



# BUDGETARY ESTIMATE & TENDERING

Project: Office Interiors "VIVAN LANDMARK " at Baner, Pune  
 Location: Baner, Pune  
 Title: Indicative Budget  
 Date: 31-Jul-19  
 Revision: R0  
 Rev. Date: 31-Jul-19

## SUMMARY

Area Under Consideration in Sft		11,996		
S.NO	PACKAGE	TOTAL AMOUNT IN INR	RATE /SFT	BASIC SPECIFICATION
	PART - A (General Interior Works)			1 USD = 66 INR CONSIDERED
1	Interior Works	INR 98,08,461.44	INR 818	Partition & associated works: Double skin Gypsum Partitions with Aluminum frame work, 75mm thick Baffle partition above glass partition & doors, Fire Rated Gypsum Partitions with GI frame work for Lab, Gypsum & plywood boxing/paneling with Aluminium frame work, Plywood boxing with hard wood frame work to create sill, Plywood/MDF board cladding, Colourback glass cladding (6mm thick Planilaque Evolution Coloured Lacquer Glass - Saint Gobain make) at reception area with ply boxing, Armstrong Laminate paneling for reception back drop wall, Glass writing surface for cabins & meeting rooms, Fabric Paneling for all meeting rooms (basic rate 175/- per linear meter). Built-in Joinery: Corian finish reception table, laminated corian top repro counter, laminated corian top vending counter, laminated OH storage, laminated low height storage for BR, laminated DB shutter, laminated window sill, pelmet etc. Flooring: Vitrified Tile flooring (base rate Rs.200/- per sq.ft) flooring in reception/cafe, Vinyl Flooring for store, Antistatic Vinyl Flooring for Lab, UPS/ Battery, Artificial turf for external glazing area, Wooden platform/steps/ramp, Floor mats. Finishes: POP finish on column/ wall/ceiling, Paint on wall and ceiling. Misc.: Pest control, Dustbins. Misc. Civil work: Block masonry , plastering, RCC lintel, Raceway repair. Dismantling & Repair works: Dismantling of block wall at entrance area & pantry area, removal of doors at entrance lobby & UPS/ battery room area, Shifting of existing SS railing.
2	Glass Partitions, Doors & Skirting	INR 21,76,520.88	INR 181	JEB or Equivalent Make - Double Glass partition for Board room , Full height Single glass partition of 2.7 m high with Wideline frame (105 mm x 25 mm ) work all around, 50 mm high proprietary aluminium skirting. Doors:Single leaf glass door with 105 mm x 25 mm door jamb for entrance/cafe, Single leaf hollow core door in laminate finish with a proprietary door jamb of 105 mm x 25 mm for all closed rooms; Single leaf solid door with a vision panel for store/test lab. Fire rated doors for the Lab. Hardware of DORMA Make.
3	Fire Rated Glass Partition and Doors	INR 1,51,560.00	INR 13	Vetrotech Saint Gobain make Fire Rated Glass Partition & Doors for Entrance area considered.
4	Automatic Sliding Door	INR 4,50,000.00	INR 38	Dorma make Automatic Sliding Door (Single Leaf) ent. from reception to office area considered.
5	Toilet Refurbishment	INR 14,69,348.72	INR 122	Dismantling/removal of false ceiling, sanitary fixture/ CP fittings/ Toilet accessories, Dismantling of pantry counter, Single leaf laminated flush door (Door hardware- Dorma or equivalent make, Armstrong or equivalent makes - Metal Grid ceiling with 15mm grid, Toilet Accesories (Toilet paper holder, soap dispenser, paper dispenser & hand drier) & Mirror paneling considered, Glass louvers for louvered window at toilet area.
6	Ceiling Works	INR 12,15,252.82	INR 101	Armstrong or equivalent Make Modular grid Ceiling of 600 mm x 600 mm with 0.7 NRC for Meeting/cabin, Open Ceiling paint with acrylic emulsion at office area, Gypsum ceiling for the Reception & selected area, Metal baffle ceiling for cafe. Durlum make panel ceiling in reception area.
7	Blinds	INR 2,00,587.00	INR 17	Normal Roller blinds for external glazing in 3 to 5% Openness factor considered. - Mac décor/Eden/Vista or equivalent make.
8	Signages	INR 2,43,108.00	INR 20	Reception logo, Mandatory room signage's & Fire exit signage's.
9	Graphics & Frost Film	INR 2,88,241.00	INR 24	Graphics to select areas. Avery make Vinyl frost film on glazed partition (50% of total area).
10	Reception/Lounge/Cafe Loose furniture	INR 4,48,000.00	INR 37	Reception/ Lounge sofa chairs, centre table with glass top, Café table, Café chair of Haworth or equi. make as per selection.
11	Carpet	INR 14,62,717	INR 122	Interface/Tendus/Shaw or equivalent make carpet (Nylon) of 18-20Oz. with designer accent carpet. (base rate of carpet : 150/- Sq.ft. excluding duties- per sqm)
12	System Furniture	INR 29,71,500	INR 248	Considered Linear workstation 1500x700mm with pedestal, Cabin furniture, Board room/ meeting room furnitur in laminate finish from - Feather life or equivalent make.
13	Chairs	INR 17,15,000	INR 143	Considered 40nos of Chairs from Feather life at workstation/cabin main and meetings/ Cabin visitor /conference.
14	Raised Flooring	INR 74,979	INR 23	300-350mm high for IT Room & 200mm high Bare tile finish at level difference near external glazing area of Unifite/Tesco or equivalent make raised floor considered
15	Cost for Site Office expenses, Security, House Keeping	INR 5,04,336	INR 42	
16	Cost for Insurance (CAR Policy)	INR 2,03,774	INR 17	
	TOTAL FOR PART - A	INR 2,33,83,386	INR 1,966	



