



SATHYABAMA

INSTITUTE OF SCIENCE AND TECHNOLOGY

(DEEMED TO BE UNIVERSITY)

Accredited "A" Grade by NAAC | 12B Status by UGC | Approved by AICTE

www.sathyabama.ac.in

**SCHOOL OF BUILDING AND ENVIRONMENT
DEPARTMENT OF ARCHITECTURE
M. Arch (Building management)**

**PROFESSIONAL TRAINING (S84APT)
JULY 2022 - AUGUST 2022**

Name of the Student : ABINAYA.P

Semester : III

Reg No. : 41840001

Batch : 2021-2023



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VIVA-VOCE EXAMINATION

This is to certify that the Professional Training Report (S84APT) is the work of **ABINAYA.P** who had undergone training in **APA Hotels Pvt Ltd** and has been monitored by the continuous assessment during July 2022 to August 2022.

Dr. Devyani Gangopadhyay
HOD AND DEAN

Submitted for Viva voce Examination held on 20.12.2022

Internal Examiner

External Examiner
(A. DEVI PRASAD H)



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M. Arch (Building management)

DECLARATION

I **ABINAYA .P** hereby declare that this Professional Training Report done by me under the guidance of **Mr.RAJA** is submitted in partial fulfillment of the requirements for the completion of practical training session.

DATE : 20-12-2022

PLACE : CHENNAI



SIGNATURE OF CANDIDATE

ACKNOWLEDGEMENT

I am pleased to acknowledge my sincere thanks to Board of Management of **SATHYABAMA INSTITUTE OF SCIENCE & TECHNOLOGY** for their kind encouragement in doing this project and for completing it successfully. I am grateful to them.

I convey my thanks to **Dr. Devyani Gangopadhyay Dean, School of building and Environment** for providing me necessary support and details at the right time during the progressive reviews.

I would also like to express my sincere thanks to **AR. SURYA RAJKUMAR** our Internal coordinator for her valuable guidance, during the entire Professional Training period.

I would like to express my special thanks to **APA Hotels Pvt Ltd** for this wonderful opportunity. Secondly, I, sincerely, express my gratitude to **Mr.MANIKANDAN , Mr.RAJA, Mr.NARAYANAN, Mr. HARI, and Mr. RAVI** for accepting and providing me the opportunity to work under their expert guidance and close supervision.

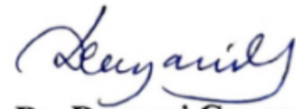
I wish to express my thanks to all Teaching and Non-teaching staff members of the Department of Architecture who were helpful in many ways for the completion of the project.

Date: 11.05.2022

TO WHOMSOEVER IT MAY CONCERN

ABINAYA P (Reg No- 41840001) is a bonafide student of our institution pursuing Masters in Architecture in Building Management (Batch 2021-2023). As part of the curriculum the students are required to undergo Professional Training for a minimum period of 30 working days. Kindly grant permission for the same in your esteemed organization. We also assure that information collected about any project will be used for academic purpose only.

Thanking You,



Dr. Devyani Gangopadhyay

Dean, School of Building & Environment

JEAN
SCHOOL OF BUILDING & ENVIRONMENT
SATHYABAMA
INSTITUTE OF SCIENCE AND TECHNOLOGY
(DEEMED TO BE UNIVERSITY)
Jangpalli Nagar, Rajiv Gandhi Salai,
Chennai - 600 119.

July 11, 2022

INTERNSHIP ACCEPTANCE LETTER

This is to certify that Ms. P. Abinaya, a student of M. Arch (Building Management);

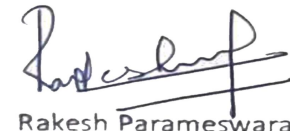
Sathyabama Institute of Science & Technology, Chennai;

will be interning at The Residency Towers for 30 days from 11th July, 2022.

The internship shall cover projects & refurbishment management.

A completion certificate will be issued by the undersigned, based on the review & recommendation of the Training Manager, Rohit Jha

On behalf of
The Residency Towers, Chennai



Rakesh Parameswaran
General Manager

APA HOTELS PRIVATE LIMITED

115, Sir Thyagaraya Road, T. Nagar, Chennai - 600 017

T + 91-44- 2815 6363 M 74012 07501 E restowers@theresidency.com W theresidency.com
CIN No.U55101TN2000PTC046035



August 20, 2022

Certificate of Internship

This is to certify that Ms. P. Abinaya, student of M. Arch (Building Management) Sathyabama Institute of Science & Technology, Chennai has successfully completed her internship program from 11th July to 20th August, 2022.

During the internship period, we found her to be sincere and good at work.

We wish her success in all her future endeavours.

On behalf of
The Residency Towers, Chennai


Rakesh Parameswaran
General Manager


Rohit Jha
Training Manager

APA HOTELS PRIVATE LIMITED
115, Sir Thyagaraya Road, T. Nagar, Chennai - 600 017
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SCHOOL OF BUILDING & ENVIRONMENT, DEPARTMENT OF ARCHITECTURE
M. Arch (Building management) Batch 2021-2023
Continuous Assessment Report for Professional training

(Continuous progress report of the trainee architect/Project Manager for the period of 15 working days in the office to be submitted to HOD)

1. Name of the office / organization :	THE RESIDENCY TOWERS
2. Address & Contact Number	: T.NAGAR , CHENNAI
3. Name of the student	: P. ABINAYA
4. Duration	: From 11.07.2022 To 21.07.2022
5. Total No. of days	: 15 WORKING DAYS
6. Evaluation of Performance criteria shall be on	

* Note: Kindly grade the student as per his/her overall performance in the office during the assessment month;

Description of works	Excellent	Good	Fair	Poor	NA
Understanding of office culture	✓				
Skillsets related to project management	✓				
Design Management	✓				
Understanding the Triple Constraints	✓				
Observation during Site Visits	✓				
Understanding of construction details	✓				
Understanding of Construction sequences	✓				
Site Supervision / Discussion with clients	✓				
Adherence to Time schedule	✓				
Quantitative aptitude	✓				
Documentation skills	✓				
Coordination with other consultants	✓				

Overall Grading*	A - 8.0
------------------	---------

(A - 8.0, B - 7.0, C - 6.0, D - 5.5, E - 5.0, F - <5)

7. Any other Remarks : Good Performance with Excellent Skills

8. Signature of the
Head of the Office /
Organization (With Seal)







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Continuous Assessment Report for Professional training

(Continuous progress report of the trainee architect/Project Manager for the period of 15 working days in the office to be submitted to HOD)

1. Name of the office / organization :	THE RESIDENCY TOWERS
2. Address & Contact Number :	T. NAGAR, CHENNAI
3. Name of the student :	P. ABINAYA
4. Duration :	From 28.07.2022 To 13.08.2022
5. Total No. of days :	15 WORKING DAYS
6. Evaluation of Performance criteria shall be on	

* Note: Kindly grade the student as per his/her overall performance in the office during the assessment month;

Description of works	Excellent	Good	Fair	Poor	NA
Understanding of office culture	✓				
Skillsets related to project management	✓				
Design Management	✓				
Understanding the Triple Constraints	✓				
Observation during Site Visits	✓				
Understanding of construction details	✓				
Understanding of Construction sequences	✓				
Site Supervision / Discussion with clients	✓				
Adherence to Time schedule	✓				
Quantitative aptitude	✓				
Documentation skills	✓				
Coordination with other consultants	✓				

Overall Grading*

A - 8.0

(A - 8.0, B - 7.0, C - 6.0, D - 5.5, E - 5.0, F - <5)

7. Any other Remarks

Good Performance with excellent skills

8. Signature of the
Head of the Office /
Organization (With Seal)



P. 202/02

WORK DIARY

From - 11.07.2022 - To - 13.08.2022

Projects: Residency Towers, The Residency, T. Nagar.

DAY	PROJECT NAME	WORK DONE	DAY	PROJECT NAME	WORK DONE
1	Introduction on Office	Observation of the office culture on how it is working (Hospitality)	16	Room No - 406, 703.	How sequence of work done on site.
2	Introduction on Office	Co-ordination with the Office and departments (Working Procedure)	17	Residency Towers (Overall)	Presentation on the various services.
3	Introduction on Office.	Management related to resources - human, cost, etc.	18	Residency Towers (Overall)	Space planning and working of the hotel.
4	Pergola details (Crown)	Scheduling, Quarterly related works on Management.	19	Residency Towers (Overall)	Co-ordination of various services has been documented.
5	Pergola details (Crown)	Managing various design strategies on Pergola designs.	20	Residency Towers and The Residency.	Comparison of hotels based on the rating.
6	18th & 19th floor.	Various Constraints involved in hotel industry design Management.	21	Residency Towers and The Residency.	Spatial constraints and Techniques added. (Spaces)
7	18th & 19th floor.	Resources constraints involved and resolving issues.	22	Banquet Sales Office.	Site supervision and co-ordinating with the details in it.
8	Banquet Sales Office.	Co-ordination on various services and Consultants (Initial)	23	Banquet Sales Office.	Site study on the materials, Contractors involved.
9	Pergola details.	Various co-ordination on Contractors involved in design.	24	Banquet Sales Office.	Co-ordinating with purchase, Consultant, Contractor and Labour.
10	Residency Towers (Overall)	Documentation on the services involved in the hotel.	25	Chin Chin Restaurant	Scheduling on the renovation (days and constraints)
11	Residency Towers (Overall)	Understanding the Material knowledge and various materials.	26	Chin Chin Restaurant	Budgeting and documentation on the PO with details for confirmation.
12	Room No., 406, 703	Documentation on the site work from starting to completion.	27	Banquet Sales Office	Various schedule of human resources - time to be done.
13	Room No - 406, 703	Site supervision and site visit on site.	28	Banquet Sales Office	Completing the works with the schedule of time.
14	Room No - 406, 703.	Observation on site works and Implementation on site.	29	Banquet Sales Office	Observing the list of snags involved after completion.
15	Room No 406, 703.	Checking and proceeding on Time Schedule.	30	Banquet Sales Office.	Snag list - involved in site and handing Over.

Project Manager Signature: 

Office seal:



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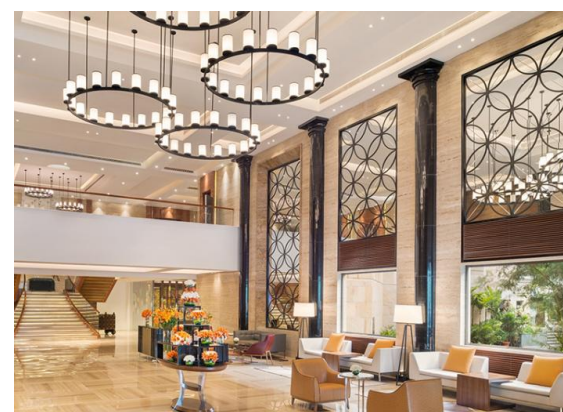
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ABOUT THE ORGANISATION :

- Appaswamy Real Estate is an eminent real estate Conglomerate and one of the leading builders in Chennai.
- The property also cemented a long-term collaboration between the brand and the Singapore-based WOW architects, Known across the globe for their daring design and thoughtfully crafted spaces.

➤ Appaswamy Real estate - Residential

- Azure the oceanic ,R.A Puram
- Clover by the river,Kotturpuram
- Capella ,Vadapalani
- Altezza,Kotivakkam
- Arcus,T.Nagar



➤ Apa Hotels Pvt Ltd - Hotels (Hospitality)

- ST.Regis Vommuli Resort ,Maldives
- TRT ,Coimbatore
- TRT ,Karur
- TRT ,GNC Chennai
- TRT,Chennai

➤ Commercial

- Times square Commercial ,P N Palayam ,Coimbatore
- The Futura ,OMR,Chennai
- Egate ,Shollinganallur



FIRM HISTORY :

➤ ABOUT THE FIRM :

Apa Hotels Private Limited is an unlisted private company incorporated on 06 November, 2000. It is classified as a private limited company and is located in Chennai, Tamil Nadu. Its authorized share capital is INR 25.00 cr and the total paid-up capital is INR 25.00 cr.

➤ REGISTERED ADDRESS :

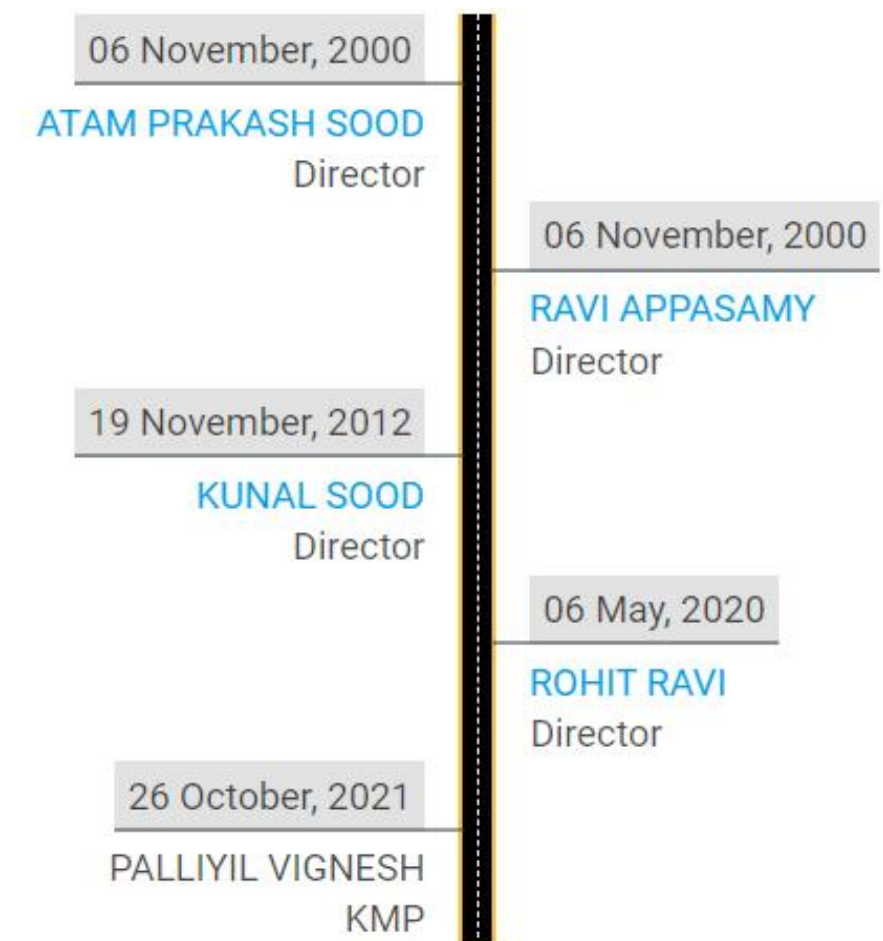
- No.115,Thyagaraya road ,T.Nagar ,Chennai -600017, Tamil Nadu ,India
- The company has 4 directors and 1 reported key management personnel. The longest serving directors currently on board are Atam Prakash Sood and Ravi Appasamy who were appointed on 06 November, 2000.
- Ravi Appasamy has the largest number of other directorships with a seat at a total of 13 companies. In total, the company is connected to 14 other companies through its directors.

Associated with

- Appaswamy Real Estates Limited
- Rkr Hotels Private Limited
- Sas Housing And Infrastructure
- Sas Residency Hotel Private
- The Residency Group of Hotels ,Strategically located in Chennai ,Coimbatore ,Karur and Pondicherry established new standards for business hotels in south India.



