



ER. R.K. AGARWAL & ASSOCIATE
Architects • Engineers • Valuers

Ref: Narayan Prem Colony/ Engg Certificate /02



Associated With
True Value Concept
Member since 2011 | 11, 1111, 1111, 1111, 1111

Date: 12/09/19

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Construction Work of **10 Block(s)** of the Project ID **20944** situated on the Khasra No/ Plot no / **Gata no 179, 177/2, 176, 173A, 180, 177/1, 184, 173B, 174**

Demarcated by its boundaries (latitude and longitude of the end points) **25.14410262, 78.597750** to the North, **25.409337, 78.595550**, to the South, **25.409070, 78.596301** to the East, **25.410267, 78.596366** to the West of village **Simraha** Tehsil **Jhansi** Competent/ Development authority **JDA** District **Jhansi** PIN **284001** admeasuring **1.979 Hectare Sq Mts.** area being developed by **Shri Surendra Rai**.

I/We **M/s Er R.K. Agarwal & Associates** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **10 Nos Block/ Tower (s)** the Project, situated on the Khasra No/ Plot no **Gata no 179, 177/2, 176, 173A, 180, 177/1, 184, 173B, 174** of village **Simraha** Tehsil **Jhansi** Competent/ Development authority **JDA** District **Jhansi** PIN **284001** admeasuring **1.979 Hectare Sq Mts.** area being developed by **Shri Surendra Rai**.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on-site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) **Shri Mayur Gulati** as Architect
- (ii) **Shri Mohit Agarwal** as Structural Consultant
- (iii) **Shri Vikas Chaudhary** as MEP Consultant
- (iv) **Shri Yogendra Shivhare** as Site Supervisor



Er. R.K. Agarwal

BE (Hons) Civil BITS Pilani
FIV, MIE, CFA

WT Act Regl.No.:- Cat-1/208/2000

IOV- F/10784

Ins. of Engg - M/121879/9

2.The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as **Rs 2489.58 lacs (Total of S.No. 1 in Tables A and B)** including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4.The estimated actual cost incurred till date **12-09-19** is calculated **Nil** (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5.The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at **Rs. 2489.58 lacs** (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the **12-09-19** date is as given in Tables A and B below:

Table A1

Building/Wing/Tower bearing Number **Block 1**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.213.12 lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs..00 lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 213.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%



Table A-2
Building/Wing/Tower bearing Number **Block 2**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.213.12 lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs..00 lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 213.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%

Table A3

Building/Wing/Tower bearing Number **Block 3**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.213.12 lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs..00 lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 213.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%



Table A4

Building/Wing/Tower bearing Number **Block 4**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.213.12 lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs..00 lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 213.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%

Table A5

Building/Wing/Tower bearing Number **Block 5**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.213.12 lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs..00 lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 213.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%



Table A-6

Building/Wing/Tower bearing Number **Block 6**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.213.12 lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs..00 lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 213.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%

Table A-7

Building/Wing/Tower bearing Number **Block 7**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.213.12 lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs..00 lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 213.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%

Table A-8

Building/Wing/Tower bearing Number **Block 8**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.213.12 lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs..00 lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 213.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%

Table A-9

Building/Wing/Tower bearing Number **Block 9**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.213.12 lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs..00 lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 213.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%



Table A-10

Building/Wing/Tower bearing Number **Block 10**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs.213.12 lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs..00 lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 213.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	N/a
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%



TABLE B**Internal & External Development works and common amenities**

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs.337.08 lacs
2	Cost incurred as on (based on the actual cost incurred as per records)	Nil
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 337.08 lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs..00 lacs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra Items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%

Separate sheet for the cost calculations Enclosed

Encl 1: BOQ/ Abstract of cost as per approved DPR from JDA

Encl 2: Details of Measure, as per approved DPR from JDA

Name Er R. K. AGARWAL

Address 128, Ayodhyapuri colony, unnao Balaji Road, Jhansi

Aadhar No. 7679 8983 7974

PAN No. AEXPA3448R


 Signature
Er. R.K. Agarwal
 BE (Hons) Civil BITS Pilani
 PVE, MIE, CFA
 WT Act Regl.No. CAE-1/2008/2000
 IOV- F/10784
 Ins.of Engg- M/121879/9

