

| Client :- | Joshh Bandra | | | | Date:- | 04-Jan-25 |
|-------------|---|---------|----------|----------|-----------|------------------|
| Project :- | QSR | | | | Revision- | R0 |
| Architect:- | ASTA | | | | | |
| Site :- | Bandra, Mumbai | | | | | |
| Sr. No. | Description | Unit | Quantity | Rates | Amount | Remarks/Comments |
| 1.00 | ENABLING WORKS | | | | | |
| | Demolition and/or reforming of existing buildings or structures | | | | | |
| | Demolition and dismantling work at any level, including covering the glass panels, glazing, weather sheds with plywood or tin sheets including hessian cloth stiched to external face of scaffolding, all tools and tackles. | | | | | |
| 1.01 | Demolishing existing wall of any thickenss (including tile & plaster), wall plaster, wall dado (including plaster), floor tiles & any other civil related items | Sq. Ft. | 3179 | 20.00 | 63,587 | |
| | | | | | - | |
| 1.02 | Demolition of existing wall panelling, false ceiling, glazing, POP, doors, windows & rolling shutters | Sq. Ft. | 2490 | 25.00 | 62,248 | |
| | | | | | - | |
| 1.03 | Demolition of existing MS structural to be done carefully by means of cutting, bending with necessary tools & supports . | KG | 550 | 25.00 | 13,750 | |
| | | | | | - | |
| 1.04 | Disposal of debris with Municipality/Local authorised dumping yard - loading & unloading included | NOS | 15 | 4,000.00 | 60,000 | |
| | | | | | - | |
| 1.05 | Providing Pest control & anti termite treatment bu appoiting a special agencr as per specs mentioned by the Bureau of Indian standard & specs. For all works. Incusing 5 year gaut=rantee under suitable undertaking on stamp paper etc. all complet as directed. Mode of measurement will be crapet area of the sturcade treated | Sq. Ft. | 953 | 7.00 | 6,673 | |
| | | | | | - | |
| 2.00 | External Wall (bricking up extg. Openings) | | | | | |
| 2.01 | P/Constructing in line, level and plumb 200mm thk. light weight concrete blockwork masonry wall (Sipporex, magicrete or equivalent make) with 1:6(cement : river sand) cement mortar including 100mm RCC stiffeners at every 900mm ht. including curing scaffolding etc completed as per the details are provided in drawings or as directed by Architect. | Cu. Ft | 0.00 | | - | |
| | | | | | - | |
| 2.02 | P/Constructing in line, level and plumb 150mm thk. light weight concrete blockwork masonry wall (Sipporex, magicrete or equivalent make) with 1:6 (cement :river sand) cement mortar including 100mm RCC stiffeners at every 900mm ht. including curing scaffolding etc completed as per the details are provided in drawings or as directed by Architect. | Sq. Ft. | 0.00 | | - | |
| | | | | | - | |
| 2.03 | Forming window openings and lintels | | | | | |
| | P/F M20 grade RCC Stiffener with 8mm MS bar above doors / window frames including necessary concrete / masonry work to be completed as per the details are provided in drawings or as directed by Architect. | RFT | 0.00 | | - | |
| | | | | | - | |
| 3.00 | Internal Block works | | | | | |
| 3.01 | P/Constructing in line, level and plumb 100mm thk. light weight concrete blockwork masonry wall (Sipporex, magicrete or equivalent make) with 1:4 (cement : river sand) cement mortar including 100mm RCC stiffeners at every 900mm ht. including curing scaffolding etc completed as per the details are provided in drawings or as directed by Architect. | Sq. Ft. | 369 | 115.00 | 42,463 | |
| | | | | | - | |
| 3.02 | P/Constructing in line, level and plumb 115mm thk. brick masonry wall with 1:4 (cement : river sand) cement mortar including 100mm RCC stiffeners at every 900mm ht. including curing scaffolding etc completed as per the details are provided in drawings or as directed by Architect. | Sq. Ft. | 0.00 | | - | |
| | | | | | - | |
| 4.00 | Waterproofing & Brick Bat Coba | | | | | |

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|-------------|--|---------|------|--------|----------|--|
