BHAGYANAGAR GAS LIMITED
(A JOINT VENTURE OF HPCL & GAIL)

BID DOCUMENT FOR

TENDER FOR INTERIOR WORKS OF THE ALLOCATED GODOWN AT HAFEEZPET FOR ESTABLISHMENT OF SOUTH HYDERABAD GA OFFICE

UNDER OPEN DOMESTIC COMPETITIVE BIDDING

Bid Document No. BGL/772/2026-27

Volume II of II

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Section-VII- Special Condition of Contract

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SPECIAL CONDITIONS OF THE CONTRACT (SCC)

The special conditions of contract shall be read in conjunction with Schedule of rates, scope of work and any other document forming part of contract, wherever Context so requires. In case of any contradictions the Decision of the Engineer-I In-Charge will be final and binding on the Contractor. In case of contradiction between Indian or other applicable Standards, Special Conditions of Contract, Specifications, drawings, Schedule of Rates, the following shall prevail in order of precedence:

i) Letter of acceptance along with statement of Agreed variations.

ii) Fax / Letter of Intent / Fax of Acceptance

iii) Schedule of Rates as enclosures to letter of acceptance

iv) Job / Particular Specifications

v) Technical / Material Specifications

vi) Special Conditions of Contract.

It will be contractor's responsibility to bring to the notice of Engineer-in-charge any irreconcilable conflict in the contract documents before starting the work(s) of making the supply with reference which the conflict exists.

1. PRICE REDUCTION SCHEDULE (PRS)-AS PER GCC

2. PAYMENT TERMS

1. 90 % payment release upon completion and acceptance of work in all aspects by EIC and submission of all documentation.
2. 10 % payment release upon closure of contract and submission of final Bill.

100% payment shall be made within 15 days of submission and acceptance invoice by EIC.
Documents required:
a. Invoice
b. Soil compaction test Report, Photos etc.

3. CONTRACT PERFORMANCE BANK GUARANTEE

The successful bidder shall furnish the Contract Performance Bank Guarantee (CPBG) equivalent to 10 (Ten) % of the total order value exclusive of taxes & duties within a period of 30 Days from the date of issue of LOI/ Purchase Order. The CPBG should be kept valid for 90 days beyond the defect liability period. The claim period shall be 30 days more than the validity of the CPBG.

4. DEFECTIVE LIABILITY PERIOD:

01 year from the date of completion of work.

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5. CONTRACT VALIDITY AND MOBILISATION PERIOD:

1. Mobilization period- Within 07 days from the date of FOA.
2. The Contract shall be valid for a period of 03 (Three) months from the date of issuance of LOI/FOA.

6. MODE OF PAYMENT

Payment will be released through E-payment as detailed in ITB Taxes & duties (GST) shall be paid in Indian Rupees only. For reimbursement of taxes & duties the currency exchange rate as mentioned in GST Invoice shall be considered.

The payment shall be released within 15 days from the date of receipt of invoice and acceptance and satisfactory running of the equipment duly certified by EIC. The Payment shall be released through RTGS only

7. CONTRACT PRICE: The Quoted prices shall be deemed to be inclusive of all taxes including duties, GST tax, and other charges as applicable till the completion of the contract and contractor shall not be eligible for any compensation on this account.

8. PENALTY: Penalty shall be imposed as per the sole discretion of the EIC.

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Section-VIII: Scope of Work

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HIRING OF CONTRACTOR FOR EXECUTION INTERIOR WOKRS FOR OFFICE BUILDING AT HAFEEZPET IN HYDERABAD GA:

1. INTRODUCTION

Bhagyanagar Gas Limited (BGL), a Joint Venture of GAIL (India) Limited and Hindustan Petroleum Corporation Limited (HPCL), proposes to renovate the TS supplies godown at Hafeezpet, Hyderabad.

The scope of work shall comprise the complete execution of interior finishing works for the office building at Hafeezpet, in Hyderabad, including supply of all materials, labour, tools & tackles, equipment, machinery, consumables, scaffolding, transportation, loading/unloading, supervision, testing, commissioning, and all incidental works required for successful completion of the project in accordance with the approved drawings, technical specifications, relevant IS Codes, CPWD Specifications and statutory compliance, warranties and handing over of the completed facility and the directions of the Engineer-in-Charge.

The proposed renovation works are as follows:

i. Total number of floors: Ground floor
ii. Total carpet area is approx. 350 Sq. m.
iii. Facilities to be created: Open office areas, cabins, modular workstations, reception, conference and meeting rooms, cafeteria/dining area, storage area, kitchen, lobby, fire exit, telephone exchange/control room, toilets, etc. complete for the smooth functioning of office along with necessary furniture and fittings.
iv. The layouts of the floors prepared by the Architect appointed by BGL is attached in the tender. The layout is only indicative and may be changed from time to time as per BGL/Site requirement.

The contractor shall execute all works strictly in accordance with:

- Approved Construction Drawings.
- Interior Design Drawings.
- Architectural Drawings.
- Furniture Layouts.
- Reflected Ceiling Plans.
- Electrical Drawings.
- Plumbing Drawings.
- Fire Fighting Drawings.
- Fire Alarm Drawings.
- HVAC Drawings.
- CCTV Layouts.
- Networking Layouts.
- AV System Layouts.
- Interior Renderings/3D Views.
- SOR

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- Technical Specifications.
- Approved Material List.
- Relevant BIS/IS Codes.
- CPWD Specifications (Latest Edition).
- Manufacturer's Recommendations.
- Instructions of Engineer-in-Charge.

The drawings and renderings issued by BGL are indicative of the design intent. The contractor shall verify all dimensions at site prior to commencement of work. Any discrepancies shall immediately be brought to the notice of the Engineer-in-Charge before execution.

2. SCOPE OF WORK:

1. Broad scope of work includes Planning, Coordination, Procurement, Execution and Commissioning of following, to the utmost satisfaction of BGL/Architect and as approved by BGL/Architect.
   - Partitions, floors, false ceilings, doors, windows, sanitary/redundant fixtures, light fixtures, wiring, DBs, panels, HVAC equipment (incl. ducting), existing services etc. complete as per site condition to render site free from all old settings to work on for complete renovation. The existing assets in the office need to be used.
   - Reconstruction of above as per the work requirement, to the satisfaction of BGL/Architect.
   - Repair of Structural member including dismantling/ chipping/ surface preparation using polymer modified chemical-based treatment as per the method of application recommended by Manufacturer.
   - Civil Works including core cutting, blockwork, removing and re-plastering the walls /ceiling wherever necessary. Treatment of floor, walls/ ceiling in service areas (like toilets, kitchen etc.) to render them waterproof/efflorescence proof. MS works in grills, structural members etc.
   - Toilets - Plumbing, Sewage works, Sunken Waterproofing using Polymer modified cementations membrane, filling and finishing including wall tile in dado, sanitary and CP fixtures etc., of approved make and model.
   - Post Construction anti termite treatment.
   - External façade repair/ waterproofing & painting.
   - New flooring (Granite, kota stone, vitrified tiles, carpet flooring etc.), as per the requirement over appropriate base work as approved.
   - New dado work in granite/tiles/ wall papers/ laminate/ back-painted glass/ mirror/ fabric/ acoustic panels/ vinyl/ decorative films/ texture paint etc.
   - New False ceiling, as per approved material and finish, including trap doors, under-deck insulation etc.
   - Door works, as per the specifications as approved.
   - Painting/ polishing/ finishing as per specifications as approved.
   - Providing partitions/cupboards/open or closed shelves in plywood, laminate etc. as approved.
   - Providing framed glass partitions, doors etc. as approved.
   - Water supply, drainage, sewerage etc. as approved for the whole area under renovation.

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- Tables & chairs (customized or modular, as per the requirement) including workstations, storage units, conference table, sofas, dining tables, dining chairs, high back chairs, mid back chairs, etc. as approved.
- HVAC and Electrical system including mechanical ventilation, electrical works, power distribution, suitable illumination, and other associated services works as approved.
- CCTV system, PA system, Fire Detection system and Fire Fighting system as approved.
- Telephone systems with all equipment and cabling.
- Network systems with equipment and cabling.
- Internal signage of approved type, art-works.
- Furnishing works, blinds of approved types, curtains etc.

2. The Scope of Work (SOW) described above is indicative. The items or part of work which are not clearly defined in this document but are required to be carried out for successful completion and commission of the proposed structure shall be deemed to have been included in the scope of work and the bidder shall have to carry out such jobs as per the best industrial practice with due approval from BPCL/Architect.
3. As the new infrastructure is to be developed in an existing building, the planning and execution should include developing of a proper plan including integration of existing with proposed Services viz. Drains, Water Supply, Sewerage, Lighting, Power distribution, network, telephone etc. complete without disturbing the essential services to the rest of the building.
4. BGL shall provide power free of cost, required for the works at one point in the proximity of the site. Contractor shall make his own arrangements from that point as required for the works. The Contractor at his own cost shall lay all pipes, electrical lines and remove the same after completion. The delays committed in this regard shall solely rest with the Contractor. No claims whatsoever in this regard shall be considered.
5. Water supply required for the construction and drinking shall be in Contractor's scope.
6. Project Management and quality control by deploying competent, qualified engineers (BE/BTech/Diploma/BArch) with adequate experience (2 to 3 years) in site execution/project management/QC. The contractors shall submit supporting documents/undertakings of the personnel before commencement of work.
7. Materials used shall be as per the approved makes. No materials shall be used without the prior approval of BGL/Architect
8. Sufficient number of samples/ display boards shall be submitted to facilitate approval of finishing and other items.
9. Contractor shall submit Daily progress reports, weekly reports in approved formats supported with photographs. Contractor shall share with BGL/Architect the PO copies of the materials ordered and delivery challan along with the purchase invoices of the materials procured on site.
10. Liaison with external authorities/agencies for necessary permissions/approvals etc. as the case may be, shall be in the scope of Contractor. Nothing extra shall be paid on this account.
11. The contractor shall have to work along with multiple agencies at site concurrently. Accordingly proper planning and coordination of the works to be done for having effective interface resolution.

Civil & interior works:

The scope includes complete execution of Flooring, Tiling, False Ceiling, Wall Panelling, Decorative Panels, Wooden Panelling, MDF Works, HDHMR Works, Laminates, PU Finish, Veneer Finish, Painting, Texture Painting, Glass Works, Modular Furniture, Reception Counter, Conference Tables, Workstations, Storage Units, Blinds, Decorative Stainless-Steel Profiles, Logo Installation, Signages etc.

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The contractor shall provide all accessories required for complete installation even if not specifically mentioned.

Execution methodology:
The contractor shall execute the works sequentially ensuring proper coordination among civil, electrical, HVAC, plumbing, firefighting and interior works to avoid rework.

Completed works shall be adequately protected until final handing over.

Cleaning
The contractor shall carry out periodic cleaning throughout the execution period and perform final cleaning of all floors, ceilings, furniture, glass, fixtures, sanitary ware and equipment before handing over the premises in a ready-to-use condition.

Defect liability & warranty
The contractor shall rectify all defects observed during the Defect Liability Period at no additional cost. All supplied materials and equipment shall be covered by the manufacturer's standard warranty, and workmanship shall remain the contractor's responsibility throughout the Defect Liability Period.

Measurement & Payment: As per Schedule of Rates

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3. BROAD DESIGN CONSIDERATIONS:

The following is the brief for the proposed office. All necessary drawings / designs & details will be provided by Architect/BGL during execution.

Sr No.	Area	Provisions	Remarks
1	**Civil Work**	• Includes making of doors according to approved furniture layout. • Granite for window frames. • Construction of toilets with its waterproofing, Plumbing, Fixtures etc. • Construction of pantry platform in Granite stone. • Vitrified tiles, kota stone, carpet & granite for flooring and in dado. • Vitrified Antiskid flooring in toilet floors & wall dado. • MS works for grills, structural works, platforms etc. • Internal and external plumbing • Granite washbasin counter • All sanitary ware fittings of approved make & quality Water, sewer & drainage lines with CPVC/PVC pipes of min pressure with varying diameters	

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2	**Interiors**	Well-designed corridors with maximum naturally lit office space. 1. Cabin with secretary 2. Cabin w/o secretary 3. Cubicles with visitors 4. Open office seating with visitor 5. Conference room 6. Meeting rooms 7. Dining space with kitchen and dish wash area 8. Store/compactor/record rooms 9. Areas for ancillary utilities like telephone exchange/rack room/BMS area 10. Pantry 11. Gents/ Ladies toilets. 12. Partitions – AAC block work, Gypsum board partition in double skinning with glass wool for acoustics with GI framing, demountable glass partitions with sound proofing. Finishes for walls includes paints, wallpaper, laminate, soft board, acoustic panel, back painted glass, vinyl graphics, decorative films etc. 13. False ceiling with gypsum boards, calcium silicate boards, mineral fiber acoustic modular ceiling 14. Painting on walls and ceiling with POP punning, Putty, primer and final coats paint of approved shade. 15. Melamine polishing on wooden surfaces 16. Solid doors, glass doors, MS collapsible doors, sliding door 17. Glazed aluminium windows/ventilators (openable & fixed types) DOMAL sections with necessary water proofing	

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		to prevent ingress of water. 18. Storage cabinets with all necessary fittings. 19. Roller blinds 20. Readymade trap doors 21. Combination of modular furniture and custom-made furniture. 22. SS dustbins 23. BGL Logo artwork for Reception and	
		conference rooms. 24. Room signages, fire exit signages, evacuation Plan Board	
3	**HVAC**	• High side (VRF system) and low side equipment with necessary control systems and connections for refrigerants, draining, power supply. • Exhaust in kitchen, toilets and above the false ceiling.	

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4	**Electrical**	• Power cabling for incomers from main power source to main LT panel and further distribution to each floor. • DBs for lighting, HVAC, others uses, DG. • DG switch over panel • LT panel • Necessary earthing for the equipment and building • Cable trays, raceways, PVC conduits • LED lights for office and external. Lights can be of type decorative lights, strip lights, panel lights, light battens, spotlights, down lighters, focus lights. • Required switch and sockets of approved make and design. Industrial sockets wherever required. • RJ11 and RJ45 cabling for data and voice with necessary I/O panels. Patch cords to be provided. • HDMI cable works, cable manager, AV devices, displays. • UPS for network, AV devices and emergency lighting, PA panel, FAS panel.	
5	**LV systems**	• Public address system with microphone and speakers • Fire extinguishers, fire alarm and fire detection system including panels • CCTV system of approved make and backup of 30 days. Server equipment with 30 days backup and camera capacity of up to 20 numbers.	

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5	**AV solution**	• Displays to be provided in Head cabins, meeting rooms, conference rooms • Necessary cabling, cable managers on tabletops • AV racks • AV devices for video conferencing, presentation • Ceiling and wall mounted speakers • Presentation switcher	
6	**External Repairs**	• External plastering of façade. • Structural Repairs • PCC work • ACP work over façade • MS shed for Parking • Terrace waterproofing • Window repairing/ replacement work • External Painting work • Flooring work	

4. APPROVED VENDER LIST FOR MATERIALS:

Unless otherwise mentioned, any one of the following recommended makes or brands shall only be allowed to be used. In case of non-availability due to any verifiable reason, EIC may allow alternate

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brand(s), if sufficient options are not available. In case of a product not mentioned in the list, material/brand/model needs to be approved by Engineer-in-Charge, before use.

FOR CIVIL WORKS

SR NO	MATERIAL	APPROVED MANUFACTURER/SUBCONTRACTOR / SUPPLIERS
	CIVIL/ INTERIOR WORKS	
1	Cement/ micro concrete	Ultra Tech, ACC, Ambuja
2	White cement	Birla, J.K.
3	Reinforcement steel	RINL, SAIL, TATA
4	Water-proofing compound / material	Pidilite, Dr. Fixit, Roff, Sunanda, Fosroc, BASF
5	Tile adhesive cement and joint filling compound	Pidilite, Roff, Kajaria
6	Glazed tiles (1st Quality)	H & R Johnson, Nitco, Kajaria, Asian
7	Vitrified tiles (1st Quality)	Kajaria, H & R johnson, Nitco, Asian
8	Ceramic tiles(1st Quality)	Kajaria, H & R Johnson, Nitco, Asian
9	Wooden Flooring	Pergo, Armstrong, Ego
10	Water proofing agency	Authorized applicators of approved manufacturers
11	Ready Mixed Concrete	L&T, ACC, Ultra Tech, any other approved suppliers in vicinity
12	AAC Block	Aerocon, Siporex, Ultra Tech.
13	Structural repair compounds	Pidilite, Dr. Fixit, Roff, Sunanda, Fosroc, BASF
14	Stainless Steel	Salem Steel, Tisco Indalco ,Jindal
15	Adhesive	Fevicol
16	False Flooring	United Insulation Innerspace DG Floor, Unitile
17	Solid Surface	Merino
HARD WARE /PAINT/PLYWOOD		
1	Paint-Plastic Emulsion/ Exterior/ OBD/ Luster	Asian paint, ICI Dulux, Burger, Nerolac
2	Fire retardant paint	Akzonnobel, Newkem
3	Locks	Godrej, Kich, Hetich, Ebco, Ozone
4	Laminate	Greenlam, Formica, Century, Anchor, Merino, Duro, Dorby, Euro
5	Plywood, blockboard, MDF, etc.	Anchor, Century, Greenply, Duro

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6	Veneer	Anchor, Century, Greenplyt, Euro
7	Stainless steel handle	Kitch, Dorma, Geze, Hafele
8	Floor spring / Door closer / other hardware fittings	Dorma, , Hafele, Geze, Ebco, kitch, Hettich
9	Flush Doors	Anchor, Century, Greenply, Archid
10	Antifungal Paint	Asian Paint, Berger Paint, ICI Dulux, Nerolac
11	Sliding Folding Partition	Dorma, Hettich, Hafele
12	Modular Glass Partition	Jeb/ Otic/ Vedic/ Bene
13	Acoustical Panelling	Project interior/Techno/Tranquil / D&M
14	Fire retardant fabric	RSWM, Arvind, Mafatlal
15	Wall paper	Muraspec, Marshalls, or Equivalent
16	Glass/ Mirror	Asahi, Saint Gobain, Modiguard
17	Graphic film/ Frosted Film/ other films	3M/ Avery
18	Blinds	Hunter Douglas, NBT, Vista
	FURNITURE	
1	Chairs, tables, sofas, storage units, modular open seating furniture, etc.	Herman Miller/ Godrej / Steelcase/ Hayworth

FOR FALSE CEILING & MISC ITEMS

SR NO	MATERIAL	APPROVED MANUFACTURER / SUB CONTRACTOR / SUPPLIERS
	FALSE CEILING	
1	Calcium Silicate false ceiling	Ramco, Gyproc
2	Gypsum board	Saint Gobain Gyproc/India Gypsum
3	GI/Aluminium Section	Saint Gobain Gyproc/India
		Gypsum/Indalco/Jindal
4	Open Cell Ceiling/ Baffle ceiling/ wooden ceiling	Durlum / Armstrong/ Hunter Douglas
5	Aluminium false ceiling	Durlum / Armstrong/ Hunter Douglas
6	Acoustical false ceiling & Paneling or any other ceiling type	Armstrong / Ecophone/ AMF / Hunter Douglas

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PLUMBING WORKS

Sr. No	MATERIAL	NAME OF MANUFACTURER
1	G.I. 'C class' Pipes for water supply	TATA / Jindal / Sail
2	G.I. fittings	'R' Brand / R - Brand / Unik
3	C.I. SWR Pipes & fittings for Drainage (IS 3989)	NECO / SKF
4	CPVC pipes	Astral, Prince or Equivalent
5	UPVC Pipes for drainage & Rainwater.	Supreme / Prince / Finolex
6	Brass & Gun metal gate valve.	LEADER / Zoloto / Sant
7	C.I. Sluice valves	Kirloskar / IVC / As per IS standard
8	Ball valves	LEADER / ZOLOTO / Sant
9	Butterfly valves	Audco / C&R / Advance
10	Air release valve	LEADER / HAWA / Zoloto
11	Non Return Valve	Kirloskar / IVC / ISI approved
12	Strainers	LEADER / ZOLOTO / IVC
13	Water supply fancy fitting like pillar taps, showers, sink mixers, flush valve etc	Jaquar Florentine series or equivalent
14	Sanitary ware/ fittings	Parryware/ Hindware/ Jaquar/ Kerovit
15	Pressure switch	Indfos / Danfoss / System Sensor
16	Pressure Gauges	Fiebig / H. Guru / Venus
17	Enamel Panting of pipes etc.	Asian (ADCOLITE ONLY) / GoodlasNerolac / ICI
18	Paint Primer	Asian / Jenson Nicholson / other equal
19	Dash Fasteners	Shakti / Anchorman / Hitech
20	Stainless Sink	Blanco / Nirali / Hindware / Diamond / Jaquar / Nilkanth / Franky.

ELECTRICAL WORKS

Sr. No	MATERIAL	NAME OF MANUFACTURER
1	Wires (FRLS)	Polycab, Finolex, KEI, Gloster, Havells.
2	Switches , Sockets , face plates, TV, telephone, data oulets and GI back box	Legrand (Mosaic/ Arteor), Crabtree (Athena), MK (Blenze), ABB (Cherian) Anchor Roma
3	Conduits	Precision, BEC
4	Electrical panels	ARROW ENGINEERS/SHIVAM ELECTRICALS/SAMCON INDUSTRIES/GOEL/ CPRI Approved

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5	Distribution boards	Legrand , Siemens, Schneider, L&T.
6	Switchgears(ACB/MCCB/MCB)	Legrand, Siemens, Schneider, L&T
7	Cables	Polycab, KEI, Gloster, Havells.
8	Chemical earthing	Indelec/ JEF / Ashlok / Dehn/LPI
9	Light Fitting	Philips / Havells / LT
10	Underfloor Raceway	MK, Legrand, Profab
11	CAT 6, UTP cabling, Patch cords, Fiber Optic cable	TE Connectivity (AMP Netconnect)/ Systimax/ ADC Krone/ Panduit/ RNM/ LEGRAND
12	Patch Panel	TE Connectivity (AMP Netconnect)/ Systimax/ ADC Krone/ Panduit/ RNM/ LEGRAND
13	Racks	Valrack or equivalent
14	UPS	Emerson, Schnider, APC, BPE or equivalent
15	Exhaust fan	Usha/Bajaj/Crompton/Havells
16	Emergency Light Fixtures	Prolite/ LEGRAND/APW president/ RITTAL/ Hochiki
17	Batteries	Exide /Amaron/ Amara Raja
18	Cable Trays	UB/Profab/Legrand / MK Electric /Asian
19	Lighting Fixtures (other than decorative)	Philips /Wipro /Havells
20	EPABX	Matrix/Tadiran/Siemens

HVAC WORKS

Sr. No	**MATERIAL**	**APPROVED MAKE, BRANDS & MANUFACTURERS**
1	VRV / VRF SYSTEM	Carrier/Hitachi/Voltas/LG/Daikin/BlueStar
2	AHU	Zeco/ JPC/ Systemair/ Edgetech/ VTS & above
3	VAV	ASAWA, PAL, Cosmos, Trox, Titus, Honeywell
4	Fans	Kruger/Nicotra/Carryair/ Dyna Air / Greenheck / Nadi / System Air
5	Ducting and associated hardware like flanges, etc.	Rolastar/Ductofab/Systemair/ Asawa Eqv./ Zeco/
6	Air Products	Airmaster/SystemAir/ Cosmos/ Ruskin Titus
7	Heater	Daspass/Mathrusree
8	Humidifier	Raidcool/Daspass
9	Copper Piping	Rajco/Mandev/Totaline/Maxflow/ Kobe / Nissan

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10	All types of Insulation	Aeroflex/K-Flex/Supreme
11	Cable Trays	Patny/UB Engineering/Profab
12	Switch Gear	ABB/L&T
13	PVC Pipe	AKG/BEC-Plast/Supreme/Sudhakar/Ajay
14	Cables	Polycab/Orbit/Finolex/Masterflex
15	Starter Panels	CPRI Approved Vendor
16	Pre-Filters & Filters (non-flammable)	Airtech / Thermodyne / Uccomech
17	Aluminium grills and dampers	Air-Product / Air Master /Cosmos/Caryaire

SAFETY AND SECURITY WORKS

Sr. No	MATERIAL	APPROVED MAKE, BRANDS & MANUFACTURERS
1	Fire Detection Alarm System	Siemens/ Honeywell/ Bosch
2	Public Address System	Bosch/ Honeywell/ Ahuja
3	CD/DVD player	Philips/ LG/ Dell/ Sony
4	Volume Controllers	Alpha
5	FRLS speaker cable	Varsha/ Deepanjan/ Polycab
6	CCTV system	Hikvision/ CP Plus/ Bosch
7	Network Video Recorders	Western Digital / Equivalent
8	LED Monitor	Samsung/ LG/ Sony
9	PC for Client Monitoring Station with Monitor	HP/ Samsung/ LG/ Sony
10	PoE Network Switch	Cisco/D-Link/Legrand
11	Armoured CAT6 Cable	D-Link/ Varsha/ Deepanjan
12	Racks for Mounting	Netrack/Eqv.
13	Co2 type Fire Extinguisher	Safex/ Minimax/ Nitin Fire/ Kanex
14	ABC Stored pressure type	Safex/ Minimax/ Nitin Fire/ Kanex
15	Fire Buckets	Safex/ Minimax/ Nitin Fire/ Kanex
16	Signages	Prolite

AUDIO VISUAL SOLUTIONS

Sr. No	MATERIAL	APPROVED MAKE, BRANDS & MANUFACTURERS
1	LED Display	Samsung / LG/Sony
2	Signage media player	Bright Sign / Scala / One LAN/ Xtreme Media
3	Cable cubby with power VGA & HDMI pass thru	Kramer / Lightware / Extron/ Crestron
4	USB conference cam	Poly / Cisco

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5	Auto switcher (with VGA and HDMI)	Kramer / Lightware / Extron/ Crestron/Aten
6	HDMI / VGA Cables	Kramer / Belden / Extron/ Crestron
7	Video Conferencing	Poly / Cisco
8	Annotator for Simultaneous	Kramer / Lightware / Extron / Crestron
9	Wireless presentation	Barco
10	Matrix Presentation switcher	Kramer / Lightware / Extron/ Crestron
11	Mic	Bayerdynamic / Shure / Audio-Technica/Clearone
12	Audio DSP	QSC / Clearone / Biamp
13	FOH speakers/Line array	QSC / JBL / Bosch/Clearone
14	Ceiling speaker	QSC / JBL / Bosch/Clearone
15	Amplifier	QSC / JBL / Bosch/ Kramer/Cleraone
16	Control system & Docking staion	Kramer / Lightware / Extron/ Crestron
17	Lighting control (Dali based)	Dynalite / Lutron
18	Network Switch	D-Link / Cisco/ HP
19	Rack	Valrack / Middle-Atlantic / WQ
20	Projector	Panasonic / Epson / Christie
21	Motorized Projection screen (Matt finish)	Draper / Dalite / Milan
22	Tx-Rx pair	Kramer / Lightware / Extron
23	Room Scheduler	Crestron

