

Sub.: Revised Guideline rates for Electrical works - Lumpsum

The guideline rates for electrical work for bungalows and apartments shall be as follows:

Sl. No.	Description	Rate in Rs.	Units
1.	3 /4 BHK villa /townhouse Pipe laying during RCC works Chiseling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	5,000/- 10,000/- 9,000/- 24,000/-	Per villa/ townhouse
2.	2 BHK Villa Pipe laying during RCC works Chiseling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	2,000/- 6,000/- 5,500/- 13,500/-	Per villa
3.	Single bedroom Flat Pipe laying during RCC works Chiseling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	1,500/- 6,000/- 4,500/- 12,000/-	per flat
4.	2 bedroom Flat Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	1,500/- 6,500/- 5,000/- 13,000/-	per flat
5.	3 bedroom Flat (upto 1,500 sft) Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	2,000/- 6,750/- 5,750/- 14,500/-	per flat
6.	3 bedroom Flat (1,501 to 1,800 sft) Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	2,250/- 7,000/- 6,250/- 15,500/-	per flat
7.	3/4 bedroom Flat (1,801 to 2,200 sft) Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	2,250/- 7,250/- 6,500/- 16,000/-	per flat
8.	Electrical panel room turnkey work	10,000/-	Per panel room
9.	Cable laying from panel room to each flat – 6/10 sq mm cable	600/-	Per flat
10.	Corridors and stilt floor	600/-	per flat
11.	Installation of cable trays – 12 to 24”wide along the ceiling	35/-	Per rft
12.	Additional charges for electrical work where false ceiling is being provided. Drawing room, dining room, bedroom – each to be considered as one room.	500/-	Per room
13.	Fitting of tube lights, wall lights, fans, lamps, etc., for luxury/ model flats / villas	Rs. 1,800/- Rs. 1,500/-	For 3 BHK For 2 BHK
14.	Charges for fittings like tube lights, wall lights, hanging lights, ceiling lights, fans, false ceiling lights & rope lighting.	Rs. 30/- Rs. 45/- Rs. 80/-	Per tube light Per light fitting Per fan

	Amount may be paid as job work for small works at these rates	Rs. 25/- Rs. 30/-	For rope light per meter Per false ceiling light
15.	Clubhouse. Calculate on built-up area. Exclude parking & terrace floors. Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Area with false ceiling, including fitting & fixtures Total turnkey work (a+b+c+d) LS for electric power connection / generator back-up LS for RO plant, connection of pumps to OHT	Rs. 1.00/- Rs. 2.00/- Rs. 1.00/- Rs. 2.00/- Rs. 6.00/- Rs. 6,000/- Rs. 6,000/-	Per sft Per sft Per sft Per sft Per sft
16,	Miscellaneous works a. Power connection for lifts – turnkey including earth pits b. For additional stops	Rs. 5,000/- Rs. 500/-	Per lift upto 6 stops Per stop

Notes:

1. Project Managers are advised to pay an advance of Rs. 2,000/- per flat to contractors upon starting the work. The total advance can't exceed Rs. 10,000/- and should be paid in 2 or 3 weekly installments where not more than Rs. 5,000/- per week can be paid as advance, provided progress of work is steady.
2. Thereafter, attendance to be recorded but payment to be made strictly on completion of each stage of work. At end of each stage bills may be made and payment released. Deduct the advance paid in two equal parts in the last 2 stages of work. Vouchers for payment can be sent on Saturday along with bills.
3. Rates are applicable for stage of work that has not been completed in all the projects. Where bills are raised rates cannot be changed.
4. For Serene - Electrical – labour only. Pay as per single bedroom flat and two bedroom flat for cottage and villa respectively. Pay for 900 sft labour quarter as per 2 bedroom flat. However, add 15% on the rates given therein.

Managing Director