



B.O.Q

for

Construction of a Bungalow

7-C Sunset Lane-4, Phase II Extn. DHA Karachi 75500, Pakistan
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CONSTRUCTION OF BUNGALOW
FOR

APPENDIX

SUBJECT

PROVISION

- | | | |
|----|--------------------------------|--|
| 1. | Time for completion of project | One Year (12 Months)
(Time will be started with effect from
the approval of Map) |
| 2. | Maintenance Period | 02 Months from the
completion date of project. |
| 3. | Deviation Limit | 10% (Ten Percent) of the
Contract Price |
| 4. | Mobilization Advance | Rs 300,000.00 |
| 5. | Sponsor's | _____ |
| 6. | Address:- | _____

_____ |

CONSTRUCTION OF BUNGALOW FOR

FORM OF TENDER

I/We have carefully examined the instructions. Specifications and Tender Drawings:-

I/We the undersigned, offer to construct Bungalow at _____
_____, in conformity with the Drawings, Instructions and specifications etc.

The offer/quotation is submitted herewith amounting to Rs 2100 (Rupees). Calculated at the rate of Rs _____ per sq.ft for built-up area of _____ Sq.ft.

1	Civil	Rs	_____	Total
2.	Electrical	Rs	_____	Total
3.	Plumbing/Sanitary	Rs	_____	Total
4.	External Development	Rs	_____	Total
5	Other then covered area	Rs	_____	Total
	Grand Total	Rs	_____	Total

(In Words: _____)

I/We undertake that if I/We are declared successful tendered. I/we shall when called upon by the Architect or the owner, to do so enter into and execute a contract agreement for the works with such modifications as may be necessary

I/We hereby agree to abide by this offer/quotation for a period of sixty days from the date fixed for receiving the same and it shall remain binding on us at all times till the expiry of total period.

Contractor:-

Name of Person Signing
(On behalf of Company)

Muhammad Younus Rizvi

Identity Card No

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Company's Address

7-C Sunset Lane-4, Phase II (Ext)
DHA Karachi-75500

Company's Seal

CONSTRUCTION OF BUNGALOW FOR

SPECIFICATIONS OF A CLASS CONSTRUCTION

1. STRUCTURE

Foundation	R.C.C Foundation
Superstructure	R.C.C Frame Structure beam slab construction
Roof	R.C.C
Under Ground Tank (Fresh Water)	R.C.C
Overhead Tank	R.C.C
Roof Treatment	

2. R.C.C Material

Cement	Sulphate resistance Cement for work upto plinth level & Portland Cement for structural Masonry and finishing work	Pakland / Lucky Cement / Dada Bhoj / Pakland
Steel	Mild or Tor	Razaq / Amerali
Aggregate	Sand fine Sand Coarse Crush	Malir/Hub Malir/Nooriabad Malir/Nooriabad

3. Masonry

Masonry	As Per Drawing	Best blocks available
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4. Plaster

Internal Plaster	As Per Drawing	O.P.C
External Plaster	As Per Drawing	O.P.C
Stucco	As Per Drawing	O.P.C
Base Plaster	As Per Drawing	O.P.C

5 Joinery**5.1 Wooden**

Main Door	Frame: Steel frame 2"x7"	Manufactured
	Panel: Malaysian Ply wood	Manufactured
	Frame: Deodar Wooden frame 2"x7"	Not Applicable
	Panel: Teak Wooden panel Shutter 1-1/2" thick With wooden lapping.	Not Applicable

Internal Doors	Frame: Steel frame 2"x7"	Manufactured
	Panel: Malaysian Ply wood	Manufactured
	Frame: Deodar Wooden 2"x7"	Not Applicable
	Panel: Teak ply flush panel Shutter solid core 1-1/2" Thick with wooden lipping.	Not Applicable

Drawing & Dinning Room	Frame: Steel	Manufactured
	Panel: Glass panels in Malaysian Ply wood	Not Applicable

All doors shall have following fittings :-

Magnetic doors stopper	Best Quality
6 Nos, Iron hold Fast	Locally Available
4 Nos Iron butt hinges	
1 No 9" Tower bolts	
1 No Lock	

