

DETAILED BILL OF QUANTITIES (BOQ) AND TECHNICAL SPECIFICATIONS

Description of Work: Boundary Wall at kasba office

ICAI Bhawan, Kolkata

382/A, Prantik Pally, Kasba, Kolkata – 700107

This BOQ is for contractors bidding for boundary wall construction work. It includes the Approx. quantities of work, minimum quality requirements, and provisions related to tender. When processing bills, the quantities must be verified jointly.

A. Instructions to Tenderers

1. Read this BOQ together with the tender notice, site conditions and instructions issued by the Engineer-in-Charge (EIC). The quantities below are the quantities stated in the source BOQ and are subject to site verification and the contract measurement provisions.
2. Rates shall be quoted in Indian Rupees and shall include all labour, materials, tools, plant, equipment, handling, loading where applicable, transport where specified, installation, wastage, cutting, jointing, compaction, curing, testing, finishing, protection and incidental work necessary to complete each item as described, except where expressly excluded or separately measured.
3. Before quoting, the tenderer shall inspect the site, verify access, levels, existing services, disposal arrangements and the practical execution sequence. Any ambiguity affecting price or measurement shall be raised in writing before submission of the bid; no assumption that changes the stated scope shall be made without written clarification.
4. All materials, samples, colours, patterns, product data sheets and load/stiffness ratings requiring approval shall be submitted to the ICAI before procurement or installation. Approval does not relieve the contractor of contractual responsibility for compliance, workmanship or performance.
5. Work shall be executed safely and so as to protect existing buildings, utilities, drainage, access routes and retained works. The contractor shall provide suitable barricading, warning signs, housekeeping and protection of the public and occupants, and shall comply with applicable statutory and municipal requirements.
6. Measurements shall be jointly recorded and certified by the ICAI or authorised representative. Payment shall be based on accepted work actually executed, using the unit and measurement basis expressly confirmed in the tender. No extra payment shall be due for work already included in an item rate.
7. Where this description expands or clarifies the brief, it is intended to make the work measurable and administrable; it does not authorise a change to the quantities or a new rate item without written approval by the competent authority.
8. For any query kindly email to eirc.idckol@icai.in.
9. The quotation shall be submitted in a sealed envelope, duly signed and stamped on all pages, at the Reception of ICAI Bhawan, 382/A, Prantik Pally, Kasba, Kolkata – 700107, on or before **30.10.2026 at 4:00 PM**. Quotations received after the stipulated date and time shall not be considered.

B. BOQ

Sr. No.	Item and scope of work	Minimum technical specification / method	Unit	Quantity	Rate (₹)	Amount (₹)
1	Dismantling of existing boundary wall, including removal and disposal of debris outside the site.	Carefully dismantle the identified existing wall in a controlled manner, protecting adjoining property, services, pavements and retained structures. Collect, load, transport and dispose of debris at a lawful, authorised location; include labour, tools, handling and site clearance. No material shall be removed from site except as permitted by the Engineer-in-Charge.	sq ft	856		
2	Removal of existing damaged plaster and moss; treatment of hairline cracks and surface cleaning, on both sides as applicable.	Remove loose, delaminated or damaged plaster and moss without damaging sound substrate. Wire-brush and clean the surface. Fill hairline cracks with a suitable cement-based repair compound compatible with the substrate; prepare the surface for subsequent repair/plaster. The contractor shall obtain approval of the Engineer-in-Charge for the repair material and method before application.	sq ft	640		
3	Repair of existing damaged 125 mm thick brick wall, including replacement/addition of bricks and	Use sound, approved bricks compatible with the existing masonry and cement:sand mortar in the stated 1:4 proportion (one part cement to four parts sand by volume). Remove loose masonry to sound edges, wet bricks as appropriate, rebuild affected portions	sq ft	320		