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	<b>PART B - MEP WORKS</b>			
1	Low side electrical works & UPS allied works	INR 30,07,459	INR 251	Supply, Installation, Testing and commissioning of LT panel, armoured LT cables, FRLS flexible cables / wires considered Schneider Make DB's and MCB's,switch and sockets. For IT passive, only raceways and conduits are considered. Raceway sizing is based on 60% filling. Wiring for Power and lighting points.body earthing tapping for floor shaft considered. dedicated earthing dedicated earthing considered for third pin and rack earthing, GI Raceways for power and data, MS cable tray & FRLS PVC conduit T5 suspended lights considered for open office space and LED 2 x2 lights and downlights for other area. 2 x 32A Industrial socket for each rack ( assumed total rack in test lab as 4 and Lab as 4) Lab considered. Supply, installation, testing and commissioning of UPS panels, cables and earthing for UPS
2	Designer Lighting	INR 4,55,848	INR 38	As per architect choice
3	UPS supply and installation	INR 9,66,000	INR 81	Supply, installation, testing and commissioning of modular UPS in N+1 configuration( 3 modules of 20kVA considered ) with 15min battery backup
	<b>HVAC Work Low Side</b>			
4	Low side HVAC works	INR 14,75,364	INR 123	Air distribution with Factory fabricated ducts, air distributing terminals, acoustic and thermal insulations. PI ducts for open ceiling area
5	Dedicated unit and casatte units	INR 80,66,949	INR 672	Additional VRF unit for critical area, casatee unit for closed rooms, Hi-wall unit for UPS and battery room, ductable units for labs and office area
	<b>Fire - Safety - Security</b>			
6	Sprinkler	INR 4,79,828	INR 40	Modification of sprinkler pipes to suit the interior fitout and providing pendant for the areas having false ceiling
7	Extinguisher	INR 83,972	INR 7	CO2 and ABC type extinguisher
8	Fire Alarm	INR 3,40,080	INR 28	Supply & installation of addressable analog system smoke detectors, MCP's, hooters & cablings.
9	PA System	INR 3,10,800	INR 26	Supply & installation of Ceiling mounted speakers, amplifier & cabling.
10	Access Control System	INR 2,66,400	INR 22	5 Access control doors.In reader and out with T.REX detector- Make - Softwarehouse
11	CCTV System	INR 1,17,888	INR 10	3 IP camera with NVR of 30 days storage based on 70% motion recording per day. With network video liscence - Make- AXIS model similar to 3214
12	PHE work for toilet and Pantry	INR 2,25,000	INR 19	PHE works for 2 toilet banks and one sink per pantry
13	IT works	INR 17,79,660	INR 148	<b>CAT6 SYSTIMAX</b> make considered for all ports; 2 ports considered for each workstation ; VOIP solution considered for Voice (Analoge Jacpanel and MDF box not considered); NETRACK make Rack considered for Network termination ; 100% patch cords considered for Active ports and 50% Patch cords considered for Redundant ports ;
	<b>TOTAL FOR PART - B</b>	INR 1,75,75,247	INR 1,465	
	<b>TOTAL COST FOR PART (A+B)</b>	INR 4,09,58,633	INR 3,431	
	<b>PART - C (Design &amp; Co-ordination Fees)</b>			
1	Design Consultancy: Interior Architecture Design Consultancy Fees Including MEP design fees+ Construction Management Fees	INR 18,43,139	INR 154	
	<b>TOTAL FOR PART - C</b>	INR 18,43,139	INR 154	
	<b>TOTAL COST FOR PART (A+B+C)</b>	INR 4,28,01,772	INR 3,585	
	<b>TAXES</b>			
	S GST @ 9%	INR 38,52,159	INR 321	
	C GST @ 9%	INR 38,52,159	INR 321	
	<b>GRAND TOTAL FOR PART (A+B+C) INCLUSIVE OF TAXES</b>	INR 5,05,06,091	INR 4,210	

