

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	Ver2
g.	FIRE1, FIRE 2,....	Fire safety works	Ver3
h.	PHE1, PHE2,	Plumbing works, ETP, STP	Ver1
i.	FIN1, FIN2, ...	Finishing works like flooring, painting, etc.	Ver2
j.	FAB1, FAB2, ...	MS fabrication work	Ver1
k.	CAR1, CAR2,..	Carpentry work	Ver1
l.	SCF1, SCF2,...	Scaffolding	Ver1

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.	EW1	Details of labour rates for earth work – All projects	Ver	18-4-2024
2.	CW1	Details of labour rates for civil works – lab space projects at ATMZ	Ver1	25-03-2024
3.	CW2	Details of labour rates for civil works – lab space projects	Ver1	25-03-2024
4.	RCC1	Details of labour rates for RCC works – lab space projects at AMTX	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 panels & cabling works – lab space projects	Ver1	25-03-2024
7.	FIRE1	Details of labour rates for fire fighting works – lab space projects	Ver2	14-05-2024
8.	FIRE2	Details of labour rates for fire fighting works – lab space projects	Ver3	14-05-2024
9.	FIN1	Details of labour rates for tiles & granite flooring/cladding works – lab space projects.	Ver2	5-04-2024
10.	FAB1	Details of labour rates for fabrication works for all sites	Ver1	18-04-2024
11.	SCF1	Details of labour rates for earth work -All projects	Ver1	18-04-2024
12.	MISC 1	Details of rates for total station survey for all sites	Ver1	18-04-2024
13.	PHE1	Details of labour rates for internal plumbing works – Lab space projects & housing projects.	Ver1	06-07-2024

Annexure – EW1- Ver1 – updated on 29-3-2024

Details of labour rates for Earth work-All projects

S No	Description	Specification	Units	Rate in INR
1.	CRS - soft soil		cft	11.00
2.	CRS - hard soil		cft	12.00
3.	Column pits upto 7' - soft soil		cft	11.00
4.	Column pits upto 7'- hard soil		cft	12.00
5.	Column pits beyond 7'		cft	12.00
6.	Column pits with water add		cft	1.50
7.	Shifting earth beyond 50' add		cft	2.25
8.	Columns pits & plinth beam fill back		cft	3.00
9.	Fill back for more than 50' add		cft	1.50
10.	Compaction at plinth level		sft	1.50
11.	PCC 4" & 6"		sft	7.50
12.	Excavation using JCB or similar machine with earth removed by tractors or tippers Continuous A)work upto 1,000 cft.	> Rate is for upto depth of 10 ft and lead of less than 500 mtrs. > Add Rs. 0.25/- per cft extra for depth beyond 10ft. > Add another Rs.0.50 per cft extra where soil is full of water and forms a slurry. > Add Rs. 0.10/- per cft per km (calculate round trip distance beyond 500 mtrs)"	sft	3.50
13.	B)work upto 10,000 cft.	“	sft	3.00
14.	C) Beyond 10,000 cft	“	sft	2.50
15.	Soil shifting by tractor within the site			2.50
16.	"Soil shifting by tractor outside the site(up to 500 mtrs).	> Add Rs. 0.10/- per cft per km (calculate round trip distance beyond 500 mtrs)"		2.00
17.	Soil shifting by tractor outside the site for Morrum		cft	1.00

18.	Soil shifting outside of the site for other earth/dismantle		cft	1.50
19.	Back filling done by using soil transported by tractors or tipper, where labour is used only for leveling.	leveling up to 25ft	cft	1.00
20.	Back filling done by using soil transported by tractors or tipper, where labour is used only for leveling.	leveling up to 50ft	cft	1.50
21.	Back filling done by using soil transported by tractors or tipper, where labour is used only for leveling	leveling up to 75ft	cft	2.00
22.	Drilling of holes in rock for dowels or breaking rock with expansion mortar		rft	40.00
23.	Cutting sheet rock using rope cutting machine, including breaking of rock and shifting of rock within 300 mtrs distance		cft	75.00
24.	Cutting large boulders above ground or below ground using compressors and by hand into uneven small pieces		cft	40.00
25.	Boulders above ground may be cut/broken using expansion mortar by drilling holes with compressor upto about 60% of depth of rock with a spacing of 1 to 2' between holes. Expansion mortar to be provided by builder"		cft	30.00
26.	Rock holes-2" hole with compressor		rft	120.00
27.	Notes: a. Rates for additional small items to be recommended by site engineers and added to this table.			

