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 /townhouse  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) | 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 Flat  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) | 2,250/-  6,500/-  4,750/-  13,500/- | per flat |
| 4. | 2 bedroom Flat  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) | 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 BHK  For 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 light  Per light fitting  Per fan  For rope light per meter  Per 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 & fixtures  Total turnkey work (a+b+c+d)  LS for electric power connection / generator back-up  LS 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 sft  Per sft  Per sft  Per sft  Per sft |
| 16, | Miscellaneous works   1. Power connection for lifts – turnkey including earth pits 2. For additional stops | Rs. 6,000/-  Rs. 500/- | Per lift upto 6 stops  Per 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 work  AT 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