Er. R.K.Agarwal And Associates
 Associated With TrueValueConcept

info@truevalueconcept.com
 www.TrueValueConcept.com
 8953991501/02 05102980065

**DETAILED ESTIMATE OF PROPOSED CONSTRUCTION OF HOUSING FOR
(SUMMARY OF COST)**

S.No.	Description of Item	Qty.	Unit	Rate	Amount (in Lacs)
	No. of Blocks	10	Nos.		
	No. of Residence in 1 Block	48	Nos.		
	Total No. of Residences	480	Nos.		
(A)	Cost of Building Work				
1	Cost of Residences - 480 Unit	480	Unit	4.44	2131.20
2	labour cess @ 1%				21.31
				Total 'A'	2152.51
(B)	Cost of Infrastructure				
1	Internal Development (Boundary wall, Roads, Gate, Water supply, Park & Rainwater harvesting, STP etc.)			15 % total cons. cost	322.87
2	Add external electrical work			0.66% % total cons. cost	14.20
3	Land cost				94.992
				Total 'B'	432.062
(C)	OTHER				
1	Overhead expanses + JDA Fee				40.00
				Total 'C'	40.00
				Grand Total	2624.572

COST OF ONE FLAT SAY RS. 5.468 LAC.

[Signature]
सहायक नगर नियोजक
झाँसी विकास प्राधिकरण, झाँसी

[Signature]
अधिशाली अभियन्ता
झाँसी विकास प्राधिकरण, झाँसी

[Signature]
सुचिव
झाँसी विकास प्राधिकरण

[Signature]
(प्रमोटर)

**Detailed Estimate for Proposed Construction of Housing for PMAY At VILLEGE
SIMRAHA Distt. JHANSI U.P.**

Abstract of Cost (48 Unit)

PART- A

S. No.	Description of Item	Quantity	Unit	Rate	Amount (Rs.)
1	Earthwork Excavation in trenches for foundations, pipes cables etc. in ordinary soil (Loam, Clay or Sand) including lift upto 1.5 m lead upto 50m and dressing of sites and ramming of bottom disposal of surplus excavated earth as directed by Engineer-in-charge with lead of 50 m. (PWD S.I No-251)				
A	(a) 0 to 1.5m	2430	Cum	161.00	391,230.00
1B	E/W in Cutting or in embankment in ordinary soil excavation to be done in form of regular pits not exceeding 1/2 M in depth and work embankment to be in 20cm layers including ramming and dressing the surface to required level and slopes and also including 1.5 M lift and 30M lead. The earth from cutting to be used in making embankment or to be deposited as spoil banks with 30m distance as directed by the Engineer incharge with 5Km cartage including (FILLING OF AVAILABLE EARTH)(labour rate of sand filling)	305	Cum	90.00	27,450.00
1C	Sand filling in plinth including supply of necessary quantity of sand to the site of work and including watering ramming consolidating and dressing complete etc. labour and T&P etc. required for the proper completion of the work. Lead 50 m and lift up to 1.50 m. (PWD S.I No-255+ch 1/7b)	47	Cum	1808.00	84,976.00
2	Providing and laying in cement concrete in 8:4:1 (stone ballast 8 (40 mm nominal size) : 4 approved coarse sand : 1 cement and curing complete, including cost of formwork in foundation. (PWD S.I No-281)	60	Cum	3974.00	238,440.00
3	RCC work with cement approved coarse sand and 2cm (3/4") gauge approved stone ballast in the proportion 1:1 1/2:3 (1 cement : 4 1/2 aggregates) in raft foundation and footing excluding of reinforcement including its bending the same with 24 BWG binding wire and necessary centering & shuttering etc and also including supply of all material, labour, T&P etc. required for proper completion of work. (SOR No 283-3)				
A	(a) For raft foundation or column footing.	163	Cum	6469.00	1,054,447.00
4	Mild steel (Tor steel or plain) or iron in plain work such as reinforced concrete or reinforced brick work (when not included in an overall rates) wrought to required shape as necessary including bending for proper completion of the work and including supply of steel its wastage bend hooks and authorised overlapping shall be measured up to floor two level. (PWD S.I No-504)	192.0	Qts	5666.00	1,087,872.00
5	Class-150 brick work in 1:6 (1 cement : 6 coarse sand) in Foundation & Plinth including supply of all material, labour, T&P etc. required for proper completion of work. (PWD S.I No. 303+dift of 307&308)	42	Cum	5538.00	232,596.00
SUPER STRUCTURE					
6	Providing and laying in cement concrete in 8:4:1 (stone ballast 8 (40 mm nominal size) : 4 approved coarse sand : 1 cement and curing complete, including cost of formwork in floors. (PWD S.I No-281)	32.0	Cum	3974.00	127,168.00
7	RCC work with cement approved coarse sand and 2cm (3/4") gauge approved stone ballast in the proportion 1:1 1/2:3 (1 cement : 4 1/2 aggregates) including necessary centering & shuttering excluding supply of reinforcement and its bending the same with 24 BWG GI binding wire and necessary centering & shuttering excluding supply of reinforcement and complete.				
A	(A) For column work. (PWD S.I No-288-1)				
B	(i) Ground Floor and First Floor	36	Cum	8105.00	294,600.00
	(ii) Second Floor	18	Cum	8266.85	148,803.30
	(iii) Third Floor	22	Cum	8349.52	183,689.41
B	(B) For Lighter beam				
	(i) Ground Floor and First Floor	41	Cum	8185.00	335,585.00

