Circular no. 832(H) Date: 30-11-2024

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 super builtup area or as lumpsum, based on estimates of actual areas.

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).
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.

These works are applicable for

Annexures in force

|  |  |  |
| --- | --- | --- |
| Sl. No. | Project | Annexure |
| 1. | Gulmohar Residency – GMR | A |
| 2. | ~~Mayflower Platinum – MPL~~ | ~~B~~ |
| 3. | Silveroak Villa Phase III (Villa nos. 101 to 214) | C |
| 4. | Greenwood Heights | D |
| 5. | ~~Morning Glory Apartments~~ | ~~E~~ |
| 6. | Bloomdale Residency at Genome Valley | F |
| 7. | ~~Bloomdale - KNM~~ | ~~G~~ |
| 8. | ~~Vista Homes~~ | ~~H~~ |
| 9. | ~~Nilgiri Estates (Villa nos. 81 to 185)~~ | ~~I~~ |
| 10. | ~~Silveroak Villas (Villa nos.1 to 95)~~ | ~~J~~ |
| 11. | AVR Gulmohar Homes | K |

Old Annexures

|  |  |  |
| --- | --- | --- |
| Sl. No. | Project | Annexure |
| 1. | ~~Greenwood Estates - GWE~~ | ~~L~~ |
| 2. | ~~Silver oak Bungalows – (Mehta & Modi – Phase III)~~ | ~~M~~ |
| 3. | ~~Bloomdale & Villas at Silvercreek – KNM & VSC~~ | ~~N~~ |
| 4. | ~~Modi & Modi Constructions – MNM~~ | ~~O~~ |
| 5. | ~~Paramount Avenue – PMR II~~ | ~~P~~ |
| 6. | ~~Mayflower Grande – BNC~~ | ~~Q~~ |
| 7. | ~~Nilgiri Estates – NE (Villa nos. 1 to 79)~~ | ~~R~~ |
| 8. | ~~Villa Orchids – VOC (For Villa.nos.1 to 91)~~ | ~~S~~ |

Annexure – A

Gulmohar Residency – GMR

|  |  |  |
| --- | --- | --- |
| 1. | Flooring | 67% of SBUA for labourcharges + 18% towards skirting in rft for all types – for vitrified tiles. |
| 2. | Toilets | All types – 200 sft per toilet. Pay rate for wall tiling. |
| 3. | Kitchen & Utility | 80 sft per flat. Pay rate for wall tiling. |
| 4. | Granite | Rs. 11,000/- per each flat |

Typical area for 1,360 sft

|  |  |  |
| --- | --- | --- |
| 1. | Flooring | 68% of SBUA for labourcharges + 21% towards skirting in rft for all types – for vitrified tiles. |
| 2. | Toilets | All types – 200 sft per toilet. Pay rate for wall tiling. |
| 3. | Kitchen & Utility | 93 sft per flat. Pay rate for wall tiling. |
| 4. | Granite work | Rs. 11,000/- per each flat |

Typical area for 1,660 sft

Granite work includes - Maindoor granite soffit, Shamphering, box cutting, balcony granite soffit, French door shamfering, balcony railing granite soffit.

Toilet - ledge walls, granite fixing, edge polishing, shower area granite patti

Kitchen – kitchen platform granite laying, edge polishing, sink cutting & gas pipe hole cutting

~~Annexure -B~~

~~Mayflower Platinum – MPL~~

|  |  |  |
| --- | --- | --- |
| ~~1.~~ | ~~Flooring~~ | ~~65% of SBUA for labourcharges + 20% towards skirting in rft for all types.~~ |
| ~~2.~~ | ~~Toilets~~ | ~~All types – 200 sft per toilet. Pay rate for wall tiling.~~ |
| ~~3.~~ | ~~Kitchen & Utility~~ | ~~140sft per flat. Pay rate for wall tiling.~~ |
| ~~4.~~ | ~~Granite work~~ | ~~Rs. 6,500/- for 1,500 sft flat. Rs. 8,500/- for 1,800 sft flat.~~ |