| 4.01 | Toilet- Providing and laying cement based waterproofing treatment (M/s India waterproofing type and equivalent) 150 mm thick for toilet slab including brick bat coba consisting of W / P compound, 18 mm thick W / P plaster 1:4 up to full height of suken area having a to layer of 50mm Thk waterproof mortar 1:4 with chequered or smooth finish and covering 10 years performance guarantee given by the contractor complete as directed. | Sq. Ft. | 65 | 90.00 | 5,861 | |
| | | | | | - | |
| 4.02 | Dining- Providing and applying chemical water proofing treatment to the existing Slab & wall up to 450mm height with 4 coats of chemical using Xypex or equivalent. Mother slab to be cleaned properly up to the mark & dust free surface to be achieved to apply the chemical. Ponding test to be done post application & 10 years performance gaurantee to be provided to client | Sq. Ft. | 1241 | 75.00 | 93,108 | |
| | | | | | - | |
| 4.03 | Kitchen:- Providing and applying Membrane Waterproofing - 4mm thk. In the main kictehn area & vertically 450mm on walls. In all wet areas (Kulfi Counter, toilets) | Sq. Ft. | 719 | 85.00 | 61,148 | |
| | | | | | - | |
| 4.04 | Sunken / Raising of Kitchen area using double Siporex blocks coba In 1:4 cement mortar includind curing etc. | Cu. Ft | 341 | 120.0 | 40,937 | |
| 5.00 | External Works | | | | | |
| 5.01 | Precast Paviour Blocks | | | | | |
| | Providing and fixing concrete paviour blocks, average size 200 x 100 x 80 mm thk. Blocks to be laid on a sub grade of plain cement concrete for an unprepared surface prepared by 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate of 10-12 mm normal size). Screeding bed sand made upto a compacted thickness of 25-30mm by means of surface compaction plates if required to receive paver blocks. Paver block joints to be filled with sand aon top and cleaned complete as per Architect's design and instructions. | Sq. Ft. | 0.00 | 908.90 | - | |
| | | | | | - | |
| 5.02 | Precast Concrete Kerb Blocks | | | | | |
| | Providing and fixing concrete kerb blocks, average size 450 x 450 x 100 mm on edges for restraint by means of on concrete bedding and joints between two kerb blocks to be laid with cement concrete complete as detailed Architect's design & instructions.-M25 | RFT | 0.00 | 419.34 | - | |
| | | | | | - | |
| 6.00 | PLASTERING & RENDERING (Cement plaster) | | | | | |
| | NOTE: Rate shall be inclusive of preparing back ground surface before applying plaster, necessary scaffolding, curing, providing chicken wire mesh at junctions of R C C & masonry etc. complete with proper line and level to receive finishing material. | | | | - | |
| | | | | | - | |
| 6.01 | Providing and applying internal backing coat plaster to the walls and ceilings Single coat cement plaster in 1 : :4 CM with chickenmesh jali of 18mm gauge wherever required including scaffolding , seven days water treatemnt as anti crack of plasterand curing to be completed as per the details are provided in drawings or as directed by Architect. | | | | - | |
| | 15mm to 18mm | Sq. Ft. | 1226 | 45.00 | 55,168 | |
| | | | | | - | |
| 7.00 | Floor Tiling, Skirting & wall tiling - Stone works | | | | | |
| 7.01 | PCC- Providing & laying upto 50 to75mm thk cement concrete flooring with 1:2:4 cement concrete laid to proper lin- level & slope including compction, filling joits as directed , finishing smooth & even with curing as per architects direction. | Sq. Ft. | 1492 | 65.00 | 96,973 | |
| | | | | | - | |
| 7.02 | Dining area- Providing and fixing of un-polished vitrified floor tiles of approved make in floor in appropriate bedding & thickness with mortar 1:6 C:M joint shall be d spread on grey cement slurry with minium of 2 kg/ Sq.mt. including 3 mm epoxy based grout (in approved colour), making holes / cut outs where ever requires all complete including curing, cleaning etc, at all heights. | | | | | |
| | Tile size 600x600 BR: 120 per sq ft | Sq. Ft. | 1006 | 225.00 | 2,26,448 | |
| | | | | | - | |
| 7.03 | - do - as 524.03 but for 150 mm high skirting, as directed. | RFT | 207 | 130.00 | 26,876 | |
| | | | | | - | |

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|------|--|---------|--------|----------|----------|--|
