

Sub.: Guideline rates for painting works.

Keywords: Painting, Minimum stock.

1. The system of awarding contracts for painting is being revised for the following reasons:
 - a. Painters are using duplicate material.
 - b. Vendors are supplying duplicate material – unknown to painter.
 - c. Unauthorized brands are being used.
 - d. Paints are not being used as per guidelines of manufacturer.
 - e. Painters are diluting the paint to reduce cost.
2. Accordingly, the entire SOP is being revised as under:
 - a. Rates are based on cost of paint, coverage, labour cost, profit and cost of tools.
 - b. Coverage is specified by manufacturer.
 - c. Paint will be supplied by MHTR.
 - d. Engineers shall ensure that at the time of billing the quantity of paint supplied matches the quantity specified by the manufacturer (coverage). It must be within +/- 15% of coverage specified.
 - e. Every requisition raised for material must clearly specify the painter/contractor.
 - f. MHTR shall raise the bills in favour of the respective project, however, the contractor who is using the material should be clearly specified in the bill. Accountants to pay to MHTR and debit to respective contractor.
 - g. Contractors can raise the bill for the balance amount. However, for raising running bills the contractors can raise bills part wise at labour rate + 15%.
 - h. Contractors may raise non-GST bills or GST bills based on their revenues. If the revenue exceed Rs. 20 lakhs per year, then they should be strongly advised to raise GST bills.
3. Rates for painting works have been rationalized based on coverage. The new rates which shall be applicable from immediate effect including Vivopolis, AMTZ4554, MCMET and other new works.
4. Rs. 1/- per sft is being paid for primer as labour charges, this is inclusive of surface preparations, scraping, etc. additionally Rs. 1/- is being paid for I and II coats each. These labour rates are inclusive of all tools, rope (jula), spider kit, ladders, etc. In case of texture or inaccessible areas scaffolding to be provided at developers cost.
5. The rates give under are for specific brands. MHTR shall be free to supply alternate brands – however, the cost to be deducted from the painter shall be based on rates given herein.
6. The rates given below are inclusive of GST.
7. The details of coverage are given in Annexure -I.
8. The details of rates are given in Annexure -II.
9. Details of lumpsum rates for interior works of flats and villas is given in Annexure -III.
10. A detailed excel sheet of calculation is attached herein as Annexure – IV & V.
11. Clarification - This is not a labour contract. The contractors are being given 12% profit + 5% towards tools/etc., even on the material cost. Therefore, say the rate of primer + 2 coats of paint is Rs. 10/- per sft inclusive of GST and the paint consumed is say Rs. 6.25 (billed to the project), then the contractor has to raise the bill for the balance Rs. 3.75 (plus GST – optional).

12. 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 – Apex ultima of Asian. In some cases Ace and Apex have been used. Ace or Apex can be used for compound wall.
 - iv. Interior plastic emulsion – Royale by Asian
 - v. Luppum – Altek.
 - vi. Cement putty – Birla wall care putty or equivalent.
 - vii. Red-oxide – Asian.
 - viii. Enamel – Asian Premium Apcolite.
 - ix. For curb stone use Indigo floor paint – green and yellow colour.
- d. Purchase shall ensure that there is an alternate brand for these paints. First preference is Birla Opus and second preference is Berger. Annexure -V to be added to this circular specifying minimum stock of items to be maintained by MHTR. When non-standard colours are being used MHTR may directly procure from vendor and supply to site.
- e. 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.

ANNEXURE - I
Paint coverage

Sl.no	Category	Description	Brand	SKU no	Units	Cost per kg/ltr	I coat coverage in sft per kg/ltr	II coat coverage in sft per kg/ltr
1	Putty	Altek luppam	Aultratek	1674	Kg	7.80	6.50	8.00
2	Putty	Wall care putty	Birla	7286	kg	17.80	6.50	8.00
3	Interior Paints	Primer for tractor emulsion	Asian	7486	ltr	122.65	125	
4	Interior Paints	Tractor emulsion	Asian	3267	ltr	89.00	130	150
5	Interior Paints	Plastic emulsion - Apcolite	Asian	3242	ltr	187.65	120	150
6	Interior Paints	Plastic emulsion - Royale	Asian	8859	ltr	463.00	150	170
7	Exterior paints	Primer Ace	Asian	7770	ltr	145.00	127.5	
8	Exterior paints	Ace Exterior emulsion	Asian	1986	ltr	119.00	100	130
9	Exterior paints	Primer Apex	Asian	7770	ltr	142.45	125	
10	Exterior paints	Exterior emulsion Apex	Asian	6262	ltr	196.00	100	145
11	Exterior paints	Exterior emulsion Apex Ultima	Asian	4157	ltr	316.00	105	140
12	Exterior paints/emulsions for metals	Metal primer/red oxide	Century PG	8548	Kg	55.00	170	
13	Exterior paints/emulsions for metals	Enamel paint grills/railing		1374	ltr	212.00	140	170