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Note:

1. *Prospective bidders are advised to visit the site before bidding and familiarize with the existing conditions understand the entire scope of work and the quantum of efforts and the works intended. However, if a bidder fails to visit the site, it will be construed and deemed that they have visited the site and will not entertain any extra work.*
2. *The Contractor shall, at their own cost and responsibility, arrange and provide all materials, water, labour, supervisory personnel, tools and tackles, plant and machinery, equipment, temporary utilities, consumables, transportation, and any other resources necessary for the proper execution, completion, testing, and commissioning of the works in accordance with the Contract. No additional payment shall be made by the Owner for such arrangements, and the Contractor shall ensure that all resources are adequate, maintained in good working condition, and comply with the applicable statutory requirements, safety regulations, and the directions of the Engineer-in-Charge.*
3. *The contractor shall obtain the latest approved construction drawings from BGL/PMC prior to commencement of the work and shall execute the works strictly in accordance with the approved drawings and the instructions of the Engineer-in-Charge.*

----------x----------x----------

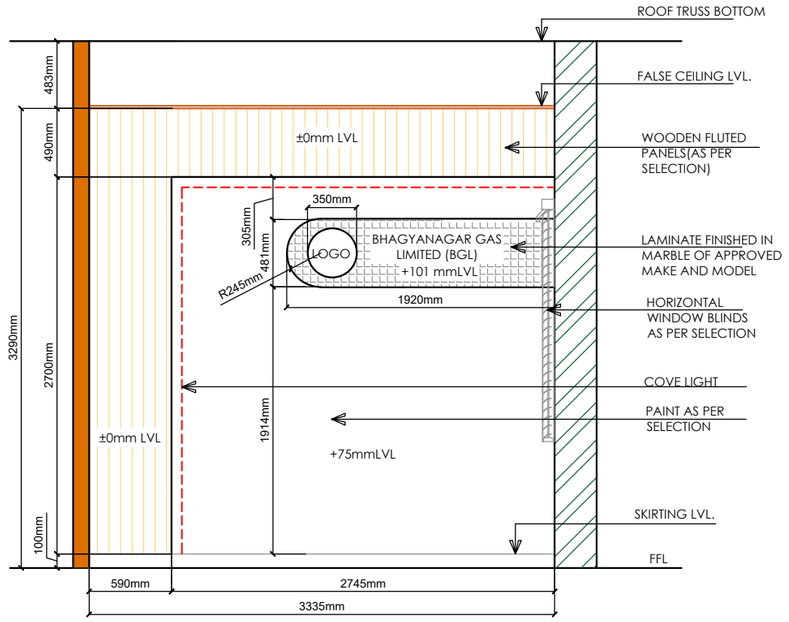
Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST

Section-IX: Drawings

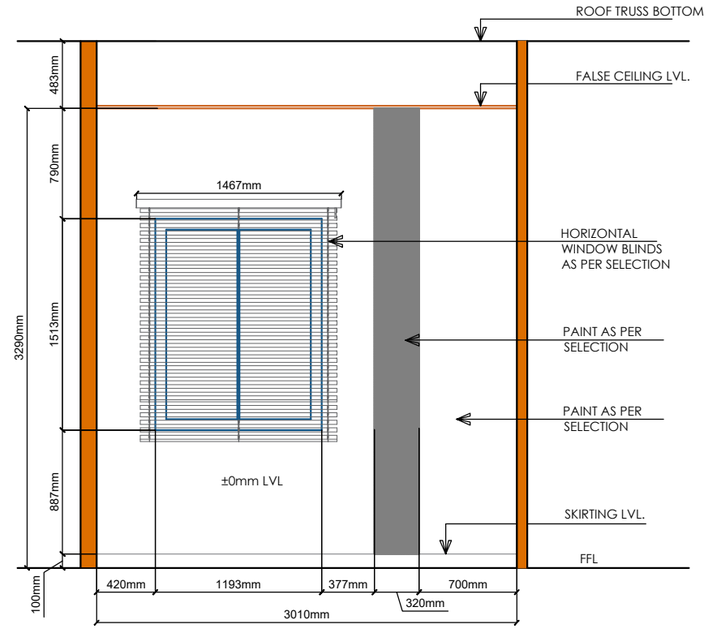
Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST

WORKING DRAWINGS
& DETAILS
BHAGYANAGAR GAS LIMITED
BASHEERBAG, HYDERABAD

Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST



ELEVATION A



ELEVATION B

RECEPTION ROOM KEY PLAN

CEILING LAYOUT

GENERAL NOTES

- THIS DRAWING SHALL NOT BE MEASURED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
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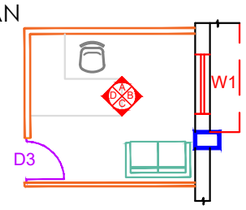
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

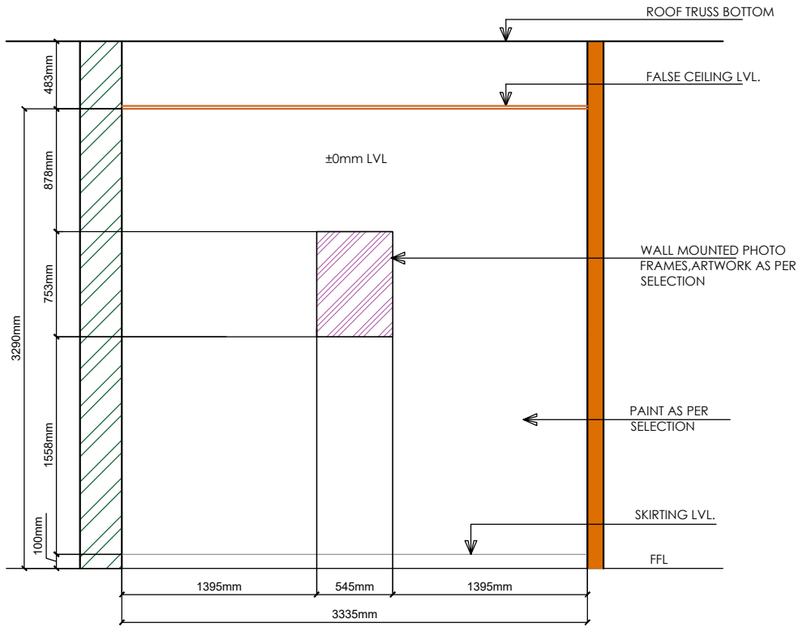
RECEPTION ROOM DETAIL

KEYPLAN



DRAWN BY :	ORIENTATION	DATE :	DWG NO.
SRI VALLI	N	11-07-2026	
CHECKED BY : ER. SAGAR SIR		REV NO.	

Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST



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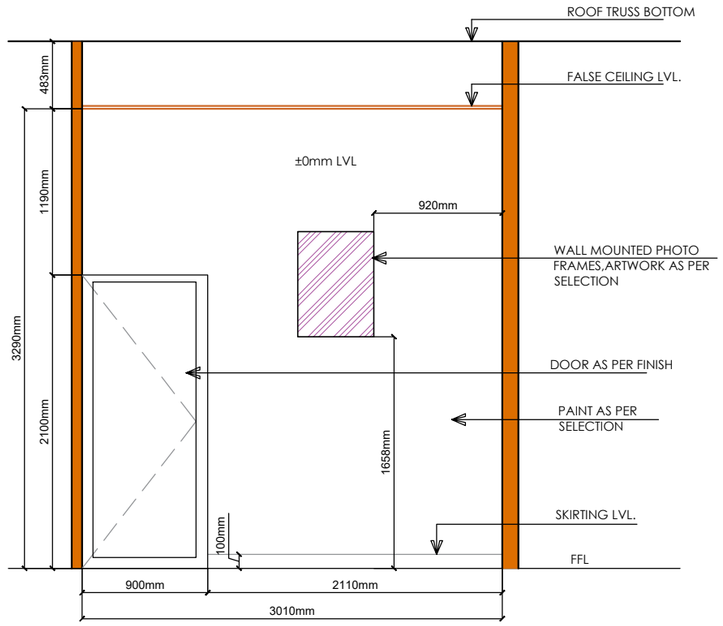

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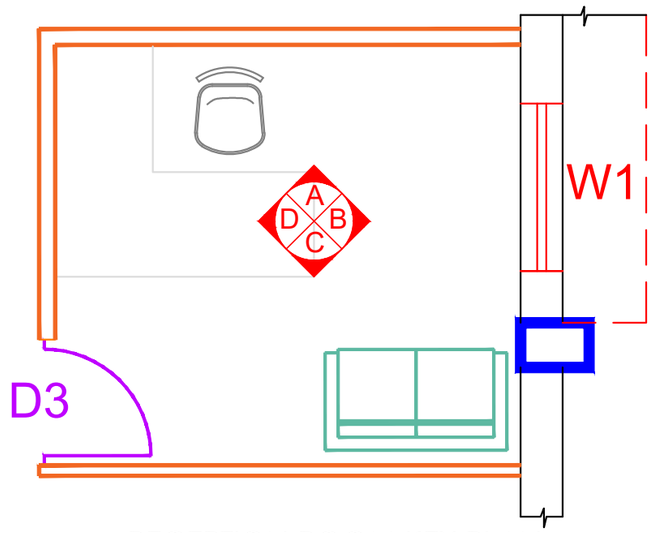

RECEPTION ROOM KEY PLAN

RECEPTION ROOM RENDER

GENERAL NOTES

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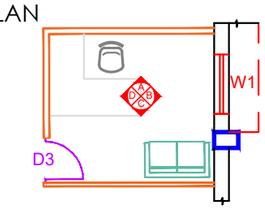
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

RECEPTION ROOM DETAIL

KEYPLAN



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CHECKED BY : ER. SAGAR SIR	N	REV NO.	

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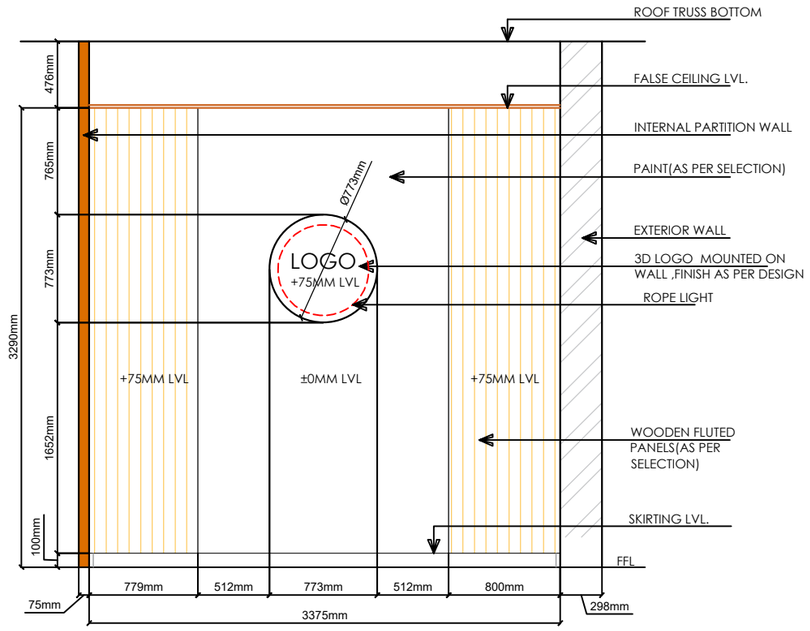

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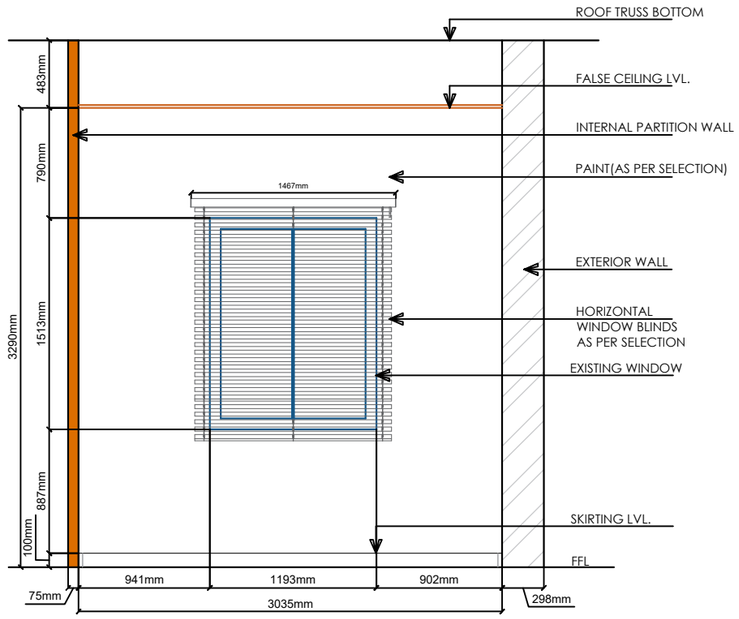

ELEVATION B

VISITOR'S KEY ROOM

FALSE CEILING LAYOUT
WITH DETAILING

GENERAL NOTES

- THIS DRAWING SHALL NOT BE MEASURED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
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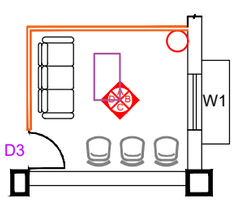
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

VISITOR'S ROOM DETAIL

KEYPLAN



DRAWN BY :	ORIENTATION	DATE :	DWG NO.
SRI VALLI	N	11-07-2026	
CHECKED BY : ER. SAGAR SIR		REV NO.	

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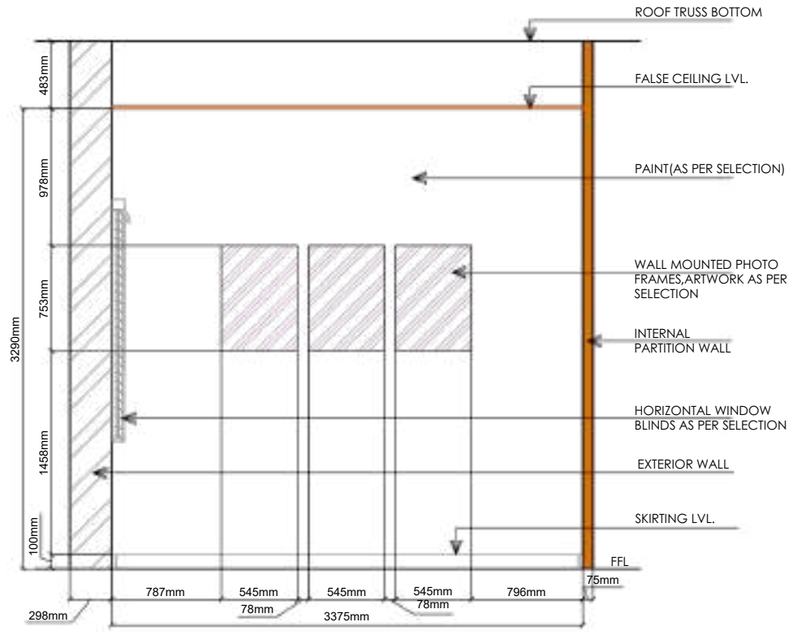

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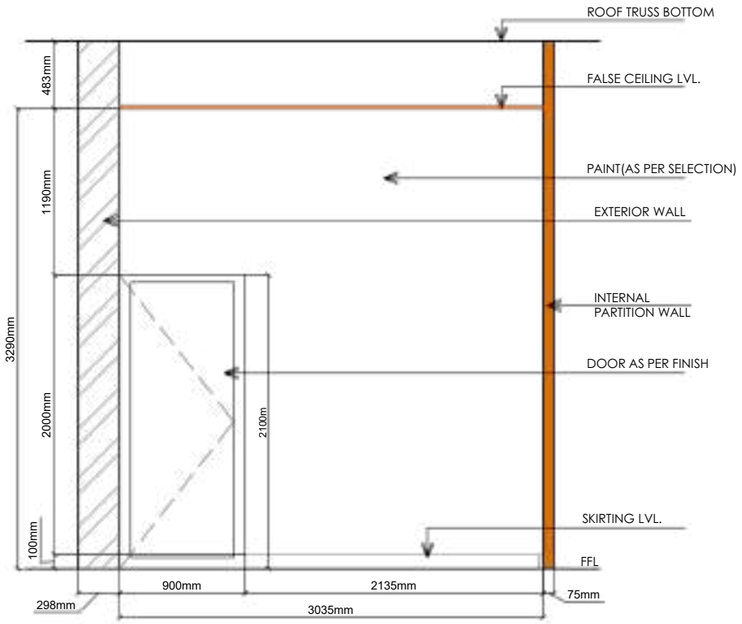

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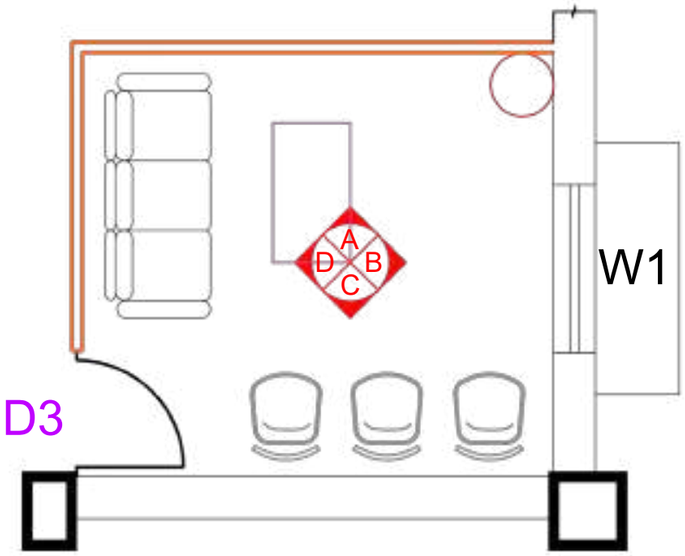

VISITOR'S KEY ROOM

VISITOR'S ROOM RENDER

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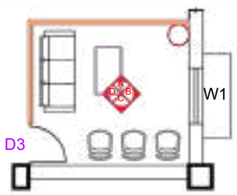
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

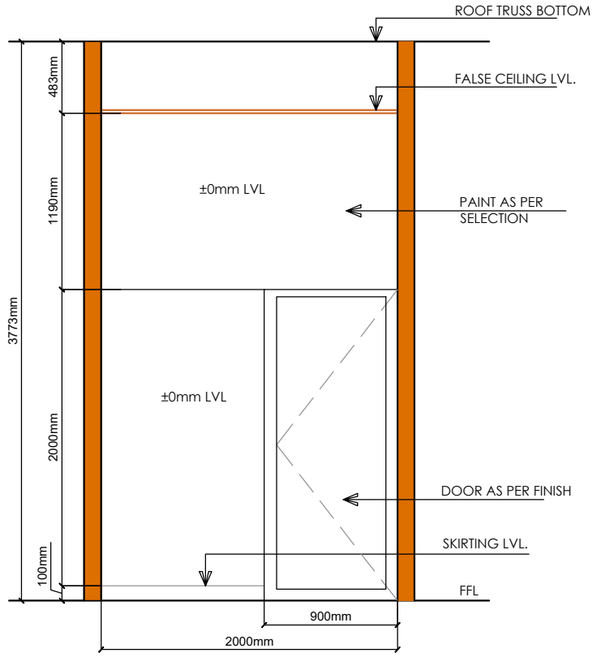
VISITOR'S ROOM DETAIL

KEYPLAN



DRAWN BY : SRI VALLI CHECKED BY : ER. SAGAR SIR	ORIENTATION N	DATE : 11-07-2026 REV NO.	DWG NO.

Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST



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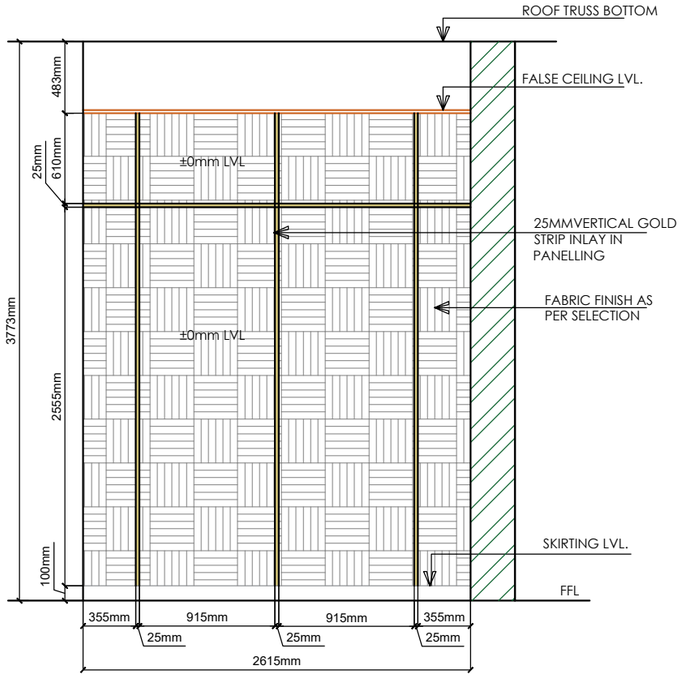

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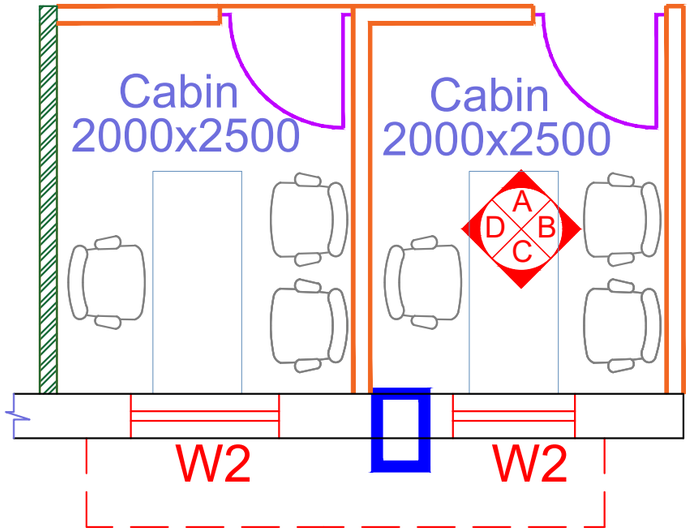
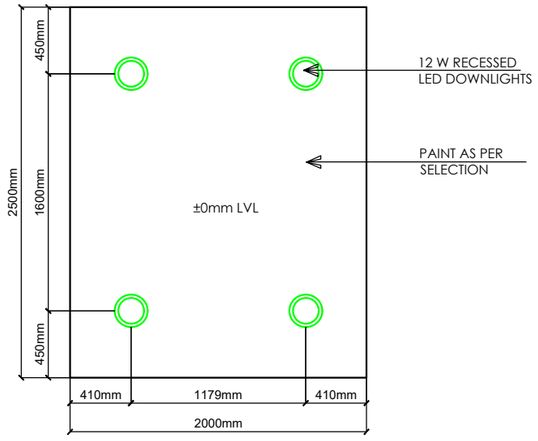


CABIN KEY PLAN



CEILING LAYOUT

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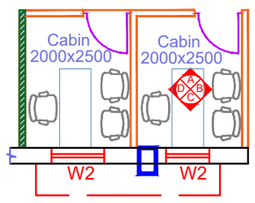
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

CABIN 1 ROOM DETAIL

KEYPLAN



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SRI VALLI	N	11-07-2026	
CHECKED BY : ER. SAGAR SIR		REV NO.	

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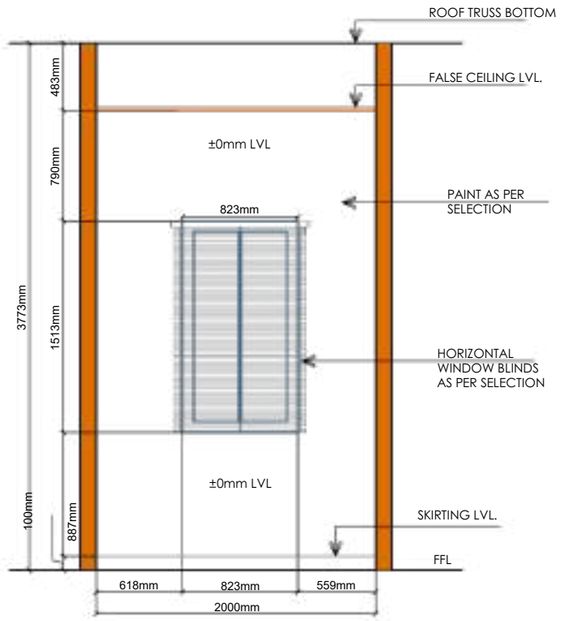
Date: 2026.08.04 17:31:01 IST



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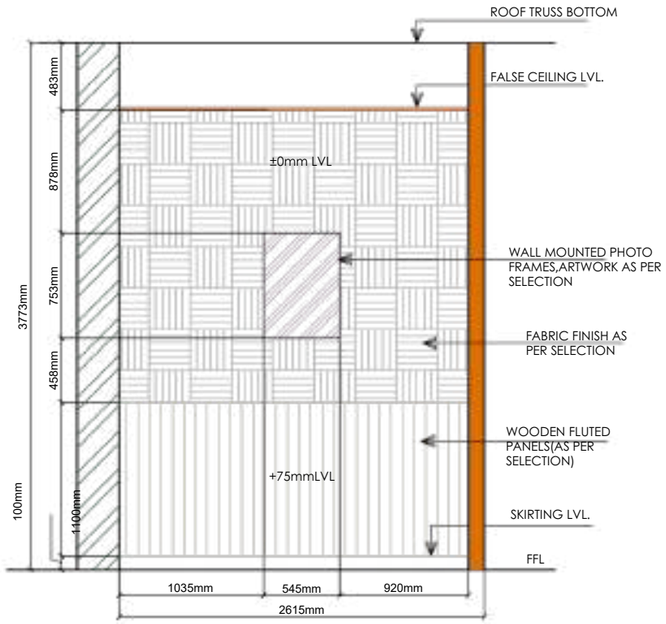
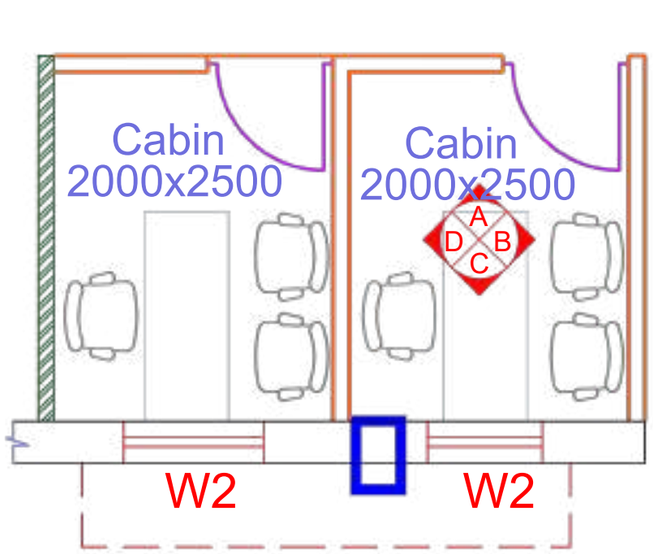
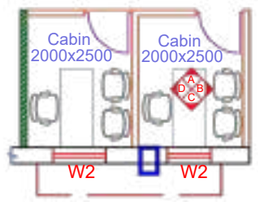


ELEVATION D



CABIN-1 KEY PLAN

CABIN -1 RENDER

GENERAL NOTES	PROJECT :	KEYPLAN	DRAWN BY :	ORIENTATION	DATE :	DWG NO.
THIS DRAWING SHALL NOT BE MEASURED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED. ALL DIMENSIONS SHALL BE CO-RELATED WITH STRUCTURAL AND SERVICE DRAWINGS AND ANY AMBIGUITY SHALL BE IMMEDIATELY BROUGHT TO THE NOTICE OF THE ARCHITECT BEFORE THE COMMENCEMENT OF WORK. THIS DRAWING SHALL SUPERCEDE ITS PREVIOUS REVISIONS. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS MENTIONED OTHERWISE	BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD TITLE : CABIN 1 ROOM DETAIL		SRI VALLI CHECKED BY : ER. SAGAR SIR	N	11-07-2026 REV NO.	