- The Residency Group of hotels was formed in Chennai in 1991.
- The St.Regis Vommuli Resort ,Maldives



DOCUMENTATION AND LEARNINGS: HOTELS

- Hotels are an important component of the tourism product. They contribute to the overall tourism experience through the standards of facilities, amenities and services offered by them. With the aim to provide contemporary standards of facilities and services, the Ministry of Tourism has a voluntary scheme for approval of Hotel Projects in the following categories: i. 5 – Star ii. 4 – Star iii. 3 – Star iv. 2 – Star v. 1 – Star vi. Heritage (Basic)

➤ CLASSIFICATION OF HOTELS

Need for classification :

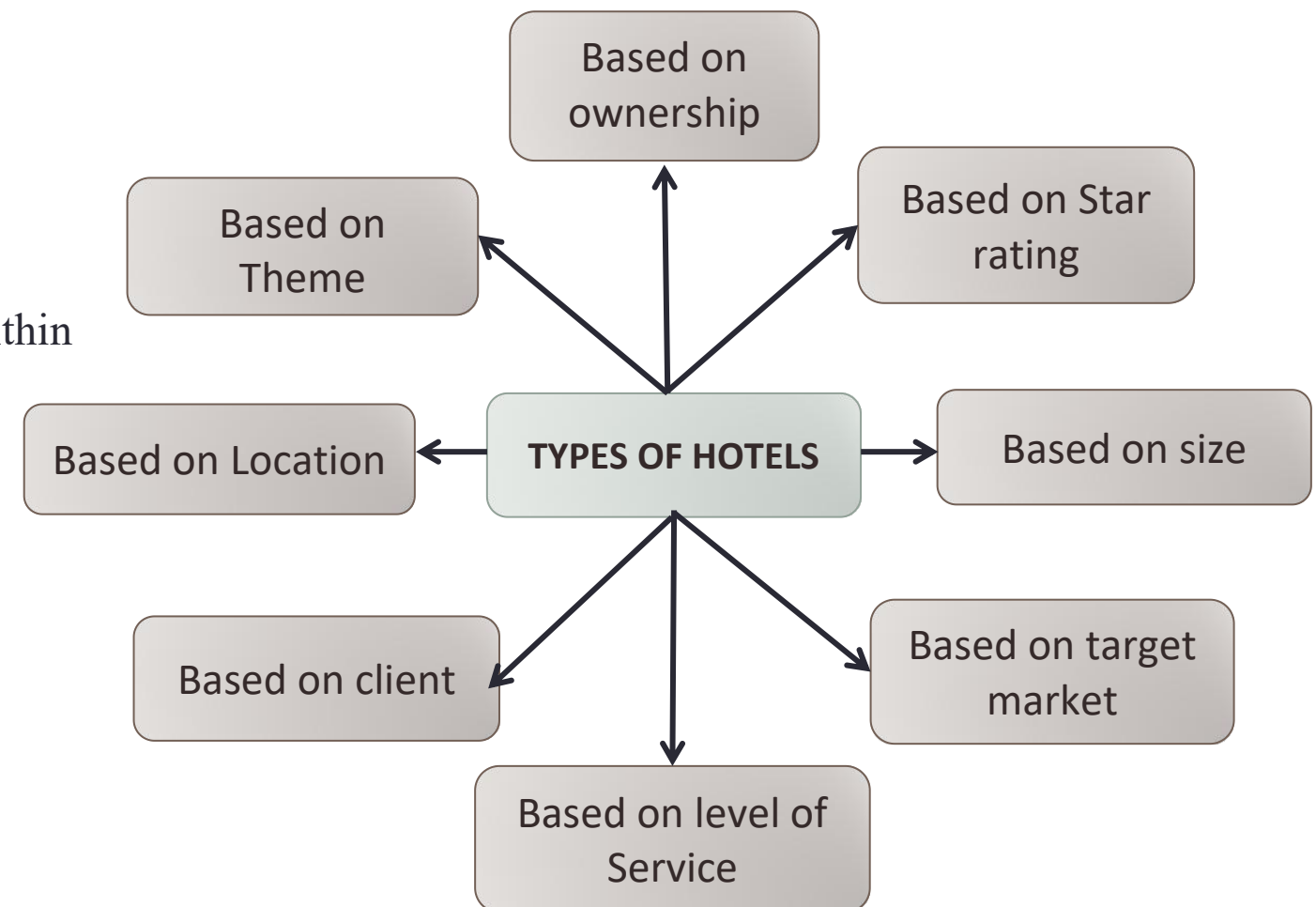
- Lends uniformity in services and sets general standards of a hotel.
- Provides an idea regarding the range and type of hotels available within geographical location.
- Acts as a measure of control over hotels with respect to the quality of services offered in each category.

➤ STAR SYSTEM/ STANDARD CLASSIFICATION



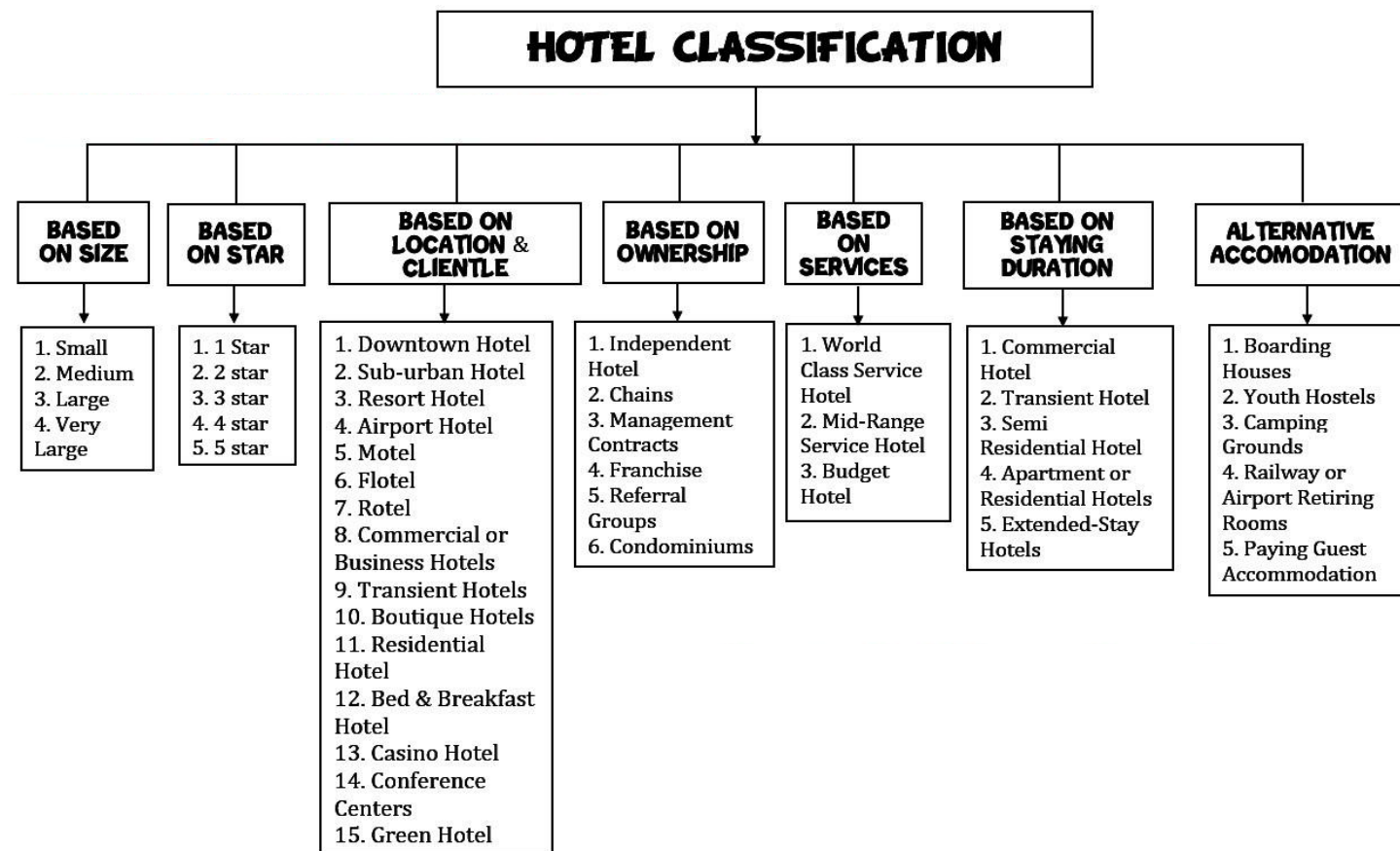
According to size

- SMALL SIZED HOTEL: less than 100 rooms
- MEDIUM SIZED HOTEL: between 100 to 299 rooms
- LARGE SIZED HOTEL: between 300 to 599 rooms
- VERY LARGE HOTEL: between 600 to 999 rooms
- MEGA: more than 1000 rooms



CLASSIFICATION OF HOTELS Categorized by service levels





ACCORDING TO STAR CLASSIFICATION/ STANDARD CLASSIFICATION

- The Star denotes the standards of the hotel. Department of tourism, govt. of India is responsible for the star gradation.
 - An autonomous body (a committee) is responsible for star gradation of hotels known as Hotel and Restaurant Approval Classification Committee (HRACC), formed by the Ministry of Tourism, Govt. of India.
 - The term for Star Gradation is for two years. The six grades of star are 5«Deluxe, 5«, 4«, 3«, 2« and 1«.
- The categories of various star hotels have some criteria or facilities, which are called END. E – Essentials (have to have) N – Necessities (should have) D – Desirables (may or may not have)

- Secretary Tourism, Govt. Of India
- Regional Director of Tourism, Govt. Of India
- One representative from Federation of Hotels and Restaurants Association of India (FHRAI), who is generally the Secretary of the respective zone (of the four zones).
- One representative of the Travel Agents Association of India (TAAI), who is generally the Secretary of the concerned region.
- Director of Tourism of the state concerned
- Principal of the regional Hotel Management Institute. (If any of the six members is absent on the day of visit, they are permitted to send their own representatives)

➤ Star Rating

- The Hotel & Restaurant Approval & Classification Committee (HRACC) inspects and assesses the hotels based on the facilities and services offered.
- There are some boundaries between each star rating, which a hotel must achieve by providing services and facilities each star demands

1 Star Hotel	2 Star Hotel	3 Star Hotel	4 Star Hotel	5 Star Hotel
•All rooms must have shower or bath tub. •Daily room cleaning •Color television with remote control •Table and a chair •Soap or body wash •Reception service •Fax service at reception •Telephone for guest •Extended Breakfast •Beverage offer	•Reading light next to the bed •Bath essence or shower gel •Bath Towels •Linen service •Sanitary products •Credit cards •Breakfast Buffet	•Internet access in the room •Reception opened 14 hours and telephone service •Luggage service •Telephone in the room •Heating facilities in the bathroom, Hair dryer and tissues •Dressing mirror and luggage rack •Sewing kit, Shoe polish, laundry and ironing services •Systematic complaint management system	•Reception opened 18 Hours, accessible by phone 24 hours •Lobby with seats and beverage service •Breakfast buffet or breakfast menu card via room service •Minibar or 24 hours beverage via room service •Couch with side table •Bath robe and slippers on demand •Cosmetic products	•Reception open 24 hours •Multilingual staff at reception •Concierge , Page boy •Spacious reception hall with several seating arrangements and beverage service •Personalized greetings for each guest with fresh flowers, gift ,welcome drink, •Minibar & Food & Beverage offered 24 hours via room service. •Internet access and internet terminal •Safe in every room •Ironing service •Shoe polish service

➤ **LIST OF MAJOR DEPARTMENTS OF THE HOTEL :**

- **Front Office:** This department performs various functions like reservation, reception, registration, room assignment, and settlement of bills of a resident guest.
- **Housekeeping:** The housekeeping department is responsible for the cleanliness, maintenance, and aesthetic upkeep of rooms, public areas, back areas, and surroundings in a hotel.
- **Food and Beverage Service:** This department looks after the service of food and drinks to guests.
- **Kitchen:** All the food and beverages that are served to the hotel guest is prepared in kitchen
- **Engineering and Maintenance:** It look after the maintenance of the all equipment, furniture and fixture installed in hotel
- **Accounts:** This department maintains all the financial transaction
- **Security:** The security department of a hotel is responsible for the overall security of the hotel building, in-house guests, visitors, day users, and employees of the hotel, and also their belongings.
- **Human Resource:** This department is responsible for the acquisition, utilization, training, and development of the human resources of the hotel
- **Learning & Development Dept:** Continuous learning and up gradation of all departments happens here.
- **Sales and Marketing:** the responsibility of increasing the sales of the hotel's products and services is the major task of the department
- **Purchase:** The purchase department is responsible for procuring the inventories of all departments of a hotel.



➤ Organization Chart

➤ An organization chart is a hierarchical, graphic representation of the structure of an organization—a list of all positions and the relationship between them.

- It shows where each position fits in the overall organization, as well as where divisions of responsibility and lines of authority lie.
- It is a visual representation of how a firm intends authority, responsibility, and information to flow within its formal organizational structure.
- It usually depicts different management functions (accounting, finance, human resources, marketing, production, research and development, etc.) and their subdivisions as boxes, linked with lines along which decision-making power travels downwards and answerability travels upwards.
- The chart indicates direct reporting relationships as well as indirect relationships, which, though not connected directly, involve a high degree of cooperation and communication.

HOTEL SPACE AREA DIVISION

FRONT OF THE HOUSE(FOH)

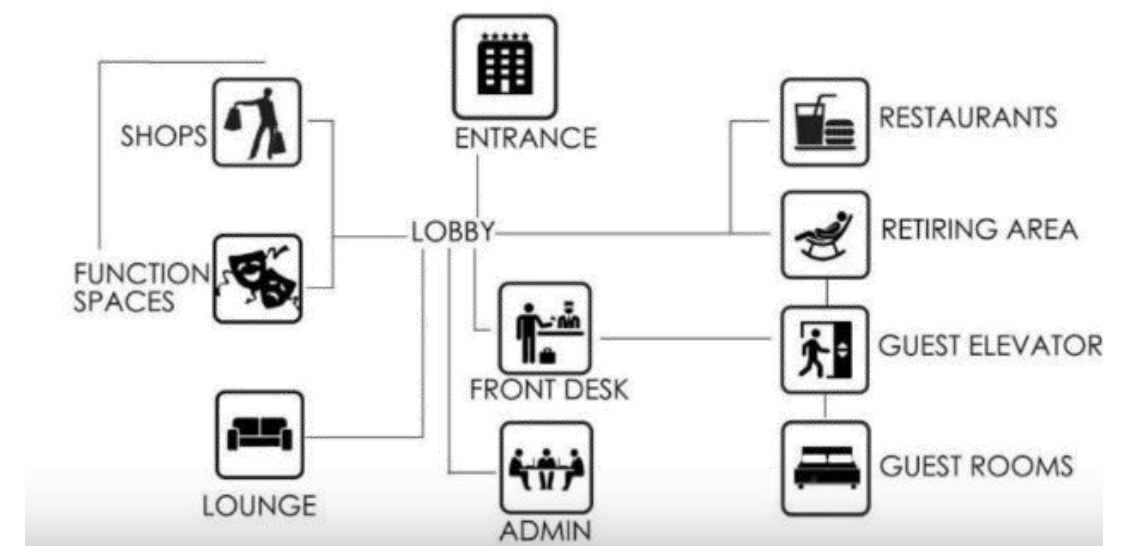


BACK OF THE HOUSE (BOH)



As far as planned circulation is concerned, there must be no mingling of front of the house and back of the house services.

PUBLIC SPACE



Design Considerations

Room layout Types

- 1 Double loaded corridor
Most economical
Requires two staircase
Number of rooms per floor 16 to 24 (60 ft width and length)
- 2 Double loaded T shaped corridor
Requires 3 staircase
Also economical space wise
- 3 Single loaded corridor
Not economical
Desirable
Ample space
Number of rooms 12 to 30 with 32 ft width and proportional
- 4 Square block
Central core has all service areas like pantry
Compact
Useful for small sites
Ideal in tower construction
- 5 Y plan
Complicated structure
Requires 3 staircase
Causes problems in public area
- 6 Tri Arc plan
Similar to Y plan but takes up more space
Rooms on concave curve
Wider bathrooms and dresser
- 7 Circular
Can result in awkward inward facing rooms if not careful wh
Number of rooms 16 to 24 per floor
- 8 Circular with central core
Similar to square block
But awkward rooms possible if attention not paid

MARKET	GUEST CHARACTERSTICS	PURPOSE FOR TRAVEL	GUESTROOM DESIGN FACTOR
BUISNESS GROUP	Single or double occupancy; 2-4 - night stay; 55% men, 45% women: somewhat price Insensitive	Conventions, conferences, professional associations, sales and training meetings	King or double; bathroom with dressing area; lounge seating with good work area
INDIVIDUAL	Single occupancy; 1-2-nlght stay: 50% men, 50% women; price insensitive	Corporate business, sales, conventions, conferences	King; bathroom with separate stall shower lounge seating with good work area
LEISURE FAMILY	Double-plus occupancy (includes children); 1-4-night stay, longer in resort areas: budget or mid-price	Family vacations, sightseeing, sports, family activity	Double-double, queen-queen, or adjoining rooms; lounge seating and television; la compartmentalized bathroom; balcony, access
COUPLES	Double occupancy; 1-7-night stay; mid-price to upscale and luxury	Tours, clubs, associations, sightseeing; theater, sports, weekend packages, shopping, vacation	King; dining area, writing surface; mode storage; large compartmentalized bathroom
SINGLES	Single occupancy; young professionals to seniors; mid-price to upscale	Tours, clubs, associations; culture, arts, theater, sports/recreation, shopping	King or queen; lounge/entertainin g area, standard bathroom

PROJECT - 1 - RESIDENCY TOWERS

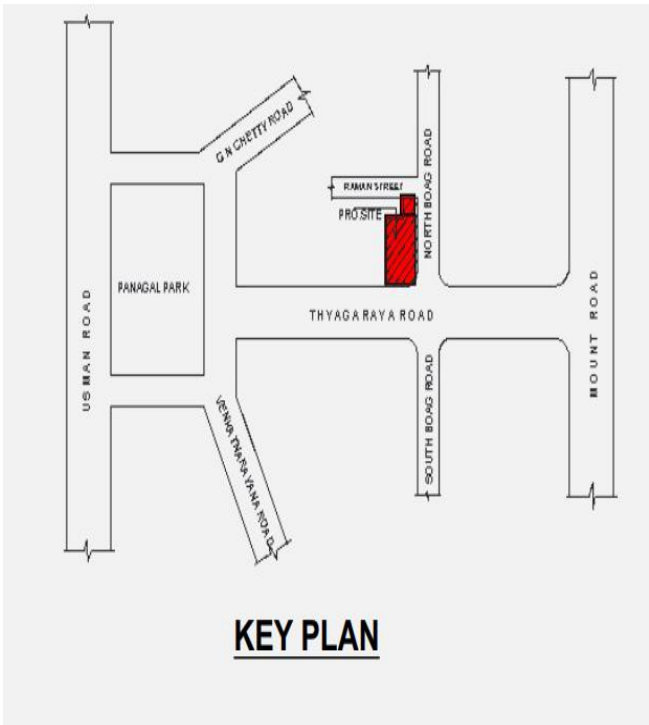
- Location - 115, Sir Thyagaraya Rd, Parthasarathi Puram, T. Nagar, Chennai, Tamil Nadu 6000171.
- TYPE - Hotel Building .
- No of Floors - Basement – 2 ,L,L+3,11,12,14-19 (14 Floors)
- Build-up Area –289590 Sq.ft
- Floor Plate- 24822 Sq.ft
- Rating - 5 star

