Circular no. 899 – Construction Date: 14-05-2024

Subject: Master circular - guideline rates for construction division.

Keywords: Master, guideline rates.

1. All circulars related to labour rates, material rates, hire charges, turnkey jobs including labour and material are being specified herein.
2. Rates of different kinds of works/categories is given in separate annexures.
3. The list of annexures are:

|  |  |  |  |
| --- | --- | --- | --- |
| Sl. No. | Annexures series | Description |  Last version |
|  | EW1, EW2, …. | Earth work | Ver1 |
|  | CW1, CW2, … | Civil work | Ver1 |
|  | RCC1, RCC2, … | RCC works | Ver1 |
|  | RD1, RD2, |  Road Works | Ver1 |
|  | HVAC1, HVAC2, … | HVAC works | Ver1 |
|  | ELE1, ELE2, … | Electrical works | Ver2 |
|  | FIRE1, FIRE 2,…. | Fire safety works | Ver3 |
|  | PHE1, PHE2, …. | Plumbing works, ETP, STP | Ver1 |
|  | FIN1, FIN2, … | Finishing works like flooring, painting, etc. | Ver2 |
|  | FAB1, FAB2, … | MS fabrication work | Ver1 |
|  | CAR1, CAR2,.. | Carpentry work | Ver1 |
|  | SCF1, SCF2,… | Scaffolding  | Ver1 |

1. These rates shall be revised form time to time. Only annexures will be updated.
2. The rates mentioned herein as exclusive of GST. Small contractors may submit bills without GST. GST tobe paid only if bill is correctly raised with GST. In cases where the rates are mentioned as percentage of material rates or rates are inclusive of material, consider material rates without GST.
3. In general consumables, tools, equipment, safety equipment, lift charges, etc., are included in contractors scope of work/cost.
4. In general developer to provide required material near work place of contractor at site.
5. These rates are typically exclusive of supervision charges and profit margin which are paid on material + labour rates in turnkey contracts.
6. Most rates given herein are labour rates. Rates for turnkey work including material must be calculated by QS division from time to time based on rates of material, labour rates given herein and wastage. Supervision charges (2 to 3%) + profit margin (10%) may be added.

Soham Modi.

List of annexures

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Sl. No. | Annexure no. | Description | Latest version no | Updated on  |
|  | EW1 | Details of labour rates for earth work – All projects | Ver | 18-4-2024 |
|  | CW1 | Details of labour rates for civil works – lab space projects at ATMZ | Ver1 | 25-03-2024 |
|  | CW2 | Details of labour rates for civil works – lab space projects | Ver1 | 25-03-2024 |
|  | RCC1 | Details of labour rates for RCC works – lab space projects at AMTX | Ver1 | 25-03-2024 |
|  | ELE1 | Details of labour rates for electrical earthing works – lab space projects | Ver2 | 25-03-2024 |
|  | ELE2 | Details of labour rates for panels & cabling works – lab space projects | Ver1 | 25-03-2024 |
|  | FIRE1 | Details of labour rates for fire fighting works – lab space projects | Ver2 | 14-05-2024 |
|  | FIRE2 | Details of labour rates for fire fighting works – lab space projects | Ver3 | 14-05-2024 |
|  | FIN1 | Details of labour rates for tiles & granite flooring/cladding works – lab space projects. | Ver2 | 5-04-2024 |
|  | FAB1 | Details of labour rates for fabrication works for all sites | Ver1 | 18-04-2024 |
|  | SCF1 | Details of labour rates for earth work -All projects | Ver1 | 18-04-2024 |
|  | MISC 1 | Details of rates for total station survey for all sites | Ver1 | 18-04-2024 |
|  | PHE1 | Details of labour rates for internal plumbing works – Lab space projects & housing projects. | Ver1 | 06-07-2024 |