Circular no. **832(f)** Date: 29.06.2020

Sub:- Revised guideline rates for flooring and wall tiles – lumpsum rates.

In order to simply the procedure for billing these guideline rates had been issued were in the area for flooring, bathrooms, kitchen & utility is being specified as a percentage of the built / super builtup area or as lumpsum, based on estimates of actual areas. Note that in case of villas use BUA i.e., area after excluding portico and terrace area.

Hereafter, bills for works like flooring with or without material, bathroom tiles labour, kitchen & utility labour charges shall be as given in annexures enclosed herein.

Notes :

1. Area for turnkey jobs for flooring is calculated by adding 1/3rd of skirting area. However, for labour payments use skirting area separately.
2. For flats rates are based on super built up area (SBUA) & for villas rates are based on Built up area ( BUA) excluding portico and terrace area. In case of NE SUBA to be considered for the above calculations.
3. Use rates as specified in other circulars.
4. For toilets and utility 85% of floor area is consider as rate applicable shall be that for wall tiles.
5. In villas utility area of standard size is assumed.
6. Rate shall be applicable for All other projects mentioned above.
7. If the above estimates have an error of more than 5%, Project Managers shall report the same so that a new circular can be issued.
8. Incase of additions and alternation wherein area differs by more than 10% then suitable correction should be made to the estimate and bill.
9. In case of VSC/KNM where additional staircase is being provided in some villas the measurements for staircase shall be doubled. All other measurements shall remain the same.

Annexure – A - Greenwood Estates - GWE

|  |  |  |
| --- | --- | --- |
| Sl. No | Item | Lumpsum area / Thumb Rule |
|  | Flooring | 63% of SBUA for labour charges + 21% towards skirting in rft.  70% of SBUA for turnkey jobs including material – cost of skirting is included. |
|  | Toilets | 225 sft per toilet. Pay rate for wall tiling. |
|  | Kitchen & Utility | 110 sft per flat. Pay rate for wall tiling. |

Note: Typical area 3BHK – 1,665 sft, 2BHK – 1,230 sft

Annexure – B – Silver oak Bungalows - SOB

|  |  |  |
| --- | --- | --- |
|  | Flooring | 73.5% of BUA for labour charges + 20% towards skirting in rft.  80% of BUA for turnkey jobs including material – cost of skirting is included.  Area of stair case is excluded. |
|  | Toilets | 225 sft per toilet. Pay rate for wall tiling. |
|  | Kitchen & Utility | 110 sft per villa. Pay rate for wall tiling. |
|  | Terrace | 160 sft per bungalow. |
|  | Paver around bungalow | 275 sft per bungalow |
|  | Portico Tiles | 280 sft per villa. Pay rate for wall tiling. |
|  | Staircase in Marble or Granite | Treads – 70 sft  Raisers – 60 rft  Skirting – 35 rft  Edge Moulding 80 rft |

Note: Typical area for SOB III – Type A – 1,430 sft, Type B – 1,650 sft,

Type C – 1,435 sft, Type D – 1,430 sft

Annexure – C – Bloomdale & Villas at Silvercreek – KNM & VSC

|  |  |  |
| --- | --- | --- |
|  | Flooring | 80% of BUA for labour charges + 22% towards skirting in rft.  87% of BUA for turnkey jobs including material – cost of skirting is included.  Area of stair case is excluded. |
|  | Toilets | 245 sft per toilet. Pay rate for wall tiling. |
|  | Kitchen & Utility | 90 sft per villa. Pay rate for wall tiling. |
|  | Terrace | 100 sft of ceramic tiles + 20 rft of skirting + 20 rft x 7” granite per bungalow |
|  | Pavers around bungalow | 320 sft per bungalow |
|  | Portico Tiles | 275 sft per villa. |
|  | Staircase in Marble or Granite | Treads – 70 sft  Raisers – 65 rft  Skirting – 45 rft  Edge Moulding 80 rft |

Note: Typical area for VSC – Type A – 1,620 sft & Type B – 1,790 sft, Type C – 1,605 sft

Typical area for KNM – Type A & C – 1,940 sft & Type B – 2,265 sft, Type D – 2,190 sft

Annexure – D – Modi & Modi Constructions – MNM

|  |  |  |
| --- | --- | --- |
|  | Flooring for detached / semi detached / row house | 72/63/61% of BUA for labour charges + 26/25/25% towards skirting in rft.  80/71/69% of BUA for turnkey jobs including material – cost of skirting is included.  Area of stair case is excluded. |
|  | Toilets in Villa / Servant quarter | 200 / 125 sft per toilet. Pay rate for wall tiling. |
|  | Kitchen + Utility + Servant Room + Terraces | 1325 / 1550 sft per villa for East and West detached villas.  1020/1085 sft per villa for East and West semi detached.  820 sft for town houses.  Pay rate for wall tiling. Skirting charges included. |
|  | Pavers around bungalow | 320 sft per bungalow |
|  | Portico Tiles | 350 / 300 / 250 sft per villa for detached / semi detached town houses. |
|  | Staircase in Marble or Granite | Treads – 170 / 160 / 110 sft  Raisers – 150 / 150 / 130 rft  Skirting – 75 / 75 / 75 rft  Edge Moulding 170 160 /110 rft |

