



inch	1
millimetre	07
foot	10
metre	3.281
mile	3
kilometer	100
acre	1000
hectare	39.97
pound	0.6243711
kilogram	25.4
squarefoot	43.56
squaremeter	929.03
cubicfoot	1.85
cubicmeter	5280
	0.305
	660
	2.54
	12
	1.61
	10.000
	1.0936
	10.76104
	640
	4840
	2.59
	144
	2.47
	09

I What We Do? I

At IYATTVA, we specialize in Quantity Estimation, Planning, Budgeting, Contract Finalization, Value Engineering, Bill of Quantities (BOQ), and R.A. services. We also offer MEPF Design expertise tailored to the construction industry. With a focus on streamlining processes and enhancing organizational efficiency, we have built a strong reputation over the past four years for delivering reliable and effective solutions.

Beyond our core services, we have contributed to the Gujarati film industry by supporting production houses during the pre-production stage, applying our project planning expertise to ensure smooth and well-structured execution.

I Our History I

Founded in 2020, IYATTVA was established to meet the increasing demand for specialized expertise in the construction industry. With a focus on Quantity Surveying and MEPF Design, we employ effective strategies to improve project outcomes. Our commitment to quality and technical excellence makes us a trusted partner for planning and estimating solutions in construction.

Service

Quantity Surveying

Our team provides end-to-end support throughout the construction process, including cost analysis, estimates, budgeting, preparation of tender documents, bid evaluations, and assistance with contract execution. We deliver precise, project-specific insights to support informed decision-making and efficient project delivery.

Our services include:

- Engineering quantity calculations
- Market analysis for project estimates
- Detailed Bills of Quantities
- Assistance with contractor pre-qualification
- Material and work specifications
- Certification of interim and final valuations

Budgeting and Costing

We provide detailed budgeting and costing analyses to assess project feasibility and ensure effective financial planning.

Detailed Quantity Estimates

We deliver precise quantity breakdowns for each phase of construction, ensuring accuracy and clarity throughout the project.

Bar Bending Schedule

We provide precise bar bending schedules that ensure accurate reinforcement and correct bar shapes for your construction projects.

Exhaustive R.A (Rate Analysis)

Our detailed Rate Analysis provides the insights needed for informed decision-making, customized to your project's requirements and budget.

BOQ for Tender

We provide material requisites and quantity estimates in BOQ format to facilitate the tendering and contracting process.

MEPF Engineering Services

We offer a comprehensive range of MEPF engineering services, including design and estimation, tailored to enhance your project. Our optional peer review and estimation services ensure your specific needs are met.

Our services include:

- Client-focused analysis
- Design Basis Report
- Concept Design
- Detailed design and drawings based on received working drawings
- Coordination with architectural and structural elements
- Quantity take-offs with detailed calculations
- Project estimation based on market rates or DSR (as applicable)
- Formulation of General and Special Conditions
- Material and work specifications
- Tender documentation, evaluation, and awarding
- Guidance on advance orders or purchases for materials with long delivery times
- Monthly updated estimates based on approved bills
- Expertise in surveys, studies, reviews, and reports

How **IYATTVA** Collaborates with

Architects, Developers, and Contractors –

From Government Tenders to Private Ventures,

How IYATTVA LLP Effectively Manages Budget Overruns and Delivers Accurate Estimations for Government and Private Projects in Gujarat

In today's construction landscape, budget overruns are not just financial concerns—they can disrupt timelines, impact reputations, and strain client relationships. This is particularly significant in government projects, where mismanagement may delay tender approvals, cause compliance issues, or interrupt payment cycles. Private developers, too, face mounting costs, shifting client expectations, and the challenge of delivering within tight margins.

At IYATTVA LLP, we understand these challenges and address them with accuracy and insight. Our Quantity Surveying (QS) services are designed to support both public and private sector projects, delivering strategic and regulation-compliant cost solutions from concept through completion.

Our expertise includes:

- Tender estimations aligned with GSR, SOR, and DTP formats for Gujarat Government bodies like R&B, GIDC, GWSSB, AMC, and AUDA
- Budget planning for commercial, industrial, institutional, and high-end residential developments
- Bid preparation and analysis to balance competitiveness with financial feasibility
- Real-time cost monitoring and variation control during execution
- Escalation and audit-ready documentation to support dispute-free project delivery

Whether you're managing public infrastructure or a private development, IYATTVA LLP brings clarity, control, and confidence to every financial decision.

The Importance of Government Tender Estimation – and How IYATTVA LLP Delivers Value

In Gujarat, construction projects under key government bodies such as R&B, AMC, AUDA, GIDC, and others must adhere to strict estimation formats, rate structures (GSR/SOR), and financial scrutiny. Even a minor error in quantity takeoff, rate justification, or item classification can result in tender rejection, disqualification, or post-award penalties. In this context, precision is essential.

At IYATTVA LLP, we provide more than just estimates – we deliver strategic, audit-ready, and department-compliant solutions that help clients succeed in competitive tender processes.

Our Expertise Includes:

- BOQs aligned with GSR/SOR and department guidelines
- DTP (Detailed Tender Preparation), including forms, conditions, and technical detailing
- Rate analysis and cost justifications based on the latest circulars and market trends
- Comparative statements with value engineering recommendations
- Pre-bid technical documentation, vetting, and advisory support

Our estimations are technically sound and competitively structured – helping contractors win tenders without the risk of underquoting.