~~Note: Typical area for MPL – Type A – 1,500 & 1,800 sft,~~

~~Type B – 2,140 sft~~

~~Granite work includes - Balcony granite soffit, French door shamfering, balcony railing granite soffit.~~

~~Toilet - ledge walls, granite fixing, edge polishing, shower area granite patti~~

~~Kitchen – kitchen platform granite laying, edge polishing, sink cutting & gas pipe hole cutting~~

Annexure -C

Silveroak Villa Phase III

|  |  |  |  |
| --- | --- | --- | --- |
| 1. | Flooring | 68% of SBUA for labourcharges + 14% towards skirting in rft for all types. | |
| 2. | Toilets | 185 sft per toilet.  Pay rate for wall tiling. | |
| 3. | Poweder room | 150 sft | |
| 4. | Kitchen & Utility | 70 sft per villa. Pay rate for wall tiling. | |
| 5. | Type C1 | Parking tiles  Setback Pavers  Footpath tiles | 145 sft per villa  325 sft per villa 175 sft per villa |
| 6. | Type C2 | Parking tiles  Setback Pavers  Footpath tiles | 130 sft per villa  340 sft per villa 185 sft per villa |
| 7. | Granite work | Rs. 5,500/- per villa. | |
| 8. | Staircase granite | Rs. 10,000/- for simplex villa Rs. 20,000/- for duplex villa | |

Note: Typical area for C1– 2,040 sft

Granite work includes - Maindoor granite soffit, Shamphering,

Toilet - ledge walls, granite fixing, edge polishing, shower area granite patti

Kitchen – kitchen platform granite laying, edge polishing, sink cutting & gas pipe hole cutting

|  |  |  |
| --- | --- | --- |
| 1. | Flooring | 62% of SBUA for labourcharges + 14% towards skirting in rft for all types. |
| 2. | Toilets | 200 sft per toilet. Pay rate for wall tiling. |
| 3. | Poweder room | 150 sft |
| 4. | Kitchen & Utility | 65 sft per villa. Pay rate for wall tiling. |
| 5. | Granite work | Rs. 5,500/- per villa. |

Note: Typical area for C2– 2,040 sft

Granite work includes - Maindoor granite soffit, Shamphering,

Toilet - ledge walls, granite fixing, edge polishing, shower area granite patti

Kitchen – kitchen platform granite laying, edge polishing, sink cutting & gas pipe hole cutting

Annexure -D

Greenwood Heights

|  |  |  |
| --- | --- | --- |
| 1. | Flooring | 58% of SBUA for labourcharges + 17% towards skirting in rft for all types. |
| 2. | Toilets | All types – 200 sft per toilet. Pay rate for wall tiling. |
| 3. | Kitchen & Utility | 190 sft per flat. Pay rate for wall tiling. |
| 4. | Granite | Rs. 8,250/- per flat. Contractor is asking 15% extra on this amount |

Note: Typical area for GHT – Type I, II, III, IV - 1,715 sft

|  |  |  |
| --- | --- | --- |
| 1. | Flooring | 65% of SBUA for labourcharges + 17% towards skirting in rft for all types. |
| 2. | Toilets | All types – 200 sft per toilet. Pay rate for wall tiling. |
| 3. | Kitchen & Utility | 135 sft per flat. Pay rate for wall tiling. |
| 4. | Granite | Rs. 8,250/- per flat. Contractor is asking 15% extra on this amount |

Note: Typical area for GHT – Type V – 1,945 sft

|  |  |  |
| --- | --- | --- |
| 1. | Flooring | 59% of SBUA for labourcharges + 17% towards skirting in rft for all types. |
| 2. | Toilets | All types – 200 sft per toilet. Pay rate for wall tiling. |
| 3. | Kitchen & Utility | 155 sft per flat. Pay rate for wall tiling. |
| 4. | Granite | Rs. 8,250/- per flat. Contractor is asking 15% extra on this amount |

Note: Typical area for GHT – Type VI – 1,230 sft

Granite work includes - Maindoor granite soffit, Shamphering, box cutting, balcony granite soffit, French door shamfering, balcony railing granite soffit.