Curtain Rail	1"x2" deodar or equivalent	Manufactured on Site
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6. Paneling

7. **False Ceiling**

Bath Rooms	Proper & Aluminum grid, Powder coated	Best Quality Locally Available
Skirting at Ceiling level	Plaster of Paris	Best Quality Locally Available

8. **Wrought Iron Work**

Railing	Wooden hand rail 3"x1 ½	Best Quality Locally Available
Grill	Mild Steel 3/8"x3/8" sq. Bar enamel painted as Per Architectural drawings	-do-
Gate	Mild Steel with wooden panel As per architectural drawings.	-do-
Louvered Door	Louvered Mild Steel Gate/Door	-do-

9. **Paint Work**

Ceiling	Distemper	Burger/I.C.I
Bath Room Ceiling	Distemper	-do-
Walls	Plastic emulsion with Premier	I.C.I/Burger
Wrought Iron	Enamel paint with Premier/powder coated	Buxly/Burger
Wood work	Enamel paint with premier	I.C.I/Burger
External Paint	Weather resistance paint Cement Base/Cement Stuco	I.C.I/Burger
Marble	Plain Wax polish	-

10. Flooring Walls and Counter Tops

10.1 Tiles

Kitchen	Floor Tiles (Matt) 12"x12" Transfer tiles (Glazed) on Walls & in between counters.	Shabbir Tiles
Bath Room Ceiling	Floor Tiles (Matt) or Glazed 12"x10" Walls tiles (Glazed) 6"x6" On walls upto 7' high (Glazed)	Shabbir Tiles
Master Baths	Floor Tiles (Matt) 12"x10" Walls tiles (Glazed) 12"x10" On wall tiles upto 7' high	Shabbir Tiles

There will be double plaster In the bath rooms & kitchen Provision for tiles fixing will be that no portion of cut tiles will Be fixed on wall or floor & Plumbing accessories will be Cut in the centre of tiles & Not at the corner.

Terrace

There will be minimum grouting in tile fixing & the grouting will match the color of tile. Tiles will not be cut, full size tiles will be used with line matching. The vertical and horizontal surface.

10.2 Marble

Kitchen	Botaseena China Verona thick as per architectural drawings	Best quality locally available
Bathroom	Botaseena China Verona 48"x24"x1"	-do-
Entrance Lobby,	Colored marble 24"x224"x1" with inlay as per architectural drawings	Natural Marble

Drawing room	White marble 12"x12"x1" with Brass Inlays	Natural Marble Botaseena China Verona
Stairs	Coloured marble 48"x12"x1" Full length top beveled section	-do-
Lounge	"Botisina" marble 12"x12"x1" With brass inlay	-do-
Skirting	4"x12" marble matching in 5/8" section with beveled with beveled edges.	-do-

Note: Marble to be finished in chemical polish.

10.3 Stone

Walkway	Stone	Natural stone
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10.4 P.C.C Flooring

Drive Way Parking	P.C.C Flooring with stone inlay.	Cast in situ
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11. Sanitary

Bath Room Fixture	1 Wash basin with vanity counter in master bath	AGM
	1 Shower	-do-
	1 W.C in master Bath.	-do-
	1 Bath tub in master bath	-do-
	1 Wash basin with counter	-do-
	1 Water closet	-do-
	1 Shower tray (Room Shower)	-do-
Fittings	1 Large Mirror 4'x8' with light	Premium local quality
	1 Towel rail	-do-
	1 Soap dish	-do-
	1 Toilet Paper Holder	-do-
	1 Large Mirror with aluminum frame.	-do-
	1 Flexible shower in each bath room.	-do-

	1 Sunk medicine cabinet sunk Near shower tray/bath. Tee Cock. Bib Cock if required. Concealed stop cock	-do-
Kitchen	Sink mixers, single drain and single bowls sink. Bottle trap. Floor trap at Kurah. Geyser – 30 gallons. Cooking range (4 Burners)	Stainless Steel Imported Best quality available -do- -do- -do-

12. Plumbing

Cold water supply system	PPRC/PVC Pipes	AGM
Hot water supply	PPRC/PVC Pipes	AGM
Sewerage Pipe External	R.C.C Pipe	Best Quality
Sewerage Pipe (Internal)	UPVC	AGM
Pressure Pump		Imported quality

Note: The system for supply and disposal of water will be pressure tested.