DOCUMENTATION AND LEARNINGS: SERVICES :

- No of beds = 384 persons
- Staffs = 305 persons
- Restaurant = 250
- Crown restaurant =102 persons
- Floating population – 10%

Hotels = Number of beds + Staff + Requirement of restaurant seats

➤ Hotels = (384 +305+ 250 +102) + 10% = **1145 persons**



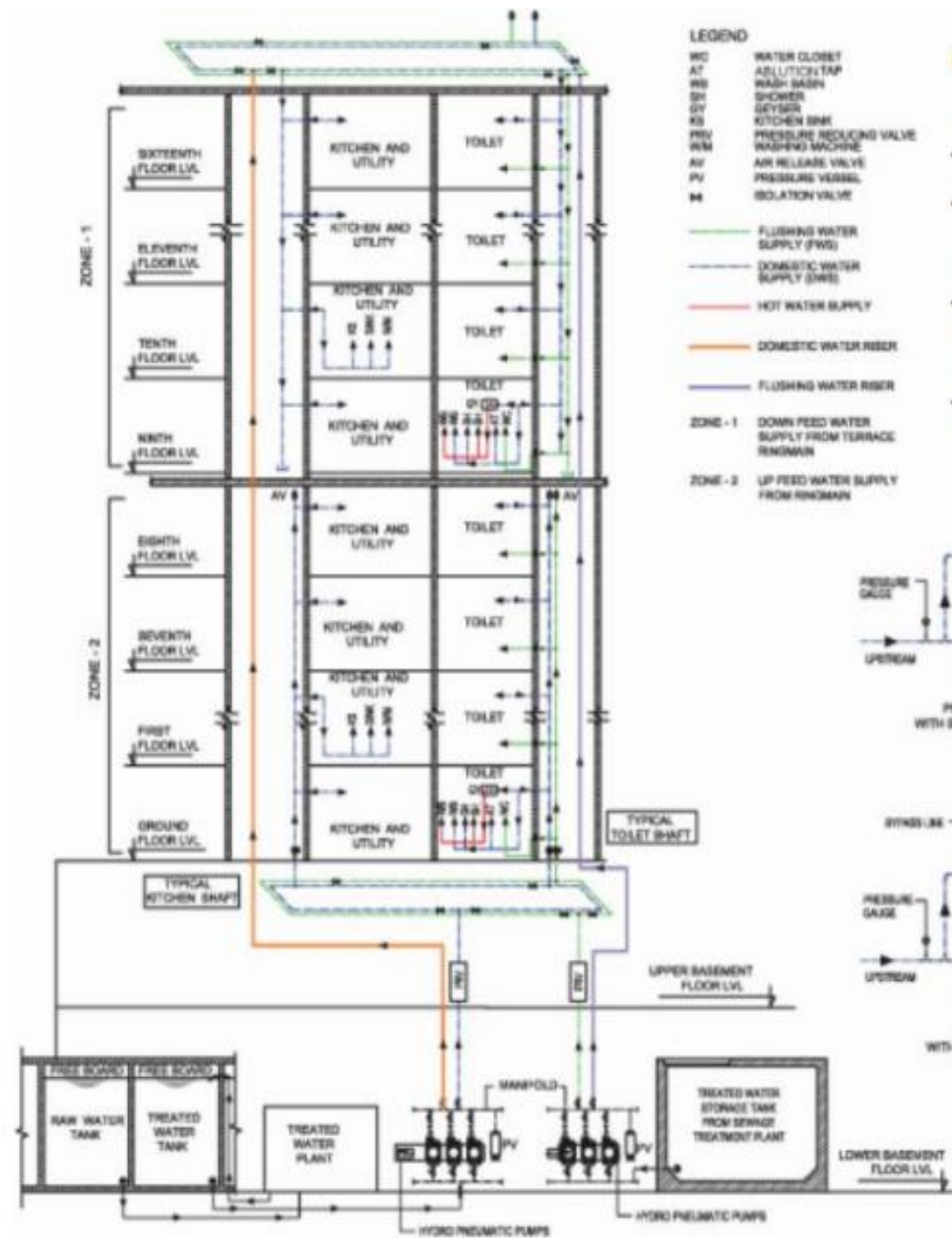
Source of water

- Tanker Water ,Bore, Metro Water
- The main source of water is Tanker Water .
- In future requirement of water borewell water can be used



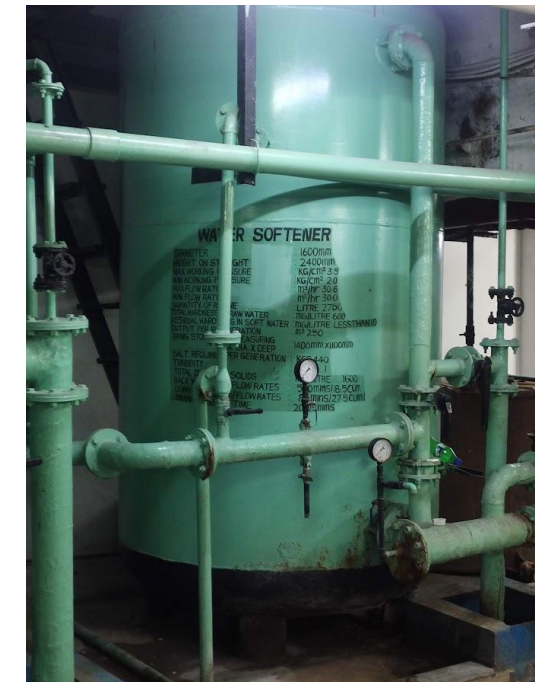
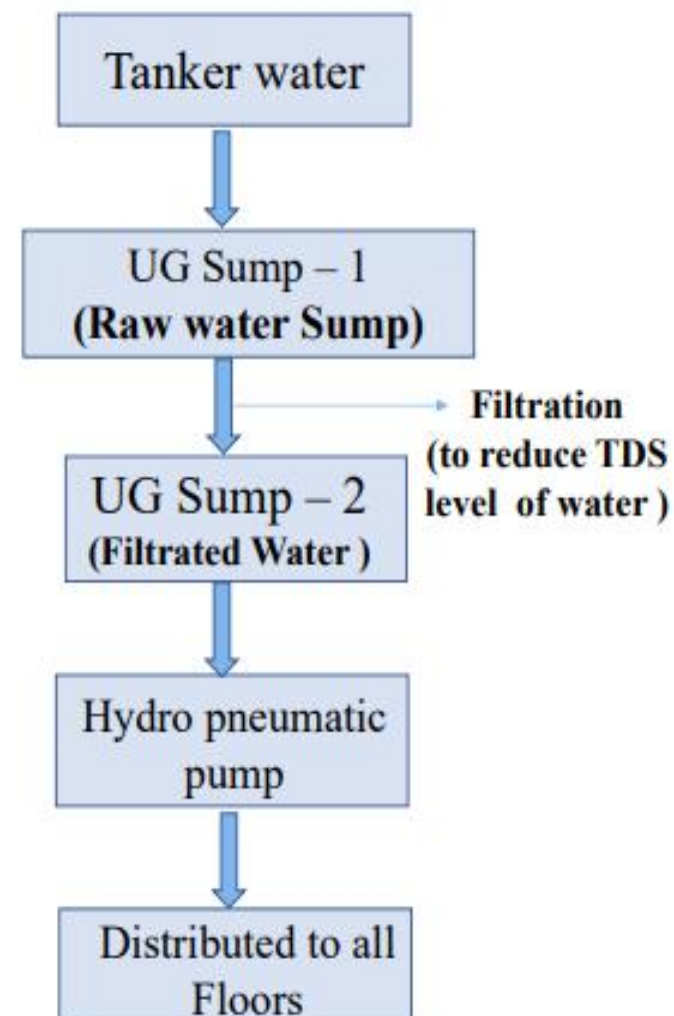
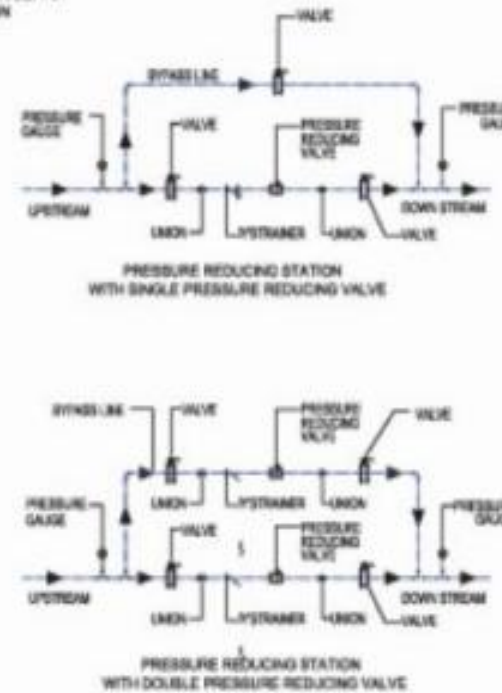
Other than residential buildings:

Occupancy	Population Requirement
Offices	1 person per 10 m ² of floor area (see Note 1)
Schools	Strength of school + Teaching and non-teaching staff
Hostels	Number of beds + 4.5 x (warden's residence) + staff
Hotels	Number of beds + Staff + Requirement of restaurant seats



Water supply or distribution System

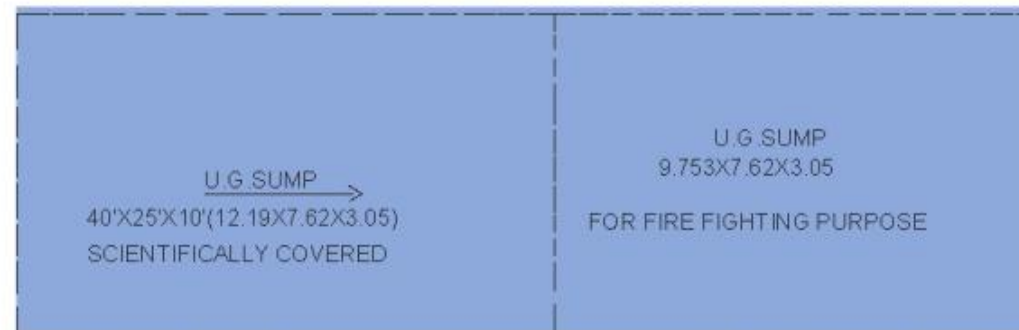
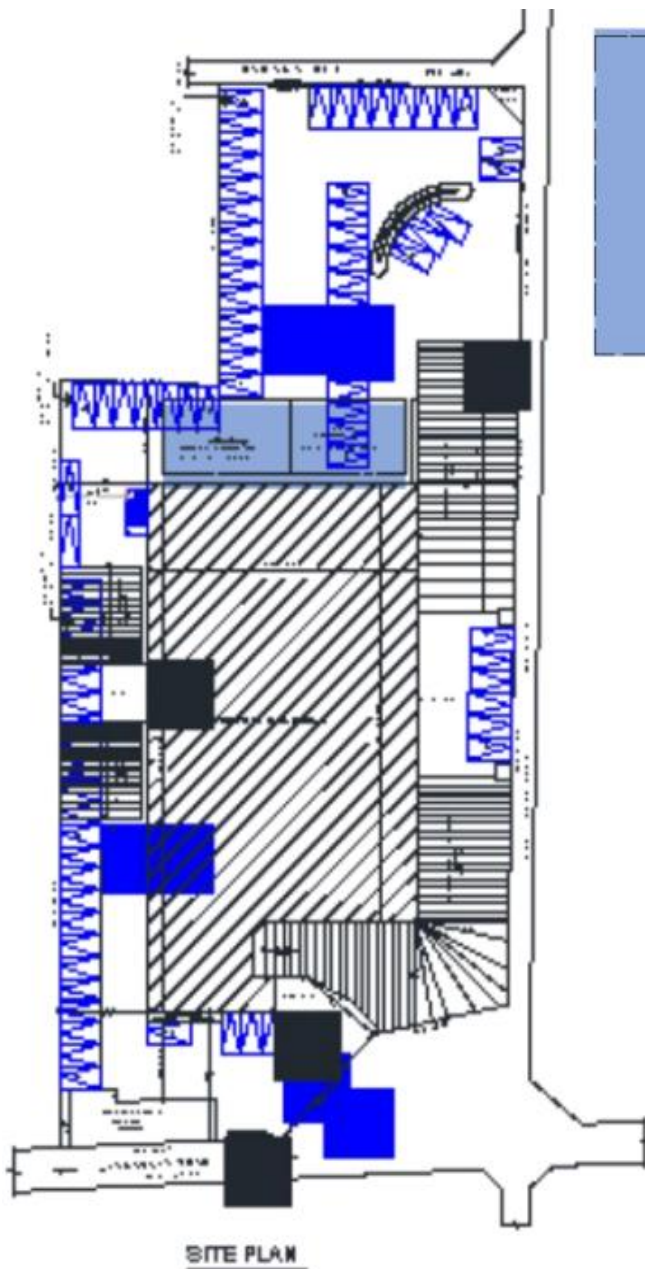
- In this building , hydropneumatics system is adopted
- Water is transferred to Sump1 to Sump 2 for filtration .
- Hydro pneumatic pumps (Located at Basement Floor)
- Pressurized Hydro pneumatic System to all floors water is distributed .



NOTES

1 The given example is for 16 storeyed building with concept of upfeed and down feed ringmains. The choice of ringmain is on designer proposal. For taller building, zones and ringmains shall be planned to meet maximum and minimum pressure requirements. Appurtenance, such as PRV should be planned in main piping network or branch piping, as required, to restrain pressure to upper limits.

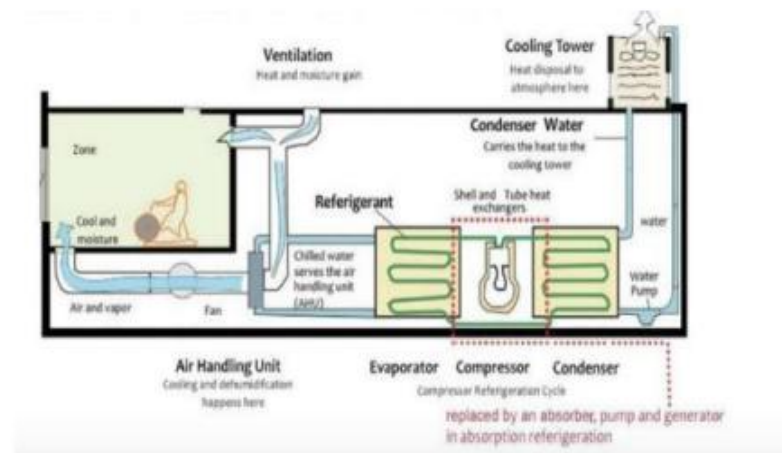
2 Requirements for storage and usage for fire water shall be as per Part 4 'Fire and Life Safety' of the Code.



□ Under ground water storage Sump (Location at basement)

The UG sump is divided into two UG1 & UG2

- UG SUMP Capacity - **160.0 Tons (T) = 1, 45,149.56 Litres (l)**



□ Water Requirements for Buildings Other than Residences

Sl No.	Type of Building	Domestic Per Day litre	Flushing Per Day litre	Total Consumption Per Day litre
(1)	(2)	(3)	(4)	(5)
i)	Factories including canteen where bath rooms are required to be provided	30 per head	15 per head	45 per head
ii)	Factories including canteen where no bath rooms are required to be provided	20 per head	10 per head	30 per head
iii)	Hospital (excluding laundry and kitchen) (see Note 2):			
a)	Number of beds not exceeding 100	230 per head	110 per head	340 per head
b)	Number of beds exceeding 100	300 per head	150 per head	450 per head
c)	Out patient department (OPD)	10 per head	5 per head	15 per head
iv)	Nurses' homes and medical quarters	90 per head	45 per head	135 per head
v)	Hostels	90 per head	45 per head	135 per head
vi)	Hotel (up to 3 star) excluding laundry, kitchen, staff and water bodies	120 per head	60 per head	180 per head
vii)	Hotel (4 star and above) excluding laundry, kitchen, staff and water bodies	260 per head	60 per head	320 per head
viii)	Offices (including canteen)	25 per head	20 per head	45 per head
ix)	Restaurants and food court including water requirement for kitchen:			
a)	Restaurants	55 per seat	15 per seat	70 per seat
b)	Food court	25 per seat	10 per seat	35 per seat
x)	Clubhouse	25 per head	20 per head	45 per head
xi)	Stadiums	4 per head	6 per head	10 per head
xii)	Cinemas, concert halls and theatres and multiplex	5 per seat	10 per seat	15 per seat
xiii)	Schools/Educational institutions:			
a)	Without boarding facilities	25 per head	20 per head	45 per head
b)	With boarding facilities	90 per head	45 per head	135 per head
xiv)	Shopping and retail (mall)			
a)	Staff	25 per head	20 per head	45 per head
b)	Visitors	5 per head	10 per head	15 per head
xv)	Traffic terminal stations (see Notes 3 and 4)			
a)	Airports	40 per head	30 per head	70 per head
b)	Railway stations (Junctions) with bathing facility	40 per head	30 per head	70 per head

NOTES

- 1 For calculating water demand for visitors, consumption of 15 litre per head per day may be taken.
- 2 The water demand includes requirement of patients, attendants, visitors and staff. Additional water demand for kitchen, laundry and clinical water shall be computed as per actual requirements.
- 3 The number of persons shall be determined by average number of passengers handled by stations, with due considerations given to the staff and vendors who are using these facilities.
- 4 Consideration should be given for seasonal average peak requirements.
- 5 The hospitals may be categorized as Category A (25 to 50 beds), Category B (51 to 100 beds), Category C (101 to 300 beds), Category D (301 to 500) and Category E (501 to 750 beds).