S No	Description of Item	Quantity	Unit	Rate	Amount (Rs)
	(ii) Second Floor	21	Cum	8266.85	173,603.85
	(iii) Third Floor	22	Cum	8349.52	183,699.41
C	(C) For Roof Slab				
	(i) Ground Floor and First Floor	95	Cum	8185.00	777,575.00
	(ii) Second Floor	48	Cum	8266.85	396,808.80
	(iii) Third Floor	49	Cum	8349.52	409,128.41
D	(d) For lintels (RCC mix 1:1½:3) (S.I. 283-1)				
	(i) Ground Floor and First Floor	4	Cum	6812.00	27,248.00
	(ii) Second Floor	2	Cum	6880.12	13,760.24
	(iii) Third Floor	2	Cum	6948.92	13,897.84
E	Mild steel (For steel or plain) or iron in plain work such as reinforced concrete or reinforced brick work (when not included in an overall rates) wrought to required shape as necessary including bending for proper completion of the work and including supply of steel its wastage bend hooks and authorised overlapping shall be measured up to floor two level (PWD S.I No- 504)				
A	(i) Ground Floor and First Floor	208	Qtls	5666.00	1,178,528.00
B	(ii) Second Floor	105	Qtls	5722.66	600,879.30
C	(iii) Third Floor	112	Qtls	5779.89	647,347.30
9	Class-150 brick work in 1:6 (1 cement : 6 coarse sand) in Foundation & Plinth including supply of all material, labour, T&P etc. required for proper completion of work. (PWD S.I No. 303+309+310+(diff of 307&308)) in super stroure (230 MM thick wall)				
A	(i) Ground Floor and First Floor	120	Cum	6074.00	728,880.00
B	(ii) Second Floor	60	Cum	6134.74	368,084.40
C	(iii) Third Floor	66	Cum	6196.09	408,941.77
10	Class-150 brick work in 1:4 (1 cement : 4 coarse sand) in s/s for 115 mm thick wall including supply of all material, labour, T&P etc. required for proper completion of work. (PWD S.I No. 305+309+310A+(diff of 307&308)) IN super stroure				
A	(i) Ground Floor and First Floor	123	Cum	6336.00	779,328.00
B	(ii) Second Floor	62	Cum	6399.36	396,760.32
C	(iii) Third Floor	76	Cum	6483.35	491,214.87
11	Mild Steel or iron work smakk size and section such as holding down bolts, hold fast tierods grating etc. including wrought to required form or including of supply of steel bolts nuts and wastage etc and their fixing required for proper completion of the work (PWD S.I no 502 (II))				
A	(i) Ground Floor and First Floor	55.03	Qtls	9252.00	509,137.56
B	(ii) Second Floor	27.52	Qtls	9344.52	257,161.19
C	(iii) Third Floor	27.52	Qtls	9437.97	259,732.80
12	Supply and fixing approved (ISI) Marked Z Section double/single leaf open able and fixing shutters steel window with required mesh, bars, and wastage including supply of approved heavy quality M.S hinges handles 30 cm long stays and hold fast etc all complete. (PWD S.I no 502 (III) (b))				
A	(i) Ground Floor and First Floor	21.06	Qtls	8963.00	188,760.78
B	(ii) Second Floor	10.526	Qtls	9052.63	95,287.98
C	(iii) Third Floor	10.526	Qtls	9143.16	96,240.86
13	P/F 6mm dia threaded expention hold lasteners on C/C/RCC /Brick Masonry surface backing including drilling necessary holes and the cost of bolt etc complete (D S R No 6.8.1.1 2015)	1056	Nos	22.23	23,474.88
14	P/L in Cement Concrete 4:2:1 of not less than strength of M-150 (stone ballast 4 (20mm normal size) :2 approved coarse sand:1 cement) and curing complete including cost of form work supply of all material lab T&P etc all complete.(25 mm thick flooring)(S.I. 14.89)				
A	(i) Ground Floor and First Floor	602	SQM	219.00	131,838.00
B	(ii) Second Floor	301	SQM	221.19	66,578.19
C	(iii) Third Floor	301	SQM	223.40	67,243.07
15	Providing & fixing PVC chicken wire mesh including supply of all materials, labour T&P etc Required for proper completion of the work. (Material 28ii)	114	Sqm	38.00	4,312.00