Toilet - ledge walls, granite fixing, edge polishing, shower area granite patti

Kitchen – kitchen platform granite laying, edge polishing, sink cutting & gas pipe hole cutting

~~Annexure -E Morning Glory Apartments~~

|  |  |  |
| --- | --- | --- |
| ~~1.~~ | ~~Flooring~~ | ~~60% of SBUA for labourcharges + 20% towards skirting in rft for all types.~~ |
| ~~2.~~ | ~~Toilets~~ | ~~All types – 180 sft per toilet. Pay rate for wall tiling.~~ |
| ~~3.~~ | ~~Kitchen & Utility~~ | ~~90 sft per flat. Pay rate for wall tiling.~~ |
| ~~4.~~ | ~~Kitchen Granite~~ | ~~Rs. 1,200/- per flat.~~ |

~~Note: Typical area for MGA - 800 sft.~~

~~Granite work includes – Kitchen platform granite laying, sink cutting & gas pipe hole cutting.~~

Annexure -F

Bloomdale Residency at Genome Valley

|  |  |  |
| --- | --- | --- |
| 1. | Flooring | 60% of SBUA for labourcharges + 20% towards skirting in rft for all types. |
| 2. | Toilets | All types – 180 sft per toilet. Pay rate for wall tiling. |
| 3. | Kitchen & Utility | 90sft per flat. Pay rate for wall tiling. |
| 4. | Kitchen Granite | Rs. 1,200/- per flat. |

Note: Typical area for MGA - 800 sft.

Granite work includes – Kitchen platform granite laying, sink cutting & gas pipe hole cutting.

~~Annexure – G~~

~~Bloomdale - KNM~~

|  |  |  |
| --- | --- | --- |
| ~~1.~~ | ~~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.~~ |
| ~~2.~~ | ~~Toilets~~ | ~~245sft per toilet. Pay rate for wall tiling.~~ |
| ~~3.~~ | ~~Kitchen & Utility~~ | ~~90sft per villa. Pay rate for wall tiling.~~ |
| ~~4.~~ | ~~Terrace~~ | ~~100 sft of ceramic tiles + 20 rft of skirting + 20 rft x 7” granite per bungalow~~ |
| ~~5.~~ | ~~Pavers around bungalow~~ | ~~320 sft per bungalow~~ |
| ~~6.~~ | ~~Portico Tiles~~ | ~~275 sft per villa.~~ |
| ~~7.~~ | ~~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 – H~~

~~Vista Homes~~

|  |  |  |
| --- | --- | --- |
| ~~1.~~ | ~~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.~~ |
| ~~2.~~ | ~~Toilets~~ | ~~Type A & B – 170 sft per toilet.~~  ~~Type C & D – 195 sft per toilet.~~  ~~Pay rate for wall tiling.~~ |
| ~~3.~~ | ~~Kitchen & Utility~~ | ~~95sft per flat. Pay rate for wall tiling.~~ |
| ~~4.~~ | ~~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 – 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~~ | | ~~180sft per toilet. Pay rate for wall tiling.~~ |
| ~~3.~~ | ~~Kitchen & Utility~~ | | ~~50sft 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~~ | | ~~180sft per toilet. Pay rate for wall tiling~~ |
| ~~1.~~ | ~~Kitchen & Utility~~ | | ~~60sft 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)~~

|  |  |  |  |
| --- | --- | --- | --- |
| ~~1.~~ | ~~Flooring for Type A1/A2 Simplex villa~~ | | ~~61% of SBUA for labour charges + 20% towards skirting in rft.~~ |
| ~~2.~~ | ~~Flooring for Type A1/A2 Duplex villa~~ | | ~~68% of SBUA for labour charges + 18% towards skirting in rft.~~ |
| ~~3.~~ | ~~Flooring for Type A1/A2 4BHK Duplex villa~~ | | ~~73% of SBUA for labour charges + 21% towards skirting in rft.~~ |
| ~~4.~~ | ~~Toilets (A1 & A2)~~ | | ~~180sft per toilet. Pay rate for wall tiling.~~ |
| ~~5.~~ | ~~Kitchen & Utility~~ | | ~~60sft per villa. Pay rate for wall tiling.~~ |
| ~~6.~~ | ~~Type A1~~ | ~~Parking tiles~~  ~~Setback Pavers~~  ~~Footpath tiles~~ | ~~130 sft per bungalow~~  ~~340 sft per bungalow~~  ~~170 sft per bungalow~~ |
| ~~7.~~ | ~~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)