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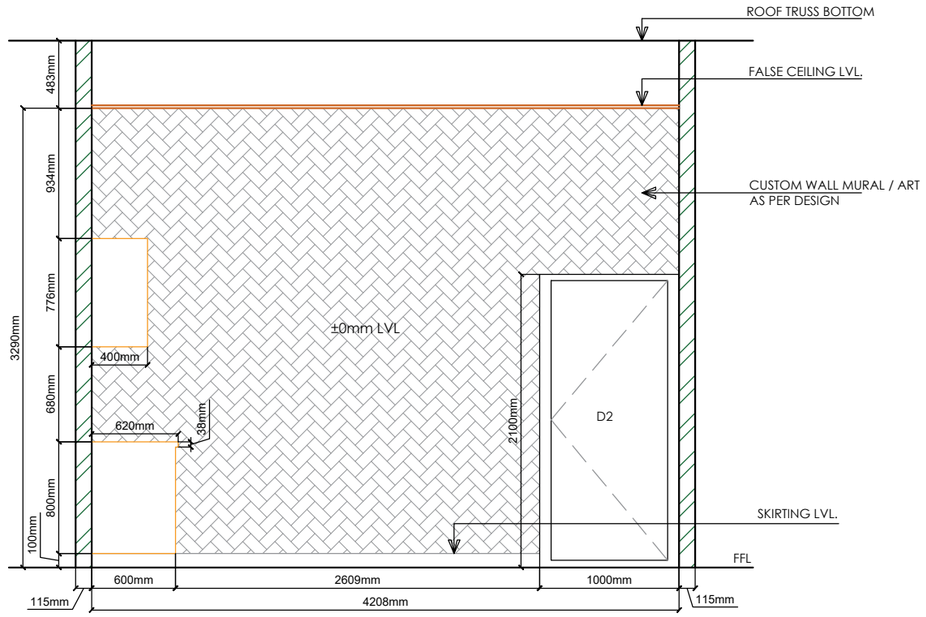

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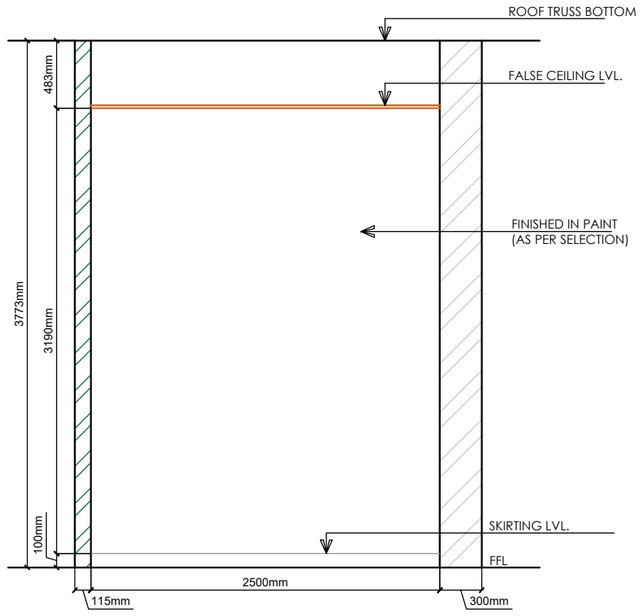

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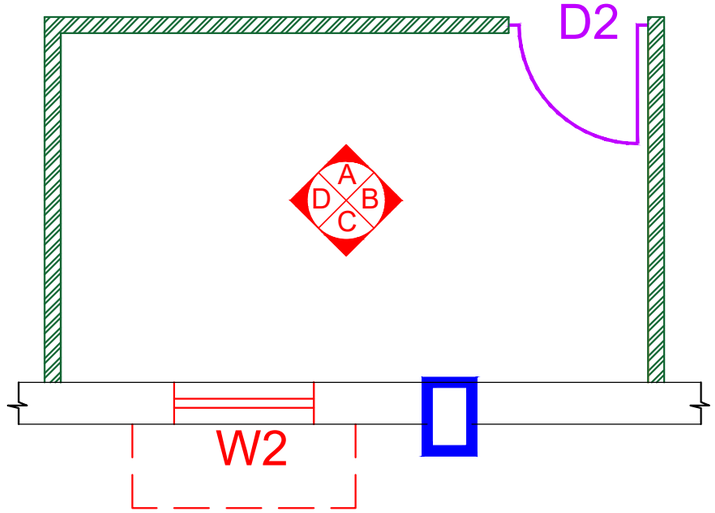
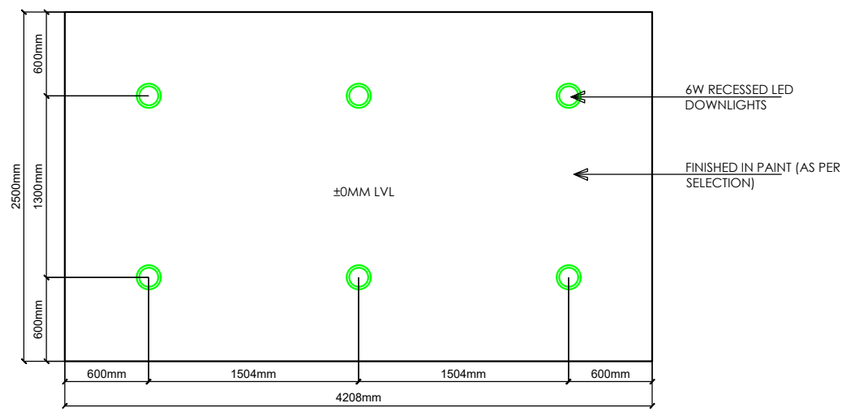


PANTRY KEY PLAN



FALSE CEILING LAYOUT

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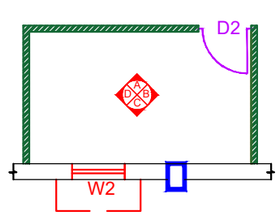
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

PANTRY ROOM DETAIL

KEYPLAN



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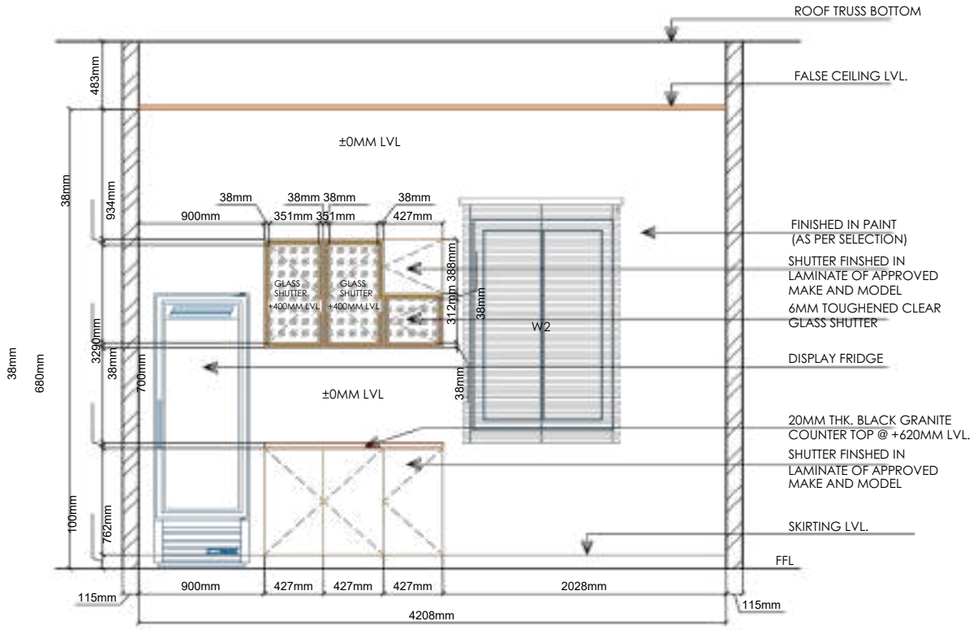
SRI VALLI	N	11-07-2026	
CHECKED BY : ER. SAGAR SIR		REV NO.	

Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST



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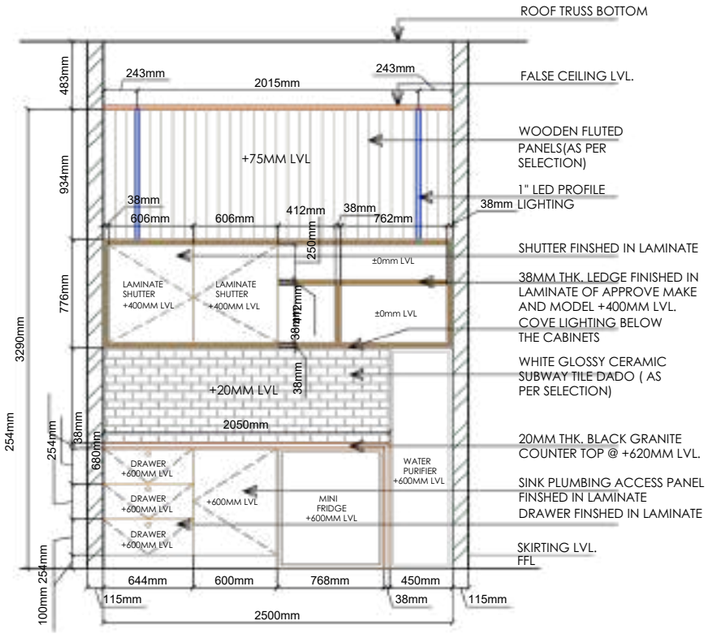
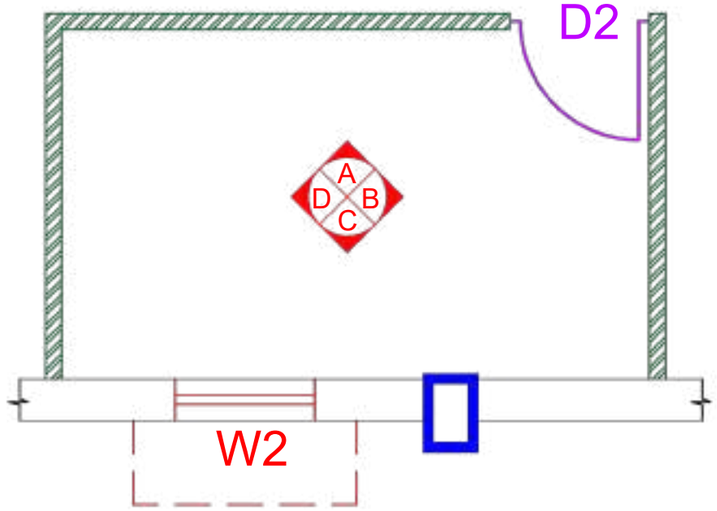


ELEVATION D



PANTRY KEY PLAN

PANTRY RENDER

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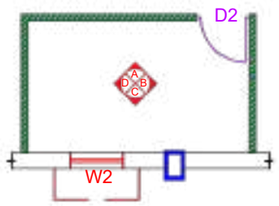
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

PANTRY ROOM DETAIL

KEYPLAN



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CHECKED BY : ER. SAGAR SIR	N	REV NO.	

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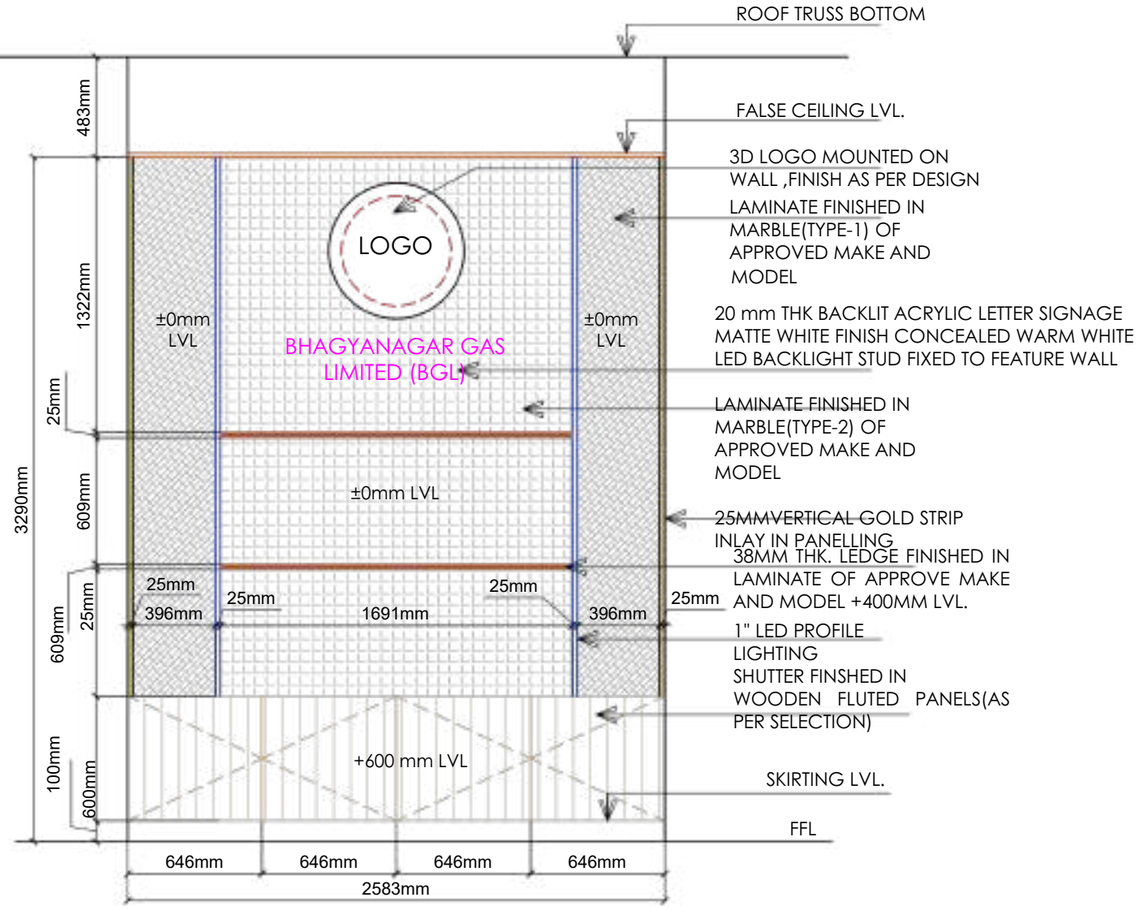

ELEVATION A

RENDER

DISPLAY SHELVING PLAN

GENERAL NOTES

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PROJECT :
BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :
DISPLAY SHELF DETAIL

KEYPLAN

DRAWN BY :	ORIENTATION	DATE :	DWG NO.
SRI VALLI	N	11-07-2026	
CHECKED BY : ER. SAGAR SIR		REV NO.	

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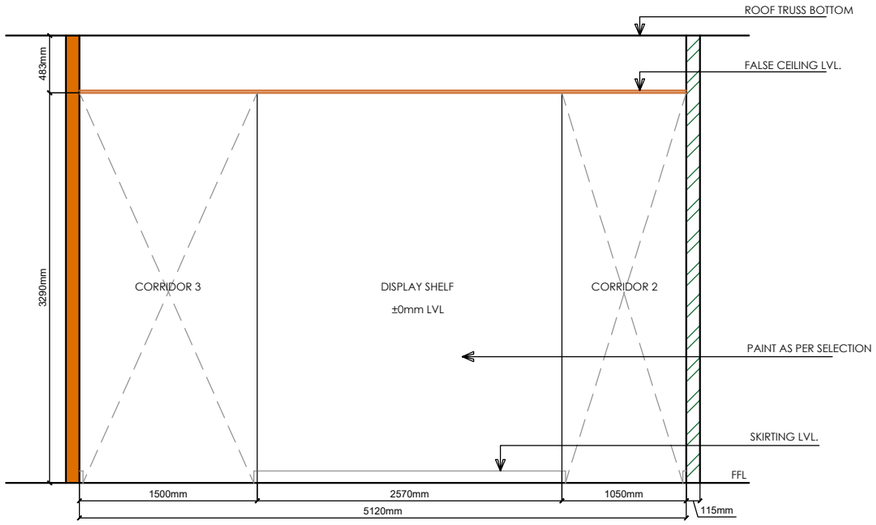

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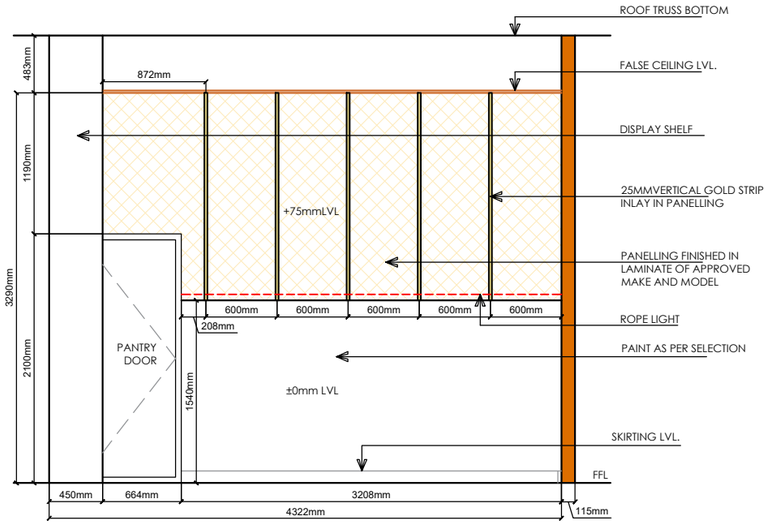
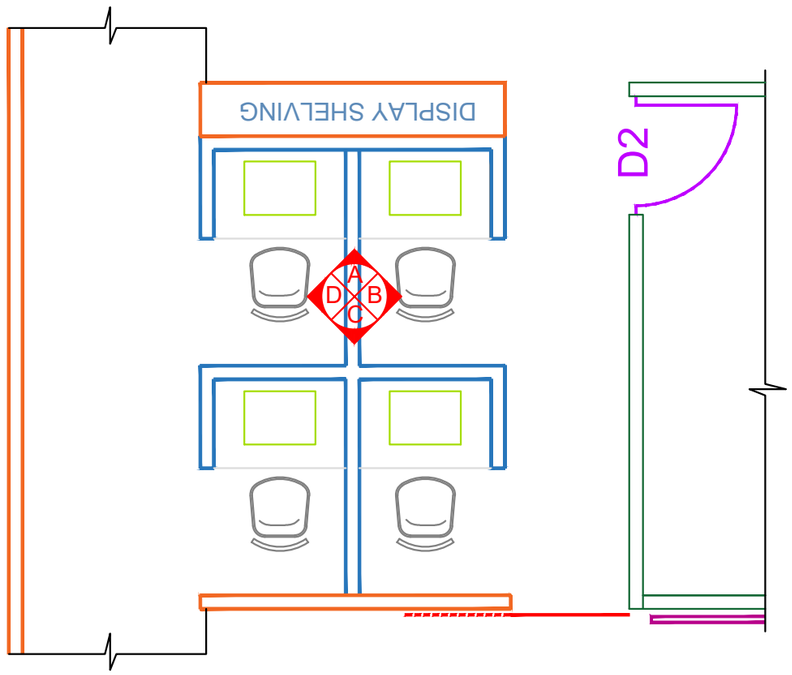
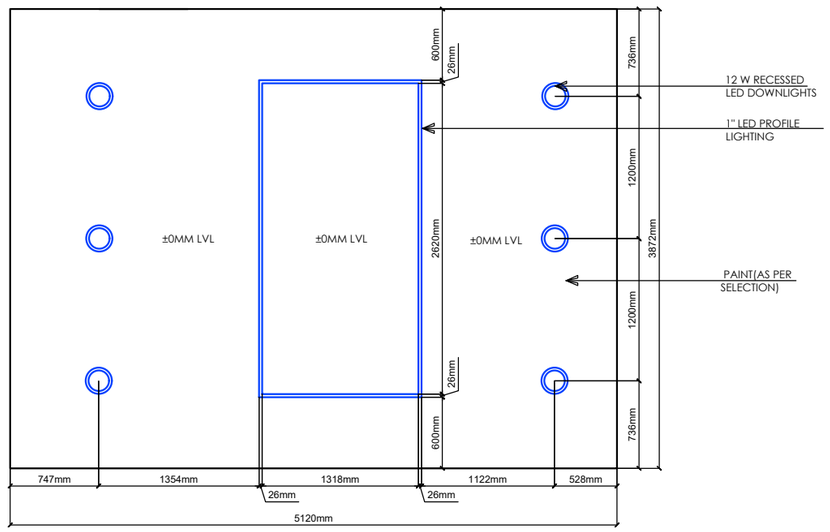


ELEVATION B



OPEN WORKSPACE KEY PLAN



FALSE CEILING LAYOUT

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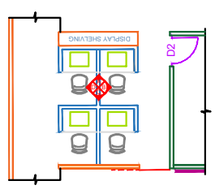
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

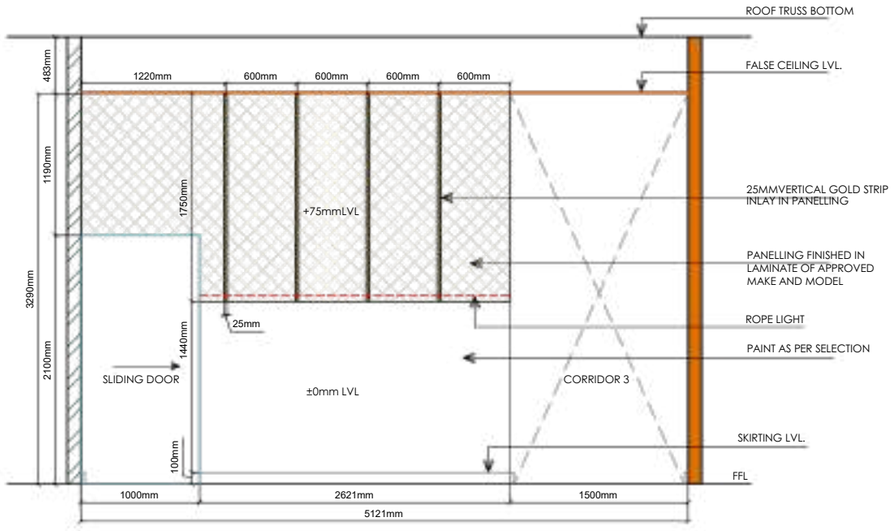
OPEN WORKSPACE DETAIL

KEYPLAN



DRAWN BY :	ORIENTATION	DATE :	DWG NO.
SRI VALLI	N	11-07-2026	
CHECKED BY : ER. SAGAR SIR		REV NO.	

Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST



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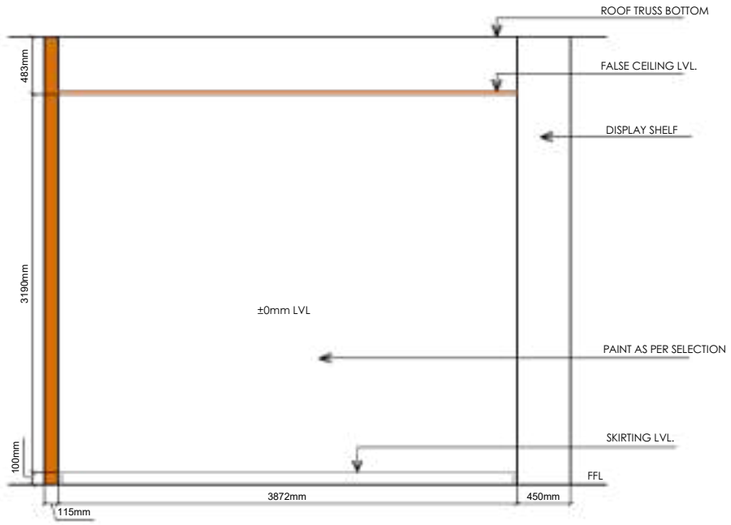
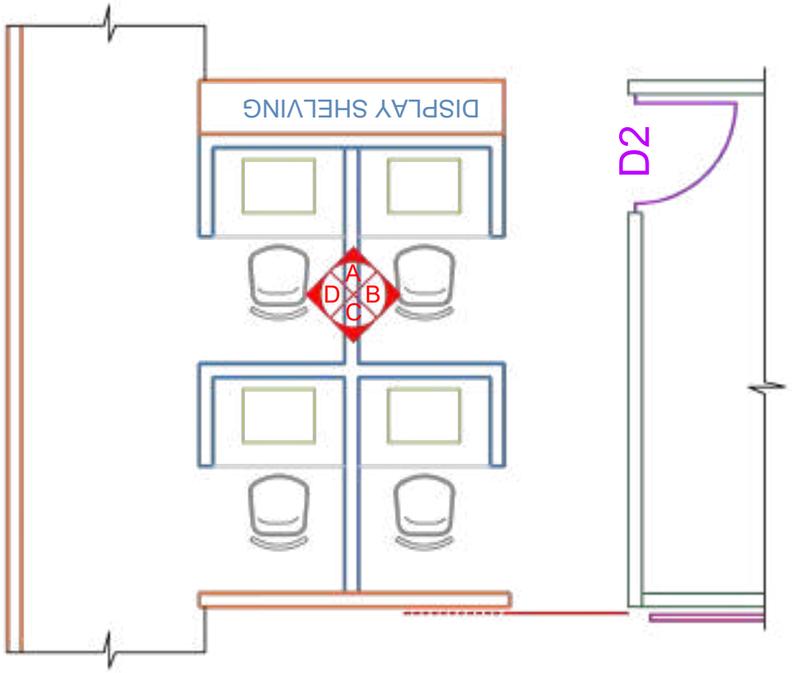


ELEVATION D



OPEN WORKSPACE KEY PLAN

OPEN WORKSPACE RENDER

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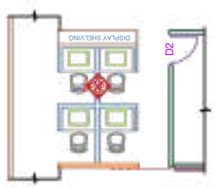
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

OPEN WORKSPACE DETAIL

KEYPLAN



DRAWN BY : SRI VALLI	ORIENTATION	DATE : 11-07-2026	DWG NO.
CHECKED BY : ER. SAGAR SIR	N	REV NO.	

