

Sub.: Turnkey civil work contract – Vista Homes & other new apartment projects

To manage ever increasing cost it has been decided to outsource turnkey work of brick work, plastering and water proofing i.e., civil work excluding RCC & finishing works of apartments.

1. Their scope of work will include:
 - a. Civil work including brick work, plastering, chicken mesh, electrical conducting in brick work, water proofing of bathrooms, terrace & utilities, fixing door frames, window templates, etc.
 - b. Scope of work also includes stilt floor & terrace floor.
 - c. Contractor shall bring in all materials like cement, metal, sand, manufactured sand, bricks, blocks, recron, chicken mesh, steel for chajjas/platforms, tools, etc. However, scope of work shall exclude door frames, window templates, plumbing items and material for electrical conducting, which shall be provided by Builder.
 - d. Builder shall pay the cost of electrical and plumbing work. Optionally contractor can complete the electrical conducting work at its cost and bill the cost to the Builder.
 - e. Tying and removing scaffolding.
 - f. Site cleaning and removal of debris.
 - g. Tying of safety net.
2. The schedule of work shall be as follows:
 - a. A schedule of work shall be prepared in advance and provided to each contractor.
 - b. Brick work to be completed including QC check for each flat within 4 weeks.
 - c. 2 coats internal plastering, water proofing and site cleaning with QC check for each flat to be completed in 4 weeks.
 - d. External plastering to be completed within 8 weeks of completing terrace floor slab/parapet wall.
 - e. Penalty for delay of Rs. 5,000/- per week shall be levied per flat for delay in completing internal works excluding external plastering. Bonus for early completion Rs. 5,000/- per week.
 - f. Penalty for delay of Rs. 2,000/- per week shall be levied per flat for delay in completing external plastering. Bonus for early completion Rs. 2,000/- per week.
3. The total cost of construction of the above was estimated and cost per sft of super built-up area/salable area has been determined. The estimated cost is enclosed as Annexure –A. the material and labour cost is enclosed as Annexure – B & C.
4. Admin at site shall strictly maintain labour attendance and material received at site of each contractor as per terms of circular no. 807(b).
5. Payment terms:
 - a. Advance of Rs. 10,000/- per flat can be paid when work starts. Out of the 45% brick work amount, release 10% x 3 weekly installments if progress of work is satisfactory. Thereafter, release payments only on production of bills. Amount paid as advance shall be debited to a separate advance account and adjusted against the brick work bill.
 - b. The contractor shall raise GST bills at each stage of construction. For the purpose of billing the total cost shall be divided as follows:
 - i. Brick work – 45%.
 - ii. Internal plastering – 25%.
 - iii. Water proofing – 10%.

- iv. External plastering – 10%.
 - v. On completion of stage III works – 10%.
 - vi. In case of stilt floor & terrace floor brick work, internal plastering and water proofing can be combined as a single stage with 80% weightage.
 - c. Bills may be raised flat wise only after completion of QC.
 - d. Contractor to purchase all material in its name and not in the Builders name.
6. The above is applicable only for Vista Homes. Similar procedure to be adopted at other sites after due calculations. The estimated value of work has been estimated at Rs. 243/- per sft. 3% had been added as overhead cost and 12% as profit margin. Accordingly, rate has been fixed at Rs. 280/- per sft on super built up area / brochure area + GST. The rate of material used is given in Annexure –C. Any variation in the rate by more than 5% will be paid extra or deducted from the contractor on a half yearly basis.
7. In case cement is being provided by Builder, meticulous record to be maintained by Builder and the value of cement to be deducted from contractor in weekly payments.
8. Procedure laid down for QC shall be strictly followed. QC inspection shall be taken up before casting footings, before casting plinth beam, after casting columns, before casting slab, after brick work, after plastering and after electrical conducting. Contractor can move to next stage of construction only after clearance from QC team and rectifying all errors pointed out in QC check report.

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