



**PREMISES DEPARTMENT  
ZONAL OFFICE MUMBAI SOUTH**

**TENDER DOCUMENT  
PROPOSED BOX TYPE WATER PROOFING AND ALLIED WORKS AT THE BASEMENT  
AREA OF INDIAN BANK, NARIMAN POINT BRANCH, MUMBAI**

**PART II – FINANCIAL BID**

**Ref:No : ZO MUM(S) : PRM : 2025-26 : 16**

**Date : 31/03/2026**

<b>Last date for submission of Bid</b>	21/04/2026 upto 16:00 HRS at Indian Bank, Zonal Office, Premises Department, 2nd Floor, 37, Mumbai Samachar Marg, Fort, Mumbai – 400001
<b>Date of Opening of Technical Bid</b>	21/04/2026 upto 17:00 HRS at Indian Bank, Zonal Office, Premises Department, 2nd Floor, 37, Mumbai Samachar Marg, Fort, Mumbai – 400001
<b>Date of Opening of Financial Bid</b>	To be intimated separately to the Firms Qualifying in Technical Bids

**PROJECT MANAGEMENT CONSULTANT**

**M/S CREATIVE CONSULTANT**

335, 3<sup>RD</sup> FLOOR, KUBER COMPLEX, NEW LINK ROAD,  
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## BILL OF QUANTITIES

### PROPOSED BOX-TYPE WATERPROOFING AND ALLIED WORKS AT THE BASEMENT AREA OF INDIAN BANK, NARIMAN POINT BRANCH, B WING, MITTAL TOWERS, NARIMAN POINT, MUMBAI, MAHARASHTRA – 400005.

As the work area is being used as a Currency Chest and the property is located in a prime location within a fully functional and occupied branch building, the agency executing the work shall strictly adhere to all safety and security compliances, rules, and guidelines during the execution of the work. The contractor must also comply with all society/ building rules and regulations. Since the space available for material storage and working is limited, contractors are required to visit the site during the pre-bid meeting to familiarize themselves with the work location, assess the available space, and ensure that they fully understand the site conditions before undertaking the work.

In the Currency Chest area, boxes are currently stored; therefore, only one wall area will be available at a time for the execution of work. The work will be carried out by shifting the boxes and creating the required working space accordingly. Hence, bidders must take this condition into consideration while quoting their prices.

Safety and cleanliness must be maintained at all times during the execution of the work. The contractor shall be responsible for ensuring proper safety measures at the site and for maintaining cleanliness in and around the work area. All miscellaneous expenditures related to safety arrangements and cleaning of the work area shall be borne by the contractor, and no separate payment shall be made for the same.

No part rate shall be allowed for billing. Measurement for payment shall be taken only after the complete execution of the respective item as per site requirements. All necessary arrangements required to carry out the work, such as scaffolding, platforms, protective coverings, and other incidental provisions, shall be included in the item rate and no separate payment shall be made for the same.

Sr. No.	Description of the item	Unit	Quantity	Rate (Rs.) Exclusive of GST	Amount (Rs.) Exclusive of GST
1	<p><b><u>CHIPPING OF LOOSE CONCRETE:</u></b></p> <p>Chipping out the damaged, spalled, or honeycombed portions of concrete up to the level it's deterioration and required thickness, including cleaning of all rust, scale, and loose materials from the exposed reinforcement and concert. The work shall include providing all necessary arrangements such as scaffolding, compressed air machinery, chipping machines, and removal and carting away of debris from the basement to designated place, complete.</p> <p>This item shall include the cost of air compressors, chipping machines, scaffolding, labour, and all associated operations required</p>	Sq. Mt	182		

Seal and Signature of the contractor

	<p>to complete the work. No separate payment shall be made for these activities, and the same shall be carried out free of cost as part of the above-mentioned works.</p> <p>The entire work shall be carried out as per the instructions and directions of the Consultant/Engineer-in-Charge.</p> <p>Measurement of this item shall be recorded in accordance with the measurements of the respective polymer repair items.</p>				
2	<p><b><u>BREAKING OF FLOORING TILES:</u></b></p> <p>Removing cement tiles, marble, or polished Shahabad flooring or dado without disturbing the bed concrete, including carefully dismantling and stacking the materials as directed, with all leads and lifts, complete, as per the instructions and approval of the Consultant/Engineer-in-Charge.</p>	Sq.Mt	55		
3	<p><b><u>LOWERING &amp; CARTING AWAY THE DEBRIS:</u></b></p> <p>Lowering &amp; carting away the debris from the site location, obtained from breaking and removing cement plaster, waterproofing, RCC, etc. by suitable means without causing dust nuisance or damage to the existing structure. The debris shall be stacked at the designated location as directed, including cleaning of the site and carting away the same outside the building compound up to the authorized municipal dumping ground with the necessary municipal permissions, including all leads and lifts, complete as per the instructions of the Consultant/Engineer-in-Charge.</p>	Cu.Mt.	24		
4	<p><b><u>POLYMER REPAIR:</u></b></p> <p>After chipping of loose concrete and required surface preparation applying sulphate and chloride free inorganic single-component rust remover (Rusticized) as approved by the Engineer-in-Charge and conforming to IS 9077. The treated rusted surface shall turn blackish, indicating a non-rusted condition. After 24 hours of application of the rust remover, loose particles shall be removed by brushing, and one additional coat of Rusticized shall be applied.</p> <p>Thereafter, a bonding coat slurry of high-performance acrylic polymer shall be applied over the entire prepared surface. The slurry shall be prepared by mixing 1 kg of acrylic polymer with 0.5 kg of cement.</p>	Sq.Mt	182		