S. No	Description of Item	Quantity	Unit	Rate	Amount (Rs)
16	12 mm cement plaster 1:6 (Cement & Coarse sand) in single coat on fair side of single or half brick wall for interior plastering including internal rounded angles chamfers and/or rounded angles not exceeding 80mm in girth and finished even and smooth no extra for mixing any additive. (PWD SI.No-17.58+diff of sand(1100-1000)x0.015)				
A	(i) Ground Floor and First Floor	1764	Sqm	127.50	224,910.00
B	(ii) Second Floor	882	Sqm	128.78	113,579.55
C	(iii) Third Floor	1107	Sqm	130.06	143,979.46
17	12 mm cement plaster 1:6 (Cement & Coarse sand) in single coat on fair side of single or half brick wall for interior plastering including internal rounded angles chamfers and/or rounded angles not exceeding 80mm in girth and finished even and smooth no extra for mixing any additive. (PWD SI.No-17.58 +diff of sand(1100-1000)x0.015)				
A	(i) Ground Floor and First Floor	1737	Sqm	127.50	221,467.50
B	(ii) Second Floor	882	Sqm	128.78	113,579.55
C	(iii) Third Floor	1107	Sqm	130.06	143,979.46
	SMOOTH Finishing of the exposed surface of roc work with 6mm cement mortar 1:3 cement and fine sand dsr 5.23	1484	Sqm	108.71	161,325.64
18	Cinder filling under floor and any other sunken portion of building including watering ramming and compaction etc all complete as per direction of EA (new item no-3 chap-11)				
A	(i) Ground Floor and First Floor	12	Cum	1537.00	18,444.00
B	(ii) Second Floor	12	Cum	1552.37	18,628.44
C	(iii) Third Floor	12	Cum	1567.89	18,814.72
19	Providing and fixing 1st quality plain FLOOR 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, sor 528 (300X300mm) over KITCHEN TOP				
		20	Sqm	864.00	17,280.00
20	Providing and laying plain floor tiles of size 300x300 mm (thickness to be specified by the manufacturer), of 1st quality conforming to IS 15622, of approved make, in all colours, shades, except White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick bed of cement mortar 1:4 (1 Cement : 4 Coarse sand), including pointing the joints with white cement and matching pigments etc., complete. (sor 528) 300X300				
A	(i) Ground Floor and First Floor	541	Sqm	773.00	418,193.00
B	(ii) Second Floor	271	Sqm	780.73	211,677.83
C	(iii) Third Floor	271	Sqm	788.54	213,694.34
21	Providing and laying plain wall tiles of size 200x300 mm (thickness to be specified by the manufacturer), of 1st quality conforming to IS 15622, of approved make, in all colours, shades, except White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick bed of cement mortar 1:4 (1 Cement : 4 Coarse sand), including pointing the joints with white cement and matching pigments etc., complete. (sor 14.24) 200X300 in wc bath and kitchen				
A	(i) Ground Floor and First Floor	134	Sqm	773.00	103,582.00
B	(ii) Second Floor	67	Sqm	780.73	52,308.91
C	(iii) Third Floor	67	Sqm	788.54	52,832.18
22	Providing and fixing of glass strips in joints of floor and skirting at the time of laying floors flush with floor level including all complete etc. 22mm wide 2.8 to 3.7mm thick. (Ch-1/S.No.7a)	84	Rmt	6.50	546.00
23	40 mm thick Cement concrete flooring 1:2:4 (1cement : 2coarse sand : 4graded stone aggregate of size 20 mm nominal size)laid in one layer , finished with floating coat of neat cement,including fixing of glass strips. (excluding cost of glass strips). item no.SOR 665	87	Sqm	317.00	27,579.00
24	25 mm thick cement concrete flooring 1:2:4 by laid of over base concrete finished with floating coat of neat cement,including fixing of glass strips. (excluding cost of glass strips).item no. SOR 14.69				

