

Employees State Insurance Corporation

Preliminary cum Detailed Estimate

**NAME OF WORK : Annual Repair and Maintenance (ARM) of Civil works of ESI
Hospital Nacharam, ESI Dispensary Kavadiguda and ESI Dispensary Goshamahal,
Hyderabad during 2026-27**

Estimated Cost : Rs . 21798834.00

Employees State Insurance Corporation

NAME OF WORK : Annual Repair and Maintenance (ARM) of Civil works of ESI Hospital Nacharam, ESI Dispensary Kavadiguda and ESI Dispensary Goshamahal, Hyderabad during 2026-27

The preliminary cum detailed estimate amounting to Rs **2,17,98,834/-** has been framed to cover the probable cost of the above mentioned work for obtaining the Administrative Approval and Expenditure Sanction of the competent Authority.

The existing ARM contract period which is presently under execution is being lapsed by 31.03.2026. Hence the Estimate is prepared for the current year ie from 01.04.2026 to 31.03.2027 for "**Annual Repair and Maintenance (ARM) of Civil works of ESI Hospital Nacharam, ESI Dispensary Kavadiguda and ESI Dispensary Goshamahal, Hyderabad during 2026-27**". The estimate cost is arrived for Rs. **2,17,98,834/-**.

Design & Scope:

The following provisions have been made in the estimate

- 1 Supply of Manpower for day to day maintenance of Civil works.
- 2 Provision for required Materials for Civil items.
- 3 Provision for Civil work items.

The estimate amount above is likely to vary further if there is any change in scope, specification, rates of material and labour and fees if any to be levied by the local bodies for approving the plans etc.

Specifications: Work will be carried out as per CPWD specifications 2009 Vol. I & II with upto date correction slips.

Cost: Rs- **21798834.00**

Rates: DSR 2023 with present cost Index for Civil items

Method: By contract after calling e-Tenders.

Time: 15 days for planing and 365 days for execution after receipt of A/A & E/S.

T & P: To be arranged by the contractor.

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S.No	DSR-18	Description of Item	Quantity	Unit	Rate	Amount
		<u>Daily day to day repairs and Services</u>				
1	NSR	Prividing services of Supervisor which includes, eagaging of supervisor for supervising of day to day maintenance of Civil and plumbing works, monatering of complaints, assigning of complaint, maintening of register and any other work as required for maintenance works etc as directed by Engineer-in Charge. (Person should be Highlv Skilled) (1 Nos)	12	1 Job Month	39393.00	472716.00
2	NSR	Plumbing works like repairs to internal and external water supply and sanitary lines by replacing the worne out pipes , repairing/ replacement of sanitary and water supply fittings / fixtures like Bibcocks, stop cocks, pillar cocks, PVC connection, waste coupling, wheel valves, ball cocks,in all heights complete as directed by the Engineer-in-charge. (7 Nos)	84	Job Month	36286.00	3048024.00
	NSR	Carpentry woks like repairing to doors/ windows /Ventilators/ cup boards removing and re -fixing of hardware fixtures / fittings, mortice locks etc. for all heights of building as directed by Engineer-in-charge. (1 No)	12	Job Month	36286.00	435432.00
	NSR	Sewer man complaints like clearing of blockages / chockages in existing sewer lines, gully traps, floor traps, manholes, sanitary lines by remvoing and refixing the CI / SCI doors in Y-Junction / T-Junction rain water pipes, storm water drain etc in all heights complete as directed by the Engineer-in-charge. (3 Nos)	36	Job Month	33031.00	1189116.00
	NSR	Engaging unskilled labour/beldars for helping the skilled/semi skilled workers in attending the day to day complaints and attending to any emergency sundry and miscellaneous works like cleaning the general terrace area,head room terrace area mid landings,rain water spouts/gratings,top of sunshades,uprooting of plants from building premises etc as and when required as per the directions of Engineer-in-charge.(6 Nos)	72		29776.00	2143872.00

	NSR	Masonry complaints like repairs to flooring, plaster patches, Brick work, Concrete works, ceramic tile works, repairing and making good the existing cracks, plugging of holes, fixing of floor traps, water closets, grouting the joints and similar nature of masonry works etc. for all heights as directed by the Engineer - in - charge.	12	Job Month	36286.00	435432.00
		Total				7724592.00
		Modified estimate cost after using conversion factor on DSR 2023 on GST @ 0.973, NRS Item Total				7516028.02

ANALYSIS OF RATE

NAME OF WORK : Annual Repair and Maintenance (ARM) of Civil works of ESI Hospital Nacharam, ESI Dispensary Kavadiguda and ESI Dispensary Goshamahal, Hyderabad during 2026-27

1	Civil Works Supervisor				
	Supervisor (Highly Skilled) 26 x 1065	1	27690.00		27690.00
	Total				27690.00
	Add water charges @ 1%				276.90
				Total:	27966.90
	Add GST 18%(MF=0.2127)				5948.56
				Total:	33915.46
	Add C.P & OH @15%				5087.32
				Total:	39002.78
	1% LWC				390.03
	Cost of 1 Job Month			Total:	39392.81
				Say	39393.00
2	Plumbing works like repairs to internal and external water supply and sanitary lines by replacing the worn out pipes , repairing/ replacement of sanitary and water supply fittings / fixtures like Bibcocks, stop cocks, pillar cocks, PVC connection, waste coupling, wheel valves, ball cocks,in all heights complete as directed by the Engineer-in-charge.				
	Plumber (Skilled) 26 x 981	1	25506.00		25506.00
	Total				25506.00
	Add water charges @ 1%				255.06
				Total:	25761.06
	Add GST 18%(MF=0.2127)				5479.38
				Total:	31240.44
	Add C.P & OH @15%				4686.07
				Total:	35926.51
	1% LWC				359.27
	Cost of 1 Job Month			Total:	36285.78
				Say	36286.00
3	Carpentry works like repairing to doors/ windows /Ventilators/ cup boards removing and re -fixing of hardware fixtures / fittings, mortice locks etc. for all heights of building as directed by Engineer-in-charge				
	Plumber (Skilled) 26 x 981	1	25506.00		25506.00
	Total				25506.00
	Add water charges @ 1%				255.06
				Total:	25761.06
	Add GST 18%(MF=0.2127)				5479.38
				Total:	31240.44
	Add C.P & OH @15%				4686.07
				Total:	35926.51
	1% LWC				359.27
	Cost of 1 Job Month			Total:	36285.78
					36286.00
4	Sewer man complaints like clearing of blockages / chockages in existing sewer lines, gully traps, floor traps, manholes, sanitary lines by removing and refixing the CI / SCI doors in Y-Junction / T-Junction rain water pipes, storm water drain etc in all heights complete as directed by the Engineer-in-charge.				
	Sewerman (Semi Skilled) 26 x 893	1	23218.00		23218.00
	Total				23218.00
	Add water charges @ 1%				232.18
					23450.18
	Add GST 18%(MF=0.2127)				4987.85
				Total:	28438.03
	Add C.P & OH @15%				4265.70
				Total:	32703.73
	1% LWC				327.04

	Cost of 1 Job Month			Total:	33030.77
					33031.00
5	Engaging unskilled labour/beldars for helping the skilled/semi skilled workers in attending the day to day complaints and attending to any emergency sundry and miscellaneous works like cleaning the general terrace area,head room terrace area mid landings,rain water spouts/gratings,top of sunshades,uprooting of plants from building premises etc as and when required as per the directions of Engineer-in-charge				
	Beldar 26 x 805	1	20930.00		20930.00
	Total				20930.00
	Add water charges @ 1%				209.30
				Total:	21139.30
	Add GST 18%(MF=0.2127)				4496.33
				Total:	25635.63
	Add C.P & OH @15%				3845.34
				Total:	29480.97
	1% LWC				294.81
	Cost of 1 Job Month			Total:	29775.78
					29776.00
6	Masonry complaints like repairs to flooring, plaster patches, Brick work, Concrete works, ceramic tile works, repairing and making good the existing cracks, plugging of holes,fixing of floor traps, water closets, grouting the joints and similar nature of masonry works etc. for all heights as directed by the Engineer - in -charge.				
	Mason (Skilled) 26 x 981	1	25506.00		25506.00
	Total				25506.00
	Add water charges @ 1%				255.06
				Total:	25761.06
	Add GST 18%(MF=0.2127)				5479.38
				Total:	31240.44
	Add C.P & OH @15%				4686.07
				Total:	35926.51
	1% LWC				359.27
	Cost of 1 Job Month			Total:	36285.78
					36286.00

