

Circular No. **810(E)**

Date: 19.10.2021

Sub.:- Revised guideline rates for earth work. Lumpsum for villas & Misc. work for villas & apartments.

Lumpsum rate for earth work for turnkey job including excavation of pits, PCC, fill back, levelling for plinth beam, fill back, leveling compaction and PCC after plinth beam, setbacks levelling and compaction, excavation for CRS, portico PCC and other miscellaneous earth works shall be as follows:

Sl. No	Project	Type of villa	Amount
1	SOV	All Villas upto 200 sq yds	42,000/-

Charges for additional works – villas.

Sl. No	Item additional	Rate
1	Clean up and leveling of lawn area including compaction	Rs. 500 LS – upto 200 sft. For larger areas pay additional amount @ 2.25 per sft.
2	Clean up and leveling of area around bungalow	Rs. 500 LS – upto 300 sft. For larger areas pay additional amount @ 1.75 per sft.
3	Red Mud Filling for lawns	Rs. 400 LS – upto 100 sft. For larger areas pay additional amount @ 2.50 per sft.
4	Earth/Morrum shifting & levelling for setback, lawn & portico areas – upto 6” – above 6”.	Rs. 400 LS – upto 300 sft. For larger areas pay additional amount @ 1.00 per sft.
5	Dust shifting for pavers	Rs. 650 LS – upto 300 sft. For larger areas pay additional amount @ 1.50 per sft.
6	Dust shifting for flooring deduct this amount from civil contractor	Rs. 2/- per sft on 70% of brochure area
7	Dust shifting for flooring. Deduct this amount from civil contractor	Rs. 250 per toilet
8	Tiles shifting for toilets & flooring – from store room using trolley.	Rs. 250 per toilet
9	Tiles shifting for kitchen dado/utility – from store room using trolley.	Rs. 100 per kitchen Rs. 100 per utility
10	Flooring tiles shifting (vitrified tiles) - from store room using trolley.	Rs. 0.75 per sft for simplex villas – pay @ 70% of brochure area. Rs. 0.90 per sft for duplex villas – pay @ 70% of brochure area.
11	Granite shifting for toilets & flooring – from store room using trolley.	Staircase G to I - Rs. 200 Staircase I to II – Rs. 225 Staircase II to III – Rs. 250 Kitchen granite – Rs. 150/-
12	Shifting of miscellaneous material from store room to villa using trolley	Rs. 100 to 200/- per trip depending on difficulty of work

13	Clean up inside villa – after brick work / civil work. Deduct from civil work contractor.	Rs. 0.50 per sft of brochure area for each stage.
14	Clean up inside villa – Stage II & Stage III	Rs. 0.50 to 1/- per sft of brochure area for each stage.
15	Open area - General cleaning & leveling	Rs. 1/- per sft.
16	Leveling and compaction (with/without compaction machine) of open area upto 6”.	Rs. 2/- per sft.
17	Acid wash – villa cleaning	Rs. 1.00/- per sft
18	Cleaning elevation tiles with coir/wire brush and soap water	Rs. 0.50/- per sft
19	Excavation, placing electrode, backfilling layers with bentonite powder in compaction	Rs. 500/- per pit of size 2’x 2’x 6’

Charges for additional works – Apartments

Sl. No.	Item	Rate
1	Clean up inside flat – after brick work / civil work. Deduct this amount from civil work contractor.	Rs. 0.75/- per sft of SBUA.
2	Dust shifting for flooring including corridors and staircase. Deduct this amount from civil contractor	Rs. 2.25/- per sft on SBUA. Lift charges Rs. 0.20 per floor (80% of this amount is for flats and 20% for corridors and staircase)
3	Dust / sand shifting for toilets. Deduct this amount from civil contractor	Included in point 2
4	Tiles shifting for flooring/ bathroom/etc.	Rs. 1.00 /sft for vitrified tiles – calculate @ 65% of SUBA. Rs. 200/- per toilet Rs. 150/- per kitchen dado. Rs. 150/- per utility tiles. Pay Rs. 0.15/- extra per floor above ground floor as lifting charges for vitrified tiles. Pay Rs. 15/- extra per floor above ground floor for lifting charges of toilet, kitchen & utility.
5	Granite shifting	Kitchen platform – Rs. 200/- per flat + 10% lifting charges. Bathroom basin granite – Rs. 75/- per bathroom + 10% lifting charges. Staircase granite – Rs. 500/- per flight/floor + 10% lifting charges. Other granite – Rs. 2.00/- per sft + 10% lifting charges.

6	Dust shifting for stilt flooring. Deduct this amount from civil contractor.	Rs. 1.50/- per sft on 100% SBUA of each floor.
7	Compaction & leveling using compaction machine for basement floor CC works upto 12”.	Rs. 3.50/- per sft
8	Acid wash – flat cleaning	Rs. 1.25/- per sft
9	Dust shifting for flooring including corridors & staircase (based on brochure area – 80% for flats & 20% for corridors)	Rs. 2.50/- for ground floor & basement floors. Floor rise charges 8% per floor. If lift is provided by builder, then lifting charges not to be paid.

Rates applicable for apartments, villas, clubhouses, etc.

Sl. No.	Item	Rate
1	Floor chipping for leveling	Rs. 3/- per sft

Notes:

1. CRS work must be completed before casting plinth beam to ensure stability of earth under the plinth beams.
2. Avoid payment of departmental charges. Pay on job work basis as per this guideline.

Managing Director.