

Sub.: Guideline rates for painting works - Lumpsum.

Rates for melamine polish and banister polish are revised herein. Rest of the terms are unchanged.

Lumpsum rates for painting inside flats and villas was specified in circular 520(f) & 520(g). Rates given therein included cost of painting grills and window templates. Grills are being powder coated through an external agency. In new projects it is proposed that window templates shall also be made and powder coated by an external agency. Now the rates shall be excluding grills and templates painting.

Payment to painting contractors for work inside flats and villas shall be on lumpsum basis as given below.

S. No	Item	Units	Rate in Rs.
1.	Melamine polish for main doors & door frames lumpsum. Pay Rs. 750/- per door as advance at the time of starting work and Rs. 750/- on completing stage 3 works. Balance Rs. 500/- to be paid after completing stage 4 works and on submission of bills to HO.	Nos	2,000
2.	Polish (ordinary) for banister Pay Rs. 20/- per rft as advance at the time of starting work and Rs. 15/- per rft on completing stage 3 works. Balance Rs. 15/- per rft to be paid after completing stage 4 works and on submission of bills to HO	Rft	50.00
3.	Turnkey job for painting inside flat with luppum, primer, OBD, Enamel, POP gap filling, crack filling, washing & cleaning including doors, door frames, beading, grills, black japan, templates, shelves, lofts, etc., excludes balcony painting, grills and templates painting and main door polish. Pay 20% as advance at the time of starting work, other 20% on completion stage I works and 35% on completion of stage III works. Balance 25% to be paid after completing stage IV works and on submission of bills to HO.	Sft of super built up area as mentioned in brochure	23.00
4.	Turnkey job for painting bungalow / town house with luppum, primer, OBD, Enamel, Exterior Emulsion, lovely cem, POP gap filling, crack filling, washing & cleaning including doors, door frames, beading, grills, black japan, templates, shelves, lofts, external painting, compound wall, gates, etc., excludes railing and main door polish. Pay 20% as advance at the time of starting work, other 20% on completion stage I works and 35% on completion of stage III works. Balance 25% to be paid after completing stage IV works and on submission of bills to HO.	Sft of super built up area as mentioned in brochure	38.00

Notes:

1. Project Managers are advised to pay an advance as given above to contractors upon starting the work. The total advance can't exceed Rs. 10,000/- for works given in serial 1 & 2 and Rs. 50,000/- for works given in serial no. 3 & 4. Advance should be paid in 2 or 3 weekly instalments 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 i.e., on completion of stage I, stage III and stage IV works. At the end of each stage bills may be made and payment released. Deduct the advance paid on completion of stage III. Vouchers for payment can be sent on Saturday along with bills.
3. Purchase is advised to approve bills of stage III & stage IV only on providing material bills equal to 60% of bill value.
4. Branded material should be used for all materials and restrict to the brands specified herein:
 1. Primer – Asian or Berger
 2. OBD – Asian or Berger (Asian Ustav not to be used, preferably use Tractor Emulsion)
 3. Exterior emulsion – Ace or Apex of Asian
 4. Interior plastic emulsion – Royal by Asian
 5. Luppum – Strictly restrict to Altek or NCL.
 6. Cement putty – restrict to Birla, JK & NCL.
 7. Red-oxide – Asian, Berger
 8. Enamel – Asian, Berger
5. 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.

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