Supply of materials

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S.No	DSR Ref	Description of item	Unit	Rate	Total Quantity	Amount(Rs.)
1	0666	Oxidised mild steel tower bolt (barrel type) 150x10 mm(make :crown/oxford))	each	42.68	10	427.00
2	0701	Anodised Aluminium tower bolt (barrel type) 150x10 mm(classic/crown/everite or equivalent make)	10 nos	455.24	5	228.00
3	704	Anodised Aluminium handles 100 mm with plate 150 x 32 mm	10 nos	412.56	10	413.00
4	1923	H.P. or L.P. ball valve with polythene floats: 20 mm dia	each	375.58	10	3756.00
5	1924	H.P. or L.P. ball valve with polythene floats: 25 mm dia	each	359.93	5	1800.00
6	1947	Vitreous china flat back wash basin 630x450 mm(hindware/parryware or equivalent)	each	1135.26	6	6812.00
7	1954	Vitreous china orrisa type W.C. pan of size 580 mm(hindware/parryware or equivalent)	each	1920.56	5	9603.00
8	7027	M.S. Butt hinges 125x90x4 mm	10 nos	160.76	5	80.00
9	7059	Aluminium hanging floor door stopper with twin rubber & stopper	each	62.60	30	1878.00
10	7060	Hydraulic door closer tubular type Aluminium section body	each	853.58	10	8536.00
11	7072	Wall mounted water closet of size 780 x 370x690 mm	each	8450.46	5	42252.00
12	7113	Rectangular shape 453x357 mm Mirror with Plastic moulded frame	each	436.75	5	2184.00
13	7119	Flexible (coil shaped) PVC waste pipe for sink and wash basin 32mm dia with length not less than 700 mm i/c PVC waste fittings	each	51.21	50	2561.00
14	7134	Circular shape 500 mm dia precast R.C.C. manhole cover with frame-M.D.-10	each	860.70	2	1721.00
15	7358	Flushing Cistern P.V.C. 10 litre capacity (low level) (White) (with fittings,accessories and flush pipe)	each	883.46	10	8835.00
16	7379	White vitreous china clay half stall urinal flat back 580x380x350 mm or angle back 450x375x350 mm with waste fittings as per IS:2556	each	1301.71	2	2603.00
17	7807	Salem Stainless steel AISI - 304 (18/8) Wash basin 530mm X 345 mm	each	3058.67	1	3059.00
18	8214	Stainless steel screws 20 mm	100 nos	248.96	500	1245.00
19	7121	Bottle Trap	each	970.24	2	1940.00
20	7257	supply of C.P brass bib cock-15mm nominal bore(weight not less than 400 grams and make of PLUMBER,ESS,KINGSTON or equivalent)	Each	469.47	25	11737.00
21	7259	C.P. Brass long body bibcock 15 mm	Each	754.00	30	22620.00
22	7260	supply of C.P brass angle cock-15mm nominal bore(weight not less than 400 grams and make of PLUMBER,ESS,KINGSTON or equivalent)	Each	633.07	30	18992.00

23	1689	Unplasticised P.V.C. connection pipe with brass union 45 cm long 15 mm bore	Each	54.06	40	2162.00
24	1878	Shower rose C.P. brass for 15 to 20 mm inlet 100 mm dia	Each	172.14	6	1033.00
25	1956	Bolts and nuts 16 mm dia 60 mm long	Each	17.07	50	854.00
26	367	Portland Cement (OPC-43 grade)	tonne	7335.11	0.5	3668.00
27	983	Fine sand (zone IV)	cum	1394.18	5	6971.00
28	982	Coarse sand (zone III)	cum	2062.82	5	10314.00
29	295	Stone Aggregate (single size) : 20 mm nominal size	cum	2027.26	4	8109.00
30	1309	C.I. bracket for wash basin and sinks	pair	135.15	6	811.00
31	1875	White plastic seat (solid) with lid C.P. brass hinges and rubber buffers	each	641.61	10	6416.00
32	1885	15 mm C.P. brass tap(pillar tap)	each	422.52	10	4225.00
33	593	C.P. Brass Extension Nipple (1/2"x2" size)	each	65.44	10	654.00
34	8637	Chlorinated Polyvinyl - chloride (CPVC) pipe 20 mm outer dia	metre	83.94	200	16787.00
35	8638	Chlorinated Polyvinyl - chloride (CPVC) pipe 25 mm outer dia	metre	135.15	200	27030.00
36	8639	Chlorinated Polyvinyl - chloride (CPVC) pipe 32 mm outer dia	metre	199.17	50	9958.00
37	7118	Semi Rigid PVC waste pipe for sink and wash basin 40 mm dia with length not less than 700 mm i/c PVC waste fittings	each	51.21	50	2561.00
38	7361	P.V.C. automatic flushing cistern 10 litre capacity	each	775.34	2	1551.00
39	7126	White Vitreous china 10 litre (full flush) capacity controlled low levelflushing cistern with all fittings	each	1038.52	2	2077.00
40	368	white cement(make :JK/Birla)	tonne	14937.68	0.05	747.00
41	8552	Mineral fibre beveled tegular edged ceiling tiles 595 x595mm,16 mm thick	sqm	1308.83	200	261765.00
42	589	Chromium plated Brass screws 20 mm	100 nos	216.24	250	541.00
43	590	Chromium plated Brass curtain rod 12 mm dia 1.25mm thick	metre	253.23	10	2532.00
44	869	Plaster of paris	kg	9.96	100	996.00
45	2406	Float glass sheet of nominal thickness 4 mm (weight not less than 10kg/sqm) in required sizes.Modi,saint gobin,asahi or equivalent make)	sqm	456.67	20	9133.00
46	8737	Stainless steel wire guage (Grade-304) aperture 1.4 mm and 0.50 mm dia wire	sqm	633.07	45	28488.00
47	7003	Pair of Anodised Aluminium lever handles for 100 mm mortice latch and lock	each	337.16	5	1686.00
48	2634	GI/Aluminium Sheet (0.8 mm thick)	kg	79.67	5	398.00
49	1356	C.I. 500 mm dia cover with frame (medium duty)	each	6259.60	5	31298.00
50	1357	C.I. 500 mm dia cover without frame (medium duty)	each	3272.06	5	16360.00
51	1354	C.I. Rectangular cover 455x610 mm with frame (low duty)	each	2190.86	6	13145.00
52	1355	C.I. Rectangular cover 455x610 mm without frame (low duty)	each	1209.24	6	7255.00

53	7009	12.5 mm thick tapered edge gypsum plain borad confirming to IS 2095 (part I)-2011	sqm	219.09	2	438.00
54	7394	Double action hydraulic floor spring with stainless steel cover plate	each	2297.56	10	22976.00
55	8012	Adhesive solvent cement	kg	213.40	5	1067.00
56	9001	C.P. Brass Centre Hole Basin Mixer With Cast Spout	each	2503.84	2	5008.00
57	7122	CP Brass Single lever telephonic wall mixer of approved make	each	6828.66	1	6829.00
58	0297	Stone Aggregate (Single size) : 10 mm nominal size	cum	1991.69	1	1992.00
59	1219	Wire nails	kg	82.51	5	413.00
60	1213	Water proofing materials	kg	64.02	50	3201.00
61	696	Anodised Aluminium sliding door bolt 300x16 mm	Each	227.62	5	1138.00
62	7076	Battery based infrared sensor operated white Vitreous Urinal of aprox. size 610x390x370 mm	Each	6785.98	5	33930.00
		Total				709799.00
		Modified estimate cost after using conervation factor on DSR 2023 on GST @ 0.973,			Sub Total (A)	690634.43
S.No	SSR ref	Description of item	Unit	Rate	Total Quantity	Amount(Rs.)
63	TBSC-J.IV-29	Supply of 50mm CPVC - Sche-80 Ball Valve	each	1903.70	5	9518.00
64	TBSC-J.IV-30	Supply of 40mm CPVC - Sche-80 Ball Valve	each	1207.59	5	6038.00
65	TBSC-J.IV-31	Supply of 32mm CPVC - Sche-80 Ball Valve	each	888.94	5	4445.00
66	TBSC-J.IV-32	Supply of 25mm CPVC - Sche-80 Ball Valve	each	414.38	5	2072.00
67	TBSC-J.IV-33	Supply of 20mm CPVC - Sche-80 Ball Valve	each	367.88	5	1839.00
68	TBSP-F.VII-06	S&F CP finish brass body 32 mm dia nominal size	each	373.36	100	37336.00
69	TBSP-F.VII-28	S&F Stainless steel 4" dia round Grating for nahany or floor trap cover with cockroach trap with or without hole	Each	258.48	100	25848.00
70	TBSP-F.I-06	S&F of 15 mm brass body premium variety Chromium Plated finish two way bib tap with flange of not less than 500 grams weight with quarter turn spindle internal/ external threaded connection conforming to IS 8931 and with 10 years warranty	Each	1330.68	10	13307.00
71	TBSP-H.I-01	75 mm dia 3 M Single Socket PVC/SWR pipe - 4 Kg/sq.cm	Each	425.32	50	21266.00
72	TBSP-H.I-03	110 mm dia 3 M single Socket PVC/SWR pipe - 4 Kg/sq.cm	Each	825.03	50	41252.00
73	TBSP-H.II-13	75 mm dia - Door Bend 87.5 Degree - UPVC/SWR Pipe fittings	Each	119.50	10	1195.00
74	TBSP-H.II-15	110 mm dia - Door Bend 87.5 Degree - UPVC/SWR Pipe fittings	Each	180.52	10	1805.00

