

Reg Charges & Taxes Calculator

Mayflower Heights

Date:

		1 & II floors	Other floors		Formula
	Flat No.	104	301		
A	Built-up-area	1,375	1,450	sft	
B	Undivided share of land	72.50	72.50		
C	No of car parking	1	1	Nos.	
D	No. of two wheeler parking	-	-	Nos.	
E	Total Sale Consideration	2,944,000	2,944,000	Rs.	
F	Registrars value of undivided share of land	130,500	130,500	Rs.	B X Rs. 1800 per sq yd
G	Registrars Const. Value	495,000	556,800	Rs.	A X Rs. 450 / 480 per sft @ 80%
H	Registrars Car Parking Value	33,000	33,000	Rs.	C X 100 sft X Rs. 330 per sft
I	Registrars Two wheeler Parking Value	-	-	Rs.	D X 15 sft X Rs. 330 per sft
K	Registrars Total Const. & Land Value	658,500	720,300	Rs.	F + G + H + I
L	Sale Deed Amount	658,500	720,300	Rs.	K
N	Construction Contract Amount	2,285,500	2,223,700	Rs.	E - L
O	Reg. Charges	77,443	81,460	Rs.	L @ 7.5% + N @ 1% + Rs. 5,200
P	Service tax	60,646	60,646	Rs.	E @ 2.06%
Q	VAT	29,440	29,440	Rs.	E X 1%
R	Total Taxes	167,529	171,546	Rs.	O + P + Q
P	Total Tax Percentage	5.69	5.83	%	R/E
O	Deduction if Const Contract value exceeds 20 lacs	2,855	2,237		(N- 20,00,000) @ 1%
P	Net Taxes	164,674	169,309		R - O
Q	Net tax percentage	5.59	5.75		P/E

Note: This calculation is for a semi-finished sale deed

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Reg Charges & Taxes Calculator
Silver Oak Bungalows Phase II

Date:

		Amount	Formula
	Bungalow No.	201	
A	Built-up-area	1,788 sft	
B	Land area	228	
C	Total Sale Consideration	1,668,000 Rs.	
D	Land rate as per our price list	6,750	
E	Land value as per our price list	1,539,000	B X D
F	Registrars value of undivided share of land	273,600 Rs.	B X Rs. 1200 per sq yd
G	Amenities Charges	200,000 Rs.	
H	Sale Deed Amount	273,600 Rs.	F
I	Agreement for Development Charges Amount	1,465,400	E + G - H
J	Construction Contract Amount	(71,000) Rs.	C - I - H
K	Reg. Charges	46,236 Rs.	H @ 9.5% + I @ 1% + J @ 1% + Rs. 6,300
L	Service tax	34,361 Rs.	C @ 2.06%
M	VAT	16,680 Rs.	C @ 1%
N	Total Taxes	97,277 Rs.	K + L + M
O	Total Tax Percentage	5.83 %	O/C
P	Deduction if Const Contract value exceeds 20 lacs	(20,710)	(J - 20,00,000) @ 1%
Q	Net Taxes	117,987	N - Q
R	Net tax percentage	7.07	R/C

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Reg Charges & Taxes Calculator

Silver Oak apartments

Date:		I & II floors	Other floors	Formula	
	Flat No.	101	301		
A	Built-up-area	725	1,450	sft	
B	Undivided share of land	72.50	72.50		
C	No of car parking	1	1	Nos.	
D	No. of two wheeler parking	-	-	Nos.	
E	Total Sale Consideration	617,000	617,000	Rs.	
F	Registrars value of undivided share of land	87,000	87,000	Rs.	B X Rs. 1200 per sq yd
G	Registrars Const. Value	261,000	556,800	Rs.	A X Rs. 450 / 480 per sft @ 80%
H	Registrars Car Parking Value	33,000	33,000	Rs.	C X 100 sft X Rs. 330 per sft
I	Registrars Two wheeler Parking Value	-	-	Rs.	D X 15 sft X Rs. 330 per sft
K	Registrars Total Const. & Land Value	381,000	676,800	Rs.	F + G + H + I
L	Sale Deed Amount	381,000	676,800	Rs.	K
N	Construction Contract Amount	236,000	(59,800)	Rs.	E - L
O	Reg. Charges	36,135	55,362	Rs.	L @ 7.5% + N @ 1% + Rs. 5,200
P	Service tax	12,710	12,710	Rs.	E @ 2.06%
Q	VAT	6,170	6,170	Rs.	E X 1%
R	Total Taxes	55,015	74,242	Rs.	O + P + Q
P	Total Tax Percentage	8.92	12.03	%	R/E
O	Deduction if Const Contract value exceeds 20 lacs	(17,640)	(20,598)		(N- 20,00,000) @ 1%
P	Net Taxes	72,655	94,840		R - O
Q	Net tax percentage	11.78	15.37		P/E

Note: This calculation is for a semi-finished sale deed

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Reg Charges & Taxes Calculator					
Paramount Residency					
Date:		I & II floors	Other floors		Formula
	Flat No.	101	301		
A	Built-up-area	1,600	1,450	sft	
B	Undivided share of land	72.50	72.50		
C	No of car parking	1	1	Nos.	
D	No. of two wheeler parking	-	-	Nos.	
E	Total Sale Consideration	1,798,000	1,798,000	Rs.	
F	Registrars value of undivided share of land	72,500	72,500	Rs.	B X Rs. 1000 per sq yd
G	Registrars Const. Value	576,000	556,800	Rs.	A X Rs. 450 / 480 per sft @ 80%
H	Registrars Car Parking Value	33,000	33,000	Rs.	C X 100 sft X Rs. 330 per sft
I	Registrars Two wheeler Parking Value	-	-	Rs.	D X 15 sft X Rs. 330 per sft
K	Registrars Total Const. & Land Value	681,500	662,300	Rs.	F + G + H + I
L	Sale Deed Amount	681,500	662,300	Rs.	K
N	Construction Contract Amount	1,116,500	1,135,700	Rs.	E - L
O	Reg. Charges	67,478	66,230	Rs.	L @ 7.5% + N @ 1% + Rs. 5,200
P	Service tax	37,039	37,039	Rs.	E @ 2.06%
Q	VAT	17,980	17,980	Rs.	E X 1%
R	Total Taxes	122,496	121,248	Rs.	O + P + Q
P	Total Tax Percentage	6.81	6.74	%	R/E
O	Deduction if Const Contract value exceeds 20 lacs	(8,835)	(8,643)		(N- 20,00,000) @ 1%
P	Net Taxes	131,331	129,891		R - O
Q	Net tax percentage	7.30	7.22		P/E

Note: This calculation is for a semi-finished sale deed

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Reg Charges & Taxes Calculator

Gulmohar Gardens

Date:

		I & II floors	Other floors		Formula
	Flat No.	101	301		
A	Built-up-area	975	1,450	sft	
B	Undivided share of land	72.50	72.50		
C	No of car parking	1	1	Nos.	
D	No. of two wheeler parking	-	-	Nos.	
E	Total Sale Consideration	889,000	889,000	Rs.	
F	Registrars value of undivided share of land	130,500	130,500	Rs.	B X Rs. 1800 per sq yd
G	Registrars Const. Value	351,000	556,800	Rs.	A X Rs. 450 / 480 per sft @ 80%
H	Registrars Car Parking Value	33,000	33,000	Rs.	C X 100 sft X Rs. 330 per sft
I	Registrars Two wheeler Parking Value	-	-	Rs.	D X 15 sft X Rs. 330 per sft
K	Registrars Total Const. & Land Value	514,500	720,300	Rs.	F + G + H + I
L	Sale Deed Amount	514,500	720,300	Rs.	K
N	Construction Contract Amount	374,500	168,700	Rs.	E - L
O	Reg. Charges	47,533	60,910	Rs.	L @ 7.5% + N @ 1% + Rs. 5,200
P	Service tax	18,313	18,313	Rs.	E @ 2.06%
Q	VAT	8,890	8,890	Rs.	E X 1%
R	Total Taxes	74,736	88,113	Rs.	O + P + Q
P	Total Tax Percentage	8.41	9.91	%	R/E
O	Deduction if Const Contract value exceeds 20 lacs	(16,255)	(18,313)		(N - 20,00,000) @ 1%
P	Net Taxes	90,991	106,426		R - O
Q	Net tax percentage	10.24	11.97		P/E

Note: This calculation is for a semi-finished sale deed

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Subject: Service Tax, VAT and Registration charges.

Service Tax law has changed and from 1st June, 2007. Service tax is payable on 100% of sale consideration @ 2.06%. Similarly VAT is payable @ 1% on entire sale consideration. Earlier we were registering flats by showing 80% of sale consideration in the sale deed and 20% of sale consideration in the construction contract.

The clarity in service tax laws will enable us to reduce the incidents of taxes and registration charges. Hereafter the new procedure for determining Service tax, VAT, value of the sale deed and construction contract shall be followed. The same shall be applicable for the following projects:

- a. Mayflower Heights
- b. Silver Oak Bungalows Phase II
- c. Paramount Residency
- d. All other new projects
- e. GMG all flats except those in Block 'C' and Block 'B' north wing.
- f. All unsold units of SOB Phase I and Silver Oak Apartments
- g. All flats/bungalows where less than 80% of sale consideration is received

For Units where more than 80% of sale consideration is received for SOA, SOB Phase I, GMG 'C' block and 'B' block north wing, the old procedure for payment of sales tax, preparing sale deed and construction contracts shall be continued without change.

The new procedure shall be as follows:

- Service tax and VAT @ 2.06% + 1% (3.06%) shall be payable on entire sale consideration.
- Sale deed shall be prepared as semi finished for apartments at registrars value and balance consideration as construction contract.
- In case of Bungalows sale deed for land shall be at registrars value. Agreement for development charges shall be at the difference between our land value and registrar's value plus Rs. 2,00,000/- towards amenities charges. The construction contract shall be for the balance sale consideration.

The same procedure shall be adopted for both housing loan and installment schemes. Calculators have been provided for each project in the draft folder. You may consult Ramana Murthy / Sambasiva Rao for any clarifications regarding service tax.

It should be very clear to all that the new procedure is not applicable for SOA, SOB Phase I, GMG 'C' and 'B' block north wing where more than 80% of payment has been received.

In case of apartments, the sale deed and construction contract shall be registered as 2 separate documents. In case of Bungalows the agreement (for development charges) shall also be registered separately.

Draft copy of the calculation sheet is enclosed.


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Accountants shall ensure that their cash books are certified on a weekly basis. Accountants shall also ensure all the cash books and bank books are neatly labeled.

Krishna Kumari shall be responsible for maintaining income tax documents and vouchers in the designated storeroom. Phani Kumar to assist her for the same.

All bank works and work outside the office shall be handled by Mahender and Phani Kumar.

Mahender
23/4/07
Managing Director.

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Sub.: List of Account assigned to accountants

The following is the list of companies that have been assigned to each accountants.

S.No	Name of the Company/s	Assigned to	Cashbook certified by
1. 2. 3.	Mehta & Modi Homes Anand Mehta Silver Oak Estates	Satyanarayana – Vijay / Nagaraju	Ramana Murthy
4. 5. 6. 7. 8. 9. 10.	Summit Builders MPIPL Modi Housing Pvt Ltd Summit Housing Pvt Ltd Paramount Avenue Pvt Ltd Soham Modi Tejal Modi	Roopa - Sheshadri	Ramana Murthy
11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24.	Mayflower Heights B&C Estates Alpine Estates MBMC Greens Satish Modi HUF Satish Modi Viswajit Castings M& M Associates Mahesh Desai & HUF Soham Mansion Owners Ass. Syed Mehdi Pramod Modi Soham Modi HUF	Vasanthi - Venugopal	Ramana Murthy
25. 26. 27.	Modi Ventures Sri Sai Builders Modi & Modi Constructions	G. Jagdish - Keerthi	Ramana Murthy
28. 29.	Paramount Builders Bhargavi Developers	Mubashir - Lavanya	Ramana Murthy
30. 31. 32. 33. 34. 35. 36. 37.	Kadokia & Modi Housing Modi Estates MCMET GMCT Vista Homes Greenwood Estates Jade Estates Gulmohar Residency	Nagamani – Krishna Kumari	Ramana Murthy

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Sub: Revised list of account assigned to accountants

S.No.	Name of the Company	
1.	Mehta & Modi Homes	K.Satyanarayana & Swathi
2.	Silver Oak Estates	
3.	Silver Oak Bungalows Owners Association	
5.	Summit Builders	Rupesh & Rupa
6.	Paramount Builders	
7.	Bhargavi Developers	
8.	Paramount Builders Owners Association	
9.	Gulmohar Residency	
10.	Jade Estates	
11.	Modi Estates	
12.	Paramount Avenue Pvt Ltd	Krishna Kumari
13.	Modi & Modi Constructions	
14.	MCMET	
15.	GMCT	Nagamani & Lavanya
16.	Greenwood Estates	
17.	Alpine Heights	
18.	MM Constructions	Vasanthi & Mallesh
19.	B&C Estates	
20.	Alpine Estates	
21.	Greens	
22.	Mayflower Heights	
23.	SM Complex	
24.	Satish Modi HUF	
25.	Satish Modi	Keerthi & Nagaraju
26.	Modi Ventures I & II	
27.	Sri Sai Builders	
28.	GMG Owners Association	Jagdish & Saritha
29.	Kadakia & Modi Housing	
30.	MBMC	
31.	Viswajit Castings	
32.	M & M Associates	
33.	Paramount Estates	Venu Gopal & Ramacharyulu
34.	MPIPL	
35.	Modi Housing Pvt Ltd	
36.	Summit Housing Pvt Ltd	
37.	Soham Modi	
38.	Tejal Modi	
39.	Vista Homes	
40.	Mahesh Desai & HUF	
41.	Soham Mansion Owners Ass.	
42.	Syed Mehdi	
43.	Pramod Modi	
44.	Soham Modi HUF	Sambasiva Rao
45.	Auditing	

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Sub.: Standard procedures

The following standard procedures were discussed and shall be implemented henceforth

1. Bank reconciliation statement should be prepared twice a month i.e., BRS should be completed for the month by the 15th of the succeeding month and for the period from 1st to 15th of the month, and must be completed by end of month. This shall be applicable to all running projects like GWE, GMG, MFH, SOA, M&M, SOB, PMR, MPIPL, MHPL & Soham Modi.
2. Cash reconciliation should be done within one week from the end of each quarter.
3. Security and janitorial services bills to be paid along with salary by 5th of every month.
4. Salary statements every month shall be certified by the accountant issuing the salary to ensure that proper deduction of loans and advance salary paid. Salary statements should also be certified by Ramana Murthy or Kanaka Rao or Sambasiva Rao.
5. Customer Relation team should be provided a buyer info sheet and interest statement with 24 hours upon their request.
6. Accountants will request for due date of payment of electricity and phone bills from the admin officers at site and keep a copy of the same in their pending bills file so as to ensure timely payment of these bills.
7. Re-allotment of computers and desks shall be done by end of this month.
8. For cash withdrawals and deposits over Rs. 50,000/- the entry in the cash book and passbook must be certified by Ramana Murthy or Kanaka Rao or Sambasiva Rao.
9. Suppliers accounts must be verified on a monthly basis. Normally all supplier balances should be nil or credit balances. In case of debit balance or other mistakes the same should be brought to Sambasiva Rao's notice.
10. Salary advances must be deducted in full from the next months salary.
11. TDS payments should be made before the 7th of every month. Service tax, FBT & ETDS must be paid every quarter within the first 15 days of the month. For private limited companies, service tax must be paid before the 5th of the succeeding month.
12. Customer account should be reconciled on a monthly basis, i.e., reconcile statements of Ex and Database.


Managing Director.

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by
24/6/09



Circular No. 526(a) – Construction Division

Date: 01.09.2006.

To
The Engineers,
Modi Properties & Investments Pvt.Ltd.


Sub.: Collection of room rent and electricity charges for labour quarters – Revised rates

Engineers are requested to collect room rent and electricity charges as given below from 1st August, 2006 as per the revised rates.

a) Room rent	-	Rs. 40/- per week
b) Electricity charges for single tube light	-	Rs. 10/- per week
c) Electricity charges for T.V	-	Rs. 25/- per week
d) Electricity charges for single fan	-	Rs. 15/- per week
e) Electricity charges for Music system	-	Rs. 25/- per week

Electricity charges shall be charged only if the labour is using any of the above. Charges are for week i.e., starting on Saturday and ending on Friday.

There shall be no charges for huts. Hereafter, an allowance of Rs. 800/- per hut to be given to the contractor so that he can purchase the material required to erect a new hut.


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Sub.: Revised guideline rates for marble, Granite, etc.

Following are the guidelines rates for supply of marble, granite, tandoor, kota stone, etc.

