

Sub.: Guideline rates for painting works.

S. No	Item	Units	Primer	1 st coat	2 nd coat	Primer + 2 coats painting
1	Tractor Emulsion without luppum - Asian	Sft	1.75	2.25	1.75	5.75
2	Plastic emulsion without luppum – Asian Royal	Sft	1.75	4.00	3.00	8.75
3	Luppum with Tractor Emulsion – Asian	Sft	-	-	-	9.50
4	Luppum without primer or Tractor Emulsion	Sft	-	-	-	4.50
5	Plastic emulsion with luppum	Sft	-	-	-	14.00
6	Birla wall care putty in place of luppum. Add	Sft	-	-	-	6.00
7	Enamel without luppum	Sft	1.75	5.50	2.75	10.00
8	Enamel – grills, railing, ventilator, ladders, etc. – measure one side only	Sft	2.00	6.00	3.00	11.00
9	Enamel – doors/door frames without luppum	Sft/ Rft	1.75	5.50	2.70	10.00
10	Enamel without luppum – templates, Z angles, etc	Rft	1.25	2.00	1.25	4.50
11	Enamel without luppum – pipe railing	Rft	1.75	4.50	2.50	8.75
12	Enamel with luppum for door frames and doors	Rft / sft				11.50
13	Enamel with luppum for beading – with proper sanding.	Rft				12.50
14	Exterior Emulsion – Ace	Sft	1.75	3.00	2.00	6.75
15	Exterior Emulsion – Apex	Sft	1.75	5.00	4.00	10.75
16	Exterior Emulsion for 3 & 4” drainage lines	Rft	Same as above			
17	Exterior Emulsion GI pipes upto 1.5”	Rft	Nil	Nil	Nil	Nil
19	Melamine polish average quality / high quality	Sft	-	-	-	37/42
20	Melamine polish for main doors & door frames lumpsum	Nos	-	-	-	2,600
22	Crack filling with crack filling compound making a groove with grinder – without material	Rft	-	-	-	6.00
23	Crack filling – hairline cracks – without material	Rft	-	-	-	2.50
24	Acid wash for bathroom/ floor tiles including acid cost	Sft	-	-	-	2.50
25	Black Japan for door frames with material	Nos	-	-	-	45.00

26	Pellamper quote for teak doors with material	Nos				45.00
27	Turnkey job for painting inside flat with luppum, primer, OBD, Enamel, POP gap filling, crack filling, washing & cleaning including doors, door frames, beading, black japan, lofts, etc. Excludes balcony painting, grills, templates and main door polishing. Minor additions & alterations included.	Sft of super built up area as mentioned in brochure				32.00
28	Turnkey job for painting bungalow / town house with luppum, primer, Tractor Emulsion, Enamel, Exterior Emulsion, POP gap filling, crack filling, washing & cleaning including doors, door frames, beading, black japan, lofts, external painting, compound wall, etc. Excludes grills, railings, gates and main door polish. Minor additions & alterations included.	Sft of super built up area as mentioned in brochure				48.00 for villas in city. Pay 5/- per sft extra for AGH
29	Wall texture – for exterior works including texture, primer & paint Texture + Primer + 2 coats painting	sft	Nil	Nil	Nil	Rs. 26/-
30	Wall texture – for interior works including texture, primer & paint Texture + Primer + 2 coats painting	sft				Rs. 24/-

Notes:

- a. For dark colours in plastic emulsion, ACE or APEX painting Project Managers may add Rs. 1/- to Rs. 2/- per sft on the above rates depending on difficulty of work and darkness of colour.
- b. Rates inclusive of all material unless otherwise specified.
- c. Branded material should be used for all materials and restrict to the brands specified herein:
 - i. Primer – Asian
 - ii. Tractor Emulsion - smooth – Asian.
 - iii. Exterior emulsion – Ace or Apex of Asian
 - iv. Interior plastic emulsion – Royal by Asian
 - v. Luppum – Strictly restrict to Altek or NCL.
 - vi. Cement putty – restrict to Birla, JK, NCL & Tata.
 - vii. Red-oxide – Asian.
 - viii. Enamel – Asian.
 - ix. For curb stone use Indigo floor paint – rate given in point 7 above.
- d. Project managers shall ensure that only the specified brands are used. In case of any change authorization in writing or email must be obtained from MD.
- e. New rates applicable for projects /flats/ villa where work has not started as on date. Not applicable to old projects like MPL, SOV I & II, Serene, etc.

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