

Sub.: Guideline rates for Serene constructions / Modi Farmhouse LLP.

For material supply and works at Serene Constructions additional amounts can be paid as transport and commute cost are more. Besides, the quantum of work is relatively smaller. These guideline rates are to be read in conjunction with standard guideline rates issued for other projects.

1. Supply of building material – pay extra on monthly guideline rates.
 - a. For baby chips, manufactured sand, 12 mm, 20 mm and 40 mm metal pay Rs. 4/- per cft extra (inclusive of tax)
 - b. For all other building material upto 10% additional charges can be paid. Purchase may authorize additional charges upto 20% of monthly guideline rates upon request from project manager/ engineer subject to prior approval from purchase in writing/by email.
2. Earth work – rates shall be as per Cir. 810(a). However, lumpsum rates for 400 sft cottage, 1,000 sft villa and 900 sft labour quarter shall be Rs. 20,000/-, Rs. 35,000/- & Rs. 30,000/- respectively. All other terms and conditions shall be as per Cir 810(a). pay 30% as advance and balance on completion of work.
3. Centering work – Terms and conditions shall be as per Cir 802(a). however rates shall be Rs. 90/- per sft i.e., Rs. 36,000/- for 400 sft cottage, Rs. 90,000/- for 1,000 st villa and Rs. 81,000/- for 900 sft labour quarter. Pay 15% advance, 20% on completion of plinth and balance on completion of slab.
4. Civil work - Terms and conditions shall be as per Cir 809(a). However pay 20% extra on the rates given in the circular.
5. Turnkey work – including excavation, centering, brickwork and plastering. Terms and conditions shall be as per Cir 804(a). however rates shall be Rs. 500/- per sft i.e., Rs. 2,00,000/- for 400 sft cottage and Rs. 5,00,000/- for 1,000 st villa. VAT bills for building material used should be submitted by contractor. Pay 10% advance and 10% each on completion of footings, plinth, column, slab, brick work, first coat plastering & second coat plastering. Balance 20% on completion of all works.
6. Electrical – labour only. Terms and conditions shall be as per Cir 822(a). 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.
7. Plumbing - labour only. Terms and conditions shall be as per Cir 843(d). Rates shall be Rs. 12,500/- for cottage, Rs. 17,500/- for villa and Rs. 17,500/- for labour quarter. Connection to septic tank included in above rate. Pay 2,000/- advance and balance as per bills. Raise 40% bill on completion of CPVC & PVC works, 30% bill on completion of drainage and septic tank work and 30% on completion of CP & sanitary works.
8. Carpentry work - Terms and conditions shall be as per Cir 833(a). However pay 20% extra on the rates given in the circular.
9. Water proofing works - Terms and conditions shall be as per Cir 848(a). However pay 10% extra on the rates given in the circular.
10. Tile fixing - Terms and conditions shall be as per Cir 823(b). However pay 15% extra on the rates given in the circular. Nagalaxmi to calculate percentages as per the circular.
11. Painting work – No change in rates. Follow circular 844(a) & circular no. 845(a).
12. False ceiling - Terms and conditions shall be as per Cir 852(a). However pay 15% extra on the rates given in the circular.