Note: Typical area for MNM – Type A – 1,946 & 1,829 sft (detached east & west) &

Type B – 1,753 & 1,694 sft (semidetached east & west), Type C – 1,461 sft,

Annexure – E – Vista Homes

|  |  |  |
| --- | --- | --- |
|  | Flooring | 67% of SBUA for labour charges + 20% towards skirting in rft.  73.5% of SBUA for turnkey jobs including material – cost of skirting is included. |
|  | Toilets | Type A & B – 170 sft per toilet.  Type C & D – 195 sft per toilet.  Pay rate for wall tiling. |
|  | Kitchen & Utility | 95 sft per flat. Pay rate for wall tiling. |
|  | False ceiling for IV floor flats | Type A, B, C & D – 52% of Super built-up area |

Note: Typical area for Vista – Type A & B – 1,220 & Type C & D – 950 sft.

Annexure – F – Paramount Avenue – PMR II

|  |  |  |
| --- | --- | --- |
|  | Flooring | 65% of SBUA for labour charges + 23% towards skirting in rft for Type A & B flats  72.5% of SBUA for turnkey jobs including material – cost of skirting is included. |
|  | Toilets | Type A & B – 200 sft per toilet.  Pay rate for wall tiling. |
|  | Kitchen & Utility | 110 sft per flat. Pay rate for wall tiling. |

Note: Typical area for PMR II – Type A & C – 1,210, Type B & E – 1,010 sft,

Type D &F – 840 sft & Type G 540 sft.

Annexure – G – Mayflower Platinum – MPL

|  |  |  |
| --- | --- | --- |
| 1. ­ | Flooring | 65% of SBUA for labour charges + 28% towards skirting in rft for all types. |
|  | Toilets | All types - 200 sft per toilet.  Pay rate for wall tiling. |
|  | Kitchen & Utility | 140 sft per flat. Pay rate for wall tiling. |

Annexure – H - Nilgiri Estates - NE

|  |  |  |  |
| --- | --- | --- | --- |
|  | Flooring for Type A /B villa | | 65%/72% of SBUA for labour charges + 20%/22% towards skirting in rft. |
|  | Toilets | | 180 sft per toilet. Pay rate for wall tiling. |
|  | Kitchen & Utility | | 50 sft per villa. Pay rate for wall tiling. |
|  | Type A1 & A2 | Parking tiles Pavers around bungalow  Footpath tiles | 205 sft per bungalow  285 sft per bungalow  155 sft per bungalow |
|  | Type B | Parking tiles Pavers around bungalow  Footpath tiles | 65 sft per bungalow  165 sft per bungalow  115 sft per bungalow |
|  | Staircase in Granite treads, vitrified tiles raisers and granite skirting | | Treads – 60 sft  Raisers – 60 rft  Skirting – 35 rft  Edge Moulding 60 rft |

Note: Typical area for NE – Type A1 – 1,215 sft (single floor) A1 – 2,265 (Duplex) & Type A2 - 1,205 sft (single floor), A2 – 2,255 (Duplex), Type B – 910 sft (single floor), 1,710 sft (duplex).

Annexure – I - Nilgiri Estates – NE-II (For Villa.nos.81 to 185)

|  |  |  |  |
| --- | --- | --- | --- |
| 1. | Flooring for Type AA1 & AA2 Simplex / Duplex villa | | 67%/70% of SBUA for labour charges + 18%/20% towards skirting in rft. |
| 2. | Toilets | | 180 sft per toilet. Pay rate for wall tiling. |
| 3. | Kitchen & Utility | | 50 sft per villa. Pay rate for wall tiling. |
| 4. | Type AA1/ AA2 | Parking tiles  Pavers around bungalow  Footpath tiles | 170 sft per bungalow  170 sft per bungalow  150 sft per bungalow |
| 5. | Flooring for Type BB1 & BB2 Simplex / Duplex villa | | 72%/67% of SBUA for labour charges + 20% towards skirting in rft. |
| 6. | Toilets | | 180 sft per toilet. Pay rate for wall tiling |
|  | Kitchen & Utility | | 60 sft per villa. Pay rate for wall tiling. |
| 8. | Type BB1/BB2 | Parking tiles  Pavers around bungalow  Footpath tiles | 90 sft per bungalow  170 sft per bungalow  150 sft per bungalow |
| 9. | Staircase in Granite treads, vitrified tiles raisers and granite skirting for Simplex / Duplex villas. | | Treads – 60 sft /120 sft  Raisers – 60 rft /120 rft  Skirting – 30 rft /60 rft  Edge Moulding 60 rft /120 rft |

Note: Typical area for NE – Type AA1 & AA2 – 1,175 sft (single floor) AA1 & AA2 – 2,170 sft (Duplex), Type BB1 & BB2 – 915 sft (single floor), 1,695 sft (Duplex).

