

Subject: Master circular - guideline rates for construction division.

Keywords: Master, guideline rates.

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

Sl. No.	Annexures series	Description	Last version
a.	EW1, EW2,	Earth work	Ver1
b.	CW1, CW2, ...	Civil work	Ver1
c.	RCC1, RCC2, ...	RCC works	Ver1
d.	RD1, RD2,	Road Works	Ver1
e.	HVAC1, HVAC2, ...	HVAC works	Ver1
f.	ELE1, ELE2, ...	Electrical works	Ver1
g.	FIRE1, FIRE 2,....	Fire safety works	Ver1
h.	PHE1, PHE2,	Plumbing works, ETP, STP	Ver1
i.	FIN1, FIN2, ...	Finishing works like flooring, painting, etc.	Ver1
j.	FAB1, FAB2, ...	MS fabrication work	Ver1
k.	CAR1, CAR2,..	Carpentry work	Ver1
l.			

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

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List of annexures

Sl. No.	Annexure no.	Description	Latest version no	Updated on
1.	CW1	Details of labour rates for civil works – lab space projects at ATMZ	Ver1	25-03-2024
2.	CW2	Details of labour rates for civil works – lab space projects	Ver1	25-03-2024
3.	RCC1	Details of labour rates for RCC works – lab space projects at AMTX	Ver1	25-03-2024
4.	FIRE1	Details of labour rates for fire fighting works – lab space projects	Ver1	25-03-2024
5.	ELE1	Details of labour rates for electrical earthing works – lab space projects	Ver2	25-03-2024
6.	ELE2	Details of labour rates for electrical earthing works – lab space projects	Ver1	25-03-2024
7.	FIN1	Details of labour rates for tiles & granite flooring/cladding works – lab space projects.	Ver1	25-03-2024

Annexure – CW1- Ver1 – updated on 25-3-2024

Details of labour rates for civil works – lab space projects at AMTZ.

S No	Description	Specification	Units	Rate in INR
1.	Brickwork including scaffolding. Includes 75mm CC bed every 1.2mtrs with 1 or 2 8mm rods.	Cement block size 4”/ 6”/ 8” x 8” x 16” or similar sizes.	Per sft	24
2.	Lift charges for brick work	No lift charges to be paid for work which can be accessed by tractors i.e., upper basement & ground floor.	Per floor	5% per floor starting from first floor
3.	Internal plastering 2 coats	NA	Per sft	22
4.	External plastering with scaffolding – 2 coats	NA	Per sft	26
5.	External plastering without scaffolding	NA	Per sft	24
6.	Mullions and transoms to be raised along with brickwork. Form work for CC required only on 2 sides.	The size of transoms and mullions is 150mm on one side and brickwork thickness on the other side. Includes 4 rods of 8mm steel with stirrups	Per sft of form work (2 sides)	35
7.	Water proof screeding only including chemical.	Surface to be cleaned and prepared for water proofing	Per sft	15
8.	Water proofing at terrace level using RMC and power trowel – thickness 50 to 100mm	Surface to be cleaned and prepared for water proofing. Coving at corners to be done manually.	Per sft	8
9.	Notes: a. Rates for additional small items to be recommended by site engineers and added to this table. b. These rates are exclusive of supervision charges (3%) and profit margin (10%).			

Annexure – CW2- Ver1 – updated on 25-3-2024

Details of labour rates for civil works – lab space projects.

S No	Description	Specification	Units	Rate in INR
1.	Brickwork including scaffolding	Cement block size 4”/ 6”/ 8” x 8” x 16” or similar sizes.	Per sft	22
2.	Internal plastering – 2 coats	Includes staircase and ceiling	Per sft	24
3.	External plastering with scaffolding – 2 coats		Per sft	26
4.	External plastering without scaffolding – 2 coats	Scaffolding to be provided by builder	Per sft	24
5.				
6.	Internal/external plastering 1 coat instead of 2 coats		Per sft	2/3 rd of rate for 2 coats
7.	Mullions and transoms to be raised along with brickwork. Form work for CC required only on 2 sides. Lift charges	The size of transoms and mullions is 150mm on one side and brickwork thickness on the other side. Includes 4 rods of 8mm steel with stirrups	Per sft of form work (2 sides)	35
8.	Lift charges for brick work, internal plastering, external plastering, mullions, transoms, water proof screed.	Only for floors not directly accessible by tractor. Typically from first floor.	Per floor/ per sft	2
9.	Water proof screeding only including chemical.	Surface to be cleaned and prepared for water proofing	Per sft	30
10.	Water proofing at terrace level using RMC and power trowel – thickness 50 to 100mm	Surface to be cleaned and prepared for water proofing. Coving at corners to be done manually.	Per sft	8
11.	Notes: a. Rates for additional small items to be recommended by site engineers and added to this table. b.			

