

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.

Soham Modi

Vista estimate of const 12-10-18 ver204

Estimate Sheet # 3								
Company Name:		Vista Homes						
Project:		Vista Homes						
Estimate of:		Civil work						
Villa Type		F Block						
Date:		12-10-2018						
Brochure area		48,150						
					Labour	Material		
S.No.	Item Head	Item Description	Quantity	Units	Rate	Rate	Amount	Item Head Total
1	Typical floor							
2		4" Brick work	8,483	sft	-	25.51	2,16,398	
3		6" Brick work	6,803	sft	-	38.72	2,63,380	
4		8" Brick wall	983	sft		53.36	52,450	
5		Plastering internal walls	25,237	sft	-	8.92	2,25,114	
6		Plastering external walls	10,120	sft		8.92	90,270	
7		Plastering ceiling	8,722	sft	-	9.81	85,540	
8		Lintels (4"x6")	551	rft	-	33.92	18,690	
9		Platforms 2 1/2"	216	sft	-	28.09	6,068	
10		Lofts 2 1/2"	160	sft	-	28.09	4,495	
11		Chajjas	271	sft	-	36.76	9,962	
12		Waterproofing - bathroom	613	sft	41.67	23.62	40,021	
13		Waterproofing - Utility	254	sft	39.67	23.62	16,076	
14		Hole packing	108	nos	200.00	-	21,600	
15		Sub-total A			-		-	10,50,064
16	Terrace							
17		4" Brick work	-	sft	-	52.40	-	
18		6" Brick work	2,877	sft	-	28.09	80,823	
19		8" Brick wall	1,593	sft		53.36	84,997	
20		Plastering internal walls	6,144	sft	-	8.92	54,804	
21		Plastering external walls	3,608	sft		8.92	32,183	
22		Plastering ceiling	693	sft	-	9.81	6,796	
23		Lintels (4"x6")	16	rft	-	33.92	543	
24		Chajjas	24	sft	-	36.76	882	
25		Waterproofing - terrace	8,336	sft	18.00	23.62	3,46,950	
26		Waterproofing - elevation	1,408	sft	18.00	23.62	58,602	

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27		Waterproofing - OTH	1,036	sft	18.00	23.62	43,119		
28		Waterproofing - head roo	371	sft	18.00	23.62	15,441		
29		Hole packing	18	nos	200.00	-	3,600		
30		Sub-total B			-		-	7,28,741	
31	Stilt floor								
32		4" Brick work	1,485	sft	-	52.40	77,817		
33		6" Brick work	143	sft	-	28.09	4,017		
34		8" Brick wall	908	sft		53.36	48,448		
35		Plastering internal walls	10,225	sft	-	8.92	91,207		
36		Plastering external walls	-	sft		8.92	-		
37		Plastering ceiling	16,034	sft	-	9.81	1,57,251		check
38		Lintels (4"x6")	32	rft	-	33.92	1,085		
39		Waterproofing - lift pits	360	sft	61.11	23.62	30,503		
40		Sub-total C			-		-	4,10,329	
41	Complete	block works					-		
42		Typical floor civil work x 5 floors					-	52,50,318	
43		Terrace civil work					-	7,28,741	
44		Stilt civil work					-	4,10,329	
45		Scaffolding - single	29,920	sft	5.00		1,49,600	1,49,600	
46		Scaffolding - double	14,080	sft	6.50		91,520	91,520	
47		Tools	48,150	sft	2.00		96,300	96,300	
		Labour rate terrace	9,630	sft	20.00		1,92,600	1,92,600	
		Labour rate stilt floor	9,630	sft	20.00		1,92,600	1,92,600	
48		Labour rate typical floor	48,150	sft	95.00		45,74,250	45,74,250	
49	Total							1,16,86,258	
50	Rate per sft for civilwork with waterproofing							243	
51	Add over head cost		3	percent				7	
52	Add profit margin		12	percent				29	
53	Rate for construction contract							279	

Vista Homes							
Description:		Material Rates					
Prepared by:		Soham					
Date:		12-10-2018					
S No.	Item Head	Item	Description / Size	Base Rate in Rs.	GST / RCM in %	Rate with GST	Units
1	Civil Work						
2		Cement	PPC/ PSC / OPC Avg	180.00	28.00	230.40	bags
3		Steel	TMT	32.50	18.00	38.35	kgs
4		Binding Wire		45.00	18.00	53.10	kgs
5		RMC	M 20	2,656.00	28.00	3,399.68	cum
6		RMC	M25	2,773.00	28.00	3,549.44	cum
7		RMC	M20	75.24	28.00	96.31	cft
8		RMC	M25	78.56	28.00	100.55	cft
9		20 mm metal		18.60	5.00	19.53	cft
10		M/c 40 mm metal		18.60	5.00	19.53	cft
11		Hand cut 65/40 mm metal		17.20	5.00	18.06	cft
12		Baby Chips		17.20	5.00	18.06	cft
13		Sand Coarse -river	18 cft per ton	72.25	5.00	75.86	cft
14		Sand Fine - river	18 cft per ton	100.00	5.00	105.00	cft
		Manufactured Sand Fine		37.20	5.00	39.06	cft
15		Manufactured Sand Course		23.40	5.00	24.57	cft
16		Cement blocks - solid	4"x 8" x 16"	18.00	28.00	23.04	nos
17		Cement blocks - solid	6"x 8" x 16"	27.00	28.00	34.56	nos
18		Cement blocks - solid	8" x 8" x 16"	38.00	28.00	48.64	nos
		Cement blocks - solid	12" x 7" x 5"	14.00	28.00	17.92	nos
19		Hallow blocks - 4"	4"x 8" x 16"	15.00	28.00	19.20	nos
20		Recron		36.00	18.00	42.48	Packet
21		Plasticizer - 125 ml		42.00	18.00	49.56	per bag
22		SBR for screeding	300 ml per bag	350.00	18.00	413.00	per ltr
23		RBR for mortar	200 ml per bag	90.00	18.00	106.20	per ltr
24		Chicken Mesh	30 m per bundle	140.00	18.00	165.20	Bundle
25		Table Brick		3.55	5.00	3.73	nos.
24		Red mud		17.60	5.00	18.48	cft
25		Earth - mohrum		7.60	5.00	7.98	cft
26		Earth - rubble		4.00	-	4.00	cft
27		Curb stone - 12' x12" x 4"		75.00	28.00	96.00	rft
		Curb stone - 24 x 12 x 4"		74.00	28.00	94.72	rft
28		Granite - 6"x 6"x 9""		7.60	5.00	7.98	nos
74	Water Proofing (labour + chemical)					-	
75		Toilets		1,650.00	18.00	1,947.00	per bathroom
76		Terrace		14.50	18.00	17.11	sft

[illegible]