

CHAPTER NO. 31
MAINTENANCE OF BUILDINGS AND FURNITURE

Notes :-

- (i) Unless otherwise stated, the labour rates include rehandling of materials within 100 ms.

Sr. No.	Description	Unit	Plains		Sub-Mountainous	
			Labour Rate	Through Rate	Labour Rate	Through Rate
1	2	3	4	5	6	7
31.1	Repairs to plaster in patches of area 2.5 sqm and under including cutting the patch in proper shape and preparing and plastering the surface of the walls complete including disposal of rubbish to the dumping ground within 50 ms lead :-					
	(a) with cement sand mortar 1:4	sqm	37.96	76.44	41.76	80.24
	(b) with cement sand mortar 1:7	sqm	37.96	60.23	41.76	64.03
	(c) with cement lime mortar and sand 1:1:7	sqm	37.96	74.26	41.76	78.06
31.2	Fixing chowkats in existing opening including embedding chowkats in floors or walls, cutting masonry for hold fasts embedding hold fasts in cement concrete holes with cement concrete 1:3:6, painting two coats of bitumen to sides of chowkats and making good the damages to walls and floors as required complete including disposal of rubbish to the dumping ground within 50 m lead :-					
	(a) Door chowkats (1.22 m x 2.06 m)	each	165.45	218.74	182.00	235.29
	(b) Window chowkats (1.52 m x 1.22 m)	each	153.15	201.25	168.47	216.57
	(c) Clerestorey window chowkats (1.22 m x 0.45 m)	each	132.32	159.97	145.55	173.20
31.3	Making the opening in brick masonry including dismantling, fixing, chowkats in floor or walls, cutting masonry & fixing hold fasts in cement concrete 1:3:6, painting two coats of coal tar to sides of chowkats and making good the damages to walls and floors complete to match the existing surface :-					
	(a) for door chowkats (1.22 m x 2.06 m)	each	277.09	379.75	304.80	407.46

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1	2		3	4	5	6	7
	(b)	for window chowkats (1.52 m x 1.22 m)	each	239.02	336.49	262.92	360.39
	(c)	for clerestorey window (1.22 m x 0.46 m)	each	192.42	239.52	211.66	258.76
31.4	Providing and fixing wooden cleats of size 100mm x 75mm x 50mm to doors and windows with approved fittings including removal of old cleats where necessary, including painting, polishing or bees waxing to match the existing shade :--						
	(a)	1st Class teak wood cleats with steel hinges and screws.	each	35.43	88.27	38.97	91.81
	(b)	1st Class deodar wood cleats with steel hinges and screws.	each	35.43	85.73	38.97	89.27
	(c)	Sal wood cleats with steel hinges and screws.	each	35.43	86.68	38.97	90.22
	(d)	1st class Kail wood cleats with steel hinges and screws.	each	35.43	79.01	38.97	82.55
31.5	Renewing glass panes with putty and nails wherever necessary :--						
	(a)	Glass panes weighing 8.44 kg/sqm	sqm	74.03	528.81	81.43	536.21
	(b)	Glass panes weighing 10.75 kg/sqm	sqm	74.03	596.66	81.43	604.06
	(c)	Frosted glass panes weighing 8.44 Kg/sqm	sqm	74.03	559.66	81.43	567.06
31.6	Renewing glass panes with wooden fillets wherever necessary :--						
	(a)	Glass panes weighing 8.44 kg/sqm	sqm	75.99	481.68	83.59	489.28
	(b)	Glass panes weighing 10.75 kg/sqm	sqm	75.99	549.55	83.59	557.15
	(c)	Frosted glass panes weighing 8.44 Kg/sqm	sqm	75.99	512.54	83.59	520.14
31.7	Renewing glass panes and refixing existing wooden fillets-						
	(a)	Glass panes weighing 8.44 kg/sqm	sqm	44.42	358.92	48.86	363.36
	(b)	Glass panes weighing 10.75 kg/sqm	sqm	44.42	426.77	48.86	431.21