75	TBSC-Q.VI-18	Supply chemical emulsion in sealed container including delivery as specified: Imidacloprid 30.5% S.C diluted @ 2.1 ml of formulation in one Liter of water for the termite treatment in the buildings during pre and post construction stages as per current BIS standard practices (IS:6313 part II and III)	1 Ltr	5445.78	10	54458.00
76	TBSP-F.VII-01/TBSP-F.VII-02	S&F of 15 mm Stainless steel flexible hose 1.0 m long for hand shower / health faucet with brass nuts and of 15 mm CP finish brass body health faucet gun	each	745.34	25	18634.00
		sub total (B)				239013.00
Sl. No	MR	Description of item	Unit	Rate	Total Quantity	Amount(Rs.)
77	MR	Chromium plated spindles for pillar cocks, wall mixtures and basin mixtures of 15 mm nominal bore etc	Each	640.17	10	6402.00
78	MR	25 mm CPVC Tank nipple for polyethylene water storage tanks	Each	156.49	5	782.00
79	MR	32 mm CPVC Tank nipple for polyethylene water storage tanks	Each	206.28	5	1031.00
80	MR	40 mm CPVC Tank nipple for polyethylene water storage tanks	Each	301.59	5	1508.00
81	MR	CPVC coupling 20 mm	Each	21.34	50	1067.00
82	MR	CPVC coupling 25 mm	Each	51.21	25	1280.00
83	MR	CPVC coupling 32 mm	Each	68.28	10	683.00
84	MR	CPVC elbow 20 mm	Each	24.18	20	484.00
85	MR	CPVC elbow 25 mm	Each	45.52	20	910.00
86	MR	CPVC elbow 32 mm	Each	105.27	10	1053.00
87	MR	CPVC union 20 mm	Each	120.92	15	1814.00
88	MR	CPVC union 25 mm	Each	149.37	10	1494.00
89	MR	CPVC union 32 mm	Each	227.62	8	1821.00
90	MR	CPVC MTA 20 mm	Each	28.45	15	427.00
91	MR	CPVC MTA 25mm	Each	42.68	10	427.00
92	MR	CPVC MTA 32 mm	Each	99.58	10	996.00
93	MR	CPVC FTA 20 mm	Each	301.59	10	3016.00
94	MR	CPVC FTA 25mm	Each	42.68	10	427.00
95	MR	CPVC FTA 32 mm	Each	68.28	8	546.00
96	MR	EWC seat cover	Each	455.23	5	2276.00
97	MR	seat cover hinges	Pair	170.71	10	1707.00
98	MR	Lid for EWC	Each	455.23	8	3642.00
99	MR	G.I. tees (equal) 15 mm HB	Each	78.24	5	391.00
100	MR	G.I. tees (equal) 20 mm HB	Each	102.43	5	512.00
101	MR	G.I. tees (equal) 32 mm HB	Each	219.08	5	1095.00
102	MR	G.I. Coupling 15 mm	Each	56.90	15	854.00
103	MR	G.I. Coupling 20 mm	Each	56.90	5	285.00
104	MR	G.I. Coupling 25 mm	Each	79.67	5	398.00
105	MR	G.I. Coupling 32 mm	Each	113.81	5	569.00
106	MR	G.I elbow 15 mm	Each	42.68	10	427.00
107	MR	G.I elbow 20 mm	Each	68.28	10	683.00
108	MR	G.I elbow 25 mm	Each	113.81	5	569.00
109	MR	G.I elbow 32 mm	Each	166.44	5	832.00
110	MR	Syphon set for P.V.C flush cystem of 10 litre capacity	Each	426.78	5	2134.00
111	MR	Syphon set for Vitreous low level flush cystem of 10 litre capacity	Each	2205.03	5	11025.00
112	MR	Teflon tape	Each	21.34	100	2134.00

113	MR	hacksaw blade	Each	19.92	20	398.00
114	MR	supply of flush buttons for flush tank	Each	177.83	10	1778.00
115	MR	G.I plug 20 mm	Each	14.23	5	71.00
116	MR	G.I plug 25 mm	Each	21.34	5	107.00
117	MR	CPVC MABT brass 20 mm	Each	160.75	25	4019.00
118	MR	CPVC MABT brass 25mm	Each	426.78	20	8536.00
119	MR	CPVC MABT brass 32 mm	Each	853.56	15	12803.00
120	MR	CPVC FABT brass 20 mm	Each	160.75	25	4019.00
121	MR	CPVC FABT brass 25mm	Each	142.26	15	2134.00
122	MR	CPVC FABT brass 32 mm	Each	896.24	15	13444.00
123	MR	CPVC solution 118ml	Each	213.39	25	5335.00
124	MR	CP brass extension Nipple 15mmx50mm	Each	113.81	30	3414.00

sub total(C)

111759.00

Add cost index 111 on DSR works (a) i.e
(110.28-100)/100=10.28%...(D)

70997.00

Total amount in Rs. Sum of A,B,C and D.

1112403.43

G. Total of Material

1112403.00

Wholesome items under Civil work

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S.No	DSR Ref	Description of item	Unit	Rate	Total Quantity	Amount(Rs.)
1	2	EARTH WORK				
1.1	2.1.1	Earth work in surface excavation not exceeding 30 cm in depth exceeding 1.5 m in width as well as 10 sqm on plan including getting out and disposal of excavated earth upto 50 m and lift upto 1.5 m, as directed by Engineer-in- Charge:	sqm	129.85	100	12,985.00
2	2.6	Earth work in excavation by mechanical means (Hydraulic excavator)/manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in-charge.				
	2.6.1	All kinds of soil	cum	177.5	10	1,775.00
3	2.10	Excavating trenches of required width for pipes, cables, etc including excavation for sockets, and dressing of sides, ramming of bottoms, depth up to 1.5 m, including getting out the excavated soil, and then returning the soil as required, in layers not exceeding 20 cm in depth, including consolidating each deposited layer by ramming, watering, etc. and disposing of surplus excavated soil as directed, within a lead of 50 m :				
	2.10.1	All kinds of soil				
	2.10.1.2	Pipes, cables etc. exceeding 80 mm dia. but not exceeding 300 mm dia.	metre	352.15	100	35,215.00
4	2.25	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 and for all lift.	cum	196.00	10	1,960.00
5	2.28.1	Surface dressing of the ground including removing vegetation and in-equalities not exceeding 15 cm deep and disposal of rubbish, lead up to 50 m and lift up to 1.5 m. All kinds of soil	sqm	34.15	50	1,708.00
6	2.31	Clearing jungle including uprooting of rank vegetation, grass, brush wood, trees and saplings of girth up to 30 cm measured at a height of 1 m above ground level and removal of rubbish up to a distance of 50 m outside the periphery of the area cleared.	Sqm	17.60	14000	2,46,400.00
7	2.32	Clearing grass and removal of the rubbish up to a distance of 50 m outside the periphery of the area cleared.	sqm	8.95	2000	17,900.00
8	2.33	Felling trees of the girth (measured at a height of 1 m above ground level), including cutting of trunks and branches, removing the roots and stacking of serviceable material and disposal of unserviceable material				
8.1	2.33.1	Beyond 30 cm girth upto and including 60 cm girth	Each	532.35	15	7,985.00
8.2	2.33.2	Beyond 60 cm girth upto and including 120 cm girth	Each	2373.50	6	14,241.00
9	2.35	Diluting and injecting chemical emulsion for POST-CONSTRUCTIONAL anti-termite treatment (excluding the cost of chemical emulsion)				