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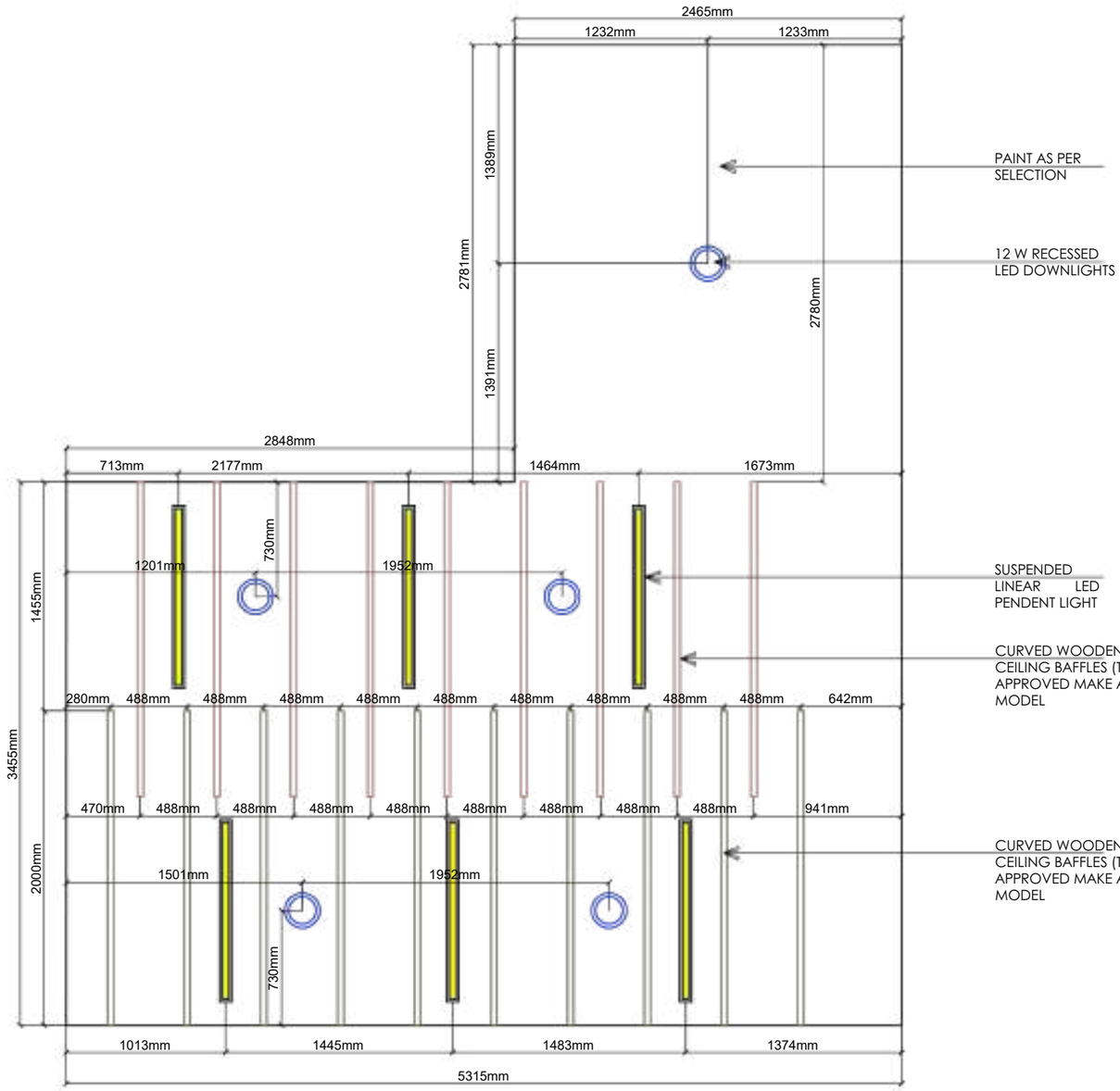
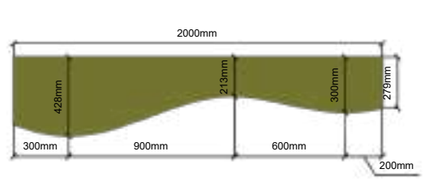
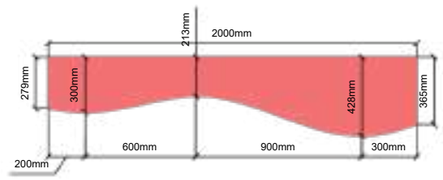


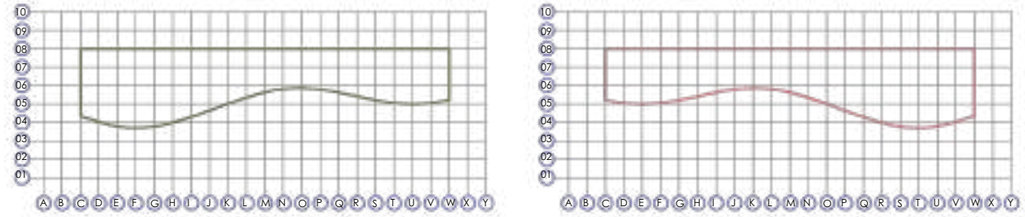
FALSE CEILING PLAN





WOODEN PANEL ELEVATION

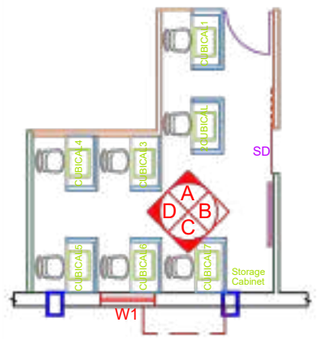
WOODEN PANEL PLAN



100mm X 100mm GRID

RENDERS

KEY PLAN



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PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

WORKSTATION DETAIL

KEYPLAN

DRAWN BY :	ORIENTATION	DATE :	DWG NO.
SRI VALLI	N	11-07-2026	
CHECKED BY : ER. SAGAR SIR		REV NO.	

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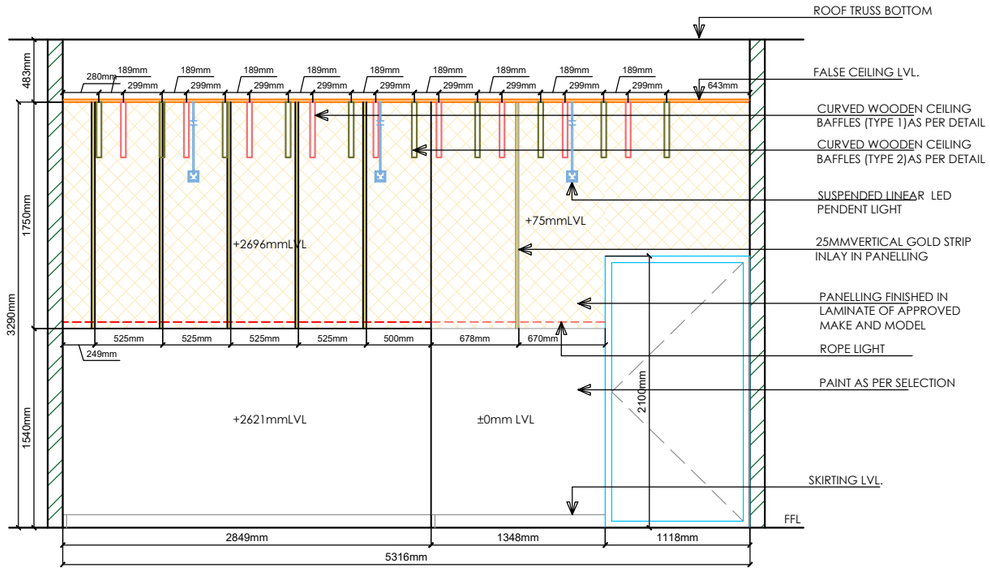
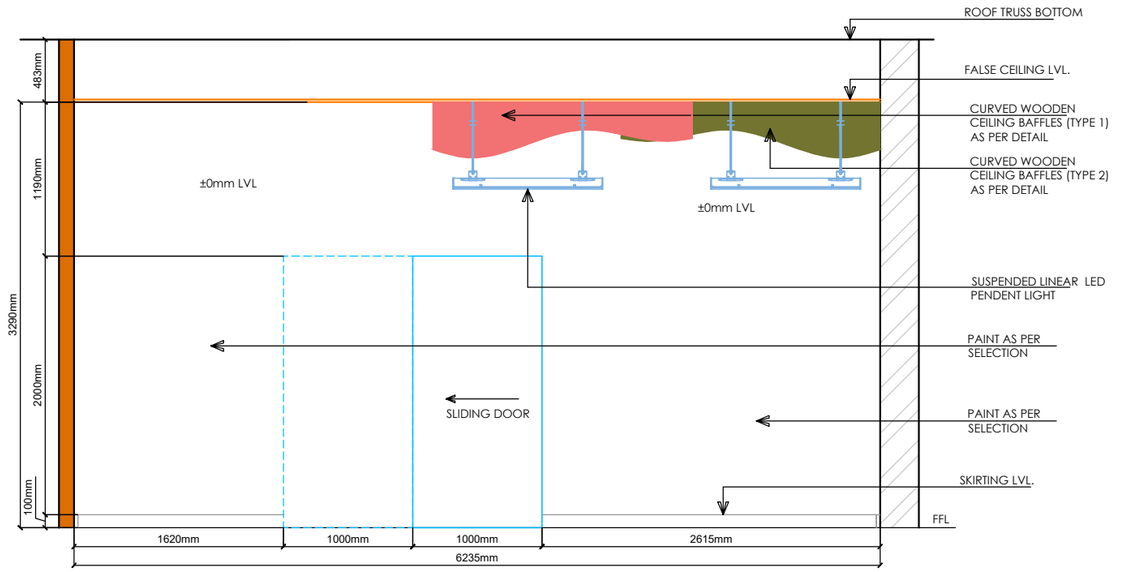
Date: 2026.08.04 17:31:01 IST



ELEVATION A



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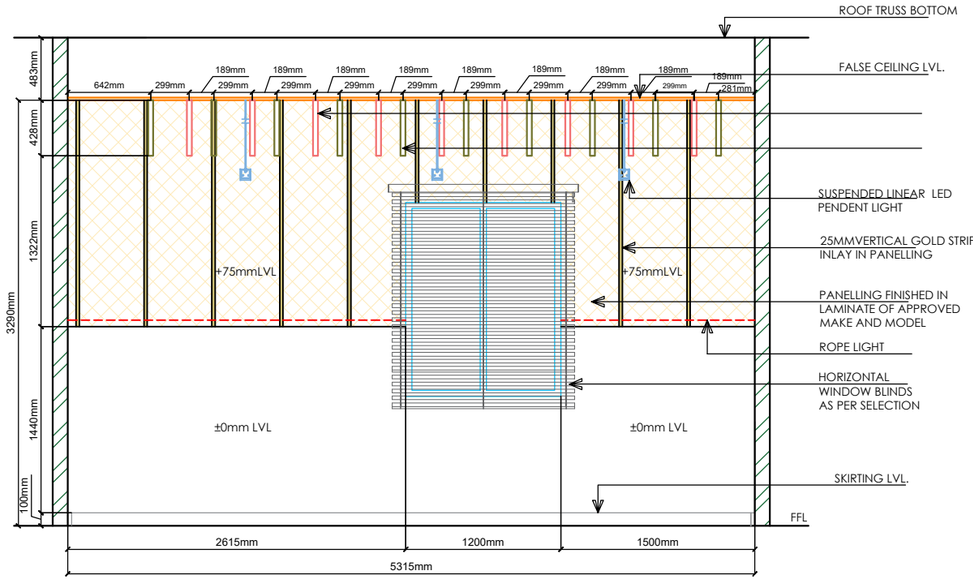

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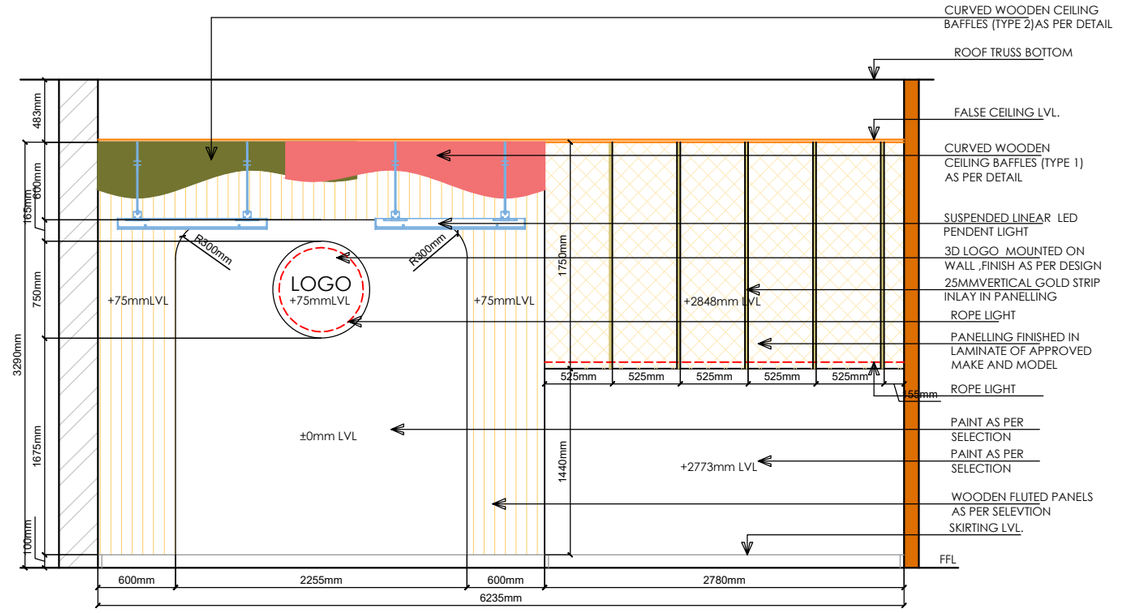

ELEVATION D

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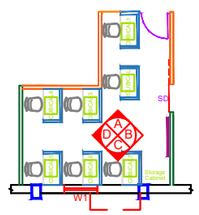
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

WORKSTATION DETAIL

KEYPLAN



DRAWN BY : SRI VALLI CHECKED BY : ER. SAGAR SIR	ORIENTATION N	DATE : 11-07-2026 REV NO.	DWG NO.

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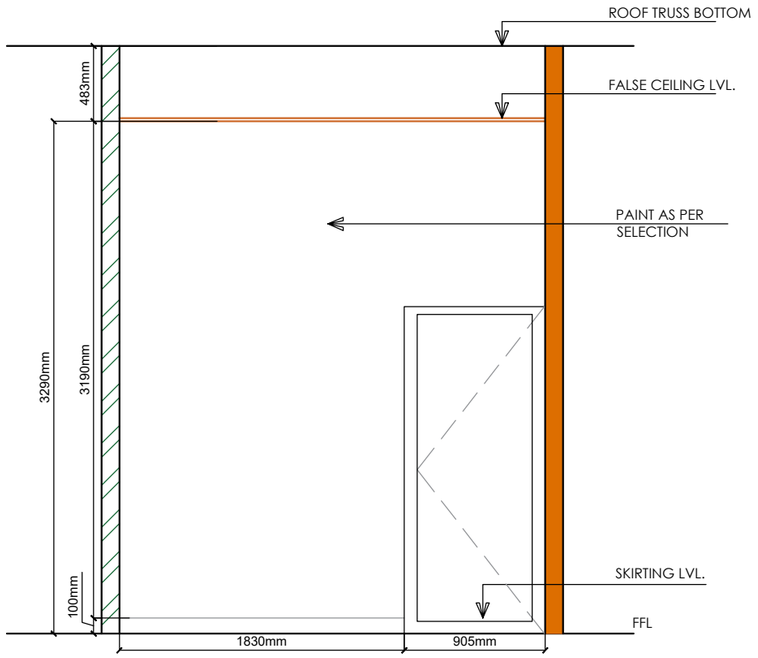
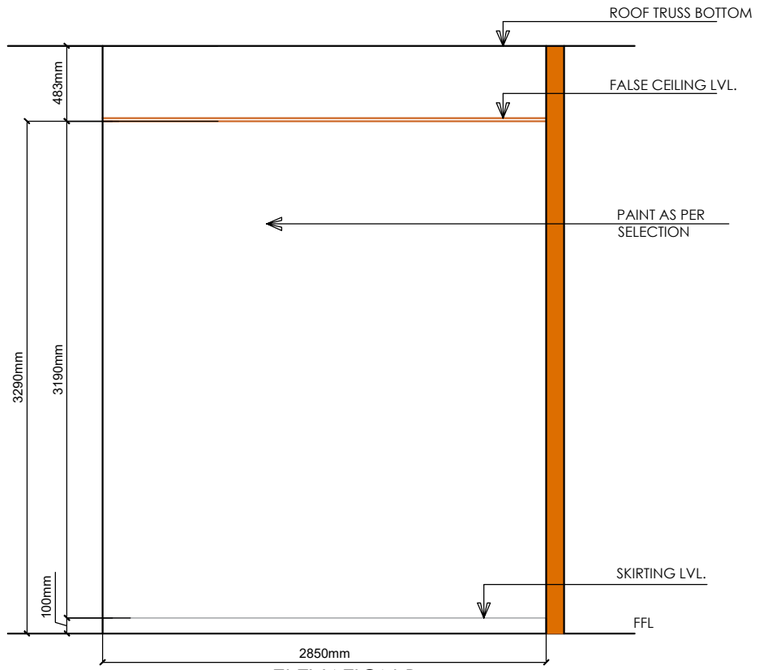


ELEVATION A



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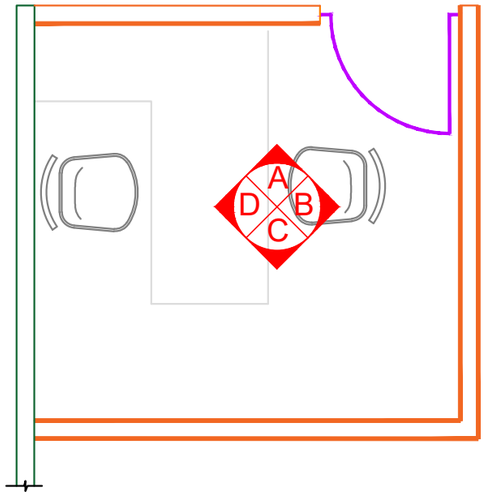
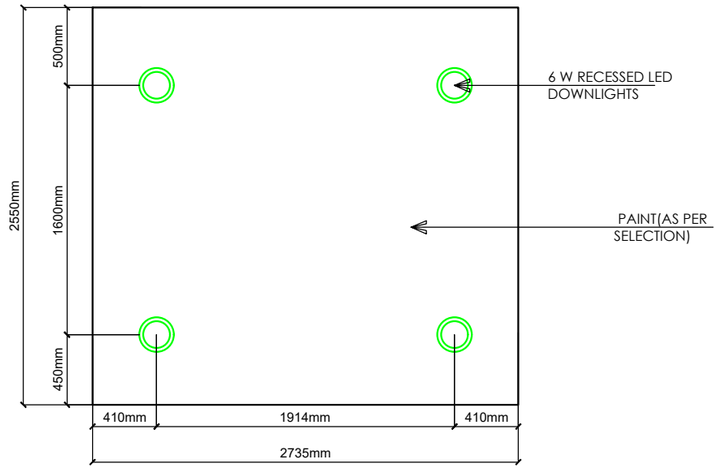


CABIN-2 KEY PLAN



CEILING LAYOUT

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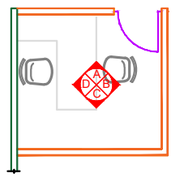
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

CABIN 2 - DETAIL

KEYPLAN



DRAWN BY :	ORIENTATION	DATE :	DWG NO.
SRI VALLI		11-07-2026	
CHECKED BY : ER. SAGAR SIR	N	REV NO.	

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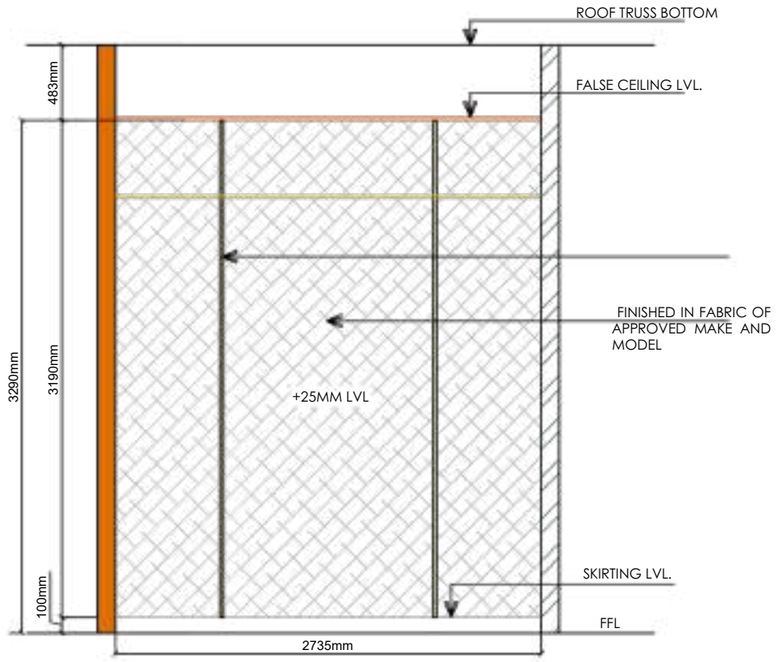

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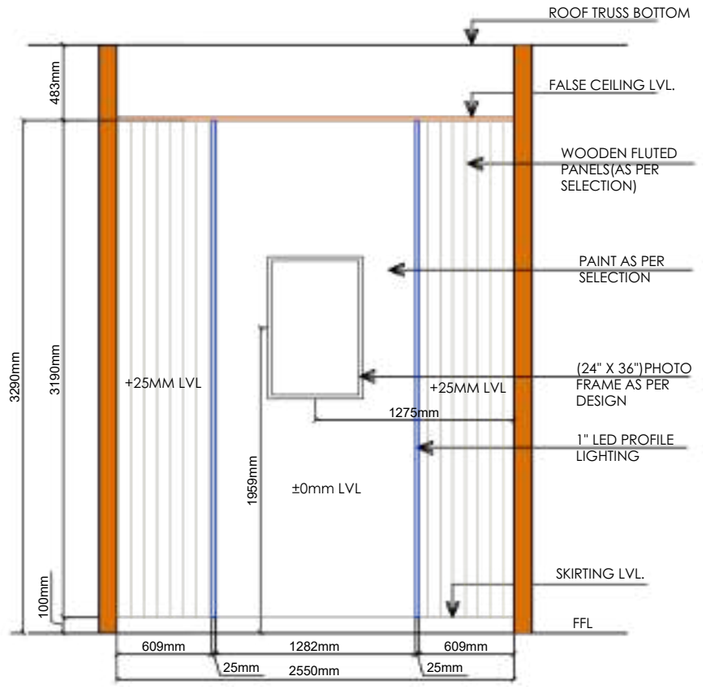
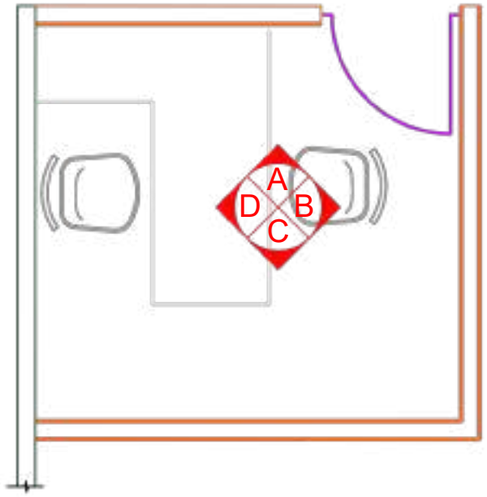


ELEVATION D



CABIN-2 KEY PLAN

CABIN-2 RENDER

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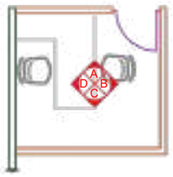
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

CABIN 2 - DETAIL

KEYPLAN



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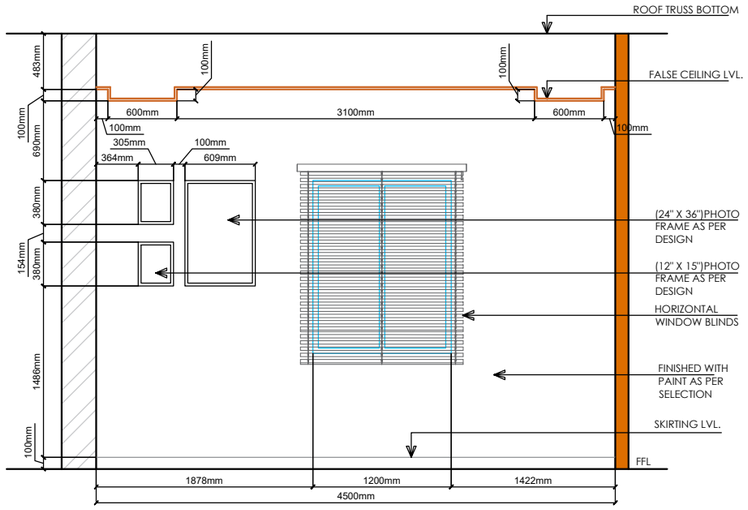

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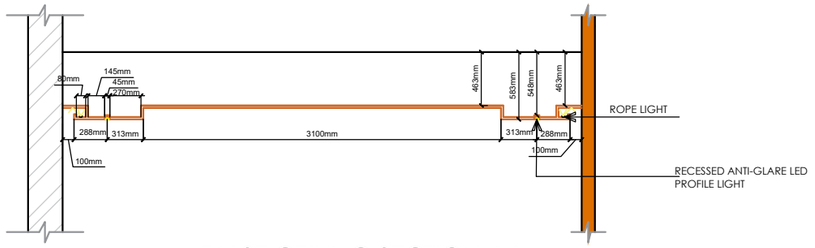
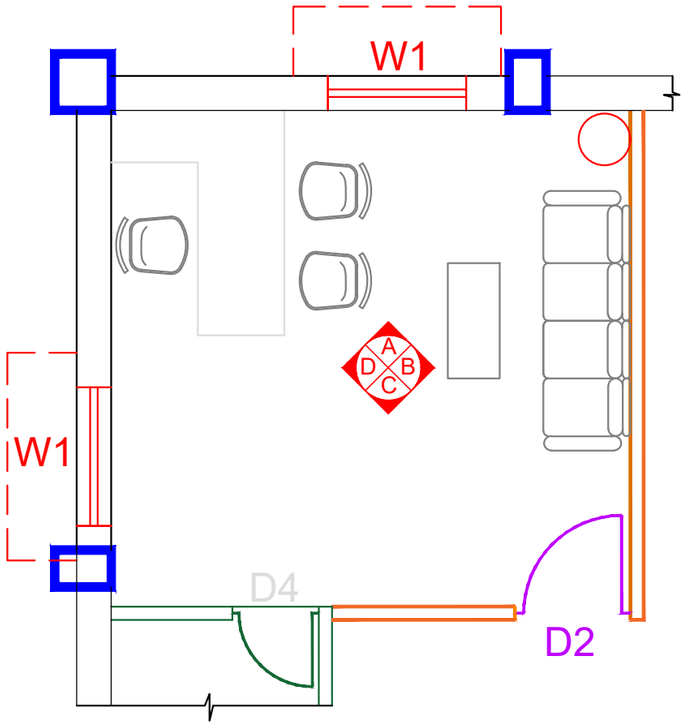
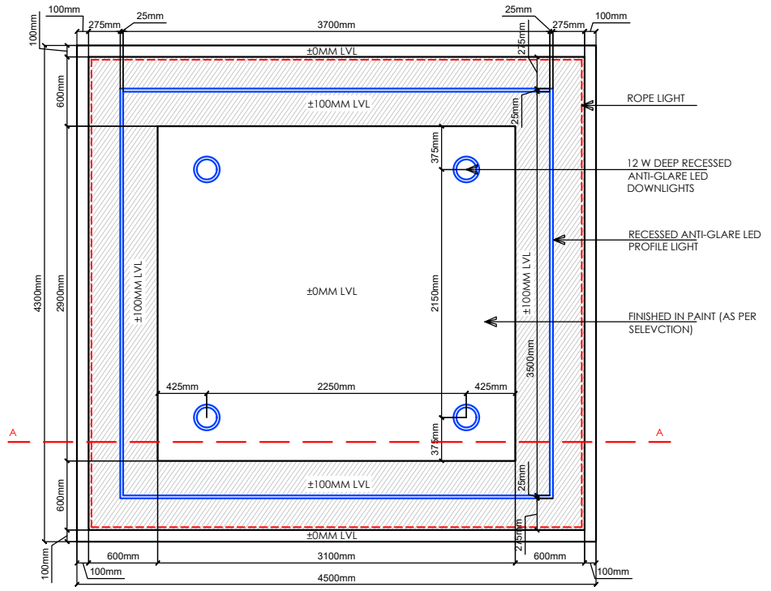


FALSE CEILING SECTION AA



MD CABIN KEY PLAN



MD CABIN CEILING DETAIL

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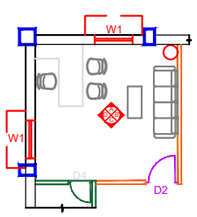
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

MD CABIN DETAIL

KEYPLAN



DRAWN BY : SRI VALLI	ORIENTATION	DATE : 11-07-2026	DWG NO.
CHECKED BY : ER. SAGAR SIR	N	REV NO.	

