

Sub.: Revised Guideline rates for Civil works – Bungalows - 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 and screening, curing, lifting charges, floor chipping, batana shifting for flooring, skirting plastering holes closing, water tank plastering, railing fixing, doors frames, ventilators and template fixing, slope roof leveling, three sides compound wall, gate fixing , etc.	Rs. 95/-	Per sft. of salable area as mentioned in brochure excluding terrace and portico area
2.	Bill is to be raised in 5 stages: Stage A: On completing of brick work & compound wall Stage B: On completing 2 coats of internal plastering, Stage C: On completion external plastering, elevation works & compound wall plastering. Stage D: Holes closing, floor chipping, dust shifting, PCC for portico, brick work for garden, wash area etc., Stage E: On completion of stage III works like flooring, skirting, first coat of paint, bathroom tiles, doors, windows, etc.	Rs. 35/- Rs. 22/- Rs. 23/- Rs. 8/- Rs. 7/-	Per sft
3.	Project Managers are advised to pay an advance of Rs. 5/- per sft upon starting the work and thereafter an additional advance of Rs. 5/- per sft for two more weeks, provided progress of work is steady. Total advance Rs. 15/- per sft. Thereafter, attendance to be recorded but payment to be made strictly on progress of work. At end of each stage bills may be made and payment released. Deduct the advance paid @ Rs. 5/- per sft for each of the first 3 stages. Vouchers for payment can be sent on Saturday along with bills.		

Notes:

All labour and equipment including centring for chajas, lofts, platforms, etc., to be provided by contractor.

The above rates include hacking charges.

If charges for hacking, tying, removing, scaffolding, chipping, shifting mortar for flooring. Etc., are paid to other contractors, ensure that these payments are either debited to the contractors account or the bill amount is appropriately reduce.

Rates applicable for all villa projects of individual villas where brick work has not been completed.

For contractors who have taken excess payment, transfer the entire excess payment to loan account. Determine the value of balance work to be completed (Rs. B per sft) excluding stage D and stage E works and the number of weeks required to complete it (W weeks). Pay in advance equal to $\text{Rs. } B/(W + 2) \times \text{area of villa}$ and the same amount on a weekly basis till completion of first 3 stages. The balance payable of $\text{Rs. } 2 \times B/(W + 2) \times \text{area of villa}$ can be adjusted towards repayment of loan. Eg. ∴ Say balance work is Rs. 40/- x 1500 sft = 60,000/- to be completed in 8 weeks, pay advance of 6,000/- and weekly payment of Rs. 6,000/- for 7 weeks. Adjust Rs. 12,000/- towards loan.

Flexibility shall be given to Project Managers for determining advance and weekly payments only with respect to point 5 above to ensure that there is no stoppage of work. However, prior approval of M.D. must be taken for changes in payment terms.

For new works taken up by the contractor who has taken excess payment Rs. 6/- per sft can be recovered towards repayment of loan @ Rs. 2/- per sft on the first 3 stages.

In case of MNM villas and townhouses additional Rs. 5/- per sft can be paid at the discretion of the project manager with prior approval from M.D. (in writing). Rs. 1, 2 and 2 can be added stage A, B & C respectively.

Managing Director.