

Additions & Alteration Charges Approval Form

Company Name:		MRMLLP	Site	Gulmohar Residency
Name of the customer		Pallavi.		
Villa/ Flat No.		F-105.		
Sl.No	Description	Amount		
1	Total extra Charges	6560.		
2	Total refundable amount	—		
3	Net amount to be charges (if any)	6560		
4	Net amount to be refunded (if any)	—		
Remarks : Extra Charges ÷ Six thousand five hundred Sixty Rupees only.				
Approved by Project Manager		Approved by Design Team		Approved by MD
Date	10-001-2025	Date		Date
Sign:	<i>[Signature]</i>	Sign:		Sign:

Note: 1. Enclose measurement & estimate sheet 2. Enclose...

Note: 1. Enclose measurement & estimate sheet. 2. Send scanned copy by email to plans@modiproperties.com & CR. 3. Maintain originals in A&A of customers at site.

S No.	Item Head	Item Description	Quantity	Units	Rate	Amount
1	Extra Charges	Master Bed room	149	Sft	40	5960
	Flooring	Skirting	15	Rft	40	600
		Total				6560

MRMLLP

Gulmohar Residency

Extra Specs

F 105

Srinivas N

10-01-2025	
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Item Head

Quantity

Units

Rate

Amou

Master Bed room

149

Sft

40

59

Skirting

15

Rft

40

1

	Total
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6

[illegible]

MRMLLP

Gulmohar Residency

Extra Specs

F 105

N Srinivas

10-01-2025

Sign:

S No.

Item Head

Item Description

Length

Width

Height

D
Nos

$$E = A \times B \times C \times D$$

I

1

1	Extra Charges
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Master Bed room	12'0" x 12'0"
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13.50

11.00

1.00

Quantity

Units

149

51

15

St

Quality Control Check Report. Stage: After Plastering (Apartment/s)

Flat No.	F-105	Other		Sl. No.	30272
Company	MAMA (LLP)	Project	GMR	Phase	-
Prepared by	T. Vinod Kumar	Sign	T. Vinod Kumar	Date	01-09-21
Project Manager	Pran Prasad	Sign	[Signature]	Date	01-09-21
Previous stage report no.	37704	Report filed and signed by PM?		Yes	
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No
Recommendation: ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC. ☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team. ☒ Proceed with further work only after making corrections pointed out in the QC report. ATR not required. ☐ Proceed with further work. ATR not required.					

Inspection should be done after:

- brickwork & 2 coats plastering is completed
- after cleaning the villa.
- Water proofing, screeding in bathrooms is completed.
- before starting painting, tiling & flooring.

Plastering Check.

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✕ for minor mistake that requires minor correction.
3. Mark ✕✕ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✕✕✕ for major mistake that cannot be corrected.
5. 9" unplastered area from SFL should be left including in common areas and terraces.
6. Windows must be checked with templates. Plastering must be 3mm margin for luppum work. Tolerance 1/4"
7. Provision of tiles in bathrooms, kitchen & wash areas (rough plastering).
8. Check size of sink bowl. Hole should be 1" to 2" larger. (Tolerance: 1")
9. All doors frames should have 1/2" grooves.
10. Sill top must be of uniform thickness, correct height, at one level & without broken edges.

Certified that all corrections mentioned in the QC Report have been completed. Work can Proceed to next Stage.