S. No.	Description of Item	Quantity	Unit	Rate	Amount (RS)
A	(i) First Floor	109	Sqm	219.00	23,671.00
B	(ii) Second Floor	101	Sqm	221.19	22,340.19
C	(iii) Third Floor	104	Sqm	221.4	23,233.60
25	Supply and fixing of hexagonal fan box with hexagonal side of approximate 80mm in length fabrication from 16 SWG M S sheet in corporate 10mm sheet in corporate 10mm and M S round bar duly bent for supporting fan hanger etc all complete. SI No 1149/ret/tncl SOR 2016				
		48	Nos	150.00	7,200.00
A	(i) Ground Floor and First Floor	24	Nos	151.5	3,636.00
B	(ii) Second Floor	24	Nos	153.02	3,672.48
C	(iii) Third Floor				
26	Providing and fixing 40mm diameter and 30cm long pvc pipe water spout pipe in cement mortar 1:4 cement and coarse sand mortar etc all complete. (MR)				
		97	Nos	81.90	7,944.30
A	(i) Ground Floor and First Floor	49	Nos	82.72	4,053.28
B	(ii) Second Floor	49	Nos	83.55	4,093.95
C	(iii) Third Floor				
27	Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surfaces to prepare the surface even and smooth complete. to prepare the surface even and smooth complete. SOR -LKO -2017-13.80				
		1366	Sqm	83.50	114,061.00
A	(i) Ground Floor and First Floor	683	Sqm	84.34	57,604.22
B	(ii) Second Floor	908	Sqm	85.18	77,343.44
C	(iii) Third Floor				
28	Finishing walls with Acrylic Smooth exterior paint of required shade -13.46.1 New work (Two or more coat applied @ 1.67 ltr/10 sqm over and including priming coat of exterior primer applied @ 2.20kg/ 10 sqm) SOR -LKO -2017-13.46.1				
		1366	Sqm	86.00	117,476.00
A	(i) Ground Floor and First Floor	683	Sqm	86.86	59,325.38
B	(ii) Second Floor	908	Sqm	87.73	79,658.64
C	(iii) Third Floor				
29	colour washing one coat using approved colouring materials of buff, grey or brown shade including supply of all materials labour & T&P. Using approved colouring materials of pink, green or yellow shades -2 coats PWD 677				
		2630	Sqm	22.50	59,175.00
A	(i) Ground Floor and First Floor	882	Sqm	22.73	20,047.86
B	(ii) Second Floor	1447	Sqm	22.96	33,223.12
C	(iii) Third Floor				
30	Painting or Varnishing on iron works in small areas or new wood work with one coat of ready mix priming paint and two coat of approved superior quality ready mixed paint of clear synthetic varnish (Berger, dulux, Narolac, Shalimar) including supply of all material Labour & T&P etc. required for proper complete of work paint to be used should confirm to the ISI no 103 1950. (PWD SI.No-641+642)				
		468	Sqm	93.20	43,617.60
A	(i) Ground Floor and First Floor	234	Sqm	94.13	22,026.42
B	(ii) Second Floor	234	Sqm	95.07	22,246.36
C	(iii) Third Floor				
31	PL of Brick Cobe average 100 mm thick 1:4 cement and coarse sand mortar including supply of all materials, labours and T&P etc required for proper completion of the work including water proofing compound and reom synthetic etc all complete as directed by E/I chap-11-new item -1				
		431	Sqm	974.00	419,794.00
32	Providing gola 75x75 mm in cement concrete 1:2:4 (1 cement : 2 coarsesand : 4 stone aggregate 10 mm and down gauge), including finishing with cement mortar 1:3 (1 cement : 3 fine sand) as per standard design. In 75x75 mm deep chase D.S.R No 12.21.1 2016				
		120	Rmt	135.91	16,309.20

S. No	Description of Item	Quantity	Unit	Rate	Amount (Rs)
33	Making khuras 45x45 cm with average minimum thickness of 5 cm cement concrete 1:2:4 (1 cement 2 coarse sand 4 graded stone aggregate of 20 mm nominal size) over P.V.C. sheet 1 m x 1 m x 400 micron, finished with 12 mm cement plaster 1:3 (1 cement 3 coarse sand) and a coat of neat cement, rounding the edges and making and finishing the outlet complete. D.S.R No 12.22 2016	12	Nos	203.55	2,442.60
34	Providing and laying water proofing treatment in sunken portion of WCs, bathroom etc. by applying cement slurry mixed with water proofing cement compound consisting of applying (a) First layer of slurry of cement @ 0.486 kg/sqm mixed with water proofing cement compound @ 0.253 kg/sqm. This layer will be allowed to air cure for 4 hours (b) Second layer of slurry of cement @ 0.242 kg/sqm mixed with water proofing cement compound @ 0.126 kg/sqm. This layer will be allowed to air cure for 4 hours followed with water curing for 48 hours. The rate includes preparation of surface, treatment and sealing of all joints, corners, junctions of pipes and masonry with polymer mixed slurry. chap-7-360	448	Sqm	169.00	75,712.00
35	Supply and fixing of 30 mm thick commercial quality plywood flush door shutter conforming to IS 2202 part-1 (1983) including fixing of wooden cleats & stoppers and including fixing and adjustment of hinges bolts nuts handles springs and other fitting with necessary screws etc all complete. 470(1)				
A	(i) Ground Floor and First Floor	167	Sqm	1337.00	223,279.00
B	(ii) Second Floor	84	Sqm	1350.37	113,431.08
C	(iii) Third Floor	86	Sqm	1363.87	117,292.82
36	Supply and fixing of oxidized iron fitting with screws for door and windows etc all complete				
A	(i) Ground Floor and First Floor	167	Sqm	300.00	50,100.00
B	(ii) Second Floor	84	Sqm	303	25,452.00
C	(iii) Third Floor	86	Sqm	306.03	26,318.58
37	Supply and fixing of 3.8 to 4.7 mm thick glass panes of ISI approved quality with equal or equivalent ISI marks, brads and putty and springs for window and ventilator m.s section of wherever is required on other places including cartage of all items (PWD chap-20)				
A	(i) Ground Floor and First Floor	200	Sqm	459.00	91,800.00
B	(ii) Second Floor	100	Sqm	463.59	46,359.00
C	(iii) Third Floor	100	Sqm	468.23	46,823.00
38	Numbering of flats with letter/ No. writing including painting one coat of ready mixed priming paint and two coat of approved superior quality ready mixed paint including supply of all materials tools & plants etc required for proper completion of the work.	48	Nos	20.00	960.00
				Total	17,840,983.37