Annexure – J – Silveroak Villas – SOV (For Villa.nos.1 to 95)

|  |  |  |  |
| --- | --- | --- | --- |
|  | Flooring for Type A1/A2 Simplex villa | | 61% of SBUA for labour charges + 20% towards skirting in rft. |
|  | Flooring for Type A1/A2 Duplex villa | | 68% of SBUA for labour charges + 18% towards skirting in rft. |
|  | Flooring for Type A1/A2 4BHK Duplex villa | | 73% of SBUA for labour charges + 21% towards skirting in rft. |
|  | Toilets (A1 & A2) | | 180 sft per toilet. Pay rate for wall tiling. |
|  | Kitchen & Utility | | 60 sft per villa. Pay rate for wall tiling. |
|  | Type A1 | Parking tiles  Setback Pavers  Footpath tiles | 130 sft per bungalow  340 sft per bungalow  170 sft per bungalow |
|  | Type A2 | Parking tiles  Setback Pavers  Footpath tiles | 180 sft per bungalow  330 sft per bungalow  170 sft per bungalow |
| 8. | Staircase in Granite treads, vitrified tiles raisers and granite skirting | | Treads – 60 sft /120 sft  Raisers – 60 rft /120 rft  Skirting – 30 rft /60 rft  Edge Moulding 60 rft /120 rft |
| 9. | Staircase in Granite treads, vitrified tiles raisers and granite skirting for simplex/duplex villas | | Granite fixing with cross cutting – 24 rft  Edge polishing inside & outside – 46 rft. |
| 10. | Staircase floor front side after tile laying, granite 6” patti fixing for Type A1 & A2 – 2& 4 BHK villas | | Patti fixing – 10 rft  Edge polishing – 10 rft |

Note: Typical area for SOV – Type A1 & A2 – 1,110 sft (single floor) A1 & A2 – 2,040 sft (Duplex).

Annexure – K – AVR Gulmohar Homes – AGH (For Villa.nos.1 to 91)

|  |  |  |  |
| --- | --- | --- | --- |
|  | Flooring for Type A1/A2 Simplex villa | | 64% of SBUA for labour charges + 18% towards skirting in rft. |
|  | Flooring for Type A1/A2 Duplex villa | | 72% of SBUA for labour charges + 18% towards skirting in rft. |
|  | Toilets (A1 & A2) | | 185 sft per toilet. Pay rate for wall tiling. |
|  | Kitchen & Utility – A1 simplex/duplex | | 75 sft per villa. Pay rate for wall tiling. |
|  | Kitchen & Utility – A2 simplex/duplex | | 85 sft per villa. Pay rate for wall tiling. |
|  | Type A1 | Parking tiles  Setback Pavers | 190 sft per bungalow  375 sft per bungalow |
|  | Type A2 | Parking tiles  Setback Pavers | 175 sft per bungalow  400 sft per bungalow |
| 8. | Staircase in Granite treads, vitrified tiles raisers and granite skirting for simplex/duplex villas | | Treads – 60 sft /120 sft  Raisers – 60 rft /120 rft  Skirting – 30 rft /60 rft  Edge shaping (1/4”) - 60 rft /120 rft |

Note: Typical area for AGH – Type A1 & A2 – 1,250 sft (single floor) A1 & A2 – 2,340 sft (Duplex).

Annexure – L – Villa Orchids – VOC (For Villa.nos.1 to 91)

|  |  |  |  |
| --- | --- | --- | --- |
|  | Flooring for Type A1,A2, B1, B2, C1, C2, D1, D2 villas | | 67% of SBUA for labour charges + 18% towards skirting in rft. |
|  | Toilets - Type A1,A2, B1, B2, C1, C2, D1, D2 villas | | 560 sft per toilet. Pay rate for wall tiling. |
|  | Kitchen & Utility – Type A1,A2, B1, B2, villas | | 80 sft + 25 rft skirting per villa. Pay rate for wall tiling. |
|  | Kitchen & Utility – Type C1, C2, D1, D2 villas | | 75 sft + 30 rft skirting per villa. Pay rate for wall tiling. |
|  | Type A1/B1 | Parking tiles  Setback Pavers | 182 sft per bungalow  357 sft per bungalow |
|  | Type A2 /B2 | Parking tiles  Setback Pavers | 205 sft per bungalow  320 sft per bungalow |
|  | Type C1 | Parking tiles  Setback Pavers | 217 sft per bungalow  320 sft per bungalow |
|  | Type C2 | Parking tiles  Setback Pavers | 263 sft per bungalow  340 sft per bungalow |
|  | Type D1 | Parking tiles  Setback Pavers | 175 sft per bungalow  76 sft per bungalow |
|  | Type D2 | Parking tiles  Setback Pavers | 218 sft per bungalow  320 sft per bungalow |
| 8. | Staircase in Granite treads, vitrified tiles raisers and granite skirting for simplex/duplex villas | | Treads – 60 sft /120 sft  Raisers – 60 rft /120 rft  Skirting – 30 rft /60 rft  Edge shaping (1/4”) - 60 rft /120 rft |

Note: Typical area for AGH – Type A1 & A2 – 1,250 sft (single floor) A1 & A2 – 2,340 sft (Duplex).

Soham Modi