

Sub.: Revised guideline rates for centering and rod bending works – lumpsum for villas

1. Lumpsum rate for turnkey RCC work including centering and rod bending for bungalows shall be Rs. 75/- per sft for villa projects on the super built-up area mentioned in the brochure. No bonus shall be paid.
2. The guideline schedule of work shall be as follows:
 - a. Starting from the date of laying the PCC the plinth beams should be completed within two weeks.
 - b. After completion of plinth beam each slab including all projections should be completed within four weeks.
 - c. There can be a gap between completing plinth and starting construction for the slabs with the permission of the Project Manager.
3. Above rates are for site mix using concrete mixer for columns and RMC for slabs are for site mix for turnkey job including centering, rod bending and casting.
4. Concrete mixer, vibrators, lifts, bamboos, oil and all other materials to be provided by contractor at his own cost.
5. Rates include marking charges, curing, making bunds for curing, making covering blocks, etc.
6. Above rates are for works from 7 ft. to 14 ft. height for flat roofs and sloping roofs.
7. Atleast one skilled mason to be provided by contractor.
8. Rate shall be applicable for all Villa projects where work has not proceeded beyond the plinth beam stage as on 01.04.2013. specifically rates shall be applicable for MNM – 20 to 22, KNM – 47, 48 & 61, VSC – exclude completed villas and 19, 20, 25, 26, 27, & 7.
9. The details of super built-up areas for calculation of amount payable for the villa projects are as follows:

SOB - Type A 1430 sft, Type B 1650 sft, Type C 1435 sft.

VSC - Type A 1620 sft, Type B 1790 sft, Type C 1605 sft

MNM - Type A & B 1461 sft, Type C 1467 sft, Type D 1529 sft, Type G 1694 sft, Type H 1753 sft, Type E 1829 sft, Type F 1946 sft.

KNM Type A 1620 sft, Type B 1928 sft, Type C 1605 sft Type D 1847 sft.
10. Bills can be raised in two stages namely Stage 1 after completing footings, plinth and first slab and Stage 2 – on completing all RCC works. Stage I billing shall 55% of lumpsum rate and Stage II shall 45% of lumpsum rate.
11. Rates for other works like clubhouse, water tank, etc., shall be as per 507(m) dated 19.03.2013.
12. Runners under the external beams must extend by 18 inches to provide for support to the sites. In case of default levy a penalty of Rs. 5,000/- per slab.
13. Bunds for curing must be made within 48 hrs and size of each bund should be less than 100 sft. For slope roof and columns use gunny bag for curing. Penalty of up to Rs. 5,000/- can be levied in case of default.
14. Poor quality of work resulting in honey combs and or deviation in beams by more than 1” can be penalized upto Rs. 5,000/- per slab.
15. Gaps must be covered using 2 or 3 inch MS sheets. Do not use bamboo or paper.

16. As in case of civil work and other contractors, hereafter for RCC work of villas where first slab has not been casted, lumpsum payment shall be made in place of weekly payment based on attendance as follows:
- a. Advance at the time of starting work – 10%.
 - b. On completion of footings and pedestal – 10%
 - c. On completion of plinth and column 1 – 10%
 - d. On completion of first slab and raising bill for 55% of total work after deducting advance – balance 25%.
 - e. On completion of column 2 – 10%
 - f. On completion of second slab and raising bill for 45% of total work after deducting advance – balance 25%.
 - g. For VSC column 3 and slab 3 shall be paid for as per separate estimate only on completion of work after raising bill.

Managing Director.