S No	Description of Item	Quantity	Unit	Rate	Amount (Rs)
Part -(B)					
Water Supply (Internal Work) & Sanitary Work					
S No.	Description of Item	Quantity	Unit	Rate	Amount (Rs)
1	Supply and fixing of following dia ISI marked GI pipe(Parkash,Surya,Jindal) partly concealed in wall complete with GI specials such as bends T-sockets, Cross, clamps etc. earth work including fitting the trenches etc & including cutting grooving the wall all complete.				
A	40mm dia (18 10 5)	432	Rmt	401.03	173,244.96
B	20mm dia (18 10 2)	96	Rmt	206.00	19,776.00
C	15mm dia (18 10 1)	74.0	Rmt	182.69	13,519.05
2	Providing & fixing CPVC pipes having thermal stability for hot & cold water supply, including all CPVC plain & brass threaded fittings, inc fixing the pipe with clamps at 1.00 m spacing. This includes jointing of pipes & fittings with one step CPVC solvent cement and the cost of cutting chases and making good the same including testing of joints complete as per direction of Engineer in charge. concealed work inc cutting chases and making good the walls etc with 20 mm nominal outer dia pipes as per DSR 2016 Item No 18.8.2 as per approved Make (Astral,Ashirwad,Kissan,as per ISI)	418.0	Rmt	293.00	122,474.00
3	Providing and fixing water closet squatting pan (Indian type W.C. pan) with 100 mm sand cast Iron P or S trap, 10 litre low level white P.V.C flushing system, including flush pipe, with manually controlled device (handle lever)conforming to IS : 7231, with all fittings and fixtures complete, including cutting and making good the walls and floors wherever required.White Vitreous china Orissa pattern W.C. pan (Somany, Kajaria, Cera, Parryware, Hindware) of size 580x440mm with integral type foot rests D.S.R No 17 1 1 2016 (580X440)	48.0	Nos	3609.18	173,240.64
4	Providing and fixing following dia P.V.C pipe heavy quality 4kg/sqcm working pressure including supply of all specials clamps with wall cutting etc and other material labour T&P etc. required for proper completion of the work.				
A	110 mm dia SOR No 19-new item-2	85.0	Rmt	340.00	28,900.00
B	90mm dia SOR No 19-new item-3	120.0	Rmt	241.00	28,920.00
5	P/F of PVC following fitting including all complete.				
	(i) Door Tee 110x110x110	48.0	Nos	288.00	13,824.00
	(ii) Door Tee 90x90x90	60.0	Nos	200.00	12,000.00
	(iii) Door short Bend 110mm	24.0	Nos	190.00	4,560.00
	(iv) Plane short Bend 110mm	12.0	Nos	134.00	1,608.00
	(v) Plane short bend 90 mm	12.0	Nos	118.00	1,416.00
6	P/F 100 mm dia PVC Nahani trap heavy quality ISI marked including supply of all materials, labour T&P etc. Required for proper completion of the work.	96.0	Nos	117.00	11,232.00
7	S/F of 10cm dia of PVC down pipe complete with rose heads bends M.S clamps 2.5 cm X 2.5 cm X 3 mm fixed to walls by 15 cm long 6 mm dia nail including repairing of plaster, pointing etc including supply of all materials, labour T&P etc. required for proper completion of the work				
	(i) Ground Floor and First Floor 19-new item-2	144.0	Rmt	340.00	48,960.00
	(ii) Second Floor 19-new item-2	108.0	Rmt	343.40	37,067.20
	(ii) Third Floor 19-new item-2	99.0	Rmt	346.60	34,333.20