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	(c)	Frosted glass panes weighing 8.44 Kg/sqm	sqm	44.42	389.76	48.86	394.20
31.8	Supplying and fixing new wooden fillets wherever necessary.						
	(a)	1st class teak wood fillets 3.20m x 0.0125m x 0.0125m	m	7.67	21.93	8.44	22.70
	(b)	1st class Deodar wood fillets 3.20m x 0.0125m x 0.0125m	m	7.67	20.90	8.44	21.67
	(c)	1st class Kail wood fillets 3.20m x 0.0125m x 0.0125m	m	7.67	18.17	8.44	18.94
31.9	Renewal of old putty of Glass panes.						
	(a)	Refixing old glass panes with putty and nails.	sqm	55.52	183.17	61.07	188.72
	(b)	Fixing old glass panes with wooden fillets.	sqm	30.13	-	33.14	-
31.10	Providing and fixing 16mm. M.S. fan clamps of standard shape and size in existing R.C.C slab including cutting and making good and painting exposed portion of the clamps complete.		each	111.85	149.85	123.04	161.04
31.11	Regrading terracing of mud plaster covered with tiles or bricks in cement by dismantling tiles or bricks, removing mud plaster, preparing the surface of mud plaster to proper, slope, relaying mud plaster Gobri leaping and tiles or bricks grouted in cement mortar 1:3 (1 cement and 3 fine sand) including replacing unserviceable tiles, or bricks with new over and disposal of unserviceable material to the dumping ground within 50 m lead (The cost of new tiles or bricks excluded).		sqm	155.43	170.11	170.97	185.65
31.12	Providing and fixing cotton string 6mm. diameter (Machine made) including supplying and fixing, wherever necessary, the plate and ring as per existing fitting or as required of the clerestorey window.						
	(a)	Mild steel plate and ring.	each	29.73	467.21	32.70	470.18
	(b)	Brass plate and ring.	each	29.73	467.21	32.70	470.18

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1	2	3	4	5	6	7
31.13	Renewing wooden battens roofs including making good the holes in wall and painting with oil type wood preservative of approved brand and manufacture complete including removal of rubbish to the dumping ground within 50 m lead.					
	(a) Sal wood battens.	cum	3012.74	98939.45	3314.01	99240.72
	(b) 1st class deodar wood battens.	cum	3012.74	96198.63	3314.01	96499.90
	(c) 1st class kail wood battens.	cum	3012.74	77013.29	3314.01	77314.56
31.14	Renewing wooden beams in roofs including making good the holes in wall and painting with oil type wood preservative of approved brand and manufacture complete including removal of rubbish to the dumping ground within 50 m lead.					
	(a) Sal wood beams	cum	2441.39	97946.61	2685.53	98190.75
	(b) 1st class deodar wood.	cum	2441.39	95217.91	2685.53	95462.05
	(c) Hollock wood beams.	cum	2441.39	64292.43	2685.53	64536.57
	(d) kail wood beams.	cum	2441.39	76116.87	2685.53	76361.01
	(e) Above 4.00 m and up to 5 m length :--					
	(i) Sal wood beams	cum	3073.47	98796.87	3380.82	99104.22
	(ii) 1st class deodar wood beams	cum	3073.47	96061.87	3380.82	96369.22
	(iii) 1st class Kail wood beams	cum	3073.47	76917.22	3380.82	77224.57
	(iv) Hollock wood beams.	cum	3073.47	65065.76	3380.82	65373.11

