

The World Spa Apartment Owners Association

BOQ - Balcony Seepage & Other Repair

S.NO	Description of item	Unit	Qty	Rate	Amount
	General notes :-				
	(i) The Contractor Shall be submit the samples of all material & TDS to the Project Manager for approval and finalization of samples.				
	ii) The rates should be inclusive of all lead , lifts, height, scaffolding etc.				
	iii) Rates include the cost of protection needed for finishing the work during the contractual period /handling over the project.				
	iv)The contractor should quote the rate after visting the site. The rate should include all necessary items to complete the job arrangements as detailed below. Nothing extra will be paid.				
1	Balcony Grouting Work				
1.1	Repair of Epoxy Tile/Stone Grouting				
	Removing all existing tile grout from joints to the required depth, cleaning the joints thoroughly, and refilling with epoxy-based tile grout – MYK Laticrete SPECTRALOCK® PRO Premium Grout (or Fosroc Conbextra EP10 TG / Roff Epoxy Grout / Ardex WA of approved colour. All tile joints to be covered - floor, wall, parapets and drain spouts/ jaalis.				
a	Big Balcony (Approx Size- 18.17 Sqm)	No	352		
b	Small Balcony (Approx size - 5.81 Sqm)	No	1311		
2	Balcony Plaster Work				
2.1	Chipping of loose/ damaged Plaster				
	Dismantling/ chipping off loose plaster of any thickness in damaged areas of parapet walls, including removal of all loose material by chiseling, cleaning the surface with wire brush, and disposal of debris from site as directed by the Engineer-in-Charge. The work shall be carried out carefully to avoid damage to the structure.	Sqm	250		
2.2	Chemical Treatments				
2.2.1	Polymer Modified Cementitious Bonding Coat				
	Providing and applying, mixing and applying polymer modified cementitious bonding coat @2.2kg per Sqm of surface area mixed with SBR Latex adhesive with specified proportion as per manufactures specification of on chipped portion of RCC. Rate includes cost of cement & all other materials also. Note :Surface Area of concrete where the Bond Coat has been applied shall be measured for payment, Products :BA30 of Xchem Polymer/ Nitobond AR of Forsroc / masterEmaco 141 of BASF / SUPER LATEX of Dr. Fixit or equivalent) (Quoted Rates are for all heights, depths, levels, leads and lifts)	Sqm	250		
2.2.2	Polymer Modified Cement Mortar / Plaster 12mm-15mm				
	Providing ,mixing & applying polymer modified cement mortar's (immediately after the application of bond coat over 1st layer) 2nd layer of upto 15mm Thick vertical/horizontal/inclined /circular faces in proportion 1 : 4 (1 Cement : 4Coarse Sand) admix with any of undermentioned admixture @3% weight of cement. Note-BA30 of Xchem Polymer/ Nitobond AR of Forsroc / masterEmaco 141 of BASF / SUPER LATEX of Dr. Fixit or equivalent)	Sqm	250		
2.3	Painting work				
	Providing and applying weather-proof exterior emulsion paint of approved make on external surfaces, colour to match with existing approved shade, including complete surface preparation, primer, minimum two coats, and all works complete as per manufacturer's specification and Engineer-in-Charge approval.	Sqm	250		
3	Replacing drain jaalis				
	Check all drain jaalis to ensure that debris is not entering trap. If required, drain jaali to be changed.				
	Providing and fixing of Stainless jali (SS 304) Size of jali for 100mm Pipe, including all Necessary Materials	Nos	100		
4	Disposal of Malba / Construction Debris from Site				
	Disposal of unserviceable materials, construction debris, malba, broken bricks, plaster waste, concrete pieces, etc., from site premises to the approved dumping ground as directed by the Engineer-in-Charge, including loading, unloading, transportation, and all leads and lifts, labour, tools, and equipment complete in all respects.	Per Trolley	10		

Total Amount

Gaurav Dagar
14/01/26

Gaurav Dagar
Sr. Civil Executive

Udairaj Singh
14/1/26

Udairaj Singh
Technical Manager

Harpreet Singh
14.1.26

Harpreet Singh
Estate Head

JB Ruhil
14/01/26

JB Ruhil
Civil Head AIMSP

Santosh Aggarwal
14/01

Santosh Aggarwal
Infra Committee

Myrelle Machado
14.1.26.

Myrelle Machado

VP TWSAOA - Infra BOM