Seal and Signature of the contractor

	<p>The repair shall then be carried out using ready-to-use polymer modified mortar (PMM) based on special cements, aldehyde-based polymers, and thixotropy-modifying agents, as approved by the Engineer-in-Charge. The polymer modified mortar shall achieve a minimum compressive strength of 20 N/mm<sup>2</sup> at 1 day and 30 N/mm<sup>2</sup> at 7 days. The mortar shall be prepared by adding 13–16% water by weight of the polymer modified mortar.</p> <p>Additionally, 1 kg of Migrating Corrosion Inhibiting Admixture (as approved by the Engineer-in-Charge) shall be added per 25 kg bag of polymer modified mortar for treatment of the damaged RCC members. The polymer modified mortar, after mixing, may be applied either by trowel or by spraying. When applied manually, the mortar shall be pressed firmly into the substrate to ensure complete bonding and contact with the base surface.</p> <p>The repair layer shall be applied up to a thickness of 25 mm or as directed by the Consultant/Engineer-in-Charge. The rate shall include for required curing, site cleaning and required enabling and supporting items for the execution of work.</p>				
5	<p><b><u>MICRO CONCRETE:</u></b></p> <p>Providing and applying high-strength, non-shrink, free-flow grout material i.e., micro concrete of approved brand having a minimum compressive strength of 400 kg/cm<sup>2</sup>, including finishing the surface and curing for 7 days, complete.</p> <p>The non-shrink micro concrete with zero slump shall be used to ensure complete filling of all voids and cavities, producing dense concrete with proper bonding to the existing concrete surface.</p> <p>The quoted rate shall be inclusive of all materials, labour, tools and tackles, transportation, taxes, curing, shuttering, fitting, curing, site cleaning and enabling and supporting items for the execution of work.</p> <p>The material shall be used for structural repair works as directed by the Site-In-Charge/Consultant. Approved products shall include FOSROC, or equivalent approved make as approved by consultants.</p>	Cu.Mt.	10		

6	<p><b><u>EPOXY GROUTING:</u></b>          Providing and injecting epoxy grout for structural treatment of cracks in the body of the wall, slab etc. including preparation of the surface, drilling of holes, providing grouting nipples as required fixing inlet tube arrangements, and sealing of cracks as required.          The rate shall include the cost of epoxy grout material, labour, machinery, tools and tackles, and all necessary accessories required to complete the work. The work shall be carried out as per the directions of the Consultant/Engineer-in-Charge.</p>	Nos.	50		
7	<p><b><u>PU GROUTING:</u></b>          Providing and executing polyurethane injection grouting at leakage points after thoroughly cleaning the surface and removing all dust, unsound or contaminated materials such as plaster, oil, paint, grease, corrosion deposits, algae, etc. The work shall include fixing of injection packers at suitable locations for grouting.          After fixing the packers, Nito fill WS60 or equivalent shall be injected, which produces a rapid-setting water-stopping foam in the presence of running water. Once the water flow is controlled/stopped, the cracks shall be re-injected with Nito fill UR63, a solvent-free two-part polyurethane resin, or equivalent approved material.          After completion of the grouting operation, the packers shall be removed and the holes or voids shall be made good with Renderoc SP40 or equivalent repair mortar. The surface shall then be properly finished and cured, complete in all respects as per the manufacturer's specifications and as directed by the Consultant/Engineer-in-Charge.          Rate including with all necessary preparation and grouting nipples etc. to complete the work.</p>	Nos.	100		
8	<p><b><u>INJECTION CEMENTIOUS GROUTING:</u></b>          Providing grouting using specially prepared grout made from approved chemical and cement in the proportion of 1:3.5 (1 part chemical and 3.5 parts cement by weight) along with 50 ml of super plasticizer, non-cracking, anti-wash, high-strength polymer cement grout (PC grout) supplied in bags or equivalent approved make. The grout shall be mixed with the required quantity of water to achieve injectable consistency.</p>	Kg.	500		