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 – 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 panel & cabling 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 – 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 – FIRE2- Ver2 – updated on 30-3-2024

Details of labour rates for fire fighting works – All sites

S No	Description	Specification	Units	Rate in INR
1.	Smoke detector fixing		No.s	200
2.	Manual call point with hooters		No.s	400
3.	Control Module		No.s	250
4.	Fire Alarm panel installation and erection (6,8,12 zone) addressable		No.s	8000
5.	Pressure /Flow switch incl. Wiring, dressing, testing & commissioning.		No.s	2000
6.	Float valve incl. Erection, testing & commissioning		No.s	1000
7.	Installation of rock wool & cladding for DG fire pump exhaust line – 80 to 100mm		Rmt	250
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 – FIN1- Ver 2 – updated on 05-04-2024

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	25
2.	Laying of granite - Wall cladding - large spaces	NA	Sft	45
3.	Laying of granite - staircase - steps and landing	NA	Sft	30
4.	Laying of granite - staircase - risers and skirting	NA	Rft	30
5.	Granite chamfering and polishing - 45 degrees - 6 to 10mm	NA	Sft	15
6.	Groove for Treads on steps in granite – 4mm cut	NA	Sft	10
7.	600x600mm tile flooring - bathrooms/ lobby/ staircase	NA	Sft	20
8.	600x600 wall cladding bathrooms/ lobby/ staircase	NA	Sft	20
9.	600x600 tile flooring - large spaces (>3k sft) - with line laser	NA	Sft	16
10.	600x600 tile flooring - large spaces (>3k sft) - Tile Skirting	NA	Sft	12
11.	600x1200 in place of 600x600	NA	Sft	3
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	18
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. c. Fire doors of standard sizes are given in another memo. QS to issue another annexure for lumsum charges based on above rates. Similarly, standard set of aluminum/UPC windows & French windows are given in internal memo. QS to issue lumsum rates for the same.			

Annexure – FAB1- Ver1 – updated on 29-3-2024

Details of labour rates for Fabrication works for all sites

S No	Description	Specification	Units	Rate in INR
1.	ISMB/ISMC cutting Welding & fixing for lift hook purpose		no.s	1500
2.	Loft tank frame fabrication & fixing		no.s	400
3.	Cloth hanger fixing		no.s	300
4.	Cup lock scaffolding welding	Pins welding	no.s	75
5.	Ladder for OHT incl. Curving,making & fixing	Curving done outside site.	Kg	45
6.	H-frame for electrical ducts		Sft	20
7.				
8.				
9.	Notes: a. Rates for additional small items to be recommended by site engineers and added to this table.			

Annexure – SCF1- Ver1 – updated on 29-3-2024

Details of labour rates for scaffolding work-All projects

S No	Description	Specification	Units	Rate in INR
1.	Scaffolding-Single Tying only	Ballis to be provided by Builders	sft	2.5
2.	Scaffolding-Double Tying only	Ballis to be provided by Builders	sft	3
3.	Scaffolding-Triple Tying only	Ballis to be provided by Builders	sft	3.5
4.	Extra for blue sheets/ Agro mesh		sft	0.75
5.	Removal of Wooden Scaffolding		sft	1.50
6.	Scaffolding tying-Cup lock		sft	2.50
7.	Scaffolding removal-Cup lock		sft	1.50
8.	Scaffolding turnkey job works-scaffolding for elevation plastering and other elevation works shall be given to contractors on turnkey basis including material (ballis, goa rope) and labour incl. tying & removal.	Single layer scaffolding	sft	5
9.	Scaffolding turnkey job works-scaffolding for elevation plastering and other elevation works shall be given to contractors on turnkey basis including material (ballis, goa rope) and labour incl. tying & removal.	Double layer scaffolding	sft	7
10.	Saftey net tying works	For external & duct closing works	sft	1.5
11.	Scaffolding for Lift upto 6 floors	Tying Only	LS	3500
12.	Scaffolding for Lift upto 6 floors	Tying & removing	LS	5500
13.	Scaffolding for Lift above 6 floors. Add 700/- for additional floor	Tying Only	per floor	700
14.	Scaffolding for Lift above 6 floors. Add 1000/- for additional floor.	Tying & removing	per floor	1000
15.	Scaffolding for Plumbing lines/Repair works upto 6 floors	Tying Only	LS	
16.	Scaffolding for Plumbing lines/Repair works upto 6 floors	Tying & removing	LS	
17.	Scaffolding for Plumbing lines/Repair works above 6 floors. Add 800/- for additional floor	Tying Only	per floor	
18.	Scaffolding for Plumbing lines/Repair works above 6 floors. Add 1300/- for additional floor	Tying & removing	per floor	
19.	Notes: a. Rates for additional small items to be recommended by site engineers and added to this table.			

Annexure – MISC1- Ver1 – updated on 18-04-2024

Details of rates for Total station survey for all sites

S No	Description	Specification	Units	Rate in INR
1.	Marking – Total Station		Per day	5000/-
2.	Marking – Total Station		Per half day	3000/-
3.	Land Survey with contours	Minimum charges		5000/-
4.	Land Survey	Upto 5 acres	Per acre	1000/-
5.	Land Survey	Beyond 5 acres	Per acre	500/-
6.	Contours	Add additional to above items 4, 5	Per acre	1000/-
7.	Resurvey for minor correction within one year of first survey	Pat 50% charges subject to a minimum of Rs. 3000/-		50% charges / to min of 3000/-
8.				
9.	Notes: a. Rates for additional small items to be recommended by site engineers and added to this table.			