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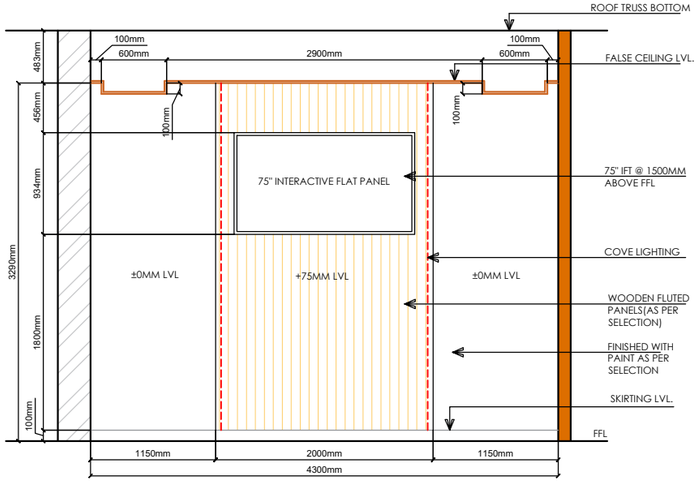
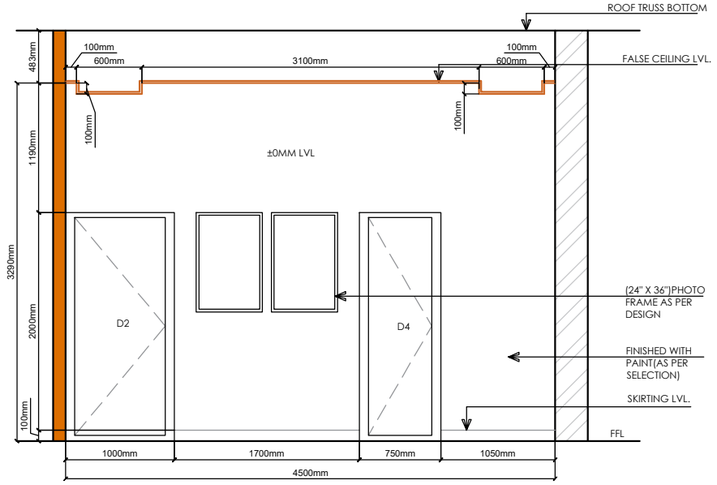
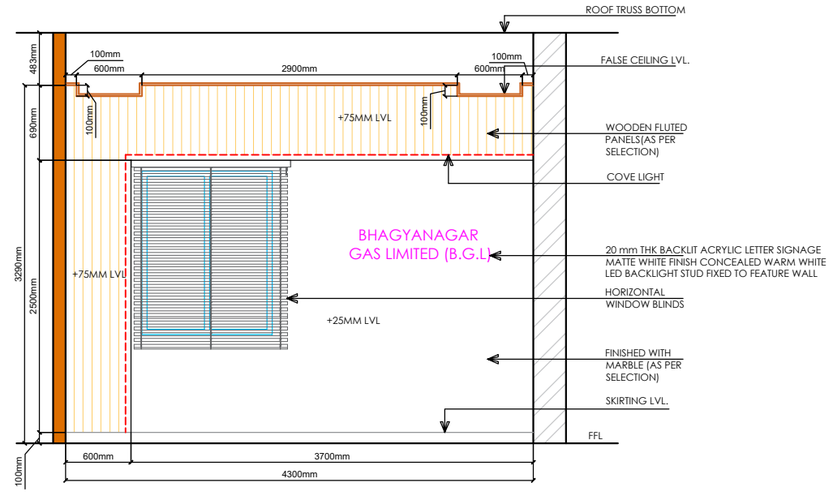


ELEVATION B



ELEVATION C

MD CABIN RENDERS



ELEVATION D

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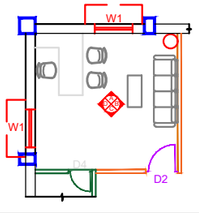
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

MD CABIN DETAIL

KEYPLAN



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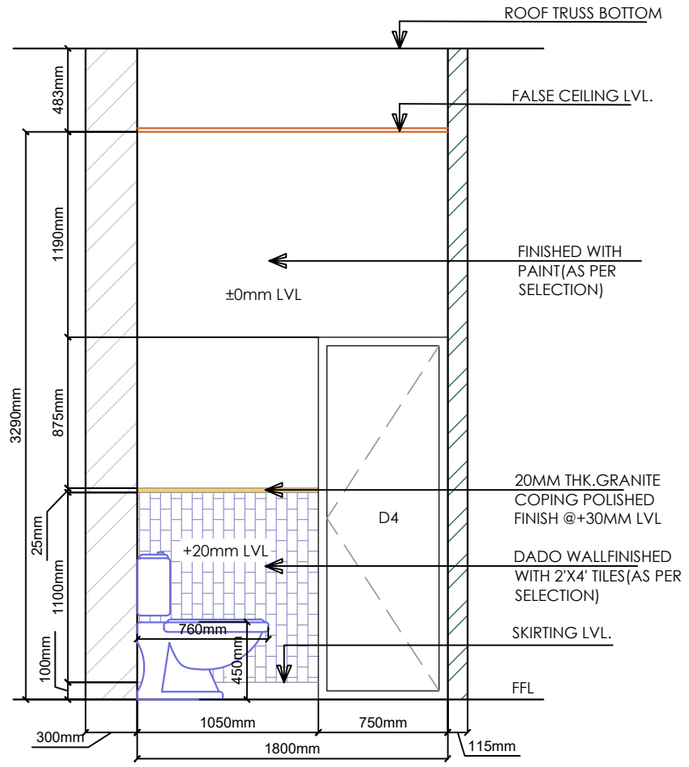
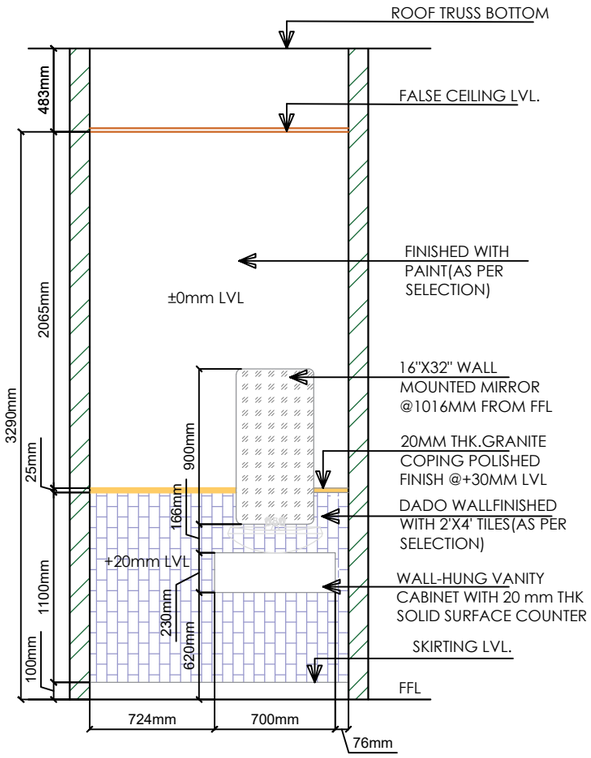


ELEVATION A



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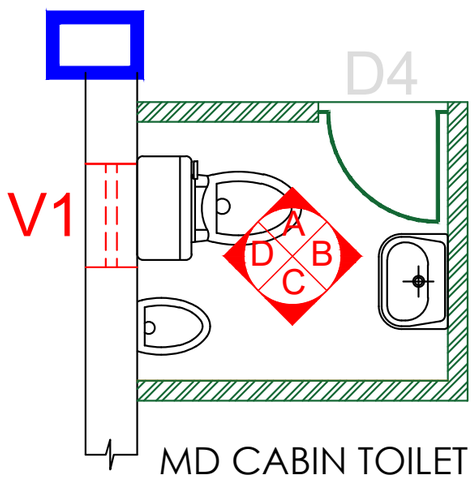
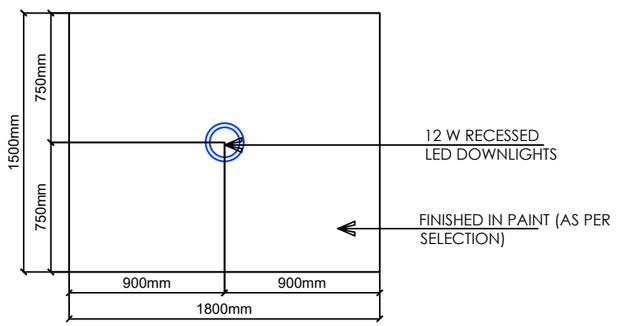


MD CABIN TOILET - KEYPLAN



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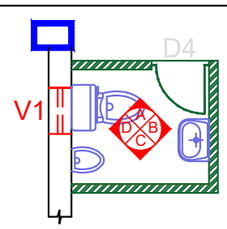
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

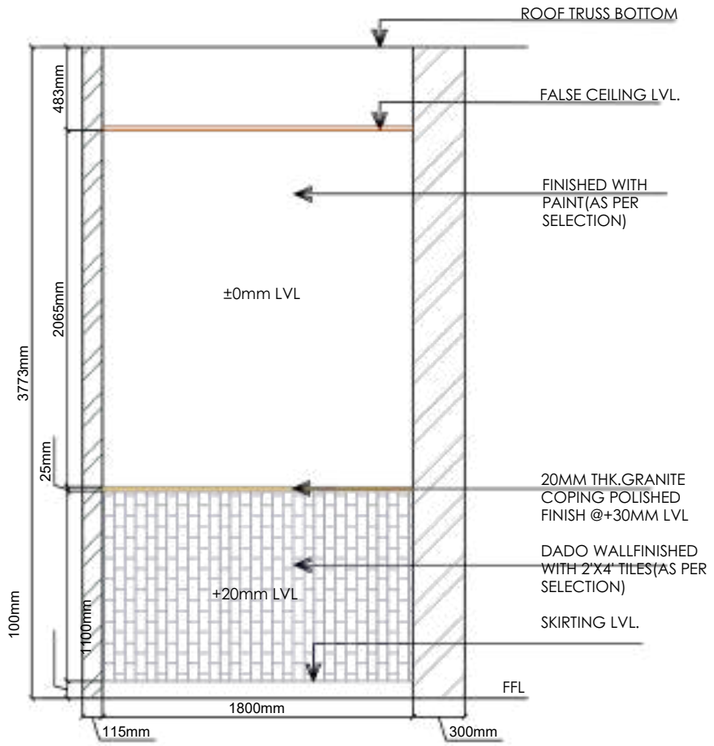
MD CABIN TOILET DETAIL

KEYPLAN



DRAWN BY :	ORIENTATION	DATE :	DWG NO.
SRI VALLI	N	11-07-2026	
CHECKED BY : ER. SAGAR SIR		REV NO.	

Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST



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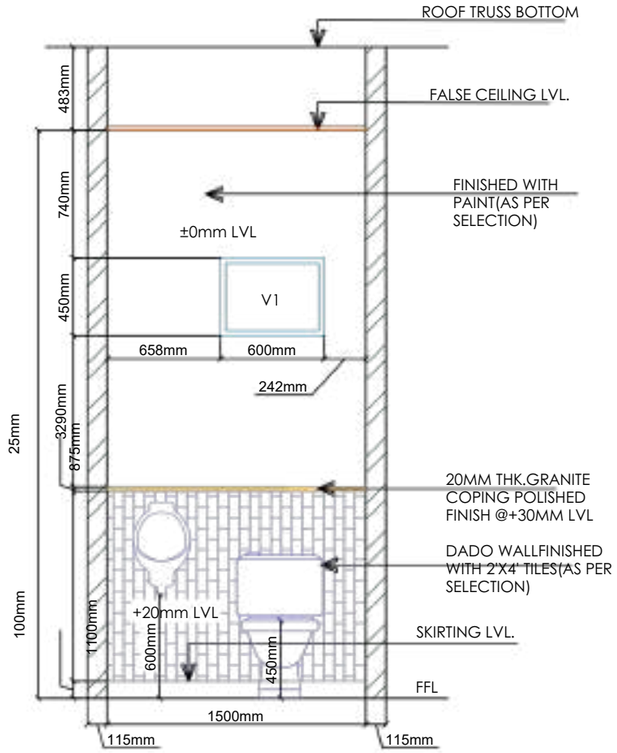

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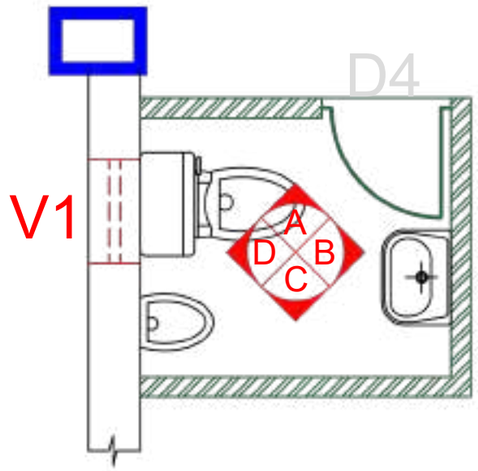

MD CABIN TOILET - KEYPLAN

MD CABIN TOILET RENDER

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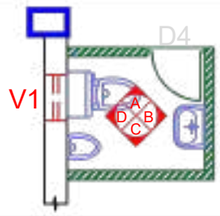
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

MD CABIN TOILET DETAIL

KEYPLAN



DRAWN BY : SRI VALLI

CHECKED BY : ER. SAGAR SIR

ORIENTATION

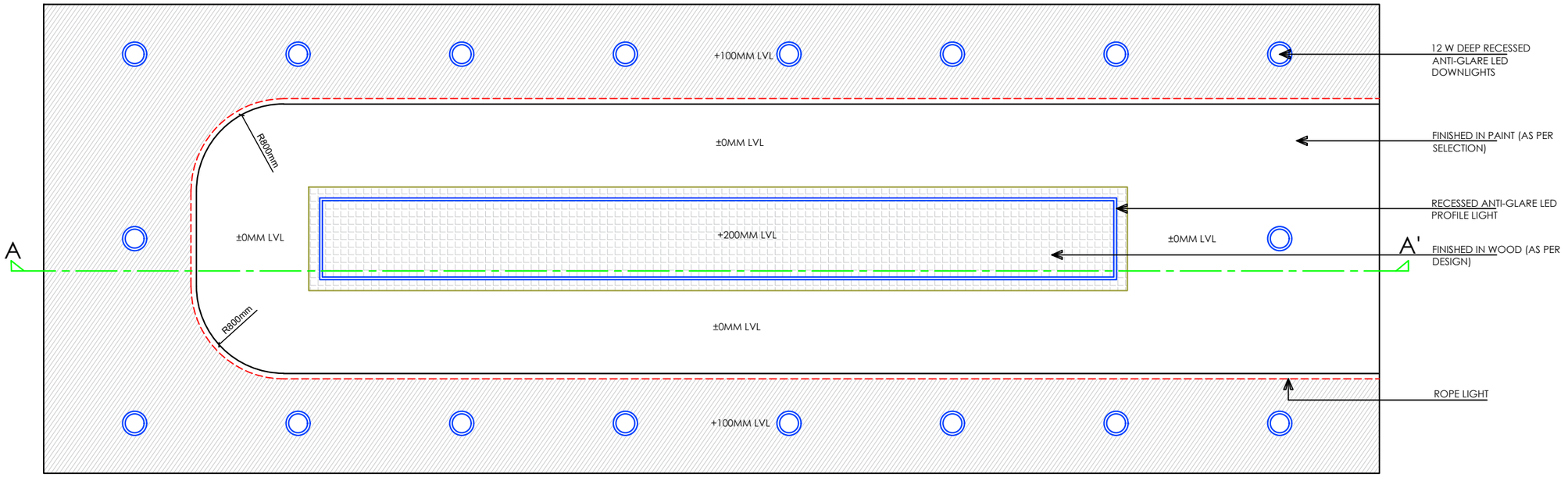
N

DATE : 11-07-2026

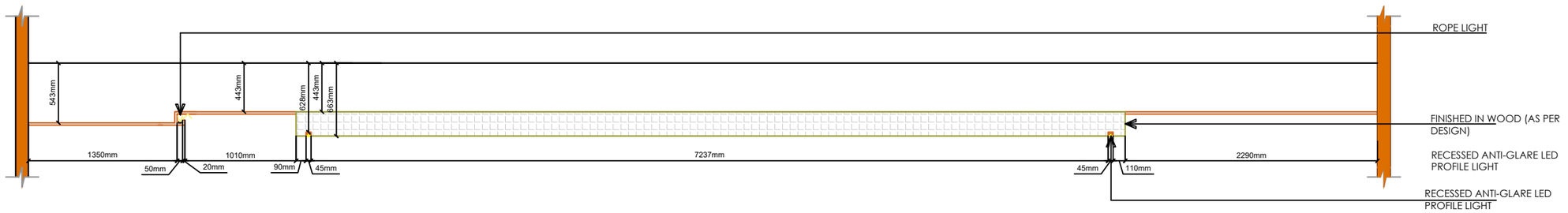
REV NO.

DWG NO.

Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST



FALSE CEILING LAYOUT



SECTION AA'

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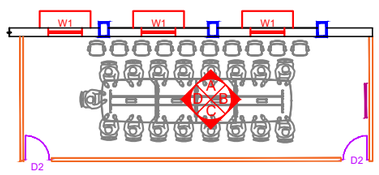
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

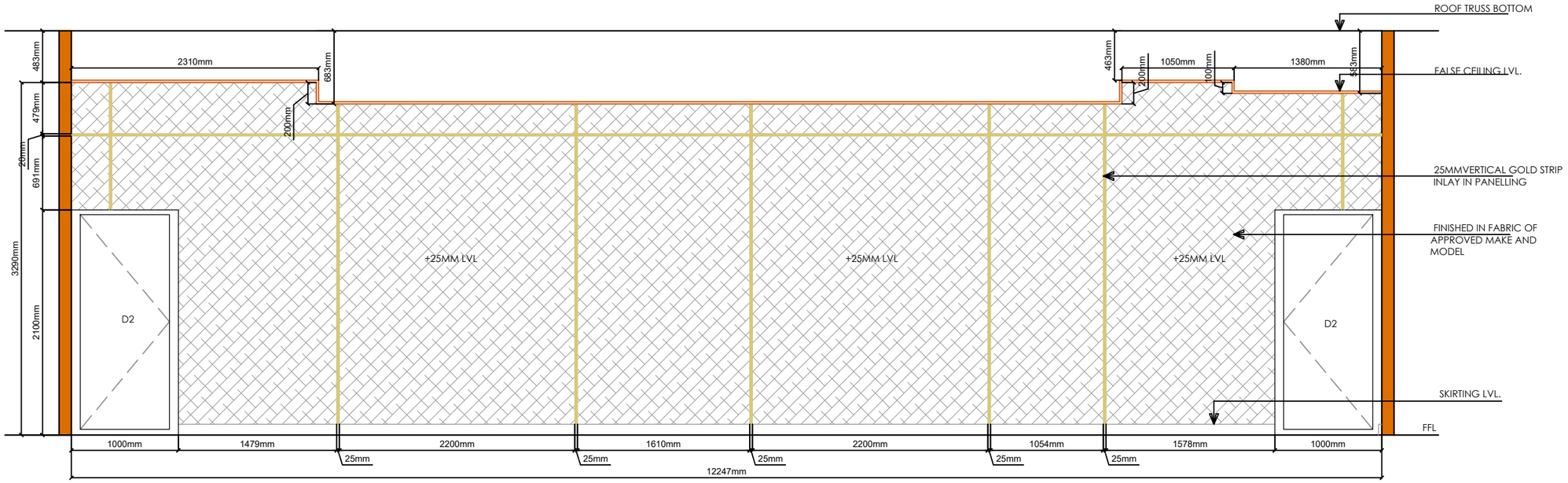
TITLE :

CONFERENCE ROOM DETAIL



DRAWN BY : SRI VALLI	ORIENTATION	DATE : 11-07-2026	DWG NO.
CHECKED BY : ER. SAGAR SIR	N	REV NO.	

Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST



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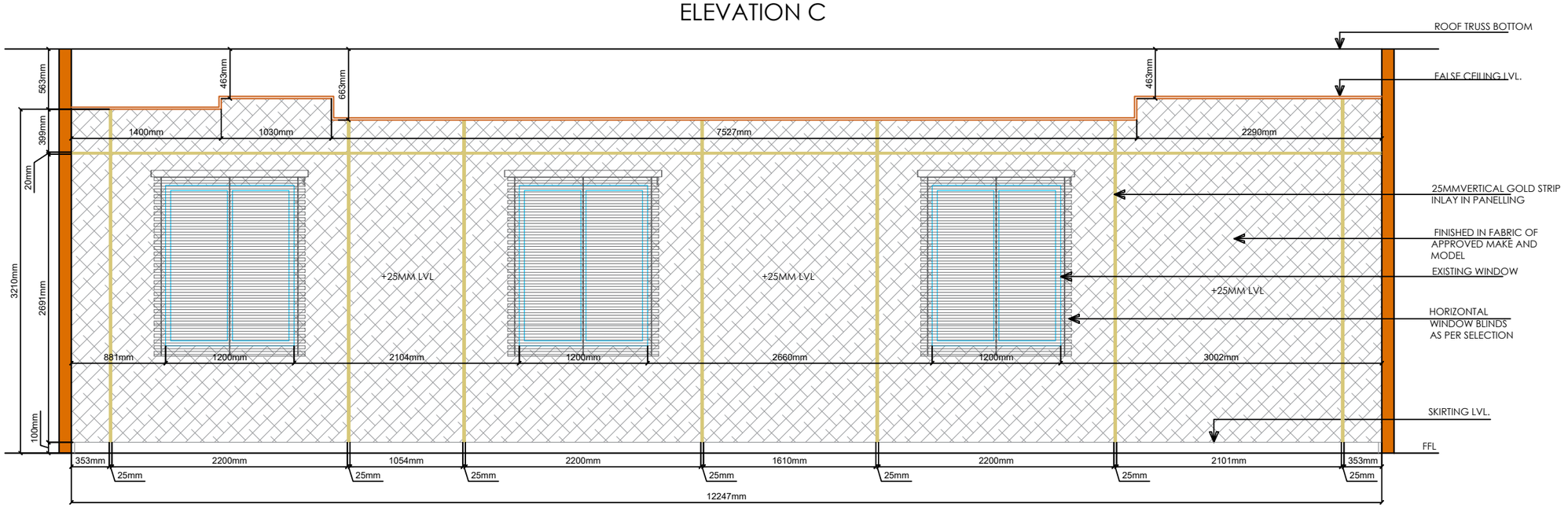

ELEVATION A

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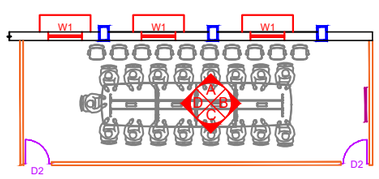
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

CONFERENCE ROOM DETAIL

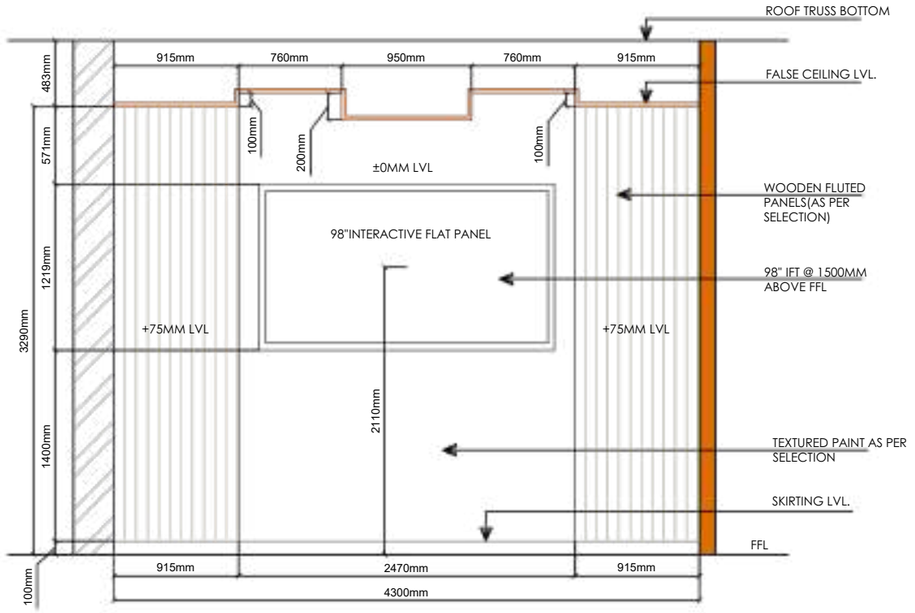


DRAWN BY :	ORIENTATION	DATE :	DWG NO.
SRI VALLI		11-07-2026	
CHECKED BY : ER. SAGAR SIR	N	REV NO.	

Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST

CONFERENCE ROOM RENDER

CONFERENCE ROOM RENDER



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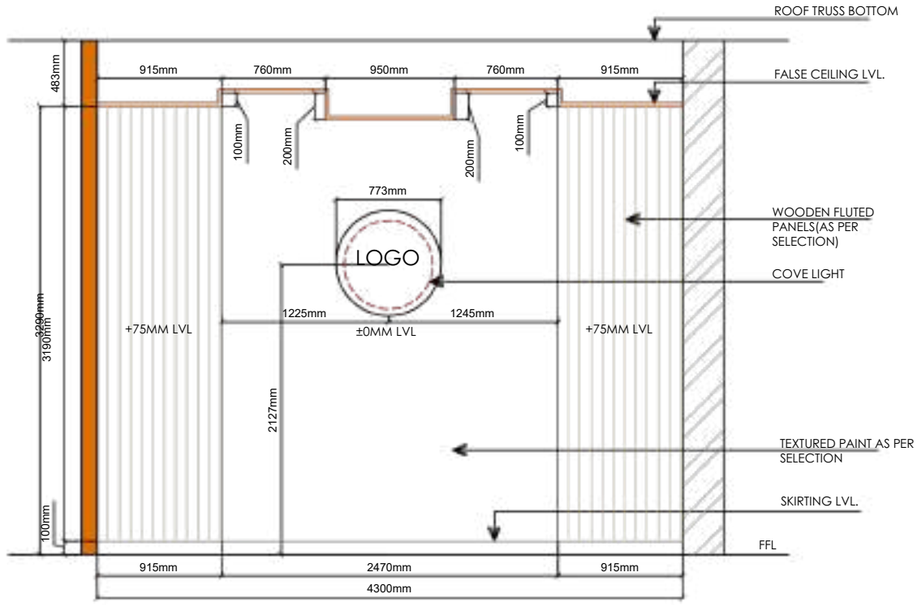

ELEVATION D

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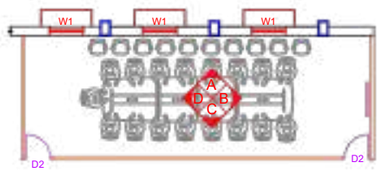
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

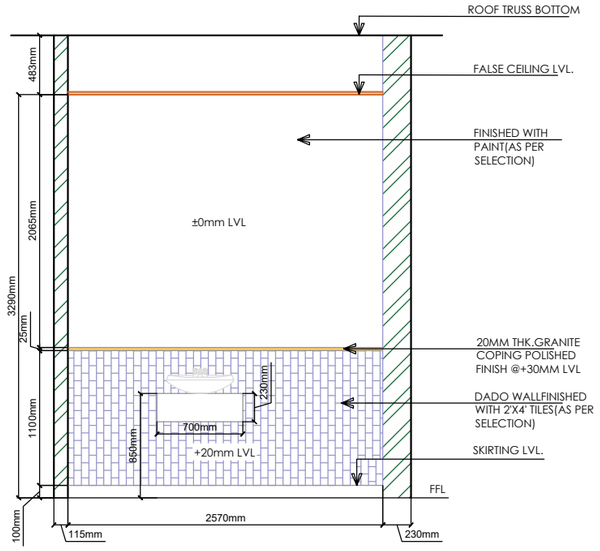
TITLE :

CONFERENCE ROOM DETAIL

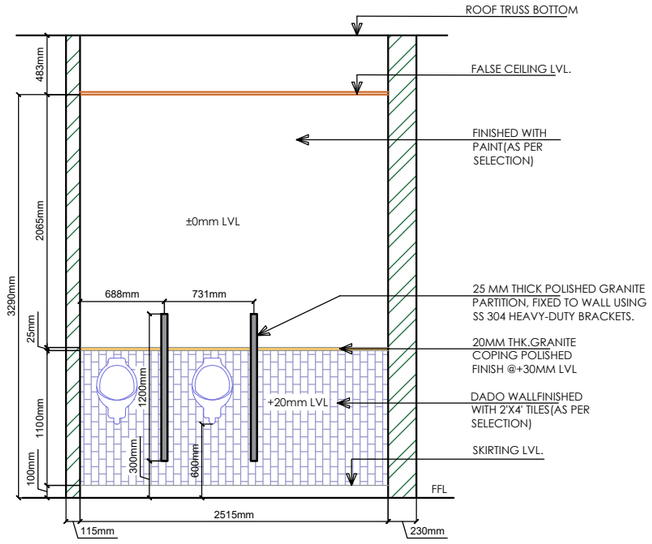


DRAWN BY : SRI VALLI	ORIENTATION	DATE : 11-07-2026	DWG NO.
CHECKED BY : ER. SAGAR SIR	N	REV NO.	

Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST



ELEVATION A



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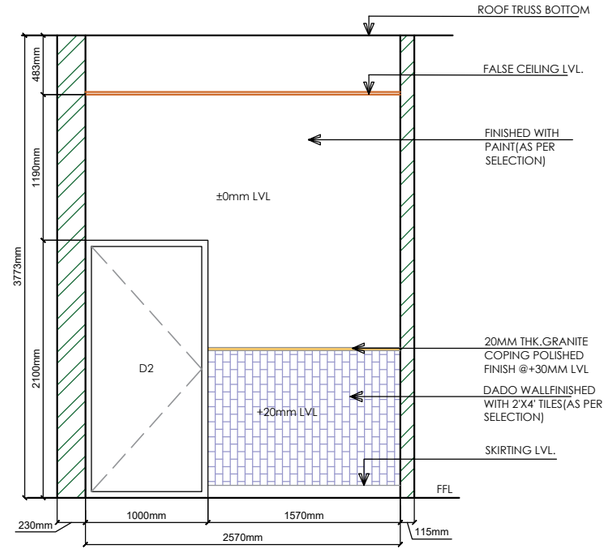

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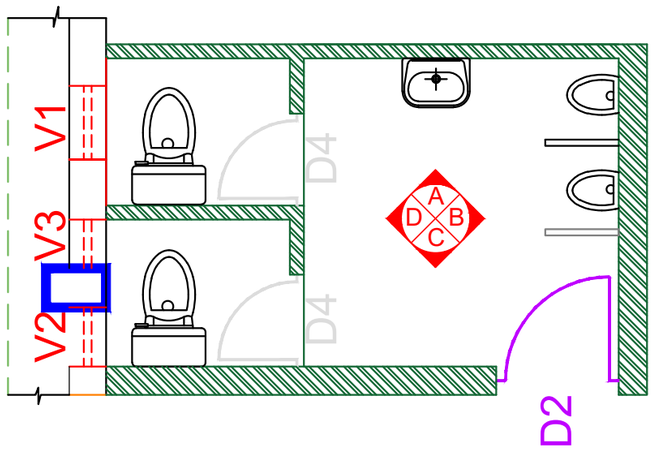
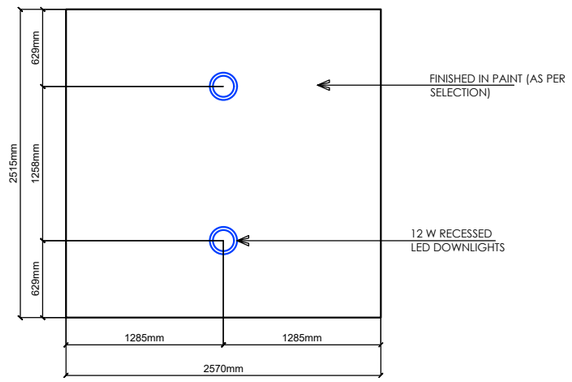
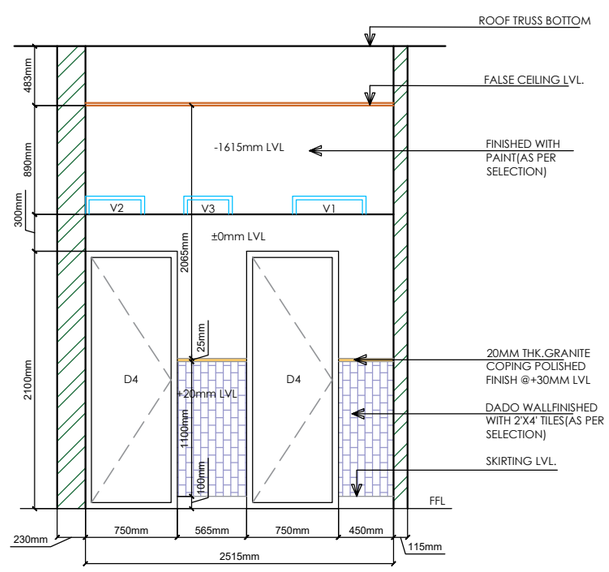


GENTS TOILET KEY PLAN



FALSE CEILING DETAIL



ELEVATION D

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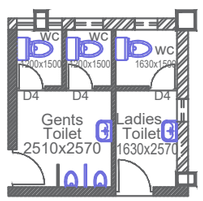
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

GENTS TOILET DETAIL

KEYPLAN



DRAWN BY :	ORIENTATION	DATE :	DWG NO.
SRI VALLI	N	11-07-2026	
CHECKED BY : ER. SAGAR SIR		REV NO.	

Digitally signed by Pradeep Kumar Yadav
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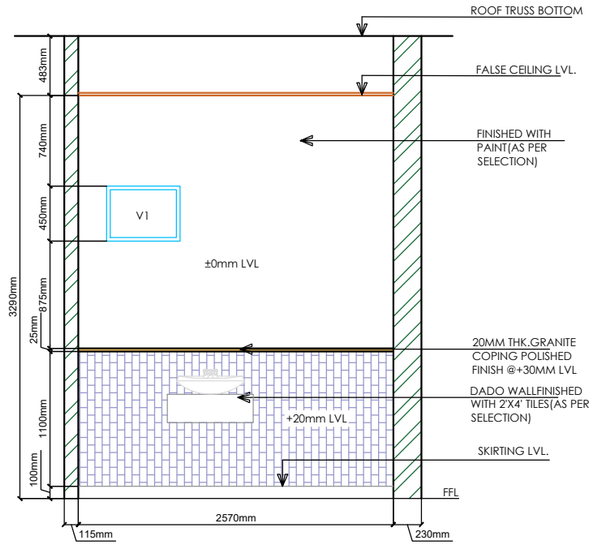

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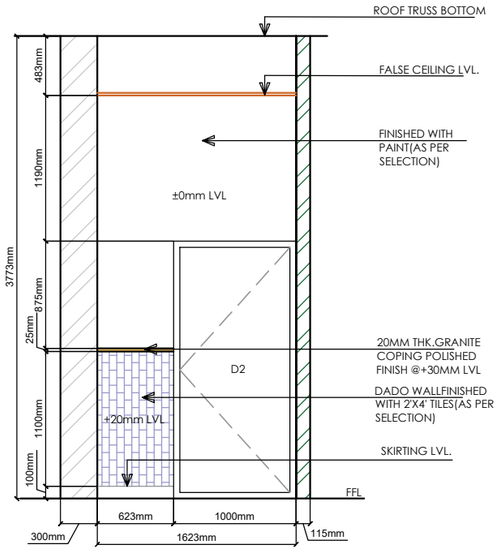

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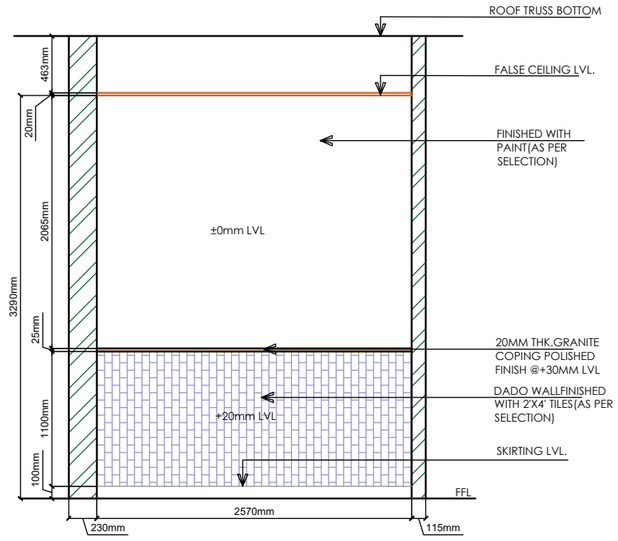
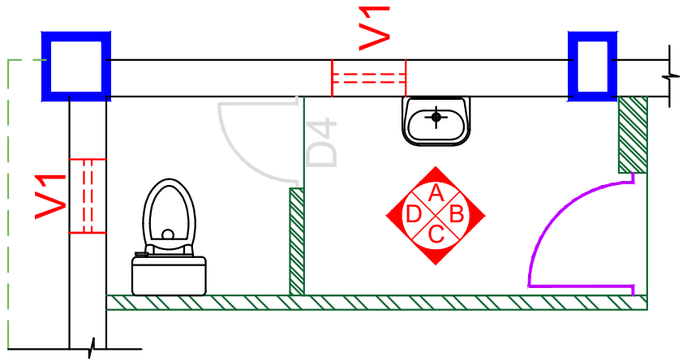
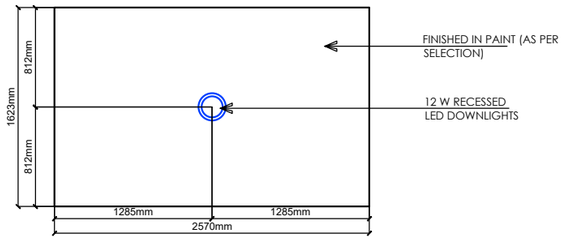


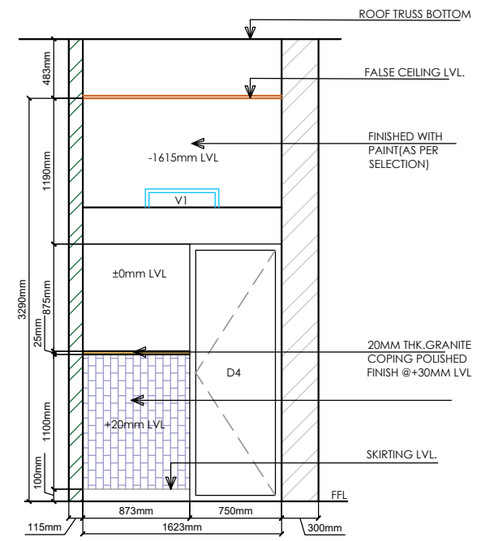
ELEVATION C



LADIES TOILETS



TOILET FALSE CEILING LAYOUT



ELEVATION D

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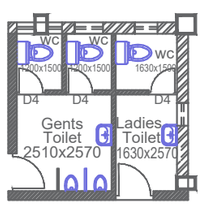
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

LADIES TOILET DETAIL

KEYPLAN



DRAWN BY :	ORIENTATION	DATE :	DWG NO.
SRI VALLI	N	11-07-2026	
CHECKED BY : ER. SAGAR SIR		REV NO.	

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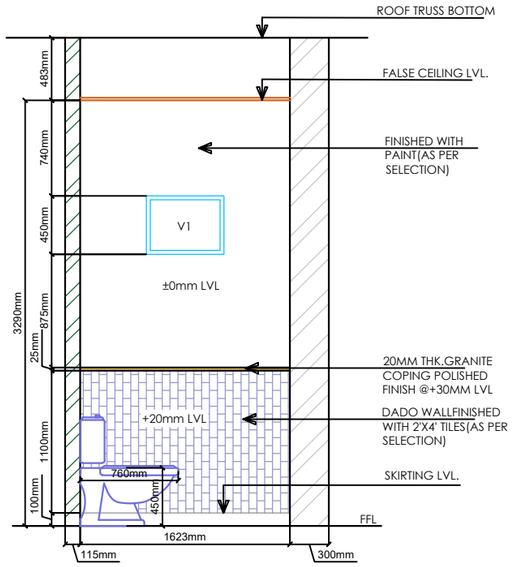
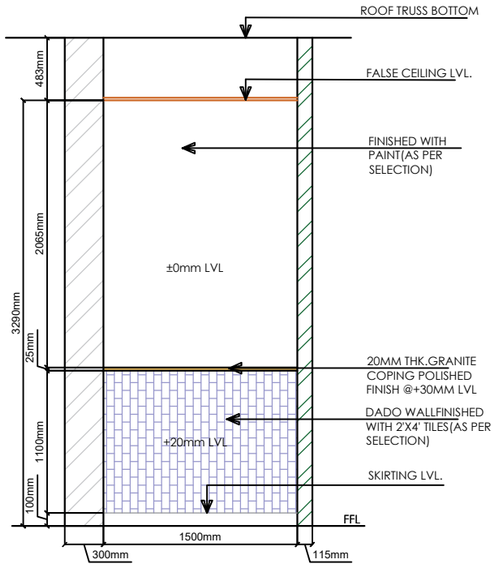
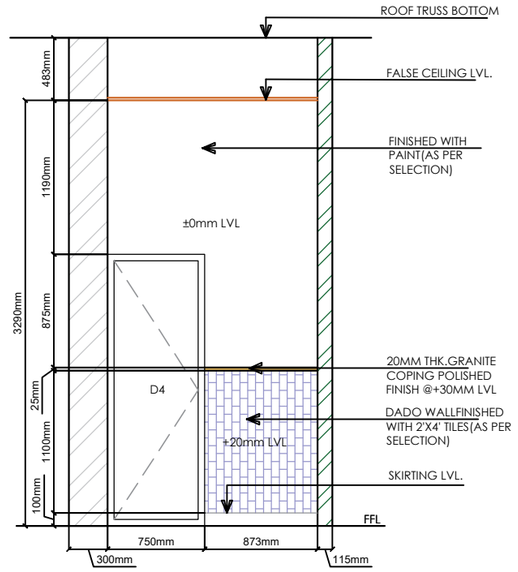


ELEVATION A



ELEVATION B



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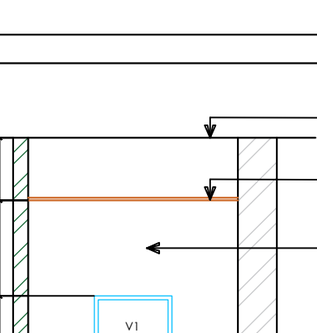

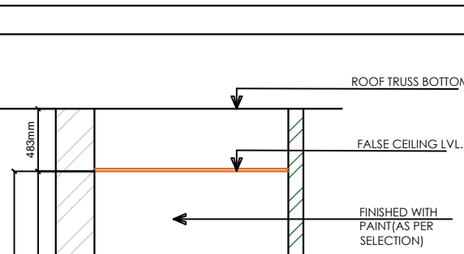

TOILET FALSE CEILING LAYOUT

ELEVATION D

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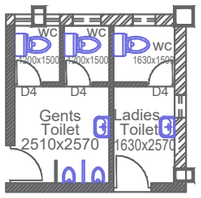
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

COMMON TOILET DETAIL

KEYPLAN



DRAWN BY : SRI VALLI

CHECKED BY : ER. SAGAR SIR

ORIENTATION

N

DATE : 11-07-2026

REV NO.

DWG NO.

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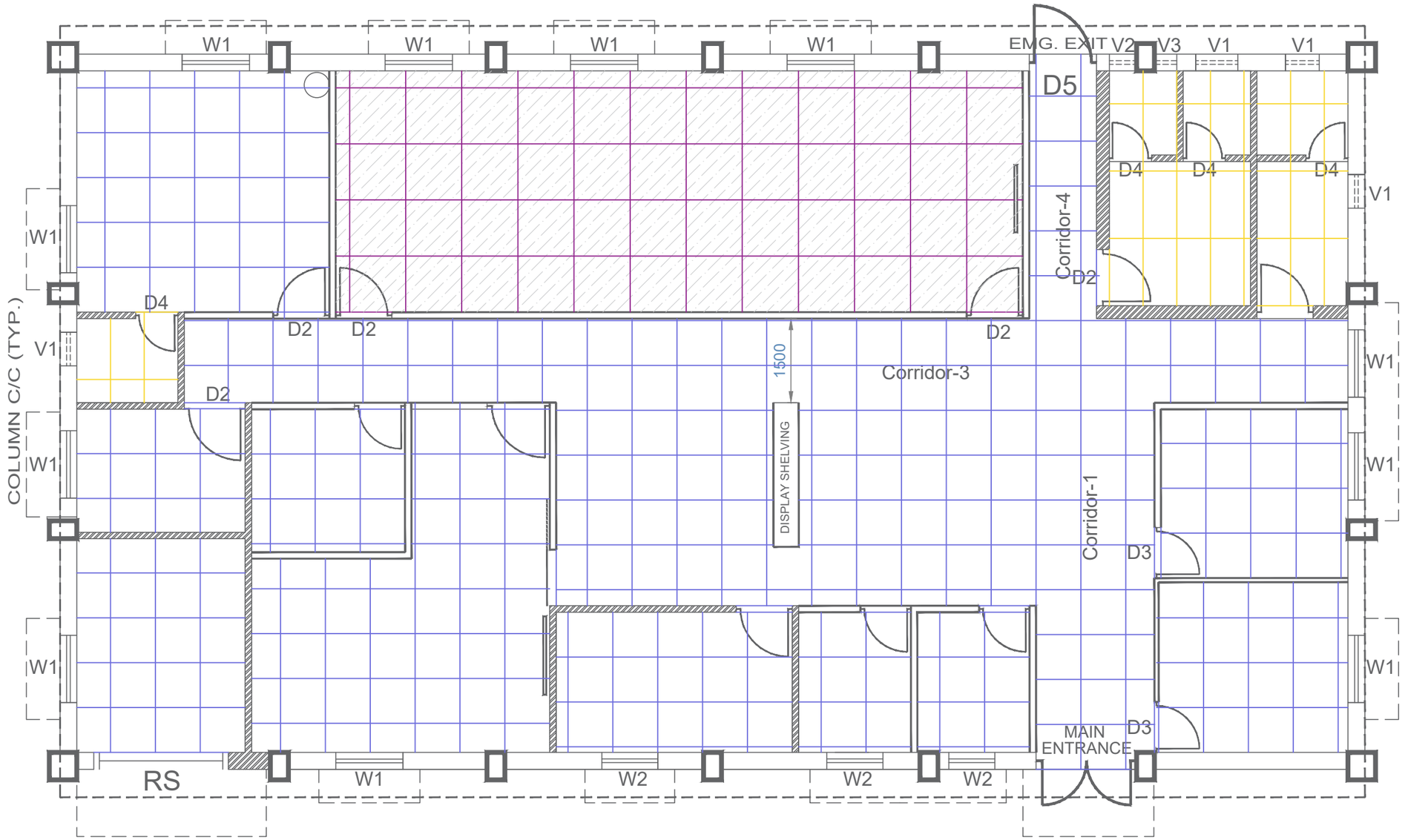

600 × 1200 mm Anti-skid Matt Vitrified Tile 8–10 mm thick

800 × 800 mm Glossy Vitrified Tile 8–10 mm thick

1000 × 1000 mm Acoustic Carpet Tile, 6–8 mm Thick

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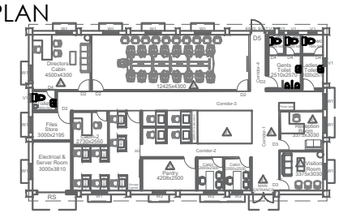
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

FLOORING DETAIL

KEYPLAN



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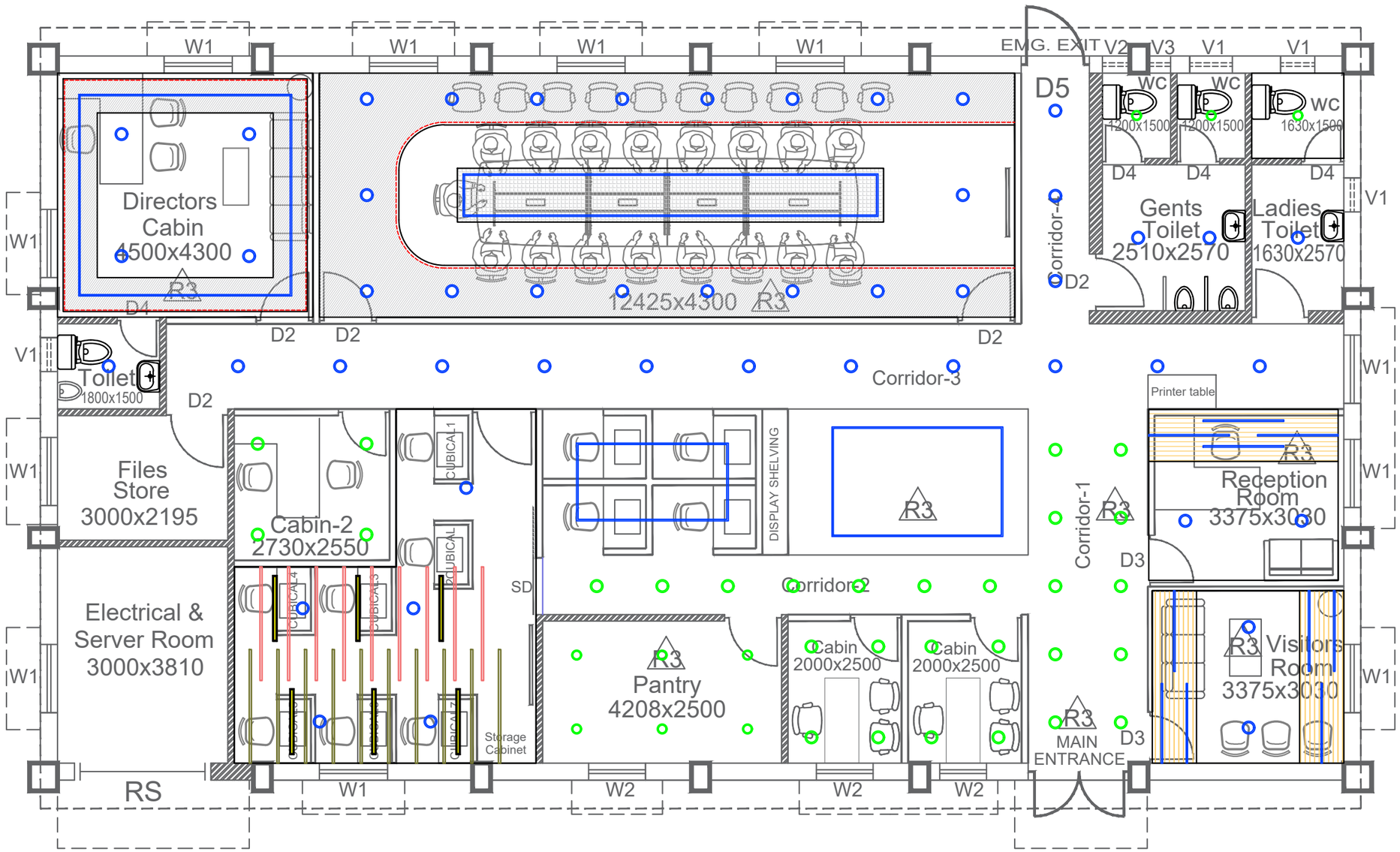

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- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS MENTIONED OTHERWISE

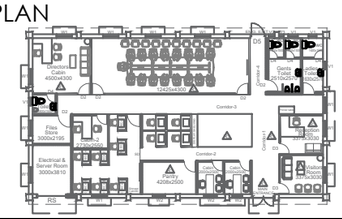
PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

CEILING DETAIL

KEYPLAN



DRAWN BY :	ORIENTATION	DATE :	DWG NO.
SRI VALLI	N	11-07-2026	
CHECKED BY : ER. SAGAR SIR		REV NO.	

