

Circular no. **822(I)**

Date: 19-10.2021

Sub.: Revised Guideline rates for Electrical works - Lumpsum

The guideline rates for electrical work for bungalows and apartments shall be as follows:

Sl. No.	Description	Rate in Rs.	Units
1.	3 /4 BHK villa /townhouse Pipe laying during RCC works Chiseling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	6,000/- 11,000/- 10,000/- 27,000/-	Per villa/ townhouse
2.	2 BHK Villa Pipe laying during RCC works Chiseling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	3,000/- 6,500/- 6,000/- 15,500/-	Per villa
3.	Single bedroom Flat Pipe laying during RCC works Chiseling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	2,250/- 6,500/- 4,750/- 13,500/-	per flat
4.	2 bedroom Flat Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	2,500/- 7,000/- 5,500/- 15,000/-	per flat
5.	3 bedroom Flat (upto 1,500 sft) Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	3,000/- 7,500/- 7,000/- 17,500/-	per flat
6.	3 bedroom Flat (1,501 to 1,800 sft) Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	3,500/- 8,000/- 7,000/- 18,500/-	per flat
7.	3/4 bedroom Flat (1,801 to 2,200 sft) Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Total turnkey work (a+b+c)	4,000/- 8,200/- 7,500/- 20,000/-	per flat
8.	Electrical panel room turnkey work	10,000/-	Per panel room
9.	Cable laying from panel room to each flat – 6/10 sq mm cable	700/-	Per flat
10.	Wiring & fittings in common areas, corridors and stilt floor	700/-	per flat

11.	Installation of cable trays – 12 to 24”wide along the ceiling	45/-	Per rft
12.	Additional charges for electrical work where false ceiling is being provided. Drawing room, dining room, bedroom – each to be considered as one room.	600/-	Per room
13.	Fitting of tube lights, wall lights, fans, lamps, etc., for luxury/ model flats / villas	Rs. 2,000/- Rs. 1,700/-	For 3 BHK For 2 BHK
14.	Charges for fittings like tube lights, wall lights, hanging lights, ceiling lights, fans, false ceiling lights & rope lighting. Amount may be paid as job work for small works at these rates	Rs. 40/- Rs. 55/- Rs. 90/- Rs. 35/- Rs. 40/-	Per tube light Per light fitting Per fan For rope light per meter Per false ceiling light
15.	Clubhouse. Calculate on built-up area. Exclude parking & terrace floors. Pipe laying during RCC works Chiselling, laying pipes, fixing metal boxes, etc., in walls Wiring, final fittings like switches, DB, etc., Area with false ceiling, including fitting & fixtures Total turnkey work (a+b+c+d) LS for electric power connection / generator back-up LS for RO plant, connection of pumps to OHT	 Rs. 1.75/- Rs. 3.00/- Rs. 1.75/- Rs. 2.75/- Rs. 9.25/- Rs. 6,500/- Rs. 6,500/-	 Per sft Per sft Per sft Per sft Per sft
16.	Miscellaneous works a. Power connection for lifts – turnkey including earth pits b. For additional stops	Rs. 6,000/- Rs. 500/-	Per lift upto 6 stops Per stop
17	For villa projects amount can be paid for connection of generator to feeder boxes including fixing DB, AMF panel, etc.	Rs. 350/-	per villa
18	Site office of standard design with 3 rooms, pantry & bathroom At time of civil work AT time of finishing works Total	 Rs. 3,500/- Rs. 5,000/- Rs. 8,500	
19	Street lights fixing – 6mtrs to 9 mtrs telescopic poles – installation of light + wiring upto to control room	Rs. 1,200/-	Per pole

Notes:

1. Project Managers are advised to pay an advance of Rs. 2,000/- per flat to contractors upon starting the work. The total advance can't exceed Rs. 10,000/-.
2. Revised rates applicable only for new projects /blocks i.e., SOVIII, GHT, GMR, BRGV, NGH and other new projects where bills have not been raised. Not applicable to old projects like Vista, SOV I & II, NE, AGH, KNM, Serene, MPL, GMR A & B blocks, MGA etc.

Managing Director