAGE				
ZA1	Providing and Fixing Prince make A type CPVC pipes including necessary hardware,fittings including necessary cutting, fitting in etc complete.				
a	20mm	Rmt.	190.00		
b	32mm	Rmt.	325.00		
c	40mm	Rmt.	130.00		
ZA2	Providing and Fixing Prince make A type U-PVC pipes including necessary hardware,fittings including necessary cutting, fitting in etc complete. (40 mm)	Rmt.	100.00		
ZA3	Providing and fixing 75mm SWR A type PVC pipes for soil waste water including necessary hardware , fittings including cutting,fitting etc complete.	Rmt.	230.00		
ZA4	Providing and fixing 110mm SWR A type PVC pipes for soil waste water including necessary hardware , fittings including cutting,fitting etc complete.	Rmt.	25.00		
	TOTAL OF A TO ZA			RS.	
	ADD GST 18%			RS.	
	TOTAL COST OF PROJECT INCLUDING GST			RS.	
	IN WORDS -				