Annexure – RCC1- Ver1 – updated on 25-3-2024

Details of labour rates for RCC works – lab space projects at AMTZ.

S No	Description	Specification	Units	Rate in INR
1.	Labour cost for concreting of footings+ plinth + pedestal	Includes equipment like vibrators.	Cum	550
2.	Labour cost for shuttering of footings+ plinth + pedestal	Includes equipment like vibrators.	Sqm	305.30, 323 and 323 respectively
3.	Labour cost for bar bending		Tons	7,500/- for tor steel and 850 for binding wire.
4.	Labour rates for PCC for site mix or RMC		Cum	500
5.	Excavation for pits including dressing, compaction, earth moving, etc.,		Cum	135
6.	Fill back including earth shifting and compaction upto plinth top.		Cum	75
7.	RCC works for 801 concreting		Cum	950 + 5% lift charges from first floor
8.	RCC works for 801 shuttering		Sqm	625 + 10% lift charges from first floor
9.	RCC works for 801 rod bending		Ton	9,000 + 5% lift charges from first floor
10.	RCC works for 4554 concreting		Cum	700 for footings. 850 upto plinth level. 950 above plinth beam level + 5% lift charges from first floor
11.	RCC works for 4554 shuttering		Sqm	450 for footings. 475 upto plinth level. 500 above plinth beam level + 10% lift charges from first floor
12.	RCC works for 4554 rod bending		Ton	8,750 for footings. 8,750 upto plinth level. 8,750 above plinth beam level + 5% lift charges from first floor
13.	Shuttering for retaining wall/compound wall		Sqm	425
14.	Concreting for retaining wall/compound wall		Cum	725
15.	Rod bending for retaining wall/compound wall		Tons	7,500/- for tor steel and 850 for binding wire.

Annexure – FIRE1- Ver1 – updated on 25-3-2024

Details of labour rates for fire fighting works – lab space projects.

S No	Description	Specification	Units	Rate in INR
1.	MS fabrication works for wet riser, riser for sprinkler, yard hydrant, etc. Same rate applies for structural support.	From 100mm to 200mm diameter	% on value of material consumed for the fabrication works	35%
2.	Fabrication works for sprinkler lines in basements, stilt floor & typical floors. Includes fittings of sprinklers.	Pipe dia from 20mm to 100mm	Per sprinkler	850
3.	Installation of mechanical accessories like butterfly valves, ball valve, etc.	All diameters upto 200mm	% on value of material consumed for the fabrication works	15%
4.	Installation of fittings and instrumentation like hydrant valves, hosery drum, branch pipe, hose boxes, hose pipe, fire brigade inlets, gauges, etc.	All diameters upto 200mm	% on value of material consumed for the fabrication works	10%
5.	Installation of equipment like fire pumps, panels, booster pumps, etc.	NA	% on value of material consumed for the fabrication works	8%
6.	Removal of sprinklers systems along with pipes and sprinklers	Pipe dia from 20mm to 100mm	Per sprinkler	200
7.	Refixing of sprinkler system that was removed from another site.	Pipe dia from 20mm to 100mm	Per sprinkler	750
8.	Notes: a. Rate includes labour charges for painting. Paint to be provided by builder. b. All materials to be provided by builder. c. These rates may be adopted for new housing projects (including NGH). However, existing housing projects are where work has already started can continue with old rates. d. Charges for consumables like electrode, gases, tools, machines should be at contractors cost. e. Crane to be arranged by developer.			

Annexure – ELE1- Ver 2 – updated on 25-3-2024

Details of labour rates for electrical earthing works – lab space projects.

S No	Description	Specification	Units	Rate in INR
1.	Drilling of holes with a boring machine for earth pits – in cellars with portable machine	6.5” dia – 3000mm depth	Nos	5,000 per pit
2.	Drilling of holes with a boring machine for earth pits – in open areas	6.5” dia – 3000mm depth	Nos	3,800 per pit
3.	Installation of CI earthing rod with earthing chemical.	1800 & 3000mm depth	Nos	500 & 750 respectively
4.	Excavation and making of manhole including placing of manhole – civil work + earth work	450mm square manhole 530mm round manhole	Nos	1250
5.	GI strips for earthing on ground floor and upper floors level including welding, fastening to wall, burying under grade slab/earth, etc.	20mm flat to 150mm flats	To be paid as % cost of GI strips	30% for sizes upto 50mm 50mm to 100mm – 20% and above 100mm – 10%
6.	Making + shape GI strip for earthing rod.	75mm flat	Nos	200
7.	Aluminum strips for earthing on ground floor and upper floors level including welding, fastening to wall, burying under grade slab/earth, etc.	20mm flat to 150mm flats	To be paid as % cost of GI strips	12% for sizes upto 50mm 50mm to 100mm – 8% and above 100mm – 6%
8.	Copper strips for earthing on ground floor and upper floors level including welding, fastening to wall, burying under grade slab/earth, etc.	20mm flat to 150mm flats	To be paid as % cost of GI strips	8% for sizes upto 50mm 50mm to 100mm – 6% and above 100mm – 4%
9.	Notes: a. Rates for additional small items to be recommended by site engineers and added to this table. b. MEP to work out rates for CU/Al/GI earthing strips for various sizes in meters.			