|  |  |  |  |
| --- | --- | --- | --- |
| 1. | Flooring for Type A1/A2 Simplex villa | | 64% of SBUA for labour charges + 18% towards skirting in rft. |
| 2. | Flooring for Type A1/A2 Duplex villa | | 72% of SBUA for labour charges + 18% towards skirting in rft. |
| 3. | Toilets (A1 & A2) | | 185sft per toilet. Pay rate for wall tiling. |
| 4. | Kitchen & Utility – A1 simplex/duplex | | 75sft per villa. Pay rate for wall tiling. |
| 5. | Kitchen & Utility – A2 simplex/duplex | | 85sft per villa. Pay rate for wall tiling. |
| 6. | Type A1 | Parking tiles Setback Pavers | 190 sft per bungalow  375 sft per bungalow |
| 7. | 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~~

~~Greenwood Estates - GWE~~

|  |  |  |
| --- | --- | --- |
| ~~Sl.~~  ~~No~~ | ~~Item~~ | ~~Lumpsum area / Thumb Rule~~ |
| ~~1.~~ | ~~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.~~ |
| ~~2.~~ | ~~Toilets~~ | ~~225 sft per toilet. Pay rate for wall tiling.~~ |
| ~~3.~~ | ~~Kitchen & Utility~~ | ~~110 sft per flat. Pay rate for wall tiling.~~ |

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

~~Annexure – M~~

~~Silver oak Bungalows - SOB~~

|  |  |  |
| --- | --- | --- |
| ~~1.~~ | ~~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.~~ |
| ~~2.~~ | ~~Toilets~~ | ~~225 sft per toilet. Pay rate for wall tiling.~~ |
| ~~3.~~ | ~~Kitchen & Utility~~ | ~~110 sft per villa. Pay rate for wall tiling.~~ |
| ~~4.~~ | ~~Terrace~~ | ~~160 sft per bungalow.~~ |
| ~~5.~~ | ~~Paver around bungalow~~ | ~~275 sft per bungalow~~ |
| ~~6.~~ | ~~Portico Tiles~~ | ~~280 sft per villa. Pay rate for wall tiling.~~ |
| ~~7.~~ | ~~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 – N~~

~~Bloomdale & Villas at Silvercreek – KNM & VSC~~

|  |  |  |
| --- | --- | --- |
| ~~1.~~ | ~~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.~~ |
| ~~2.~~ | ~~Toilets~~ | ~~245 sft per toilet. Pay rate for wall tiling.~~ |
| ~~3.~~ | ~~Kitchen & Utility~~ | ~~90 sft per villa. Pay rate for wall tiling.~~ |
| ~~4.~~ | ~~Terrace~~ | ~~100 sft of ceramic tiles + 20 rft of skirting + 20 rft x 7” granite per bungalow~~ |
| ~~5.~~ | ~~Pavers around bungalow~~ | ~~320 sft per bungalow~~ |
| ~~6.~~ | ~~Portico Tiles~~ | ~~275 sft per villa.~~ |
| ~~7.~~ | ~~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 – O~~

~~Modi & Modi Constructions – MNM~~

|  |  |  |
| --- | --- | --- |
| ~~1.~~ | ~~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.~~ |
| ~~2.~~ | ~~Toilets in Villa / Servant quarter~~ | ~~200 / 125 sft per toilet. Pay rate for wall tiling.~~ |
| ~~3.~~ | ~~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.~~ |
| ~~4.~~ | ~~Pavers around bungalow~~ | ~~320 sft per bungalow~~ |
| ~~5.~~ | ~~Portico Tiles~~ | ~~350 / 300 / 250 sft per villa for detached / semi detached town houses.~~ |
| ~~6.~~ | ~~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 – P~~