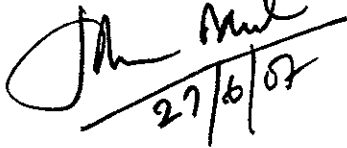
S.No.	Item Description	For bungalows
1.	Marble slabs, Morvad type, for flooring and steps with 2" border of green or yellow stone	Rs. 56/- per sft.
2.	Skirting for the above shall be charged at 1/3 of above rate	Rs. 18.70/- per rft.
3.	Marble tiles, Morvad type, of min. width 12" and min. length of 15", sorted.	Rs. 38/-per sft.
4.	Skirting for the above shall be charged at 1/3 of above rate	Rs. 12.70/- per rft.
5.	Black granite slab, large pieces, 18 mm thick including border of 4 to 6", all to be measured in sft.	Rs. 90/- per sft.
6.	Black granite tiles, 1 ft. X 2 ft., 10 mm thick for kitchen platform, flooring, etc.	Rs. 55/- per sft.
7.	Edge polish for 18 mm thick granite	Rs. 15/- per rft.
8.	Half round for 18 mm thick granite with polish	Rs. 30/-per rft.
9.	Full round for 18 mm thick granite with polish	Rs. 45/-per rft.
10.	Tandoor flooring with 2" marble patti, Diamond pattern with 2" motifs for passages	- N.A. -
11.	Marble tiles, Morvad type, of min. size 24" X 24" sorted.	Rs. 45/-
12.	Skirting for the above shall be charged at 1/3 of above rate	Rs. 15/- per rft.
13.	Kota stone, sorted, with marble patties, 2 or 3" motifs laid in diamond pattern or other simpler patterns with tin oxide polishing	Rs. 48/- per sft.
14.	Jaisalmer, green marble (pre polished) for small design work, raisers, etc.	Rs. 65/- per sft.
15.	Holes for kitchen platform for gas pipe and for fixing railing	Rs. 25/- per hole
16.	Granite cutting for sink fitting	Rs. 300/-

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Notes:

1. All rates include laying, fixing, polishing, wastage, transportation, lifting, etc.
2. Payment must be made on measurement of completed work.
3. Rate excludes taxes. Bill should be 50% material, 25% labour and 25% transport.
4. TDS must be deducted.
5. Release payment as per above rates @ 60% on delivery of material, @ 20% on laying and fixing and balance payment after completing all works to satisfaction of engineers.
6. Ensure that material is accepted or rejected before of laying or cutting.
7. Ensure that marble slabs have few black spots and that too not more than 3 to 6" in size. Remove tiles with any black spots.
8. Rate shall be applicable for PMR Club House, SOB Club House and SOB Phase II

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Sub.: Revised guideline rates for marble.

Following are the guidelines rates for supply of marble.

Marble work in common areas and inside flats/bungalows shall be done using Morvad type marble only. Morvad is a white colour marble with very light green veins and black spots. Ensure that the marble being supplied is Morvad type with few or medium green veins and few black spots not exceeding 2 or 3 inches in size.

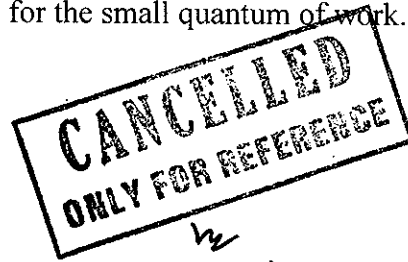
S.no.	Item Description	Rate
1.	Flooring inside flats using marble slabs with 2 inches motif of Green or yellow stone including laying, fixing and ordinary polishing	Rs 60/- per sft.
2.	For tinoxide polishing in lieu of ordinary polishing	Rs.6/- per sft extra
3.	For Morvad tiles	Rs. 40/- per sft.
4.	For Passage flooring in MFH using 2'x 2' marble cut from slab including 2" yellow motif.	Rs. 5/- per sft extra

The industry norms appear to have been changed and therefore we will accept marble up to a thickness of 15 mm. Do not accept marble less than 15 mm size. These rates shall be applicable for orders placed after this date.

Engineers must keep the marble ready for inspection during the time of site visit of the M.D. or Anand Mehta before laying and fixing.

In case of model flats and bungalows, additional Rs. 5/- per sft can be paid to ensure that the quality of marble is good and to compensate for the small quantum of work.

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Sub.: Revised guideline rates for hire charges for construction equipment.

S.No.	Description	Rate (Rs.)	Units
1.	JCB with back hoe and dozer with operator batta and diesel – no transport charges payable	650	Per hour
2.	Hitachi 60 (small bucket) with operator batta and diesel – one way transport charges extra	800	Per hour
3.	Hitachi 200 (big bucket) with operator batta and diesel – one way transport charges extra	1500	Per hour
4.	Road Roller, 8 to 10 tons with driver batta and diesel - one way transport charges extra	2200	Per day (9.30 to 6 p.m.)
5.	Tractor with tipper with operator batta and diesel – without labour	1350	Per day (9.30 to 6 p.m.)
6.	Tractor with blade and plough with operator batta and diesel.	275	Per hour
7.	Tipper – 200/300 Cft. with diesel, including driver batta	2300	Per day (9.30 to 6 p.m.)
8.	Concrete mixture with diesel, including operator batta	1100	Per day
9.	Pin vibrator with petrol and operator batta	450	Per day
10.	Slab vibrator with petrol and operator batta	450	Per day
11.	Builders hoist / lift including diesel and operator batta	1900	Per day
12.	Tractor with tipper for shifting building material, debris, etc., including diesel and with/without labour for loading and unloading within or around the site. Rate is valid for round trip distance of up to 3 kms. Beyond 3 kms pay extra @ Rs. 12 per km	160/80	Per trip
13.	4" /6" Cement block shifting by tractor including diesel and labour for loading and unloading within or around the site	0.80 /1.10	Per cement block
14.	Dewatering pump, small size with operator batta and without petrol	400	Per day
15.	Compressor for rock cutting and breaking including diesel and operator charges	300	Per hour

Notes:

1. Ensure start and stop time for every trip is recorded in the hire charges register and the authorization form for material shifting is made and signed by the Engg..
2. For shifting of cement block tipper cannot be used and block has to be manually unloaded and stacked neatly.

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3. Item nos. 1, 2 & 3 - for bulk work the prices can be reduced by 5 to 10%.
4. These are only guideline rates and project managers are given the freedom to increase or decrease the rates by 10% on a day to day basis depending on demand/supply, quantity of work and schedule for completion.
5. Where ever there is a shortage of tractors with tippers or concrete mixers or builders hoist, a loan of up to Rs. 50,000 may be given to our existing contractors to buy the equipment on the following conditions:
 - a. Equipment must be used at our site exclusively for a period of 18 months.
 - b. Discount on hire charges @ 5% for every 10,000 of loan must be given for a period of 6 months.
 - c. Loan must be repaid @ the rate of Rs. 150 per week for every Rs. 10,000 of loan.



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Sub.: Revised guideline rates for ceramic tiles fitting charges

S. No.	Description	Rate (Rs.)	Units
1.	Apartment toilets with standard pattern, without borders, etc. for walls / floors	6.50 / 6.00	Per sft.
2.	Apartment & Bungalows toilet work with designer pattern, with borders, Samfered edges, hole cutting for taps, etc., for walls / floors	8.00 / 6.00	Per sft.
3.	Kitchen dado	6.00	Per sft.
4.	Ceramic tile flooring / skirting	5.50 / 5.50	Per sft / rft
5.	Vitrified tile flooring / skirting	7.00 / 7.00	Per sft / rft

Notes:

1. Rates applicable for MFH, GWE, MNM, PMR (Except blocks 1C, 2C & B), SOB Phase II (Except Bungalow Nos. 201 to 234 & 261 to 268) and all other new projects.
2. Add Rs.0.50 paise per sft. for small works of less than Rs. 2,000/-


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b.: Guideline rates for Plumbing works - Lumpsum

S. No.	Description	Rate (Rs.)	Units
1.	Apartments – single bedroom flats with bathroom, kitchen, utility and balcony drainage works including washing and cleaning	2500	Per flat
2.	Apartments – double bedroom flats with bathroom, kitchen, utility and balcony drainage works including washing and cleaning	3500	Per flat
3.	Apartments – Triple bedroom flats with bathroom, kitchen, utility and balcony drainage works including washing and cleaning	4500	Per flat
4.	Drainage works including excavation and back filling, laying of separate pipes for sewage and waste water chambers, manhole within the block	500	Per flat
5.	Connection of borewell and municipal water lines	5000	Lumpsum per block
6.	Connection of rainwater lines from terrace to stilt floor /harvesting pits	5000	Lumpsum per block
7.	SOB Phase I - Bungalows – three bedroom including drainage work, manholes, excavation, fill back, GI, PVC, Sanitary, CP fittings, OHT, drinking water lines, etc.	11,000	Per Bungalow
8.	SOB Phase II - Bungalows – three bedroom including drainage work, manholes, excavation, fill back, GI, PVC, Sanitary, CP fittings, OHT, drinking water lines, etc.	12,500	Per Bungalow
9.	SOB Phase II - Bungalows – Four bedroom including drainage work, manholes, excavation, fill back, GI, PVC, Sanitary, CP fittings, OHT, drinking water lines, etc.	14,000	Per Bungalow
10.	SOB Phase II – Bungalows – work to be completed in 3 phases as per schedule. Bonus for in time completion of all the three phases of plumbing work. Penalty for delay beyond one week from scheduled date of completion	1000/- 1000/-	Per Bungalow Per Bungalow, per week for each phase

Notes:

- 1: These rates are for lumpsum for turnkey works.
2. Penalty /bonus for in-time completion shall be fixed up separately for each project.
3. Detailed rates for individual items shall be given in an other circular

Managing Director.

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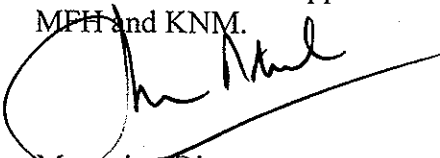
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Sub.: Plumbing works detail rates

Lumpsum Guideline rates for plumbing works for Bungalows and Apartments have been issued earlier shall be revised from time to time. However, guideline rates for undertaking layout works and other minor works have not been issued. These rates are given hereunder:

S. No.	Item Description	Size	Rate	Units
1.	Laying HDPE pipes	1" to 3"	7/-	Per meter
2.	Butt Joints for HDPE pipes	1" to 3"	75/-	Each
3.	CC pipe laying	6" to 9"	7/-	Rft
4.	SWG pipes laying	8"	11/-	Rft
5.	SWG pipes laying	4 to 6"	8/-	Rft
6.	GI Pipe works	4"	15/-	Rft
7.	GI Pipe works	2" to 3"	10/-	Rft
8.	GI Pipe works	½ to 1 ½"	8.50/-	Rft
9.	Gate wall fixing	3" to 4"	400/-	No.
10.	Gate wall fixing	½ to 2"	50/-	No.
11.	Laying PVC pipe	Upto 4"	12/-	Rft
12.	Laying PVC pipe	Upto 3"	9/-	Rft
13.	Laying PVC pipe	Upto 2"	8/-	Rft
14.	Drainage man holes	1' to 6' depth	600/-	Nos.
15.	Small square Man holes	2'x2'	400/-	Nos.
16.	Small square Man holes	18" x 18"	250/-	Nos.
17.	Open well Submersible or mono block pump fitting	--	400/-	Per No.
18.	Laying of C.C. pipe (Hume)	1 to 1 ½'	10/-	Rft
19.	Laying of C.C. pipe (Hume)	2'	15/-	Rft
20.	Tub fixing	--	900/-	No.
21.	Fixing of Syntax tanks	--	0.50/-	Per liter
22.	Loft tank connections	Upto 200 ltrs	350/-	Per No.
23.	PVC bends & fittings	3" & 4"	25/-	Per No.
24.	Nani Trap	3" & 4"	50/-	Per No.
25.	Beam Holes (6"/9" thick)	For 4" pipe	100 / 125	Per No.
26.	Beam Holes (6"/9" thick)	For 3" pipe	75 / 100	Per No.

These rates shall be applicable for all new sites including SOB III, MNM, PMR, GWE, MPH and KNM.


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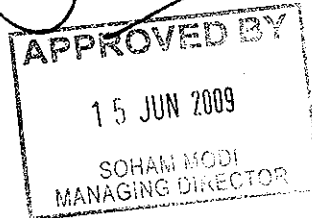
Sub.: Guideline rates for Plumbing works at apartments - Lumpsum

S. No.	Description	Rate (Rs.)	Units
1.	Apartments – single bedroom flats with bathroom, kitchen, utility and balcony drainage works including washing and cleaning	3,500	Per flat
2.	Apartments – double bedroom flats with bathroom, kitchen, utility and balcony drainage works including washing and cleaning	5,000	Per flat
3.	Apartments – Triple bedroom flats with bathroom, kitchen, utility and balcony drainage works including washing and cleaning	6,500	Per flat

Notes:

1. Other rates mentioned in Circular 506(b) shall continue to apply.
2. These rates shall be applicable to GMG II, MFH (except B south), PMR Blocks 3C & D and GWE.

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Circular No. 506(g) Construction Division

Date: 01.07.2009

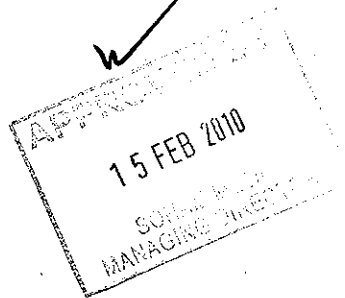
Sub.: Guideline rates for Plumbing works at apartments - Lumpsum

S. No.	Description	Rate (Rs.)	Units
1.	Apartments – single bedroom flats with bathroom, kitchen, utility and balcony drainage works including washing and cleaning	3,500	Per flat
2.	Apartments – double bedroom flats with bathroom, kitchen, utility and balcony drainage works including washing and cleaning	5,000	Per flat
3.	Apartments – Triple bedroom flats with bathroom, kitchen, utility and balcony drainage works including washing and cleaning	6,500	Per flat

Notes:

1. Stage wise bills should be raised flat wise/block wise as follows:
 - a. 25% on completion of PVC /GI work inside the flat
 - b. 25% on completion of PVC / GI external line works
 - c. 10% on completion of terrace fitting works
 - d. 10% on completion of stilt floor work.
 - e. 30% on completion of CP and sanitary works.

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Sub.: Guideline rates for Plumbing works – Lumpsum.

S. No.	Description	Rate (Rs.)	Units
1.	Lumpsum rates for 3 bedroom villa or town house including drainage work, manholes, excavation, fill-back, GI, PVC, CP fittings, OHT, drinking water lines, etc	Rs. 17,500	Per villa/ town house
2.	Bill shall be made in three stages as follows: Stage I – on competing GI & PVC work Stage II – on completing drainage work Stage III – on finishing all CP & sanitary works	Rs. 8,500/- Rs. 5,500/- Rs. 3,500/-	

Notes:

1. These rates are for lumpsum for turnkey works.
2. Detailed rates for individual items shall be given in an other circular.
3. Rates shall be applicable to SOB III, VSC, MNM & KNM.
4. Rates for SOB II as given in 506(e) shall be enhanced by Rs. 2000 & Rs. 2,500 for 3 & 4 bedroom bungalow and shall be applicable from the start of SOB II.

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- 4 JUL 2009
SOHAM MODI
MANAGING DIRECTOR

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Sub.: Guideline rates for Civil works – Lumpsum

S. No.	Description	Rate (Rs.)	Units
1.	Bungalows/ Villas / Row Houses: turnkey civil work charges including brick work, plastering, shelves/ lofts upto 150 sft., elevation, scaffolding tying and removing, sand screening, curing, lifting charges, floor chipping, batana shifting for flooring, skirting plastering, holes closing, minor finishing works, electrical holes closing, water tank plastering, railing fixing, doors frames, ventilators and template fixing, slope roof leveling, three sides compound wall, gate fixing, etc.	Rs. 60/-	Per sft. Of salable area as mentioned in brochure excluding terrace and portico area.
2.	Bonus for on time completion + good quality of work + following good construction practices like curing, proportion boxes + low wastage. Bonus in part or full shall be recommended by project manager and approved by M.D.	Rs. 5/-	Per sft. of salable area as mentioned in brochure excluding terrace and portico area.
3	Bill is to be raised in 5 stages: Stage 1: on completing of brick work & compound wall Stage 2: on completing 2 coats of internal plastering, Stage 3: on completion external plastering, elevation works & compound wall plastering Stage 4: Holes closing, floor chipping, dust shifting, PCC for portico, brick work for garden, wash area, etc., Stage 5: Final finishing works like skirting , plastering and edge rebuilding, gate fixing, railing fixing, etc.,	Rs. 20/- Rs. 12/- Rs. 16/- Rs. 6/- Rs. 6/-	Per sft
4.	Project Managers are advised to estimate the value of work done Vs payment made on a weekly basis as per the stages given above. An excel sheet similar to apartments can be made for the same. Credit limit for each civil contractor per bungalow shall be Rs. 20,000/-		

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5.	<p>Alternatively small amounts can be paid in advance for each stage of construction and time frame fixed for completing each stage. Weekly payments need not be paid. A guideline for fixing lumpsum payments is given below, however, it may be altered with prior approval of M.D. from project to project and contractor to contractor.</p> <p>a. For civil work pay 1/3rd value for brick work and plastering each week for 3 weeks and the work to be completed in 3 weeks.</p> <p>b. Similarly for internal plastering the payment can be split into 2 parts and work to be completed in 2 weeks.</p> <p>c. Similarly for external plastering payment can be divided into 2 or 3 parts with the work to be completed in 2 or 3 weeks. For other works payment can be made on completion.</p>		
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Notes:

All labour and equipment to be provided by contractor.

Managing Director

Soham Modi
APPROVED BY
 - 4 JUL 2009
 SOHAM MODI
 MANAGING DIRECTOR

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 18/3/10

Draft

Circular No. 509(f)

Date: 01.07.2009.

Subject: Revised Labour Daily Wage Rates.

Daily wages for labourers shall be as given under. Weekly allowance as given in memo no: 9212/23 dated 21.5.2009 shall not be paid hereafter.

The revised labour wages for the contractors shall be as follows and shall be valid from 03.07.2009. These rates shall be valid till further notice. Rates shall be applicable to on a/c, dept. & job work payments at all sites

Type of work	Contractor/ Head Mason	Mason	Male Helper	Female helper
Civil Work*	300	240	150	125
Centering & Rod Binding*	300	180	130	100
Carpenters	250	190	130	-
Welders	250	190	140	-
Excavation / Earth work	250	-	150	135
Painters /polishing	250	220	150	-
Plumbers	250	200	150	-
Tile Fitter	300	300	175	130
Electrical	250	225	160	-
Gardner		180	120	100

* Head Mason charges can be paid only to 1 or 2 masons per contractor, that too only if his skills justify it.

