

Sub:-Revised guideline rates for flooring and wall tiles – lumpsum rates.

In order to simplify the procedure for billing these guideline rates had been issued were in the area for flooring, bathrooms, kitchen & utility is being specified as a percentage of the super builtup area or as lumpsum, based on estimates of actual areas.

Hereafter, bills for works like flooring with or without material, bathroom tiles labour, kitchen & utility labour charges shall be as given in annexures enclosed herein.

Notes :

- 1 Area for turnkey jobs for flooring is calculated by adding 1/3rd of skirting area. However, for labour payments use skirting area separately.
- 2 For flats rates are based on super built up area (SBUA).
- 3 Use rates as specified in other circulars.
- 4 For toilets and utility 85% of floor area is consider as rate applicable shall be that for wall tiles.
- 5 In villas utility area of standard size is assumed.
- 6 Rate shall be applicable for All other projects mentioned above.
- 7 If the above estimates have an error of more than 5%, Project Managers shall report the same so that a new circular can be issued.
- 8 Incase of additions and alternation wherein area differs by more than 10% then suitable correction should be made to the estimate and bill.
- 9 In case of VSC/KNM where additional staircase is being provided in some villas the measurements for staircase shall be doubled. All other measurements shall remain the same.

These works are applicable for
Annexures in force

Sl. No.	Project	Annexure
1.	Gulmohar Residency – GMR	A
2.	Mayflower Platinum – MPL	B
3.	Silveroak Villa Phase III (Villa nos. 101 to 214)	C
4.	Greenwood Heights	D
5.	Morning Glory Apartments	E
6.	Bloomdale Residency at Genome Valley	F
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9.	Nilgiri Estates (Villa nos. 81 to 185)	I
10.	Silveroak Villas (Villa nos.1 to 95)	J
11.	AVR Gulmohar Homes	K

Old Annexures

Sl. No.	Project	Annexure
1.	Greenwood Estates – GWE	L
2.	Silver oak Bungalows – (Mehta & Modi Phase III)	M
3.	Bloomdale & Villas at Silvercreek – KNM & VSC	N
4.	Modi & Modi Constructions – MNM	O
5.	Paramount Avenue – PMR II	P
6.	Mayflower Grande – BNC	Q
7.	Nilgiri Estates – NE (Villa nos. 1 to 79)	R
8.	Villa Orchids – VOC (For Villa nos.1 to 91)	S

Annexure – A
Gulmohar Residency – GMR

1.	Flooring	67% of SBUA for labourcharges + 18% towards skirting in rft for all types – for vitrified tiles.
2.	Toilets	All types – 200 sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility	80 sft per flat. Pay rate for wall tiling.
4.	Granite	Rs. 11,000/- per each flat

Typical area for 1,360 sft

1.	Flooring	68% of SBUA for labourcharges + 21% towards skirting in rft for all types – for vitrified tiles.
2.	Toilets	All types – 200 sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility	93 sft per flat. Pay rate for wall tiling.
4.	Granite work	Rs. 11,000/- per each flat

Typical area for 1,660 sft

Granite work includes - Maindoor granite soffit, Shamphering, box cutting, balcony granite soffit, French door shamfering, balcony railing granite soffit.

Toilet - ledge walls, granite fixing, edge polishing, shower area granite patti

Kitchen – kitchen platform granite laying, edge polishing, sink cutting & gas pipe hole cutting

Annexure -B
Mayflower Platinum – MPL

1.	Flooring	65% of SBUA for labourcharges + 20% towards skirting in rft for all types.
2.	Toilets	All types – 200 sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility	140sft per flat. Pay rate for wall tiling.
4.	Granite work	Rs. 6,500/- for 1,500 sft flat. Rs. 8,500/- for 1,800 sft flat.

Note: Typical area for MPL – Type A – 1,500 & 1,800 sft,

Type B – 2,140 sft

Granite work includes - Balcony granite soffit, French door shamfering, balcony railing granite soffit.

