

circular no. **804(B)**

Date: 24-09-2021

Sub.: Revised Guideline rates for Civil works – Bungalows - Lumpsum

S. No.	Description	Rate (Rs.)	Units
1.	Bungalows / villas / row houses : turnkey civil work charges including brick work, plastering, shelves / lofts upto 150 sft. Elevation, scaffolding tying and removing and screening, curing, lifting charges, floor chipping, batana shifting for flooring, skirting plastering holes closing, water tank plastering, railing fixing, doors frames, ventilators and template fixing, slope roof leveling, three sides compound wall, gate fixing , etc.	Rs. 120/-	Per sft. of salable area as mentioned in brochure excluding terrace and portico area
2.	Bill is to be raised in 5 stages: Stage A: On completing of brick work & compound wall Stage B: On completing 2 coats of internal plastering, Stage C: On completion external plastering, elevation works & compound wall plastering. Stage D: Holes closing, floor chipping, dust shifting, PCC for portico, brick work for garden, wash area etc., Stage E: On completion of stage III works like flooring, skirting, first coat of paint, bathroom tiles, doors, windows, etc.	Rs. 40/- Rs. 30/- Rs. 30/- Rs. 10/- Rs. 10/-	Per sft
3.	Project Managers are advised to pay an advance of Rs. 5/- per sft upon starting the work and thereafter an additional advance of Rs. 5/- per sft for two more weeks, provided progress of work is steady. Total advance Rs. 15/- per sft. Thereafter, attendance to be recorded but payment to be made strictly on progress of work. At end of each stage bills may be made and payment released. Deduct the advance paid @ Rs. 5/- per sft for each of the first 3 stages. Vouchers for payment can be sent on Saturday along with bills.		

Notes:

1. All labour and equipment including centring for chajas, lofts, platforms, etc., to be provided by contractor.
2. The above rates include hacking charges.
3. If charges for hacking, tying, removing, scaffolding, chipping, shifting mortar for flooring. Etc., are paid to other contractors, ensure that these payments are either debited to the contractors account or the bill amount is appropriately reduce.
4. Rates applicable for new projects only.