For small construction sites which are outside MCH limits, additional bus pass of Rs.15/- per person per day can be paid in addition to the wages. No bus pass payable for major construction sites at any location.

APPROVED BY
- 2 JUL 2009
SOHAM MODI
MANAGING DIRECTOR

Managing Director.

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Circular no 519(b)		Construction Division		
Subject: Guideline Rates for Civil Work.				
Date:	3/3/08			
S No.	Item	Rate	Units	Remarks
	Excavation			
	CRS - soft soil	3.00	cft	
	CRS - hard soil	3.25	cft	
	Column pits upto 7' - soft soil	3.25	cft	
	Column pits upto 7' - hard soil	3.50	sft	
	Column pits beyond 7'	4.00	cft	
	Column pits with water add	0.5 to 1.0	cft	
	Shifting earth beyond 50' add	0.50	cft	
	Columns pits & plinth beam fill back	1.00	cft	with basic compaction
	Fill back form more than 50' add	0.50	cft	
	Compaction at plinth level.	0.50	sft	
	PCC 4" & 6"	2.25	sft	
	UCRS	3.00	cft	
	CRS			
	Compound wall basement	3.50	cft	
	Retaining wall / sumps upto 5'	4.00	cft	
	Lift for retaining wall	10%	for every 5'	
	Bed for retaining wall 2" without steel	3.00	sft	
	DPC 2" to 3"	3.25	sft	
	Bed for retaining wall 4" with steel	8.00	sft	
	RCC			
	Steps	70.00	nos.	
	Partition & drop walls with plastering	17.00	sft	
	1/2" shelves with plastering	18.00	sft	
	Lofts & platforms w/o plastering	15.00	sft	
	Lentils 4 sides	8.00	sft	
	Chajjas - exterior w/o plastering	15.00	sft	One side
	Chajjas - with mould w/o plastering	10.00	sft	One side
	Walls with beds every 3.5 ft.			
	4" cement blocks	4.00	sft	
	6" cement blocks	4.00	sft	
	8" cement blocks	4.25	sft	
	4" table brick	4.50	sft	
	9" table brick	4.00	sft	
	Plastering Internal with scaffolding			
	2 coat walls	4.00	sft	
	2 coat ceiling & pillars	5.00	sft	
	1 coat walls	2.50	sft	
	1 coat ceiling & pillars	3.00	sft	
	2 coat ceiling sloped roof	5.00	sft	
	Kalai finish walls	4.50	sft	
	Kalai finish floor	4.00	sft	
	Sand screening for plastering 1/2 coats	0.30/0.40	sft	
	2 coats external plastering with scaffolding	5.50	sft	
	Door frames with bed	80.00	nos.	
	Window frames with bed	5.00	sft	
	Bathroom Ventilators	35.00	nos.	
	L & Z angle frames	40.00	nos.	
	Scaffolding			
	Single	0.80	sft	
	Double	1.10	sft	

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3/3/08

Extra for blue sheets	0.20	sft	
Removal	0.50	sft	
Grooves & Pattis (with plastering)			
Internal 1/2"	3.00	rft	
External 1/2" to 1'	4.00	rft	
Drip patti	4.00	rft	
Plain patti single 1/2" to 2"	6.00	rft	
Plain patti double 1/2" to 3"	8.00	rft	
Design or curved patti min 3" to 12"	40.00	rft	
Plain band 3" to 9"	14.00	rft	
Compound wall			
4" & 6" wall with 9" pillar	4.50	sft	
Grill fixing with pillar	5.00	sft	
Gate fixing with RCC pillar w/o plastering	1,000.00	nos.	
Post box	250.00	nos.	
Curing (calculated on super built up/sellable area)	1.00	sft	
Batana sifting for flooring	0.55	sft	
Hacking	0.30	sft	
Beam Chipping	13.00	sft	
Floor Chipping	0.40	sft	
Skirting plastering	4.00	rft	
Chicken mesh	2.50	rft	
Concrete pouring for roads & slabs 6"	3.50	sft	w/o lift & millar
Concrete pouring for roads & slabs 4"	3.00	sft	w/o lift & millar
Curbstone fixing with PCC w/o plastering	6.00	rft	
1 coat curbstome plastering with groove	3.00	rft	
Sloping roof leveling	4.00	rft	
RCC beds 4" with steel	4.00	rft	
Plain Arch 4" to 6" with plastering	40.00	rft	
Dummy pillars with plastering	300.00	nos.	
Staircase & Passage pipe railing fixing	3.00	rft	
Rough Shabad pointing	4.00	rft	
AC sheet fixing with brickwork on roof	3.00	sft	
1" & 2" baby chips bed	2.00	sft	
Granite cutting from rocks - 9"X 6" x 6"	4.5 / 3	big / small	per piece
60 mm metal from breaking rocks	500.00	per 100 cft	

Notes:

- 1 These are guideline rates for large construction sites.
- 2 Compare rates with weekly labour payments made.
- 3 Avoid dept. payments - fix lump sum rates as per estimate.
- 4 Add 15% extra to these rates for works less than Rs. 10,000/-
- 5 Weekly labour payment to be made as per wages given in circular.

John Muel
3/3/08

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2/3/10

Circular no 519(C)		Construction Division		
Subject: Guideline Rates for Civil Work - corrections				
Date:	10/3/2008			
S No.	Item	Rate	Units	Remarks
	Excavation			
	Sand Filling for cushioning under footing upto 1' depth	1.00	cft	
	Sand Filling for cushioning under footing more than 1' depth	0.50	cft	
	PCC 4" & 6"	2.50	sft	
Notes:				
1	Guideline rates in Circular 519(b) shall remain in force.			
2	Other terms and conditions mentioned in circular 519(b) shall be applicable.			

John Muel
10/3/08

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20/3/10

Date: 25.2.2008

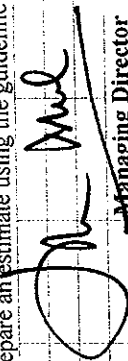
Revised Guideline Rates for Painting work.

Circular No. 520(b) - Construction Division

S No.	Item	Units	Lupnam	Primer	1 Coat	2 Coat	2 Coats	Remarks
1	OBd - Asian / Brenger	sft	0	0.90	1.00	1.70	2.60	
2	Plastic Emulsion - Asian Royal	sft		0.90	2.10	3.60	4.50	
3	Smooth finish with OBd	sft	5.75				6.00	Altech lupnam
4	Smooth finish with OBd	sft	6.40	0.90	1.00	1.70	9.00	Birla White
5	For plastic emulsion add						2.00	Extra
6	For Colour-bank OBd						0.25	Extra
7	Enamel without lupnam	sft		0.90	1.70	2.85	3.75	Metal Primer
8	Grills	sft	0	0.90	3.00	5.10	6.00	Measure only 1 side
9	Railing	sft	0	0.90	3.00	5.10	6.00	Measure only 1 side
10	Ventilators	sft	0	0.90	3.00	5.10	6.00	Measure only 1 side
11	Door Frames	rft		0.90	1.70	2.85	3.75	
12	Templates	rft		0.50	1.00	1.50	2.00	
13	Railing pipes	rft		0.90	1.70	2.85	3.75	Metal Primer
14	Enamel with lupnam	sft	3.4	0.90	1.00	1.70	6.00	
15	Bidding	rft						60% of above rate in rft
16	Snowcem	sft		0.80	1.30	2.20	3.00	With white cement primer
17	Exterior Emulsion - Ace	sft		1.25	1.80	3.00	4.00	With exterior primer
18	Exterior Emulsion - Apex	sft		1.25	2.70	4.50	5.75	With exterior primer
19	3" & 4" Drainage pipes	rft						
20	GI Pipes upto 1.5"	rft						
21	Lovelycem	sft			0.40	0.75		
22	MS Door Frames Cleaning	nos.					25.00	
23	Wood polish - ordinary	sft					14.00	
24	Door Frames	rft					14.00	
25	Crack filling - 1/4" cracks	rft					4.00	With m/c cutting
26	Crack filling - hair line cracks	rft					2.00	With Al giseal
27	Acid wash	sft					1.00	without material
28	Black Japan for door frames	nos.					25.00	with material
29	Pellamber coat for teak doors	nos.					30.00	with material

14/3/08
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- Notes:
- 1 Rates inclusive of POP gap filling and crack filling.
 - 2 These are guideline rates for large construction sites.
 - 3 Avoid dept. payments - fix lump sum rates as per estimate.
 - 4 Add 10% extra to these rates for works less than Rs. 10,000/-
 - 5 Weekly labour payment to be made as per wages given in circular.
 - 6 Engineer / supervisors shall wherever possible determine the quantum of work and prepare an estimate using the guideline rates, after which lumpsum amount for the work shall be fixed


 Managing Director

Date: 25.2.2008

Circular No. 520(c) - Construction Division Revised Guideline rates for Painting Works - Lumpsum

S No.	Item	Units	Remarks
1	Turnkey job for painting inside of flat with 2 coats luppum, primer and 2 coats OBD, with POP & gap filling, crack filling, cleaning, door frames, doors, grills, black japan, templetes, etc. Excludes balcony painting. Bathrooms OBD without luppum. Includes lofts and excludes shelves.		
	(a) Two bedroom flat larger than 1000 sft -SUBA	Per sft SUBA	18.00
	(b) One & Two bedroom flat less than 1000 sft -SUBA	Per sft SUBA	20.00
	(c) Three bed room larger than 1400 sft -SUBA	Per sft SUBA	17.00
	(d) Three bed room less than 1400 sft -SUBA	Per sft SUBA	19.00
2	Bungalows turnkey job including works mentioned in time I above, external painting with Ace, Compound wall painting with lovelycem, railing, cleaning, etc. Excludes polishing of wood work.		
	(a) 3 bedroom bungalow	Per sft SUBA	29.00
	(b) 4 bedroom bungalow	Per sft SUBA	25.00

Notes:

- 1 Building can be done in two stages - Stage I being all works except last coat of OBD and Ace, Stage II being cleaning, finishing and last coat of Ace and OBD. Stage I to be billed on 80% of total cost and Stage II on 20%.
- 2 Schedules to be fixed for completing each stage.
- 3 Deduct Rs. 2,000/- / Rs. 1,000/- for each bungalow / flat per week of delay
- 4 Rates shall be applicable for SOB II & III, MNM, MFH, GWE, PMR (except block 1C), GMG - Blocks D & E.
- 5 Corridor, external and other painting works shall be paid measurement basis.



Managing Director

18/3/10

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Circular No. 521(c) - Construction Division

Date: 16.07.2008

Revised Guide Line Rates for Waterproofing Works

Engineers / supervisors shall wherever possible determine the quantum of work and prepare an estimate using the guideline rates, after which lumpsum amount for the work shall be fixed.

Sl. No	Description	Rate	Units
1	Overhead tank - surface cleaning, I coat water proof plaster with RBR & IWP, pressure grouting, Finish coat plaster with RBR & IWP. Rate includes labour & lifting charges. For old tanks chipping cost not included.	16.00	per sft
2	Chipping cost for old tank - labour, cleaning & removal of debris	8.00	per sft
3	Overhead tank - surface cleaning, then apply Hyseal, I coat water proof plaster with RBR & IWP, pressure grouting, Finish coat plaster with RBR & IWP. Rate includes labour & lifting charges. For old tanks chipping not included. - only for exceptional cases.	22.00	per sft
4	Slope Roof: surface cleaning, I coat water proof plaster with RBR & IWP, pressure grouting, finish coat plaster with RBR & IWP, semi-smooth finish as top coat. Rate includes labour & lifting charges. Upto I & II floors only.	10.00	per sft
5	Terrace: surface cleaning, application of SBR cement slurry, baby chips mortar with drain slopes mixed with IWP, application of SBR cement slurry, finished coat with mortar mixed with IWP with neat cement slurry final finish & false lines. Rate includes labour & lifting charges. For bungalows up to II floors	11.00	per sft
6	Terrace: Same as above. For apartments upto stilt + 5 floors	12.00	per sft
7	Cellar floor: Box method with shabad stone. Surface preparation, fix stone, rough plaster with RBR, fill gaps with cement slurry with grout add mixture. Stone to be provided by Builder.	18.00	per sft
8	Cellar side walls: surface cleaning, I coat water proof plaster with RBR & IWP, pressure grouting, Finish coat plaster with RBR & IWP. Rate includes labour & lifting charges.	12.00	per sft
9	Lift pit water proofing by box method as in serial no. 7 above. Lift pit upto size 7 ft x 7 ft x 7 ft.	3,000.00	per lift pit
10	Sunken Bathroom: surface cleaning, then apply Hyseal, I coat water proof plaster with RBR & IWP, Pack holes with RBR, fill with brickbat, finish coat plaster with RBR & IWP with 4" above SFL on to the side walls. Rate includes labour & lifting charges. For bathroom larger than 8 ft X 6 ft. add @ of Rs. 20 per sft on floor area.	1,100.00	per bathroom

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16 JUL 2008
SOHAM MODI
MANAGING DIRECTOR

11	Bathroom (not sunken): surface cleaning, then apply Hyseal, 1 coat water proof plaster with RBR & IWP, Pack holes with RBR, fill with brickbat, finish coat plaster with RBR & IWP with 4" on to the side walls. Rate includes labour & lifting charges. For bathroom larger than 6.5 ft X 4 ft. add @ of Rs. 20 per sft on floor area.	750.00	
12	Wash area & Utility areas: surface cleaning, 1 coat water proof plaster with RBR & IWP, finish coat plaster with RBR & IWP with 4" on to the side walls. Rate includes labour & lifting charges. For areas larger than 50 sft add @ of Rs. 12 per sft on floor area	600.00	per utility
13	Wash area & Utility areas: surface cleaning, 1 coat water proof plaster with RBR & IWP, fill with brickbat, finish coat plaster with RBR & IWP with 4" on to the side walls. Rate includes labour & lifting charges. For areas larger than 50 sft add @ of Rs. 18 per sft on floor area	800.00	per Utility
14	Sump & Cellars with CRS or Brick - surface cleaning, 1 coat water proof plaster with RBR & IWP, Finish coat plaster with RBR & IWP. Rate includes labour & lifting charges.	13.00	per sft
15	Sump & Cellars RCC - surface cleaning, then apply Hyseal, 1 coat water proof plaster with RBR & IWP, pressure grouting, finish coat plaster with RBR & IWP. Rate includes labour & lifting charges.	18.00	per sft
16	Lift pits: Same as sump & cellar rates as in serial no. 14 & 15 above		sft
17	Small Job works (Less than Rs. 2,500/-) 1 Mason + 2 helpers with tools & conveyance - Chemical cost as per actual	600.00	per day
18	Expansion joints filling with polysulphide filler upto 1" with, turnkey job with 3 years warranty	375.00	running meter

Notes:

1. Rates are for turn-key jobs. Cement metal, chips & sand to be supplied by Builder. Labour chemical etc. to be provided by Contractor.
2. Bill: 60% bill inclusive of taxes, 20% labour bill & 20% towards hire charges for equipment. In case bill for entire amount as work order is being given then additional 2% can be paid as 50% share of works contract tax under VAT.
3. Abbreviations:
 - a. RBR: Roof Bond Repair
 - b. IWC: Integral waterproofing Compound
 - c. SBR: Styrene Butadiene Rubber
4. Rates applicable for:
 - a. PMR except B & 1C blocks
 - b. MFH, GWE, MNM, KNM & SOB.
 - c. Rates not applicable for completed projects like GMG, SOA, etc.


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APPROVED BY
16 JUL 2008
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MANAGING DIRECTOR

Sub: Nilgiri Homes – Lumpsum rates for Water Proofing

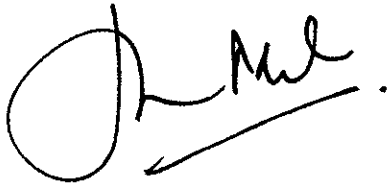
Lumpsum rates for water proofing works for Nilgiri Homes shall be as follows:

S. No.	Type of house	Lumpsum Amount
1.	Row House – Plot Nos. 1 – 7, 20 – 47 & 74 – 95	Rs. 14,000/-
2.	Semi Detached house - Plot Nos. 8 – 19 & 61 – 73	Rs. 15,000/-
3.	Detached house – Plot Nos. 48 – 60	Rs. 16,000/-

These amounts have been arrived on the basis of the estimate sheet enclosed.

Note:

1. Rates are for turn-key job. Cement metal, chips & sand to be supplied by Builder. Labour, chemical etc., to be provided by Contractor.
2. Bill: 60% bill inclusive of taxes, 20% labour bill & 20% towards hire charges for equipment.



Managing Director

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11/3/10

Circular No. 521(e) - Construction Division

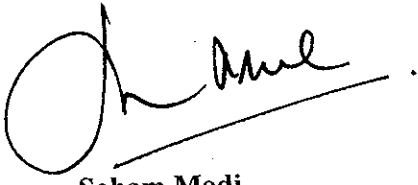
Date: 06.03.2009

Sub.: Revised Guide Line Rates for Waterproofing Works - GWE


Karnataka Waterproofing Company (Mr. Saleem) has been approved for water proofing works at GWE. Over and above our standard proofing method, he is applying one coat of Kapseal at the substrate level for additional protection.

The guideline rates for works undertaken by Karnataka Waterproofing company shall be as per circular 521(c). However, Rs. 3/- per sft shall be added to our guideline rates for one coat of Kapseal wherever it has been applied.