Project In-charge	Sign	Date
[Signature]	[Signature]	02/09/21

Quality Control Check Report. Stage: After Plastering (Apartments)

S No	Room	Skirting Provision (✓ or ✕)	Furnishing around door frame (✓ or ✕)	Beams & columns finishing (✓ or ✕)	Finishing of lofts (✓ or ✕)	Electricity junctions finishing (✓ or ✕)	Windows check (✓ or ✕)	Tiles provision (✓ or ✕)	Sink provision & size (✓ or ✕)	Grooves for door frames (✓ or ✕)	Balcony & terrace sill top finishing (✓ or ✕)	Screeding in bathroom & utility (✓ or ✕)	Screeding in 6" above FFL? (✓ or ✕)
1	Bedroom 1 M. Bal	✓	✓	✓	—	✓	✓	✓	—	✓	—	—	✓
2	Toilet 1 M. Toi	✓	✓	✓	—	✓	✓	✓	—	✓	—	✓	✓
3	Bedroom 2 C. Bal	✓	✓	✓	—	✓	✓	✓	—	✓	—	✓	✓
4	Toilet 2 C. Toi	—	✓	✓	—	✓	✓	✓	—	✓	—	✓	✓
5	Bedroom 3 G. Bal	✓	✓	✓	—	✓	✕	✓	—	✓	—	—	—
6	Toilet 3	—	—	—	—	—	—	—	—	—	—	—	—
7	Bedroom 4	—	—	—	—	—	—	—	—	—	—	—	—
8	Toilet 4	—	—	—	—	—	—	—	—	—	—	—	—
9	Drawing	✓	✓	✓	—	✓	—	—	—	—	—	—	—
10	Dining	✓	—	✓	—	✓	—	—	✓	—	—	—	—
11	Lobby 1	—	—	—	—	—	—	—	—	—	—	—	—
12	Lobby 2 Utility	—	✓	✓	—	✓	—	✓	—	✓	—	✓	✓
13	Terrace/ balcony 1	✓	—	✓	—	✓	—	—	—	✓	✕	—	—
14	Terrace/ balcony 2	—	—	—	—	—	—	—	—	—	—	—	—
15	Terrace/ balcony 3	—	—	—	—	—	—	—	—	—	—	—	—
16	Portico	—	—	—	—	—	—	—	—	—	—	—	—
17	Kitchen	✓	—	✓	✓	✓	✓	✓	—	—	—	—	—
18	Other	—	—	—	—	—	—	—	—	—	—	—	—
Remarks		Note:- 4x4 template not available.											

Quality Control Check Report. Stage: After Brickwork (Apartments)

Flat No.	F-105	Others	—	Sl. No.	37704
Company	MRM-LLP	Project	GMR	Phase	—
Prepared by	P. Bhaxath	Sign	P.B.	Date	03-06-21
Project Manager	Ram Prasad	Sign	[Signature]	Date	03-06-21
Previous stage report no.	36904	Report filed and signed by PM?			☒ Yes ☐ No
Apartment No		Other		Other	
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No

Recommendation:

- ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.
- ☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team.
- ☒ Proceed with further work only after making corrections pointed out in the QC report. ATR not required.
- ☐ Proceed with further work. ATR not required.

Inspection should be done after:

- brickwork is completed
- chicken mesh fixed
- after cleaning the apartment
- electrical conducting work is completed

Brickwork Check

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✕ for minor mistake that requires minor correction.
3. Mark ✕✕ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✕✕✕ for major mistake that cannot be corrected.
5. Wall thickness should be as per plan. Use of 4", 6" & 8" blocks must be checked.
6. All walls should have 2 beds of about 2" to 3" thickness with one no. 6 mm or 8 mm rod with M15 CC.
7. Chicken mesh should be used in each and every joint between RCC & Brickwork.
8. Joint between brickwork & beam on external side must be filled.
9. Check room dimensions with working plan. (Tolerance: 1")
10. Diagonals of each room shall be equal. (Tolerance: 2")
11. Balcony sill level should be 3'3" from SFL. (Tolerance: 1")
12. Check room height with specified height. (Tolerance: 1")
13. Check plumb of walls where ever it appears to be out of plumb. (Tolerance: 1/2")
14. Specify the No. of beams which are not aligned by more than 1" in a room.
15. Door frames must have black Japan coating and wood primer / pellambar – at cost of painter.

Certified that all corrections mentioned
in the QC Report have been completed.
Work can proceed to next Stage.