Notes: The rates provided above are Indicative only. These may vary with further design development



Assumptions	
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Title: Assumptions	
Date prepared: 31-Jul-2019	
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<b>Assumptions :</b>	
<u>General</u>	
1 Construction power & water is provided at designated floor level by Client free of cost.	
2 Service core civil works are done by Builder/Developer.	
3 Service lift assumed to be available for movement of material	
4 Works shall be carried out on regular shifts ( day & night)	
5 For Toilet works : Only replacement of Sanitary fittings/ CP Fittings/ Toilet accessories, false ceiling & doors considered	
6 Any changes in rate of Duty & taxes, Exchange rate for USD shall be paid at actual.	
7 The taxes are subject to change as per actual during the finalization of the vendors for the package.	
8 The above rates considered is for Design Consultancy Project.	
9 This is a Preliminary Cost Plan considering +/-10% of variation	
10 Cost doesn't include any Design/ PM fees.	
11 Costing is worked based on Layout : dated 12.01.16. Any change in layout will have an impact on the cost.	
<u>Considered as Builder Scope</u>	
1 All the external walls is assumed to be provided by the builder with necessary plastering finish.	
2 Lift Lobby/Staircase finishes is assumed to be done by builder scope. External Improvements, Lift/Staircase area improvements	
3 The demolition of the existing finishes (Office area) is considered to be done by builder and clean open space is assumed to be given to Space Matrix for further design.	
4 Fire / smoke seal at the external glazing between the floor below and above.	
5 Flooring for AHU rooms	
6 Statutory approvals & deposits ( Except CEIG)	
<u>Considered as Client Scope</u>	
1 Artwork and Artifacts	
2 White Goods	
3 Interior/ Exterior Landscaping, Plants	
4 No Office Equipments Considered like Printers, computers, Photocopiers , EPBAX & Telephone Instrument etc.	
5 Kitchen Equipments	
6 Lab equipment	
1 Assumed VRF CRC are also available along with 4 nos of 8HP VRF unit	
2 Assumed new ODU to critical area will be located in the same floor.	
3 Assumed out door units are located in same floor	
4 VRF indoor unit drain will be connected to toilet area	
5 Existing VRF unit shall be us office area and UPS room+ Test lab day mode operation. New VRF unit will serve Lab day and night mode operation and UPS+test lab night mode operation @ 23+/- 1 deg temperature	
6 Assumed 1 no.160A feeder provided at floor level	
7 Considered 14kW for main Lab	
8 BMS not considered as VRF will have CRC	
9 CCTV with NVR considered	

Exclusions	
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<b>EXCLUSIONS :</b>	
<u>INTERIOR WORKS</u>	
1 Rates are exclusive of Mathadi charges.	
2 Any changes in rate of Duty & taxes shall be paid at actual.	
3 Municipal/Statutory approvals & deposits, Insurance	
4 Artwork and Artifacts	
5 Screeding	
6 Dismantling Works	
7 Interior/ Exterior Landscaping	
8 External Improvements	
9 Lobby/ Lift/Staircase area improvements	
10 Structural Strengthening works or changes not included	
11 Any dismantling works	
12 Kitchen/Pantry/Gym Equipment	
13 LEED registration fee to USGBC	
14 No Office Equipments Considered like Printers, computers, Photocopiers , EPBAX & Telephone Instrument etc.	
15 Toilet Works (Only replacement of Sanitary fittings/ CP Fittings/ Toilet accessories, false ceiling & doors considered)	
<u>MEP</u>	
1 Toilet exhaust	
2 Electrical High Side Works	
3 Any Statutory approvals & deposits other than interior fitout CEIG approval	
4 Lighting and power for the common area	
5 Fire Extinguishers for common area & staircase area	
6 High side fire Equipments	
7 Music system.	
8 Talk back system in the stair case	
9 Visitor management system	
10 Time and Attendance Management Software & Enrollment.	
11 Monitors	
12 HRMS	
13 Panic bar for staircase	
<u>IT Passive Networking</u>	
1 Server racks & IT Active (Switches, Servers,WIFI,ISP Rack etc..) supply and installation	
2 ISP cable laying, EPABX supply and installation	
3 Analoge Jacpanel and MDF box supply and installation	