Other sites may use services of Karnataka Waterproofing Company only after informing Gaurang Mody.



Soham Modi


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Circular No. 521(f) - Construction Division

Date: 01.04.2009

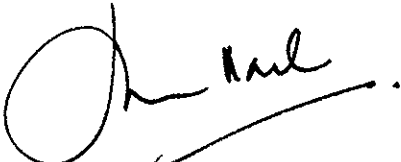
Sub.: Revised Guide Line Rates for Waterproofing Works - GWE

Karnataka Waterproofing Company (Mr. Saleem) has been approved for water proofing works at GWE. Over and above our standard proofing method, he is applying one coat of Kapseal at the substrate level for additional protection.

The guideline rates for works undertaken by Karnataka Waterproofing company shall be as per circular 521(c). However, Rs. 3/- per sft shall be added to our guideline rates for one coat of Kapseal wherever it has been applied.

For water proofing of sunken bathrooms, the rates shall be increased from Rs. 1,100/- to Rs. 1,600/- per bathroom.

Other sites may use services of Karnataka Waterproofing Company only after informing Gaurang Mody.


Soham Modi


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11/3/10

Sub: Silver Oak Bungalows Phase III – Lumpsum rates for Water Proofing

Lumpsum rates for water proofing works for Silver Oak Bungalows Phase III shall be as follows:

S. No.	Bungalow Type	Lumpsum Amount
1.	North facing	Rs. 18,500/-
2.	East facing	Rs. 18,500/-
3.	West facing	Rs. 21,500/-

These amounts have been arrived on the basis of the estimate sheet enclosed.

Note:

1. Rates are for turn-key job. Cement metal, chips & sand to be supplied by Builder. Labour, chemical etc., to be provided by Contractor.
2. Bill: 100% VAT bill / works contractor bills should be provided. Rates inclusive of taxes.



Managing Director

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Revised Guide Line Rates for Waterproofing Works

Guideline rates for water proofing works item wise have been given in Circular 521(c). Some additional items to that list have been added here. Rates for couple of items have been changed. The balance rates shall continue to be in force.

Sl. No	Description	Rate	Units
1	Overhead tank - surface cleaning, 1 coat water proof plaster with RBR & IWP, pressure grouting, Finish coat plaster with RBR & IWP. Rate includes labour & lifting charges. For old tanks chipping cost not included.	18.00	per sft
2	Lift pits using box method with shabad stone - lumpsum	5,000	Per pit
3	Expansion joint treatment at terrace by torch on membrane. Process includes surface cleaning, application of Pumer (Butamin base), fixing of Dr. Fixit Torch -- on membrane, pouring of hot melt adhesive over the membrane and trowelling for required finish.	52.00	Per sft
	4mm double layer	32.00	Per sft
	4mm single layer		

Notes:

1. Rates are for turn-key jobs. Cement metal, chips & sand to be supplied by Builder. Labour chemical etc. to be provided by Contractor.
2. Bill: 60% bill inclusive of taxes, 20% labour bill & 20% towards hire charges for equipment, Vat extra.
3. Rates applicable for:
 - a. GWE - all blocks.
 - b. MFH -- block A & C and expansion joint treatment of B block.
 - c. GMG -- Phase I -- Terrace expansion joint treatment.
 - d. Rates applicable for all future works in all projects.

✓
Soham Modi



Circular No. 522 (b) - Construction Division

Date :27.01.08

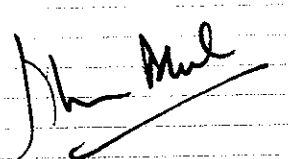
Sub.: Revised Guide Line Rates for Welding Works

Sl.no	Description	Units	Simple work	Designer work
1	Gates	sft	24.00	-
2	Z Angle Frames	nos	30.00	-
3	MS Grills for windows	sft	14.00	16.00
4	MS Grills- Fitting charge	sft	2.50	-
5	MS railing for elevation with fitting	sft	22.00	-
6	MS pipe railing with fitting	sft	11.00	-
7	3" L- Angle with hole for lintels	nos	12.00	-
8	MS Stools upto 6' height	nos	175.00	-
9	Tube Light Stands	nos	60.00	-
10	Measuring Box upto 6cft.	nos	250.00	-
11	Chajja Moulds.	nos	170.00	250.00
12	L- angle cloth frame	nos	90.00	-
13	Coupon wall railing	sft	13.00	-
14	Postbox Frame.	nos	75.00	-
15	Gearless Rolling Shutter with material (lock extra)	sft	90.00	-
16	Gearless Gril type Rolling Shutter with material	sft	100.00	-
17	Rolling Shutter Spring Bearing	nos	250.00	-
18	Tree Guards	nos	60.00	-
19	2" Box Section Templates	nos	70.00	-
20	Sheds - AC& GI with purlins, trusses, columns, & sheet fitting	sft	16.00	-
21	Rod cutting with gas (1 Mason + 1 Helper) - Gas & Blades to be provided by builder	per day	400.00	-
22	AC / GI Sheet fixing	sft	2.50	-
23	MS railing for staircase	sft	14.00	22.00
24	1"MS Pipes for Ducts	nos	35.00	-
25	Dept work: 1 Mason + 1 Helper + Cutting machine + welding machine + welding rods	per day	500.00	-
26	Chain link: poles fabrication + chain link fixing	sft	10.00	-
27	Agro Mesh: Frabication of frame + agro mesh fixing	sft	7.00	-
28	Hoarding fabrication - 6' x 4' & 8'x 12'	Nos	12.00	-
29	SOB Phase II - Lumpsum rate per bungalow - includes gate, compound wall railing, grills, staircase railing, clothes hanger, etc.	Nos	12,000.00	-

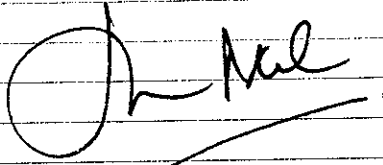
Note: Engineers / supervisors shall wherever possible determine the quantum of work and prepare an estimate using the guideline rates, after which lumpsum amount for the work shall be fixed.

Approved By:

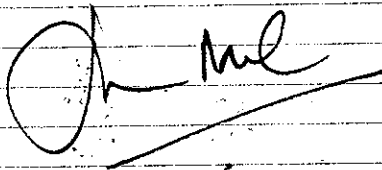
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 ONLY FOR REFERENCE

Circular No. 522 (c) - Construction Division		Date : 25.02.08		
Sub.: Revised Guide Line Rates for Welding Works - Lumpsum				
Sl.no	Description	Units	Simple work	Designer work
1	SOB Phase II - Lumpsum rate per bungalow includes gate, comout wall railing, grills, staircase railing, clothes hangers, etc	per day	13,500/-	-
Note: All other rates mentioned in Cir 522(b) shall be in force				
				
Approved By:		Managing Director		

CANCELLED
 18/3/10

Circular No. 522 (d) - Construction Division		Date : 01.04.09	
Sub.: Revised Guide Line Rates for Welding Works - Lumpsum -SOB			
Sl.no	Description	Amount	
1	Lumpsum rate per bungalow nos. 251 to 260 including gate, grills, staircase railing, cloth hangers, Compound wall grills, etc	21,000	
Note: All other rates mentioned in Cir 522(b) shall be in force			
			
Approved By:		Managing Director	

CANCELLED
 18/3/10

Circular No. 522 (e) - Construction Division		Date : 01.04.09
Sub.: Revised Guide Line Rates for Welding Works - Lumpsum- MNM		
Sl.no	Description	Amount
1	Lumpsum rate per Villa/Town House including gate, grills, staircase railing, cloth hangers, etc	14,500
Note: All other rates mentioned in Cir 522(b) shall be in force		
		
Approved By: Managing Director		

CANCELLED
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 18/3/10

Circular No. 522 (e)/2 - Construction Division

Date : 10.06.09

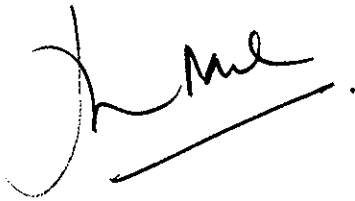
Sub.: Revised Guide Line Rates for Welding Works - Lumpsum- MNM

Sl.no	Description	Amount
1	Lumpsum rate per Villa/Town House including gate, grills, staircase railing, cloth hangers,etc	14,500

Bills can be made in stages as follows:

Stage -1	On completing Z angles	Rs. 500/-
Stage - 2	On completing fabrication works of grills, balcony railing, terrace ladder and gate	Rs. 9,000/-
State - 3	On grill fixing, fabrication and fixing of railing	Rs. 5,000/-

Note: All other rates mentioned in Cir 522(b) shall be in force



Managing Director

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18/3/10

Circular No. 522 (f) - Construction Division

Date : 02.12.09

Sub.: Revised Guide Line Rates for Welding Works - Lumpsum- KNM

Sl.no	Description	Amount
1	Lumpsum rate per Villa including grills, staircase railing, cloth hangers, ladder, etc. excludes balcony railing work.	Rs. 13,000/-

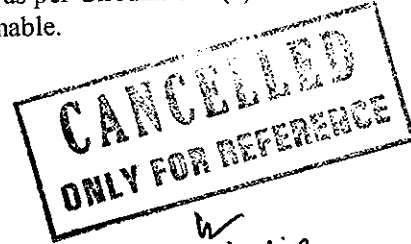
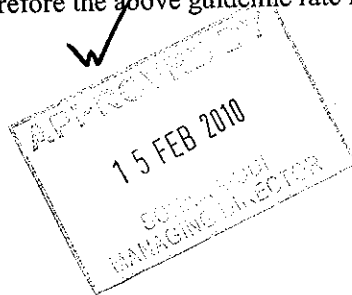
Bills can be made in stages as follows:

Stage - 1	On completing Z angles	Rs. 500/-
Stage - 2	On completing fabrication works of grills, balcony railing, terrace ladder	Rs. 7,500/-
State - 3	On grill fixing, fabrication and fixing of railing	Rs. 5,000/-

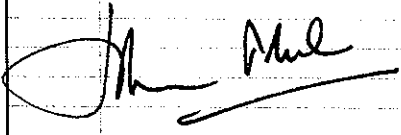
Note:

1. All other rates mentioned in Cir 522(b) shall be in force
2. Estimate was prepared by Khizer for the above works as per Circular 522(b) as Rs. 8,000/- therefore the above guideline rate is reasonable.

Soham Modi.



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18/3/10

Circular No. 523(b) - Construction Division		Date :21/01/08	
Sub.: Guideline Rates for Carpentry works.			
Sl.no	Description	Rate	Units
1	Wooden door frame making charge (5" width)	170.00	nos
2	Wooden door frame making charge (4" width)	140.00	nos
	Door Shutter and Hardware fixing (with Mortice & Tubular		
3	Locks)	170.00	nos
4	Door shutter and hardware fixing (with aldrop & tower bolt)	140.00	nos
5	Teak wood Beeding (Making & Fixing)	40.00	per door
	Ventilators with Groove making upto 4 sft, larges sizes on		
6	propata basis.	80.00	nos
7	Wooden Railing (SOB type) with posts	100.00	rft
8	Wooden AC Frames	100.00	nos
9	Soft Board	18.00	sft
10	Mosquito mesh Door	30.00	sft
11	Glass fixing for newspaper box	25.00	nos
12	Pinhead glass fixing for AC frames	90.00	nos
13	Tower Bolt (Extra)	20.00	nos
14	Aldrop (Extra)	22.00	nos
15	Door eye fixing	35.00	nos
16	Office Furniture	70.00	sft
17	Residence Furniture	90.00	sft
18	Mirror Frame with fixing	120.00	nos
19	Ventilator Glass fixing per ventilator	30.00	nos
20	Wooden Threshold (Door Bottom Rail)	100.00	nos
21	Office tables fixing with brackets to floor	60.00	nos
<p>Note: Engineers / supervisors shall wherever possible determine the quantum of work and prepare an estimate using the guideline rates, after which lumsun amount for the work shall be fixed.</p>			
<p>Approved by:  Managing Director.</p>			

2-13/10

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Circular No. 523(a) - Construction Division

Date : 15/11/06

Sub.: Guideline Rates for Carpentry works.

Engineer / supervisors shall wherever possible determine the quantum of work and prepare an estimate using the guideline rates, after which lumpsum amount for the work shall be fixed

Sl.no	Description	Rate	Units
1	Wooden door frame making charge (5" width)	150.00	nos
2	Wooden door frame making charge (4" width)	125.00	nos
	Door Shutter and Hardware fixing (with Mortice & Tubular		
3	Locks)	150.00	nos
4	Door shutter and hardware fixing (with aldrop & tower bolt)	125.00	nos
5	Teak wood Beeding (Making & Fixing)	30.00	per day
	Ventilators with Groove making upto 4 sft, larges sizes on		
6	propata basis.	80.00	nos
7	Wooden Railing (SOB type) with posts	90.00	rft
8	Wooden AC Frames	80.00	nos
9	Soft Board	15.00	sft
10	Mosquito mesh Door	25.00	sft
11	Glass fixing for newspaper box	20.00	nos
12	Pinhead glass fixing for AC frames	80.00	nos
13	Tower Bolt (Extra)	15.00	nos
14	Aldrop (Extra)	20.00	nos
15	Door eye fixing	30.00	nos
16	Office Furniture	60.00	sft
17	Residence Furniture	80.00	sft
18	Mirror Frame with fixing	100.00	nos
19	Ventilator Glass fixing per ventilator	25.00	nos
20	Wooden Threshold (Door Bottom Rail)	80.00	nos
21	Office tables fixing with brackets to floor	50.00	nos

Prepared by P.Ramesh

Approved by:

Approved
ds
15/3/07

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Sub.: Lead time for requisition

Engineers are requested to send requisitions well in advance as per the lead time for delivery of material given below. Purchase department shall ensure that material is delivered within the lead time specified below:

S.No.	Item	Lead time for sending requisition from the expected date of delivery
1. *	Aluminium Windows	30 days
2. **	Brochure / stationery / registers	15 days
3. **	Cement	4 days
4. * *	Cement Blocks	4 to 7 days
5. **	Cement covers & pipes	4 days
6. **	Ceramic Tiles	15 to 20 days
7. **	Chemicals	4days
8. **	Computer peripherals	10 days
9. **	Electrical pipes & Junction boxes	4 days
10. **	Flush Doors	20 to 30 days
11. **	Furniture	15 days
12. *	Generator	3 months
13. **	GI PVC Pipes & fittings	10 days
14. **	Glass	15 days
15. **	Gym / sports equipment	15 days
16. **	Hardware	4 days
17. **	Heavy equipment	15 days
18. **	Lifts	6 months
19. **	Marble, Granite & Stone	15 days
20. **	Mosaic pavers	30 days
21. **	Paints	7 days
22. **	Play ground equipment	30 days
23. **	Pumps	7 days
24. **	RMC	7 to 10 days
25. **	Roof tiles	15 days
26. **	Sanitary ware & C.P. fittings	10 days
27. **	Signage	15 days
28. *	Steel – TOR/Rebar	4 days
29. **	Steel plates, Boxes, angles & rods	7 days
30. **	SWR Pipes	4 days
31. **	Toner & Refill	4 days
32. * *	Tools (all kinds)	4 days
33. **	Wire, switches, MCB's etc.,	10 Days
34. **	Wood – Teak & Sal.	15 days

The lead times specified above in general are in terms of no. of working days. Try to exclude holidays and Sundays. In case of non-receipt of material as per scheduled date of delivery, ensure that the requisition form is faxed once again to the office on the following working day with a stamp of "Reminder fax".

If items are not received in time you may contact Mr. Gaurang or Mr. Suresh for the items marked in ""*"" & ""**"" respectively.

Note: Building materials, Borewell, equipment hire to be ordered/ purchased by site engineers & supervisor directly. No requisition for the same is to be made. However, rate to be confirmed with purchase department before purchase.

Soham Modi
23/4/07

25/3/10
CANCELLED

Circular No. 531(a) – Construction Division

Date: 09.07.2007

Sub.: Production of cement blocks

Engineers and Admin. Officers on site are hereafter required to monitor the quality and proportion of cement blocks being produced at our sites.

Engineers shall ensure that for every bag of cement the proportion of dust and chips should be such that it produces 8 mould of blocks for a bag of cement i.e., for each bag of cement 40 nos. 6" blocks and 64 nos. 4" blocks are produced.

Admin. Officers at site and one designated engineer or supervisor shall sign the production register on a daily basis after physical inspection of the no. of blocks produced. Admin officers and engineers or supervisors shall ensure that the exact count of the number of cement bags issued is maintained accurately.


Managing Director

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25/8/10

Sub.: Guideline rates for roof tiles

Rates for roof tile with material shall be as follows:

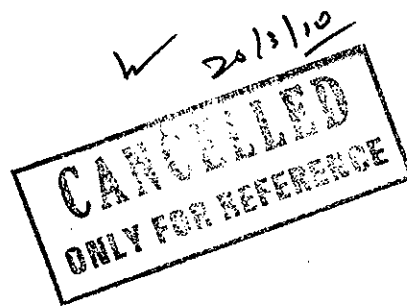
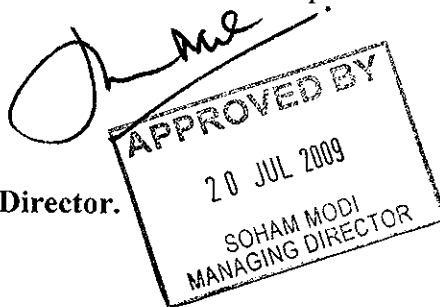
Rs. 20.50/- per sft as per actual measurement.

Rs. 20.50/- per rft for ridges as per actual measurement.