Project in-charge: [Signature] 03/06/21

Quality Control Check Report. Stage: After Brickwork (Apartments)

S No	Room	Wall thickness (✓ or ✗)	Beds in walls (✓ or ✗)	Chicken mesh (✓ or ✗)	External brickwork & beam joint (✓ or ✗)	Room Dimensions (✓ or ✗)	Room Dimensions Difference in inches	Diagonal (✓ or ✗)	Diagonal Difference in inches	Balcony sill level (✓ or ✗)	Room Height (✓ or ✗)	Plumb of walls (Good/Avg./Bad)	Alignment of beams and walls - Nos.
1	Bedroom 1 <i>M. Bed</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 <i>M. Toi</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓
3	Bedroom 2 <i>G. Bed</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 <i>C. Toi</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 <i>K. Bed</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks													

Quality Control Check Repot. Stage: After Brickwork (Apartments)

Quality of edges and corners in all rooms?	☐ Good ☒ Avg. ☐ Bad
Specify rooms that need correction:	

Misc. Checks.

Was 3.75 CFT proportion box provided?	☒ Yes ☐ No
Condition of proportion box?	☐ Good ☒ Avg. ☐ Bad
Was the Apartment cleaned before starting brick work?	☒ Yes ☐ No ☐ Cant' say
Is the Apartment cleaned for plastering?	☒ Yes ☐ No
Wastage?	☐ High ☒ Medium ☐ Low
Storage of building material like bricks sand and cement.	☐ Good ☒ Avg. ☐ Bad
Drum (200 ltrs) provided for curing in each flat?	☒ Yes ☐ No
Remarks:	

Door Frames & Windows check

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark X for minor mistake that requires minor correction.
3. Mark X X for major mistake that requires correction by replacement or re-fixing.
4. Mark X X X for major mistake that cannot be corrected.
5. Window template depth should be between 2 to 2 ½" after plastering.
6. Lintel level should be 7'3" from SFL & 7' from FFL. (Tolerance 1"). Lintel should be as per standard design.
7. Lofts should be at a height of 7' to 7'3" from FFL. Kitchen plat form thickness should be 2", SFL to bottom 31" (Tolerance 1")
8. Slopes of lofts and kitchen platforms to be checked by using 12" spirit level and check height from floor from 2 or 3 points.
9. Thickness of platforms & lofts should be between 2 & 2.5".
10. Provide single layer table brick at bottom of each door frame without threshold.
11. Check Z angle template size (Z angle for bathroom ventilators not required in new projects).
12. Window opening must be checked with MS square pipe templates of 2 sizes for inner and outer openings.
13. Z angle template must be 1" from brick wall surface from the inner side.

Quality Control Check Report. Stage: After Brickwork (Apartments)

S No	Room	Door size, face and position (✓ or ✗)	Brick at bottom of door frame (✓ or ✗)	Door lintel design & level (✓ or ✗)	Door diagonal check (✓ or ✗)	Door Plumb - two sides (✓ or ✗)	Windows lintel design & level. Sill level (✓ or ✗)	Windows size (✓ or ✗)	Windows - template depth & diagonal ^s (✓ or ✗)	Windows - template red oxide painting (✓ or ✗)	Loft & Kitchen platform height (✓ or ✗)	Loft & Kitchen platform slope (✓ or ✗)	Door size, face and position (✓ or ✗)
1	Bedroom-1 M-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 Gr-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 K-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks:													

Sub: - Revised guideline rates for addition and alternations

In order to clear the ambiguity for calculating additional charges or refunds towards additions and alternations these guideline rates are given.

