

Client:	BIO - INCUBATOR, DEPT OF BIO TECH, IIT, Madras.									
Project:	PROPOSED INTERIORS FOR BIO - INCUBATOR @ IITMRP & IIT, Madras.									
Location:	3rd FLOOR @ IITMRP & 2nd FLOOR @ IIT, Madras.									
B.O.Q	B.O.Q FOR INTERIOR & ALLIED WORKS									
Architects:	VARSHA & PRADEEP ARCHITECTS									
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S.No.	Item Description	Qty			Unit	Rate	Amount			
		IITMR	IIT,M	TOTAL			/SQM	IITMRP	IIT,M	TOTAL
		SQM	SQM	SQM						
A	Civil and related works									
1	Vitrified tile flooring in flooring & skirting									
	Providing and laying in position, line and level anti-skid vetrified tile flooring (basic rate Rs. 80/sft). Rate to include surface preparation, bedding mortar with all joints complete.	195.7	0.0	195.7	SQM					
2	Granite threshold(Polished or flammed finish)									
	Providing and laying in floors 20 mm thick granite slabs over a bed of 40mm - 50 mm thick bedding mortar 1:4 (1 cement : 4 coarse sand) jointed with white cement slurry mixed with pigments as per approved color.	0.6	0.0	0.6	SQM					
3	Stainless Sink with Drain board									
	Supply and fixing Stainless Steel Sink with drain board supported by CI/MS Brackets duly painted, CP cast brass bottle trap with extension piece, rubber adaptor, wall flange, union, CP brass chain rubber plug & making good. Parryware Make or equivalent)	1			NOS					
4	Epoxy Paint									
	Providing and applying 500 microns epoxy floor coating. Rate to include surface preperation, apply epoxy primer & epoxy paint in two or more layers not less than 500 microns ,complete thickness.	10.9	0	10.9	SQM					
5	Same as above ,for walls.	7.05	0	7.1	SQM					
6	Provisional Sum for dismantalling & minor construction				PS		5,000.00	2,500.00	7,500.00	
7	Plumbing works				PS		25,000.00	2,500.00	27,500.00	
	Total of Part A						30,000.00	5,000.00	35,000.00	
B	Partitions									
1	Full ht. Gypsum - Gypsumboard Acoustic partition									

	Providing and fixing in position double skin partition above finished on both sides with two layers of 12mm thk. gypsum board. Partition to be sound proof. Framework and board fixing strictly as per manufactutres' specifications. All verticals frames are to be taken up to the ceiling level with concealed cleats and anchor fasteners. Rate to include providing Thermorex strip below bottom member to seal any gap along the floor. Rate also to include any making provisions in panels and framework, amking grooves and finishing the same to fix softboard (0.45x1.8m) and whiteboard (1.2mx3.2m) fixed on the partition flushed with the partition. Note softboard and whiteboard panels will be paid for separately. Rate also to include making openings for glass panels and doors by providing concealed frames on all sides, framework above false ceing and any other provisions reqd. to facilitate the same, all hardware etc. all complete. Rate to include making cut outs etc. to facilitate a/c ducts laying etc. Rate to include finishing the gypsumboard with 2 or more coats of Dulux 3-in-1 plastic emulsion paint as per manufacturer's specifications all complete.	42.8	38.2	81.0	SQM				
2	Glazed panels in full ht partitions- 6mm TG								
	Fabricating and fixing of glazed partition with proprietary anodized aluminum profile All around with 10mm thick clear toughened glass as per details	5.9	6.2	12.1	QRO				
	Total of Part B								
C	Doors								
1	Frameless Toughened Glass doors - single Leaf								
	Size 1000 x 2400 - Providing and fixing glazed door single panel. Rate to include fixing of glass panel, hardwares of approved make; brushed stainless steel door handles 300mm high D type (Kich or equivalent), locks, Dorma floor spring (Dorma or equivalent) etc. all complete.	2	1	3	NOS				
2	Flush doors with vision panels								
	Extra over for dorma make glass hinges with door mounted glass door closer and other hardwares for the same, with vision panels of size 200x600 mm of 6 mm clear toughened glass fixed with TW beadings melamine polished to desired shade.	2	1	3	NOS				
	Total of Part C								
D	Wall finishes								
1	Plastic emulsion								
	a Supply and application of washable Dulux 3-in-1 plastic emulsion paint on walls with 1coat of wall primer and 2 or more coats of plastic emulsion paint as per manufacturers' specifications etc. all complete. All painting final coats to be done after removal of face plates of switch boards in co ordination with the electrical contractor and face plates to be fixed only after satisfactory completion of painting.(Cost includes 2 coats of Birla Putty)	244.4	54.9	299.3	SQM				
	b Same as above , but for ceiling.	195.6	58.3	254.0	SQM				

	P&F in position 50mm deep pen & duster in the double skin gypsum partitions. Size of holder to be 450mm x 100 mm made by making a "slot" in the partition and inserting the box. The box to be made with 8mm ply allround but the rear to be 18mm plywood. Insides to be duco painted to desired shade all complete.	1	1	2	NOS				
5	Pelmets								
	Pelmets - Providing and fixing 6"x12" pelmet made of 18mm commercial plywood firmly fixed on the walls .The external surfaces have laminate and the internal surfaces to be painted /polished . The edges shall be fixed with 6mm thick melamine polished TW lippings.	2.787	5.0166	7.8	RM				
	Total of Part F								
G	Storage and display								
1	900mm high low ht laminated storage								
	900mm high, 400 deep Storage - Providing and fixing Low Ht. Storage made with 18 mm MDF, including shutters. The external surfaces of MDF to have 1 mm laminate finish and inside with enamel paint. Rate to include 4" high laminated skirting and all hardware, good quality SS handles, multipurpose lock etc. all complete.	4.1	3.4	7.6	SQM				
2	Overhead Storage								
	Over head storage - Waterproof plywood as it for pantry. Same as above but with laminated finish on the shutters also.	2.8	6.0	8.8	SQM				
3	Pantry counter and storage								
	Storage in pantry - 600mm depth, 820mm high with granite top - Providing and fixing in position storage made of waterproof ply with 20mm thk. polished granite top with edge as per profile in drawing. storage box construction . Unit to have shutter storage below. Rate to include making skirting, groves, all hardware etc. all complete. Shutters to have laminated finish with pattern as per drg. Elevation area considered for quantity measurement.	4.2	0.0	4.2	SQM				
	Total of Part G								
	GRAND TOTAL						150,000.00	7,000.00	157,000.00
	TAX								
	GRAND TOTAL (INCLUSIVE OF TAX)								