Notes:

1. All rates include laying, fixing, wastage, transportation, lifting, etc.
2. Payment must be made on measurement of completed work.
3. Rate excludes taxes. Bill should be for 50% material, 25% labour and 25% transport.
4. TDS must be deducted.
5. Release payment as per above rates @ 60% on delivery of material, @ 20% on laying and fixing and balance payment after completing all works to satisfaction of engineers.
6. For small works (less than 500 sft) at other sites 10% extra can be paid on the above rates.
7. These rates are applicable to for SOB Phase III & GWE. Add Rs. 1/- per sft for lift charges for work on terrace of apartments.

Managing Director.



Sub.: Guideline rates for roof tiles – Apartments.

Guideline rates for roof tile is given in Circular 533(b) with material shall be as follows:

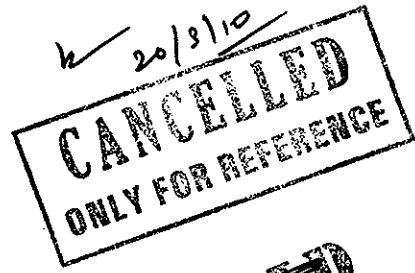
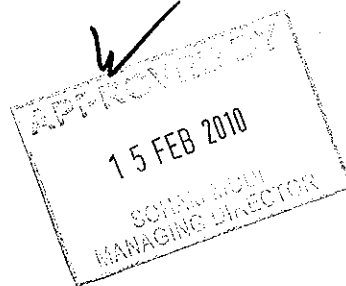
Rs. 20.50/- per sft as per actual measurement.

Rs. 20.50/- per rft for ridges as per actual measurement.

In case of GWE the cost of lifting tiles and material to the top floor is more than that for bungalows and therefore an additional Rs. 2/- per sft can be paid for roof tiles work for apartment complexes, wherever tiles are fixed on the terrace floor.

Other terms and conditions mentioned in Circular 533(b) shall continue to be in force.

Managing Director.



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A stamp with the word "CANCELLED" written in a bold, sans-serif font, which has been crossed out with several parallel diagonal lines.

Draft

Circular No. 542(d) – Construction Division

Date: 15.06.2009

Sub.: Revised Guideline rates for Electrical works - Lumpsum

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

S. No.	Description	Rate in Rs.	Units
1.	3 bedroom bungalow		Per bungalow
	a. Pipe laying during RCC works	3,000/-	
	b. Chiseling, laying pipes, fixing metal boxes, etc., in walls	7,000/-	
	c. Wiring, final fittings like switches, DB, etc.,	6,000/-	
	d. Total turnkey work (a+b+c)	16,000/-	
2.	4 bedroom bungalow		Per bungalow
	a. Pipe laying during RCC works	3,000/-	
	b. Chiseling, laying pipes, fixing metal boxes, etc., in walls	8,500/-	
	c. Wiring, final fittings like switches, DB, etc.,	6,500/-	
	d. Total turnkey work (a+b+c)	18,000/-	
3.	2 bedroom Flat		per flat
	a. Pipe laying during RCC works	500/-	
	b. Chiseling, laying pipes, fixing metal boxes, etc., in walls	3,500/-	
	c. Wiring, final fittings like switches, DB, etc.,	3,000/-	
	d. Total turnkey work (a+b+c)	7,000/-	
4.	3 bedroom Flat		per flat
	a. Pipe laying during RCC works	500/-	
	b. Chiseling, laying pipes, fixing metal boxes, etc., in walls	4,000/-	
	c. Wiring, final fittings like switches, DB, etc.,	3,500/-	
	d. Total turnkey work (a+b+c)	8,000/-	
5.	Electrical panel room turnkey work	5,000/-	
6.	Corridors and stilt floor	250	per flat

Notes:

These rates shall be applicable to SOB II & III, MNM, KNM, VSC, PMR Blocks B & 3C, GWE, GMG II, MFH C block north wing, A block east and west wing

Managing Director

S. Anil
APPROVED BY
15 JUN 2009
SOHAM MODI
MANAGING DIRECTOR

20/3/10
CANCELLED
ONLY FOR REFERENCE

Sub.: Guideline rates for Earth work –Lumpsum SOB III

1. Lumpsum rate for earth work for turnkey job including excavation of pits, PCC, fill back, leveling for plinth beam, fill back, leveling compaction and PCC after plinth beam, set backs leveling and compaction: Rs. 16,000/- per plot.
2. Schedule of work:
 - a. Excavation and PCC – 1 week
 - b. Fill back upto footing – 3 working days after casting footings
 - c. Fill back and compaction for PCC - 3 working days after casting pedestals
 - d. Final fill back, PCC and site leveling - 3 working days after casting plinth beam.
3. Bonus for on time completion shall be 10% and penalty shall be deducted @ 5% for every week of delay.
4. Add Rs. 1/- per sft for site leveling works for plot areas larger than 200 sq. yds.
5. These rates shall be applicable for Silver Oak Bungalows Phase III.



Managing Director


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Sub.: Guideline rates for Earth work –Lumpsum MNM
Lumpsum rate for earth work for turnkey job including excavation of pits, PCC, fill back, leveling for plinth beam, fill back, leveling compaction and PCC after plinth beam, set backs leveling and compaction is as follows:

Type of House	Middle/End/First	Amount
Row house West	First	21,500/-
Row house West	Middle & End	16,000/-
Row House East	First	22,000/-
Row House East	Middle & End	17,500/-
Row House North	First	21,500/-
Row House North	Middle & End	16,500/-
Detached West	--	21,000/-
Detached East	--	24,000/-
Semi – detached West	--	20,000/-
Semi – detached East	--	19,000/-

These rates shall be applicable for Modi & Modi Constructions only.


Managing Director

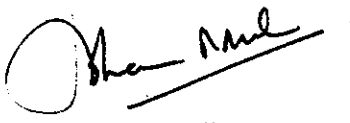
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27/3/10

Sub.: Guideline rates for Earth work – Lumpsum KNM.

Lumpsum rate for earth work for turnkey job including excavation of pits, PCC, fill back, leveling for plinth beam, fill back, leveling compaction and PCC after plinth beam, set backs leveling and compaction, excavation for CRS is as follows

S. No.	Type	Amount
1.	A	17,500/-
2.	B	21,000/-
3.	C	18,500/-
4.	D	17,500/-

These rates shall be applicable for Kadakia & Modi only. Ensure that excavation of CRS for compound wall and construction of CRS is completed before casting plinth beams to ensure stability of earth under the plinth beams.



Soham Modi.

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20/5/10

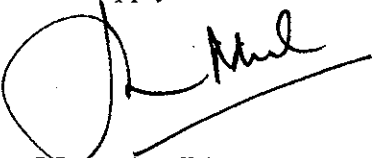
Sub.: Guideline rates for Earth Works/Excavation for footings.

In the guideline rates issued in Cir. No. 519(b) the excavation for column pits rate is specified as between Rs. 3.25 to Rs. 4.00 per cft. It is clarified that the rate in Cir No. 519(c) is applicable for excavation using manual labour where excavation is done for each individual footing. Similarly back filling rates of Rs. 1.25/- per cft is for manual work.

Where excavation/back filling is done using machines like JCB for entire blocks, sumps, septic tank, etc., the following rate shall apply.

Excavation using JCB or similar machine with earth removed by tractors or tippers	Rs. 1.50 per cft. upto depth of 10 ft. Add another Rs.0.50 extra where soil is full of water and forms a slurry.
Excavation using JCB or similar machine with earth removed by tractors or tippers	Rs. 2.00 per cft. upto depth of 10 ft. Add another Rs.0.50 extra where soil is full of water and forms a slurry.
Soil shifting	It is preferred that soil shifting is done as per guideline rates for hire charges given in Cir. No. 502(d) dated 24.07.2008 instead of per cft basis
Optional Rates: Soil shifting by tractor within the site	Rs. 1.00 per cft.
Soil shifting by tractor outside the site (beyond 300 mtrs).	Rs. 1.50 per cft.
Back filling done by using soil transported by tractors or tipper, where labour is used only for leveling	Rs. 0.50 for leveling upto 25 ft. Rs. 0.75 for leveling upto 50 ft. Rs. 1.00 for leveling upto 75 ft.

These rates shall be applicable for all sites from December 2008. Specifically these rates shall apply to excavation done for PMR D block and GWE balance raft footing.


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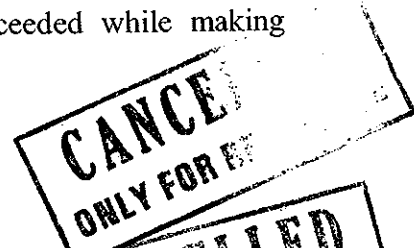
Sub.: Revised Guideline rates for Civil works – Apartments - Lumpsum

S. No.	Description	Rate (Rs.)	Units
1.	Apartments turnkey civil work charges including brick work, plastering, shelves/ lofts upto 100 sft., elevation, ducts, scaffolding tying and removing, stilt floor plastering, sand screening, curing, lifting charges, floor chipping, batana shifting for flooring, skirting plastering, holes closing, minor finishing works, electrical holes closing, water tank plastering, railing fixing, doors frames, ventilators and template fixing, grill fixing, etc. Excludes compound wall, roads and common amenities works.	60.00 30.00 Nil	Per sft. for each floor Per sft. for Stilt floor Terrace floor
2.	Bonus for completing all works as per schedule given.	Nil	of above rate

Notes:

1. All labour and equipment to be provided by contractor.
2. Schedules should be strictly adhered to.
3. Signature of engineer and contractor must be taken at the time of starting work and a register or schedule sheet clearly specifying starting and completion date.
4. Revised guideline rates shall be applicable to MFH C north wing & A east and west wing, GMG II & GWE.
5. Stage wise billing shall be made as follows:
 - a. Brick work including common areas -Rs. 20/- per sft
 - b. Elevation work – Rs. 14/- per sft
 - c. Internal Plastering (2 coats) including corridors – Rs.14/- per sft.
 - d. Holes closing, floor chipping and dust shifting including common areas - Rs.6/- per sft
 - e. Final finishing works including skirting, plastering, edges rebuilding, etc. – Rs. 6/- per sft.
 - f. Terrace floor finishing works – Rs. 10/- per sft of terrace area
 - g. Stilt floor plastering and minor finishing works including level marking and dust shifting for flooring – Rs.20/- per sft.
6. In Apartments projects the on a/c. payments made to the contractors should be verified with the status of work completed as per the rates give above. A standard format for estimating the value of work done block wise has been made for GWE and MFH. Similar format can be adopted for other sites. A block wise estimate of work done against payments made per contractor shall be sent along with the vouchers every Saturday to the head office. A credit limit as fixed from time to time by the M.D. for each contractor shall not be exceeded while making payments every week.

Managing Director.



Circular No. 504(c) Construction Division

Date: 21.01.2008

Sub.: Revised guideline rates for pavers and mosaic tiles

S. No.	Description	Rate (Rs.)	Units
1.	50 mm / 70 mm interlocking pavers, triex type, including material transport laying, wastage, etc.	22 / 23	Per sft.
2.	50 mm / 70 mm interlocking pavers, hexagonal type, including material transport laying, wastage, etc.	20 / 21	Per sft.
3.	Checked tiles / footpath tiles, 18 to 20 mm thick, 10" x 10", including material, transport, laying, wastage, etc.	14	Per sft.
4.	Grey Mosaic tiles, 18 to 20 mm thick, 10" x 10", including material, transport, laying, polishing wastage, etc.	15	Per sft.
5.	White Mosaic tiles, 18 to 20 mm thick, 10" x 10", including material, transport, laying, polishing wastage, etc.	18	Per sft.
6.	2 coats polishing of mosaic tiles with acid wash and cleaning	2.50	Per sft.
7.	Final quote of polish with acid wash and cleaning for marble and mosaic	1.50	Per sft.

Notes:

1. All rates include laying, fixing, polishing, wastage, transportation, lifting, etc.
2. Payment must be made on measurement of completed work.
3. Rate excludes taxes. Bill should be 50% material, 25% labour and 25% transport.
4. TDS must be deducted.
5. Release payment as per above rates @ 60% on delivery of material, @ 20% on laying and fixing and balance payment after completing all works to satisfaction of engineers.
6. These rates shall be applicable for works starting after 01.02.08. These rates shall not applicable for work orders issued before 01.02.08.


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Sub.: Standard Measurements/Guidelines - Electricals.

Recommended standard measurement and guidelines to be followed in all sites are as follows:

1. Heights of switchboards /electrical points measured from FFL to bottom of the switch board or point is as follows:

Sl. No.	Item Description	Height	Suggested size of switchboard
1.	Switchboard	4' or 4'6"	8/12 way
2.	Bell switch	4' or 4'6"	1 way
3.	TV counter top	3' or 3'3"	4/6 way
4.	Switchboard above kitchen platform	3'6"	4/6 way
5.	Bathroom next to basin	3'6"	4 way
6.	Geyser point	7' to 7'6"	4 way
7.	DB	7' or 7'6"	6 way – 3 phase
8.	Generator changeover	4' to 5'	2 way MCB box
9.	AC plug point	7' or 7'6"	4 way
10.	Wall point / bracket light	7'3" to 7'6"	
11.	Telephone/switchboard next to bedside table	2'	4 or 6 way

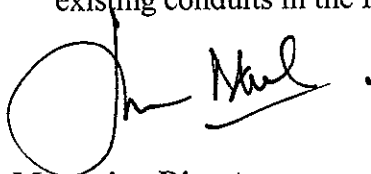
2. Guidelines that could be followed for good electrical designs are:

- a. DB should be near the main entrance. Generator changeover switch should be below the DB.
- b. Provision for DB should be made on upper floors in case of bungalows.
- c. Doorbell should be placed next to DB.
- d. Each room should have atleast two wall/bracket lights.
- e. Drawing & dining should have couple of ceiling points.
- f. A bracket light should be placed behind the bed in each bedroom. Control of the light behind the bed should be near the bedside table.
- g. Avoid two way switches.
- h. 5 amps sockets should be provided on either side of the bed exactly above the centre of the bedside table.
- i. Avoid two fans in any room.
- j. Do not place any switchboards or bracket lights behind wardrobes or above lofts.
- k. Socket near basin should be on wall perpendicular to the basin wherever possible and not behind the basin.
- l. Bathrooms and balconies should have ceiling points.
- m. Geyser point in the bathroom should be away from the shower.
- n. All bedrooms and drawing rooms should have a TV and telephone point.



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- o. Split utility area for pot wash and washing machine. Provide a 5 amp socket near the washing machine.
 - p. Designate area for refrigerator and provide a 5 amps socket behind the refrigerator.
 - q. Avoid window ACs and instead provide split AC points along with a 2 ½" dia PVC pipe through the wall for copper pipes.
 - r. Except for geyser and AC points which should be 15 amps sockets all other sockets should be 5 amps only.
 - s. Provide step regulator/dimmer for fans and control switch for sockets. Do not provide control switch for fans.
 - t. Sockets from kitchen should be away from stove and sink.
 - u. Optionally provide socket for water filter above sink.
 - v. Provide exhaust fan in kitchen and avoid exhaust fans in bathrooms. In case exhaust fans are to be provided in bathrooms, provide a 4" PVC pipe for the exhaust fan (Sirocco make exhaust fans can be utilized).
 - w. Provide socket with telephone point near the corner table in the drawing room.
 - x. Electrical points should be compared with furniture, bathroom and kitchen layouts. Preferably electrical plans should show the furniture, bathroom and kitchen layouts.
 - y. Condenser units of air conditioners should be at locations that can be reached for servicing.
3. These guidelines should be strictly followed for new projects.
4. For existing projects corrections can be made after keeping in mind the location of existing conduits in the RCC slabs.


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Circular No. 533(a) – Construction Division

Date: 07.09.2007

Sub.: Guideline rates for roof tiles

Rates for roof tile with material shall be as follows:

Rs. 18.50/- per sft as per actual measurement.

Rs. 18.50/- per rft for ridges as per actual measurement.

These rates are applicable to for SOB Phase II

Notes:

1. All rates include laying, fixing, wastage, transportation, lifting, etc.
2. Payment must be made on measurement of completed work.
3. Rate excludes taxes. Bill should be for 50% material, 25% labour and 25% transport.
4. TDS must be deducted.
5. Release payment as per above rates @ 60% on delivery of material, @ 20% on laying and fixing and balance payment after completing all works to satisfaction of engineers.



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Sub.: Guideline Rates for Carpentry - Lumpsum – MNM

Based on the rates given in Circular No. 523(b) the lumpsum rate for carpentry works shall be as follows:

- | | | |
|------------------|---|----------------------------|
| 1. Semi-detached | - | Rs. 9,500/- per Villa |
| 2. Detached | - | Rs. 10,500/- per Villa |
| 3. Town house | - | Rs. 7,500/- per Town House |

Note:

1. Rates are applicable for MNM only.
2. Rates are for turnkey jobs including doorframe making, fixing, shutter fixing, AC frame making, wooden bedding making and fixing, hand rail making and fixing.
3. Payments will be made based on attendance and allowance for tools and consumables can be given weekly as required.