13. Water Supply

Under Ground Water Tank (UGWT)	As Per Drawing	R.C.C
Over Ground Water Tank (OGWT)	As Per Drawing	R.C.C
Under Ground Water Tank (For Gardening Purpose)	Not Applicable	R.C.C
Centrifugal Pump	Overhead Tank 2.HP	Best Quality

14 **GAS**

1 Gas Point for Geyser	G.I Pipe	Best quality available
2 Gas Point for Cooking Range	G.I Pipe	-do-
Under Ground Water Tank (For Gardening Purpose)	Not Applicable	R.C.C

Note: All fixtures & fittings will be pressure tested to maximum prescribed load as per codes mentioned in specifications.

15 **Electrical**

Electric Meter	KESC	-
PVC Conduits	PVC	Galco, Shavyl
Wiring Cables	-	1. Pakistan Cables Ltd 2. A.G.E Cables Ltd 3. Pioneer Cable Ltd
Power Cables	-	1. Pakistan Cables Ltd 2. A.G.E Cables Ltd
Music Points	Philips system/Sony System	
Fancy Lights		China/Local
Dimmers	-	Japanese/Taiwanese with Aluminum covers.
Earthling System	-	
Wiring Accessories, Outlet, Switches	-	Japanese or best imported quality
Switch Boxes	Steel Box	Made by any reputable manufacturer

Switches/Sockets		China/Local
Surveillance Camera	With Monitor	Imported
Distribution Boards	- To have phase selector switch - To have phase indicator lights - To have auto generator provision. (Made with brown boveri MCCB's from either)	
Distribution Equipment		Faizi Industries or Chinese
Fans		Royal/Millat/Pak
Energy Saver		Philips/Di-achie
Telephone Outlets		Best quality available

16. **Kitchen Cabinet**

Kitchen cabinet	Frame: Golden Teak	Locally Manufactured
	Panel: Lasani Lamination	-do-
	Frame: Deodar Wooden	Not Applicable
Top counter	Panel: Formica or chipboard, Either sides with wooden lapping or edges.	-do-
	Frame: Deodar Wooden / Golden Teak	Locally Manufactured
	Panel: Lasani Lamination	-do-
Bottom Counters	R.C.C shelves with Marble tiles Inside the shelves with lasani Lamination panel.	
Wardrobes	Frame: Deodar wood frame	Locally Manufactured
	Panel: Paneled finish in mirror And teak partex with Wooden lipping.	-do-
Drawers	Deodar with ply base, on channel	Locally Manufactured
Fittings	3- Locks	Best quality available
	2- Big handle	-do-

	2- Small Handles	-do-
	2- Piano hinges full length	Brass
Architrave	Doors: 1" to 2"	Locally Manufactured
	Maranti Ornamental Wardrobes: 1" x 1-1/2	-do-
	Maranti Ornamental Cabinets : 1"x1"	-do-
	Deodar Plain/paneled	

17. **Aluminum**

Doors, Windows	Anodized black deluxe section sliding/fixed panel windows with 5mm & 7mm tinted glass & fly proof screening.	Alcop deluxe
Ventilators	Anodized black aluminum open able shutter with 3mm glass and fly proof screening.	-do-
Glass	Tinted glass 3mm & 7mm	-do-
Water Pump	3 Phase 1 HP. with Siemens Motor phase 1 HP.	Jawad Pump

Note: All Electrical system will b e finally tested for maximum load.

CONSTRUCTION OF BUNGALOW
FOR

LABOURS RATES WITH SANDMIX, CRUSH & SHUTTERING ON COVERED
AREA BASIS

1. **Commercial Bungalows**

- | | | |
|----|--|-----------|
| 1. | Building/Plinth, Ground Floor & Mezzanine | Rs. _____ |
| 2. | 1 st Floor, 2 nd Floor & 3 rd Floor | Rs. _____ |

2. **Residential Bungalows**

Terms & Conditions:

1. Sandmix, Rati, Crush, solling stone, shuttering and skilled labour will be provided by contractor.
2. Installation of Electricity, Gas, Water, Telephone and other charges before and during construction is owner's responsibility.
3. All drawings and specifications of work should be provided by the owner or the Architect.
4. Any work other than drawings will be charged extra.
5. Water, Electricity, Watchman and Curing will be managed by the owner.
6. Mixture Machine and lift for the pouring of columns and slabs will be arranged at owners cost.
7. All taxes and Fines during construction will be paid by the owner.
8. Every item which is not shown in the drawing and not under the covered area will be charged extra.
9. Steel, Cement, Blocks will be provided at owner's cost at site.
10. Work will be finished in time as per drawings and specifications to the entire satisfaction of the owner or the Architect.