Water Requirements

Population	Per Capita Consumption (Liter)	Total requirement (litre)
384	320 l	1,22,880
761	15 l	11, 415

Total requirement of water per day = No of persons x liters per head per day

Hotel (guests)

Total requirement of water per day = 384 x 320 l = 1,22,880 l

Staffs ,restaurant guests

Total requirement of water per day = 761 x 15 l = 11,415 l **Total = 1,34,295 l**

According to NBC standards how many fixtures has to be provided

Table 9 Hotels (Clause 4.2.5.1)					
Sl No.	Fixtures	Public Rooms		Non Residential Staff	
		Males (3)	Females (4)	Males (5)	Females (6)
(1)	(2)				
i)	Toilet suite comprising one WC, wash basin with shower or a bath tub	Individual guest rooms with attached toilets		—	
Guest Rooms with Common Facilities					
ii)	Water closets	1 per 100 persons up to 400 Over 400 add at 1 per 250 or part thereof	2 per 100 persons up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57 5 for 58 to 77 6 for 78 to 100
iii)	Ablution tap	One in each water closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals	One in each water closet	One in each water closet	One in each water closet
iv)	Urinals	1 per 50 persons or part thereof	—	Nil up to 6 1 for 7 to 20 2 for 21 to 45 3 for 46 to 70 4 for 71 to 100	—
v)	Wash basins	1 per WC/Urinal	1 per WC	1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57
vi)	Bath (showers)	1 per 10 persons or part thereof		—	—
vii)	Cleaner's sink	1 per 30 rooms, <i>Min</i> 1 per floor			
viii)	Kitchen sink	1 per kitchen			
NOTES					
1 Some WCs may be Indian style, if desired.					
2 Male population may be assumed as two-third and female population as one-third.					
3 Provision for additional and special fittings where required shall be made.					

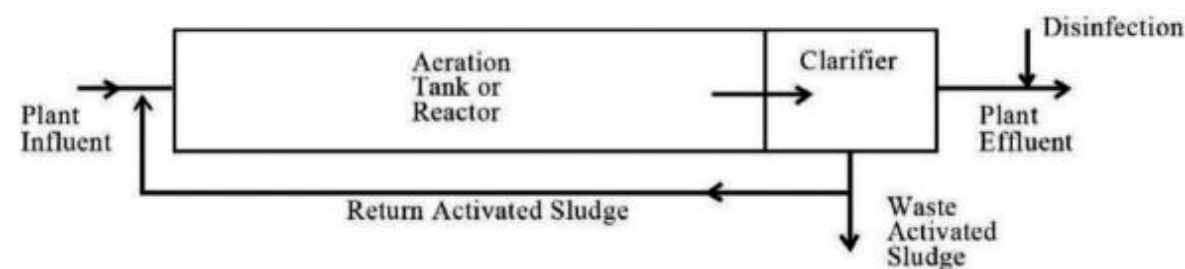


Figure 4.11 Typical extended aeration plant

- Total Population = 689 persons
- Considering from overall population male as (60%) and Female as (40%) (As per DCR)
- Male – 413 persons
- Female – 276 persons

Soil waste & Vent pipe inside the building

- Two –pipe system is adopted .
- Two sets of vertical pipes are laid ,one for draining soil and other for draining sullage ventilated by providing vent .

Table 10 Restaurants (Clause 4.2.5.1)					
Sl No.	Fixtures	Public Rooms		Non-Residential Staff	
		Males (3)	Females (4)	Males (5)	Females (6)
(1)	(2)				
i)	Water closets	1 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	2 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57 5 for 58 to 77 6 for 78 to 100
ii)	Ablution tap	One in each water closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals	One in each water closet	One in each water closet	One in each water closet
iii)	Urinals	1 per 50 persons or part thereof	—	Nil up to 6 1 for 7 to 20 2 for 21 to 45 3 for 46 to 70 4 for 71 to 100	—
iv)	Wash basins	1 per WC	1 per WC	1 per WC	1 per WC
v)	Cleaner's sink	1 per each restaurant			
vi)	Kitchen sink/dish washer	1 per kitchen			
NOTES					
1 Some WCs may be Indian style, if desired.					
2 Male population may be assumed as two-third and female population as one-third.					
3 Provision for additional and special fittings where required shall be made.					

Sewage Treatment plant

- **Extended Aeration Process is adopted**

The process includes stabilization of organic matter under aerobic conditions and disposal of the gaseous end products into the air.

The plant effluent has finely divided suspended and soluble matter.

Stp Calculation :

- Ug sump – 1, 45,150 Litres Capacity
- 80% for STP
STP Capacity - 1,16,120 L per day
- 10% for Wastage – 14,515 L
- Flushing water = 60 L/person /per day (as per NBC)
= 60 l X 1145 persons = 68,700 L
- 10% For Landscape = 11,612 L

Total = 80,312 L

75% of water is used

25% is send to main sewer without treatment

□ Rain water harvesting System

Two main system

- **Artificial ground water recharge**

Conservation ad storage of excess surface water in the aquifers.

- **Roof water Harvesting system**

Water shall be collected through roof gutter and down take pipes.

**Total quantity of water
to be collected (cu .m) = Roof top Area (Sq .m)
X
Average Monsoon Rainfall (mm)
X
Run off co-efficient**

- Floor plate – 6600 Sq.ft

- **Total quantity of water
to be collected (cu .m) = 613 Sq.m x 400mm x 0.9
= 2,20,680 Cu.m**

□ Storm water Drainage

The runoff reaching the sewer may be given by the expression:

$$Q = 10 C . i . A$$

where

Q = runoff, m³/h;

C = coefficient of runoff;

i = intensity of rainfall, mm/h; and

A = area of the drainage district, hectares.

Coefficient of runoff for various surfaces may be taken as:

Type of Surface	Coefficient of Runoff
Concrete roof area	0.9
Paved podium areas and asphalted roads	0.8
Unpaved ground	0.3
Lawns and parks	0.15

$$Q = 10 C . i . A$$

$$Q = 10 \times 0.8 \times 50 \times 0.096 \text{ (hectares)}$$

$$= 38.4 \text{ m}^3/\text{hr}$$

□ Fire and Safety Control

Floor Area Ratio

$$\text{FAR} = \frac{\text{Total covered area of all floors}}{\text{Plot area}}$$

FIRE PREVENTION

Classification of Buildings Based on Occupancy

Group A	Residential
Group B	Educational
Group C	Institutional
Group D	Assembly
Group E	Business
Group F	Mercantile
Group G	Industrial
Group H	Storage
Group J	Hazardous

Group A Residential Buildings

Subdivision A-1	Lodging and rooming houses
Subdivision A-2	One or two family private dwellings
Subdivision A-3	Dormitories
Subdivision A-4	Apartment houses
Subdivision A-5	Hotels
Subdivision A-6	Starred hotels

A high rise building during construction shall be provided with the following fire protection measures, which shall be maintained in good working condition at all the times:

- Dry riser of minimum 100 mm diameter pipe with hydrant outlets on the floors constructed with a fire service inlet to boost the water in the dry riser and maintenance should be in accordance with good practice
- Drums of 2 000 litre capacity filled with water with two fire buckets on each floor;
- A water storage tank of minimum 20 000 litre capacity, which may be used for other construction purposes.

Table 3 Occupant Load (Clauses 4.3 and 4.4.2.1)		
Sl No.	Group of Occupancy	Occupant Load Factor (m ² /person) (see Note 1)
(1)	(2)	(3)
i)	Group A: Residential	12.50
ii)	Group B: Educational	4.00
iii)	Group C: Institutional (see Note 2):	
	a) Indoor patients area	15.00
	b) Outdoor patients area	10.0
iv)	Group D: Assembly:	
	a) Concentrated use without fixed seating	0.65
	b) Less concentrated use without fixed seating (see Note 3)	1.40
	c) Fixed seating	see Note 4
	d) Dining areas and restaurants with seating and table	1.80
v)	Group F: Mercantile:	
	a) Street floor and sales basement	3.00
	b) Upper sales floor	6.00
	c) Storage/warehouse, receiving and the like	20.00
vi)	Group E: Business	10.00
vii)	Group G: Industrial	10.00
viii)	Group H: Storage (see Note 5)	30.00
ix)	Group J: Hazardous	10.00
NOTES		
1 Gross area shall be the floor area as defined in 2.35. All factors expressed are in gross area unless marked net.		
2 Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc, where sleeping accommodation is provided, shall be calculated at not less than 7.5 m ² gross floor area/person.		
3 These shall include gymnasium, table tennis room, billiard room and other gaming rooms, library, swimming pool and like.		
4 In case of assembly occupancy having fixed seats, the occupant load shall be determined by multiplying the number of seats by 1.2.		
5 Car parking areas under occupancy other than storage shall also be 30 m ² per person.		

FIRE PROTECTION

- Fire fighting pump house
It is preferable to install the pump house at ground level.
- Pump house shall be situated so as to be directly accessible from the surrounding ground level.
- Pump house shall be installed not lower than the second basement.

Capacities of means of egress

- The unit of exit width, used to measure the capacity of any exit, shall be 500 mm.
- A clear width of 250 mm shall be counted as an additional half unit. Clear widths less than 250 mm shall not be counted for exit width.

Size of Mains

Sl No. (1)	Size of the Mains mm (2)	Type of Building (3)	Remarks (4)
i)	100 mm with single outlet landing valves	a) Residential building (A): 1) Dormitories 2) Apartments 3) Hotels b) Educational buildings (B) c) Institutional buildings (C) d) Assembly buildings (D) e) Business buildings (E) f) Mercantile buildings (F) g) Industrial buildings (G)	— — Up to 45 m height — Up to 30 m height — Up to 45 m height — Up to 15 m height
ii)	150 mm with single outlet landing valves	a) Hotels b) Starred hotels c) Institutional buildings (C) d) Business buildings (E) e) Industrial buildings (G) f) Storage buildings (H) g) Hazardous buildings (J)	Above 45 m height — Above 30 m height Above 45 m height Above 15 m height Up to 15 m height Up to 15 m height

Table 6 Pressurization of Staircases and Lift Lobbies [Clauses 4.4.2.5 (b) and E-2]				
Sl No. (1)	Component (2)	Height of Building		
		Less than 15 m (3)	15 m to 30 m (4)	More than 30 m (5)
i)	Internal staircase not with external wall	Pressurized except for residential buildings (A-2 and A-4)	Pressurized	Pressurized
ii)	Internal staircase with external wall	Pressurized except for residential buildings (A-2 and A-4) or Naturally ventilated	Naturally ventilated or Pressurized	Cross-ventilated or Pressurized
iii)	Lift lobby	Not required at ground and above. However lift lobby segregation and pressurization is required for lift commuting from ground to basement	Naturally ventilated or Pressurized ¹⁾	Cross-ventilated or Pressurized ¹⁾
NOTES 1 The natural ventilation requirement of the staircase shall be, achieved through opening at each landing, of an area 0.5 m ² in the external wall. A cross ventilated staircase shall have 2 such openings in opposite/adjacent walls or the same shall be cross ventilated through the corridor. 2 Enclosed staircase leading to more than one basement shall be pressurized.				

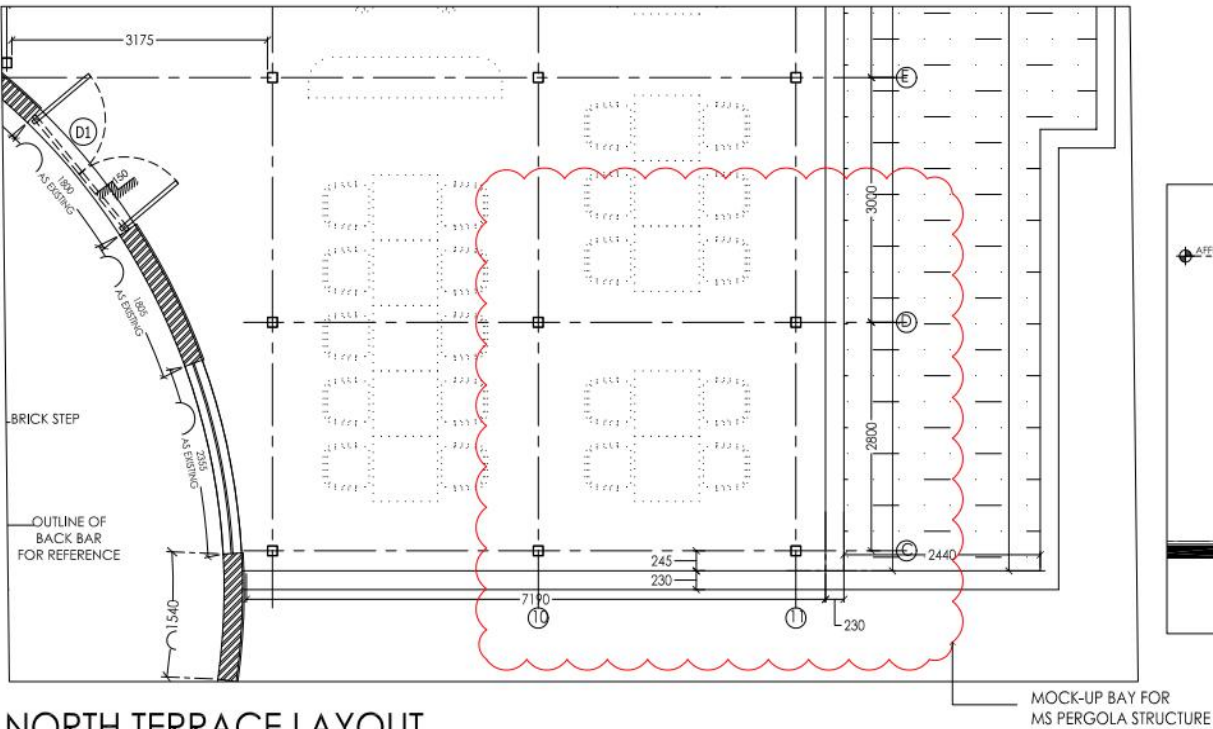
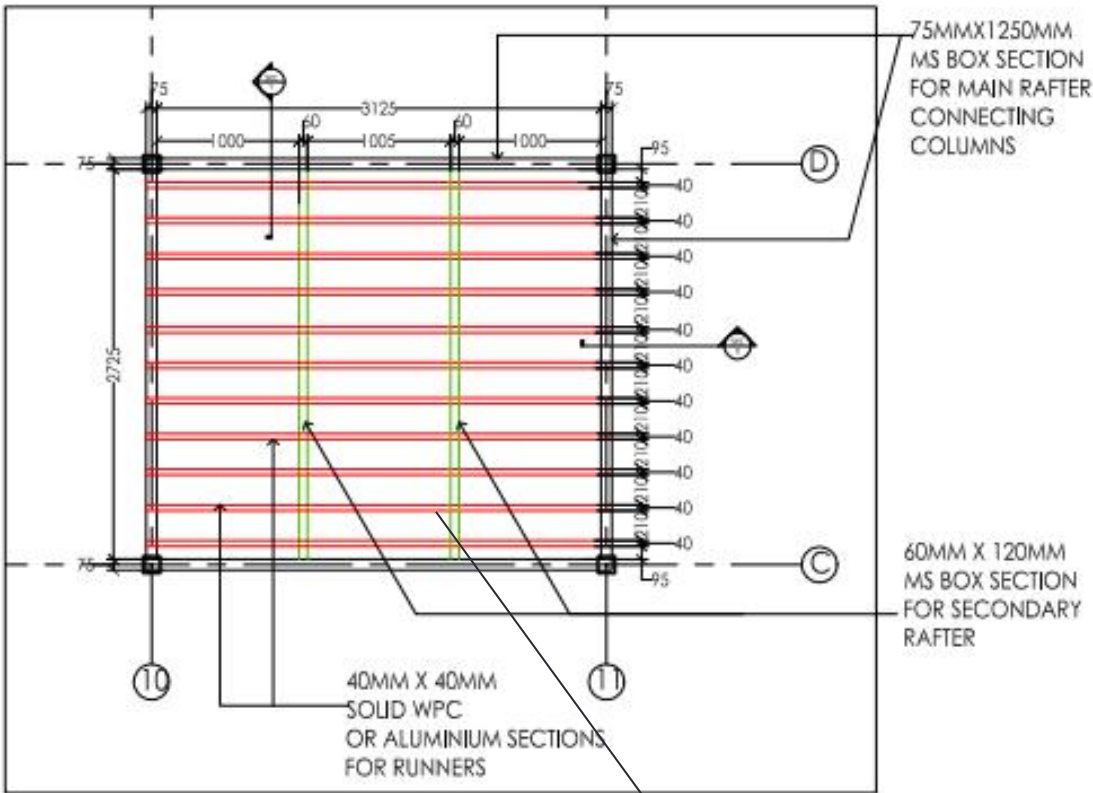
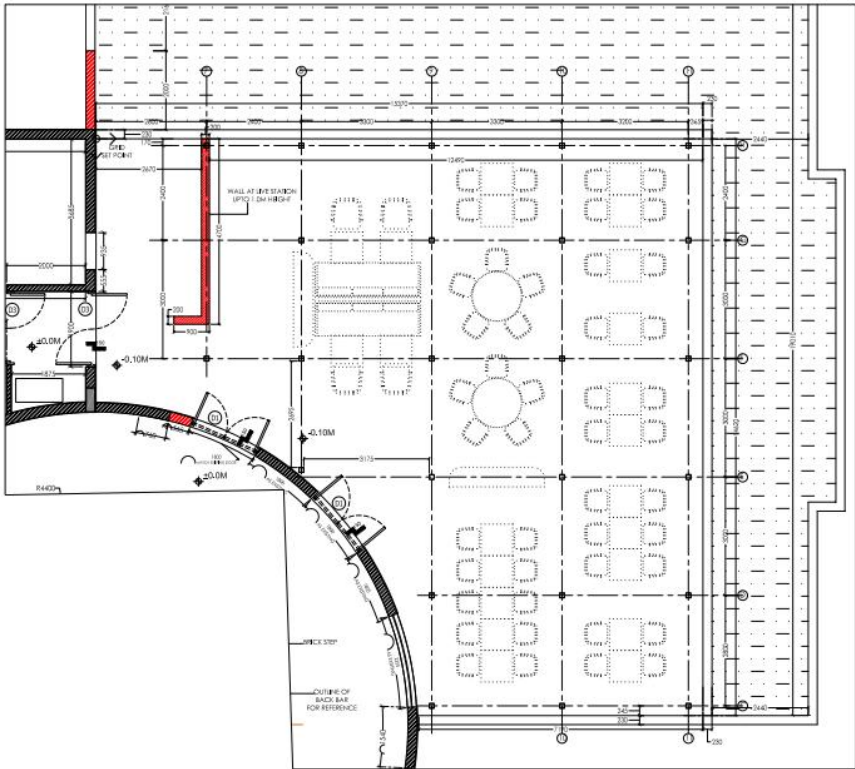
The following minimum width shall be provided for staircases for respective occupancies:

Residential hotel (A-5 and A-6) : 1.50 m

Table 4 Capacity Factors [Clauses 4.4.2.1, 4.4.2.3(c) and 4.4.2.4.2(a)]			
Sl No. (1)	Occupancy Group (2)	Width per Person mm	
		Stairways (3)	Level Components and Ramps (4)
i)	Residential (Group A)	10	6.5
ii)	Educational (Group B)		
iii)	Institutional (Group C)	15	13

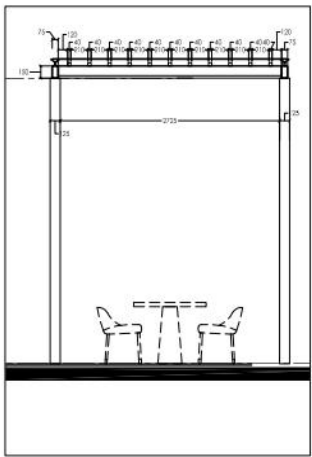
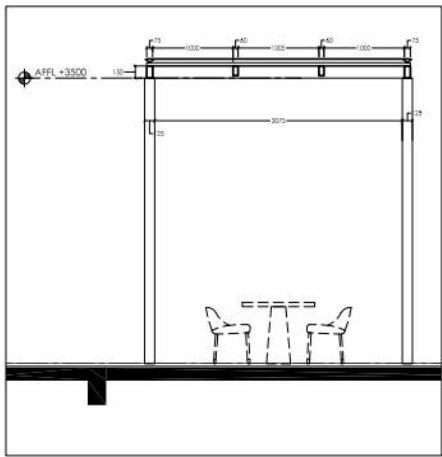
THE CROWN RESTAURANT - PERGOLA - BUDGET ESTIMATION

- EAST DECK - WOODEN
- WEST DECK - AUTOMATIC



EAST RAFTER
LAYOUT FOR MOCK
-UP BAY

Toughened glass panels
mounted on spider fittings
fixed to rafter top



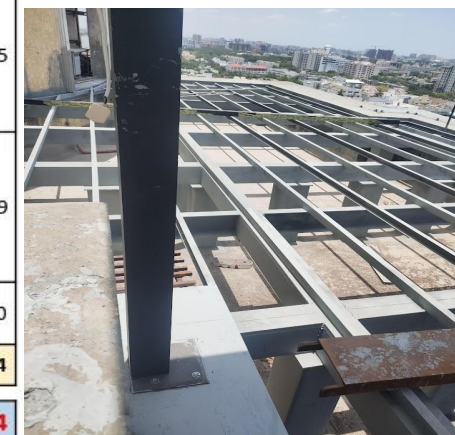
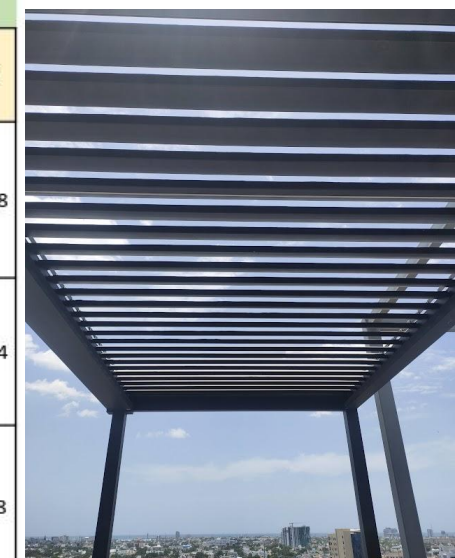
THE CROWN RESTAURANT - TERRACE(PERGOLA) - BUDGET ESTIMATION

THE RESIDENCY TOWERS - CHENNAI																	
THE CROWN RESTAURANT (TERRACE) - PERGOLA																	
BUDGET ESTIMATION																	
EAST DECK - 1									Kg		Cost per KG						
MS Tubular Section for East Deck - 1																	
S.No	Description	Axis	Required Actual Size (MS tube)	Unit	Length (mt)	Height (mt)	Nos.	Total Rmt	Wt Kg /Mt	Total Wt	Rate /Kg	Labour /Fabrication Rate /Kg	Consumables Rate / Kg	Primer /Color /Labour	Amount Rate / Kg	Total Amount	
1	Vertical Post	NA	150 X 150 X 6 MM SINGLE SECTION, SQUARE STEEL HOLLOW SECTION (26.40 KG/M)	Rm		3.93	4	15.72	26.40	415.008	76.00	50.00	5.00	22.00	153.00	63,496.22	
2	Rafters	X	145 X 82 X 5 MM (RHS) RECTANGULAR STEEL HOLLOW SECTION (17.74 KG/M)	Rm	4.90		2	9.80	17.74	173.852	76.00	50.00	5.00	22.00	153.00	26,599.36	
3		Y		Rm	4.35		2	8.70	17.74	154.338	76.00	50.00	5.00	22.00	153.00	23,613.71	
4	"C" Chanell for column Support	X	ISM C - 250 x 82 x 9 (34.2 KG/M) materials Available only labour	Rm	3.00		4	12.00	34.20	410.400		30.00			30.00	12,312.00	
Total Wt in KG										743.198	Total Cost					1,26,021.29	

WEST DECK - 1									kg		Cost per KG						
MS Tubular Section for West Deck -2																	
S.No	Description	Axis	Required MS tube Actual Size	Unit	Length / Height	Height (mt)	Nos.	Total (Rmt)	Wt Kg /Mt	Total Wt	Rate /Kg	Labour /Fabrication Rate /Kg	Consumables Rate / Kg	Primer /Color /Labour	Amount Rate / Kg	Total Amount	
1	Vertical Post	NA	132 X 132 X 6 MM SINGLE SECTION SQUARE STEEL HOLLOW SECTION (23.10 KG/M)	Rm		3.93	4	15.72	23.10	363.132	76.00	50.00	5.00	22.00	153.00	55,559.20	
2	Rafters	X	145 X 82 X 5 MM (RHS) RECTANGULAR STEEL HOLLOW SECTION (17.74 KG/M)	Rm	3.46		2	6.92	17.74	122.761	76.00	50.00	5.00	22.00	153.00	18,782.40	
3		Y		Rm	3.06		4	12.24	17.74	217.138	76.00	50.00	5.00	22.00	153.00	33,222.05	
4	"C" Chanell for column Support	X	ISM C - 250x82x9 (34.2 KG/M)	Rm	4.50		4	18.00	34.20	615.600		30.00			30.00	18,468.00	
Total Wt in KG										1318.630	Total Cost					1,26,031.65	

Grand Total Amount for Deck 1 & 2 (Without GST)										2061.828	Total Cost					2,52,052.95	
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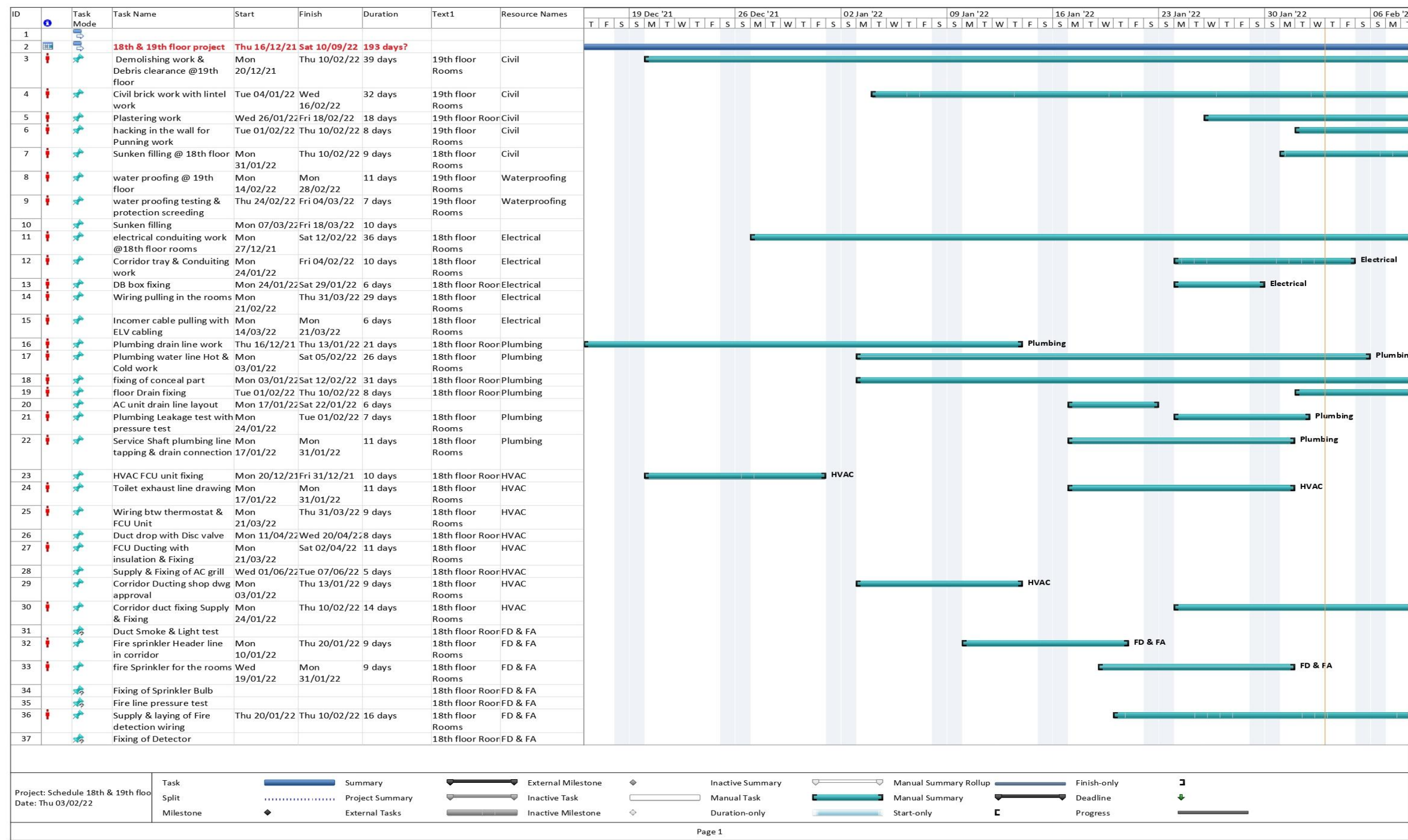
THE RESIDENCY TOWERS - CHENNAI															
THE CROWN RESTAURANT (TERRACE) - PERGOLA															
BUDGET ESTIMATION															
EAST DECK - 1															
Column - Rain Screen Cladding - Perma clad 12 mm Thick												Cost			
Sr. No.	Description	Vertical Post	Required Actual Size (MS tube)	Unit	Nos.	Sides	Thickness (ft)	Width (ft)	Length (ft)	Total Cft	Sq.m	Rate	Labour /Fabrication Rate /Sqm	Amount	Total Amount
1	Vertical Post 150mm side	NA	150 X 150 X 6 MM SINGLE SECTION SQUARE STEEL HOLLOW SECTION (26.40 KG/M)	Cft	4	4	0.039	0.53	12.89	4.263	3.08	15,715.00	1,416.00	17,131.00	52,763.48
2	Rafters Longer side 145mm	Y	145 X 82 X 5 MM DOUBLE SECTION (RHS) RECTANGULAR STEEL HOLLOW SECTION (17.74 KG/M)	Cft	4	2	0.039	0.53	16.07	2.657	1.79	15,715.00	1,416.00	17,131.00	30,664.49
3	Rafters Shorter side 82mm	X		Cft	4	4	0.039	0.53	14.26	4.716	3.330	15,715.00	1,416.00	17,131.00	57,046.23
Total Qty										11.636		Total Cost			1,40,474.20
WEST DECK - 1															
Column - Rain Screen Cladding - Perma clad 12 mm Thick												Cost			
Sr. No.	Description	Vertical Post	Required Actual Size (MS tube)	Unit	Nos.	Sides	Thickness (ft)	Width (ft)	Length (ft)	Total Cft	Sq.m	Rate	Labour /Fabrication Rate /Sqm	Amount	Total Amount
1	Vertical Post 132mm side	NA	132 X 132 X 6 MM SINGLE SECTION RECTANGULAR STEEL HOLLOW SECTION (23.10 KG/M)	Cft	4	4	0.039	0.53	12.89	4.263	3.08	15,715.00	1,416.00	17,131.00	52,763.48
2	Rafters Longer side 145mm	Y	145 X 82 X 5 MM DOUBLE SECTION (RHS) RECTANGULAR STEEL HOLLOW SECTION (17.74 KG/M)	Cft	2	2	0.039	0.53	11.02	0.911	0.640	15,715.00	1,416.00	17,131.00	10,963.84
3	Rafters Shorter side 82mm	X	145 X 82 X 5 MM DOUBLE SECTION (RHS) RECTANGULAR STEEL HOLLOW SECTION (17.74 KG/M)	Cft	2	1	0.039	0.53	10.03	0.415	0.280	15,715.00	1,416.00	17,131.00	4,796.68
4	Rafters Longer side 145mm	Y	145 X 82 X 5 MM DOUBLE SECTION (RHS) RECTANGULAR STEEL HOLLOW SECTION (17.74 KG/M)	Cft	4	2	0.039	0.53	9.71	1.606	1.150	15,715.00	1,416.00	17,131.00	19,700.65
5	Rafters Shorter side 82mm	X	145 X 82 X 5 MM DOUBLE SECTION (RHS) RECTANGULAR STEEL HOLLOW SECTION (17.74 KG/M)	Cft	4	1	0.039	0.53	10.03	0.829	0.590	15,715.00	1,416.00	17,131.00	10,107.29
6	Purlins 40 x 40 mm	X / Y	Accoya Wood 40 mm x 40mm	Cft	30	1.00	0.13	0.13	11.02	5.587		1,416.00	100	1,516.00	8,470.10
Total Qty										8.024		Total Cost			1,06,802.04
Grand Total										19.660		Total Cost			2,47,276.24