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Mehta & Modi Homes							
Silver Oak Bungalows, Phase-II							
Estimate for water proofing wall for toilets, sloping slabs & portico slab							
Date: 19.9.07							
						Lump-sum	
East facing Bungalow - Plot no.201 to 205						Approved	
S.No	Description	Quantity	Units	Rate	Amount	Remarks	
1	Toilets area	119	sft	30.00	3,570		
2	Sloping area	1,767	sft	10.00	17,673	inclusive of pressure grouting	
3	Portico slabs	205	sft	10.00	2,051	inclusive of pressure grouting	
4	Open Terrace	249	sft	10.00	2,488		
5	Sunken water tank	102	sft	Lumpsum	750		
6	Zyco seal coat for windows	57	sft	3.00	172		
	Total	2,500	sft		26,703	25,000	
West facing Bungalow - Plot no.206 to 210 & 216 to 220							
S.No	Description	Quantity	Units	Rate	Amount	Remarks	
1	Toilets area	146	sft	30.00	4,380		
2	Dressroom area brickbat filling	43	sft	Lumpsum	300		
3	Sloping area	1,677	sft	10.00	16,771	inclusive of pressure grouting	
4	Portico slabs	242	sft	10.00	2,416	inclusive of pressure grouting	
5	Open terrace	118	sft	10.00	1,180		
6	Sunken water tank	98	sft	Lumpsum	750		
7	Zyco seal coat for windows	60	sft	3.00	180		
8	Dress room area brickbat filling	42	sft	Lumpsum	300		
	Total	2,425	sft		26,277	25,000	
East facing Bungalow - Plot no.211 to 215							
S.No	Description	Quantity	Units	Rate	Amount	Remarks	
1	Toilets area	119	sft	30.00	3,570		
2	Sloping area	1,814	sft	10.00	18,138	inclusive of pressure grouting	
3	Portico slabs	205	sft	10.00	2,051	inclusive of pressure grouting	
4	Open Terrace	249	sft	10.00	2,488		
5	Sunken water tank	56	sft	Lumpsum	750		
6	Zyco seal coat for windows	57	sft	3.00	172		
	Total	2,500	sft		27,168	25,000	
East facing Bungalow - Plot no.221 to 227 & 243 to 250							
S.No	Description	Quantity	Units	Rate	Amount	Remarks	
1	Toilets area	120	sft	30.00	3,608		
2	Sloping area & Portico slabs	2,368	sft	10.00	23,676	inclusive of pressure grouting	
3	Open terrace	298	sft	10.00	2,978		
4	Sunken water tank	106	sft	Lumpsum	750		
5	Zyco seal coat for windows	57	sft	3.00	172		
6	Dress room area brickbatting	41	sft	Lumpsum	300		
	Total	2,991	sft		31,483	30,000	
West facing Bungalow - Plot no.228 to 234							
S.No	Description	Quantity	Units	Rate	Amount	Remarks	
1	Toilets area including dress room	131	sft	30.00	3,938		
2	Sloping area & Portico slabs	2,111	sft	10.00	21,113	inclusive of pressure grouting	
3	Open terrace	142	sft	10.00	1,416		
4	Sunken water tank	105	sft	Lumpsum	750		
5	Zyco seal coat for windows	60	sft	3.00	180		
6	Dress room area brickbatting	67	sft	Lumpsum	300		
	Total	2,616	sft		27,296	25,000	

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East facing Bungalow - Plot no.235 to 238						
S.No	Description	Quantity	Units	Rate	Amount	Remarks
1	Toilets area	178	sft	30.00	5,344	
2	Sloping area&Portico slabs	3,282	sft	10.00	32,824	inclusive of pressure grouting
3	Open terrace	212	sft	10.00	2,120	
4	Sunken water tank	87	sft	Lumpsum	750	
5	Zyco seal coat for windows	57	sft	3.00	172	
6	Dress room area brickbatting	42	sft	Lumpsum	300	
	Total	3,859	sft		41,510	40,000
West facing Bungalow - Plot no.239 to 242						
S.No	Description	Quantity	Units	Rate	Amount	Remarks
1	Toilets area	225	sft	30.00	6,758	
2	Sloping area&Portico slabs	2,616	sft	10.00	26,164	inclusive of pressure grouting
3	Open terrace	178	sft	10.00	1,782	
4	Sunken water tank	55	sft	Lumpsum	750	
5	Zyco seal coat for windows	60	sft	3.00	180	
6	Dress room area brickbatting	64	sft	Lumpsum	300	
	Total	3,199	sft		35,934	35,000
North facing Bungalow - Plot no.251 to 260						
S.No	Description	Quantity	Units	Rate	Amount	Remarks
1	Toilets area	281	sft	30.00	8,415	
2	Sloping area&Portico slabs	2,294	sft	10.00	22,936	inclusive of pressure grouting
3	Balcony	369	sft	10.00	3,692	
4	Sunken water tank	78	sft	Lumpsum	750	
5	Zyco seal coat for windows	111	sft	3.00	333	
6	Dress room area brickbatting	135	sft	Lumpsum	700	
	Total	3,267	sft		36,826	35,000
West facing Bungalow - Plot no.261 to 268						
S.No	Description	Quantity	Units	Rate	Amount	Remarks
1	Toilets area	165	sft	30.00	4,950	
2	Family Longue room small brick	14	sft	Lumpsum	300	
3	Dressroom area brickbat filling	33	sft	Lumpsum	300	
4	Sloping area	1,265	sft	10.00	12,652	inclusive of pressure grouting
5	Portico slabs	145	sft	10.00	1,447	inclusive of pressure grouting
6	Open terrace	102	sft	10.00	1,020	
7	Sunken water tank	42	sft	Lumpsum	750	
8	Zyco seal coat for windows	60	sft	3.00	180	
	Total	1,826	sft		21,598	20,000

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Sub: Silver Oak Bungalows Phase II – Lumpsum rates for Water Proofing

Lumpsum rates for water proofing works for Silver Oak Bungalows Phase II shall be as follows:

S. No.	Bungalow No.	Lumpsum Amount
1.	Plot No. 201 to 205	Rs. 25,000/-
2.	Plot No. 210 to 216 to 220	Rs. 25,000/-
3.	Plot No. 211 to 215	Rs. 25,000/-
4.	Plot No. 221 to 227 & 243 to 250	Rs. 30,000/-
5.	Plot No. 228 to 234	Rs. 25,000/-
6.	Plot No. 235 o 238	Rs. 40,000/-
7.	Plot No. 239 to 242	Rs. 35,000/-
8.	Plot No. 251 to 260	Rs. 35,000/-
9.	Plot No. 261 to 268	Rs. 20,000/-

These amounts have been arrived on the basis of the estimate sheet enclosed.

Note:

1. Rates are for turn-key job. Cement metal, chips & sand to be supplied by Builder. Labour, chemical etc., to be provided by Contractor.
2. Bill: 60% bill inclusive of taxes, 20% labour bill & 20% towards hire charges for equipment.


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Sub.: Revised Guideline rates for Civil works - Lumpsum

S. No.	Description	Rate (Rs.)	Units
1.	Apartments turnkey civil work charges including brick work, plastering, shelves/ lofts upto 100 sft., elevation, ducts, scaffolding tying and removing, stilt floor plastering, sand screening, curing, lifting charges, floor chipping, batana shifting for flooring, skirting plastering, holes closing, minor finishing works, electrical holes closing, water tank plastering, railing fixing, doors frames, ventilators and template fixing, grill fixing, etc. Excludes compound wall, roads and common amenities works.	50.00	Per sft. for each floor
		25.00	Per sft. for Stilt floor
		Nil	Terrace floor
2.	Bonus for completing all works as per schedule given.	5%	of above rate

Notes:

1. All labour and equipment to be provided by contractor.
2. Schedules should be strictly adhered to.
3. Signature of engineer and contractor must be taken at the time of starting work and a register or schedule sheet clearly specifying starting and completion date.
4. Revised guideline received the rates shall be applicable for PMR, MFH & GWE.
5. For GMG rate shall not be applicable for Block 'B' & 'C'. For Block 'B' the rate shall be Rs. 45 & 22.50/- per sft.
6. In case flooring, chipping and batana shifting is not being done by the contractor, Rs. 2/- per sft. is to be deducted from the above rates.


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Sub.: Revised guideline rates for ceramic tiles fitting charges

S. No.	Description	Rate (Rs.)	Units
1.	Apartment toilets with standard pattern, without borders, etc. for walls / floors	6.00 / 5.50	Per sft.
2.	Apartment & Bungalows toilet work with designer pattern, with borders, Samfered edges, hole cutting for taps, etc., for walls / floors	6.50 / 5.50	Per sft.
3.	Kitchen dado	6.00	Per sft.
4.	Ceramic tile flooring / skirting	5.50 / 5.50	Per sft / rft
5.	Vitrified tile flooring / skirting	7.00 / 7.00	Per sft / rft

Notes:

1. Rates applicable for GMG – Blocks D & E, PMR (except Block 1C), MFH, SOB (except Phase I), GWE, MNM.
2. Add Rs.0.50 paise per sft. for small works of less than Rs. 2,000/-



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Circular No. 501(a) Construction Division

Date: 19.04.2007

Sub.: Guideline rates for marble, Granite, etc.

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Following are the guidelines rates for supply of marble, granite, tandoor, kota stone, etc.

S.No.	Item Description	For apartments	For bungalows
1.	Marble slabs, Morvad type, for flooring and steps with 2" border of green or yellow stone	Rs. 56/- per sft.	Rs. 65/- per sft.
2.	Skirting for the above shall be charged at 1/3 of above rate	Rs. 18.70/- per rft.	Rs. 22.70/- per rft.
3.	Marble tiles, Morvad type, of min. width 12" and min. length of 15", sorted.	Rs. 35/- per sft.	Rs. 38/-per sft.
4.	Skirting for the above shall be charged at 1/3 of above rate	Rs. 11.70/- per rft.	Rs. 12.70/- per rft.
5.	Black granite slab, large pieces, 18 mm thick including border of 4 to 6", all to be measured in sft.	Rs. 95/- per sft.	Rs. 95/- per sft.
6.	Black granite tiles, 1 ft. X 2 ft., 10 mm thick for kitchen platform, flooring, etc.	Rs. 55/- per sft.	Rs. 55/- per sft.
7.	Edge polish for 18 mm thick granite	Rs. 15/- per rft.	Rs. 15/- per rft.
8.	Half round for 18 mm thick granite with polish	Rs. 30/- per rft.	Rs. 30/-per rft.
9.	Full round for 18 mm thick granite with polish	Rs. 45/- per rft.	Rs. 45/-per rft.
10.	Tandoor flooring with 2" marble patti, Diamond pattern with 2" motifs for passages	Rs. 32/- per sft.	- N.A. -
11.	Steps with large tandoor stones, 11 to 12" in one or two pieces with marble raiser	Rs. 35/- per sft. for treads and raisers	- N.A. -
12.	Half round for steps of marble without tin oxide polishing	Rs. 15/- per rft	Rs. 15/- per rft.
13.	Half round for steps of tandoor without tin oxide polishing	Rs. 10/- rft.	- N.A. -
14.	Kota stone, sorted, with marble patties, 2 or 3" motifs laid in diamond pattern or other simpler patterns with tin oxide polishing	Rs. 48/- per sft.	Rs. 48/- per sft.
15.	Jaisalmer, green marble (pre polished) for small design work, raisers, etc.	Rs. 65/- per sft.	Rs. 65/- per sft.

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16.	Holes for kitchen platform for gas pipe and for fixing railing	Rs. 25/- per hole	Rs. 25/- per hole
17.	Granite cutting for sink fitting	Rs. 300/-	Rs. 300/-

Notes:

1. All rates include laying, fixing, polishing, wastage, transportation, lifting, etc.
2. Payment must be made on measurement of completed work.
3. Rate excludes taxes. Bill should be 50% material, 25% labour and 25% transport.
4. TDS must be deducted.
5. Release payment as per above rates @ 60% on delivery of material, @ 20% on laying and fixing and balance payment after completing all works to satisfaction of engineers.
6. Ensure that material is accepted or rejected before of laying or cutting.
7. Ensure that marble slabs have few black spots and that too not more than 3 to 6" in size. Remove tiles with any black spots.

Managing Director

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Sub.: Revised Guide Line Rates for Welding Works - Lumpsum- KNM

Sl.no	Description	Amount
1	Lumpsum rate per Villa including grills, staircase railing, cloth hangers, ladder, etc. excludes balcony railing work.	13,000/-

Bills can be made in stages as follows:

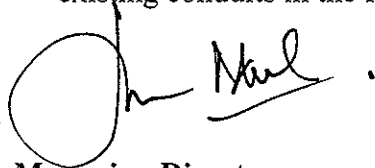
Stage - 1	On completing Z angles	Rs. 500/-
Stage - 2	On completing fabrication works of grills, balcony railing, terrace ladder	Rs. 7,500/-
State - 3	On grill fixing, fabrication and fixing of railing	Rs. 5,000/-

Note: 1. All other rates mentioned in Cir 522(b) shall be in force
Managing Director

2. Estimate was prepared by Khizer for the above works as per Circular 522(b) as Rs. 8,000/- therefore the above guideline rate is reasonable.

Soham Modi.

- o. Split utility area for pot wash and washing machine. Provide a 5 amp socket near the washing machine.
 - p. Designate area for refrigerator and provide a 5 amps socket behind the refrigerator.
 - q. Avoid window ACs and instead provide split AC points along with a 2 ½" dia PVC pipe through the wall for copper pipes.
 - r. Except for geyser and AC points which should be 15 amps sockets all other sockets should be 5 amps only.
 - s. Provide step regulator/dimmer for fans and control switch for sockets. Do not provide control switch for fans.
 - t. Sockets from kitchen should be away from stove and sink.
 - u. Optionally provide socket for water filter above sink.
 - v. Provide exhaust fan in kitchen and avoid exhaust fans in bathrooms. In case exhaust fans are to be provided in bathrooms, provide a 4" PVC pipe for the exhaust fan (Sirocco make exhaust fans can be utilized).
 - w. Provide socket with telephone point near the corner table in the drawing room.
 - x. Electrical points should be compared with furniture, bathroom and kitchen layouts. Preferably electrical plans should show the furniture, bathroom and kitchen layouts.
 - y. Condenser units of air conditioners should be at locations that can be reached for servicing.
3. These guidelines should be strictly followed for new projects.
4. For existing projects corrections can be made after keeping in mind the location of existing conduits in the RCC slabs.



Managing Director

Circular No. 108(a) – Administration

Date: 26.08.2006.

Sub.: Extension numbers for Head office

Staff can directly dial 040 – 66335551 followed by extension no. The extension nos. are as follows:

Name – II Floor	Extension
Shankar Reddy	36, 63
Majid / Jay	49
Mahender / Phani	40
Sunitha	20, 33
Fax	44
Security	30
Meeting room1 & 2	22
EDP room	28
Ramana	24, 42
Sheshadri/ Vijay/ Keerthi	31
Vasanthi / Venu/ Lavanya	46
Samba Siva Rao	41
Hari / Mubbashir	50
Nagalaxmi/ K. Kumari/Nraju	55
Aruna	26, 62
Shailaja / Santosh	34, 43
Srinivas Reddy/Sagar/Malla Reddy	64
Kanaka Rao	35, 53
Soham Modi	25, 52
Meeting Room 3	58
Conference room	56
Roopa / G. Jagdish	29

Name – I Floor	Extension
Conference room	61
Gaurang Mody	45, 54
Suresh	23
Sujatha / Nagamani	60
Housing Loan Coordinator	38
Prabhakar Reddy / Pradeep	48
Peterson	51
Uma / Vinnela	21

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You can continue to call Kanaka Rao - 27543658, Aruna - 27537458, Shailaja - 39101958 and Suresh - 65919596 on their direct lines.

Staff members are requested to call other staff members whenever possible directly on their mobiles. Staff who have a Tata Indicom connection will be able to call other mobiles with the same service free of cost provided they have availed that scheme, at the rate of Rs. 75/- per month.


Managing Director

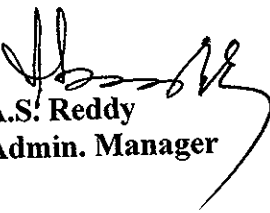
Circular No. 110(a) – Admin Division


Date: 14.05.2007

Sub.: Computer classes

This is to inform all staff that the Management has decided to sanction soft loans to the staff who are interested to learn computer basics as per sheet enclosed. Hence it is requested to all staff to submit the names to Admin. Department for further process and grant part of loan will be decided later i.e., after completion of course successfully. Trail batch already started and place of learning is at East Maredpally, above Navya Super Market.


For Modi Properties & Investments


A.S. Reddy
Admin. Manager


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It has been observed that most of the staff are taking lunch in first floor the place where we are not suppose to take lunch. The fully equipped lunch room is being provided in the 2nd floor and all the staff are requested to take the their lunch in the lunch room itself. Further the staff hereby advised to take their lunch in batches starting from 1:00pm to 2:30pm and we can accommodate 20nos in each batch and the time provided for each batch is only half-an-hour. If anyone take more than half-an-hour for lunch it will be viewed seriously and penalty will be levied


A. Shankar Reddy
Manager - Admin

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CANCELLED

NOTE: Further it is advised that one who wants to bring lunch from outside they have to inform office assistants before 11:00 am.

Sub.: Responsibilities of Murali Mohan.

Hereafter Murali shall directly report to the M.D. or Aruna and shall be responsible for the following works:

1. Installation of hoardings, boards, flex, etc., at all sites
2. Delivery of brochures, title documents, etc., to sites and partners.
3. Pick-up and delivery of plans from architect and structural engineers.
4. Shall assist Shailaja in printing and delivery of all promotion material like brochures, hoardings, boards, flyers, etc.
5. He shall help Shailaja to coordinate delivery and pickup or work from ad agency, consultants and news papers. Shall assist Shailaja & Praveen to maintain stock of brochures in orderly manner.
6. Shall assist Naveen for delivery, pickup and printing of plans.
7. Murali shall not be required to personally undertake deliveries or pickup. He may use office assistants for the same. However, he shall be personally responsible to ensure that deliveries or pickups or other works assigned to him are completed within 1 working day.
8. He may coordinate with office assistants/drivers, customer relations, accountants, admin and purchase whenever required.