Toilet - ledge walls, granite fixing, edge polishing, shower area granite patti

Kitchen – kitchen platform granite laying, edge polishing, sink cutting & gas pipe hole cutting

Annexure -C
Silveroak Villa Phase III

1.	Flooring	68% of SBUA for labourcharges + 14% towards skirting in rft for all types.	
2.	Toilets	185 sft per toilet. Pay rate for wall tiling.	
3.	Poweder room	150 sft	
4.	Kitchen & Utility	70 sft per villa. Pay rate for wall tiling.	
5.	Type C1	Parking tiles	145 sft per villa
		Setback Pavers	325 sft per villa
		Footpath tiles	175 sft per villa
6.	Type C2	Parking tiles	130 sft per villa
		Setback Pavers	340 sft per villa
		Footpath tiles	185 sft per villa
7.	Granite work	Rs. 5,500/- per villa.	
8.	Staircase granite	Rs. 10,000/- for simplex villa Rs. 20,000/- for duplex villa	

Note: Typical area for C1– 2,040 sft

Granite work includes - Maindoor granite soffit, Shamphering,

Toilet - ledge walls, granite fixing, edge polishing, shower area granite patti

Kitchen – kitchen platform granite laying, edge polishing, sink cutting & gas pipe hole cutting

1.	Flooring	62% of SBUA for labourcharges + 14% towards skirting in rft for all types.	
2.	Toilets	200 sft per toilet. Pay rate for wall tiling.	
3.	Poweder room	150 sft	
4.	Kitchen & Utility	65 sft per villa. Pay rate for wall tiling.	
5.	Granite work	Rs. 5,500/- per villa.	

Note: Typical area for C2– 2,040 sft

Granite work includes - Maindoor granite soffit, Shamphering,

Toilet - ledge walls, granite fixing, edge polishing, shower area granite patti

Kitchen – kitchen platform granite laying, edge polishing, sink cutting & gas pipe hole cutting

Annexure -D
Greenwood Heights

1.	Flooring	58% of SBUA for labourcharges + 17% towards skirting in rft for all types.	
2.	Toilets	All types – 200 sft per toilet. Pay rate for wall tiling.	
3.	Kitchen & Utility	190 sft per flat. Pay rate for wall tiling.	
4.	Granite	Rs. 8,250/- per flat. Contractor is asking 15% extra on this amount	

Note: Typical area for GHT – Type I, II, III, IV - 1,715 sft

1.	Flooring	65% of SBUA for labourcharges + 17% towards skirting in rft for all types.	
2.	Toilets	All types – 200 sft per toilet. Pay rate for wall tiling.	
3.	Kitchen & Utility	135 sft per flat. Pay rate for wall tiling.	
4.	Granite	Rs. 8,250/- per flat. Contractor is asking 15% extra on this amount	

Note: Typical area for GHT – Type V – 1,945 sft

1.	Flooring	59% of SBUA for labourcharges + 17% towards skirting in rft for all types.	
2.	Toilets	All types – 200 sft per toilet. Pay rate for wall tiling.	
3.	Kitchen & Utility	155 sft per flat. Pay rate for wall tiling.	

4.	Granite	Rs. 8,250/- per flat. Contractor is asking 15% extra on this amount
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Note: Typical area for GHT – Type VI – 1,230 sft

Granite work includes - Maindoor granite soffit, Shamphering, box cutting, balcony granite soffit, French door shamfering, balcony railing granite soffit.

Toilet - ledge walls, granite fixing, edge polishing, shower area granite patti

Kitchen – kitchen platform granite laying, edge polishing, sink cutting & gas pipe hole cutting

Annexure -E

Morning Glory Apartments

1.	Flooring	60% of SBUA for labourcharges + 20% towards skirting in rft for all types.
2.	Toilets	All types – 180 sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility	90 sft per flat. Pay rate for wall tiling.
4.	Kitchen Granite	Rs. 1,200/- per flat.

Note: Typical area for MGA - 800 sft.

Granite work includes – Kitchen platform granite laying, sink cutting & gas pipe hole cutting.

Annexure -F

Bloomdale Residency at Genome Valley

1.	Flooring	60% of SBUA for labourcharges + 20% towards skirting in rft for all types.
2.	Toilets	All types – 180 sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility	90sft per flat. Pay rate for wall tiling.
4.	Kitchen Granite	Rs. 1,200/- per flat.

Note: Typical area for MGA - 800 sft.

Granite work includes – Kitchen platform granite laying, sink cutting & gas pipe hole cutting.