Annexure – ELE2- Ver 1 – updated on 25-3-2024

Details of labour rates for electrical earthing works – lab space projects.

S No	Description	Specification	Units	Rate in INR
1.	Installation of aluminum armored cables – with cable tray – excludes cost of installing cable tray	4 sqmm to 400 sqmm	RMT	Upto 16 sqmm – 35 20 to 35 sqmm – 45 50 to 70 sqmm – 55 95 to 150 sqmm – 65 185 sq mm – 75 240 and above - 100
2.	Installation of aluminum armored cables – without cable tray – in earth or loose	4 sqmm to 400 sqmm	RMT	80% of rate with cable tray
3.	Installation of cable tray	Cable tray width form 100mm to 500mm	RMT	500mm – 150 300 to 500mm – 125 100 to 300mm – 75
4.	Termination of aluminum armored cables in panels	4 sqmm to 400 sqmm	Per termination	Upto 16 sqmm – 250 20 to 35 sqmm – 350 50 to 70 sqmm – 450 95 to 150 sqmm – 600 185 sq mm – 800 240 and above - 1000
5.	Copper cables in place of aluminum cables			Pay 25% above aluminum rates
6.	MS structures for support of cables or cable tray		Per kg	40 per kg of MS material used
7.	Installation of VTPN panel board		Nos	2000
8.	Installation of LT panel boards		Nos	2500 per vertical section of large LT panels 5000 per panel for smaller panels
9.	Installation of fire panel		Nos	12000
10.	Installation of UMCC panel		Nos	15000
11.	Installation of APFC panel		Nos	15000
12.	Feeder boxes/isolator panels		Nos	4000

13.	Notes: a. Rates for additional small items to be recommended by site engineers and added to this table. b. Additional amount shall be paid for HT cables based on difficulty of work.
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Annexure – FIN1- Ver 1 – updated on 25-3-2024

Details of labour rates for tiles & granite flooring/cladding works – lab space projects.

S No	Description	Specification	Units	Rate in INR for lab space projects
1.	Laying of granite - flooring - large spaces	NA	Sft	23
2.	Laying of granite - Wall cladding - large spaces	NA	Sft	30
3.	Laying of granite - staircase - steps and landing	NA	Sft	25
4.	Laying of granite - staircase - risers and skirting	NA	Rft	30
5.	Granite chamfering and polishing - 45 degrees - 6 to 10mm	NA	Sft	10
6.	Groove for Treads on steps in granite – 4mm cut	NA	Sft	15
7.	600x600mm tile flooring - bathrooms/ lobby/ staircase	NA	Sft	15
8.	600x600 wall cladding bathrooms/ lobby/ staircase	NA	Sft	15
9.	600x600 tile flooring - large spaces (>3k sft) - with line laser	NA	Sft	14
10.	600x600 tile flooring - large spaces (>3k sft) - Tile Skirting	NA	Sft	10
11.	600x1200 in place of 600x600	NA	Sft	2
12.	1200x2400 in place of 600x600	NA	Sft	10
13.	Granite patti for staircase dado with edge polishing	NA	Rft	50
14.	Granite soffit + Chamfering for doors & windows	NA	Rft	40
15.	Edge polish - 15 to 20mm	NA	Sft	15
16.	Floor chipping-Light	NA	Sft	1
17.	Floor chipping - medium to heavy	NA	Sft	2
18.	Mortar / dust shifting - for ground floor	NA	Sft	2
19.	Mortar/dust shifting-Manual Lift charges pay 50 paise per floor above ground floor. In case crane is provided by builder pay 30 paise per floor above ground floor.	NA	Sft	30p/50p
20.	Tile shifting -(600x600mm tiles) for ground floor + lift charges	NA	Sft	1.25 for ground floor 0.25 additional each for additional floor

21.	Tile shifting -(1200x600mm tiles) - additional charges over 600x600 tiles	NA	Sft	0.25
22.	Tile shifting -(2400x2400mm tiles) - additional charges over 600x600 tiles	NA	Sft	2
23.	Granite shifting charges – additional charges over 600x600 tiles	NA	Sft	0.50
24.	Notes: a. For staircases, lift cladding, soffits for fire doors – lumsum charges to be fixed for each floor /lift/door. These should be based on an average area for different sizes across one project. b. Granite must be cut in workshop established at site. Cut pieces must be shifted to required floors.			