Managing Director


CANCELLED

Circular No. 111(a) – Admin Division

Date: 15.06.2007

It has been observed that most of the staff are taking lunch in first floor the place where we are not suppose to take lunch. The fully equipped lunch room is being provided in the 2nd floor and all the staff are requested to take the their lunch in the lunch room itself. Further the staff hereby advised to take their lunch in batches starting from 1:00pm to 2:30pm and we can accommodate 20nos in each batch and the time provided for each batch is only half-an-hour. If anyone take more than half-an-hour for lunch it will be viewed seriously and penalty will be levied


A. Shankar Reddy
Manager - Admin

NOTE: Further it is advised that one who wants to bring lunch from outside they have to inform office assistants before 11:00 am.


CANCELLED

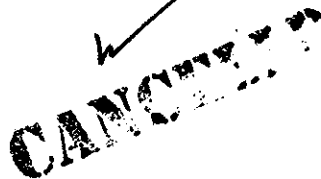
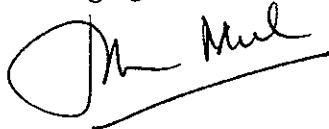
Circular No. 113(a) – Admin Division

Date: 27.06.2007

Sub.: Serving of water beverages

Staff members shall not be served beverages or water by the office boys. They shall help themselves. Glasses and cups are been provided in the panty and lunch room. However, Partners, Director, Managers, Asst. Managers may request that beverages or water be served by the office boys for visitors.

Managing Director.



Sub.: List of Computer and software

Raj Kummur and Santosh shall prepare and keep up to date the following lists of software and hardware

1. List of computers and warranty info.
2. list of license software
3. list of back-up
4. List of other software and drivers.

The list shall be maintained in Excel in the formats enclosed. The list shall be stored in the appropriate folder in Server 'B'.

Drivers for all the computers shall be stored on E drive of server B. A folder labeled shall be created in Drive E. A separate folder shall be created for each computer and its drivers shall be stored in it. The folder containing drivers of each computer shall be labeled using the make of the computer and Serial no. Eg.: IBM.MC.type.9215MQK. If required make separate folders within a folder for each type of computer for drivers of Lan, modem, monitor, mother board, etc. Make a backup copy of he drivers on a monthly basis.

List of license software

Separate pouches shall be maintained for

- a. Original license software including recovery CDs
- b. Antivirus Software
- c. Printer Peripheral drivers
- d. Other drivers
- e. Miscellaneous CDs
- f. Backups of Server B
- g. Backups of Server A

Rajkumar shall maintain a duplicate file for bills and warranty info. Of all computer hardware parts, printers and peripherals.



Managing Director

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Approval.

Circular No. 115(a) – Admin Division

Date: 2.08.2007

Sub.: *Tax planning.*

This is to inform all staff members who are drawing Rs. 12,000/- or more as salary per month are hereby advised to plan savings for the year 2007 -08. One can make maximum savings of Rs. 1,00,000/- which is exempted from Income Tax returns. One can go for savings like LIC, NSC, PPF and mutual funds which are all exempted from income tax as per section 80C of Income tax rules. If any one wants clarifications, please contact Mr. A. Sambasiva Rao or Mr. M.V. Ramana Murthy in this regard.



A. SHANKAR REDDY
Manager – Admin.


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CANCELLED

Circular No. 118^(b) – Admin Division
(b)

Date: ~~22/09/2007~~

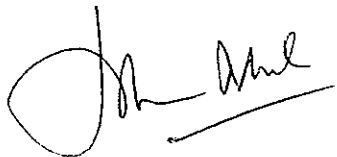
1/9/08

Sub.: List of duties for Santosh

Santosh shall visit the following sites on a weekly basis as follows:

Monday	-	Silver Oak Bungalows
Tuesday	-	Mayflower Heights & Gulmohar Gardens
Wednesday	-	Gulmohar Gardens
Thursday	-	Paramount Residency
Friday	-	Greenwood Estates & Kadakia & Modi Housing
Saturday	-	Head Office

He shall report to these sites at 10 am in the morning and do the weekly maintenance work. Each afternoon he shall attend to one of the 7 sites as per the complaint received from each site. Attendance sheet shall be marked at each site. On Saturdays he shall attend to back-up and other works at Head Office. He shall produce upto date list of computers and peripherals every week for M.D. approval.



Managing Director

CANCELLED

Sub.: List of duties for Santosh

Santosh shall visit the following sites on a weekly basis as follows:

- | | | |
|-----------|---|----------------------|
| Monday | - | Silver Oak Bungalows |
| Tuesday | - | Greenwood Estates |
| Wednesday | - | Gulmohar Gardens |
| Thursday | - | Paramount Residency |
| Friday | - | Mayflower Heights |
| Saturday | - | Head Office |

He shall report to these sites at 10 am in the morning to do the weekly maintenance work. Each afternoon he shall attend to one of the 5 sites as per the complaint received from each site. Attendance sheet shall be marked at each site. On Saturdays he shall attend to back-up and other works at Head Office. He shall produce upto date list of computers and peripherals every week for M.D. approval.

Managing Director

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Sub.: Payment of conveyance

As on date the cost of 1 ltr petrol is Rs. 48.82 and a sachet of oil for 2 stroke engines as an additional Rs. 5/-. The average consumption for scooters shall be deemed to be 40 km per ltr and for motor cycles to be 50 km per ltr.

Accordingly the conveyance for bikes is fixed at Rs. $48.82 / 50 = 0.98$ (rounded off to Rs.1/- per km)

Similarly for scooters shall be $48.82 / 40 =$ Rs. 1.35 per km.

The rate for payment of conveyance shall be changed on the above principal, when ever there is a substantial change in petrol prices.

Standard list of distance is available with Shankar Reddy.



Managing Director

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CANCELLED

122/10

Circular No. 121(a) : Admin Division

Date: 13.10.2007

Sub.: Training for use of computers

Mr. Aswin Gupta has been appointed for taking classes at sites and head office for basic knowledge of computers. He will visit each site between 4 to 6 p.m. as per details given below:

All staff members including office assistants shall attend the classes

Schedule :

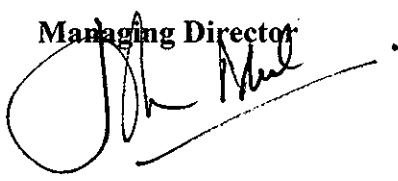
Monday	:	Mayflower Heights
Tuesday	:	Gulmohar Gardens
Wednesday	:	Paramount Residency
Thursday	:	Silver Oak Bungalows
Friday	:	Greenwood Estates
Saturday	:	Head Office

The course shall for the period of 8 weeks. In the first 4 weeks the topics given below shall be covered. Thereafter for the following 4 weeks shall be for doubts and practice. Everyone is required to attend the first 4 weeks and the subsequent 4 weeks shall be attended by those who are not well versed with the use of computers.

Topics to be covered:

1. MS Windows.
2. Ms Office including Ms Word, Ms Excel & Ms Access.
3. Use of email and Outlook Express.
4. Browsing the internet.
5. Picasa 2 – how to save images in different formats and sizes.
6. Use of scanner – difference between scanning pictures and documents. How to scan documents in low resolution.
7. Use of printers – how to set printers to print on different size papers – portrait, landscape, multiple pages per sheet and in economy mode.
8. How to take back-up.
9. How to write on CDs & DVDs. How to use the CD multiple times for back-up.
10. Maintenance and cleanup of computers. Use of utilities like disk cleanup, scan disk, disk de-fragment and sure delete.
11. Basics of LAN and its configuration.
12. Installation of printer drivers, USB modem and DSL connection.

Managing Director



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Circular No. 122(a) : Admin Division

Date: 29.11.2007

Sub.: Complaints and suggestions from customers

The procedure for taking complaints and record keeping shall be as follows:

1. No oral complaint shall be entertained from customers. Sales, Construction, Admin and Customer Relations Divisions shall ask customers to give their complaints in writing. No complaint register shall be kept or made at sites.
2. Original complaint letters shall be sent to the M.D. at the H.O as soon as possible. The same shall be filed in the respective customers file after comments from M.D.
3. Two files for complaints shall be maintained at site labeled as 'Pending Complaints File' and 'Work Completed Complaints File'.
4. Two copies of the complaint shall be filed in the 'Pending Complaints File'. Upon completion of the works mentioned in the complaint to the satisfaction of the customer, one copy of the complaint letter with remarks stating the date of completion of work signed by the admin officer and engineer shall be sent to the M.D at H.O. The second copy with comments and signs shall be filed in the 'Work Completed Complaints File'.
5. These files shall be maintained by the following people
 - a. SOB I – Narayana
 - b. SOB II – Bhavani Prasad
 - c. GMG – Ravi Chandra
 - d. SOA – Narayana
 - e. On other sites respective admin officer shall maintain these files.
6. Sales Managers shall ensure that these files are properly maintained and complaints addressed by the engineers.


Managing Director



Circulars - Construction Division

500(a)	19.4.07	Consolidated list of circulars	In force
501(a)	19.4.07	Guideline rates for Marble, granite, etc.,	In force
501(b)	19.6.07	Guideline rates for Marble, granite, etc.,	In force
502(a)	19.4.07	Guideline rates for hire charges for construction equipment	cancelled
502(b)	25.2.08	Rev-Guideline rates for hire charges for construction equipment	In force
502(c)	24.7.08	Rev-Guideline rates for hire charges for construction equipment	In force
503(a)	19.4.07	Guideline rates for gardening works	In force
504(a)	19.4.07	Guideline rates for pavers and mosaic tiles	cancelled
504(b)	6.9.07	Guideline rates for pavers	cancelled
504(c)	21.9.08	Revised Guideline rates for pavers & mosaic tiles	In force
505(a)	19.4.07	Guideline rates for ceramic tiles fitting charges	cancelled
505(b)	25.2.08	Revised Guideline rates for ceramic tiles fitting charges	cancelled
505(c)	12.11.08	Revised Guideline rates for ceramic tiles fitting charges	In force
506(a)	19.4.07	Guideline rates for plumbing works - Lumpsum	cancelled
506(b)	19.4.07	Guideline rates for plumbing works - Lumpsum (revised)	In force
506(c)	21.8.08	Plumbing work details	In force
506(d)	3.12.08	Kitchen	In force
507(a)	19.4.07	Guideline rates for Centring and rod bending works	cancelled
507(b)	19.6.07	Guideline rates for Centring and rod bending works	cancelled
507(c)	21.1.08	Guideline rates for Centring and rod bending works	In force
507(d)	12.6.08	Revised G.R.Centring and rod bending works - Lumpsum - SOB III	In force
507(e)	25.7.08	Guideline rates for Centring and rod bending works- Greenwoods	In force
507(f)	21.8.08	Guideline rates for Centring and rod bending works- Modi & Modi	In force
507(g)	19.01.09	Guideline rates for Centring and rod bending works- KNM	In force
508(a)	19.4.07	Guideline rates for Civil works - Lumpsum	cancelled
508(b)	19.6.07	Revised Guideline rates for Civil Works - Lumpsum	In force
508(c)	12.6.07	Guideline rates for Civil works - Lumpsum - SOB III	In force
508(d)	12.6.07	Guideline rates for Civil works - Lumpsum - MNM	In force
509(a)	14.4.07	Labour wages per day	cancelled
509(b)	21.7.07	Revised labour wages per day	cancelled
509(c)	4.1.08	Revised labour wages per day	cancelled
509(d)	21.1.08	Revised labour wages per day	cancelled
509(e)	23.6.08	Revised Labour Daily Wage Rates	In force
510(a)	28.7.05	Register tables	cancelled
511(a)	28.7.05	Minor sites - Register inspection	In force
512(a)	23.4.07	Measurement tape	cancelled
513(a)	18.4.07	Attendance Value	In force
514(a)	27.8.05	Test Reports	In force
515(a)	27.8.05	Labour Payments	cancelled
516(a)	7.2.06	Procedure for preparation of labour bills	In force
517(a)	13.2.06	Preparation of labour quarters rent reports	In force
518(a)	20.3.06	Preparation of estimates and measurements	In force
519(a)	10.3.06	Guideline rates for Civil Works	cancelled
519(b)	10.3.08	Guideline rates for Civil Works	In force
519(c)	10.3.08	Guideline rates for Civil Works - Corrections	In force

520(a)	10.3.06	Guideline rates for painting	cancelled
520(b)	25.2.08	Revised Guideline rates for painting	In force
520(c)	25.2.08	Revised Guideline rates for painting - Lumpsum	In force
521(a)	10.3.06	Guideline rates for water proofing works	cancelled
521(b)	20.9.07	SOB Phase II - Lumpsum rates for water proofing works	In force
521(c)	16.07.08	Revised guideline rates for water proofing	In force
521(d)	10.0.09	Lumpsum rates for water proofing - Nilgiri Homes	In force
521(e)	06.03.09	Lumpsum rates for water proofing - GWE	In force
522(a)	10.3.06	Guideline rates for Welding works	cancelled
522(b)	27.01.08	Revised Guideline rates for Welding works	In force
522(c)	25.2.08	Revised Guideline rates for Welding works - Lumpsum	In force
523(a)	10.3.06	Guideline rates for carpentry	cancelled
523(b)	21.1.08	Revised guideline rates for carpentry	In force
523(c)	16.6.08	Guideline rates for Carpentry - Lumpsum - SOB II & III	In force
524(a)	10.3.06	Guideline rates for road works	cancelled
524(b)	27.01.08	Revised Guideline rates for road works	In force
524©	28.7.08	Revised Guideline rates for road works	In force
525(a)	10.10.06	on account payment to contractors	In force
		Collection of room rent and electricity charges for labour	
526(a)	10.9.06	quarters - revised rates	In force
527(a)	8.1.07	Gate pass	In force
528(a)	5.2.07	Lead time for requisition	In force
529(a)	30.4.07	Site visit by head of security agency	In force
530(a)	19.6.07	Guideline rates for borewells	cancelled
530(b)	03-3.08	Revised Guideline rates for borewells	In force
531(a)	9.7.07	Production of cement blocks	In force
532(a)	2.8.07	Permitted additions & alterations	In force
533(a)	7.9.07	Guideline rates for roof tiles	In force
534(a)	20.9.07	Request for payment for works like Marble, Granite, Paver	In force
535(a)	19.11.07	Payment of Electricity and Telephone bills	In force
536(a)	3.12.07	Procedure for weekly payments	In force
537(a)	17.12.07	Purchase of building materials	In force
538(a)	31.12.07	Details for use and purchase of MS items for fabrication	In force
539(a)	10.4.07	Incentive Policy for engineers	In force
540(a)	7.01.08	Requisition for Cement, RMC & Steel	cancelled
540(b)	28.5.08	Requisition for Cement, RMC & Steel - Revised	In force
541(a)	15.5.08	Standard Measurement for civil works	In force
541(b)	3.12.08	Standard Measurement for civil works - Revised	In force
541©	3.12.08	Standard Measurement for civil works - Revised	In force
542(a)	29.5.08	Guideline rates for Electrical works - Lumpsum	In force
542 (b)	14.7.08	Standard Measurement /Guidelines - Electricals	In force
542 (c)	14.7.08	Standard Measurement /Guidelines - Electricals- Revised	In force
543(a)	29.5.08	Maintenance of Stock registers	In force
543(b)	05.06.08	Maintenance of Stock registers	In force
544(a)	29.5.08	Fine for Labour contractors	In force
545(a)	12.6.08	Guideline rates for Earth works - Lumpsum - SOB III	In force
545(b)	14.7.08	Guidelinerates for Earth work - Lumpsum MNM	In force
546(a)	21.8.08	Guideline rates for rock cutting	In force
547(a)	6.08.08	Note on staircase marking for apartments	In force
548(a)	21.8.08	Guideline rates for making hoardings	In force
549(a)	27.01.09	Guideline rates for earth works/excavation for footings	In force
550(a)	06.03.09	Rates for miscellaneous works	In force

MEASUREMENT SHEET

Company Name:

Project:

Work Description:

Contractor:

Prepared By:

Date:

S No. Item Head Item Description

A Length

B Width

C Height

D Area

E=AxBxCxH
Quantity

F Units

G=Sum of E
Item Head Total

Approved by:
Sign:

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CANCELLED

Subject: Revised Labour Daily Wage Rates.

The daily wages for labourers has been once again revised for Civil and Earthwork labourers only. For other rates Circular No. 509(d) shall be in force.

The revised labour wages for the contractors shall be as follows and shall be valid from 20.6.2008. These rates shall be valid for a period of one year. Rates shall be applicable to on a/c, dept. & job work payments at all sites

Type of work	Contractor	Mason	Male Helper	Female helper
Civil Work	250	225	140	115
Centering & Rod Binding	220	180	130	100
Carpenters	220	190	130	-
Welders	220	190	140	-
Excavation / Earth work	220	-	140	125
Painters	220	220	150	-
Plumbers	220	200	150	-
Tile Fitter	250	300	175	130
Electrical	220	180	120	-
Gardner		180	120	100

For small construction sites which are outside MCH limits, additional bus pass of Rs.15/- per person per day can be paid in addition to the wages. No bus pass is payable for major construction sites at any location.

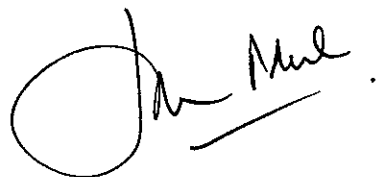
In Apartments projects the on a/c. payments made to the contractors should be verified with the status of work completed as per the rates give below:

- Brick work including common areas -Rs. 18/- per sft
- Elevation work – Rs. 12/- per sft
- Internal Plastering (2 coats) including corridors – Rs.12/- per sft.
- Holes closing, floor chipping and dust shifting including common areas - Rs.4/- per sft
- Final finishing works including skirting, plastering, edges rebuilding, etc. – Rs. 4/- per sft.
- Terrace floor finishing works – Rs.6/- per sft of terrace area
- Stilt floor plastering and minor finishing works – Rs.10/- per sft.