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1	2	3	4	5	6	7
31.15	Renewing 100mm dia. 2.5 m long sal wood Ballies post embedded 60cm in the ground in a hole 45cm. dia. and 70cm deep, filled with cement concrete 1:5:10 (1 cement, 5 fine sand, 10 stone aggregate) (40 mm. nominal size) including necessary excavation cement concrete foundation & painting two coats with oil type wood preservative of approved brand and manufacture complete, including disposal of rubbish to the dumping ground within 50 m lead.	each	249.73	538.18	274.70	563.15
31.16	Raking out joints in lime or cement mortar and preparing the surface for repointing or replastering including disposal of rubbish to the dumping ground within 50 m lead (excluding the cost of scraping of plaster and replastering).	sqm	54.73	94.64	60.20	100.11
31.17	Extra for making opening or recesses in A.C. corrugated/semi corrugated sheet roofing of girth not more than one m.					
	(a) Those exceeding 100 sq cm in area.	each	424.24	424.24	466.66	466.66
	(b) Those exceeding 100 sq cm but not exceeding 400 sq cm in area.	each	565.64	565.64	622.20	622.20
	(c) Those exceeding 400 sq cm in area.	each	707.05	707.05	777.76	777.76
31.18	Flush pointing with cement sand mortar 1:3 (1cement, 3 fine sand), mixed with 5% crude oil by weight of cement for flat tile bricks or top of mud plaster.					
	(a) With brick tiles.	sqm	28.14	40.61	30.95	43.42
	(b) With modular brick tiles.	sqm	28.14	40.34	30.95	43.15
31.19	Spirit or Wax polishing .					
	(a) Tables					

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				Labour Rate	Through Rate	Labour Rate	Through Rate
1	2		3	4	5	6	7
	(i)	Ordinary	sqm of top area	-	84.50	-	84.50
	(ii)	Pedestal Type	sqm of top area	-	126.75	-	126.75
	(iii)	Teapoy	each	-	39.00	-	39.00
	(iv)	Peg table	each	-	19.50	-	19.50
	(v)	Centre table	each	-	39.00	-	39.00
	(vi)	Side Board.	sqm of front elevation area	-	126.75	-	126.75
	(b)	Chairs					
	(i)	Office with caned back	each	-	46.80	-	46.80
	(ii)	Office with wooden back	each	-	48.75	-	48.75
	(iii)	Dining with caned back	each	-	39.00	-	39.00
	(iv)	Dining with wooden back	each	-	42.90	-	42.90
	(v)	Easy chair	each	-	58.50	-	58.50
	(vi)	Sofa with wooden Arms	each	-	58.50	-	58.50
	(vii)	Sofa chair with wooden Arms	each	-	58.50	-	58.50
	(viii)	Cane sofa	each	-	97.50	-	97.50
	(ix)	Cane sofa chair	each	-	62.40	-	62.40

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				Labour Rate	Through Rate	Labour Rate	Through Rate
1	2		3	4	5	6	7
	(c)	Almirah or chest of drawers	sqm of front elevational area	-	104.00	-	104.00
	(d)	Hat and coat stand	sqm of front elevational area	-	29.25	-	29.25
	(e)	Office side rack	each	-	39.00	-	39.00
	(f)	Book case of almirah with glazed shutters	sqm of front elevational area	-	62.40	-	62.40
	(g)	Commode	each	-	29.25	-	29.25
	(h)	Towel stand	each	-	9.75	-	9.75
	(i)	Bed-steads	each	-	58.50	-	58.50
	(j)	Hat-pegs	per set	-	9.75	-	9.75
	(k)	Pelmets of doors/windows	sqm	56.00	91.00	56.00	91.00
31.20	Painting one coat of I.S.I marked quality paint.						
	(a)	Wooden patras for bath room.	sqm of top area	48.00	97.50	48.00	97.50
	(b)	Towel stand	each	48.00	97.50	48.00	97.50
	(c)	Pelmets of doors and windows	each	10% to be added on labour charges of painting Chapter No.16 correspondingly through rate will be increased			
31.21	Recaning of chairs with artificial (Plastic cane)						

Sr. No.	Description		Unit	Plains		Sub-Mountainous	
				Labour Rate	Through Rate	Labour Rate	Through Rate
1	2		3	4	5	6	7
	(a)	Easy chairs back and seat (Single variety)	each	-	390.00	-	390.00
	(b)	Office chair back and seat (Single variety)	each	-	331.50	-	331.50
	(c)	Office chair seat only (Single variety)	each	-	195.00	-	195.00
	(d)	Office chair back (Double variety)	each	80.00	143.00	80.00	143.00
	(e)	Office chair seat (Double variety)	each	80.00	143.00	80.00	143.00
31.22	Washing						
	(a)	Durries	sqm	-	9.75	-	9.75
	(b)	Niwar of beds	each bed	-	78.00	-	78.00
	(c)	Linen	100 pieces	-	312.00	-	312.00
	(d)	Bed sheet single	each	-	8.00	-	8.00
	(e)	Bed sheet double	each	-	16.00	-	16.00
	(f)	Pillow cover	each	-	4.00	-	4.00
	(g)	Towel	each	-	6.00	-	6.00
	(h)	Napkin	each	-	2.40	-	2.40
	(i)	Quilt cover	each	-	16.00	-	16.00
	(j)	Apron	each	-	8.00	-	8.00