~~Paramount Avenue – PMR II~~

|  |  |  |
| --- | --- | --- |
| ~~1.~~ | ~~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.~~ |
| ~~2.~~ | ~~Toilets~~ | ~~Type A & B – 200 sft per toilet. Pay rate for wall tiling.~~ |
| ~~3.~~ | ~~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 – Q~~

~~Mayflower Grande – BNC~~

|  |  |  |
| --- | --- | --- |
| ~~1.~~ | ~~Flooring~~ | ~~65% of SBUA for labour charges + 19% towards skirting in rft for Type A to I~~  ~~71.5% of SBUA for turnkey jobs including material – cost of skirting is included.~~ |
| ~~2.~~ | ~~Toilets~~ | ~~Type A to I - 215 sft per toilet. Pay rate for wall tiling.~~ |
| ~~3.~~ | ~~Kitchen &~~  ~~Utility~~ | ~~75 sft per flat. Pay rate for wall tiling.~~ |

~~Note: Typical area for BNC – Type A & A(a) - 1,400 sft, Type B & C – 1,150 sft,~~

~~Type D(a) & D(b) – 1,625 sft, Type E & G – 1,200 sft, Type F – 1,130 sft, Type H(a) & H(b) – 1,625 sft, Type I – 1,135 sft.~~

~~Annexure – R~~

~~Nilgiri Estates - NE~~

|  |  |  |  |
| --- | --- | --- | --- |
| ~~2.~~ | ~~Flooring for Type A /B villa~~ | | ~~65%/72% of SBUA for labour charges + 20%/22% towards skirting in rft.~~ |
| ~~3.~~ | ~~Toilets~~ | | ~~180 sft per toilet. Pay rate for wall tiling.~~ |
| ~~4.~~ | ~~Kitchen & Utility~~ | | ~~50 sft per villa. Pay rate for wall tiling.~~ |
| ~~5.~~ | ~~Type A1 & A2~~ | ~~Parking tiles Pavers around bungalow Footpath tiles~~ | ~~205 sft per bungalow~~  ~~285 sft per bungalow~~  ~~155 sft per bungalow~~ |
| ~~6.~~ | ~~Type B~~ | ~~Parking tiles Pavers around bungalow Footpath tiles~~ | ~~65 sft per bungalow~~  ~~165 sft per bungalow~~    ~~115 sft per bungalow~~ |
| ~~7.~~ | ~~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 – S~~

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

|  |  |  |  |
| --- | --- | --- | --- |
| ~~8.~~ | ~~Flooring for Type A1,A2, B1, B2, C1, C2, D1, D2 villas~~ | | ~~67% of SBUA for labour charges + 18% towards skirting in rft.~~ |
| ~~9.~~ | ~~Toilets - Type A1,A2, B1, B2, C1, C2, D1, D2 villas~~ | | ~~560 sft per toilet. Pay rate for wall tiling.~~ |
| ~~10.~~ | ~~Kitchen & Utility – Type A1,A2, B1, B2, villas~~ | | ~~80 sft + 25 rft skirting per villa. Pay rate for wall tiling.~~ |
| ~~11.~~ | ~~Kitchen & Utility – Type C1, C2, D1, D2 villas~~ | | ~~75 sft + 30 rft skirting per villa. Pay rate for wall tiling.~~ |
| ~~12.~~ | ~~Type A1/B1~~ | ~~Parking tiles Setback Pavers~~ | ~~182 sft per bungalow~~  ~~357 sft per bungalow~~ |
| ~~13.~~ | ~~Type A2 /B2~~ | ~~Parking tiles Setback Pavers~~ | ~~205 sft per bungalow~~  ~~320 sft per bungalow~~ |
| ~~14.~~ | ~~Type C1~~ | ~~Parking tiles Setback Pavers~~ | ~~217 sft per bungalow~~  ~~320 sft per bungalow~~ |
| ~~15.~~ | ~~Type C2~~ | ~~Parking tiles Setback Pavers~~ | ~~263 sft per bungalow~~  ~~340 sft per bungalow~~ |
| ~~16.~~ | ~~Type D1~~ | ~~Parking tiles Setback Pavers~~ | ~~175 sft per bungalow~~  ~~76 sft per bungalow~~ |
| ~~17.~~ | ~~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