CANCELLED

In the case of Bungalows lumpsum rates have been fixed for civil works for each bungalow and since the duration of completing the work is only a few weeks, there is no requirement for monitoring the work completed versus payments made on a regular basis.

Engineers can send a request for further on a/c. payment on completion of each stage of work, only on specific request of contractors after estimating the work done as per rates given above.

A handwritten signature in black ink, appearing to read 'J. M. M.', with a large circular flourish on the left side and a horizontal line underneath.

Managing Director.

Days

Circular No. 508(e) Construction Division

Date: 15.06.2009

Sub.: Revised Guideline rates for Civil works – Apartments - Lumpsum

S. No.	Description	Rate (Rs.)	Units
1.	Apartments turnkey civil work charges including brick work, plastering, shelves/ lofts upto 100 sft., elevation, ducts, scaffolding tying and removing, stilt floor plastering, sand screening, curing, lifting charges, floor chipping, batana shifting for flooring, skirting plastering, holes closing, minor finishing works, electrical holes closing, water tank plastering, railing fixing, doors frames, ventilators and template fixing, grill fixing, etc. Excludes compound wall, roads and common amenities works.	60.00 30.00 Nil	Per sft. for each floor Per sft. for Stilt floor Terrace floor
2.	Bonus for completing all works as per schedule given.	Nil	of above rate

Notes:

1. All labour and equipment to be provided by contractor.
2. Schedules should be strictly adhered to.
3. Signature of engineer and contractor must be taken at the time of starting work and a register or schedule sheet clearly specifying starting and completion date.
4. Revised guideline rates shall be applicable to MFH C north wing & A east and west wing, GMG II & GWE.

Managing Director.

S. Modi
APPROVED BY
15 JUN 2009
SCHAM MODI
MANAGING DIRECTOR

CANCELLED

Sub.: Guideline rates for Civil works – Lumpsum – MNM

S. No.	Description	Rate (Rs.)	Units
1.	Bungalows with flat roof: turnkey civil work charges including brick work, plastering, shelves/lofts upto 150 sft., elevation, scaffolding tying and removing, sand screening, curing, lifting charges, floor chipping, batana shifting for flooring, skirting plastering, holes closing, minor finishing works, electrical holes closing, water tank plastering, railing fixing, doors frames, ventilators and template fixing, slope roof leveling, three sides compound wall, gate fixing, etc.	55.00	Per sft. of salable area as mentioned in brochure excluding terrace and portico area.
2	Bill is to be raised in 3 stages: Stage1: after completing brick work & compound wall Stage 2: after completing 2 coats plastering, electrical conduting, compound wall, floor chipping, cleaning, etc., Stage 3: after completing bungalow in all respects	Rs. 14/- Rs. 36/- Rs. 5/-	Per sft

Notes:

1. Rates applicable for MNM.
2. All labour and equipment to be provided by contractor.


Managing Director

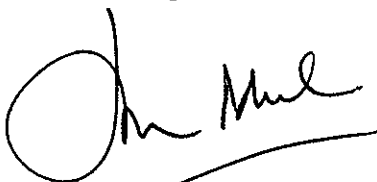
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Sub.: Guideline rates for Civil works – Lumpsum – SOB III

S. No.	Description	Rate (Rs.)	Units
1.	Bungalows with sloping roof: turnkey civil work charges including brick work, plastering, shelves/lofts upto 150 sft., elevation, scaffolding tying and removing, sand screening, curing, lifting charges, floor chipping, batana shifting for flooring, skirting plastering, holes closing, minor finishing works, electrical holes closing, water tank plastering, railing fixing, doors frames, ventilators and template fixing, slope roof leveling, three sides compound wall, gate fixing, etc.	55.00	Per sft. of salable area as mentioned in brochure excluding terrace and portico area.
2.	Bonus/penalty for completing works as per schedule given. Phase I i.e., brick work, compound wall, gates and OHT to be completed in 3 weeks. Phase II i.e., 2 coats plastering, shelves, lofts, chipping, batana shifting and all minor works to be completed in 5 weeks.	5.00 Nil 5.00	Bonus per sft. for on time completion for each phase Bonus for delay upto 1 week Penalty per sft. for each phase per week for delay

Notes:

1. Rates applicable for Silver Oak Bungalows Phase III.
2. All labour and equipment to be provided by contractor.
3. Schedules should be strictly adhered to.
4. Signature of engineer and contractor must be taken at the time of starting work and a register or schedule sheet clearly specifying starting and completion date.


Managing Director

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Sub.: Revised guideline rates for hire charges for construction equipment.

S.No.	Description	Rate (Rs.)	Units
1.	JCB with back hoe and dozer with operator batta and diesel – no transport charges payable	600	Per hour
2.	Hitachi 60 (small bucket) with operator batta and diesel – one way transport charges extra	750	Per hour
3.	Hitachi 200 (big bucket) with operator batta and diesel – one way transport charges extra	1450	Per hour
4.	Road Roller, 8 to 10 tons with driver batta and diesel - one way transport charges extra	2000	Per day (9.30 to 6 p.m.)
5.	Tractor with tipper with operator batta and diesel – without labour	1250	Per day (9.30 to 6 p.m.)
6.	Tractor with blade and plough with operator batta and diesel.	250	Per hour
7.	Tipper – 200/300 Cft. with diesel, including driver batta	2200	Per day (9.30 to 6 p.m.)
8.	Concrete mixture with diesel, including operator batta	1000	Per day
9.	Pin vibrator with petrol and operator batta	400	Per day
10.	Slab vibrator with petrol and operator batta	400	Per day
11.	Builders hoist / lift including diesel and operator batta	1800	Per day
12.	Tractor with tipper for shifting building material, debris, etc., including diesel and with/without labour for loading and unloading within or around the site	135/60	Per trip
13.	4" /6" Cement block shifting by tractor including diesel and labour for loading and unloading within or around the site	0.70 /1.00	Per cement block
14.	Dewatering pump, small size with operator batta and without petrol	350	Per day
15.	Compressor for rock cutting and breaking including diesel and operator charges	250	Per hour

Notes:

1. Ensure start and stop time for every trip is recorded in the hire charges register.
2. For shifting of cement block tipper cannot be used and block have to be manually unloaded and stacked neatly.
3. Item nos. 1, 2 & 3 - for bulk work the prices can be reduced by 5 to 10%.
4. These are only guideline rates and project incharges are given the freedom to increase or decrease the rates by 10% on a day to day basis depending on demand/supply, quantity of work and schedule for completion.


Managing Director.

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Sub.: Guideline rates for hire charges for construction equipment.

S.No.	Description	Rate (Rs.)	Units
1.	JCB with back hoe and dozer with operator batta and diesel – no transport charges payable	600	Per hour
2.	Hitachi 60 (small bucket) with operator batta and diesel – one way transport charges extra	750	Per hour
3.	Hitachi 200 (big bucket) with operator batta and diesel – one way transport charges extra	1400	Per hour
4.	Road Roller, 8 to 10 tons with driver batta and diesel - one way transport charges extra	1400	Per day (9.30 to 6)
5.	Tractor with tipper with operator batta and diesel.	1250	Per day (9.30 to 6)
6.	Tractor with blade and plough with operator batta and diesel.	250	Per hour
7.	Tipper – 200/300 Cft. without diesel, including driver batta	1300/1600	Per day (9.30 to 6)
8.	Concrete mixture with diesel, including operator batta	1000	Per day
9.	Pin vibrator with petrol and operator batta	400	Per day
10.	Slab vibrator with petrol and operator batta	400	Per day
11.	Builders hoist / lift including diesel and operator batta	1500	Per day
12.	Tractor with tipper for shifting building material, debris, etc., including diesel and labour for loading and unloading within or around the site	130	Per trip
13.	4" /6" Cement block shifting by tractor including diesel and labour for loading and unloading within or around the site	0.70 /0.90	Per cement block

Notes:

1. Ensure start and stop time for every trip is recorded in the hire charges register.
2. For shifting of cement block tipper cannot be used and blocks have to be manually unloaded and stacked neatly.

M. M. M.
23/4/07
Managing Director.

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Sub.: Guideline rates for pavers and mosaic tiles

S. No.	Description	Rate (Rs.)	Units
1.	50 mm / 70 mm interlocking pavers, triex type. including material transport laying, wastage, etc.	19 / 20	Per sft.
2.	50 mm / 70 mm interlocking pavers, hexagonal type. including material transport laying, wastage, etc.	19 / 20	Per sft.
3.	Checked tiles / footpath tiles, 18 to 20 mm thick. 10" x 10", including material, transport, laying, wastage, etc.	14	Per sft.
4.	Grey Mosaic tiles, 18 to 20 mm thick, 10" x 10", including material, transport, laying, polishing wastage, etc.	14.50	Per sft.
5.	White Mosaic tiles, 18 to 20 mm thick, 10" x 10", including material, transport, laying, polishing wastage, etc.	18	Per sft.
6.	2 coats polishing of mosaic tiles with acid wash and cleaning	2	Per sft.
7.	Final quote of polish with acid wash and cleaning for marble and mosaic	1	Per sft.

Notes:

1. All rates include laying, fixing, polishing, wastage, transportation, lifting, etc.
2. Payment must be made on measurement of completed work.
3. Rate excludes taxes. Bill should be 50% material, 25% labour and 25% transport.
4. TDS must be deducted.
5. Release payment as per above rates @ 60% on delivery of material, @ 20% on laying and fixing and balance payment after completing all works to satisfaction of engineers.

John M. M.
23/4/07
Managing Director.

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Circular No. 504(b) Construction Division

Date: 6.09.2007

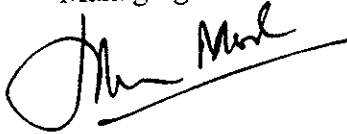
Sub.: Revised Guideline rates for pavers.

S. No.	Description	Rate (Rs.)	Units
1.	50 mm / 70 mm interlocking pavers, triex type, including material transport laying, wastage. etc.	23 / 24	Per sft.
2.	50 mm / 70 mm interlocking pavers, hexagonal type, including material transport laying, wastage. etc.	19 / 20	Per sft.

Notes:

1. All rates include laying, fixing, polishing, wastage, transportation, lifting, etc.
2. Payment must be made on measurement of completed work.
3. Rate excludes taxes. Bill should be 60% material, 20% labour and 20% transport.
4. TDS must be deducted.
5. Release payment as per above rates @ 60% on delivery of material, @ 20% on laying and fixing and balance payment after completing all works to satisfaction of engineers.

Managing Director.



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Sub.: Guideline rates for ceramic tiles fitting charges

S. No.	Description	Rate (Rs.)	Units
1.	Apartment toilet with standard pattern. without borders, etc. for walls and floors	4.75	Per sft.
2.	Apartment toilet with diamond pattern, with borders, etc. for walls and floors	5.75	Per sft.
3.	Bungalow toilet with tile chamfering and hole cutting for taps with large tiles	5.00	Per sft.
4.	Ceramic tile flooring / skirting	4.50 / 4.50	Per sft / rft
5.	Vitrified tile flooring / skirting	7.00 / 7.00	Per sft / rft

Notes:

1. Rates applicable for GMG, MFH and other sites near the heart of the city.
2. Add Rs.0.50 paise per sft. for sites far from the city like SOB, SOA and PMR.

Managing Director

Man Moh
23/4/07

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Sub.: Guideline rates for Plumbing works - Lumpsum

S. No.	Description	Rate (Rs.)	Units
1.	Apartments – single bedroom flats with bathroom, kitchen, utility and balcony drainage works including washing and cleaning	2500	Per flat
2.	Apartments – double bedroom flats with bathroom, kitchen, utility and balcony drainage works including washing and cleaning	3500	Per flat
3.	Apartments – Triple bedroom flats with bathroom, kitchen, utility and balcony drainage works including washing and cleaning	4500	Per flat
4.	Drainage works including excavation and back filling, laying of separate pipes for sewage and waste water chambers, manhole within the block	500	Per flat
5.	Connection of borewell and municipal water lines	5000	Lumpsum per block
6.	Connection of rainwater lines from terrace to stilt floor /harvesting pits	5000	Lumpsum per block
7.	Bungalows – three bedroom including drainage work, manholes, excavation, fill back, GI, PVC, Sanitary, CP fittings, OHT, drinking water lines, etc.	11000	Per Bunglaow

Notes:

1. These rates are for lumpsum for turnkey works.
2. Penalty /bonus for in-time completion shall be fixed up separately for each project.
3. Detailed rates for individual items shall be given in an other circular.

Managing Director.

Jim Muel
23/4/07

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Sub.: Guideline rates for centering and rod bending works

S. No.	Description	Rate (Rs.)	Units
1.	Footings	18.00	Per cft.
2.	Columns, beams, slab	10.00	Per sft.
3.	Sloping roof	16.00	Per sft
4.	Steps	50.00	Per step
5.	Deduction for using RMC instead of site mix	0.75	Per sft. / cft.
6.	Lift charges	8%	Per floor

Notes

1. Above rates are for site mix for turnkey job including centering, rod bending and casting.
2. Concrete mixer, vibrators, lifts, bamboos, oil and all other materials to be provided by contractor at his own cost.
3. Rates include marking charges, curing, making bunds for curing, making covering blocks, etc.
4. Above rates are for works from 7 ft. to 11 ft. height for flat roofs and up to 16 ft. for sloping roofs.
5. For independent house and bungalows, engineers shall arrive at an estimate and fix a lumpsum rate.
6. Penalty /bonus for in-time completion shall be fixed up separately for each project.

Managing Director.

M. M. M.
23/4/07

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Sub.: Revised guideline rates for centering and rod bending works

S. No.	Description	Rate (Rs.)	Units
1.	Footings	18.00	Per cft.
2.	Columns, beams, slab	12.00	Per sft.
3.	Sloping roof	16.00	Per sft
4.	Steps	50.00	Per step
5.	Deduction for using RMC instead of site mix	0.75	Per sft. / cft.
6.	Lift charges	8%	Per floor

Notes

1. Above rates are for site mix for turnkey job including centering, rod bending and casting.
2. Concrete mixer, vibrators, lifts, bamboos, oil and all other materials to be provided by contractor at his own cost.
3. Rates include marking charges, curing, making bunds for curing, making covering blocks, etc.
4. Above rates are for works from 7 ft. to 11 ft. height for flat roofs and up to 16 ft. for sloping roofs.
5. For independent house and bungalows, engineers shall arrive at an estimate and fix a lumpsum rate.
6. Penalty /bonus for in-time completion shall be fixed up separately for each project.
7. Rate shall be applicable for GWE and MFH. For PMR rate shall be applicable from block '2C' - IV column and slab onwards, Block '1C' -V column and slab onwards, Block 'B' not applicable, Block 'A' from first slab and column onwards. For GMG rates applicable for Block 'D' - V column and slab onwards.


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Sub.: Guideline rates for Civil works - Lumpsum

S. No.	Description	Rate (Rs.)	Units
1.	Apartments turnkey civil work charges including brick work, plastering, shelves/ lofts upto 100 sft., elevation, ducts, scaffolding tying and removing, stilt floor plastering, sand screening, curing, lifting charges, floor chipping, batana shifting for flooring, skirting plastering, holes closing, minor finishing works, electrical holes closing, water tank plastering, railing fixing, doors frames, ventilators and template fixing, grill fixing, etc. Excludes compound wall, roads and common amenities works.	40.00 20.00 Nil	Per sft. for each floor Per sft. for Stilt floor Terrace floor
2.	Bonus for completing all works as per schedule given.	5%	of above rate
3.	Bungalows with sloping roof: turnkey civil work charges including brick work, plastering, shelves/ lofts upto 150 sft., elevation, scaffolding tying and removing, sand screening, curing, lifting charges, floor chipping, batana shifting for flooring, skirting plastering, holes closing, minor finishing works, electrical holes closing, water tank plastering, railing fixing, doors frames, ventilators and template fixing, slope roof leveling, three sides compound wall, gate fixing, etc.	50.00	Per sft. of salable area as mentioned in brochure excluding terrace and portico area.
4.	Bonus/penalty for completing works as per schedule given. Phase I i.e., brick work, compound wall, gates and OHT to be completed in 3 weeks. Phase II i.e., 2 coats plastering, shelves, lofts, chipping, batana shifting and all minor works to be completed in 5 weeks.	5.00 Nil 5.00	Bonus per sft. for on time completion for each phase Bonus for delay upto 1 week Penalty per sft. for each phase per week for delay

Notes:

1. All labour and equipment to be provided by contractor.
2. Schedules should be strictly adhered to.
3. Signature of engineer and contractor must be taken at the time of starting work and a register or schedule sheet clearly specifying starting and completion date.

Managing Director

[Signature]
23/4/07

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Circular No. 509(a)

Date: 14.04.2007.

Subject: Labour Wages per day.

The revised labour wages for the contractors shall be as follows and shall be valid from 14.12.2007.

Daily Wages.

Type of work	Contractor	Mason	Male Helper	Female helper
Civil Work	200	170	110	90
Centering & Rod Binding	200	160	130	100
Carpenters	200	180	130	—
Welders	200	180	130	—
Excavation / Earth work	200	—	110	95
Painters	200	190	130	—
Plumbers	200	190	140	—
Tile Fitter	200	280	140	—
Electrical	—	170	110	—
Gardner	160	160	110	90

For small construction sites which are outside MCH limits, additional bus pass of Rs.15/- per person per day can be paid in addition to the wages. No bus pass is payable for major construction sites at any location.

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