Circular No. **844(F)** - construction Date: 19.10.2021

Sub.: Guideline rates for painting works.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| S. No | Item | Units  | Primer | 1st coat | 2nd coat | Primer + 2 coats painting |
| 1 | Tractor Emulsion without luppum - Asian  | Sft | 1.75 | 2.25 | 1.7 5 | 5.75 |
| 2 | Plastic emulsion without luppum – Asian Royal | Sft | 1.75 | 4.00 | 3.00 | 8.75 |
| 3 | Luppum with Tractor Emulsion – Asian  | Sft | - | - | - | 9.50 |
| 4 | Luppum without primer or Tractor Emulsion | Sft | - | - | - | 4.50 |
| 5 | Plastic emulsion with luppum | Sft | - | - | - | 14.00 |
| 6 | Birla wall care putty in place of luppum. Add  | Sft  | - | - | - | 6.00 |
| 7 | Enamel without luppum | Sft  | 1.75 | 5.50 | 2.75 | 10.00 |
| 8 | Enamel – grills, railing, ventilator, ladders, etc. – measure one side only | Sft | 2.00 | 6.00 | 3.00 | 11.00 |
| 9 | Enamel – doors/door frames without luppum | Sft/ Rft | 1.75 | 5.50 | 2.70 | 10.00 |
| 10 | Enamel without luppum – templates, Z angles, etc  | Rft | 1.25 | 2.00 | 1.25 | 4.50 |
| 11 | Enamel without luppum – pipe railing | Rft | 1.75 | 4.50 | 2.50 | 8.75 |
| 12 | Enamel with luppum for door frames and doors  | Rft / sft |  |  |  | 11.50 |
| 13 | Enamel with luppum for beading – with proper sanding. | Rft  |  |  |  | 12.50 |
| 14 | Exterior Emulsion – Ace | Sft | 1.75 | 3.00 | 2.00 | 6.75 |
| 15 | Exterior Emulsion –Apex | Sft | 1.75 | 5.00 | 4.00 | 10.75 |
| 16 | Exterior Emulsion for 3 & 4” drainage lines | Rft  | Same as above |
| 17 | Exterior Emulsion GI pipes upto 1.5” | Rft | Nil | Nil | Nil | Nil |
| 19 | Melamine polish average quality / high quality | Sft | - | - | - | 37/42 |
| 20 | Melamine polish for main doors & door frames lumpsum | Nos  | - | - | - | 2,600 |
| 22 | Crack filling with crack filling compound making a groove with grinder – without material | Rft  | - | - | - | 6.00 |
| 23 | Crack filling – hairline cracks – without material | Rft  | - | - | - | 2.50 |
| 24 | Acid wash for bathroom/ floor tiles including acid cost | Sft  | - | - | - | 2.50 |
| 25 | Black Japan for door frames with material | Nos  | - | - | - | 45.00 |
| 26 | Pellamber quote for teak doors with material | Nos  |  |  |  | 45.00 |
| 27 | Turnkey job for painting inside flat with luppum, primer, OBD, Enamel, POP gap filling, crack filling, washing & cleaning including doors, door frames, beading, black japan, lofts, etc. Excludes balcony painting, grills, templates and main door polishing. Minor additions & alterations included. | Sft of super built up area as mentioned in brochure |  |  |  | 32.00 |
| 28 | Turnkey job for painting bungalow / town house with luppum, primer, Tractor Emulsion, Enamel, Exterior Emulsion, POP gap filling, crack filling, washing & cleaning including doors, door frames, beading, black japan, lofts, external painting, compound wall, etc. Excludes grills, railings, gates and main door polish. Minor additions & alterations included. | Sft of super built up area as mentioned in brochure |  |  |  | 48.00 for villas in city. Pay 5/- per sft extra for AGH  |
| 29 | Wall texture – for exterior works including texture, primer & paint Texture + Primer + 2 coats painting | sft | Nil | Nil | Nil | Rs. 26/- |
| 30 | Wall texture – for interior works including texture, primer & paint Texture + Primer + 2 coats painting | sft |  |  |  | Rs. 24/- |

Notes:

1. For dark colours in plastic emulsion, ACE or APEX painting Project Managers may add Rs. 1/- to Rs. 2/- per sft on the above rates depending on difficulty of work and darkness of colour.
2. Rates inclusive of all material unless otherwise specified.
3. Branded material should be used for all materials and restrict to the brands specified herein:
	1. Primer – Asian
	2. Tractor Emulsion - smooth – Asian.
	3. Exterior emulsion – Ace or Apex of Asian
	4. Interior plastic emulsion – Royal by Asian
	5. Luppum – Strictly restrict to Altek or NCL.
	6. Cement putty – restrict to Birla, JK, NCL & Tata.
	7. Red-oxide – Asian.
	8. Enamel – Asian.
	9. For curb stone use Indigo floor paint – rate given in point 7 above.
4. Project managers shall ensure that only the specified brands are used. In case of any change authorization in writing or email must be obtained from MD.
5. New rates applicable for projects /flats/ villa where work has not started as on date. Not applicable to old projects like MPL, SOV I & II, Serene, etc.

Soham Modi.