Sr. No.	Description		Unit	Plains		Sub-Mountainous	
				Labour Rate	Through Rate	Labour Rate	Through Rate
1	2		3	4	5	6	7
	(k)	Safe cover	set of three pieces	-	40.00	-	40.00
	(l)	Door curtain above 2.75 Mtr.	each	-	40.00	-	40.00
	(m)	Door curtain upto 2.75 Mtr.	each	-	32.00	-	32.00
	(n)	Window curtains	each	-	20.00	-	20.00
Note :-	Cloth for above item is to be purchased and supplied departmentally.						
31.23	Upholstering						
	(a)	Restuffing easy or sofa chair	each	240.00	273.00	240.00	273.00
	(b)	Restuffing sofa	each	480.00	546.00	480.00	546.00
	(c)	Recovering easy or sofa chair with cloth	each	-	240.00	-	240.00
	(d)	Recovering sofa with cloth	each	-	480.00	-	480.00
	(e)	Recovering and restuffing easy or sofa chairs	each	-	360.00	-	360.00
	(f)	Restuffing and recovering sofa	each	-	720.00	-	720.00
Note :	Cloth for above item is to be purchased and supplied departmentally.						
31.24	Weaving charpoys (String or munj including dowens)						
	(a)	String (San ban)	each	120.00	546.00	120.00	546.00
	(b)	Munj	each	96.00	312.00	96.00	312.00
31.25	Dry Cleaning.						
	(a)	Woolen blanket	each	-	96.00	-	96.00
	(b)	Woolen carpet	sqm	-	48.00	-	48.00
	(c)	Door curtains	per piece	-	48.00	-	48.00
	(d)	Window curtains	per piece	-	48.00	-	48.00

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				Labour Rate	Through Rate	Labour Rate	Through Rate
1	2		3	4	5	6	7
	(e)	Bed cover single	per piece	-	48.00	-	48.00
	(f)	Bed cover double	per piece	-	72.00	-	72.00
31.26	Shampooing with Machine.						
	(a)	Sofa set	one set of five seat	-	400.00	-	400.00
	(b)	Woolen carpet	sqm	-	48.00	-	48.00
	(c)	Dewan Cushioned	each	-	240.00	-	240.00
31.27		Cleaning of glass panes both sides .	sqm (To be measured on one side only)	-	8.00	-	8.00
31.28		Cleaning of joinery with surf, soda and application of oil there after.	sqm (To be measured on both sides)	-	4.00	-	4.00
31.29		Cleaning of switch Boards.	each	-	0.80	-	0.80
31.30		Cleaning and polishing brass fittings with	each	-	3.20	-	3.20
31.31		Tinning of utensils.	core (20 pieces)	Rs. 320.00 to Rs. 480.00	-	Rs. 320.00 to Rs. 480.00	-
31.32		Cleaning of terrazo floors with tartaric acid with granite finish including machine charges.	sqm	-	80.00	-	80.00

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1	2	3	4	5	6	7
31.33	Tailoring of curtains.	piece (1.12 m width)	-	64.00	-	64.00
31.34	Providing and fixing railing for curtains.					
	(a) 'C' type	m	-	320.00	-	320.00
	(b) 'I' type	m	-	280.00	-	280.00
31.35	Providing and fixing curtain rail 1.90cm chrome-plated with end bracket. (including sockets and brackets)	m	-	160.00	-	160.00
31.36	Providing and fixing steel rings chrome-plated 3.80 cm. dia. for curtains.	100 nos	-	3.20	-	3.20
31.37	Providing and fixing plastic rings 3.80cm. dia. With hooks for curtains.	100 nos	-	2.40	-	2.40