Annexure – G

Bloomdale - KNM

1.	Flooring	80% of BUA for labour charges + 22% towards skirting in rft. 87% of BUA for turnkey jobs including material – cost of skirting is included. Area of stair case is excluded.
2.	Toilets	245sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility	90sft per villa. Pay rate for wall tiling.
4.	Terrace	100 sft of ceramic tiles + 20 rft of skirting + 20 rft x 7” granite per bungalow
5.	Pavers around bungalow	320 sft per bungalow
6.	Portico Tiles	275 sft per villa.
7.	Staircase in Marble or Granite	Treads – 70 sft Raisers – 65 rft Skirting – 45 rft Edge Moulding 80 rft

Note: Typical area for VSC – Type A – 1,620 sft& Type B – 1,790 sft, Type C – 1,605 sft

Typical area for KNM – Type A & C – 1,940 sft& Type B – 2,265 sft, Type D – 2,190 sft

Annexure – H
Vista Homes

1.	Flooring	67% of SBUA for labour charges + 20% towards skirting in rft. 73.5% of SBUA for turnkey jobs including material – cost of skirting is included.
2.	Toilets	Type A & B – 170 sft per toilet. Type C & D – 195 sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility	95sft per flat. Pay rate for wall tiling.
4.	False ceiling for IV floor flats	Type A, B, C & D – 52% of Super built-up area

Note: Typical area for Vista – Type A & B – 1,220 & Type C & D – 950 sft.

Annexure – I
Nilgiri Estates – NE-II (For Villa.nos.81 to 185)

1.	Flooring for Type AA1 & AA2 Simplex / Duplex villa		67%/70% of SBUA for labour charges + 18%/20% towards skirting in rft.
2.	Toilets		180sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility		50sft per villa. Pay rate for wall tiling.
4.	Type AA1/ AA2	Parking tiles Pavers around bungalow Footpath tiles	170 sft per bungalow 170 sft per bungalow 150 sft per bungalow
5.	Flooring for Type BB1 & BB2 Simplex / Duplex villa		72%/67% of SBUA for labour charges + 20% towards skirting in rft.
6.	Toilets		180sft per toilet. Pay rate for wall tiling
1.	Kitchen & Utility		60sft per villa. Pay rate for wall tiling.
8.	Type BB1/BB2	Parking tiles Pavers around bungalow Footpath tiles	90 sft per bungalow 170 sft per bungalow 150 sft per bungalow
9.	Staircase in Granite treads, vitrified tiles raisers and granite skirting for Simplex / Duplex villas.		Treads – 60 sft /120 sft Raisers – 60 rft /120 rft Skirting – 30 rft /60 rft Edge Moulding 60 rft /120 rft

Note: Typical area for NE – Type AA1 & AA2 – 1,175 sft (single floor) AA1 & AA2 – 2,170 sft (Duplex), Type BB1 & BB2 – 915 sft (single floor), 1,695 sft (Duplex).

Annexure – J
Silveroak Villas – SOV (For Villa.nos.1 to 95)

1.	Flooring for Type A1/A2 Simplex villa		61% of SBUA for labour charges + 20% towards skirting in rft.
2.	Flooring for Type A1/A2 Duplex villa		68% of SBUA for labour charges + 18% towards skirting in rft.
3.	Flooring for Type A1/A2 4BHK Duplex villa		73% of SBUA for labour charges + 21% towards skirting in rft.
4.	Toilets (A1 & A2)		180sft per toilet. Pay rate for wall tiling.
5.	Kitchen & Utility		60sft per villa. Pay rate for wall tiling.
6.	Type A1	Parking tiles Setback Pavers Footpath tiles	130 sft per bungalow 340 sft per bungalow 170 sft per bungalow
7.	Type A2	Parking tiles Setback Pavers Footpath tiles	180 sft per bungalow 330 sft per bungalow 170 sft per bungalow
8.	Staircase in Granite treads, vitrified tiles raisers and granite skirting		Treads – 60 sft /120 sft Raisers – 60 rft /120 rft Skirting – 30 rft /60 rft Edge Moulding 60 rft /120 rft
9.	Staircase in Granite treads, vitrified tiles raisers and granite skirting for simplex/duplex villas		Granite fixing with cross cutting – 24 rft Edge polishing inside & outside – 46 rft.
10.	Staircase floor front side after tile laying, granite 6” patti fixing for Type A1 & A2 – 2& 4 BHK villas		Patti fixing – 10 rft Edge polishing – 10 rft

Note: Typical area for SOV – Type A1 & A2 – 1,110 sft (single floor) A1 & A2 – 2,040 sft (Duplex).