	2.35.1	Along external wall where the apron is not provided using chemical emulsion @ 7.5 litres / sqm of the vertical surface of the substructure to a depth of 300 mm including excavation channel along the wall & rodding etc. complete				
9.1	2.35.1.1	With , Imidacloprid 30.5% with dosage; dilute 2.1 ml of Premise in 1L of water for control of termite in building during Pre & Post construction anti-termite treatment	metre	38.90	50	1,945.00
10	2.35.2.	Along the external wall below concrete or masonry apron using chemical emulsion @ 2.25 litres per linear metre including drilling and plugging holes etc.:				
	2.35.2.1	With Imidacloprid 30.5% with dosage; dilute 2.1 ml of Premise in 1L of water for control of termite in building during Pre & Post construction anti-termite treatment	metre	53.40	200	10,680.00
11	2.35.3	Treatment of soil under existing floors using chemical emulsion @ one litre per hole, 300 mm apart including drilling 12 mm diameter holes and plugging with cement mortar 1 :2 (1 cement : 2 Coarse sand) to match the existing floor				
	2.35.3.1	With Imidacloprid 30.5% with dosage; dilute 2.1 ml of Premise in 1L of water for control of termite in building during Pre & Post construction anti-termite treatment	sqm	310.05	200	62,010.00
12	2.34.4	Treatment of existing masonry using chemical emulsion @ one litre per hole at 300 mm interval including drilling holes at 45 degree and plugging them with cement mortar 1:2 (1 cement : 2 coarse sand) to the full depth of the hole				
	2.34.4.1	With Chlorpyriphos/Lindane E.C. 20% with 1% concentration	metre	43.00	200	8,600.00
13	2.35.5	Treatment at points of contact of wood work by chemical emulsion: Active Ingredient : Imidacloprid 30.5% (in Water, Terpent oil or kerosene based solution) @ 0.5 litres per hole by drilling 6 mm dia holes at downward angle of 45 degree at 150 mm centre to centre and sealing the same. Dosage; dilute 15 ml of Premise in 1L in water, Terpent oil or kerosene based solution for control of termite in building	metre	279.70	50	13,985.00
	4	CONCRETE WORK				
14	4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level:				
2.1.1	4.1.3	1:2:4 (1 cement : 2 coarse sand (zone-III) : 4 graded stone aggregate 20 mm nominal size).	cum	7878.50	10	78,785.00
15	4.2	Providing and laying cement concrete in retaining walls, return walls, walls (any thickness) including attached pilasters, columns, piers, abutments, pillars, posts, struts, buttresses, string or lacing courses, parapets, coping, bed blocks, anchor blocks, plain window sills, fillets, sunken floor etc., up to floor five level, excluding the cost of centering, shuttering and finishing				0.00

	4.2.3	1:2:4 (1 Cement : 2 coarse sand (zone-III) derived from natural sources : 4 graded stone aggregate 20 mm nominal size derived from natural sources)	cum	9895.20	10	98,952.00
16	4.4	Providing and laying cement concrete in kerbs, steps and the like at or near ground level excluding the cost of centering, shuttering and				0.00
	4.4.1	1:1½:3 (1 Cement: 1½ coarse sand(zone-III) derived from natural sources : 3 graded stone aggregate 20 mm nominal size derived from natural sources).	cum	8340.85	5	41,704.00
17	4.17	Making plinth protection 50 mm thick of cement concrete 1:3:6 (1 cement : 3 coarse sand (zone-III) derived from natural sources : 6 graded stone aggregate 20 mm nominal size derived from natural sources) over 75 mm thick bed of dry brick ballast 40 mm nominal size, well rammed and consolidated and grouted with fine sand, including necessary excavation, levelling & dressing &	sqm	749.30	100	74,930.00
	5	REINFORCED CEMENT CONCRETE				0.00
18	5.1.3	Providing and laying in position specified grade of reinforced cement concrete, excluding the cost of centering, shuttering, finishing and reinforcement - All work up to plinth level :1:2:4 (1 cement : 2 coarse sand (zone-III) derived from natural sources : 4 graded stone aggregate 20 mm nominal size derived from natural sources)	cum	8583.40	2	17,167.00
19	5.3	Reinforced cement concrete work in beams, suspended floors, roofs having slope up to 15° landings, balconies, shelves, chajjas, lintels, bands, plain window sills, staircases and spiral stair cases above plinth level up to floor five level , excluding the cost of centering, shuttering, finishing and reinforcement with 1:1.5:3 (1 cement : 1.5 coarse sand(zone-III) derived from natural sources : 3 graded stone aggregate 20 mm nominal size derived from natural sources).	cum	11505.50	5	57,528.00
		FORM WORK				0.00
20	5.9	Centering and shuttering including strutting, propping etc. and removal of form for				0.00
21	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	sqm	392.15	50	19,608.00
22	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.	sqm	842.50	50	42,125.00
23	5.9.3	Suspended floors, roofs, landings, balconies and access platform	sqm	927.25	50	46,363.00
24	5.9.5	Lintels, beams, plinth beams, girders, bressumers and cantilevers	sqm	736.40	25	18,410.00
25	5.9.6	Columns, Pillars, Piers, Abutments, Posts and Struts .	sqm	961.30	50	48,065.00
26	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.				
	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.	kg	107.85	2500	2,69,625.00

27	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge, for the following grades of concrete.:				
		Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.				
27.1	5.33.1.1	All works upto plinth level,Concrete of M25 grade with minimum cement content of 330 kg /cum	cum	9504.75	2.50	23,762.00
27.2	5.33.2.1	All works above plinth level upto floor V level,Concrete of M25 grade with minimum cement content of 330 kg /cum	cum	9860.40	2.00	19,721.00
	6	MASONRY WORK				
28	6.2.1	Brick work with common burnt clay modular bricks of class designation 7.5 in foundation and plinth in: Cement mortar 1:4 (1 cement : 4 coarse sand)	cum	6504.90	3	19,515.00
29	6.4.1	Brick work with common burnt clay F.P.S. (non nodular) bricks of class designation 7.5 in superstructure above plinth level up to floor V level in all shapes and sizes in : Cement mortar 1:4 (1 cement : 4 coarse sand)	cum	9344.35	5	46,722.00
30	6.13	Half brick masonry with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in superstructure above plinth level up to floor V level				
	6.13.2	Cement mortar 1:4 (1 cement :4 coarse sand)	sqm	1123.80	30	33,714.00
31	6.14	Extra for half brick masonry in superstructure, above floor V level for every four floors or part thereof by mechanical means.	sqm	15.00	5	75.00
32	6.15	Extra for providing and placing in position 2 Nos 6 mm dia. M.S. bars at every third course of half brick masonry.	sqm	104.80	3	314.00
33	6.27	Brick work with common burnt clay modular bricks of class designation 7.5 in exposed brick work including making horizontal and vertical grooves 10 mm wide 12 mm deep complete in cement mortar 1:6 (1 cement : 6 coarse sand).				
33.1	6.27.1	From ground level upto plinth level	cum	6339.40	6	38,036.00
33.2	6.27.2	Above plinth level upto floor V level	cum	8312.90	10	83,129.00

	6.38	Providing and laying Autoclaved Aerated concrete(AAC) blocks masonry 100 mm/ 125 mm thick with Grade-1 AAC blocks of density 551 to 650 kg/cum conforming to IS:2185 (Part 3) in super structure above plinth level up to floor V level in cement mortar 1:4 (1 cement : 4 coarse sand). The rate includes providing and placing in position 2 Nos 6 mm dia M.S. bars at every third course of masonry work.	cum	10195.45	5	50,977.00
34	8	CLADDING WORK				
	8.2	polished, premoulded and prepolished, machine cut for kitchen platforms, vanity counters, window sills, facias and similar locations of required size, approved shade, colour and texture laid over 20 mm thick base cement mortar 1:4 (1 cement : 4 coarse sand), joints treated with white cement, mixed with matching pigment, epoxy touch ups, including rubbing, curing, moulding and polishing of edges				
35	8.2.2	Granite stone slab of colour black, Cherry/Ruby red				
	8.2.2.2	Area of slab over 0.50 sqm	sqm	5136.30	15	77,045.00
36	8.3.2	Providing edge moulding to 18 mm thick marble stone counters, Vanities etc., including machine polishing to edge to give high gloss finish etc. complete as per design approved by Engineer-in-Charge.	metre	510.95	30	15,329.00
37	8.6	Mirror polishing on marble work/Granite work/stone work where ever required to give high gloss finish complete	Sqm	506.70	250	1,26,675.00
38	8.31	Providing and fixing 1st quality ceramic glazed wall tiles conforming to IS: 15622 (thickness to be specified by the manufacturer), of approved make, in all colours, shades except burgundy, bottle green, black of any size as approved by Engineer-in-Charge, in skirting, risers of steps and dados, over 12 mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand) and jointing with grey cement slurry @ 3.3kg per sqm, including pointing in white cement mixed with pigment of matching shade complete.	sqm	1267.95	150	1,90,193.00
	9	Wood and PVC work				
39	9.1	Providing wood work in frames of doors, windows, clerestory windows and other frames including circular work fixed in position				
39.1	9.1.1	Second class teak wood	cum	142949.70	0.25	35,737.00
39.2	9.1.2	Sal wood	cum	116520.30	0.25	29,130.00
40	9.5	Providing and fixing panelled or panelled and glazed shutters for doors, windows and clerestory windows, fixing with butt hinges of required size with necessary screws, excluding panelling which will be paid for separately, all complete as per direction of Engineer-in-charge. (Note: Butt hinges and necessary screws shall be paid separately)				
	9.5.1	Second class teak wood				
40.1	9.5.1.1	35 mm thick shutters	sqm	4111.95	15	61,679.00
40.2	9.5.1.2	30 mm thick shutters	sqm	3747.30	15	56,210.00
41	9.21	Providing and fixing ISI marked flush door shutters conforming to IS : 2202 (Part I) non-decorative type, core of block board construction with frame of 1st class hard wood and well matched commercial 3 ply veneering with vertical grains or cross bands and face veneers on both faces of shutters:				
	9.21.1	35 mm thick including ISI marked Stainless Steel butt hinges with necessary screws	sqm	2392.65	10	23,927.00