	repointing/rebuilding of affected portions.	to line, level and plumb, and properly fill joints. Cure masonry adequately. Quantity is measured by area of repaired wall.				
4	Construction of new 125 mm thick brick wall on the existing RCC foundation.	Construct 125 mm nominal-thickness brick masonry using first-class bricks and cement: sand mortar in 1:4 proportion by volume. Verify that the existing RCC foundation is sound, level and suitable before commencing; report any defect or inadequacy to the Engineer-in-Charge. Set out to approved line, level and plumb, stagger joints, fully fill bed and vertical joints, and cure adequately. No alteration or loading of the foundation shall be undertaken without written approval.	sq ft	856		
5	RCC columns, 10 in. x 10 in. nominal section, at 4 ft height, at spacing approximately every 10 running ft within the boundary wall.	Provide M25-grade reinforced cement concrete columns at the stated spacing and height. The source specifies 8 mm reinforcement and a nominal cement: aggregate:sand proportion of 1:2:2. As the reinforcement arrangement, number of bars, links/stirrups, anchorage, cover, column dimensions and concrete mix design are not fully defined in the source, these shall be confirmed in writing by the Engineer-in-Charge/structural engineer before execution. M25 concrete shall be proportioned and quality-controlled to meet the specified grade; the stated nominal proportion shall not override an approved design mix. Include formwork, placing, compaction, finishing and curing.	Qty	22		
6	Providing and casting RCC Concrete top on the top of the boundary wall with necessary steel reinforcement 8 mm dia, cement : aggregate: sand 1:2:2 material and labour complete. • Thickness: 4 inches. • Width: 5 inches	Provide 4 in. (approximately 100 mm) thick M25-grade RCC coping over the wall top, with suitable formwork, placing, compaction, finishing and curing. From a continuous, durable top surface with a fall/drip detail as approved to shed rainwater and reduce water ingress. Reinforcement, if required by the design, shall be directed by the Engineer-in-Charge. The source gives quantity in square feet; payment measurement basis shall be confirmed in the tender before award.	R. ft	294		
7	25 mm thick cement plaster to both sides of existing and newly constructed wall, as applicable.	Apply 25 mm thick cement:sand plaster in 1:4 proportion by volume to the measured wall surfaces. Prepare and dampen the substrate, apply in a uniform thickness, finish to an even plane and true arrises, and cure adequately. Provide suitable bonding/preparatory treatment where required and approved. The quantity of 2,227 sq ft is taken from the supplied source and shall be jointly checked to confirm that both faces and all relevant surfaces are included without duplication.	sq ft	1712		
8	Primer and Asian Paints exterior colour coating to both sides of the boundary wall.	After plaster has sufficiently cured and dried, prepare the surface, remove dust and loose particles, apply one coat of compatible exterior primer and apply exterior-grade Asian Paints finish coats in the approved shade and system, strictly in accordance with the manufacturer's current product data and coverage instructions. Submit product details and shade sample for approval. The number of finish coats, product series, shade and warranty shall be confirmed in the tender/approved schedule before commencement.	sq ft	2352		

C. Tender Pricing Summary

Gross total cost (before GST)	₹ _____
GST at applicable rate	₹ _____
Total cost inclusive of GST	₹ _____

D. General Conditions and Measurement Notes

- The contractor shall inspect the site, verify dimensions, access, existing conditions and the condition of the existing RCC foundation before quoting. Any discrepancy or concealed condition shall be notified in writing before the affected work proceeds.
- The quantities are estimated quantities derived from the supplied Annexure-A. Payment shall be based on actual completed work measured jointly and accepted by the Engineer-in-Charge, applying the accepted BOQ rates, subject to the tender conditions.
- Rates shall be quoted inclusive of labour, materials, loading/unloading, transportation, tools and plant, scaffolding/access equipment, formwork where applicable, surface preparation, curing, protection, cleaning, debris disposal, wastage, overheads and contractor's profit, unless the tender expressly provides otherwise. GST shall be shown separately.
- All materials shall be new, sound and of approved quality. The contractor shall submit product/technical data where requested and shall not substitute specified materials without prior written approval.
- Work shall be executed in a safe and orderly manner, with barricading and protection as necessary. The contractor shall protect people, adjoining property, existing services and retained construction and shall make good any damage attributable to its operations at its own cost.