S. No	Item	Rate	Units
1.	Painting – choice of 2 colours for walls, 1 colour for door and doorframes shall be given free of cost. For additional works or use of other paints the customer can pay the painter directly for the additional cost.	NA	NA
2.	Painting – refunds can be given as per guideline rates issued in the latest circular	NA	NA
3.	Bathroom tiles – Refunds / Extra charge For flats / villas – with / without labour	Rs. 30 / 40	Per Sft calculated as per areas given in circular
4.	Kitchen, Utility, Dado – Refunds / Extra Charge Kitchen platform granite – with / without labour	Rs. 35 / 45 Rs. 95 / 110	Per sft Per sft Per sft
5.	Kitchen Platform Addition to kitchen platform including granite and dado with RCC. No refund shall be made for kitchen platform that is not installed. However granite will be provided for modular kitchens. Addition of kitchen platform after completion of plastering. Addition of kitchen platform after completion of flooring tiles.	Rs. 1,000/- Rs. 1,000/-	Per rft per sft.
6.	Rounding / polishing of granite platform shall be as per actuals	NA	NA
7.	Flooring – Refunds / Extra charge Vitrified tiles with / without labour	Rs. 40 / 50	Per sft calculated as per areas given in circular
8.	Electrical Points - Refunds No refund shall be made for point or switch boards not installed. No refund shall be made for wires. Refund shall be given for substitution of switches and switch boards as per actuals.	NA	NA
9.	Electrical Points – Extra charges Charges for providing extra switch board, wall or ceiling point, sockets 5A, and switches 5A – for each item. 15 A point with wiring, switchboard & socket	Rs. 400/-	Per item
10.	Hardware	Rs. 3,000/-	Per point Per lock

	Refund / Extra charge for tubular locks / main door lock. No refund or extra charge for hinges, screws, door stoppers etc. For other hardware like French window handles, stoppers, etc. extra charge / refund as per actuals.	Rs. 350 / 1300	NA
11.	CP Fitting, sink, bath tub and sanitary ware. Refund / extra charge shall be as per actuals.	NA	NA
12.	Lofts – No refunds. Extra charge for additional lofts provided	Rs. 150/-	Per sft
13.	Doors – Extra charge / refund for panel doors	Rs. 110	Per sft
14.	Civil work – refunds nil. Extra charge should be as per estimated cost which is approved by MD. Dismantling of existing walls upto 50 sft including removal of debris. Dismantling above 50 sft including shifting of debris. Addition of RCC column for vastu in flat & villas – with/without footing	NA Rs. 5,000/- Rs. 50/- Rs. 10,000/-Rs. 7,500/-	NA per sft
15.	Exhaust fan hole in wall / beam for kitchen or bathroom – 4”/6”	Rs. 600 / 800	Nos.
16.	Provision of AC frame in wall without power point	Rs. 1,000/-	Nos
17.	Additional coats of polishing or tin oxide polishing – extra charges as per actuals	NA	NA
18.	Additional door frames – extra charge as per actuals	NA	NA
19.	GI and PVC lines – no refunds. Extra Charge as per actuals. Water supply and drainage line for washing machine / basin	NA Rs. 2,500/-	NA Nos
20.	2 way switch with switch and wires	Rs. 2,000/-	Per pair
21.	Sink shifting with pipe length of more than 5' (open or concealed per sink)	Rs. 1,000/-	
22.	False ceiling – Customers may install false ceiling at their cost free of cost before completing flooring. Installation of false ceiling by customers after completing flooring – cleaning charges per flat/villa		
23.	Cleaning charges after wood work where stage II or stage III is completed – may be levied at discretion of project manager.	Rs. 5,000/- Up to Rs. 5/-	per sft

Notes:

1. Estimates for additions and alteration to be sent to E&D team for approval.
2. Customers may get work done through our contractors as per guidelines given in circular no. 866.

3. These rates shall be applicable to all new projects like GMR, MPL, MGA, SOVIII, GHT, BRGV, etc., and all sales made after 01-04-2020. A&A charges shall be as per older circular for earlier bookings.
4. Consult purchase for refunds based on actuals.
5. For item not mentioned above estimate to be prepared and approved by MD for refund or extra charge.

Soham Modi