42	9.117	Providing and fixing factory made uPVC door frame made of uPVC extruded sections having an overall dimension as below (tolerance ±1mm), with wall thickness 2.0 mm (± 0.2 mm), corners of the door frame to be Jointed with galvanized brackets and stainless steel screws, joints mitred and Plastic welded. The hinge side vertical of the frames reinforced by galvanized M.S. tube of size 19 X 19 mm and 1 mm (± 0.1 mm) wall thickness and 3 nos. stainless steel hinges fixed to the frame complete as per manufacturer's specification and direction of Engineer- in-charge				
42.1	9.117.1	Extruded section profile size 48x40 mm	metre	270.20	20	5,404.00
43	9.118	Providing and fixing to existing door frames				
	9.118.1	24 mm thick factory made PVC door shutters made of styles and rails of a uPVC hollow section of size 59x24 mm and wall thickness 2 mm (± 0.2 mm) with inbuilt edging on both sides. The styles and rails mitred and joint at the corners by means of M.S. galvanised/ plastic brackets of size 75x220 mm having wall thickness 1.0 mm and stainless steel screws. The styles of the shutter reinforced by inserting galvanised M.S. tube of size 20x20 mm and 1 mm (± 0.1 mm) wall thickness. The lock rail made up of 'H' section, a uPVC hollow section of size 100x24 mm and 2 mm (± 0.2 mm) wall thickness, fixed to the shutter styles by means of plastic/galvanised M.S. 'U' cleats. The shutter frame filled with a uPVC multi-chambered single panel of size not less than 620 mm, having over all thickness of 20 mm and 1 mm (± 0.1 mm) wall thickness. The panels filled vertically and tie bar at two places by inserting horizontally 6 mm galvanised M.S. rod and fastened with nuts and washers, complete as per manufacturer's specification and direction of Engineer in-charge. (For W.C. and bathroom door shutter).	sqm	2969.25	10	29,693.00
	10	STEEL WORK				
44	10.1	Structural steel work in single section, fixed with or without connecting plate, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer all complete.	kg	117.35	100	11,735.00
45	10.2	Structural steel work riveted, bolted or welded in built up sections, trusses and framed work, including cutting, hoisting, fixing in position and a priming coat of approved steel primer all complete.	kg	133.70	250	33,425.00
46	10.3	Providing and fixing in position collapsible steel shutters with vertical channels 20x10x2 mm and braced with flat iron diagonals 20x5 mm size, with top and bottom rail of T-iron 40x40x6 mm, with 40 mm dia steel pulleys, complete with bolts, nuts, locking arrangement, stoppers, handles, including applying a priming coat of approved steel primer	sqm	11439.60	20	2,28,792.00
47	10.16	Steel work in built up tubular (round, square or rectangular hollow tubes etc.) trusses etc., including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer, including welding and bolted with special shaped washers etc. complete.				
47.1	10.16.1	Hot finished welded type tubes.	kg	194.40	250	48,600.00

47.2	10.20	Providing and fixing bolts including nuts and washers complete.	kg	159.35	20	3,187.00
48	10.22	Welding by gas or electric plant including transportation of plant at site etc. complete.	cm	3.70	500	1,850.00
49	10.25	Steel work welded in built up sections/framed work including cutting hoisting, fixing in position, grinding, sanding and applying 2 priming coats of approved steel primer using steel sections, built up, hollow and solid elements as specified in drawings etc. as required .				
	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates, and similar works.	kg	172.60	1000	1,72,600.00
50	10.28	Providing and fixing stainless steel (Grade 304) railing made of Hollow tubes, channels, plates 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 fixing the railing with necessary accessories & 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.).	kg	772.40	100	77,240.00
51	10.30	Providing & fixing glass panes with putty and glazing clips in steel doors, windows, clerestory windows, all complete with :				0.00
51.1	10.30.1	4.0 mm thick glass panes	sqm	1064.65	20	21,293.00
51.2	10.30..2	5.5 mm thick glass panes	sqm	1390.15	25	34,754.00
	11	FLOORING				
52	11.20	Chequerred precast cement concrete tiles 22 mm thick in footpath & courtyard, jointed with neat cement slurry mixed with pigment to match the shade of tiles, including rubbing and cleaning etc. complete, on 20 mm thick bed of cement mortar 1:4 (1 cement: 4 coarse sand).				
	11.20.2	Medium shade pigment using 50% white cement 50% cement	sqm	1328.35	250	3,32,088.00
53	11.26.1	Providing & Fixing of 25 mm Kota stone slab flooring over 20 mm (average) thick base laid over and jointed with grey cement slurry mixed with pigment to match the shade of the slab, including rubbing and polishing complete with base of cement mortar 1 : 4 (1 cement : 4 coarse sand) :	sqm	1948.25	150	2,92,238.00
54	11.37	Providing and laying Ceramic glazed floor tiles of size 300x300 mm (thickness to be specified by the manufacturer) of 1st quality conforming to IS : 15622 of approved make in colours such as White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick cement mortar 1:4 (1 Cement : 4 Coarse sand), Jointing with grey cement slurry @ 3.3 kg/sqm including pointing the joints with white cement and matching pigment etc., complete	sqm	1096.56	200	2,19,312.00

55	11.41	Providing and laying vitrified floor tiles in different sizes (thickness to be specified by the manufacturer) with water absorption less than 0.08% and conforming to IS: 15622, of approved make, in all colours and shades, laid on 20 mm thick cement mortar 1:4 (1 cement : 4 coarse sand), jointing with grey cement slurry @ 3.3 kg/ sqm including grouting the joints with white cement and matching pigments etc., complete.				
	11.41.2	Size of Tile 600x600 mm	sqm	1553.45	200	3,10,690.00
56	11.46.	Providing and laying Vitrified tiles in different sizes (thickness to be specified by manufacturer), with water absorption less than 0.08 % and conforming to I.S. 15622, of approved make, in all colours & shade, in skirting, riser of steps, over 12 mm thick bed of cement mortar 1:3 (1 cement: 3 coarse sand), jointing with grey cement slurry @ 3.3 kg/ sqm including grouting the joint with white cement & matching pigments etc. complete.				0.00
	11.46.2	Size of Tile 600x600 mm	sqm	1623.05	30	48,692.00
57	11.56	Providing and laying Polished Granite stone flooring in required design and patterns, in linear as well as curvilinear portions of the building, all complete as per the architectural drawings, with 18 mm thick stone slab over 20 mm (average) thick base of cement mortar 1:4 (1 cement : 4 coarse sand), laid and jointed with cement slurry and pointing with white cement slurry admixed with pigment of matching shade, including rubbing, curing and polishing etc. all complete as specified and as directed by the Engineer-in-Charge.				
	11.56.1	Polished Granite stone slab jet Black, Cherry Red, Elite Brown, Cat Eye or equivalent.	sqm	4481.30	100	4,48,130.00
	12	ROOFING				
	12.31					
58	12.41.2	Providing and fixing on wall face unplasticised Rigid PVC rain water pipes conforming to IS : 13592 Type A, including jointing with seal ring conforming to IS : 5382, leaving 10 mm gap for thermal expansion, (i) Single socketed pipes.110 mm diameter	metre	377.4	30	11,322.00
59	12.42	Providing and fixing on wall face unplasticised - PVC moulded fittings/ accessories for unplasticised Rigid PVC rain water pipes conforming to IS : 13592 Type A, including jointing with seal ring conforming to IS : 5382, leaving 10 mm gap for thermal expansion.				
59.1	12.42.1.2	Coupler ,110mm	each	136.15	6	817.00
59.2	12.42.2.2	Single pushfit coupler, 110mm	each	127.6	6	766.00
59.3	12.42.5.2	Bend 87.5 , 110 mm dia	each	150.35	6	902.00
59.4	12.42.6.2	Shoe (Plain) ,110mm dia shoe.	each	131.85	6	791.00

