

Sub.: Guideline rates for earthwork, centering, rod bending & civil work – lumpsum for villas at AGH.

Guideline rates for RCC works

1. Lumpsum rate for turnkey RCC work including centering and rod bending for villas shall be Rs. 75/- per sft on the super built-up area mentioned in the brochure.
2. The guideline schedule of work shall be as follows:
 - i. Excavation & PCC – 3 weeks.
 - ii. Footings + pedestal + plinth + PCC – 3 weeks
 - iii. Slab 1 - 4 weeks
 - iv. Slab 2 – 2 weeks (for duplex villas slab 2 – 4 weeks, slab 3 – 2 weeks)
 - v. Total – 12 + 1 week grace = 13 weeks (+ 4 week for duplex villas)
 - vi. Brick work – 3 weeks (+ 1 week for duplex villas)
 - vii. Plastering – 3 weeks (+ 1 week for duplex villas)
 - viii. Total – 6 weeks + 1 week grace = 7 weeks (Add 2 weeks for duplex villas)
3. Above rates are for site mix using concrete mixer for columns and RMC/ site mix for slabs for turnkey job including centering, rod bending and casting.
4. Concrete mixer, vibrators, lifts, bamboos, oil and all other materials to be provided by contractor at his own cost.
5. Rates include marking charges, curing, making bunds for curing, making covering blocks, etc.
6. Atleast one skilled mason to be provided by contractor.
7. The details of super built-up areas for calculation of amount payable for the villa projects are as follows:

AGH – A1 – Single – 1,250 sft.
AGH – A2 – Single – 1,250 sft
AGH – A1 – Double/duplex – 2,340 sft
AGH – A2 – Double/duplex – 2,340 sft
8. Bills can be raised in two/three stages as follows:
 - a. Single floor villas –
Stage 1 - 35% on completion of footings, pedestal, plinth, PCC & Col. 1.
Stage II – 65% on completion of slab I & II
 - b. Double floor villas –
Stage 1 - 25% on completion of footings, pedestal, plinth, PCC & Col. 1.
Stage II – 35% on completion of slab I.
Stage III – 40% on completion of slab II & III.
9. Rates for other works like clubhouse, water tank, etc., shall be as per 801(b) dated 13.02.16.
10. Runners under the external beams must extend by 18 inches to provide for support to the sites. In case of default levy a penalty of Rs. 5,000/- per slab.
11. Bunds for curing must be made within 48 hrs and size of each bund should be less than 100 sft. For slope roof and columns use gunny bag for curing. Penalty of up to Rs. 5,000/- can be levied in case of default.

12. Poor quality of work resulting in honey combs and or deviation in beams by more than 1” can be penalized upto Rs. 5,000/- per slab.
13. Gaps must be covered using 2 or 3 inch MS sheets. Do not use bamboo or paper.
14. Lumpsum payment shall be made in place of weekly payment as follows:
- Advance at the time of starting work – 15%.
 - On completion of footings and pedestal – 10%
 - On completion of plinth and column 1 – 10%
 - Balance on raising bill and pay only credit balance amount.

Guideline rates for civil work:

S. No.	Description	Rate (Rs.)	Units
15.	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, three/four sides compound wall, gate fixing , etc.	Rs. 95/-	Per sft. of salable area as mentioned in brochure
16.	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
17.	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.		

18. Notes:

- All labour and equipment including centering 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.
- Dust shifting, site clearing if done by other contractor must be debited to civil contractor.

Earth work:

19. Revised guideline rates for earth work lumpsum – villa projects.

- a. Lumpsum rate for earth work for turnkey job including excavation of pits, PCC, PPC for portico, fill back, leveling for plinth beam, fill back, leveling compaction and PCC after plinth beam, setbacks leveling and compaction, excavation for CRS/Compound and other miscellaneous earth works shall be as follows:

Sl. No	Villa no.	Amount
1	1 to 41	35,000/-
2	42 to 66	37,500/-
3	67 to 92	40,000/-

20. Payment terms:

- a. Pay 10,000/- as advance on starting of work.
- b. Pay 10,000/- on casting of footings
- c. Balance on completion of PCC & plinth level + site clearing + PCC for portico.

Managing Director.