Whether you're bidding for urban infrastructure, water supply projects, public buildings, or GIDC industrial works, IYATTVA LLP ensures your bid is:

Clear. Compliant. Credible.

Expert Cost Estimation Solutions for Government Tenders and Private Sector Projects

At IYATTVA LLP, we go beyond basic estimation – we align your bids with both technical and commercial requirements. With in-depth knowledge of Gujarat's public procurement processes, we specialize in translating project drawings and concepts into accurate, compliant, and competitive tender submissions.

Our Government Tender Estimation Services Include:

- Estimations based on GSR (Gujarat Schedule of Rates) and SOR (Standard Departmental Rates)
- Formats for e-Nivida, Nprocure, and DTP (Detailed Tender Preparation)
- Alignment with standards of R&B, AMC, AUDA, GIDC, GWSSB, and Urban Local Bodies

What We Offer:

- Accurate quantity take-offs from GFC drawings, BOQs, and DPRs
- Rate analysis based on market trends and technical justifications
- Cost optimization without compromising on specifications
- Tender documentation that meets compliance and audit standards
- Pre-bid and post-bid support for technical queries and revisions

Whether you're a government contractor or a private entity venturing into public sector projects, IYATTVA LLP offers strategic, compliant, and reliable estimation support.

Our Core Quantity Surveying Approach: Ensuring Budget Control from Concept to Completion

Whether it's a government initiative or a private development, IYATTVA LLP offers comprehensive cost consultancy services—ensuring financial discipline, value optimization, and regulatory compliance throughout the project lifecycle.

1. Cost Estimation & Planning

We begin with precise cost forecasting based on:

- Detailed drawings, specifications, and current market data
- Adherence to Gujarat PWD/GSR, departmental SORs, or private rate schedules
- Project-specific priorities and scope definitions

Key considerations include:

- Project scale and technical complexity
- Escalation, inflation, and market volatility
- Applicable taxes and statutory charges
- Contingency allowances as per tender requirements

2. Detailed Budgeting & Cost Monitoring

We develop actionable budgets and monitor project costs through:

- Real-time budget tracking and variance alerts
- Early warnings for potential cost overruns
- Regulatory compliance checks to support fund release in government projects

For private developments, we ensure transparency and alignment with client or investor expectations at every stage.

3. Contract & Variation Management

We ensure financial clarity and control through:

- Drafting fair, balanced, and compliant contracts
- Managing scope changes and rate variations
- Certifying RA bills and milestone-based payments

For government contracts, we ensure adherence to:

- Tender clauses
- NIT conditions
- E-procurement protocols

4. Final Account & Project Closeout

At project completion, we provide:

- Detailed final cost statements
- Complete documentation for audits and client handover
- Actionable insights for future budgeting, benchmarking, and claim preparation

Why Choose IYATTVA LLP for Estimation & Quantity Surveying in Government and Private Projects?

- At IYATTVA LLP, we combine strong technical knowledge with practical field experience to support government projects with precision and reliability.
- What Sets Us Apart:
- Expertise in GSR & Departmental Protocols
Well-versed in Gujarat PWD/GSR, SOR, and departmental standards, ensuring all estimates and documents meet regulatory compliance.
- Diverse Government Sector Experience
Successfully executed QS and estimation services for:
 - Roads & Highways (R&B)
 - Public Institutional Buildings
 - Health Infrastructure
 - Urban Infrastructure
- Proficiency in Contract Types
Skilled in both EPC contracts and item-rate tenders, with customized quantity surveying approaches for each.
- Effective Coordination with Authorities
Clear, consistent communication with government bodies and consultants to align technical work with administrative expectations.
- Audit-Ready Deliverables
All outputs—from BOQs to cost analyses—are meticulously documented to meet audit and review standards.

Our Clientele

At iyattva, we are proud to collaborate with a diverse range of esteemed clients across various industries. Our partnerships with these valued Architect and Developers reflect our commitment to delivering exceptional service and tailored solutions. By working closely with each, we strive to understand their unique needs and drive successful outcomes. Their trust in us not only enhances our reputation but also inspires us to continuously improve and innovate. our extensive experience in the construction sector, we have also worked with production houses in the Gujarati film industry as part of the pre-production team. This unique combination of skills and experience demonstrates our versatility and dedication to quality in every project we undertake.



banduksmithstudio



mitul
desai
archi
tects



SAVJANI A&E CONSULTANTS



Ar. Parth
Mistry &
Associates



studio i!



A.M.C



S.M.C



G.M.C



R.M.C



S.A.G



Project Portfolio

Over the years, we have successfully delivered a diverse range of projects across various sectors, demonstrating our versatility and commitment to excellence. Our experience includes:

- Aahar Gruh – **1**
- Airport Hangar – **4**
- Apartment Projects – **6**
- Cowshed – **1**
- ESR GSR – **1**
- Food Courts – **2**
- Hotels – **2**
- Industrial Park – **1**
- Libraries – **7**
- Mandir (Temple) – **1**
- Office Campuses – **2**
- Out of India Projects – **1**
- Private Houses / Farmhouses – **5**
- Restoration Projects – **2**
- Sports Grounds – **2**
- Sports Complexes – **3**
- University Facility – **1**



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