60	12.50	<p>Providing and fixing precoated galvanised iron profile sheets (size, shape and pitch of corrugation as approved by Engineer-in-Charge) of total coated thickness 0.50 mm (base metal of minimum 0.45 mm thickness with total coating thickness of 0.05mm) with zinc coating 120 grams per sqm as per IS: 277, in 240 mpa steel grade, 5-7 microns epoxy primer on both side of the sheet and polyester top coat 15-18 microns. Sheet should have protective guard film of 25 microns minimum to avoid scratches during transportation and should be supplied in single length upto 12 metre or as desired by Engineer-in-charge. The sheet shall be fixed using self drilling /self tapping screws of size (5.5x 55 mm) with EPDM seal, complete upto any pitch in horizontal/ vertical or curved surfaces, excluding the cost of purlins, rafters and trusses and including cutting to size and shape wherever required.</p>	sqm 738.65	150	1,10,798.00
61	12.51	<p>Providing and fixing precoated galvanised steel sheet roofing accessories of total coated thickness 0.50 mm (base metal of minimum 0.45 mm thickness with total coating thickness of 0.05 mm) with Zinc coating 120 gram per sqm as per IS: 277, in 240 mpa steel grade, 5-7 microns epoxy primer on both side of the sheet and polyester top coat 15-18 microns using self drilling/ self tapping screws complete :</p>			
	12.51.1	Ridges plain (500 - 600mm)	metre 532.35	50	26,618.00
62	12.52	<p>Providing and fixing tiled false ceiling of specified materials of size 595x595 mm in true horizontal level, suspended on inter locking metal grid of hot dipped galvanized steel sections (galvanized @ 120 grams/ sqm, both side inclusive) consisting of main "T" runner with suitably spaced joints to get required length and of size 24x38 mm made from 0.30 mm thick (minimum) sheet, spaced at 1200 mm center to center and cross "T" of size 24x25 mm made of 0.30 mm thick (minimum) sheet, 1200 mm long spaced between main "T" at 600 mm center to center to form a grid of 1200x600 mm and secondary cross "T" of length 600 mm and size 24x25 mm made of 0.30 mm thick (minimum) sheet to be interlocked at middle of the 1200x600 mm panel to form grids of 600x600 mm and wall angle of size 24x24x0.3 mm and laying false ceiling tiles of approved texture in the grid including, required cutting/making, opening for services like diffusers, grills, light fittings, fixtures, smoke detectors etc.</p>			
62		<p>Main "T" runners to be suspended from ceiling using GI slotted cleats of size 27 x 37 x 25 x1.6 mm fixed to ceiling with 12.5 mm dia and 50 mm long dash fasteners, 4 mm GI adjustable rods with galvanised butterfly level clips of size 85 x 30 x 0.8 mm spaced at 1200 mm center to center along main T, bottom exposed width of 24 mm of all T-sections shall be pre-painted with polyester paint, all complete for all heights as per specifications, drawings and as directed by Engineer-in-charge.</p>			

62	12.52.2	GI Metal Ceiling Lay in perforated Tegular edge global white color tiles of size 595x595 mm and 0.5 mm thick with 8 mm drop; made of GI sheet having galvanizing of 100 gms/sqm (both sides inclusive) and 20% perforation area with 1.8 mm dia holes and having NRC (Noise Reduction Coefficient) of 0.5, electro statically polyester powder coated of thickness 60 microns (minimum), including factory painted after bending and perforation and backed with a black Glass fiber acoustical fleece.	sqm	2068.75	500	10,34,375.00
63	12.52.4	12.5 mm thick fully Perforated Gypsum Board tile made from plasterboard having glass fibre conforming to IS: 2095 part I, of size 595x595 mm, having perforation of 9.7x9.7 mm at 19.4 mm c/c with center borders of 48 mm and the side borders of 30 mm, backed with non woven tissue on the back side, having an NRC (Noise Reduction Coefficient) of 0.79, with 50 mm resin bonded glass wool backing.	sqm	1528	100	1,52,800.00
	13	<u>FINISHING</u>				
64.1	13.1.	12 mm cement plaster of mix (in Coarse sand)				
64.2	13.1.2	1:6 (1 cement: 6 Fine sand)	sqm	333.35	300	1,00,005.00
65	13.2	15 mm cement plaster on the rough side of single or half brick wall of mix :				
66	13.2.2	1:6 (1 cement: 6 Fine sand)	sqm	383.00	250	95,750.00
67	13.47	Finishing walls with Premium Acrylic Smooth exterior paint with Silicone additives of required shade				
	13.47.1	New work (Two or more coats applied @ 1.43 ltr/10 sqm over and including priming coat of exterior primer applied @ 0.90 litre/10 sqm)	sqm	171.10	150	25,665.00
68	13.80	Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.	sqm	156.05	300	46,815.00
69	13.81	Distempering with 1st quality acrylic distemper (Ready mix) having VOC content less than 50 grams/ litre of approved brand and manufacture to give an even shade :				
	13.81.1	Old work (one or more coats)	sqm	62.70	2500	1,56,750.00
70	13.83	Wall painting with premium acrylic emulsion paint of interior grade, having VOC (Volatile Organic Compound) content less than 50 grams/ litre of approved brand and manufacture, including applying additional coats wherever required to achieve even shade and colour.				
70.1	13.83.1	One coat	sqm	95.45	3000	2,86,350.00
70.2	13.83.2	Two coats	sqm	142.8	4000	5,71,200.00
71	13.85	Applying priming coats with primer of approved brand and manufacture, having low VOC (Volatile Organic Compound) content				
	13.85.3	With water thinnable cement primer on wall surface having VOC content less than 50 grams/litre	sqm	73.95	500	36,975.00

72	13.86	6 mm plaster on cement concrete or reinforced cement concrete work with white cement based polymer modified self curing mortar of approved make as per the direction of Engineer-In-Charge.	sqm	269.15	50	13,458.00
73	13.91	Removing dry or oil bound distemper, water proofing cement paint and the like by scrapping, sand papering and preparing the surface smooth including necessary repairs to scratches etc. complete	sqm	25.15	1000	25,150.00
74	13.96	Painting (one or more coats) on rain water, soil waste and vent pipes and fittings with synthetic enamel paint of approved brand and manufacture and required colour on old work :				
74.1	13.96.1	75 mm diameter pipes	metre	28.20	30	846.00
74.2	13.96.2	100mm diameter pipes	metre	36.25	50	1,813.00
74.3	13.96.3	150 mm diameter pipes	metre	52.25	60	3,135.00
75	13.99	Painting with synthetic enamel paint of approved brand and manufacture of required colour to give an even shade:				
	13.99.1	One or more coats on old work	sqm	102.80	500	51,400.00
76	13.110	Finishing walls with textured exterior paint of required shade				
77	13.110.1	Old work (Two or more coats on existing cement paint surface applied @ 3.28 ltr/10 sqm.	sqm	169.20	50	8,460.00
78	13.111	Finishing walls with Acrylic Smooth exterior paint of required shade:				
	13.111.1	Old work (Two or more coat applied @ 1.67 ltr/ 10 sqm) on existing cement paint surface	sqm	120.75	500	60,375.00
79	13.111.2	Old work (One or more coat applied @ 0.90 ltr/10 sqm)	sqm	80.65	250	20,163.00
80	13.114	Melamine polishing on wood work (one or more coat).	sqm	138.10	350	48,335.00
	14	REPAIRS TO BUILDINGS				
81	14.1	Repairs to plaster of thickness 12 mm to 20 mm in patches of area 2.5 sq meters and under, including cutting the patch in proper shape, raking out joints and preparing and plastering the surface of the walls complete, including disposal of rubbish to the dumping ground within 50 metres lead:				

	14.1.1	With cement mortar 1:4 (1 cement : 4 fine sand)	sqm	547.40	300	1,64,220.00
82	14.5	Renewing glass panes, with putty and nails wherever necessary including racking out the old putty:				
	14.5.2	Float glass panes of nominal thickness 5 mm (weight not less than 12.5kg/sqm)	sqm	1416.15	20	28,323.00
83	14.72	Providing and fixing double scaffolding system (cup lock type) on the exterior side, up to seven story height made with 40 mm dia M.S. tube 1.5 m centre to centre, horizontal & vertical tubes joining with cup & lock system with M.S. tubes, M.S. tube challies, M.S. clamps and M.S. staircase system in the scaffolding for working platform etc. and maintaining it in a serviceable condition for the required duration as approved and removing it there after. The scaffolding system shall be stiffened with bracings, runners, connection with the building etc wherever required for inspection of work at required locations with essential safety features for the workmen etc. complete as per directions and approval of Engineer-in-charge. The elevational area of the scaffolding shall be measured for payment purpose. The payment will be made once irrespective of duration of scaffolding. Note: - This item to be used for maintenance work judicially, necessary deduction for scaffolding in the existing item to be done.	sqm	338.25	350	1,18,388.00
84	14.75A	Cleaning of terrace/loft water storage tank (inside surface area) upto 2000 litre capacity at all heights with coconut brushes, duster etc., removal of silt, rubbish from the tank and cleaning the tank with fresh water disinfecting with bleaching powder @ 0.5gm per litre capacity of tank including marking the date of cleaning on the side of tank body with the help of stencil and paint and disposing of malba all complete as per direction of Engineer in-Charge. (The old date already written on tank should be removed with paint remover or black paint and if date is not written with the stencil or old date is not removed deduction will be made @ Rs. 0.10 per litre) (if during cleaning any GI fittings or ball cock is damaged that is to be repaired by contractor at his own cost and nothing extra will be paid on this account)	litre	0.50	90000	45,000.00
85	14.76	Cleaning and desilting of gully trap chamber, including removal of rubbish mixed with earth etc. and disposal of same, all as per the direction of Engineer-in-charge.	each	108.30	20	2,166.00
86	14.77	Cleaning of choked sewer line by diesel running vehicle mounting hydraulic operated high pressure suction cum jetting sewer cleaning machine fitted with pump having 4000 litres suction capacity and 6000 litres water jetting tank capacity including skilled operator, supervising engineer etc. for cleaning and partial desilting of manholes and dechocking of sewer lines. Dechocking and flushing of sewer line from one manhole to another by high pressure jetting system of 2200 PSI for sewer line from 150 mm dia upto 300 mm	metre	340.75	150	51,113.00