Annexure – PHE1- Ver1 – updated on 06-7-2024

Details of labour rates for internal plumbing works – Lab space projects & housing projects.

S No	Description	Specification	Units	Rate in INR
1.	Installation of WC inclusive of all fittings with concealed flush tank		No	4,000
2.	Installation of WC inclusive of all fittings without concealed flush tank		No	3,000
3.	Installation of Urinals inclusive of all fittings		No	3,000
4.	Installation of Wash basin inclusive of all fittings		No	2,000
5.	Installation of sink in kitchen inclusive of all fittings - for housing projects		No	2,000
6.	Balcony stormwater pipe with nanitrap – for housing projects		No	1,000
7.	Wash area – provision of tap, connection for washing machine, inclusive of all fittings – for housing projects		No	1,000
8.	Wash area 200/300ltrs storage tank + fittings – for housing projects		No	1,000
9.	Wall mixtures with geyser connection – for housing projects		No	1,000
10.	A typical 3BHK in a housing project has 2 bathrooms, 2 WCs, 2 washbasins, 2 wall mixtures, one sink, one wash area and one balcony – LS rate for 3BHK flat		No	19,000
11.	A typical bank of toilets in lab space projects (GV1 as benchmark) has 6 WCs, 7 basins, 3 urinals, one sink – LS rate for one bank of toilets.		No	49,000
12.	Drainage works. Typical drainage works are done with double walled PVC drainage pipes & fittings (Eg.: Supreme ecodrain pipes). Total cost of drainage works can be paid as a percentage of material cost. In case of manholes made with masonry works – pay extra		Percentage of material cost	35%

13.	Excavation and fill back for drainage works. Method 1 – pay as per civil work rates. Estimate total work and negotiate for lumpsum cost. Method 2 - pay as percentage of PVC drainage pipes & fittings.		Percentage of material cost	10%
14.	Additional cost for FRP for CC manholes installation – in place of PVC		Percentage of material cost	8% for FRP and 20% for CC manholes
15.	Rates for miscellaneous items – fitting of single tap, angle cock, nanitrap which is not part of the above works.		No / per item	500
16.	Installation of borewell – plumbing + labour - upto 500ft.		Nos	3,000
17.	Installation of borewell pump for depth beyond 500ft		Per rft.	10/-
18.	Connection of open well submersible pump from borewell to OHT.		Pump connection - nos Per rft of HDPE/CPVC pipes	750/- 12/-
19.	Connection of bore well to sumps.		Per rft of HDPE/CPVC pipes	12/-
20.	Installation of water meters		As percentage of water meter cost	10%
21.	Storm water lines - PVC. Including fasteners. Scaffolding to be provided by builder.		75mm per rft, 100/110mm per rft 150mm per rft 200mm per rft	10/- 12/- 15/- 20/-
22.	Installation of open well submersible pumps for curing with NRV		Pump connection – nos. Per rft of HDPE/CPVC pipes	1,300/- 12/-
23.	Installation of PVC tanks on terrace		Per kl – upto 2kl Per kl – above 2kl	200/- 300/-
24.	Installation of dewatering pumps in mud sumps		Pump connection – nos. Per rft of HDPE/CPVC pipes	500/- 12/-
25.	Installation of HDPE line for curing or water supply includes providing periodic tapoffs with saddle, GI pipes, ball valve, etc. includes cost of laying in ground or clamping to wall. Earth work labour charges extra.		Per rft upto 50mm ID	15/-

26.	Miscellaneous works. Pay based on material cost. For small works less than Rs. 10,000/-, additional 10 to 25% can be paid on these rates.		As percentage of cost of material like pipes, fittings, etc. As percentage of cost of valves. As per centage of cost of pumps, instruments, etc.	20% 10% 6%
27.	For labour quarters		WC + tap point – per toilet Tap point – nos Connection of OHT to bathrooms – upto 2kl	650/- 200/- 3000/-
28.	Septic tank – made in masonry work – 10 to 20kl – inlet outlet connections + installation of cutter type pump. Inlet sewage lines and output lines in HDPE or CPVC.		Lumsum	3,000/-
29.	Notes: a. Above rates include all works including CPVC lines, PVC lines, connection to OHT, connections upto underground drainage, nanitraps, fasteners, taps, health faucets, angle cocks, etc. b. Stage wise payment for WCs , urinals, basins, sinks, etc. i. 30% on completion of PVC/CPVC internal works. ii. 30% on completion of PVC/CPVC external lines. iii. 10% on completion of terrace fittings. iv. 10% on completion of stilt/basement floor works. v. 20% on completion of CP & sanitary works. c. For large layout works – estimate total cost as per above. Rates may be negotiated – upto 50% or benchmark on market rates. d. Rates for miscellaneous works which do not fit into the above description must be estimated as per rates given in point 26 above. e. For QS to issue work order – estimate for entire project/block can be made. Work order can be issued based on estimate. However, bills to be raised/approved based on actuals. f. Circular no. 842(d), 856(b) & 843(h) stand cancelled for all new works taken up after this date.			