

Anx C - Guideline Rates Approval Form

Form Sl. No.		1015	Scan Id		Date		01.02.2024
Sl. No.	Description of work	Additional specs/remarks	Units	Rate	Rate ID		
1.	Brick Work for walls (100mm to 300mm)	Base Rate/Ground Floor	sft	22.00	CW/220		
2.	Internal Plastering/Ceiling-2coats	Base Rate/Ground Floor	sft	24.00	CW/221		
3.	External Plastering with scaffolding-2coats	Base Rate/Ground Floor	sft	26.00	CW/222		
4.	Internal Plastering/Ceiling-1 coat(s) (2/3 rd of above rates)	Base Rate/Ground Floor	sft	16.00	CW/223		
5.	External Plastering with scaffolding-1 coat(s) (2/3 rd of above rates)	Base Rate/Ground Floor	sft	17.50	CW/224		
6.	Lift charges for Ground floor/Basement	Lift charges	Each floor	0.00	CW/22 5		
7.	Lift charges - slabs above natural ground level-Add 2/- each floor to above rates i.e., Rate ID from To	Lift Charges	Each floor	2.00	CW/22 6		
8.							
9.							
Circular /IM no.		Projects applicable	GV sites	Validity		Till further notice	
Rate includes GST? Excl. GST		GST bill required?	Required	Work type		Labour	
Remarks:							
Approved by project manager		Approved by QS team		Approved by Director			
Sign:		Sign: <i>[Signature]</i>		Sign:			
Date:		Date: 30.01.24		Date:			

Notes: 1.Site/QS to fill in the word copy of the form. 2. Engineers/purchase to send this form to qs@modiproperties.in. 3. QS to review /correct and send for MD's approval. 4. All rates including those that need updation/correction/clarification in circulars and internal memos must be approved via this form. 5. Enter details for clarity to ensure that there is no ambiguity in applicable rates.

APPROVED BY
01 FEB 2024
SOHAM MOLLI
MANAGING DIRECTOR

Minutes of E&D &QS meeting held on 31-01-2024

1. Urgent Task – E&D

1.1. Electrical SLDs to be finalised for GV1 & NRK.

1.2.

2. Task list dated 31-1-24 – E&D

2.1.

2.2.

3. Old task list – E&D

3.1. GVRC – detailed working plan required for 3600 cafeteria.

3.2. Sujith to evaluate possibility of casting footings on the rock between E& G block at GMR.

3.3. GV1 – revised plan for civil work is required from consultant. Clarification for casting lentil in atrium area and slab projection on north and south side is required.

3.4. GV1 – Sujith to prepare column lapping plan in consultation with RXP – urgent.

3.5. Revised drawings for DP 24 air conditioning.

3.6. MPL – Schematic plan of water supply and sewage treatment. – make with help of Narender.

3.7. GVRC 5600C – issue presentation and working drawing for site office. Hassan to design AC for work stations. 2 tons split AC required for conference room. 1.5 tons AC required for meeting room.

3.8. GVRC 3600 & GV1- requirement of tiles.

3.8.1. Girgio Serena 2400x1200 + Sofia Grey 2400x1200 – lobby, floor & walls. Dado height 3600.

3.8.2. Prolith Girgio Scuro + Prolith Girgio Chiaro + highlighter tile for bathrooms. Dado height 3000.

3.8.3. Steel grey granite for staircase + __ tile 1200x600 for staircase walls. Dado height 1200.

3.8.4. Determine quantity of tile/granite – urgent.

3.8.5. Compare requirement Vs availability.

3.9. Prasad to draft bathroom plan for 3600 cafeteria – GFC plans to be issued by 31/1.

3.10. NRK – Schematic plan for transformers – Prasad to draft.

4. GFC plans to be issued – E&D

4.1.

5. Plans required from consultants

5.1. GV1 – SLD to be revised.

5.2. SOG – villa plan. Triplex villa – Silveroak Grande – Ground floor – parking for 2 cars, side by side. Servant room + toilet + multipurpose room (gym/home theatre). First floor – kitchen + utility + drawing + dining + living + one bedroom. II floor – 2 large bedrooms + sitout. Provision for lift upto terrace floor

5.3. NRK – revised SLD

5.4. GVRC 3600 - cafeteria working drawings, headroom + OHT from Arena.

5.5. GVRC 4500 – revised structural drawing for retaining wall.

5.6. AMTZ 702 –

5.7. DP 24 – electrical plan, false ceiling plan, revised window plan (Kitchen), revised flooring plan, southern compound wall plan.