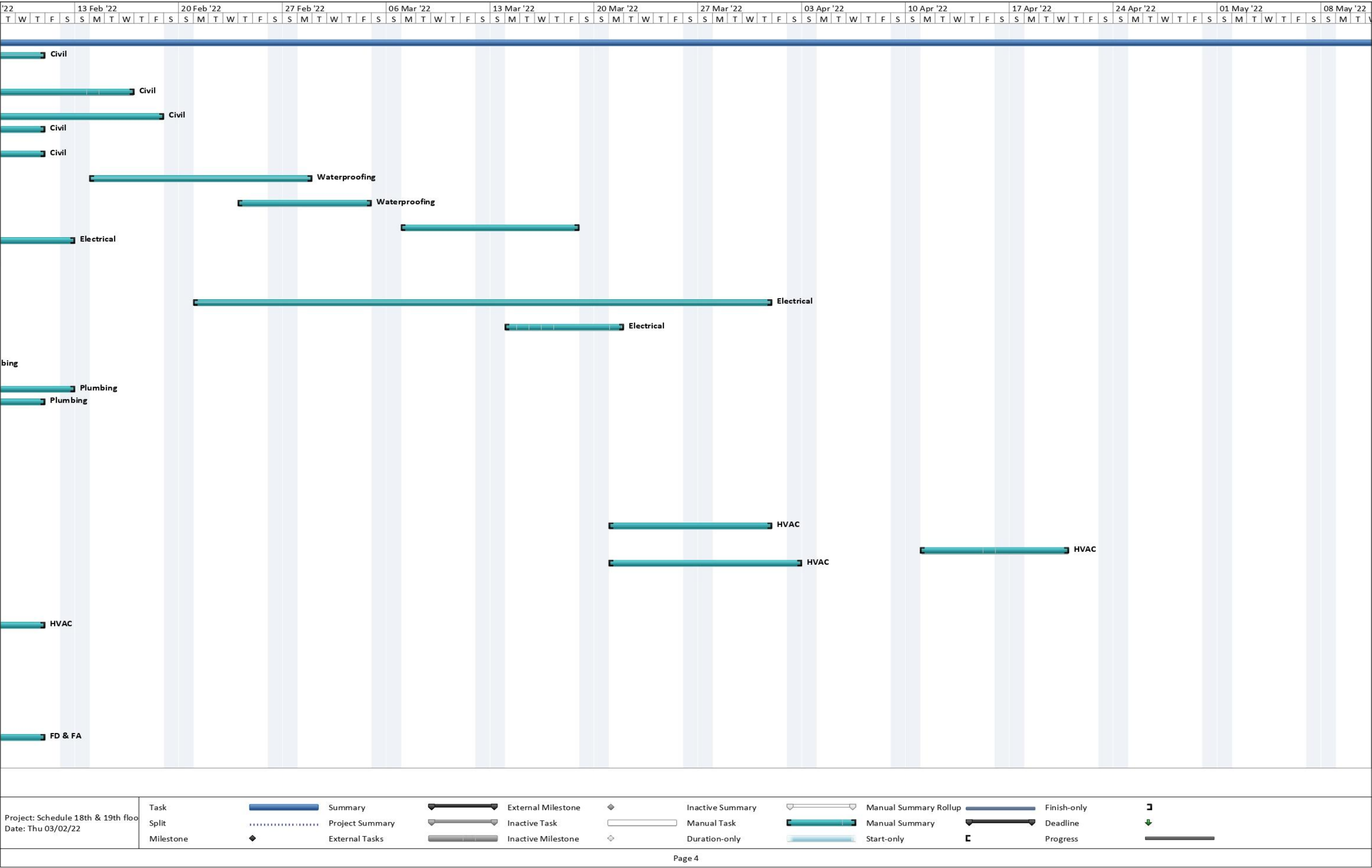
East Deck - 1									
Flooring - Wooden Composite									
S.No	Description	Unit	Length ft	Width ft	Total Sft	Rate /Sft	Labour Cost /Sft	Total Cost /Sft	Total Amount
1	Wooden Flooring	Sft	14.00	13.45	188.40	565.00	105.00	670.00	1,26,228.00
Electrical									
2	Electrical	Sft	14.00	13.45	188.40	250.00	105.00	355.00	66,882.00
Fittings and Fixtures									
3	Functional Lighting								40,000.00
4	Decorative lighting								40,000.00
5	Fan								40,000.00
West Deck - 1									
Flooring - Wooden Composite									
S.No	Description	Unit	Length ft	Width ft	Total Sft	Rate /Sft	Labour Cost/Sft	Total Cost /Sft	Total Amount
1	Wooden Flooring	Sft	10.49	9.18	96.40	565.00	105.00	670.00	64,586.79
Electrical									
2	Electrical	Sft	10.49	9.18	96.40	250.00	105.00	355.00	34,221.36
Fittings and Fixtures									
3	Functional Lighting								40,000.00
4	Decorative lighting								40,000.00
5	Fan								40,000.00
Glass Roofing - West Deck									
13.52mm Laminated Flat Double layer Glass									
S.No	Description	Unit	Length m	Width m	Total Sq.m	Rate 1.5 Clear	Labour Cost	Total Cost/Sq.m	Total Amount
1	Glass	Sq.m	4.60	4.10	18.96	3,300.00	78.00	3,378.00	64,046.88



18 TH AND 19 TH FLOOR SCHEDULE - ON RENOVATION



[illegible]



➤ 18 TH FLOOR RENOVATION - SCHEDULE WORK



10 rooms MS
conduiting
Work completed



Plumbing pipes
alignment
Mock up done for roll
over work



Ducting for exhaust
work started



MS Pipe received for
18th floor fire line work



Duct work in progress at toilet
area

19TH FLOOR WORK - RENOVATIONS

Demolishing WIP target



Aerocon Block received
for the 19th floor
Civil work



➤ THE CROWN TOP RESTAURANT - SCHEDULE

S.No	2022																																																			
	Jan'22					Feb'22					March'22					Apr'22					may'22					June'22					July'22					Aug'22					Sept'22					Oct'22						
	15	20	25	30	5	10	15	20	25	28	5	10	15	20	25	30	5	10	15	20	25	30	5	10	15	20	25	30	5	10	15	20	25	30	5	10	15	20	25	30	5	10	15	20	25	30	5	10	15	20	25	30
1	Civil																														70 days																					
a	Demolishing & Debris clearance																														30 days																					
b	Masonry & Plastering work																														20 Days																					
c	MS structural Old Treatment deck 1																														20 days																					
d	MS Structural New Deck 2																														25 days																					
e	Kitchen Extension with Slab																														15 days																					
f	Water Body structural correction																														14 days																					
g	Water proofing with Protective plastering																														25 days																					
h	Doom FRP repair																														25 days																					
2	Marble / Tile																																																			
a	Level Marking																														14 days																					
b	Laying (4000 Sft)																														30 Days																					
c	Polishing																														15 days																					
d	Tiling / Kotta @ Back area																														30 days																					
3	MEP - Plumbing																														21 days																					
a	Drainage pipe line work																														15 days																					
b	Wall chasing for piping																														15 days																					
c	Water supply line																														20 days																					
d	Pressure testing																														7 days																					
e	Final Fixtures fixing																														5 days																					
4	MEP - Electrical																																																			
	Conduiting & Wiring																														60 days																					
a	Wall chasing / DB fixing																														20 days																					
b	Conduiting with tray																														25 days																					
	Conduit/wire for Pergola																														30 days																					
c	Wiring & Cabling overall																														30 days																					
d	Final fixtures and termination with face plate																														10days																					
5	MEP - HVAC																																																			
	Low Side work																														35 days																					
a	GI Ducting work with necessary dwg																														25 days																					
b	Duct insulation with VCD fixing																														10 days																					
	Chilled water pipe work																														7 days																					
c	Chilled water pipe insulation																														7 days																					
	Grill supply & fixing																														2 days																					
6	MEP - Fire																																																			
	Sprinkler & Alarm																														35 days																					
a	Drawing sprinkler & Hydrant line																														20 days																					
b	Supply & laying Alarm cabling																														15 days																					
c	Pressure testing																														6 days																					
d	Positioning sprinkler line & Detector & hooter																														5 days																					

S.No	Jan'22				Feb'22				March'22				Apr'22				may'22				June'22				July'22				Aug'22				Sept'22				Oct'22				
	15	20	25	30	5	10	15	20	25	28	5	10	15	20	25	30	5	10	15	20	25	30	5	10	15	20	25	30	5	10	15	20	25	30	5	10	15	20	25	30	
MEP - ELV																																									
Networking / Audio / CCTV /																																									
7 Voice																																									
a Supply and fixing of Speaker																																									
b Supply and fixing of CCTV																																									
c End termination across																																									
d Data/Voice line																																									
d Activation of networking line																																									
MEP - HVAC																																									
Equipment Supply &																																									
8 Installation																																									
Exhaust unit																																									
Treated Fresh Air unit (TFA)																																									
Fresh area unit (FA)																																									
Air Handling unit (AHU)																																									
9 Supply items																																									
Marble Supply & Laying																																									
Tiles / Kotta for back area																																									
Kitchen Equipment /																																									
Commissioning																																									
Cold room / commissioning																																									
Pergola with Glass top																																									
Interior Site work																																									
Interior Loose furniture																																									
Interior Fixed furniture																																									
Wall paper Supply & Fixing																																									
Wooden deck Flooring																																									
Water body tiling & Filtration																																									
system																																									

**PROPOSED CIVIL RENOVATIONS AT ROOFTOP RESTAURANT,
THE RESIDENCY TOWERS, CHENNAI**

BILL OF QUANTITIES - STRUCTURAL & CIVIL WORKS - DEMOLITION					
S.No	Description	Unit	Qty	Rate (Rs)	Amount (Rs)
1	BRICKWORK DEMOLITION				
	Demolition / dismantling of existing brickwall as shown In drawing to the bottom of the existing foundations of the walls. Provide the necessary temporary supports to the rest of the walls that are to be retained. They are to be left in stable conditions, with adequate temporary supports to prevent risk of uncontrolled collapse. Prevent access of unauthorised persons to all the partly demolished walls. Rate to include Debris clearance through lift and dumping at designated place at premises etc. complete				
(a)	East Side Window Area	Cum	0.23	2,375.00	551.00
(b)	For door opening	Cum	1.06	2,375.00	2,524.63
(c)	West side wall area	Cum	1.26	2,375.00	2,983.00
(d)	Ladies Bathroom area	Cum	1.89	2,375.00	4,495.88
(e)	For Kitchen door opening	Cum	0.61	2,375.00	1,442.10
				-	-
2	PODIUM DEMOLITION				
	Demolition / dismantling of existing raised podium in the dining area as per measurements shown In drawing to the bottom of the existing dining area floor level. Provide the necessary temporary supports to the rest of the podium that is to be retained. They are to be left in stable conditions, with adequate temporary supports to prevent risk of uncontrolled collapse. Rate to include Debris clearance through lift and dumping at designated place at premises etc. complete (Considered Brick)				
		Cum	0.94	3,375.00	3,179.25
				-	-
3	WATER BODY WALL DEMOLITION				
	Demolition / dismantling of existing brickwall around the water body as shown In drawing to the bottom of the existing floor level. Provide the necessary temporary supports to the rest of the walls that are to be retained. They are to be left in stable conditions, with adequate temporary supports to prevent risk of uncontrolled collapse. Prevent access of unauthorised persons to all the partly demolished walls. Care to be taken to not disturb or hack the structural elements at site. Rate to include Debris clearance through lift and dumping at designated place at premises etc. complete				
(a)	Wall length A	Cum	18.00	2,375.00	42,750.00
(b)	Wall length B	Cum	16.80	2,375.00	39,900.00



➤ **Proposed civil renovation Roof top restaurant - Civil works**

4	STAIRCASE IN LIFT LOBBY			-	-
	Demolition / dismantling of existing staircase in lift lobby connecting to the dining area, to the bottom of the existing lift lobby floor level. The area to be left in stable conditions, with adequate temporary supports to prevent risk of uncontrolled collapse to any connected structures. Prevent access of unauthorised persons to all the partly demolished walls. Care to be taken to not disturb or hack the structural elements at site. Rate to include Debris clearance through lift and dumping at designated place at premises etc. complete			-	-
		Cum	0.32	7,250.00	2,283.75
				-	-
5	FLOORING FINISH DEMOLITION				
	Demolition / dismantling of existing flooring finishes in identified areas without any damage to the structural floor/roof slab. The area to be left in stable conditions, with adequate temporary supports to prevent risk of uncontrolled collapse to any connected structures. Prevent access of unauthorised persons to all the partly demolished areas. Care to be taken to not disturb or hack the structural elements at site. Rate to include Debris clearance through lift and dumping at designated place at premises etc. complete			-	-
(a)	Dining area Marble flooring	Sqm	11.54	550.00	6,347.00
(b)	Lift Lobby Marble floor	Sqm	25.00	550.00	13,750.00
(c)	Toilet Marble floor	Sqm	29.00	550.00	15,950.00
(d)	Water body tile and plaster	Sqm	175.00	550.00	96,250.00
(e)	Service lift lobby	Sqm	51.00	550.00	28,050.00
(f)	Service ramp floor	Sqm	9.23	550.00	5,076.50
(g)	Store room Flooring	Sqm	26.27	550.00	14,448.50
(h)	Kitchen Flooring	Sqm	62.29	550.00	34,259.50
(i)	Upper terrace area (exterior)	Sqm	600.00	600.00	3,60,000.00
(j)	Dome outer finish (exterior)	Sqm	200.00	650.00	1,30,000.00
				-	-
6	WALL FINISH DEMOLITION				
	Demolition / dismantling of existing wall finishes in identified areas without any damage to the structural floor/roof slab. The area to be left in stable conditions, with adequate temporary supports to prevent risk of uncontrolled collapse to any connected structures. Prevent access of unauthorised persons to all the partly demolished areas. Care to be taken to not disturb or hack the structural elements at site. Rate to include Debris clearance through lift and dumping at designated place at premises etc. complete			-	-
(a)	Guest area Marble cladding	Sqm	36.00	550.00	19,800.00
(b)	Back of House area Wall tile	Sqm	127.00	550.00	69,850.00
				-	-
7	REMOVAL OF FIXED ELEMENTS				

	Demolition / dismantling of existing fixed elements without disturbing the structural stability of the connected elements that are to be retained. Care to be taken to not disturb or hack the structural elements at site. Rate to include Debris clearance through lift and dumping at designated place at premises etc. complete			-	-
(a)	Dummy Column removal	Nos	13.00	6,250.00	81,250.00
(b)	West side Window removal	Nos	1.00	10,000.00	10,000.00
(c)	Counter removal	Nos	3.00	5,000.00	15,000.00
					-
	TOTAL				10,00,141.10
	SAY				10,00,141.00

**PROPOSED CIVIL RENOVATIONS AT ROOFTOP RESTAURANT,
THE RESIDENCY TOWERS, CHENNAI**

BILL OF QUANTITIES - STRUCTURAL & CIVIL WORKS - MASONRY & PLASTERING

S.No	Description	Unit	Qty	Rate (Rs)	Amount (Rs)
	Masonry Works				
	Brick work shall confirm to IS2212 or later and include all scaffolding form work, curing, cleaning and clearing of all mortar and brick debris away etc. complete				
1	230MM THK MASONRY				
	Providing and laying brick masonry work using good quality of approved chamber burnt bricks(22 X11 X7.5CM) in cement mortar 1:5 of 0'9" or more thickness as per specification including scaffolding, stagings, curing, finishing the joints racking out joints, clearing the mortar and brick debris away etc. complete in (Scaffolding Considered up to 10 feet Height Only)				
(a)	Lift lobby Door Closing	CUM	0.58	8,830.00	5,121.40
(b)	Kitchen doorway closing	CUM	0.83	8,830.00	7,311.24
(c)	New wall In lift Lobby - West side	CUM	3.15	8,830.00	27,814.50
(d)	New wall In lift Lobby - West side	CUM	3.16	8,830.00	27,902.80
(e)	Window wall correction	CUM	0.64	8,830.00	5,686.52
(f)	Podium Correction brickwork	CUM	1.35	8,830.00	11,920.50
(g)	East Terrace Planter Wall	CUM	7.07	8,830.00	62,392.78
(h)	West Terrace Water Body wall	CUM	9.66	8,830.00	85,297.80
					-
2	115MM THK MASONRY				-
	Providing and laying brick masonry work using good quality of approved chamber burnt bricks (22 X11 X7.5CM) required of 10mm thickness of cement mortar 1:4 of 0'4.5" thickness as per specification including scaffolding, stagings, curing, finishing the joints racking out joints, clearing the mortar and brick debris away etc. complete in for all counter Support walls. 8mm rod to be provided with concrete to be done at every four layer of brick work (Scaffolding Considered up to 10 feet Height Only)				
a	Toilet walls	SQM	6.37	1,722.00	10,969.14
					-
3	WALL PLASTERING				-
a	INTERNAL PLASTERING				-



Proposed civil renovation Roof top restaurant - Masonry

	Plastering with cement mortar 1:5(1 cement : 5 sand) of 12 mm thick in interior face of the walls and concrete columns including hacking the concrete surface brushing,cleaning, scaffolding,curing and surface shall be smooth sponge finish as per standard specifications All joints between RCC and Aerocon block shall be covered with chicken mesh before plastering.The rate shall include cost of mixing,scaffolding, chicken mesh,lifting,raking of joints,curing and wastages etc. (Scaffolding Considered up to 10 feet Height Only)				-
a	Wall Surfaces	SQM	85.52	700.00	59,864.00
b	Podium Masonry surfaces	SQM	5.88	700.00	4,116.00
					-
					-
4	EXTERNAL PLASTERING				-
	Preparing surface, providing & applying water proof plaster using integral water proofing liquid admixture Conplast X421 IC or equivalent over external walls with minimum 15mm thick CM 1:5 laid in panels with joint less finish as per design including scaffolding, providing the 24 gauge chicken mesh /expanded GI mesh between non uniform materials (concrete / masonry) ,curing etc complete at all levels as per specifications and drawings, including all leads and lifts as per the instructions of Engineer in Charge.,At All levels-Sponge Finish. Rate including Plaster band/ concrete coping at varies thickness if any as mentioned in drawing & section , elevation . No additional charges (Considered Plastering Only)				-
a	East Terrace Planter wall	SQM	61.44	750.00	46,080.00
b	Water body walls	SQM	217.00	750.00	1,62,750.00
					-
	TOTAL				5,17,226.68
	SAY				5,17,227.00

➤ PROJECT - 2 - THE RESIDENCY ,GN CHETTY ROAD , CHENNAI - CHIN CHIN RESTAURANT BUDGET



- The Residency is one of the most renowned hotels in Chennai.
- It is close to several consulates and T Nagar shopping malls. It is also in close proximity to major travel hubs - 6.6 km from Chennai Central Railway Station and around a 30-minute drive from the international airport.
- This 4-star hotel offers 5-star facilities and promises a comfortable stay in Chennai.

it presents its patrons with 112 well-appointed rooms and 2 well-furnished banquet halls.

