

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, internal 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, rooms and stilt floors, lift rooms, etc. Rate applicable upto 5 floors. For upper floors additional rate has been provided in Circular no. 571(b). Excludes compound wall, roads and common amenities works.	90.00 20.00 20.00	Per sft. for each floor Per sft. for Stilt floor Terrace floor
2.	Stage wise billing shall be made as follows: Brick work including common areas -Rs. 31/- per sft Elevation work – Rs. 23/- per sft Internal Plastering (2 coats) including corridors – Rs.21/- per sft. Holes closing, floor chipping and dust shifting including common areas - Rs.7/- per sft (this work can be out sourced to earth work contractors @ Rs. 6/- per sft – balance Rs. 1/- can be paid to civil contractors) Final finishing works including skirting, plastering, edges rebuilding, etc. – Rs. 7/- per sft. Terrace floor finishing works – Rs. 20/- per sft of terrace area Stilt floor plastering and minor finishing works including level marking and dust shifting for flooring – Rs.20/- 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:

1. All labour and equipment to be provided by contractor.
2. The above rates include hacking charges.
3. 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 reduced.
4. The rates exclude external scaffolding, tying and removing.
5. Rates shall be applicable for new works. Rate shall not be applicable to BNC – blocks A, B & C, PMR II – block A, Vista – blocks A, B, H, I & C.
6. For clubhouse of 3 to 5 floors the rate shall be Rs. 75/- per floor in place of Rs. 90/- as scope of work is lesser. Ceiling plastering may be avoided in clubhouse in all areas except staircase, lobby, bathrooms and top floors.

Managing Director.