DETAILS OF EXTRA WORK:

1. Excavation in ordinary soil more than 5 Ft in depth, furthermore will be charged extra Rs._____ per CFT.
2. Hard Stone excavation will be charged extra Rs._____ per CFT.
3. R.C.C Chajjas on Windows and Roof Projections will be charged extra at 50% of covered rates.
4. Under Ground Water Tank Excavation, Lean Concrete.
5. Water, Electricity, Watchman and Curing will be managed by the owner.
6. Mixture Machine and lift for the pouring of columns and slabs will be arranged at owners cost.
7. All taxes and Fines during construction will be paid by the owner.
8. Every item which is not shown in the drawing and not under the covered area will be charged extra.
9. Steel, Cement, Blocks will be provided at owner's cost at site.
10. Work will be finished in time as per drawings and specifications to the entire satisfaction of the owner or the Architect.

Contractor:-

Name of Person Signing
(On behalf of Company)

Muhammad Younus Rizvi

Identity Card No

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Company's Address

7-C Sunset Lane-4, Phase II (Ext)
DHA Karachi-75500

Company's Seal

CONSTRUCTION OF BUNGALOW FOR

SCHEDULE OF PAYMENT (A)

1. DHA Membership and Registration Chargers : Rs 100,000/-
2. Plot Price within 20 Days : Rs 10,00,000/-
(OR actual Price)

CONSTRUCTION PAYMENT SCHEDULE (B)

S/No	Job/Items	Percentage	Amount
STRUCTURE			
a	Excavation	3%	
b	Foundation	5%	
c	Masonry & Columns	3%	
d	Plinth beam	6%	
e	Ground Floor Masonry & Columns	4%	
f	Ground Floor Beam & Slab	7%	
g	1st Floor Masonry & Columns	3%	
h	1st Floor Beam & Slab	7%	
j	Stair case tower & H.O tank	3%	
k	Under Ground Tank	2%	
l	Compound Wall & Gate	7%	
ELECTRICAL			
a	Electrical, Communication Conduits & Boxes	3%	
b	Electrical Fittings, Fixtures and Cable	3%	
c	Testing	1%	
PLUMBING AND GAS SUPPLY			
a	Plumbing lines & Manholes	3%	
b	Plumbing Fitting & Fixture	4%	
c	Testing	1%	

PLASTER			
a	D.P.C	1%	
b	Ground Floor	3%	
c	First Floor	3%	
d	Stair Case tower, & O.H Tank	2%	
e	External Plaster, cornices and A/C & Planter Drain Pipes & Finishes	3%	
WOODEN JOINRY			
a	Chowkeths, AC Boxes, Exhaust Fan Boxes	3%	
b	Panel Fixing (After Fixing)	3%	
ALUMINIUM JOINRY			
a	Frames of Aluminum Windows, Doors & Glass Fixing (After Fixing)	3%	
STEEL MONGRY			
a	Grills & Railings (After Fixing)	1%	
FLOORING & TILES			
a	Marble Laying	2%	
b	Tiles Laying	1%	
c	Hard Standing & Drive Way	1%	
d	Roof Insulation, water proofing and Screening	1%	
e	Marble Finishing	1%	
EXTERNAL DEVELOPMENT			
a	Site Cleaning	1.5%	
COLOURS			
b	Internal surface preparation & First Coat	1%	
c	Distemper & Emulsion Finishing Coats	1.5%	
d	Enamel Surface Preparation & III coats of paint	1%	
e	External Surface Preparation & III Coats of Paints or Rockwall Finishes	2%	
TOTAL		100%	

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