	<p>The grout shall be injected into the body of the structure such as slabs, beams, columns, pillars, deck slabs, retaining walls, basements, underground and elevated water storage reservoirs, concrete and brick walls, and cracked portions of structures by the injection method to restore the structural integrity and original strength.</p> <p>The work shall include drilling holes of suitable diameter at the rate of 2 to 4 numbers per square meter, fixing caps and nozzles, providing necessary grouting machinery, scaffolding, cleaning of drilled holes, and finishing the surface, complete as per the directions and approval of the Consultant/Engineer-in-Charge.</p> <p>The rate shall include the cost of all materials, required nozzles, drilling, cleaning, labour, tools and tackles, and all other incidental charges required to complete the work.</p>				
9	<p><b><u>PLASTER:</u></b>  Providing and applying ready-mix sand faced plaster in the proportion 1:3.5 (C:S) on the wall surfaces to an average thickness up to 25 mm thickness, including preparation of the surface, making of pattas, grooves, moulds, and bands, finishing, and curing, complete. This includes provision of BRC fabric 15 Sq. mesh 3.15 mm thick (10G) as directed. The work includes surface preparation by roughening the existing surface to ensure proper bond for receiving the plaster and cleaning the site after completion, complete in all respects.</p> <p>The plaster shall be applied strictly as per the manufacturer's specifications. If required, waterproofing compound shall be added at the rate of 250 ml per bag of plaster material. The work shall be carried out complete in all respects as per the directions of the Consultant/Engineer-in-Charge. Rate including with proper spray curing etc. complete.</p>	Sq.Mt	182		
10	<p><b><u>BOX TYPE WATERPROOFING:</u></b>  Providing and fixing 20 to 25 mm thick rough Shahabad box-type waterproofing treatment to the horizontal and vertical faces of reinforced cement concrete basement or underground walls, including maintaining a 25 mm gap between the rough Shahabad stone and RCC wall and filling the same with cement grout mixed</p>	Sq.Mt	237		

	<p>with waterproofing liquid such as Algae Proof or equivalent.  The work shall be executed using the one-tile-lift method. Joints shall be brushed horizontally with cement slurry mixed with waterproofing liquid for a width of 30 to 35 mm. The topmost tile shall be finished with sloping coping in cement mortar 1:3, and the bottommost tile shall be butted with cement concrete 1:2:4 mixed with waterproofing liquid.</p> <p>The work shall include curing, finishing, and all necessary materials, labour, tools and tackles required to complete the treatment. The contractor shall provide a 10-year guarantee for the waterproofing treatment on a court fee stamp of Rs.500/- along with ponding test, complete in all respects. The work shall be carried out complete in all respects as per the directions of the Consultant/Engineer-in-Charge.</p>				
11	<p><b><u>CRYSTALLINE COATING:</u></b>  Providing and installing crystalline waterproofing treatment using approved crystalline waterproofing compound as per manufacturer's specifications and as directed by the Engineer-in-Charge.</p> <p><b>VERTICAL SURFACES:</b></p> <p>a) Preparation of surfaces including cleaning, making 'V' grooves at construction joints, cracks and junctions, pressure grouting of the same and curing for the specified period.</p> <p>b) Applying two coats of approved crystalline waterproofing compound at specified intervals as recommended by the manufacturer and as directed by the Engineer-in-Charge, and allowing the same to cure properly.</p> <p>c) Plastering of walls with 15 mm thick cement mortar in the proportion 1:4 (1 cement : 4 fine sand) admixed with approved waterproofing compound in recommended proportions and finishing the surface smooth.</p> <p><b>HORIZONTAL SURFACES:</b></p> <p>d) Laying 100 mm average thick cement concrete of mix 1:2:4 (1 cement : 2 coarse sand : 4 coarse aggregate of 12.5 mm nominal size) admixed with approved waterproofing compound in recommended proportions on floors to the required gradient, including rounding of corners and junctions between walls and floors,</p>	Sq.Mt	237		