S. No.	Description of Item	Quantity	Unit	Rate	Amount (Rs)
8	P & F 90mm PVC pipe heavy quality 4kg/sqcm of down pipe complete with rose heads, bands, MS clamps 2.5cm x 2.5cm x 3mm fixed to wall by 15cm long 8mm dia nail including supply of all materials, labour T&P etc required for proper completion of work.				
	(i) Ground Floor and First Floor 19-new item-2	769.0	Rmt	340.00	261,460.00
	(ii) Second Floor 19-new item-2	385.0	Rmt	343.40	132,209.00
	(iii) Third Floor 19-new item-2	435.0	Rmt	346.80	150,858.00
9	S/F of 90mm dia PVC Y Junction heavy quality ISI marked including supply of all materials, labour T&P etc. Required for proper completion of the work.	36.0	Nos	280.00	10,080.00
10	Providing and fixing 110mm PVC Terminal guard heavy quality ISI marked including supply of all materials, labour T&P etc. Required for proper completion of the work.	12.0	Nos	27.20	326.40
11	Providing and fixing 90mm PVC Terminal guard heavy quality ISI marked including supply of all materials, labour T&P etc. Required for proper completion of the work.	12.0	Nos	26.00	312.00
12	Providing and fixing C.P. brass long body bib cock (Kingston, Glacier, Corbat, Allent, Hindware) of approved quality conforming to IS standards and weighing not less than 690 gms 15 mm nominal bore DSR No. 18.51.1	144.0	Nos	473.46	68,178.24
13	Providing and fixing C.P. brass angle valve (Kingston, Glacier, Corbat, Allent, Hindware) for basin mixer and geyser points of approved quality conforming to IS:8931 a) 15 mm nominal bore 15mm nominal bore DSR No:18.53.1	48.0	Nos	457.28	21,949.44
14	Supply and fixing C.P. grating for Nahani trap of approved make including supply of all materials, labour T&P etc. required for proper completion of the work.	144.0	Nos	25.00	3,600.00
15	Supply and hosting of 500 litre capacity (Syntex or equivalent as per ISI) ISI marked low density polyethylene seamless one piece water Storage Tank and placing the same in proper position including all taxes labour T&P etc required for proper completion of work (16 no @500 litre = 8000 litre) (PWD SI no ch - 19/r)	24000.0	Liters	8.00	192,000.00
16	Construction of brick masonry inspection chambers 0.45 m x 0.45m x 0.60m as per standard design with base concrete 1:6:12, 23 cm thick brick wall in 1:6 cement and coarse sand, plastering 1:4 cement and coarse sand with neat finish including RCC cover 8 cm thick including supply of all materials, labour T&P etc. required for proper completion of the work.	12.0	Nos	4037.21	48,446.57
17	Construction of brick masonry inspection chamber of size 60 cm x 60 cm x 150 cm as per standard design with base concrete 1:6:12, 23 cm thick brick wall in 1:6 cement and coarse sand, plastering 1:4 cement and coarse sand with neat finish including ferro cement cover fixed with RCC 1:2:4 including supply of all materials, labour T&P etc. required for proper completion of the work.	12.0	Nos	9762.27	117,147.24
18	Addition / subtraction of Masonry shaft 0.60 x 0.60 mtr. size as per standard design & specification having one brick work in 1:4 cement & coarse sand 12 mm thick plaster in 1:4 cement & coarse sand mortar with neat finished & including 18 mm square MS bar foot rest embedded with 1:2:4 cement concrete at 23cm. centre to centre all complete. as per of Engineer in charge of work.	-3.0	Rmt	4771.22	-14,313.65
19	Supply and laying of 150mm dia S.W. pipe over 10cm base of cement concrete 1:6:12 including excavation of earth and refilling including all material labour T&P all complete.	24.0	Rmt	450.00	10,800.00
20	Providing and fixing gun metal gate valve with C.I. wheel of approved quality (screwed end) 25 mm nominal bore DSR 18.17.1	48.0	Nos	411.62	19,757.76
				Total	1,747,906.06