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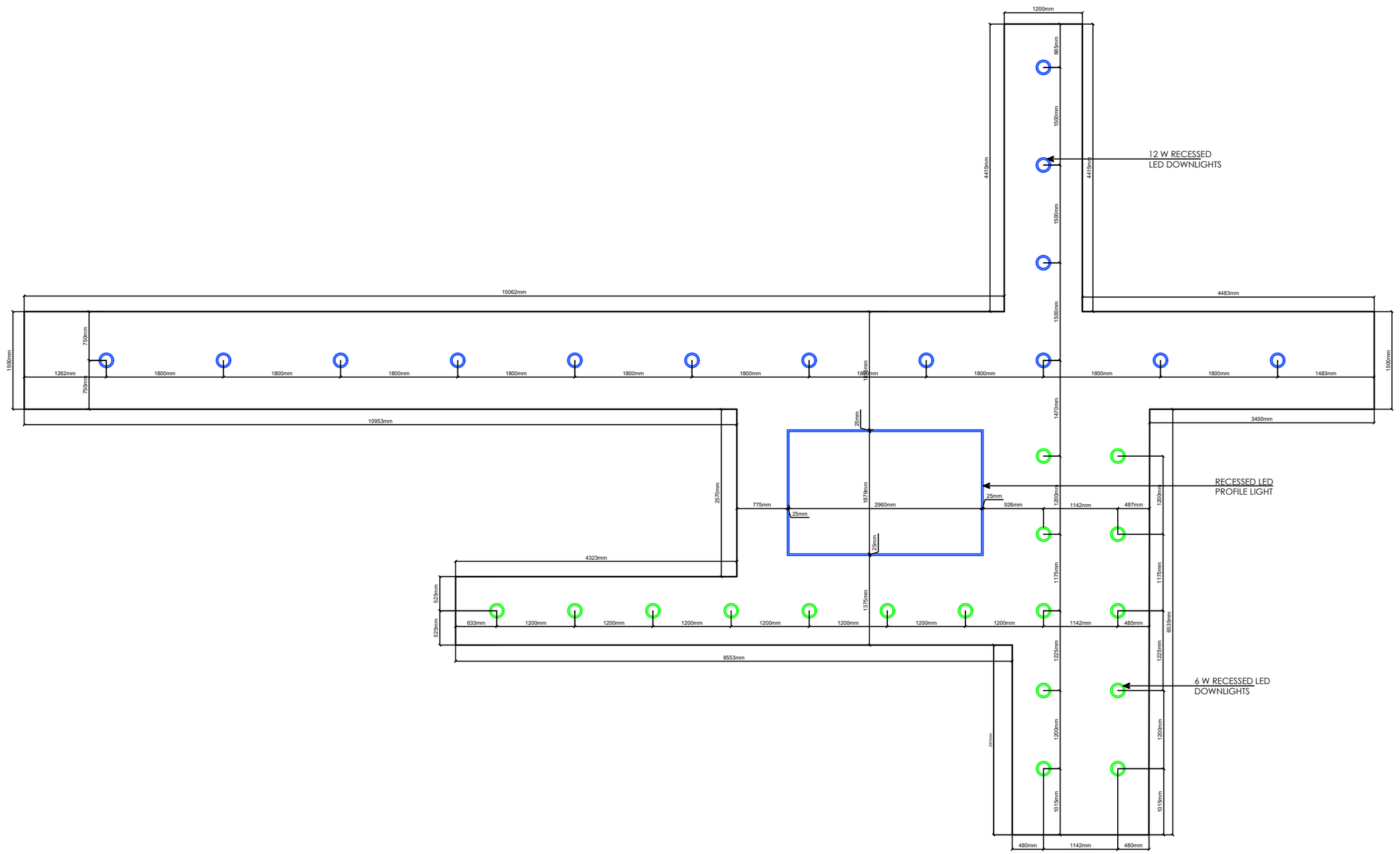
Date: 2026.08.04 17:31:01 IST



GENERAL NOTES

- THIS DRAWING SHALL NOT BE MEASURED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
- ALL DIMENSIONS SHALL BE CO-RELATED WITH STRUCTURAL AND SERVICE DRAWINGS AND ANY AMBIGUITY SHALL BE IMMEDIATELY BROUGHT TO THE NOTICE OF THE ARCHITECT BEFORE THE COMMENCEMENT OF WORK.
- THIS DRAWING SHALL SUPERCEDE ITS PREVIOUS REVISIONS.
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PROJECT :

BHAGYANAGAR GAS LIMITED(B.G.L) OFFICE AT BASHEERABAG, HYDERABAD

TITLE :

CEILING DETAIL

KEYPLAN

DRAWN BY :	ORIENTATION	DATE :	DWG NO.
SRI VALLI	N	11-07-2026	
CHECKED BY : ER. SAGAR SIR		REV NO.	

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BHAGYANAGAR GAS LIMITED

BASHEERBAG, HYDERABAD

OFFICE RENDERS

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Date: 2026.08.04 17:31:01 IST

RECEPTION

Digitally signed by Pradeep Kumar Yadav
Date: 2026.08.04 17:31:01 IST

VISITORS ROOM

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Date: 2026.08.04 17:31:01 IST

VISITORS ROOM

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Date: 2026.08.04 17:31:01 IST

MAIN LOBBY AREA

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Date: 2026.08.04 17:31:01 IST

CONFERENCE ROOM

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CONFERENCE ROOM

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Date: 2026.08.04 17:31:01 IST

MD CABIN

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Date: 2026.08.04 17:31:01 IST

MD CABIN

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Date: 2026.08.04 17:31:01 IST

MD CABIN

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Date: 2026.08.04 17:31:01 IST

MD CABIN – TOILET

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CABIN 2

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TWIN CABINS

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PANTRY

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PANTRY

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Date: 2026.08.04 17:31:01 IST

MAIN WORKSTATION

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WORKSPACE

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WORKSPACE

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WORKSPACE

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Date: 2026.08.04 17:31:01 IST

COMMON TOILETS

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COMMON TOILETS

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Kumar Yadav
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FACADE DESIGN

BHAGYANAGAR GAS LIMITED

BASHEERBAG, HYDERABAD

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Date: 2026.08.04 17:31:01 IST

OPTION 1

DAY TIME RENDER

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Date: 2026.08.04 17:31:01 IST

OPTION 1

NIGHT TIME RENDER

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OPTION 2

DAY TIME RENDER

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OPTION 2

NIGHT TIME RENDER

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Section-X: Schedule of Rates

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Date: 2026.08.04 17:31:01 IST

BHAGYANAGAR GAS LIMITED					
SCHEDULE OF RATES					
Sub: Tender for Interior works of the allocated godown at Hafeezpet for establishment of south Hyderabad GA office					
Bid Document No: BGL/772/2026-27					
	Name of the Bidder				
S.No.	**ITEM DESCRIPTION**	**UOM**	**QTY**	**RATE**	**AMOUNT**
1	**FALSE CEILING WORKS :**				
	Providing, making and fixing Gypsum Board False Ceiling straight or curve/Seamless False Ceiling or any profile of India Gypsum / Gyroc gypsum board or approved equivalent which includes G.I. Perimeter Channels of size 0.55mm thick (having One Flange of 20mm and another flange of 30mm and a web of 27mm) along with perimeter of ceiling, screw fixed to brick wall / partition with the help of Nylon sleeves and screws at 610mm centres. Then suspending G.I. intermediate channels of size 45mm (0.9mm thick with two flanges of 15mm each) from the soffit / MS structure at 900mm centres with ceiling angle of width 25mm X 10mm X 0.55mm thick fixed to soffit / MS Structure with G.I. cleat and steel expansion fasteners. Ceiling section of 0.55mm thick having knurled web of 51.5mm and two flanges of 26mm each with lips of 10.5mm are then fixed to the intermediate channel with the help of connecting clips and in direction perpendicular to the intermediate channel at 457 mm centres 12.5mm tapered edge Gypboard (conforming to IS 2095-1982) is then screw fixed to ceiling section with 25mm dry wall screws at 230mm centres. Screw fixing is done mechanically with drilling machine with suitable attachment, complete with self-drilling drywall screws, paper joint tape, jointing compound, finishing compound, cut- outs for lighting fixtures, HVAC diffusers,exhaust fans, sprinklers, smoke detectors and access panels, including all materials, labour, tools, scaffolding, transportation and accessories, complete as per approved drawings, manufacturer's recommendations, CPWD Specifications and the directions of the Engineer-in- Charge.	Sq.m	259.63		
	Finally tapered edges of the Gypsum boards are to be jointed and finished so as to have a flush look which includes filling and finishing with jointing compound, joint paper/fibre tape and two coats of dry wall top coat suitable for Gypsum board etc. complete as per the recommended practices / specifications of the manufacturer. Including two coats of aprpoved make primer of Asian paints Trucare sparc interior primer or approved equivalent of Berger / Birla Opus / Nerolac / ICI Dulux suitable for gypsum board, two or more coats of plastic emulsion paint of Asian paints Tractor Emulsion or Equivalent make, approved shade and also including making necessary openings for light fittings, grills, diffusers, cutouts made with frame of perimeter channels suitable fixed all complete as per drawing and specification and direction.				
	Rate to be inclusive of shadow profile at the junction of wall & ceiling, in between of ceiling, etc. complete. No extra payment will be made for the cutting of light points , stain glass,cove lighting(2" x 4")etc. The measurement will be taken in one level , rate should include the drops also, no extra amount will be paid for the drops. At the time of handing over the site all necessary repairing work to be considered if required. The work to be completed as per specification ,design and approval of the Architect.No Drop or design(if any)will be considered as extra measurement it will be considered flat ceiling.				
II	**CEILING WORKS :**				
1	**Decorative wooden finish ceiling panels/Wooden Fluted Panelling :**				
	Providing and fixing decorative wooden finish ceiling panels/fluted ceiling panelling using 12mm thick moisture resistant made of high-density MDF/HDF or equivalent substrate with factory-applied premium wood veneer, laminate, or PU finish, in approved shade and texture. Panels shall be fixed to a concealed GI/aluminium framework using approved clips, screws, or adhesive as per the manufacturer's recommendations, ensuring proper alignment, level, and uniform joints. The work shall include all necessary framing members, fasteners, trims, edge mouldings, joint treatment, cutting for light fixtures, AC diffusers, sprinklers, access panels, and other ceiling services, complete in all respects. The finished ceiling shall provide a smooth, aesthetically pleasing appearance with resistance to warping and dimensional changes under normal indoor conditions.	Sq.m	21.01		
2	**Decorative MDF Ceiling Ribs :**				

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S.No.	ITEM DESCRIPTION	UOM	QTY	RATE	AMOUNT
	Providing and fixing CNC Cut decorative MDF ceiling ribs manufactured from moisture-resistant (MR Grade) Medium Density Fibreboard (MDF) of approved quality, size, and profile, machine-finished with natural wood veneer, decorative laminate, approved make, quality, shade PU paint, or melamine polish as approved by the Engineer-in-Charge. The ribs shall be securely fixed to the suspended ceiling framework or independent GI/MS support system using concealed screws, brackets, clips, and approved fixing accessories to achieve a true line and uniform spacing as per approved architectural drawings. The work shall include fabrication, cutting, edge banding, groove formation, finishing, supporting framework, concealed fixing system, all necessary hardware, making openings for MEP services wherever required, and complete installation. Exposed edges shall be neatly finished, and all joints shall be aligned to provide a seamless appearance.	Sq.m	22.00		
3	**Cove Design in Ceiling (in Conference Hall) :**				
	Providing and fixing curved/recessed cove ceiling detail formed with 12.5 mm thick moisture-resistant gypsum board conforming to IS 2095 (Part-1), fixed over a factory-made galvanized steel framework consisting of perimeter channels, intermediate channels, ceiling sections, hangers, connecting clips, and accessories as per the manufacturer's recommendations. The framework shall be designed and installed to achieve the required curved profile and recessed cove detail, including all necessary bending, cutting, shaping, framing supports, and strengthening members. The gypsum board shall be securely fixed using corrosion-resistant drywall screws at the recommended spacing. All joints shall be reinforced with paper/fibre joint tape and finished with jointing compound in multiple coats to obtain a smooth, seamless surface. Internal and external corners shall be finished using suitable corner beads where required. The work shall include providing recesses for concealed LED strip lighting, curtain pockets, access openings, cut-outs for light fixtures, air-conditioning diffusers, sprinklers, speakers, and other services as shown in the approved drawings. The finished surface shall be sanded smooth, ready to receive primer and paint. The item shall include all labour, materials, scaffolding, tools, lifting, wastage, consumables, hardware, fixing accessories, and all incidental works necessary to complete the installation in accordance with the approved drawings, manufacturer's specifications, and the Engineer-in-Charge's directions.	Rmt	25.00		
III	**WALL WORKS/FINISHING WORKS :**				
1	**Aluminium Frame Work :**				
	Providing & fixing in position Aluminium Frame Work for partitions, paneling, boxing, soffits etc. with vertical & horizontal members at not more than 600 mm center to center. All complete including necessary additional supports, bracing, runner etc so that lateral movement is arrested as per instructions of Project- in- charge. Frame work will be measured and paid as per actual measurement on site. Rates quoted shall include the cost of providing and fixing supports upto floor, ceiling, Angle support to ceiling. Fixing of members shall be done using aluminium cleat angles and CP metallic screws. Necessary holes shall be provided in the framework for passing of conduits for wiring. Rates to be applicable for partitions of low height as well as full height. Necessary deductions will be made for openings for doors, fixed glazing etc. Additional members shall be provided around openings, if required for strengthening at no extra cost. All complete as per drawing, as specified and as directed by Architect/ Consultant/ Engineer - In Charge.				
1a	SIZE 50 x 50 x 1.5 mm	Sq.M.	250.00		
1b	SIZE 50 x 25 x 1.5 mm	Sq.M.	50.00		
2	**Plywood Partition Works :**				
	Providing and fixing in position 9mm thick Approved Marine grade plywood of approved quality & make for partitions, facias, skirtings, wall paneling & soffit etc as per required width and size or as per drawing. Rate to including fixing the plywood to aluminium framework with suitable screws at 300 mm spacing. Necessary openings for switches, AC facias shall be made in the plywood as per the requirement at no extra cost. Fixing to be done with the help of adhesives like fevicol, nails/ screws etc. One coat of Fire retardent paint of approved make shall be applied on the inside surface of the plywood before fixing to the partitions. All complete as per drawaing, as specified and as directed by Architect / Consultant / Engineer - In - Charge. Actual executed area will be measured.	Sq.m	45.00		
3	**Decorative Fluted MDF / Wooden Wall Panelling works :**				
	Providing and fixing decorativewooden fluted wall panelling using 12mm thick moisture resistant MDF fluted/ wall panelling using approved substrate and finish materials, comprising moisture-resistant MDF/plywood/HDHMR board of specified thickness fixed over an aluminium/GI/wooden framework or directly on the prepared wall surface as per approved drawings. The panelling shall be finished with natural veneer, laminate, acrylic laminate, fabric, decorative PVC film, fluted panels, HPL, or other approved finish, complete with grooves, trims, edge banding, decorative inlays, backing supports, and all necessary accessories. The work shall include cutting, shaping, fixing, joint treatment, alignment, finishing, and cleaning, complete in all respects as per approved shop drawings and the directions of the Architect/Engineer-in-Charge.	Sq.m	67.90		

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S.No.	ITEM DESCRIPTION	UOM	QTY	RATE	AMOUNT
IV	**WALL FINISHING WORKS :**				
1	Providing reception backdrop feature wall with **9mm thick plywood / MDF** of approved make, aluminium framework with 50x50x2.5mm finished with 1.5mm thick marble laminate of Royale Touch or approved equivalent make, pattern, colour and lighting, branding provisions .	Sq.M	9.00		
2	Providing decorative 18mm thick Italian marble /stone finish **Wall cladding** on display wall backdrop including necessary clamps, Mortar bedding in C.M 1:3, chemical Latecrete adhesive, edges finishing, cleaning, finishing smooth surface all as per EIC directions.	Sq.m	2.00		
3	Providing and fixing **Decorative Stainless Steel coated groove patti** of approved width, thickness, finish, and profile between wall panels, fixed securely using high-strength adhesive as per manufacturer's recommendations. The groove patti shall be accurately aligned to achieve straight, uniform joints and shall be installed complete with all necessary cutting, mitring, edge finishing, joint treatment, cleaning, and protection. The item includes all labour, materials, tools, consumables, and incidentals required to complete the work as per approved drawings and the Architect/Engineer-in-Charge's instructions.	R.mt	132.80		
4	Providing and fixing decorative **PVD-coated groove patti** of approved width, thickness, finish, and profile between wall panels, fixed securely using high- strength adhesive as per manufacturer's recommendations. The groove patti shall be accurately aligned to achieve straight, uniform joints and shall be installed complete with all necessary cutting, mitring, edge finishing, joint treatment, cleaning, and protection. The item includes all labour, materials, tools, consumables, and incidentals required to complete the work as per approved drawings and the Architect/Engineer-in-Charge's instructions.	R.mt	5.00		
5	Providing and applying premium quality Matte **Polyurethane (PU) finish** over natural wood veneer surfaces, including thorough surface preparation by sanding, filling of minor imperfections, application of compatible wood sealer, stain (if specified), and multiple coats of clear PU finish to achieve a smooth, uniform, scratch-resistant, and durable matte finish. The work shall be carried out using approved materials and strictly in accordance with the manufacturer's specifications. The item includes all labour, materials, tools, consumables, masking, protection, finishing, and cleaning, complete in all respects as per approved samples, drawings, and the instructions of the Architect/Engineer-in- Charge.	Sq.m	15.00		
6	Providing and applying **decorative textured paint finish** on prepared interior wall surfaces using premium quality acrylic/polymer-based textured coating system of approved make, colour, and texture, including complete surface preparation, application of primer, putty, base coat, textured coat, and protective top coat (where recommended), to achieve a uniform, durable, and aesthetically pleasing finish. The work shall be carried out strictly in accordance with the manufacturer's specifications, approved samples, and the directions of the Architect/Engineer-in-Charge.	Sq.M	110.00		
7	Providing and fixing **decorative laminate wall panelling** comprising moisture- resistant MDF/HDHMR board or BWP/BWR plywood of specified thickness, fixed over an approved aluminium/GI/treated timber framework or directly onto the prepared wall surface using approved adhesives and concealed mechanical fasteners. The exposed surface shall be finished with high-pressure decorative laminate (HPL) of approved shade, texture, and finish, complete with edge banding, trims, grooves, mouldings, reveals, and all necessary accessories, as per approved shop drawings and the directions of the Architect/Engineer-in-Charge. The work shall include all cutting, shaping, edge finishing, joint treatment, alignment, fixing, touch-up, cleaning, and protection to deliver a seamless and aesthetically finished wall panelling system.	Sq.m	19.44		
8	Providing, fabricating, supplying, and installing premium-quality **fabric roller blinds** of Vista blinds or equivalent make complete with all accessories. The blinds shall consist of high-quality polyester or polyester blend fabric (blackout, sunscreen, or light-filtering type as specified), mounted on a heavy-duty aluminum roller tube with corrosion-resistant powder-coated finish. The system shall include a side control mechanism with stainless steel or reinforced polymer chain, brackets, bottom weighted aluminum bar, end caps, and all necessary fixing accessories for smooth and durable operation. Fabric edges shall be neatly cut and treated to prevent fraying, with dimensions customized to suit each window opening. The blinds shall be installed plumb, level, and securely fixed to wall, ceiling, or window frame as per approved shop drawings and manufacturer's recommendations. The work includes site measurements, fabrication, transportation, installation, testing for smooth operation, adjustment, cleaning, and handover. The item rate shall include all materials, labour, hardware, accessories, fasteners, scaffolding, wastage, transportation, and all incidental works required for a complete installation, finished in accordance with the approved drawings, specifications, and Engineer-in-Charge's instructions.	Sq.m	8.00		

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S.No.	ITEM DESCRIPTION	UOM	QTY	RATE	AMOUNT
9	Providing, fabricating, supplying, and installing **upholstered fabric wall panels** comprising moisture-resistant MDF/plywood backing board of approved thickness, high-density polyurethane (PU) foam cushioning (25–40 mm thick or as specified), and premium-quality upholstery fabric of approved colour, texture, and pattern. The fabric shall be neatly stretched, wrinkle-free, and securely wrapped around the panel edges with concealed fixing to achieve a seamless appearance. The panel framework shall consist of treated hardwood battens or GI/aluminium framing, complete with all necessary anchors, brackets, spacers, adhesives, concealed fasteners, and accessories. Panels shall be accurately fabricated to the approved dimensions, with joints aligned uniformly and finished true to line, level, and plumb. The installation shall include all necessary edge trims, corner details, cut-outs for electrical fixtures, access panels where required, and coordination with other services. Fabric shall be free from defects, stains, sagging, puckering, or visible fixing marks. Where specified, the panel assembly shall incorporate acoustic infill such as mineral wool or polyester acoustic insulation behind the upholstery to improve sound absorption. The work shall include site measurements, shop drawings, fabrication, transportation, installation, testing, cleaning, protection until handover, and completion of all incidental works necessary for a complete installation in accordance with the approved drawings, project specifications, manufacturer's recommendations, and the instructions of the Engineer-in-Charge.	Sq.M	20.00		
	The item rate shall include the cost of all materials, labour, framing, backing boards, foam, upholstery fabric, insulation (where specified), adhesives, concealed fixing systems, trims, hardware, scaffolding, transportation, wastage, and all accessories required for a complete and finished installation.				
10	Providing and fixing decorative feature wall behind sofa area including fluted paneling, concealed warm LED strips and mounted company logo arrangement . as per approved design.	job	2.00		
11	Providing, fabricating, supplying, and installing **frameless glass desk partitions** of Modi / Saint gobin / Asahi or equivalent make comprising 10 mm or 12 mm thick clear toughened safety glass (or as specified), conforming to relevant IS standards, with polished edges and rounded corners where required. The glass shall be free from scratches, bubbles, distortions, chips, or other visible defects. The partitions shall be securely fixed to desks/workstations using stainless steel (SS 304) or powder-coated aluminum clamps, brackets, channels, or stand-off fittings of approved design and finish. All hardware shall be corrosion-resistant and complete with neoprene/rubber gaskets, protective pads, screws, anchors, and fixing accessories to prevent glass-to-metal contact and ensure a rigid, vibration-free installation. Where specified, the glass shall include frosted film, ceramic frit, sandblasted bands, decorative graphics, or manifestation markings as per the approved drawings. The partitions shall be accurately aligned, level, plumb, and installed with uniform clearances and neat joints to provide a clean and aesthetically pleasing appearance.	Sq.m	7.00		
	The work shall include site measurements, shop drawings, fabrication, edge polishing, transportation, handling, installation, testing for stability, cleaning, protection until handover, and all necessary cut-outs or notches required to accommodate workstation accessories and services. The item rate shall include the cost of all materials, toughened glass, fixing hardware, brackets, channels, gaskets, sealants, labour, transportation, scaffolding (where required), wastage, cleaning, and all incidental works necessary to complete the installation in accordance with the approved drawings, project specifications, manufacturer's recommendations, and the instructions of the Engineer-in-Charge.				
V	**FLOORING WORKS**				
	VITRIFIED FLOORING				
1	Providing and fixing heavy duty solution dyed nylon **acoustic carpet tiles** of Floor monk / Wonder floor or approved equivalent make, approved shade and pattern having minimum pile height 3.5–5mm, total thickness 6–8mm, anti-static, stain resistant and fire-retardant properties. Carpet tiles to be fixed using approved pressure sensitive adhesive over smooth finished surface with necessary edge trims, transition strips and skirting complete.The flooring work shall include surface preparation, self-levelling compound wherever required, cutting, finishing around corners/services, cleaning and protection complete in all respects as per approved drawings and site conditions.	Sq.m	20.00		
VI	**STORAGE / SHELVING WORKS :**				