Annexure – K
AVR Gulmohar Homes – AGH (For Villa.nos.1 to 91)

1.	Flooring for Type A1/A2 Simplex villa		64% of SBUA for labour charges + 18% towards skirting in rft.
2.	Flooring for Type A1/A2 Duplex villa		72% of SBUA for labour charges + 18% towards skirting in rft.
3.	Toilets (A1 & A2)		185sft per toilet. Pay rate for wall tiling.
4.	Kitchen & Utility – A1 simplex/duplex		75sft per villa. Pay rate for wall tiling.
5.	Kitchen & Utility – A2 simplex/duplex		85sft per villa. Pay rate for wall tiling.
6.	Type A1	Parking tiles Setback Pavers	190 sft per bungalow 375 sft per bungalow
7.	Type A2	Parking tiles Setback Pavers	175 sft per bungalow 400 sft per bungalow
8.	Staircase in Granite treads, vitrified tiles raisers and granite skirting for simplex/duplex villas		Treads – 60 sft /120 sft Raisers – 60 rft /120 rft Skirting – 30 rft /60 rft Edge shaping (1/4”) - 60 rft /120 rft

Note: Typical area for AGH – Type A1 & A2 – 1,250 sft (single floor) A1 & A2 – 2,340 sft (Duplex).

Annexure - L
Greenwood Estates - GWE

Sl. No	Item	Lumpsum area / Thumb Rule
1.	Flooring	63% of SBUA for labour charges + 21% towards skirting in rft. 70% of SBUA for turnkey jobs including material – cost of skirting is included.
2.	Toilets	225 sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility	110 sft per flat. Pay rate for wall tiling.

Note: Typical area 3BHK – 1,665 sft, 2BHK – 1,230 sft

Annexure – M
Silver oak Bungalows - SOB

1.	Flooring	73.5% of BUA for labour charges + 20% towards skirting in rft. 80% of BUA for turnkey jobs including material – cost of skirting is included. Area of stair case is excluded.
2.	Toilets	225 sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility	110 sft per villa. Pay rate for wall tiling.
4.	Terrace	160 sft per bungalow.
5.	Paver around bungalow	275 sft per bungalow
6.	Portico Tiles	280 sft per villa. Pay rate for wall tiling.
7.	Staircase in Marble or Granite	Treads – 70 sft Raisers – 60 rft Skirting – 35 rft Edge Moulding 80 rft

Note: Typical area for SOB III – Type A – 1,430 sft, Type B – 1,650 sft,
Type C – 1,435 sft, Type D – 1,430 sft

Annexure – N
Bloomdale & Villas at Silvercreek – KNM & VSC

1.	Flooring	80% of BUA for labour charges + 22% towards skirting in rft. 87% of BUA for turnkey jobs including material – cost of skirting is included. Area of stair case is excluded.
2.	Toilets	245 sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility	90 sft per villa. Pay rate for wall tiling.
4.	Terrace	100 sft of ceramic tiles + 20 rft of skirting + 20 rft x 7” granite per bungalow
5.	Pavers around bungalow	320 sft per bungalow
6.	Portico Tiles	275 sft per villa.
7.	Staircase in Marble or Granite	Treads – 70 sft Raisers – 65 rft Skirting – 45 rft Edge Moulding 80 rft

Note: Typical area for VSC – Type A – 1,620 sft & Type B – 1,790 sft, Type C – 1,605 sft
Typical area for KNM – Type A & C – 1,940 sft & Type B – 2,265 sft, Type D – 2,190 sft

Annexure – O
Modi & Modi Constructions – MNM

1.	Flooring for detached / semi detached / row house	72/63/61% of BUA for labour charges + 26/25/25% towards skirting in rft. 80/71/69% of BUA for turnkey jobs including material – cost of skirting is included. Area of stair case is excluded.
2.	Toilets in Villa / Servant quarter	200 / 125 sft per toilet. Pay rate for wall tiling.
3.	Kitchen + Utility + Servant Room + Terraces	1325 / 1550 sft per villa for East and West detached villas. 1020/1085 sft per villa for East and West semi detached. 820 sft for town houses. Pay rate for wall tiling. Skirting charges included.
4.	Pavers around bungalow	320 sft per bungalow
5.	Portico Tiles	350 / 300 / 250 sft per villa for detached / semi detached town houses.
6.	Staircase in Marble or Granite	Treads – 170 / 160 / 110 sft Raisers – 150 / 150 / 130 rft Skirting – 75 / 75 / 75 rft Edge Moulding 170 160 /110 rft