S. No.	Description of Item	Quantity	Unit	Rate	Amount (Rs)
Part-C					
Internal Electrification					
S. No.	Description of Item	Quantity	Unit	Rate	Amount (Rs)
1	Wiring point for light with 1.50 Sqmm FR PVC insulated multi strand copper conductor cable in PVC conduit pipe partly concealed in the wall complete with 8 SWG GI earth continuity wire, piano type switch & ceiling rose/angle/batten holder on 3 mm thick phenolic laminated bakelite sheet etc. complete in all respect, as directed, including matching colour wash (E/M SI NO-131(c))	432.0	Nos	643.00	277,776.00
2	Wiring point for fan/fresh air fan/light duty exhaust fan with 1.50 Sqmm FR PVC insulated multi strand single core copper conductor cable in PVC conduit pipe partly concealed in the wall complete with 8 SWG GI earth continuity wire, piano type switch & ceiling rose on 3 mm thick phenolic laminated bakelite sheet etc. complete in all respect, as directed, including matching colour wash (E/M SI NO-133(c))	96.0	Nos	708.00	67,968.00
3	Wiring point for call bell with 1.5 Sq mm FR PVC insulated multistrand copper conductor cable as earthwire drawn inside the conduit in PVC conduit concealed in wall with 14 SWG copper with earth connectivity wire and piano type bell push or 2 socket etc. complete all respect including matching colour wash. SOR 135(C)	48.0	Nos	585.00	28,080.00
4	Wiring point for Plug with 1.50 Sqmm FR PVC insulated multi strand copper conductor cable in PVC conduit pipe concealed in the wall complete with 8 SWG GI earth continuity wire, piano type switch & socket on 3 mm thick phenolic laminated bakelite sheet etc. complete in all respect, as directed, including matching colour wash. (E/M SI NO-134(c))	288.0	Nos	335.00	96,480.00
5	Supply and fixing power plug with 15A/250 volt flush type switch and 5Pin 15A/250 volt flush type universal socket in suitable MS Box of 175mm x100mmx50mm size with phenolic laminated bakelite sheet cover 3mm thick fixed with brass machine screw and cup washer. SOR 1139	240.0	Nos	625.00	150,000.00
6	SWiring of submain with two number 2.5 sqmm FR but in 20 mm dia heavy duty same as SI 261 (B) PVC insulated multistrand copper conductor cable partly concealed in wall and partly laid in slab along with the reinforcement before concreting complete with 8 SWG GI earth continuity wire including matching colour wash ect complete in all respect. (E/M SI NO-261 C)	1080.0	Rmt	217.00	234,360.00
7	SWiring of submain with two number 4 sqmm FR PVC insulated 1100 volts grade multistrand single core copper conductor cable in 20 mm dia heavy duty PVC conduit partly concealed in wall and partly laid in slab along with the reinforcement before concreting complete with 8 SWG GI earth continuity wire including matching colour wash ect complete in all respect. (E/M SI NO-262C)	1080.0	Rmt	290.00	313,200.00
8	S&F of 6 Amp to 32 Amp M.C.B.(10K) SOR No 1002 CAT-B	576.0	Nos	206.00	118,656.00
9	S/F surface/flush mounting 8 ways SPN distribution board without MCB complete in all respect, as directed at site Engineer in charge SOR No 1024 CAT-B	152.0	Nos	1575.00	302,400.00
10	S&F of 40 Amp S.P Isolator SOR No 1004 (A) CAT-B	48.0	Nos	250.00	12,000.00
	SIL OF PVC CONDUIT COMPLETE WITH BEND 25MM DIA (MR)	2160.0	RMT	42.00	90,720.00
11	Supply and fixing of switch box made up 16SWG (1.5mm) thick M.S. Sheet of 175x100x65 mm size duly painted with red oxide primer & fixed in wall including cutting of brick work fixing it to the level with cement sand mortar including matching colour wash with Sio all material labour & T&P required for proper completion of work as directed at site by the Engineer in Charge. (SOR No 161)	48.0	Nos	156.00	7,488.00

S No.	Description of Item	Quantity	Unit	Rate	Amount (Rs)
12	Supply and fixing of switch box made up 16SWG (1.5mm) thick M.S. Sheet of 100x100x65 mm size duly painted with red oxide primer & fixed in wall including cutting of brick work fixing it to the level with cement sand mortar including matching colour wash with 5/c all material labour & T&P required for proper completion of work as directed at site by the Engineer in Charge (SOR No 159)	144.0	Nos	98.00	14,112.00
13	3mm thick phenolic laminated sheet D.S.R.E&M No 1322 2016	61776.0	Sqcm	0.10	6,177.60
14	Supply and burying of 40 mm x 4.5 meters long GI pipe vertically for earthing having 12 mm dia. Holes spaced 75mm apart drilled up to 2 meter from the bottom complete with earthing lead of no-6 to 8 SWG GI wire in GI pipe up to apron (and from apron to switch board 30 cm square CI box with hinged cover masonry enclosure funnel at top, alternate layers of charcoal/ coke and salt at least 150 mm thick around etc as per E/I complete in all respect. (E/M S1N0-701)	2.0	Nos	4076.00	8,152.00
15	Supply and laying of 25 mm x 3mm GI strip for earth electrode directly in the ground as required complete in all respects (E/M S.1 716)	30.0	Rmt	90.00	2,700.00
				Total	1,730,269.60
	PART - A				17,840,983.37
	PART - B				1,747,906.06
	PART - C				1,730,269.60
	Cost for 48 Unit Total (A+B+C)				21,319,159.03
	Cost of One Unit				444,149.15
SAY 4.44 LACS					