- The Residency, Chennai also proudly houses the best Indo-Chinese restaurant in the city. We are known for our benevolent service.

• CHIN - CHIN RESTAURANT - RENOVATION

- The most prominent Indo-Chinese restaurant in Chennai, Chin Chin, is a debonair, fine-dining restaurant.

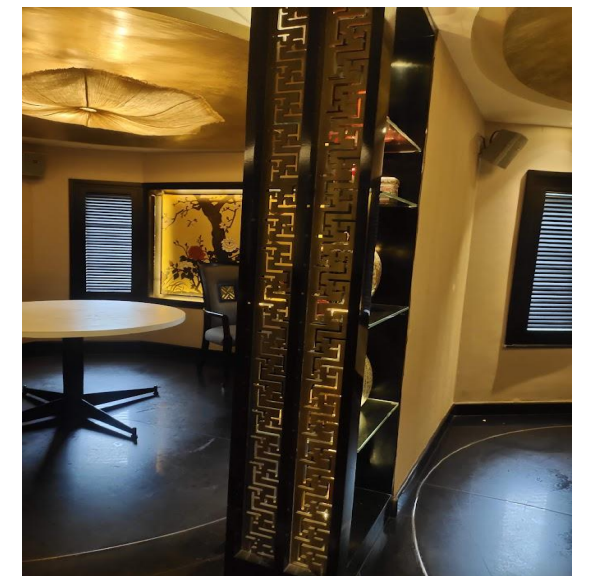
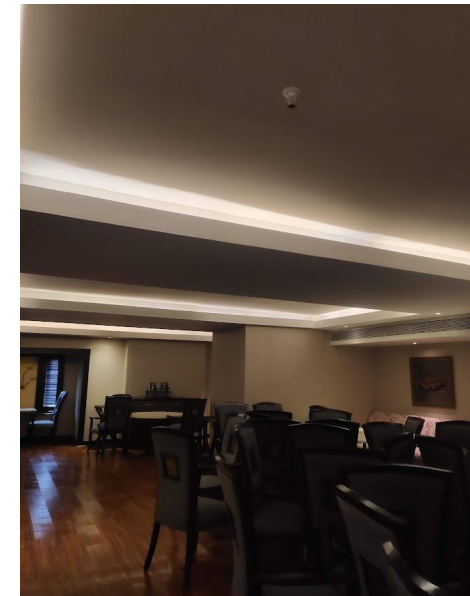
- After 5 yrs the renovation is done .
- Interior renovvation works
- Painting
- Wallpaper
- Repair works etc



• CHIN - CHIN RESTAURANT - RENOVATION

CHIN CHIN - RENOVATION WORK							
BUDGET							
Sl.No	Description	Unit	No	Qty	Unit Rate	Amount	Remarks
CIVIL WORK							
1	Removing ,Floor breaking of existing wooden floor and new Grano-flooring laying work	Sft	1	910	50	45500	REF - ORDER NO 02/CCR/SAS/22-23 DATED 27 MAY2022.
ID WORK							
1	Removing of Existing Wall Paper & Scraping ,One coat putty ,One coat oil based primer.	Sft	1	1648	20	32960	New rate Quote attached
2	Ceiling Painting	Sft	1	1727	16	27632	REF - ORDER NO 108/SAS/20- 21 DATED 22 MAY2020
3	Wall Edge trellis	Nos	1	1	34256	34256	REF - ORDER NO 153/SAS/20- 21 DATED -18 JULY2020
4	New trap door (Shaft)	Sft	1	12	700	8400	New rate Quote attached
5	Existing Furniture Polishing	Nos	1	58	2650	153700	REF - ORDER NO 176/SAS/20- 21 DATED -22 May 2020.
6	Chipped glass to change	Nos	1	5	2250	11250	New rate Quote attached
7	Table (1No)	Nos	1	1	27000	27000	New rate Quote attached
8	Baby Chair (1 no)	Nos	1	1	13000	13000	New rate Quote attached
9	Service door - Floor spring	Nos	1	2	14500	29000	New rate Quote attached
ID WORK							
1	Wall Paper fixing (material supplied)	Sft	1	2002	10	20020	REF - ORDER NO 01/CCR/SAS/21-22 DATED 11 FEB 2022.
2	T Profile (Supply and Installation)	Rft	1	60	379	22740	
3	Broken Artifacts to be changed	Nos	1			15000	New rate Quote attached
4	Podium repair work	Nos	1	1		5000	New rate Quote attached
5	Corridor Floor polishing	Sft	1	168.61	65	10959.65	

ID WORK							
1	Wall Paper fixing (material supplied)	Sft	1	2002	10	20020	REF - ORDER NO 01/CCR/SAS/21-22 DATED 11 FEB 2022.
2	T Profile (Supply and Installation)	Rft	1	60	379	22740	
3	Broken Artifacts to be changed	Nos	1			15000	New rate Quote attached
4	Podium repair work	Nos	1	1		5000	New rate Quote attached
5	Corridor Floor polishing	Sft	1	168.61	65	10959.65	
ELECTRICAL AND HVAC WORKS							
1	Electrical Wining - Switches	Nos	1	14	642.857143	9000	
2	Switch replacement	Nos	1	12	475	5700	
3	Chandlier & other Light fitting	Nos	1			70326	
4	New Amplifier	No	1	1	8200	8200	
5	Insulation work (Chilled water)		1			15000	
HOUSE KEEPING							
1	All window to be service	In House team					
2	Outside Window Cleaning	In House team					
3	Ac grill & service	In House team					
4	Art work pin corrections	In House team					
Total Amount						564643.65	
Gst 18%						101635.857	
Total Value INR						666279.507	



➤ CHIN - CHIN -Restaurant Schedule

Chin Chin						
SL. No	Description	Notes	Followup	Duration	Start	Completion
1	Removing of Existing Furniture	Dept - F&B Service	Narayanan	Night	Mon 15-08-22	Mon 15-08-22
2	Removing of existing wooden floor	Boen - M/s Square Foot Mr Satish - 98400 95529	Narayanan	3 hours	Tue 16-08-22	Tue 16-08-22
3	Civil -Floor Grinding	Mr.Kalimuthu -8056196112	Mr.Rajasekar / Narayanan	1 days	Tue 16-08-22	Tue 16-08-22
4	Removing of Existing Wall Paper	Dhanapal Manikandan	Narayanan	1 day	Tue 16-08-22	Tue 16-08-22
5	Putty and Primer	Dhanapal Manikandan	Narayanan	2 days	Tue 16-08-22	Wed 17-08-22
6	Ceiling Painting	Dhanapal Manikandan	Narayanan	2 days	Tue 16-08-22	Wed 17-08-22
7	Wall Paper fixing	M/s Phoenix Medha - 9819812675 Apurva - 9769790887	Narayanan	2 days	Thur 18-08-22	Fri 19-08-22
8	Wooden Flooring	Boen - M/s Square Foot Mr Satish - 98400 95529	Narayanan	2 days	Wed 17-08-22	Thur 18-08-22
9	T Profile	Decision to be taken Teak Wood or Bronze	GM / COO	1day	Thur 18-08-22	Thur 18-08-22
10	Wall Edge trellis	Dhanapal Manikandan	Narayanan	4 days	Tue 16-08-22	Fri 19-08-22
11	New trap door (Shaft)	order to be placed	Narayanan	4 days	Tue 16-08-22	Fri 19-08-22
12	Existing Furniture Polishing	Dhanapal Manikandan	Narayanan	30 days	Tue 16-08-22	
13	Electrical Wiring - Switches	Dept	Narayanan	1 day	Wed 17-08-22	Fri 19-08-22
14	Ac grill & service	Dept	Narayanan	1 day	Wed 17-08-22	Fri 19-08-22
15	Chandler & other Light fitting	Dept	Narayanan	1 day	Wed 17-08-22	Fri 19-08-22
16	All window to be service	Dept	Narayanan	1 day	Wed 17-08-22	Fri 19-08-22
18	Switch replacement	Dept	Narayanan	1 day	Wed 17-08-22	Fri 19-08-22
19	Chipped glass to change	Dhanapal Manikandan	Narayanan	1 day	Wed 17-08-22	Fri 19-08-22
20	Broken Artifacts to be changed	order to be placed	F&B Manager /Purchase manager /GM	1 day	Wed 17-08-22	Fri 19-08-22

21	Table (1No)	Decision to be taken	F&B Manager /GM	1 day	Wed 17-08-22	Fri 19-08-22
22	Podium repair work	Dhanapal Manikandan	Narayanan	2 days	Wed 17-08-22	Thur 18-08-22
23	Outside Window Cleaning	House keeping	Mr.Stanislaus	1 day	Wed 17-08-22	Wed 17-08-22
24	Baby Chair (1 no)	order to be placed	F&B Manager /GM		Wed 17-08-22	Fri 19-08-22
25	Art work pin corrections	Dhanapal Manikandan	Narayanan	1 day	Wed 17-08-22	Fri 19-08-22
26	Insulation work (Chilled water)	Dhanapal Manikandan	Narayanan	4 days	Tue 16-08-22	Fri 19-08-22
27	Niche to be corrected	Dhanapal Manikandan	Narayanan	1 day	Wed 17-08-22	Fri 19-08-22
28	Corridor (flooring polishing)	HOLD				
29	Service door (screw cap)	Dhanapal Manikandan	Narayanan	1 day	Wed 17-08-22	Fri 19-08-22
30	Cupboard (ss)- 1 nos	Taking from towers				
31	Music system Cupboard	Dhanapal Manikandan	Narayanan			Fri 19-08-22
32	New Amplifier	order to be placed	Narayanan			Fri 19-08-22
33	Chin Chin kitchen - General Service of the following Equipments	1 .Ducts 2.Freshair exhaust 3.Coolers 4.Dishwash machine 5.Pick up counter 6.Burners 7.Plumbing corrections 8.Fans-02 nos to be bought				

➤ TRT CHENNAI - BOHA AREA - WORK BREAK DOWN STRUCTURE

TRT CHENNAI - BOH AREA																				
SCHEDULE - WORK BREAKDOWN STRUCTURE (WBS)																				
Sl. No	Item Description	In-Charge	Vendor Detail	PO Dated	STAFF CAFÉ		BOH OFFICES		STORES		HOUSE KEEPING & LINEN		COLD STORAGE & LADIES LOCKER		GENTS LOCKER		CORRIDOR		TOTAL LABOUR	
					Pending Work	Labour Required	Pending Work	Labour Required	Pending Work	Labour Required	Pending Work	Labour Required	Pending Work	Labour Required	Pending Work	Labour Required	Pending Work	Labour Required	Pending Work	Labour Required
1	CIVIL																			
	Demolishing of existing brick work & Debris removal	Mr. Raja / Mr. Haridass							Laundry wall breaking.	2	Linen window breaking. Entry door from Laundry.	2	Meat preparation area Lintel work, Wall packing work.	2	Door Jams Correction work	2			8	2
	Construction of Brick works & Plastering.				Touchup work. Premier hall steps finishing. Dry store wall brick work.	6	Touchup Work. Doctors room wall finishing work.	2	Brick work, Plastering. Touchup work.	2	Window Finishing, Touchup work.	2	Touchup Work.	2	Toilet door correction work.	4	Electrical room wall brickwork & Plastering. Touchup Work.	2	20	4
	Water proofing.				Completed.	0	Completed.				N/A		Completed	0	Completed	0		0	0	
	Tiles (Supply)				Staff Café floor tile, Counter wall fascia		Received		Received		Received		Wall tile has to come.		Received		Received		0	
	Tiles (Labour)				Yet to start.	4	Yet to start.	4	Yet to start.	4	Yet to start.	4	Yet to start.	4	Yet to start.	4	Yet to start.	4	28	2
2	MEP																			
	HVAC	Mr. Thulasi / Mr. Haridass			Exhaust duct work, Smoke testing pending. AHU supply, AHU Drain, Chilled water piping & Insulation.	4	FCU Fixing, Chilled water piping & Insulation.	4	FCU Fixing, Chilled water piping & Insulation. Fresh air & Exhaust duct, Fan supply.	4	FCU drain, Chilled water piping & Insulation.	4	FCU Fixing, Chilled water piping & Insulation. Fresh air & Exhaust duct, Fan supply. TFA Ducting. Exhaust fan.	4	Chilled water piping Insulation. Fresh air & Exhaust duct, Fan supply. Exhaust fan.	4	Corridor AHU, TFA Supply and connection work.	4	28	4
	Electrical				Kitchen power wiring & CAP box fixing.	4	Additional workstation for Purchase and CE room pending. FCU Power box & Switch fixing.	2	Power wiring. FCU Power box & Switch fixing.	2	Additional Laundry Manager box fixing, Wiring. FCU Power box & Switch fixing.	4	Power Box fixing and wiring. FCU Power box & Switch fixing.	4	Gym area power box fixing & Power wiring.	2	Existing LDB16 Panel & LDB removing. Cable connection from new panel room. Main street existing PDB rerouted cable connection to DP.	8	26	4
	ELV				TV & Speaker cable laying work.	2	Additional workstation for Purchase and CE room pending.	2	Completed.		Additional Laundry manager room point.	2	Pending.	2	Completed		Completed.		8	0
	PHE				HWS Insulation.	2	FCU Drain.	2	FCU Drain.	2	FCU Drain.	2	HWS Insulation & FCU Drain	2	HWS Insulation.	2			12	2
	Fire Protection				Completed.		Completed.		Completed.		Completed.		Completed.		Completed.		Pipe support to be done.	2	2	0
	Gas Piping				Yet to start.	4	Rerouting of Gas pipes	4			Main street Gas piping.	2	Yet to start.						10	0
	Cold Storage										Refrigeration piping with cables.	4	Yet to start.	10					14	0
	Signal Cable Laying work.																Pending	4	4	0

➤ TRT CHENNAI - BOHA AREA - WORK BREAK DOWN STRUCTURE

3	ID																		
	BOH Office Interior	Mr. Raja / Mr. Haridass															0		
	Doors		Shop drawing to be approved	2	Shop drawing to be approved	2	Shop drawing to be approved	2	Shop drawing to be approved	2	Shop drawing to be approved	2					12	0	
	Windows		Shop drawing to be submitted	2	Shop drawing to be submitted	2	Shop drawing to be submitted	2	Shop drawing to be submitted	2	Shop drawing to be submitted	2					12	0	
	False ceiling (ID)				Yet to start.	2	Yet to start.	2	Yet to start.	2	Yet to start.	2	Yet to start.	2	Yet to start.	2	12	0	
	False ceiling - SS		Yet to start.	4													4	0	
	Wall Putty & Painting				Yet to start.	2	Yet to start.	2	Yet to start.	2	Yet to start.	2	Yet to start.	2	Yet to start.	2	12	0	
	Staff Café ID - Rafters in the ceiling		Yet to start.	4													4	0	
	Staff Café ID - Wall Punning & Painting		Work in Progress	3													3	2	
	Staff Café ID - Buffet counter and wall unit		Yet to start.	2													2	0	
	Staff Café ID - MS Fert work.																	0	
4	Final Fitout																		
	Kitchen Equipments	Mr. Haridass	Shop drawing to be submitted	2	Shop drawing to be submitted	2	Shop drawing to be submitted	2	Shop drawing to be submitted	2	Shop drawing to be submitted	2					12	0	
	Lockers																		
	Staff Café - Loose Furnitures																0		
	Chairs																0		