87	14.78	Cleaning of under ground sump, Over Head R.C.C. Tank (independent staging) including disposal of slit and rubbish, all as per direction of Engineer-in-Charge. The cleaning shall consist following operations: (i)Tank shall be emptied of water by pumping & bottom shall be cleaned of silt and other deposits. (ii) Entire surface area of the sump shall then scrubbed thoroughly with wire brush etc. and pressure washed with water. (iii) Chlorination of RCC internal surface by liquid chlorine. (iv) The treated surface shall be dried using air jetting and all loose particles shall be removal from the surface. (v) Finally the surface shall be treated with ultraviolet radiation etc. as per direction of Engineer-in-Charge.	sqm	84.85	1800	1,52,730.00
88	14.79	Disconnecting damaged overhead/terrace PVC water storage tank of any size from water supply line and removing fromthe terrace including shifting at ground level as per direction of Engineer-in- charge.	each	433.75	6	2,603.00
89	14.80	Providing & fixing White vitreous china water closet squatting pan (Indian type) along with "S" or "P" trap including dismantling of old WC seat and "S" or "P" trap at site complete with all operations including all necessary materials, labour and disposal of dismantled material including malba, all complete as per the direction of Engineer-in charge				
	14.80.2	Orissa pattern W.C Pan of size 580x440 mm	each	4478.75	5	22,394.00
90	14.82	Dismantling W.C. Pan of all sizes including disposal of dismantled materials including malba all complete as per directions of Engineer-in-Charge	each	134.10	5	671.00
91	14.85	Taking out existing wooden door shutter, repair by cutting, painting etc. and refixing of repaired door shutters to existing door frames, including replacement of hinges with screws, etc. as required, all complete as per the direction of the Engineer-in-charge.	each	429.10	10	4,291.00
92	14.91.1	Providing and laying APP (Atactic Polypropylene Polymer) modified prefabricated five layer, 3 mm thick water proofing membrane, black finished reinforced with glass fibre matt consisting of a coat of bitumen primer for bitumen membrane @ 0.40 litre/sqm by the same membrane manufactured of density at 25°C, 0.87 - 0.89 kg/litre and viscosity 70 - 160 cps. Over the primer coat the layer of membrane shall be laid using butane torch and sealing all joints etc., and preparing the surface complete. The vital physical and chemical parameters of the membrane shall be as under : Joint strength in longitudinal and transverse direction at 23°C as 350/300 N/5 cm. Tear strength in longitudinal and transverse direction as 60/80N Softening point of membrane not less than 150°C. Cold flexibility shall be upto -2°C when tested in accordance with ASTM, D - 5147. The laying of membrane shall be got done through the authorised applicator of the manufacturer of membrane : 3 mm thick	sqm	537.45	150	80,618.00
	15	DISMANTLING AND DEMOLISHING				
93	15.2	Demolishing cement concrete manually/ by mechanical means including disposal of material within 50 metres lead as per direction of Engineer - in - charge.				
	15.2.2	Nominal concrete 1:4:8 or leaner mix (i/c equivalent design mix)	cum	1503.60	10	15,036.00
94	15.7	Demolishing brick work manually/ by mechanical means including stacking of serviceable material and disposal of unserviceable material within 50 metres lead as per direction of Engineer in charge.				
	15.7.4	In cement mortar	cum	2060.20	5	10,301.00

95	15.23.1	Dismantling tile work in floors and roofs laid in cement mortar including stacking material within 50 metres lead. For thickness of tiles 10 mm to 25 mm	sqm	73.40	25	1,835.00
96	15.45	Dismantling C.I. pipes including excavation and refilling trenches after taking out the pipes, manually/ by mechanical means breaking lead caulked joints, melting of lead and making into blocks including stacking of pipes & lead at site within 50 metre lead as per direction of Engineer-in-charge:				
	15.45.1	Up to 150 mm diameter	metre	332.40	60	19,944.00
97	15.51	Dismantling of road gully chamber of various sizes including C.I. grating with frame including stacking of useful materials near the site and disposal of unserviceable materials within 50 metres lead including refilling the excavated gap.	each	953.75	10	9,538.00
98	15.56	Dismantling old plaster or skirting raking out joints and cleaning the surface for plaster including disposal of rubbish to the dumping ground within 50 metres lead.	sqm	54.65	150	8,198.00
99	1.1.18	Disposal of moorum/building rubbish/ malba/ similar unserviceable, dismantled or waste material by mechanical transport including loading, transporting, unloading to approved municipal dumping ground for lead upto 10 km for all lifts, complete as per directions of Engineer-in-charge. Note - item to be applicable in urban areas having directions for restricted hours for movement/ plying of load carrying motor vehicle of 3.5 cum or more	cum	494.10	250	1,23,525.00
	16	Road work				
100	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5 mm), including making drainage opening wherever required complete etc. as per direction of Engineerin- charge (length of finished kerb edging shall be measured to calculate volume for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).	Cum	10117.60	3	30,353.00
101	16.75	Providing and laying C.C. pavement of mix M-25 with ready mixed concrete from batching plant. The ready mixed concrete shall be laid and finished with screed board vibrator , vacuum dewatering process and finally finished by floating, brooming with wire brush etc. complete as per specifications and directions of Engineer-in-charge. (The panel shuttering work shall be paid for separately).	Cum	9823.80	8	78,590.00

102	16.86	Providing and laying gang saw cut 18 mm thick, mirror polished pre moulded and pre polished machine cut granite stone of required size and shape of approved shade, colour and texture in footpath, flooring cut granite stone of required size and shape of approved shade, colour and texture in footpath, flooring in road side plazas and similar locations, laid over 20 mm thick base of cement mortar 1:4 (1cement : 4 coarse sand) including grouting the joints with white cement mixed with matching pigment, epoxy touch ups etc. complete as per direction of Engineer-in-Charge.				
	16.86.1	With granite stone of area less than 0.50 sqm.	sqm	4746.20	10	47,462.00
103	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks in footpath, parks, lawns, drive ways or light traffic parking etc, of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50 mm thick compacted bed of sand, compacting and proper embedding/laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand. complete all as per direction of Engineer-in-Charge.				
103.1	16.91.1	60 mm thick cement concrete paver block of M-35 grade with approved colour, design & pattern	sqm	1045.65	80	83,652.00
103.2	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern	sqm	1091.60	30	32,748.00
	17	SANITARY INSTALLATIONS				
104	17.31	Providing and fixing 600x450 mm beveled edge mirror of superior glass (of approved quality) complete with 6 mm thick hard board ground fixed to wooden cleats with C.P. brass screws and washers complete.	each	1607.95	12	19,295.00
	18	WATER SUPPLY				
105	18.7	Providing and fixing Chlorinated Polyvinyl Chloride (CPVC) pipes, having thermal stability for hot & cold water supply and all CPVC plain & brass threaded fittings, including fixing the pipe with clamps at 1.00 m spacing. This includes jointing of pipes & fittings with one step CPVC solvent cement and testing of joints complete as per direction of Engineer in Charge.				
		Internal Work -Exposed on walls				
105.1	18.7.2	20 mm nominal dia Pipes	metre	335.00	100	33,500.00
105.2	18.7.3	25 mm nominal dia Pipes	metre	401.55	150	60,233.00
105.3	18.7.4	32 mm nominal dia Pipes	metre	518.75	10	5,188.00
105.4	18.7.5	40 mm nominal dia Pipes	metre	702.96	50	35,148.00
105.5	18.7.6	50 mm nominal dia Pipes	metre	934.15	150	1,40,123.00
		External work				
106	18.9	Providing and fixing Chlorinated Polyvinyl Chloride (CPVC) pipes, having thermal stability for hot & cold water supply including all CPVC plain & brass threaded fittings This includes jointing of pipes & fittings with one step CPVC solvent cement, trenching, refilling & testing of joints complete as per direction of Engineer in Charge				

