Circular no. **822(I)** Date: 19-10.2021

Sub.: Revised Guideline rates for Electrical works - Lumpsum

The guideline rates for electrical work for bungalows and apartments shall be as follows:

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| Sl. No. | Description | Rate in Rs. | Units |
| 1. | 3 /4 BHK villa /townhousePipe laying during RCC works Chiseling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc.,Total turnkey work (a+b+c) | 6,000/-11,000/-10,000/-27,000/- | Per villa/ townhouse  |
| 2. | 2 BHK Villa Pipe laying during RCC works Chiseling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc.,Total turnkey work (a+b+c) | 3,000/-6,500/-6,000/-15,500/- | Per villa  |
| 3. | Single bedroom FlatPipe laying during RCC works Chiseling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc.,Total turnkey work (a+b+c) | 2,250/-6,500/-4,750/-13,500/- | per flat |
| 4. | 2 bedroom FlatPipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc.,Total turnkey work (a+b+c) | 2,500/-7,000/- 5,500/-15,000/- | per flat |
| 5. | 3 bedroom Flat (upto 1,500 sft)Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc.,Total turnkey work (a+b+c) | 3,000/ -7,500/-7,000/-17,500/- | per flat |
| 6. | 3 bedroom Flat (1,501 to 1,800 sft)Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc.,Total turnkey work (a+b+c) | 3,500/ -8,000/-7,000/-18,500/- | per flat |
| 7. | 3/4 bedroom Flat (1,801 to 2,200 sft)Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc.,Total turnkey work (a+b+c) | 4,000/ -8,200/-7,500/-20,000/- | per flat |
| 8. | Electrical panel room turnkey work | 10,000/- | Per panel room |
| 9. | Cable laying from panel room to each flat – 6/10 sq mm cable | 700/- | Per flat |
| 10. | Wiring & fittings in common areas, corridors and stilt floor  | 700/-  | per flat |
| 11. | Installation of cable trays – 12 to 24”wide along the ceiling | 45/- | Per rft |
| 12. | Additional charges for electrical work where false ceiling is being provided. Drawing room, dining room, bedroom – each to be considered as one room.  | 600/- | Per room |
| 13. | Fitting of tube lights, wall lights, fans, lamps, etc., for luxury/ model flats / villas | Rs. 2,000/-Rs. 1,700/- | For 3 BHKFor 2 BHK |
| 14. | Charges for fittings like tube lights, wall lights, hanging lights, ceiling lights, fans, false ceiling lights & rope lighting. Amount may be paid as job work for small works at these rates | Rs. 40/-Rs. 55/-Rs. 90/-Rs. 35/-Rs. 40/- | Per tube lightPer light fittingPer fanFor rope light per meterPer false ceiling light |
| 15. | Clubhouse. Calculate on built-up area. Exclude parking & terrace floors.Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc.,Area with false ceiling, including fitting & fixturesTotal turnkey work (a+b+c+d)LS for electric power connection / generator back-upLS for RO plant, connection of pumps to OHT | Rs. 1.75/-Rs. 3.00/-Rs. 1.75/-Rs. 2.75/-Rs. 9.25/-Rs. 6,500/-Rs. 6,500/- | Per sftPer sftPer sftPer sftPer sft |
| 16, | Miscellaneous works1. Power connection for lifts – turnkey including earth pits
2. For additional stops
 | Rs. 6,000/-Rs. 500/-  | Per lift upto 6 stopsPer stop |
| 17 | For villa projects amount can be paid for connection of generator to feeder boxes including fixing DB, AMF panel, etc.  | Rs. 350/-  | per villa |
| 18 | Site office of standard design with 3 rooms, pantry & bathroom At time of civil workAT time of finishing works**Total** | Rs. 3,500/-Rs. 5,000/-**Rs. 8.500** |  |
| 19 | Street lights fixing – 6mtrs to 9 mtrs telescopic poles – installation of light + wiring upto to control room | Rs. 1,200/- | Per pole |

Notes:

1. Project Managers are advised to pay an advance of Rs. 2,000/- per flat to contractors upon starting the work. The total advance can’t exceed Rs. 10,000/-.
2. Revised rates applicable only for new projects /blocks i.e., SOVIII, GHT, GMR, BRGV, NGH and other new projects where bills have not been raised. Not applicable to old projects like Vista, SOV I & II, NE, AGH, KNM, Serene, MPL, GMR A & B blocks, MGA etc.

Managing Director