5.8. Vivopolis – centerline, basement plan, preliminary working plan of typical floor, preliminary elevation plan.

5.9. AMTZ 801 – western compound wall, PEB structure walls and beams.

5.10. AMTZ 4554 – structural plans for upper floors.

6. SOP – E&D

6.1. Division of work: Nagalaxmi & Abubakar shall be responsible for all residential projects and Kauzer & Prasad shall be responsible for all commercial projects. Their primary responsibility will include issuing of plans, cancelling of plans, ensuring that site has printout of all approved plans, coordination with consultants for new plans/amendment in plans, etc. this shall be affective from 1/2/24.

6.2. Abubakar and Prasad shall be responsible for drafting minor plans and concept drawings for new projects.

6.3. Sujith shall be primarily responsible for structural design. He shall coordinate with E&D, QS,

MEP, site engineers and consultants.

- 6.4. All files must be named as follows: project shortform + description of plan + date + version no.
Eg: GVDC stilt floor parking plan 24-3-23 ver3. Do not use '.', in its place use '-'.
- 6.5. In case plans do not have a revision no., date, name of the project, name of the developer or they are mentioned incorrectly – immediately ask consultant to correct and reissue the drawings with correction.
- 6.6. Consultants must digitally mark as GFC (good for construction).
- 6.7. All plans must be uploaded on M-codex. However, only mark GFC plans as active. No other log is required.
- 6.8. Consultants must be responded on the same day. Mark plans to respective site group email ids and not to individual ids.
- 6.9. Fire doors – ground floor staircase opening outside, ground floor entrance lobby opening outside, basement and upper floors staircase opening inside, basement and upper floors lobby opening inside.
- 6.10. On receipt of sanction for any project – following plans to be printed.
 - 6.10.1. A0 size foam boards for site and typical floor plan - for placing at site office (prominent place).
 - 6.10.2. Site prints – make A0/A1 site plan and plans for villas /apartment blocks should be printed on a scale for clear visibility – laminate.
 - 6.10.3. Kanaka Raos plans – print a copy as per size required by him. Laminate if required.
 - 6.10.4. MDs plans – Make A2 size colour prints.
 - 6.10.5. CR plans – make A2 size colour prints (only housing projects).
 - 6.10.6. Send soft copies to sites of all the above.
- 6.11. SOP for E&D team – timetable
 - 6.11.1. 10 to 11am – print plans, send plans for Sohams approval, send plans to site, send plans to engineers for review.
 - 6.11.2. 11 to 12am – correspondence with consultants and others.
 - 6.11.3. 12 to 3pm – other tasks (lunch – 2 to 2.30).
 - 6.11.4. 5 to 5.45pm - print plans, send plans for Sohams approval, send plans to site, send plans to engineers for review – restrict to plans to be issued on priority.
 - 6.11.5. 5-45 to 6pm - neatly arrange desk and file all plans.
- 6.12. Nagalaxmi – GMR, MGA, GHT, SOV, MPL, MGA, GMR, BRGV, AGH, HVD, Vivopolis, Silveroak Grande, Vista View, Celestial and old projects.
- 6.13. Kauser Ali – NRK, GVDC, GVRC, Modi Realty Vikarabad, NGH, GVALS
 - 6.13.1. Asha - BRT, N Square, VGS Vista Grande, GV1, AMTZ, Inventopolis, MRGV, MCMET and drafting of standard plans new projects.

7. Urgent task – QS

- 7.1. Check quantities of Janardhan and Pappuram –GVRC 4545, GVDC.
- 7.2. Janaki to coordinate with QS to ensure that bills related to WO to be approved as per purchase module.
- 7.3. Verify centering rates for GV1 chemical and solvent stores with Subba Reddy.

8. Task list dated 31-1-24 – QS

- 8.1. NRK – bill to be finalised for HVAC fabrication work based on material consumed at site.

8.2.

8.3.

9. Old task list –

- 9.1. Contract for civil works – rates for brick work and plastering to be adopted for all lab space sites are Rs. 22/- per sft for walls (100 to 300mm), Rs. 24/- per sft for internal plastering, Rs. 26/- per sft for external plastering – 2 coats. For one coat 2/3rd the rate can be paid. Lift charges shall be Rs. 2/- per floor from 1st floor. Lift charges for ground and basement shall be nil. Work order to be issued after estimating quantity of labour + material. Add 3% for supervision and 12% for profit. Wastage shall be 5% only on material. This shall be applicable for 3600 & GV1. Future projects – same rates shall apply. Work orders for GV1 & 3600 to be issued at the earliest.
- 9.2. Same rates (civil works of 3600) can be applied for chemical and solvent stores of NRK – BOQ