106.1	18.9.6	50 mm nominal dia Pipes	metre	794.25	150	1,19,138.00
106.2	18.9.8	80 mm nominal dia Pipes	metre	2166.35	150	3,24,953.00
106.3	18.9.9	100 mm nominal dia Pipes	metre	3271.70	250	8,17,925.00
107	18.48	Providing and placing on terrace (at all floor levels) polyethylene water storage tank, IS : 12701 marked, with cover and suitable locking arrangement and making necessary holes for inlet, outlet and overflow pipes but without fittings and the base support for tank.	litre	11.00	16000	1,76,000.00
	19	<u>DRAINAGE</u>				
108	19.1	Providing, laying and jointing glazed stoneware pipes class SP-1 with stiff mixture of cement mortar in the proportion of 1:1 (1 cement : 1 fine sand) including testing of joints etc. complete :				
	19.1.2	150 mm diameter	metre	696.80	90	62,712.00
109	19.2	Providing and laying cement concrete 1:5:10 (1 cement : 5 coarse sand : 10 graded stone aggregate 40 mm nominal size) all-round S.W. pipes including bed concrete as per standard design :				
	19.2.2	150 mm diameter S.W. pipe	metre	1179.85	100	1,17,985.00
110	19.4	Providing and fixing square-mouth S.W. gully trap class SP-1 complete with C.I. grating brick masonry chamber with water tight C.I. cover with frame of 300 x 300 mm size (inside) the weight of cover to be not less than 4.50 kg and frame to be not less than 2.70 kg as per standard design				
	19.4.2	150 x 100 mm size P type				
	19.4.2.1	With common burnt clay F.P.S. (non modular) bricks of class designation 7.5	each	2734.20	4	10,937.00
	21	Aluminium work				
111	21.1	Providing and fixing aluminium work for doors, windows, ventilators and partitions with extruded built up standard tubular sections/ appropriate Z sections and other sections of approved make conforming to IS: 733 and IS: 1285, fixing with dash fasteners of required dia and size, including necessary filling up the gaps at junctions, i.e. at top, bottom and sides with required EPDM rubber/ neoprene gasket etc. Aluminium sections shall be smooth, rust free, straight, mitred and jointed mechanically wherever required including cleat angle, Aluminium snap beading for glazing / panelling, C.P. brass / stainless steel screws, all complete as per architectural drawings and the directions of Engineer-in-charge. (Glazing, paneling and dash fasteners to be paid for separately) :				
	21.1.1	For fixed portion				
111.1	21.1.1.1	Anodised aluminium (anodised transparent or dyed to required shade according to IS: 1868, Minimum anodic coating of grade AC 15)	kg	495.05	5	2,475.00
111.2	21.1.1.2	Powder coated aluminium (minimum thickness of powder coating 50 micron)	kg	530.90	200	1,06,180.00
112	21.2	Providing and fixing 12 mm thick prelaminated particle board flat pressed three layer or graded wood particle board conforming to IS: 12823 Grade I Type II, in panelling fixed in aluminum doors, windows shutters and partition frames with C.P. brass / stainless steel screws etc. complete as per architectural drawings and directions of engineer-in-charge.				

	21.2.2	Pre-laminated particle board with decorative lamination on both sides	sqm	1115.4	50	55,770.00
113	21.3	Providing and fixing glazing in aluminium door, window, ventilator shutters and partitions etc. with EPDM rubber / neoprene gasket etc. complete as per the architectural drawings and the directions of engineer-in-charge . (Cost of aluminium snap beading shall be paid in basic item)				
	21.3.2	With float glass panes of 5 mm thickness (weight not less than 12.50 kg/ sqm)	sqm	1505.25	20	30,105.00
	22	WATER PROOFING				
114	22.3	Providing and laying water proofing treatment to vertical and horizontal surfaces of depressed portions of W.C., kitchen and the like consisting of: (i) Ist course of applying cement slurry @ 4.4 kg/sqm mixed with water proofing compound conforming to IS : 2645 in recommended proportions including rounding off junction of vertical and horizontal surface. (ii) IInd course of 20 mm cement plaster 1:3 (1 cement : 3 coarse sand) mixed with water proofing compound in recommended proportion including rounding off junction of vertical and horizontal surface. (iii) IIIrd course of applying blown or residual bitumen applied hot at 1.7 kg. per sqm of area. (iv) IVth course of 400 micron thick PVC sheet. (Overlaps at joints of PVC sheet should be 100 mm wide and pasted to each other with bitumen @ 1.7 kg/sqm).	sqm	769.6	5	3,848.00
115	12.45	providing and fixing of frame work made of special sections, power pressed from M.S. sheets and galvanized with zinc coating of 120 gms/sqm (both side inclusive) as per IS : 277 and consisting of angle cleats of size 25 mm wide x 1.6 mm thick with flanges of 27 mm and 37mm, at 1200 mm centre to centre, one flange fixed to the ceiling with dash fastener 12.5 mm dia x 50 mm long with 6 mm dia bolts, other flange of cleat fixed to the angle hangers of 25x10x0.50 mm of required length with nuts & bolts of required size and other end of angle hanger fixed with intermediate G.I. channels 45x15x0.9 mm running at the spacing of 1200 mm centre to centre, to which the ceiling section 0.5 mm thick bottom wedge of 80 mm with tapered flanges of 26 mm each having lips of 10.5 mm, at 450 mm centre to centre, shall be fixed in a direction perpendicular to G.I. intermediate channel with connecting clips made out of 2.64 mm dia x 230 mm long G.I. wire at every junction, including fixing perimeter channels 0.5 mm thick 27 mm high having flanges of 20 mm and 30 mm long, the perimeter of ceiling fixed to wall/partition with the help of rawl plugs at 450 mm centre, with 25 mm long dry wall screws @ 230 mm interval, including fixing of gypsum board to ceiling section and perimeter channel with the help of dry wall screws of size 3.5 x 25 mm at 230 mm c/c, including jointing and finishing to a flush finish of tapered and square edges of the board with recommended jointing compound ,				

	12.45.1	12.5 mm thick tapered edge gypsum plain board conforming to IS: 2095- (Part I) :2011 (Board with BIS certification marks)	Sqm	1355.80	100	1,35,580.00
116	14.72	Providing and fixing double scaffolding system (cup lock type) on the exterior side, up to seven story height made with 40 mm dia M.S. tube 1.5 m centre to centre, horizontal & vertical tubes joining with cup & lock system with M.S. tubes, M.S. tube challies, M.S. clamps and M.S. staircase system in the scaffolding for working platform etc. and maintaining it in a serviceable condition for the required duration as approved and removing it there after. The scaffolding system shall be stiffened with bracings, runners, connection with the building etc wherever required for inspection of work at required locations with essential safety features for the workmen etc. complete as per directions and approval of Engineer-in-charge. The elevational area of the scaffolding shall be measured for payment purpose. The payment will be made once irrespective of duration of scaffolding. Note: - This item to be used for maintenance work judicially, necessary deduction for scaffolding in the existing item to be done.	Sqm	338.25	50	16,913.00
		Total				10801805.00
		Modified estimate cost after using conversion factor on DSR 2023 on GST @ 0.973,		Sub Total (A)		10510156.27

ABSTRACT OF THE ESTIMATE

NAME OF WORK : Annual Repair and Maintenance (ARM) of Civil works of ESI Hospital Nacharam, ESI Dispensary Kavadiguda and ESI Dispensary Goshamahal, Hyderabad during 2026-27

S.No.	Form	Description	Amount in Rs.
1	FB-1	Civil Manpower Estimate	7516028.02
2	FB-2	Civil Material Estimate	1112403.00
3	FB-3	Civil Works Estimate	12588860.27
4		Schedule of Credit	-53375.00
		TOTAL	21163916.28
		Add Contingencies @ 3%	634917.49
		Grand Total Estimate ARM Civil works	21798834.00

Note:ESI,EPF,BONUS wherever applicable will be reimbursed on actuals from time to time on submission of Documentary proofs

The Estimated cost is inclusive of Contactors Profit and Over Head Charges at 15%.

Schedule of Credit

NAME OF WORK : Annual Repair and Maintenance (ARM) of Civil works of ESI Hospital
Nacharam, ESI Dispensary Kavadiguda and ESI Dispensary Goshamahal, Hyderabad
during 2026-27

S.No	Description of item	Unit	Rate	Quantity	Amount(Rs.)
1	Old u/s polycarbonate sheet	sqm	50.00	10	500
2	Old u/s pvc water tanks 500	each	150.00	4	600
3	old PVC pipes of 25 to 100 mm dia	metre	10.00	300	3000
4	old Aluminium sheet	sqm	30.00	10	300
5	old false ceiling	sqm	10.00	500	5000
6	old scrap iron	kg	20.00	1000	20000
7	old pvc flushing cistern	each	10.00	60	600
8	old hydraulic door closer/floor door	each	40.00	40	1600
9	old C.P.Brass bib cock , angle valve,towel ring,piller cock,shower rose,health faucet etc...	each	25.00	300	7500
10	Old / PVC sheet	sqm	5.00	55	275
11	Old u/s brick bats	cum	350.00	40	14000
	Total				53375