	<p>finishing the surface smooth and curing. After completion of the work, the tank shall be tested by filling with water to the required depth and maintaining it for 72 hours to check for leakages. The rate shall include all materials, labour, tools and tackles, curing, and providing a 10-year guarantee for the waterproofing treatment on a Rs.500/- stamp paper in the approved format. The work shall be carried out complete in all respects as per the directions of the Consultant/Engineer-in-Charge.</p>				
12	<p><b><u>WALL CARE PUTTY ON CEILING:</u></b> Providing and applying two coats of wall care putty of approved make on plastered surfaces and ceilings and walls to achieve a minimum thickness of 3 mm, including surface preparation, levelling, and finishing to obtain an even and smooth surface, complete as directed by the Consultant/Engineer-in-Charge. On old plaster surface scraping by sand paper is must before application of putty, rate including of requiring scraping etc. complete.</p>	Sq.Mt	900		
13	<p><b><u>LOCKER ROOM PCC:</u></b> Providing and laying PCC of M15 grade as levelling course below the approach slab, including mixing in a fully automatic microprocessor PLC with SCADA-enabled reversible drum type mixer / concrete batch mix plant (pan mixer), complete as per drawings and technical specifications. The work shall include providing and using fine aggregates of the required specifications (VSI sand, properly washed, etc.), batching, mixing, laying, compacting, finishing, and curing, complete in all respects as directed by the Consultant/Engineer-in-Charge.</p>	Cu.Mt.	11.72		
14	<p><b><u>ROUND WATA:</u></b> Providing and constructing 9-inch-wide cement concrete waterproofing wata along junctions of existing surface, including all necessary preparation and waterproofing treatment, comprising the following: Carefully removing existing concrete / pavement / loose material up to required depth and cleaning the surface. Providing and laying Plain Cement Concrete (PCC) of required</p>	Rmt.	15		

	<p>thickness (minimum 9") with proper compaction and leveling.          Forming rounded cement mortar vata (9" width) at junctions using cement mortar mixed with approved waterproofing compound and necessary additives.          Incorporating graded metal/aggregate as required for strength and durability.          Providing and laying geotextile sheet over the finished vata surface with required overlaps as per specifications.          Applying approved waterproofing coating over the entire vata surface, including curing and finishing to achieve a watertight surface.</p>				
15	<p><b><u>MISCELLANEOUS ITEM:</u></b>          Due to the project being located in a highly sensitive and congested area near Mantralay, Nariman Point, where construction activities are restricted and material movement is time-bound, the following arrangements are proposed for efficient execution:</p> <p>1. Arrangement of Skilled Workers</p> <p>Deploy experienced and trained manpower only, familiar with working in restricted and high-security zones.          Maintain minimum but efficient workforce to avoid congestion at site.          Schedule work in shifts as per local authority permissions.          Ensure all workers carry valid ID cards and entry permits.</p> <p>2. Water Supply Arrangement</p> <p>Arrange water storage tanks at site in advance to avoid frequent supply interruptions.          Use water tankers during permitted hours for refilling.          Ensure water availability for:          Construction activities (curing, mixing, etc.)</p>	L.S	1		

	<p>3. Safety Precautions</p> <p>Strictly follow safety protocols due to high-density surroundings:  Mandatory PPE (helmet, gloves, safety shoes, reflective jackets)  Barricading of work zone to avoid public interference  Proper signage and caution boards  Ensure fire safety measures, first aid kits  Carry out toolbox talks daily before starting work.</p> <p>4. Material Shifting &amp; Logistics</p> <p>Plan just-in-time delivery due to limited storage space.  Material movement to be done only during approved time windows.  Use small vehicles / manual shifting methods where large vehicle access is restricted.  Pre-identify temporary storage/stacking areas within site.  Coordinate closely with local authorities and building management for smooth entry/exit.</p> <p>5. Time Management &amp; Coordination</p> <p>Prepare a micro-level execution schedule considering restricted hours.  Ensure all materials, tools, and manpower are ready before allowed working time.  Avoid delays by pre-planning approvals and permissions.  Maintain continuous coordination with:  Local authorities Traffic control departments Nearby building management</p>				
16	<p><b><u>INTERNAL PLASTIC PAINT</u></b></p> <p>Providing and applying one coat of approved primer and two or more coats of acrylic plastic emulsion paint of approved make and colour as per the manufacturer's specifications to all surfaces, at all heights and locations as directed.</p>	Sq.Mt	900		

	The work shall include providing necessary scaffolding, cleaning and preparing the surfaces for painting by approved methods, and applying the paint evenly to achieve a uniform finish, complete as directed by the Consultant/Engineer-in-Charge.				
<b>TOTAL AMOUNT (EXCLSUIVE OF GST)</b>					
<b>Add CGST @ .....%</b>					
<b>Add SGST @ .....%</b>					
<b>GROSS AMOUNT WITH GST</b>					

**NOTE:**

- The above quantities are approximately taken for estimation purpose they may increase or decrease. Contractor will be paid for actual work executes against each item. Brief specifications are given for each item. Minor verification in design and specification for each item are likely for which no extra payment will be given. Any of these items may be cancelled.
- The Contractor estimate shall also include MCGM / Local Authorities Permission for smooth functioning the work.

**GROSS AMOUNT IN WORDS :**

**Rupees.....only**

Place:

Date:

Signature & Seal of the Contractor