ANNEXURE - II
Paint rates Excluding GST

Sl.no	Category	Specification - brand/equivalent brand	Units	Rate for I coat	Rate for II coat	Rate for I+II coat	Rate for primer + I & II coat	Rate with Altech luppum + primer + 2 coats paint	Rate with Birla wall care putty + primer + 2 coats paint
1	Putty	Altek luppam - interior work	Rs./sft	-	4.88				
2	Putty	Cement base putty - Birla wall care putty	Rs./sft	-	8.15				
3	Interior Paint	Primer for emulsion paint - Asian	Rs./sft	2.32	-		-		
4	Interior Paint	Asian tractor emulsion	Rs./sft	1.97	1.86	3.83	6.15	11.03	14.30
5	Interior Paint	Plastic emulsion - Asian Apcolite	Rs./sft	3.00	2.63	5.63	7.95	12.83	16.10
6	Interior Paint	Plastic emulsion - Asian Royale	Rs./sft	4.78	4.36	9.14	11.46	16.34	19.61
7	Exterior paints	Primer for Asian Ace exterior emulsion	Rs./sft	2.50	-	-	-	-	-
8	Exterior paints	Asian Ace exterior emulsion	Rs./sft	2.56	2.24	4.80	7.30	-	15.45
9	Exterior paints	Primer for Asian Apex exterior emulsion	Rs./sft	2.50	-	-	-	-	-
10	Exterior paints	Exterior emulsion Asian Apex	Rs./sft	3.46	2.75	6.21	8.71	-	16.86
11	Exterior paints	Exterior emulsion Asian Apex Ultima	Rs./sft	4.69	3.81	8.50	11.00	-	19.15
12	Enamel paint for metal and wood	Metal primer Asian paints	Rs./sft	1.55	-	-	-	-	-
13	Enamel paint for metal and wood	Asian Apcolite premium enamel	Rs./sft	3.03	2.82	5.85	7.40	-	-
14	Enamel paint for metal and wood	Grills - consider one side	Rs./sft	3.03	2.82	5.85	7.40	-	-
15	Enamel paint for metal and wood	Z angle /pipe railing	Rs./rft	1.52	1.41	2.93	3.70	-	-
16	Enamel paint for metal and wood	Door frames	Rs./rft	3.03	2.82	5.85	7.40	-	-
17	Enamel paint for metal and wood	Door beading with luppum and sanding	Rs./rft	4.55	4.23	8.78	11.10	-	-
18	Exterior paints	SWR/PVC pipes	Pay same rate as wall paint but in rft						
19	Exterior paints	GI pipes/CPVC pipes	Nil						
20	Melamine polish		Rate to be corrected						
21	Crack filling - making groove with grinder without material		Rs./rft	6.00					
22	Crack filling - hairline		Rs./rft	2.50					
23	Wall texture	Graflakes scratch plaster	Rate to be corrected						
24									
25									

ANNEXURE -III

Lumsum rates for interior rates for flats and villas

Sl. No	Description	Units	Rate
1.	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
2.	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

ANNEXURE -IV
Analysis without GST on labour

S No	Category	Description of work	SKU no.	Package Qty	Units	Rates with GST	Cost per kg/ltr	Coverage for I coat in sft per kg/ltr	Material cost I coat per sft	Coverage for II coats in sft per kg/ltr	Material cost II coats per sft	Labour charges for I coat per sft	Labour charges for II coat per sft	Profit	Charges for tools	Rate for I coat - material + labour + profit	Rate for II coat - material + labour + profit	Rate for I + II coat - material + labour + profit
1	Putty	Putty - Altek luppam - for interior works	1674	30.00	Kgs	276	9.20	6.50	1.42	8.00	1.15	1.00	1.00	12.00%	5.00%	2.83	2.52	5.34
2	Putty	Birla Wall care putty - for exterior works and balconies/toilets	7286	30.00	kgs	630	21.00	6.50	3.23	8.00	2.63	1.00	1.00	12.00%	5.00%	4.95	4.24	9.19
3	Interior Paints	Primer for Asiain Tractor Emulsion	7486	20.00	ltr	2,895	144.73	125.00	1.16			1.00	-	12.00%	5.00%	2.52	-	2.52
4	Interior Paints	Asian TractorEemulsion Paint	3267	20.00	ltr	2,100	105.02	130.00	0.81	150.00	0.70	1.00	1.00	12.00%	5.00%	2.12	1.99	4.10
5	Interior Paints	Plastic emulsion Asian Apcolite	3242	20.00	ltr	4,429	221.43	120.00	1.85	150.00	1.48	1.00	1.00	12.00%	5.00%	3.33	2.90	6.23
6	Interior Paints	Plastic emulsion Asian Royale	8859	20.00	ltr	10,927	546.34	150.00	3.64	170.00	3.21	1.00	1.00	12.00%	5.00%	5.43	4.93	10.36
7	Exterior Paints	Asian Ace primer	7770	20.00	ltr	3,422	171.10	127.50	1.34			1.00	-	12.00%	5.00%	2.74	-	2.74
8	Exterior Paints	Asian Ace Exterior emulsion	1986	20.00	ltr	2,808	140.42	100.00	1.40	130.00	1.08	1.00	1.00	12.00%	5.00%	2.81	2.43	5.25
9	Exterior Paints	Asian Apex primer	7770	20.00	ltr	3,362	168.09	125.00	1.34			1.00		12.00%	5.00%	2.74	-	2.74
10	Exterior Paints	Asian Apex Exterior emulsion	6262	20.00	ltr	4,626	231.28	100.00	2.31	145.00	1.60	1.00	1.00	12.00%	5.00%	3.88	3.04	6.91
11	Exterior Paints	Asian Apex Ultima Exterior emulsion	4157	20.00	ltr	7,458	372.88	105.00	3.55	140.00	2.66	1.00	1.00	12.00%	5.00%	5.32	4.29	9.61
12	Enamel	Metal Primer for MS	8548	1.00	Kgs	65	64.90	170.00	0.38			1.00	-	12.00%	5.00%	1.62	-	1.62
13	Enamel	Asian premium apcolite Enamel Paint	1374	1.00	ltr	250	250.16	140.00	1.79	170.00	1.47	1.00	1.00	12.00%	5.00%	3.26	2.89	6.15
15	Texture					-												
16	Waterproof paints					-												
17	Zycosil					-												
18	Enamel	Asian Primer for wood																
19																		