- The Engineer-in-Charge may inspect materials and workmanship at any stage. Defective or non-conforming work shall be rectified or replaced by the contractor at no additional cost, within the period directed by the Engineer-in-Charge.
- The contractor shall comply with applicable laws, municipal requirements, site safety rules and authorised debris-disposal requirements. No work affecting structural stability shall proceed without written approval from the Engineer-in-Charge/structural engineer.
- Dimensions and units shall be verified before tender issue. In particular, the source lists RCC columns in sq ft, coping in sq ft, and paint quantity without a quantity; these items require confirmation so that all bidders price on the same basis.
- The 1:4 cement:sand ratio is expressed by volume. The source's 1:2:2 concrete proportion is recorded for reference only; M25 concrete quality shall be achieved through an approved mix/design and quality-control process, subject to structural-engineer approval.
- The tendering authority reserves the right to clarify the BOQ, inspect the work, and accept measurements in accordance with the tender documents. Any change in scope or specification shall require written approval by the competent authority before execution.
- Boundary Wall:
Area and Work Classification:
The proposed boundary wall has a total length of 294 R.ft. and a height of 4 ft., giving a projected wall area of 1,176 sq. ft. Structurally sound portion requiring repair 80 R.ft. with 4 ft. height = 320 sq. ft. Remaining portion, subject to dismantling and reconstruction: 214 R.ft with 4 ft. height = 856 sq. ft.
- Painting Works
Area: 294 r.ft X 4 ft height X both faces = 2352 S.ft.
 - Surface preparation and treatment. • 1 coat putty (Asian Paints make) • 1 coat primer (Asian Paints make)
 - 2 coats of weather coat paint of Asian Paints make of Approved color and shade. • painting applies to both faces.

E. TERMS AND CONDITIONS OF LIMITED TENDER

The quotation must be in the form furnished by ICAI and should be free from corrections/erasures. In case there is any unavoidable correction it should be properly attested. If not, the quotation will not be considered. Quotations written in pencil will not be considered.

- Quotation opening date will be informed to contractor via email at the indicated venue in presence of the bidders or their representatives who may wish to be present.
- The ICAI reserves the right to accept the offer with individual items and reject any or all tenders without assigning any reason thereof and does not bind itself to accept lowest quotations.
- Participation in this tender is by invitation only and is limited to the selected suppliers of ICAI. Unsolicited offers are liable to be ignored. However, suppliers who desire to participate in such tenders in future may bring it to the notice of ICAI and apply for registration as per procedure.
- Manufacturer's name and country of origin of materials offered must be clearly specified. Please quote whether your organisation is large scale industry or small-scale industry. If you have UAM Certificate, please attach it to the quotation. Mention your registration details.
- Complete details and ISI (Indian Standards Institute) specification, if any, must accompany the quotation. Make/brand of the item shall be stated wherever applicable. If you have got any counter offer as suitable to the material required by us, the same may be shown separately.
- Samples must be submitted where specified along with the quotations. Samples must be carefully packed, sealed and labelled clearly with enquiry number, subject, and sender's name for easy identification. Rejected samples will be returned at your cost if insisted.
- All drawings sketches and samples, if any, sent along with this enquiry must be returned along with quotations duly signed.
- All supplies are subject to inspection and approval before acceptance. Manufacturer/supplier warranty certificates and manufacturer/ Government approved lab test certificate shall be furnished along with the supply, wherever applicable.
- The ICAI reserves the right to modify the quantity specified in this enquiry.
- The prices quoted should be firm till the supplies are completed. Please quote the rates in words and figures. Rates quoted should be free delivery at destination including all charges otherwise the quotation is likely to be rejected. Prices quoted for free delivery at destination will be given preference. If there is no indication with regard to the delivery charges in the quotation, then it will be considered that the rate quoted is inclusive of delivery charges. Price quoted should be net and valid for a minimum period of 02 months from the date of opening of the quotation.

- xi) Payment of sales tax is primarily the responsibility of the seller and will not be paid unless the percentage value is clearly mentioned in the quotations. If no indication regarding GST is recorded in the quotation, the GST will be considered as included.
- xii) Delivery period required for supplying the material should be invariably specified in the quotation.
- xiii) In case your quotation is accepted, and order is placed on you, the supply against the order should be made within the period stipulated in the order. The ICAI reserves the right to recover any loss sustained due to delayed delivery by way of penalty. Failure to supply the material within the stipulated period shall make the vendor liable to pay Liquidated Damages to ICAI, without assigning any reasons, @ 1/2% (half per cent) of the value of the delayed item, per week (or part thereof) of the delay, subject to a maximum of 5% (five per cent) of the total contract value, unless extension is granted in writing by ICAI before expiry of delivery period.
- xiv) If the deliveries are not maintained and due to that account ICAI is forced to buy the material at your risk and cost from elsewhere, the loss or damage that may be sustained there by, will be recovered from the defaulting supplier.
- xv) Dispute clause: Any dispute relating to the enquiry shall be subject to the jurisdiction of the court at Kolkata only.
- xvi) Our normal payment terms are 25% of work order after mobilization of resources at site. 25% after completion of 90% of work. Balance after deducting retention money 10% with 30 days after submission of bill with joint measurement certificate.
- xvii)