➤ **TRT CHENNAI - Banquet sales office**

Quotation of Banquet Sales Office Interior Work								
Sl. No	Specification	Size in Feet		In Sq.Ft	Qty	Total Sq.ft	Rate/ Sq.ft	Amount
		Width	Height				Rs	Rs
1	WOODEN SKIRTING SPECIFICATIONS: Providing and fixing 12mm thk. and 65mm High Wooden Skirting at site . The sample shall be approved by the Architects.	42.64	RFT	42.64	1	42.64	220.00	9380.80
2	MR BOARD CEILING: Providing and fixing suspended false Ceiling using Moisture Resistance Board as per detail. The sample shall be approved by the Architects. The rate shall include all materials & operational charges etc all complete.			118.36	1	118.36	125.00	14795.00
3	WALL COVERING SURFACE MAKING (WITHOUT WALL PAPER) : To make on partitions / walls as per detailed drawing with necessary adhesives without any air bubbles or warps with proper surface preparation required for fixing as instructed by architects. Cost includes all preparation of surface , cutting, cleaning, wiping of wall paper to desired finish all complete.			118.36	1	118.36	60.00	7101.60
4	WALL PUNNING : Punning the wall using gyp plaster of India Gypsum for average thick of 12mm made up of Universal plaster for an average thick of 10 mm and American Walnut veneer plaster of 2mm thick. All exposed edges / Corners to be provided with proprietary Corner Guards /edge bead sections/Channels/ 4mm thk brush finish SS flat fixed with double sided tape as per manufactures specification adhering to the detailed drawings. The punning shall be finished uniform and wave free.			118.36	1	118.36	185.00	21896.60
5	WOODEN PANELING WITH LEATHERETTE : Providing and fixing Wooden Partition at site, made of 19mm thk ply on wall surface with necessary frame work on wall (if required), finished with Leatherette as mentioned in drawing. The rate quoted shall include all operational charges, transportation etc., all complete.			59.18	1	59.18	944.00	55865.92



Sl. No	Specification	Size in Feet		In Sq.Ft	Qty	Total Sq.ft	Rate/ Sq.ft	Amount
		Width	Height				Rs	Rs
6	WOODEN PANELING WITH VENEER : Providing and fixing Wooden Partition at site, made of 19mm thk ply with Veneer as mentioned in drawing and the 40 X 25mm thk beading as per the detailed drawing. The rate quoted shall include all operational charges, transportation etc., all complete.			46.27	1	46.27	950.00	43954.60
7	STORAGE UNIT : Providing and fixing at site, Storage unit as per detail drawing and specifications. The storage unit is made of 19mm thk plywood with necessary work finished with approved veneer. The shutter with have aluminum profile frame with glass as given in the detailed drawing and ff&e. All exposed edges shall have wood lipping stained to approved shade polished melamine matt. The rate quoted shall include all operational charges etc., complete.	4.75	8	38.00	1	38.00	2,750.00	104500.00
8	MANAGERS DESK: Provding, fabricating manager's desk. As given in the drawing with 19mm thk ply carcass & metal legs specified in drawings. Inner carcass will be finished with 10mm laminate. External surface should be finished with approved kd-panel. The metal legs will be brushed bronze PVD finish. the drawers will be provided with soft closing slides of approved make. All cabinetry provided with finger pull. Profile as shown in FF&E. The table top shall be provided with approved colour & make lacquered glass with matal trims with faux leather on top as shown in the drawings. The rate quoted shall include all operational charges etc., complete.	11	2.5	27.50	1	27.50	L.S	94500.00
***GST EXTRA								
						Sub Total	351,994.52	

➤ TRT CHENNAI - Banquet sales office - Site Photos

2	CEILING - TOTAL AMOUNT				17,160.00
3	WALL FINISH				
Sl no	Description	Unit	Qty+10%	Rate (Rs)	Amount (Rs)
3-1	WALL COVERING & PUNNING	SQM	11	2,315.00	25,465.00
WALL COVERING SPEC.: Providing and fixing approved quality wall paper of approved design and make on partitions / walls as per detailed drawing with necessary adhesives without any air bubbles or warps with proper surface preparation required for fixing as instructed by architects. Cost includes all preparation of surface , cutting, cleaning, wiping of wall paper to desired finish all complete.					
WALL PUNNING SPEC.: Punning the wall using gyp plaster of India Gypsum for average thick of 12mm made up of Universal plaster for an average thick of 10 mm and American Walnut veneer plaster of 2mm thick. All exposed edges / Corners to be provided with proprietary Corner Guards /edge bead sections/Channels/ 4mm thk brush finish SS flat fixed with double sided tape as per manufactures specification adhering to the detailed drawings. The punning shall be finished uniform and wave free.					



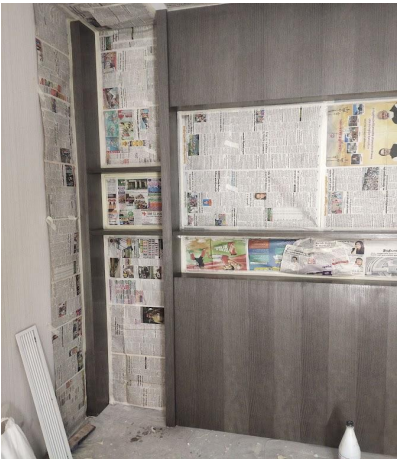
1	FLOORING				
Sl no	Description	Unit	Qty+10%	Rate (Rs)	Amount (Rs)
1-1	CARPET FLOORING	SQM	9.6	2,690.00	25,824.00
9mm thk. Carpet tile 600 x 600mm nylon with underlay (which should be checked and laid) of approved quality on zero levelled surface of cement floor without any undulations. The carpet should be pulled and joint properly as where it required. On the steps edges (on risers) metal edge guard should be fixed on carpet with required counter sunk screws matching with the metal guard. the rate will be inclusive of material, laying, transport , etc.					
Sl no	Description	Unit	Qty+10%	Rate (Rs)	Amount (Rs)
1-2	WOODEN SKIRTING	RMT	13	492.00	6,396.00
WOODEN SKIRTING SPEC.: Providing and fixing 12mm thk. and 65mm High Wooden Skirting at site . The sample shall be approved by the Architects. providing , fixing, cleaning and protecting till the handing over of site to the employer all complete to entire satisfaction of the PM.					
1	FLOORING - TOTAL AMOUNT				32,220.00
2	FALSE CEILING				
Sl no	Description	Unit	Qty+10%	Rate (Rs)	Amount (Rs)
2-1	MR GRADE GYP. BOARD CEILING	SQM	11	1,560.00	17,160.00
GYPSON BOARD CEILING WITH PAINT SPEC.: Providing and fixing suspended false ceiling which includes providing and fixing GI perimeter channels of size 0.55mm thick having one flange of 20mm and another flange of 30mm and web of 27mm along the perimeter of the ceiling, screw fixed to brick wall/ partition with help of nylon sleeves and screws, at 610mm centers. The suspended GI intermediate channels of size 45mm, 0.9mm thick with two flanges of 15 mm each from the soffit at 1220 mm centers with ceiling angles with ceiling angle of width 25mm x 10mm x 0.55mm thick fixed to soffit with GI cleat and steel expansion fasteners. Ceiling section of 0.55 mm thick having web of 51.5mm and two flanges of 26mm each with lips of 10.5mm are then fixed to the intermediate channels with help of connecting clips and in direction perpendicular to the intermediate channel with centers 12.5mm tapered edge gypboard MR Grade (Confirming to IS-2095-1982) is then screw fixed to ceiling section with 25mm dry wall screws at 230mm centers. Screw fixing is done mechanically either with screw driver or drilling machine with suitable attachment. The sample shall be approved by the Architects. The rate shall include all materials & operational charges etc all complete.					

Sl no	Description	Unit	Qty+10%	Rate (Rs)	Amount (Rs)
3-2	WOODEN PANELING WITH LEATHERETTE	SQM	5.5	9,146.00	50,303.00
WOODEN PANELING: Providing and fixing Wooden Partition at site, made of 19mm thk ply on wall surface with necessary frame work on wall (if required), finished with Leatherette as mentioned in drawing. The rate quoted shall include all operational charges, transportation etc., all complete. Please refer Wooden Paneling Note in Important Notes Sheet					
Sl no	Description	Unit	Qty+10%	Rate (Rs)	Amount (Rs)
3-3	WOODEN PANELING WITH VENEER	SQM	4.3	6,994.00	30,074.20
VENEER PANELING : Providing and fixing Wooden Partition at site, made of 19mm thk ply with Veneer as mentioned in drawing and the 40 X 25mm thk beading as per the detailed drawing. The rate quoted shall include all operational charges, transportation etc., all complete. Please refer Wooden Partition Note in Important Notes Sheet					
3	WALL FINISH - TOTAL AMOUNT				1,05,842.20



➤ TRT CHENNAI - Banquet sales office - Site Photos

4	DOORS - TOTAL AMOUNT					4,08,375.00
5	FIXED FURNITURE					
SI no	Description	Unit	Qty	Rate (Rs)	Amount (Rs)	
5-1	STORAGE UNIT	NO	4.5	15,871.00	71,419.50	
Storage unit: Providing and fixing at site, Storage unit as per detail drawing and specifications. The storage unit is made of 19mm thk plywood with necessary work finished with approved veneer. The shutter with have aluminum profile frame with glass as given in the detailed drawing and ff&e. All exposed edges shall have wood lipping stained to approved shade polished melamine matt. The rate quoted shall include all operational charges etc., complete. Please refer Detail Drawing.						



6	LOOSE FURNITURE				
Sl no	Description	Unit	Qty	Rate (Rs)	Amount (Rs)
6-1	MANAGERS DESK:	Nos.	1	65,000.00	65,000.00
Provding, fabricating manager’s desk. As given in the drawing with 19mm thk ply carcass & metal legs specified in drawings. Inner carcass will be finished with 10mm laminate. External surface should be finished with approved kd-panel. The metal legs will be brushed bronze PVD finish. the drawers will be provided with soft closing slides of approved make. All cabinetry provided with finger pull. Profile as shown in FF&E. The table top shall be provided with approved colour & make lacquered glass with matal trims with faux leather on top as shown in the drawings. The rate quoted shall include all operational charges etc., complete. Please refer Detail Drawing.					
6-2	MANAGERS CHAIR	Nos.	1	27,500.00	27,500.00
6-3	VISITOR’S CHAIR	Nos.	3	25,500.00	76,500.00



SUMMARY OF TOTAL		
SI no	Description	Amount (Rs)
1	FLOORING - TOTAL AMOUNT	-
2	CEILING - TOTAL AMOUNT	17,160.00
3	WALL FINISH - TOTAL AMOUNT	1,05,842.20
4	DOORS - TOTAL AMOUNT	-
5	FIXED FURNITURES - TOTAL AMOUNT	71,419.50
6	LOOSE FURNITURES - TOTAL AMOUNT	1,69,000.00
	GRAND TOTAL	3,63,421.70

➤ **TRT CHENNAI - Banquet sales office - SNAG LIST :**

Snag List as on 04.08.2022	
Description	Remarks
Main entry glass panel outside:	
1. Between panel frame to marble skirting gap to conceal	
2. Silicon filling finishes not good	
3. Outside of Banquet office wall & ceiling painting required	
4. Nails to remove from both a corners	
5. Wall panel bottom edge finishes not good above see-through window panel	
Main entry glass panel inside:	
1. Gum marks to remove from left side panel	
2. Frame edges damaged very badly near lock holder	
3. Door frame to carpet tile gap to conceal from both side	
4. Lock holder edges are very sharp need to level	
5. Door frame screw gap to conceal with rubber bush from both side	
6. Door frames cleaning required from both side	
7. Wooden skirting to carpet tile huge gap in the middle	
Maindoor :	
1. Door closer paint peeled off	
2. Main door operation to check	
3. Customized handle to provide	
Wall panel from main door:	
1. Near door frame wallpaper edge finishes not good around hinges area	
2. Side panel to wall panel joints gap in many areas	
3. Skirting to wallpaper gap	
4. Skirting to wall panel gap	
5. Wooden skirting to carpet tile huge gap in the middle	
Side panel 1:	
1. Defects on wall picture frame on left side	
2. Wooden frame side edge damaged in the bottom	
3. Wooden frame bottom edge finishes not good and slightly damaged	
4. Inner frame to wooden wall panel polish touches required	
5. Wall wooden panel are uneven with one another from both sides	
6. Leatherette panel uneven in the bottom	
7. Between two wall panel joint finishes not good below picture frames	
8. SS strip not fixed proper in the top (second one) above picture frame	
9. Wooden skirting to side frame gap on right side	
10. Wooden skirting to carpet tile huge gap in the middle	
Wall panel 2:	
1. Skirting side gap & edges finishes required	
2. Wooden skirting to carpet tile huge gap	
3. Skirting to wallpaper panel gap to conceal	
TV Side panel 1:	

1. Left side frame to wallpaper gap to conceal and finishes required	
2. Left side frame is uneven on top and looks like panel is coming out	
3. Joint wallpaper visible very badly above right side of top shelves	
4. Wallpaper finishes not good above bottom wooden shelves	
5. Wooden skirting to left side frame gap to conceal	
6. Skirting to wallpaper panel gap to conceal	
7. Wall to ceiling joint groove uneven	
TV panel:	
1. Wall panel to ceiling joint paint marks to remove	
2. Wall panel to ceiling joint finishes not good	
3. Ceiling finishing required above tv panel side frames	
4. Black wall panel to side frame gap from right side of tv unit	
5. Skirting side gap on left on side	
6. Skirting side edge cutting is not good	
7. Skirting to carpet tile huge gap	
Setup box cabin:	
1. Power socket yet to fix in setup box area	
2. Wall panel to top frame huge gap and uneven	
3. Tv power on cable not connected properly with proper socket	
4. Behind door panel mica edge finishes not good and gap to conceal	
5. Door uneven when in closed position (top and bottom too)	
TV side panel 2:	
1. Skirting not yet fixed on the bottom of wall panel	
Side table:	
2. Paint marks to remove from top panel	
3. Inside of 1st draw handle coming out on left on side	
4. Vertical panel top edge damaged	
5. Gum marks to be removed next to railings	
6. Inside of 2nd draw handle coming out on left on side and edge finishes required	
7. Vertical panel top and side panel damaged	
8. Gum marks to be removed next to railings	
9. Inside of 3rd draw handle coming out on left on side and edge finishes required	
10. Vertical panel top and side panel damaged	
11. Gum marks to be removed next to railings	
12. Inside of 4th draw handle coming out on left on side and edge finishes required	
13. Vertical panel left side panel damaged very badly	
14. Gum marks to be removed next to railings	
15. Inside of 5th draw handle coming out on left on side	
16. Gum marks to be removed next to railings	
17. 5th drawer sitting on the 6th drawer when it's in open position	
18. In 6th drawer gum marks to remove above railings	
Working table	
1. Frozen glass to side edge gap	
2. Punch marks on table top leather panel near glass joint	
3. Inside of cable manager wooden finishes not at all good	
4. Leatherette panel to side beading gap	
5. Punch marks on side beading	
6. Side beading to vertical wall panel joints finishes required	
7. Near power socket gap to conceal on bottom of working table.	

Bottom of table top glass:	
1. Power socket area wood damaged very badly.	
2. Many joints on the electrical wire	
3. Bottom panel to slide panel gap on front side	
4. Mica damaged on the top of panel	
Side panel 2:	
1. Defects on wall picture frame (left side)	
2. Inner frame to wooden wall panel polish touches required	
3. Pen marks on Leatherette panel near right side frame	
4. Wooden panel got scratched marks by hitting office chairs	
5. Wall wooden panel are uneven with one another from both sides	
6. Leatherette panel uneven in the bottom to top on right side	
7. Between two wall panel joint finishes not good below picture frames	
8. Wooden skirting to side frame gap on left side	
9. Wooden skirting to carpet tile huge gap in the middle	
10. Wall panel near see-through glass panel	
11. Side panel to wall panel joints gap in many areas	
12. Wall having Undulations near see-through glass	
13. Skirting to wallpaper gap	
14. Wooden skirting to carpet tile huge gap in the middle	
15. Wallpaper pasted in improper way near power socket	
16. Around power socket wallpaper gap (both power sockets)	
17. Bottom of power socket wallpaper finishes required	
Ceiling:	
1. Above the main door- the paint not fully covered	
2. Above the main door (left side) – some undulations can be seen	
3. Brush strokes above the left panel can be seen.	
4. Ceiling lights – paint marks can be seen on the covered light and ac grill	
5. Tv unit above – ceiling paint has some undulations	
6. Tv unit above (ceiling corner) – peeling of paints is seen	
Suggestion:	
Complete repainting is preferred- better to have a complete painting	
Hanging light – to be painted (strokes seen)	

➤ **LEARNINGS AND EXPERIENCE:**

➤ Aside from technical skills, internships are an opportunity to learn and work on our soft skills such as teamwork, independence, effective communication, and negotiation skills.

➤ **SOFT SKILLS**

- Understanding the culture of the office and the Department
- Knowing how to Co- ordinate with the Consultant ,Client and in Site
- Understanding - Observations and effective communication in the site.

In the Hotel Project

- Learning about the Various teams or Departments involved in a hotel
- Difference in the ratings and Standards of hotels
- What are the Spaces in a Hotel is seen
- How Facility Management is Carried in a hotel
- Services involved

Project Management

- How scheduling is carried out in a renovation Project with the site scenario is compared and experienced
- Contacting various vendors and comparison of the price and the right one is selected and budget
- Estimation and Budgeting of the project is learnt .
- Snag list