ANNEXURE -V
Analysis with GST on labour

S No	Category	Description of work	SKU no.	Package Qty	Units	Rates with GST	Cost per kg/ltr	Coverage for I coat in sft per kg/ltr	Material cost I coat per sft	Coverage for II coats in sft per kg/ltr	Material cost II coats per sft	Labour charges for I coat per sft	Labour charges for II coat per sft	Profit	Charges for tools	Rate for I coat - material + labour + profit	Rate for II coat - material + labour + profit	Rate for I + II coat - material + labour + profit
1	Putty	Putty - Altek luppam - for interior works	1674	30.00	Kgs	276	9.20	6.50	1.42	8.00	1.15	1.18	1.18	12.00%	5.00%	3.04	2.73	5.76
2	Putty	Birla Wall care putty - for exterior works and	7286	30.00	kgs	630	21.00	6.50	3.23	8.00	2.63	1.18	1.18	12.00%	5.00%	5.16	4.45	9.61
3	Interior Paints	Primer for Asiain Tractor Emulsion	7486	20.00	ltr	2,895	144.73	125.00	1.16			1.18	-	12.00%	5.00%	2.74	-	2.74
4	Interior Paints	Asian TractorEmulsion Paint	3267	20.00	ltr	2,100	105.02	130.00	0.81	150.00	0.70	1.18	1.18	12.00%	5.00%	2.33	2.20	4.53
5	Interior Paints	Plastic emulsion Asian Apcolite	3242	20.00	ltr	4,429	221.43	120.00	1.85	150.00	1.48	1.18	1.18	12.00%	5.00%	3.54	3.11	6.65
6	Interior Paints	Plastic emulsion Asian Royale	8859	20.00	ltr	10,927	546.34	150.00	3.64	170.00	3.21	1.18	1.18	12.00%	5.00%	5.64	5.14	10.78
7	Exterior Paints	Asian Ace primer	7770	20.00	ltr	3,422	171.10	127.50	1.34			1.18	-	12.00%	5.00%	2.95	-	2.95
8	Exterior Paints	Asian Ace Exterior emulsion	1986	20.00	ltr	2,808	140.42	100.00	1.40	130.00	1.08	1.18	1.18	12.00%	5.00%	3.02	2.64	5.67
9	Exterior Paints	Asian Apex primer	7770	20.00	ltr	3,362	168.09	125.00	1.34			1.18		12.00%	5.00%	2.95	-	2.95
10	Exterior Paints	Asian Apex Exterior emulsion	6262	20.00	ltr	4,626	231.28	100.00	2.31	145.00	1.60	1.18	1.18	12.00%	5.00%	4.09	3.25	7.33
11	Exterior Paints	Asian Apex Ultima Exterior emulsion	4157	20.00	ltr	7,458	372.88	105.00	3.55	140.00	2.66	1.18	1.18	12.00%	5.00%	5.54	4.50	10.03
12	Enamel	Metal Primer for MS	8548	1.00	Kgs	65	64.90	170.00	0.38			1.18	-	12.00%	5.00%	1.83	-	1.83
13	Enamel	Asian premium apcolite Enamel Paint	1374	1.00	ltr	250	250.16	140.00	1.79	170.00	1.47	1.18	1.18	12.00%	5.00%	3.47	3.10	6.57
15	Texture					-												
16	Waterproof paints					-												
17	Zycosil					-												
18	Enamel	Asian Primer for wood																
19																		