Note: Typical area for MNM – Type A – 1,946 & 1,829 sft (detached east & west) & Type B – 1,753 & 1,694 sft (semidetached east & west), Type C – 1,461 sft,

Annexure – P
Paramount Avenue – PMR II

1.	Flooring	65% of SBUA for labour charges + 23% towards skirting in rft for Type A & B flats 72.5% of SBUA for turnkey jobs including material – cost of skirting is included.
2.	Toilets	Type A & B – 200 sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility	110 sft per flat. Pay rate for wall tiling.

Note: Typical area for PMR II – Type A & C – 1,210, Type B & E – 1,010 sft, Type D & F – 840 sft & Type G 540 sft.

Annexure – Q
Mayflower Grande – BNC

1.	Flooring	65% of SBUA for labour charges + 19% towards skirting in rft for Type A to I 71.5% of SBUA for turnkey jobs including material – cost of skirting is included.
2.	Toilets	Type A to I - 215 sft per toilet. Pay rate for wall tiling.
3.	Kitchen & Utility	75 sft per flat. Pay rate for wall tiling.

Note: Typical area for BNC – Type A & A(a) - 1,400 sft, Type B & C – 1,150 sft, Type D(a) & D(b) – 1,625 sft, Type E & G – 1,200 sft, Type F – 1,130 sft, Type H(a) & H(b) – 1,625 sft, Type I – 1,135 sft.

Annexure – R
Nilgiri Estates - NE

2.	Flooring for Type A /B villa	65%/72% of SBUA for labour charges + 20%/22% towards skirting in rft.
3.	Toilets	180 sft per toilet. Pay rate for wall tiling.
4.	Kitchen & Utility	50 sft per villa. Pay rate for wall tiling.
5.	Type A1 & A2	Parking tiles Pavers around bungalow Footpath tiles 205 sft per bungalow 285 sft per bungalow 155 sft per bungalow
6.	Type B	Parking tiles Pavers around bungalow Footpath tiles 65 sft per bungalow 165 sft per bungalow 115 sft per bungalow
7.	Staircase in Granite treads, vitrified tiles raisers and granite skirting	Treads – 60 sft Raisers – 60 rft Skirting – 35 rft Edge Moulding 60 rft

Note: Typical area for NE – Type A1 – 1,215 sft (single floor) A1 – 2,265 (Duplex) & Type A2 – 1,205 sft (single floor), A2 – 2,255 (Duplex), Type B – 910 sft (single floor), 1,710 sft (duplex).

Annexure – S
Villa Orchids – VOC (For Villa.nos.1 to 91)

8.	Flooring for Type A1,A2, B1, B2, C1, C2, D1, D2 villas	67% of SBUA for labour charges + 18% towards skirting in rft.
9.	Toilets - Type A1,A2, B1, B2, C1, C2, D1, D2 villas	560 sft per toilet. Pay rate for wall tiling.
10.	Kitchen & Utility – Type A1,A2, B1, B2, villas	80 sft + 25 rft skirting per villa. Pay rate for wall tiling.
11.	Kitchen & Utility – Type C1, C2, D1, D2 villas	75 sft + 30 rft skirting per villa. Pay rate for wall tiling.
12.	Type A1/B1	Parking tiles Setback Pavers 182 sft per bungalow 357 sft per bungalow
13.	Type A2 /B2	Parking tiles Setback Pavers 205 sft per bungalow 320 sft per bungalow
14.	Type C1	Parking tiles Setback Pavers 217 sft per bungalow 320 sft per bungalow
15.	Type C2	Parking tiles Setback Pavers 263 sft per bungalow 340 sft per bungalow
16.	Type D1	Parking tiles Setback Pavers 175 sft per bungalow 76 sft per bungalow
17.	Type D2	Parking tiles Setback Pavers 218 sft per bungalow 320 sft per bungalow
8.	Staircase in Granite treads, vitrified tiles raisers and granite skirting for simplex/duplex villas	Treads – 60 sft /120 sft Raisers – 60 rft /120 rft Skirting – 30 rft /60 rft Edge shaping (1/4”) - 60 rft /120 rft

Note: Typical area for AGH – Type A1 & A2 – 1,250 sft (single floor) A1 & A2 – 2,340 sft (Duplex).