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S.No.	ITEM DESCRIPTION	UOM	QTY	RATE	AMOUNT
1	Providing and fixing storage unit with openable shutters depth of of 450mm and upto the desired height as per drawing, but in general, it shall be made out of 19 mm thick marine plywood on all sides including shell, with intermediate partitions and shelves of 19 mm plywood with necessary teakwood supports and the open able shutter shall be made out of 19mm thick marine plywood. The spacing of partitions shall be 900 mm centre to centre and spacing of shelves shall be 300 mm centre to centre. Teak wood lipping of 4 mm thick shall be provided to the edges of plywood where ever required as per instruction of EIC. Storage unit top, sides, outside of shutters, skirting and all exposed surfaces to be finished with 1mm thick laminate of approved make, shade and design. All internal surfaces, partitions, shelves etc. to be finished with 0.8mm thick white laminate lipping all- round with edge finish. Rate to include all adhesive and hardware comprising of auto closing cabinet heavy duty hinges, handles, tower bolts, locking arrangements with master key etc. of approved make. Job to be executed complete as per design, drawings and instructions of the Architect / Consultant / Engineer - in - charge. The rear storage unit shall be fixed in position to the partition / wall and finished together with other interior to get a homogeneous appearance. Front elevational area of the unit shall be considred for measurement for payment purpose.				
a	for Corridors area	Sq.M	1.00		
2	Same as above with fluted finish shutters and soft close hardware.	Sq.M	2.00		
3	Providing and fixing Table of size 1800/2100x900 mm made to shape and design, but in general the table top and supports shall be made out of 19 mm thick marine Ply as per the details shown in drawing. The table top and all exposed surfaces shall be finished with 1.0 mm thick laminate of approved make, shade and pattern and the recessed surfaces shall be of 0.8mm thick white laminate lipping all-round with edge finish. Rate shall be inclusive of pedastal side drawer unit on one side with all fittings of korean edge moulding of size 25x12 mm. The foot rest shall be made of 100x38 mm thick marine ply laminated all sides and fixed to the vertical support of the table, storage unit. Provision to be made for cable management for electrical and network cables, cables for Audio visual systems etc., Rate to include all necessary adhesive and hardwares including MS powder coated POP-UP boxes etc., complete as per the instructions of Architect / Consultant / Engineer - in - charge. Top Plan area of the unit shall be considred for measurement for payment purpose.	Sq.M	6.80		
4	**CONFERENCE TABLE** Providing and fixing Table of size 6700/1500x750 mm made to shape and design, the table top and supports shall be made out of 50 mm thick marine Ply. The table top and all exposed surfaces shall be finished with 1.0 mm thick laminate of approved make, shade and pattern and the recessed surfaces shall be of 0.8mm wooden laminate lipping all-round with edge finish. Rate shall be inclusive of pedastal side drawer unit on one side with all fittings of korean edge moulding of size 25x12 mm. The foot rest shall be made of 100x38 mm thick marine ply laminated all sides and fixed to the vertical support of the table. Provision to be made for cable management for electrical and network cables, cables for Audio visual systems etc., Rate to include all necessary adhesive and hardwares including MS powder coated POP-UP boxes etc., complete as per the instructions of Architect / Consultant / Engineer - in - charge. Top Plan area of the unit shall be considred for measurement for payment purpose.	No.s	1.00		
5	**Modular Workstation Table** Providing and fixing Table of size 1200/700x750 mm made to shape and design, but in general the table top and supports shall be made out of 50 mm thick marine Ply. The table top and all exposed surfaces shall be finished with 1.0 mm thick laminate of approved make, shade and pattern and the recessed surfaces shall be of 0.8mm thick white laminate lipping all-round with edge finish. Rate shall be inclusive of pedastal side drawer unit on one side with all fittings of korean edge moulding of size 25x12 mm. The foot rest shall be made of 100x38 mm thick marine ply laminated all sides and fixed to the vertical support of the table, storage unit. Provision to be made for cable management for electrical and network cables, cables for Audio visual systems etc., Rate to include all necessary adhesive and hardwares including MS powder coated POP-UP boxes etc., complete as per the instructions of Architect / Consultant / Engineer - in - charge. Top Plan area of the unit shall be considred for measurement for payment purpose.	Sq.M	3.00		
6	**Overhead Cabinet Shutters for Pantry** Providing and fixing Pantry Unit made out of 19mm thick BWR block board and 19mm BWR plywood as per approved design, finished externally with 1.0mm thick laminate and all exposed edges finished with necessary white beach/white cedar lippings, mouldings, etc. Internal partitions, shelves and shutters to be made out of required thickness BWR plywood/block board as per design. All internal surfaces to be enamel painted in matching shade. The shutters to be provided with necessary SS hinges, handles, locks, magnetic catches, telescopic channels, soft-close fittings and all required hardware complete. Open shelves, bottle holders, cutlery trays and storage compartments to be provided as per design. Provision for microwave, mini refrigerator, sink area and appliance space to be incorporated wherever required.Counter top to be finished with 19mm thick Jet Black Granite with double bullnosed moulding complete. Matching granite skirting/back splash to be provided where required. Stainless steel sink with necessary plumbing cutouts, wire manager, cable routing provisions and other accessories to be included as per approved drawing. All visible areas to be finished with white beach/white cedar lippings and mouldings with natural polish complete. 3" x 1/2" white beach/white cedar skirting with natural polish to be provided in all exposed areas, complete in all respects as per design, drawing and site conditions.	Sq.M	3.00		

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S.No.	ITEM DESCRIPTION	UOM	QTY	RATE	AMOUNT
VII	FURNITURE WORKS :				
1	Providing upholstered 3 seater sofa with foam cushioning and fabric finish .	No.s	1.00		
2	Providing visitor chairs with cushioned seating, powder-coated/MS frame and fabric upholstery .	No.s	13.00		
3	Conference Chairs, Providing ergonomic conference chairs with cushioned upholstery and armrests .	No.s	16.00		
VIII	DOOR / WINDOW				
1	Providing SS soft close hinges of approved make .	No.s	12.00		
2	Providing SS handles, floor spring and patch fittings .	Set	1.00		
3	Providing hinges, telescopic channels, handles, locks, screws and all fixing accessories complete.	Lot	1.00		
4	Providing approved adhesive, silicone sealant and bonding materials for all fixing works complete.	Set	2.00		
IX	ELECTRICAL WORKS :				
1	**POWER DB** Supply, Installation, Testing and Comissioning of 12 Way TPNDB with IP 43 Protection arrangement with 63Amps FP MCB as Incomer and 36 Nos of 6-32A SP MCB as out goers For Power load distribution complete with cost of material and labor charges complete as required at site .	LS	1.00		
2	**UPS POWER DB** Supply, Installation, Testing and Comissioning of 8 Way TPNDB with IP 43 Protection arrangement with 63Amps FP MCB as Incomer and 24 Nos of 6-32A SP MCB as out goers For UPS Power load distribution complete with cost of material and labor charges complete as required at site .	LS	1.00		
3	**LIGTING DB** Supply, Installation, Testing and Comissioning of 8 Way TPNDB with IP 43 Protection arrangement with 63Amps FP MCB as Incomer and 24 Nos of 6-32A SP MCB as out goers For Lighting load distribution complete with cost of material and labor charges complete as required at site .	LS	1.00		
4	**POINT WIRING** Wiring with 3 runs of 1.5 Sq.mm Fire Retardant (FR) P.V.C. insulated flexible copper cable (ISI MARK) with 6A switch including all necessary accessories, labour charges etc., complete for controlling following number of light points				
4.1	One light point controlled by one switch	Each	10.00		
4.2	Two light points controlled by one switch	Each	10.00		
4.3	Three light points controlled by one switch	Each	5.00		
4.4	Four light points controlled by one switch	Each	5.00		
4.5	Five light points controlled by one switch	Each	4.00		
4.6	Wiring for AC points	Each	10.00		
4.7	Wiring with 3 runs of 2.5 Sq.mm Fire Retardant (FR) P.V.C. insulated flexible copper cable (ISI MARK) including labour charges etc., complete	Each	1.00		
5	**WIRING FOR EXHAUST FANS & Switch** Wiring with 3 runs of 4.0 Sq.mm Fire Retardant (FR) P.V.C. insulated flexible copper cable (ISI MARK) with 25mm dia 2mm thick conduit pipe, 6A switch including all necessary accessories, labour charges etc., complete	Rmt	4.00		
	WIRING FOR 6A PLUG POINT				

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S.No.	ITEM DESCRIPTION	UOM	QTY	RATE	AMOUNT
6	Supply, laying, testing and commissioning of wiring connections 3runs of 2.5 Sq.mm P.V.C. insulated F.R. flexible copper cable (ISI MARK), 6A 2 in one socket with 6A switch control of Modular type, 3module back boxes with 3module cover plate including all labor charges etc., complete.	Each	34.00		
7	**WIRING FOR 6/16A PLUG POINT** Supply, laying, testing and commissioning of wiring connections 3runs of 4.0 Sq.mm P.V.C. insulated F.R. flexible copper cable (ISI MARK), 6/16A socket with 16A switch control of Modular type, 4module back boxes with 4module cover plate including all labor charges etc., complete.	Each	12.00		
8	**WIRING FOR ACCESS POINTS/ WI-FI POINTS** Wiring with 3 runs of 2.5 Sq.mm Fire Retardant (FR) P.V.C. insulated flexible copper cable (ISI MARK) with 25mm dia 2mm thick conduit pipe, Ceiling rose including all labour charges etc., complete.	Each	4.00		
9	**TWO UNIVERSAL SOCKETS** Supply, and fixing 2nos. 6/16A univarsal socket with 2nos. 16A switch control of Modular type, back boxes and cover plate including all labor charges etc., complete.	Each	2.00		
10	**ONE UNIVERSAL SOCKET** Supply, and fixing 2nos. 6/16A univarsal socket with 2nos. 16A switch control of Modular type, back boxes and cover plate including all labor charges etc., complete.	Each	2.00		
11	**3-PHASE INDUSTRIAL SOCKETS FOR MULTIPURPOSE USE** Supply and fixing 3-phase industrial socket with 32A 3-phase industrial plug with 32A 4P MCB control in sheet steel enclosure including internal connection and labour charges etc., complete.	Each	2.00		
12	**CABLING FOR UPS POINTS** Wiring with 3 runs of 4.0 Sq.mm Fire Retardant (FR) P.V.C. insulated flexible copper cable (ISI MARK) including all necessoary acessories, labour charges etc., complete.	Rmt	25.00		
13	Conference room screen connection with projector	Each	1.00		
14	**MS CONDUIT** Supply and Fixing of 25mm dia 2mm thick (ISI Mark) MS Surface conduit pipe duly threading at Joints with all required accessories fixing on T.W. Separators with chromium plated base saddles including all necessary accessories and labour charges etc., complete.	Each	2.00		
15	**MS JUNCTION BOX** Fabricate and fix MS junction boxes of 250x250x50mm size,1/2/3/4way under flooring for interconnecting underfloor raceways including all necessary acessories and labour charges etc., complete.	Each	2.00		
16	**LED LIGHTING** Supply and fixing of following size LED luminaire made of sheet steel body with acrylic diffuser, LED of required wattage including all necessary acessories, labour charges, etc., complete				
1	Providing recessed LED downlights of approved.	No.s	52.00		
2	Providing concealed LED strip lighting under display shelves.	R.mt	15.40		
3	Providing acrylic/SS illuminated logo signage fixed on wall.	Nos	1.00		
4	Providing concealed LED strip in cove/profile lighting .	R.mt	20.56		
5	Providing concealed conduit wiring for lighting, plug points and reception desk power .	Point	6.00		
6	Providing modular switches and sockets .	Nos	43.00		

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S.No.	ITEM DESCRIPTION	UOM	QTY	RATE	AMOUNT
7	Data & LAN Point, Providing data point for reception workstation .	Point	7.00		
8	Providing cut-outs in ceiling for recessed LED lights and electrical fixtures .	No.s	21.00		
9	Providing concealed FRLS copper wiring in PVC conduits for lighting, AC and power points .	point	4.00		
10	Providing modular switch boards including switches, sockets and accessories	point	10.00		
11	Providing power points for decorative lighting and accessories .	Point	4.00		
12	**Cove Lighting Provision** Providing groove/cove in false ceiling for concealed LED strip lighting including aluminium profile, diffuser and wiring provision complete	R.mt	33.82		
13	**Linear Pendant Lights** Providing & fixing suspended linear pendant LED light fixtures with black powder coated aluminium body including drivers, suspension cables and electrical connections complete.	Nos	5.00		
14	Hanging Decorative Metal Profile light, Providing suspended decorative PVD coated SS profile in brass finish .	No.s	1.00		
15	Vertical LED Strip, Providing concealed LED strip integrated within vertical grooves .	Rmt	28.01		
16	Integrated Power/Data Box, Providing modular conference pop-up box for power/data/HDMI points .	Nos	4.00		
17	Concealed Wiring	Rmt	15.00		
18	Display Screen Provision, Providing electrical and data point provision for wall mounted TV/display .	No.s	1.00		
19	Providing HDMI/data conduit provision through conference table .	Each	1.00		
20	Providing concealed drivers for LED strip lights . Providing recessed aluminium profile channel for concealed LED strip including diffuser, end caps and necessary routing .	No.s	12.00		
21	LED Strip Driver, Providing concealed LED driver unit with necessary electrical accessories .	Nos	2.00		
22	Appliance Power Points, Providing electrical points for microwave, refrigerator, coffee machine, water dispenser etc. .	No.s	4.00		
23	Under-Cabinet Electrical Provision, Providing concealed electrical provision below cabinets for appliances .	Each	1.00		
24	Wire Management Provision, Providing concealed cable manager and access grommets.	No.s	1.00		
X	ARTWORK & ACCESORIES ITEMS :				
1	Providing illuminated acrylic/SS logo signage .	No.s	2.00		
2	Providing indoor decorative planters with metal stand and pots .	No.s	2.00		
3	Curved Edge logo base Detail on back wall marble finish	Sq.M	2.00		
4	Providing and fixing decorative framed artwork/photo frames . with mounting accessories.	No.s	4.00		
5	Company Logo Installation	No.s	4.00		
XI	SANITARY ITEM OF WORKS :				
	EUROPEAN WATER CLOSET				

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S.No.	ITEM DESCRIPTION	UOM	QTY	RATE	AMOUNT
1	Supplying and fixing Pastel colour vitreous china European type water closet comprising of the the following accessories including cutting and making good the walls & floors wherever required completse as directed by Engineer In Charge A) Coloured (pastel colour) viterous china pedestal type European water closet with P or S trap of Hindware sanitaryware standard model or equivalent approved make as per the direction of Engineer In Charge. B) 15mm NB brass angle valve of approved brand as per the direction of Engineer In Charge C) 15 mm NB CP inlet connection with Brass unions at the ends. D) Commander make or equivalent matching colour polypropylene seat cover with necessary brass hinges and rubber bushes etc E) WC connector with neoprene rubber etc F) 10 litres capacity low level plastic cistern of matching colour parry slimline make or approved equivalent with necessary fittings, brackets, screws, etc all complete.	Job	4.00		
2	**WASH BASIN** Providing and fixing coloured (pastel colours) wash basins of size 550 x 400 without pedestal Including the following accessories: -15mm brass CP Jaquar make (Cat.no.093) stop cock -1 No . -15mm CP connections from the above stop cock to pillar cock - 1 No. -32mm dia waste coupling, CP brass chain and rubber stopper. -30mm Dia. bottle trap Jaquar make with cleaning eye, extension piece and wall flange. -Providing and fixing brass CP Jaquar make 13mm half turn pillar cock.(Cat. no.011)Rate to include supply , painting and fixing of necessary CI brackets with nuts and bolts and fixing the wash basin with all necessary connections in walls . Hindware make Enigma Cat. No. 91012 Size 52x46x16 Cms or Hindware make Tessa Cat. No. 91056 Size 60x46x17.5 Cms	No.s	3.00		
3	**SOAP DISPENSORS** Supplying to site, fixing, making necessary connections, testing, commissioning of readymade Stainless steel surface mounted soap dispenser Bradex make - model 6562 / Camry / or equivalent make. Job includes supply of dispensor, all accessories required, liquid soap, labour, materials etc., all complete as per EIC directions.	No.s	3.00		
4	**Exhaust fan** Supply, fixing and commissioning of Exhaust fans of 305mm dia including bird louvers, frame works and other civil works like chipping and making the surface	No.s	6.00		
5	**VANITY COUNTER** Providing and fixing wall-mounted vanity counter using BWP marine plywood with solid surface/artificial stone finish .	Sq.m	3.00		
6	**Providing and fixing bottle trap/waste pipe connection .**	No.s	4.00		
7	**URINALS** Providing and fixing wall-mounted urinal with flush arrangement and waste connection .	No.s	3.00		
8	**MIRROR WORKS** Providing and fixing bevelled edge mirror of superior glass of 5.5 mm thick & 600 x 600 mm size of BELGIUM GLASS or any other equivalent make, 3mm thick felt	Sq.M	3.00		
9	**PAPER HOLDER** Supplying and fixing of 150 x 150 mm pastel coloured toilet paper holder of Hindustan Sanitary ware make Cat. No. F840009 or equivalent approved make at required position and elevation as directed. Rate to include making good the chases in walls after fixing the above.	Nos	4.00		
10	**HEALTH FAUCET** Providing and fixing in position CP brass Hygi Spray of Hindware make Cat No. F160037 / F160038 inclusive of all fixtures, fittings and fasteners making operational complete. Approved Equivalent Make - Parryware	Set	4.00		
11	**Stainless Steel Sink** Providing single bowl SS sink with drain assembly with Providing waste coupling, bottle trap and necessary plumbing accessories, concealed water inlet and drain piping .	Nos	1.00		
XII	**PLUMBING WORKS :**				
	PVC NAHANI TRAP				

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S.No.	ITEM DESCRIPTION	UOM	QTY	RATE	AMOUNT
1	Providing and fixing PVC Nahani trap of self cleansing design conforming to IS specs with 100 mm inlet, 75 mm outlet and 150 mm CP hinged grating of 6 mm thick with rim. Rate shall include making all necessary leak proof connections etc., all as per EIC directions.	Point	4.00		
2	**Providing UPVC waste and soil pipe connections including fittings and accessories** Providing and laying unplasticised polyvinyl chloride (UPVC) pipes confirming to IS : 4985 including all necessary fittings confirming to IS / BS 4514 and other accessories including connections etc., complete as per drawings or as directed at site.	Point	9.00		
3	**Providing angle valves, connection pipes and necessary plumbing accessories .**	set	2.00		
4	**Inspection Chambers 450x450** Providing and Constructing inspection chambers with 230mm thick brick masonary in 1:5 cement mortar, excavation, 75mm thick PCC 1:4:8 bed, plastering with neat cement finish etc. complete. inclusive CI chamber cover (ISI make), CI covers for chambers / inspection chambers etc with frame of 600x600 mm nominal size with seal, all materials and labour complete.& angle frames to support etc complete	Each	4.00		
5	**Inspection Chambers 600x600** Providing and Constructing inspection chambers with 230mm thick brick masonary in 1:5 cement mortar, excavation, 75mm thick PCC 1:4:8 bed, plastering with neat cement finish etc. complete. inclusive CI chamber cover (ISI make), CI covers for chambers / inspection chambers etc with frame of 750x750 mm nominal size with seal, all materials and labour complete.& angle frames to support etc complete	Each	3.00		
XIII	MISCELLANEOUS WORKS :				
1	Providing laminate/veneer polish finish on door and vanity exposed surfaces.	Job	2.00		
2	Providing silicone sealant at sanitary joints, counter joints and tile junctions.	Job	10.00		
3	Providing cutting, making good damaged surfaces, cleaning and finishing works. as directed by Architect/Consultant.	Job	4.00		
4	Final cleaning, testing and commissioning of plumbing and sanitary fixtures .	Job	1.00		
5	Ceiling Paint Finish	Sq.M	10.50		
6	Providing laminate/veneer polish finish on door and vanity exposed surfaces	Job	1.00		
7	Providing silicone sealant at sanitary joints, counter joints and tile junctions.	Job	1.00		
8	Providing cutting, making good damaged surfaces, cleaning and finishing works . as directed by Architect/Consultant.	Job	1.00		
9	Final cleaning, testing and commissioning of plumbing and sanitary fixtures.	Job	1.00		
10	**Lan Ports** Supply and installatoin of Lan Ports D Link DGS-1008A, 8-port Gigabit in Conference Room, MD Cabin, Reception Room,Job includes all necessary cables and all accessories.	Each	19.00		
11	**Table Lan Ports** Supply and Installation of Table Lan Ports D-Link DGS-105GL-V2 in conference room including all ncessary cables and accessories	Each	4.00		
12	**Table HDMI Ports** Supply and Installation of COOLCOLD Hydraulic Cable cubby Pop Up, Cable Manager Box with 3 power outlets and 2 Lan Ports in conference room including all ncessary cables and accessories	Each	3.00		
13	**HDMI cables** Providing and installing HDMI 2.1, cable minimum 3mt long, 8k@60Hz/4k@120Hz, 48 Gbps transmission including all necessary accessories in conference room and MD Cabin	Each	3.00		
14	**LED TV 98" in conference room** Providing and installing Samsung 98" Ultra HD 4k LED TV/TCL 98" Ultra HD 4k LED TV or equivalent as approved by BGL Engineer-in -Charge, including wall mounting stand, necessary cabling and all acessories in conference room	Each	1.00		

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S.No.	ITEM DESCRIPTION	UOM	QTY	RATE	AMOUNT
15	**Speakers in conference room** Providing and installing Sony SRS-XV800 X-Series Wireless 280W Portable Bluetooth Speaker or equivalent as approved by BGL Engineer-in -Charge, including all necessary connections and accessories in conference room	Each	2.00		
16	**LED TV 75" in MD Cabin** Providing and installing Samsung 75" Ultra HD 4k LED Smart Tizen/PHILIPS 75MLED610/94 Ultra HD 4k TV/TCL 75" 4k UHD Smart QLED 758D or equivalent as approved by BGL Engineer-in -Charge, including wall mounting stand, necessary cabling and all acessories in MD Room	Each	1.00		
17	**Telephone port in MD Cabin** Providing and installing River Fox Single Port RJ11/RJ-45 Telephone Rosette Juction Box, compatible to devices Landline phone, Fax Machine and Modem including all cables and accessories in MD Cabin and Reception Room	Each	13.00		
18	**DTH setup box** Providing and Installing DTH TATA Sky HD setup box in MD Cabin including Dish, cabling and all accessories or equivalent model as directed by BGL Engineer-in-Charge	Each	1.00		
19	**9U Rack for network switch in server room** Supply and Installation of MASS RACK 9U 550X450mm Rack with PDU 6 Socket, 10" Tray(2 Nos), Cable Organiser 1U Closed, 2 Fan & Hardware Kit in server room wall mounted including all necessary accessories or equivalent as directed by BGL Engineer-in-Charge	Each	1.00		
20	**6U Rack for CCTV in server room** Supply and Installation of MASS RACK 6U 550X400mm Rack with PDU 6 Socket, 10 Inch Tray & Fan wall mounted including all necessary accessories or equivalent as directed by BGL Engineer-in-Charge	Each	1.00		

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S.No.	ITEM DESCRIPTION	UOM	QTY	RATE	AMOUNT
21	**Interactive Panel with OPS** Supply and Installation of OPS for interactive flat panel including intel core i5, 12th generation, 16 GB DDR4 Ram, 1TB SSD, Wi fi, Bluetooth, Mic, USB 3.0, HDD Slot, including all necessary accessories or equivalent as directed by BGL Engineer-in-Charge	Each	1.00		
22	**Change Over Switch** Supply and Installation of Havells InstaShift Manual Change over Switch, 4 Pole, 100A, with Stainless Steel Enclosure or equivalent model as directed by BGL Engineer-in-Charge	Each	1.00		
23	**UPS 10kva** Supply and installation of UPS 10kva including batteries, inter connecting cables, battery racks etc, including all necessary accessories with minimum 1 hour backup as directed by BGL Engineer-in-Charge	Each	1.00		
24	**Water Dispenser** Supply and installation of Blue Star Water dispensor BWD3FMRGA-G model with Refrigerator Hot and Cold taps, 15 liter or equivalent as directed by BGL Engineer-in-Charge	Each	1.00		
25	**Biometric Access System** Supply and installation of RAMEX Smart Biometric Access System which includes Dual camera, Face Recognition, Finger Print, RFID Card & Password authentication, including cabling and necessary accessories or equivalent model as directed by BGL Engineer-in-Charge.	Each	1.00		
26	**Refrigerator** Supply and installation of LG 185 litre, Smart Inverter, Direct Cool Single Door Refrigerator Model GLD1956ZAPB, including cabling and necessary accessories or equivalent model as directed by BGL Engineer-in-Charge.	Each	1.00		
27	**Storage Rack/Cupboard (closed)** Supply and installation of Gloxy Premium Stainless Steel Bathroom Shelf - 3 Tier Chrome Finish Wall Mount Bathroom Shelf Rack with Soap Dish, Toothbrush Holder & Multipurpose Hooks including all Home Decor Bathroom Fittings Accessories in Ladies Bathroom	Each	3.00		
28	**CC Camera Dome** Supply and Installation of CP PLUS CP-E45Q 4MP Smart Wi-Fi 360 CCTV Camera inside the building with Night Vision & 2-way Audio Security camera having video resolution of 2560x1440, Android & ios compatibility, operating temperature -10 to 50 degree Centigrade, having 256GB Local SD Storage or equivalent model as directed by BGL Engineer-in-charge including all cabling and necessary accessories.	Each	4.00		
29	**CC Camera PTZ** Supply and Installation CP PLUS 4MP Quad HD Wi-Fi CCTV Camera CP-Z45Q model outside the building and electrical room, having 360° Pan & Tilt wireless camera, Full-Color Night Vision, two way audio securtiy camera with Built in Mic and speaker, Built in security siren, Smart Detection Suite or equivalent model as directed by BGL Engineer-in-Charge including all cabling and necessary accessories.	Each	10.00		
30	**Fire Fighting System** Providing and installing Fire Fighting Sprinkler system which includes Sprinkler Heads, Network Piping, Fittings and Brackets, Installation Control Valve/Alarm Valve, Pressure Gauges & Drain valves, Electrical and Mechanical Pumps and all necessary accessories.	Each	1.00		
31	**Fire and Smoke Detectors** Providing and installing HIKVISION HF-S2E Photoelectric Smoke Detector having audible Siren Level greater than or equal to 85 dB at a distance of 3mt including all necessary accessories or equivalent model as directed by BGL Engineer-in-Charge.	Each	12.00		
32	**Granite Platform in kitchen** Providing and fixing 16mm thick Polished Granite Slab in Pantry including providing 25mm thick bed Cement Mortar (1:5), floating cement slurry and finishing the joints with white cement mixed with matching colour pigment.	Sq.M.	7.00		
33	**Exhaust Fan** Supply, Fixing and Commissioning of Exhuast fan of 230 dia including bird louvers, frame works and other civil works like chipping and making the surface good etc., including all cabling and accessories in Pantry Room etc.,.	Each	2.00		

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S.No.	ITEM DESCRIPTION	UOM	QTY	RATE	AMOUNT
34	Providing Post - Construction **Anti - Termite Treatment** in top surface of plinth filling, external perimeter or building below D.P.C. external perimeter of building over D.P.C., under aprons, foundation etc., as per the enclosed specifications.	Job	1.00		
35	Supplying, erecting and fixing in position Pre - fabricated structures at all elevations for Canopy using structural steel sections conforming to IS : 2062 , including cutting, welding or bolting, supply of bolts / nuts / washers etc., complete as per drawings including surface preparation and applying one coat of Zinc Phosphate Primer before erection and two coats of synthetic enamel paint as per specification after erection and all materials and labour complete. (No welding is permitted at site). The rate quoted shall include cost of bolts, nuts, washers, welding and electrodes and any other consumables required for completing the work.	Job	1.00		
36	Transportation, Servicing, Installation, Testing & Commissioning of Existing Air Conditioning Units: Transportation of existing Central Air Conditioning Units (Media Carrier) and Split Air Conditioners (Voltas, Daikin, and Blue Star) from the BGL Store at Shamirpet to the new office premises at Hafeezpet, including safe loading, unloading, handling, shifting, comprehensive servicing, repair of minor defects, cleaning of indoor and outdoor units, mounting of indoor and outdoor units, interconnection of refrigerant piping, drain piping, electrical connections, insulation, leak testing, vacuuming, testing, commissioning, and handing over the units in satisfactory working condition. The contractor shall provide all necessary labour, consumables, minor accessories, tools, tackles, lifting equipment, testing instruments, and skilled manpower required for successful completion of the work.	Nos	15.00		
37	Refrigerant Gas Filling for Existing Air Conditioning Units: Providing and charging the required quantity of refrigerant gas compatible with the existing Central Air Conditioning Units (Media Carrier) and Split Air Conditioners (Voltas, Daikin, and Blue Star), including leak detection, pressure testing, vacuuming, refrigerant charging, performance testing, and commissioning to achieve the manufacturer's specified operating parameters. The rate shall include all labour, consumables, tools, and testing equipment required for complete execution of the work.	Nos	15.00		
				SUB TOTAL	
				GST 18%	
				GRAND TOTAL INCLUSIVE OF ALL TAXES & DUTIES	

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