

Sub.: Guideline rates for painting works.

S. No	Item	Units	Primer	1 st coat	2 nd coat	Primer + 2 coats painting
1	OBD without luppum - Asian / Berger	Sft	1.50	1.75	1.25	4.50
2	Plastic emulsion without luppum – Asian Royal	Sft	1.50	3.00	2.50	7.00
3	Luppum with OBD – Asian /Berger	Sft	-	-	-	8.50
4	Luppum without primer or OBD	Sft	-	-	-	4.00
5	Plastic emulsion with luppum	Sft	-	-	-	12.00
6	Birla wall care putty in place of luppum. Add	Sft	-	-	-	5.00
7	Enamel without luppum	Sft	1.50	4.50	2.00	8.00
8	Enamel – grills, railing, ventilator, ladders, etc. – measure one side only	Sft	1.50	5.00	2.50	9.00
9	Enamel – doors/door frames without luppum	Sft/ Rft	1.50	4.50	2.00	8.00
10	Enamel without luppum – templates, Z angles, etc	Rft	1.00	1.50	1.00	3.50
11	Enamel without luppum – pipe railing	Rft	1.50	4.00	2.00	7.50
12	Enamel with luppum for door frames and doors	Rft / sft				10.00
13	Enamel with luppum for beading – with proper sanding.	Rft				10.00
14	Exterior Emulsion – Ace	Sft	1.50	2.50	1.50	5.50
15	Exterior Emulsion –Apex	Sft	1.50	4.00	3.00	8.50
16	Exterior Emulsion for 3 & 4” drainage lines	Rft	Same as above			
17	Exterior Emulsion GI pipes upto 1.5”	Rft	Nil	Nil	Nil	Nil
19	Melamine polish average quality / high quality	Sft	-	-	-	35/40
20	Melamine polish for main doors & door frames lumpsum	Nos	-	-	-	2,500
21	Melamine polish for banister	Rft	-	-	-	60.00
22	Crack filling with crack filling compound making a groove with grinder – without material	Rft	-	-	-	5.00
23	Crack filling – hairline cracks – without material	Rft	-	-	-	1.50
24	Acid wash for bathroom/ floor tiles including acid cost	Sft	-	-	-	2.00
25	Black Japan for door frames with material	Nos	-	-	-	35.00
26	Pellamber quote for teak doors with material	Nos				35.00
27	Turnkey job for painting inside flat with luppum, primer, OBD, Enamel, POP gap filling, crack filling, washing & cleaning including doors, door frames, beading, black japan, lofts, etc. Excludes balcony painting, grills, templates and main door	Sft of super built up area as mentioned in				30.00

	polishing. Minor additions & alterations included.	brochure				
28	Turnkey job for painting bungalow / town house with luppum, primer, OBD, Enamel, Exterior Emulsion, POP gap filling, crack filling, washing & cleaning including doors, door frames, beading, black japan, lofts, external painting, compound wall, etc. Excludes grills, railings, gates and main door polish. Minor additions & alterations included.	Sft of super built up area as mentioned in brochure				45.00 for villas in city. Pay 5/- per sft extra for AGH % Serene
29	Wall texture – for exterior works including texture, primer & paint Texture + Primer + 2 coats painting	sft	Nil	Nil	Nil	Rs. 23/-
30	Wall texture – for interior works including texture, primer & paint Texture + Primer + 2 coats painting	sft				Rs. 21/-

Notes:

- 1 For dark colours in plastic emulsion, ACE or APEX painting Project Managers may add Rs. 1/- to Rs. 2/- per sft on the above rates depending on difficulty of work and darkness of colour.
- 2 Rates inclusive of all material unless otherwise specified.
- 3 Branded material should be used for all materials and restrict to the brands specified herein:
 - a. Primer – Asian or Berger
 - b. OBD – Asian or Berger (Asian Ustav not to be used, preferably use Tractor Emulsion)
 - c. Exterior emulsion – Ace or Apex of Asian
 - d. Interior plastic emulsion – Royal by Asian
 - e. Luppum – Strictly restrict to Altek or NCL.
 - f. Cement putty – restrict to Birla, JK & NCL.
 - g. Red-oxide – Asian, Berger
 - h. Enamel – Asian, Berger
- 4 Project managers shall ensure that only the specified brands are used. In case of any change authorization in writing or email must be obtained from MD.
- 5 New rates applicable for item no. 27 & 28 for works where billing is not completed. Does not apply to old projects like PMR, BNC, etc. Does not apply for unbilled work before 1.7.19. AGH rate to be applicable for all works of Rama Krishna & K. Srinu from retrospective effect.
- 6 All bills raised after 1.4.19 – project managers can make estimate of difference between old & new rates for MDs approval. Approval may be given on case to case basis.

Soham Modi.