| 7.04 | Providing and fixing prepolished Kota stone Tiles (Natural Stone Tile) of 19mm thickness on avg 40mm tnk bed of 1:4 CM in proper line & lvl including neat cement float, filling joints. all completed of approved quality and uniform colour, paste including all necessary cutting, rubbing, grinding and mirror polish with machine cut Rate shall include for preparation of base surface all levels and as directed. Tile size 600x600 BR: 55 per sq ft | Sq. Ft. | 556 | 145.00 | 80,692 | |
| | | | | | - | |
| 7.05 | - do - as 7.04 but for 75 mm high skirting, as directed. | RFT | 180 | 130.00 | 23,405 | |
| | | | | | - | |
| 7.06 | Providing & Laying IPS FOORING with 25 to 40mm thick (maximum) CM 1:3 laid to proper level & slope costing including compaction as directed and curing in all respect | Sq. Ft. | 0.00 | 55.00 | - | |
| | | | | | - | |
| 7.07 | Kitchen wall- Plain Ivory 300mm x 600mm Providing and laying in position, glazed - ceramic tiles in dado work of approved make and colour of first quality as per design, set in neat cement paste, flush Joints, including curing, polishing and cleaning with mild oxalic acid etc. complete, as shown and specified, for walls, etc., complete, all to the satisfaction of the Architect and Engineer - in - charge. glazed - ceramic tiles in dado Tile size 300x600 BR: 70 per sq ft | Sq. Ft. | 1179 | 160.00 | 1,88,689 | |
| | | | | | - | |
| 7.08 | Handwash & toilet Wall Tiles -Providing and laying in position, glazed - ceramics tiles in Handwash , Toilet dado work of approved make and colour with an accent band and insert of different colour, of first quality as per design, set in neat cement paste, flush Joints, including curing, polishing and cleaning with mild oxalic acid etc. complete, as shown and specified, for walls, etc., complete, all to the satisfaction of the Architect and Engineer - in - charge. Tile size 300x300 BR: 150 per sq ft | Sq. Ft. | 423 | 245.00 | 1,03,562 | |
| | | | | | - | |
| 7.09 | SS corner Gaurd :-Supply and fix 304 grade SS corer guard 30 x 30mm matt finished as per approved sample fixing with SS fill threaded screws on each corner of the kcithen wall before cladding of tiles . Complete in proper line & level as per site engineers instructions. | RFT | 199 | 190.00 | 37,841 | |
| | | | | | - | |
| 7.10 | Granite riser & tread - Providing & fixing flamed garanite incuding CM 1:4 with grey cement slurry all complete inclusive of edge polishing cutting, chamfering, rounding & grooves for tread with necessary mirror polishing as approved. | Sq. Ft. | 22 | 320.00 | 7,123 | |
| | | | | | - | |
| 7.11 | Providing and laying 3mm plastic sheet covering over finished constructed floor spreading and maintaining the same through the Contract Period, to save the finished floor from scratches. The rate shall also include the cost of removing and disposing of the same and cleaning of the flooring to the satisfaction of the Architect and Engineer - in - charge. | Sq. Ft. | 1563 | 15.00 | 23,444 | |
| | | | | | - | |
| 7.12 | Window Jams for glazing & toilet doors - Providing and laying approved quality mirror finished granite cills , jams, soffit of approved shade, 18mm thk s per design and in required sizes and shapes, including cutting, chamfering, necessary mirror polishing, fixing with cement mortar bedding in 1:2 or Araldite and brass screws . All complet in line & level as per instructed by the Engineer Basic rate of Granite 220/- per sq.ft | RFT | 326.16 | 210.00 | 68,494 | |
| | | | | | - | |
| 7.13 | Hand wash counter - Providing & fing 550mm deep basin counter made out of 18mm thk granite suppoorted by 18mm commerical marble to ve fixed horizontally & vertically with molded edge as per deisng. 100mm height back splash & 75mm platform to be provided at floor lvl finished in 75mm skirting in granite. The cost included making hole for fixing the basin all complete as instructed by the site engineer. Basic rate of Granite 220/- per sq.ft | RFT | 3.00 | 2,500.00 | 7,500 | |

