

For comments & suggestions. However, to be used from immediate effect. Additional items to be added.

Circular no. **855(D)** – Construction division

Date: 16.09.2019

Sub.: Guideline rates for furniture works

Guidelines are being issued for provision of standard furniture being used in our flats and villas.

Sl. No	Item description	Rate for commercial ply – ISI	Rate with water proof ply – branded	Lamination – 1mm for outside and 0.6mm for inside
1.	Wardrobe 6'x7', 4'x7', 2'9"x7' x 24" (21" to 24")	Rs. 750/- per sft	Rs. 850/- per sft	2 side laminate
2.	Office cabinets – 18" depth.	Rs. 750/- per sft	Rs. 850/- per sft	2 side laminate
3.	Office cabinets – same as above – open without shutter	Rs. 400/- per sft	Rs. 500/- per sft	2 side laminate
4.	Buffet table 30"height, 15 to 18"depth. (3 to 5' wide).	Rs. 775/- per sft	Rs. 875/- per sft	2 side laminate
5.	TV cabinet 4'x 8" x 12"	Rs. 2,500/-	Rs. 3,000/-	2 side laminate
6.	Centre table 3'x 2' x 15" With/without granite top.	Rs. 1,200/ 2,000/-	NA	One side laminate
7.	Side tables 18"x 18" x 18". With or without granite top.	Rs. 1,000/ 1,500/-	NA	One side laminate
8.	Kitchen cabinets – under the counter /over the counter, 12"/ 21"/ 24"depth, full box or partial box. Lumpsum rate for complete kitchen calculated on vertical surface area. For under the counter cabinets consider height as 30".	NA	Rs. 875/- per sft,	2 side laminate
9.	Bed – queen size (mattress size 75"x 60" with two night stands in plywood) Add per night stand. With 4 sets of bed sockets.	Rs. 18,500/- Rs. 1,500/-	NA	One side laminate. Other side polish
10.	2 pairs of single beds (mattress size 75" x 36") with one night stand Add/deduct for night stand. With 4 sets of bed sockets.	Rs. 21,000/- Rs. 1,500/-	NA	One side laminate. Other side polish
11.	Conference table with granite top. Granite size should be 6"more than plywood support (3"on all sides). Calculate on granite top size – length 5 to 10'. 'Width 2.5 to 3'.	Rs. 500/- per sft	NA	One side laminate.
12.	Desk – 4'x 2' with one drawer and one storage cabinet. Same rate for desks upto 3'3" in size.	Rs. 5,500/-	NA	Two side laminate
13.	Reception desk of size 5'x 2' with granite top + side table of 15"x 3'.	Rs. 8,000/-	NA	Two side laminate.
14.	Partition in plywood with lamination on both sides and teak lipping.	Rs. 350/- per sft	NA	Two side laminate
15.	Kitchen supplied by Kitchen by Design			

16.	Wardrobe supplied by Kitchen by Design			
17.	Office storage supplied by ____.			
18.	4 x 2 work stations supplied by ____.			
19.	Desk pedestal supplied by ____.			
20.	Managers desk supplied by ____.			
21.	Managers cubical supplied by ____.			
22.	Glass doors supplied by ____.			
23.	Chairs with casters supplied by ____.			
24.	Chairs without casters supplied by ____.			
25.	Chairs with casters supplied by ____.			
26.	Chairs without casters supplied by ____.			

Note:

1. Designs and photographs of the above items are given in relevant circulars.
2. All kitchen and wardrobes for customers, unless otherwise specified must be purchased from Kitchen by Design or ____.
3. Pre-fabricated kitchens and wardrobes are being delivered in packed condition by kitchen by design. These are to be installed by our carpenters at our cost. The rates for installation are as follows:
 - a. Kitchen – Rs. 65/- per sft (calculate on the basis which are accessible – do not calculate dead corners or depth).
 - b. Wardrobes – Rs. 50/- per sft.
4. Furniture design is given in Circular 889(a) as figure 4 to 12.
5. Good quality hardware like Ebco and Hettich should be used. SS handles of good quality to be provided. Self threaded screws to be used.
6. Wardrobes depth can be 21 to 24” as per customers choice.
7. Use 6, 12 & 18mm plywood. Commercial ply for office works and branded waterproof ply for other works (especially for kitchen). 8mm ply for back of wardrobes and kitchen. 18mm ply for body and shutters. 12mm only to be used for packing, doubling thickness, etc.
8. Use dark Wenge colour laminate for most works. Occasionally black and grey can be used. Lighter colour laminates of other shades shall be used only when clearly specified.
9. For conference tables and reception desk use granite top. Steel grey with grey/black laminates and Tan brown with Wenge laminates. If available use 32mm granite in place of 8mm granite.
10. High use edges like desk tops should be made with 1/4” teak lipping in place of laminate. Lipping can be polished or painted.
11. Pay applicable GST rates on above rates (at the moment 18%).
12. Payment terms:
 - a. 50% advance at time of PO.
 - b. 50% on completion of all works.
 - c. Advance cannot exceed Rs. 1 lakh.
 - d. In case of orders above Rs. 2 lakhs, issue Rs. 1 lakh advance and pay on receipt of bills for part work done after adjusting advance on pro-rata basis.

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