

Sub.: Guidelines rates for Nilgiri Estes – Sy. No. 100/2.

Guideline rates specified in circulars shall apply to Nilgiri Estates. However, as we have not made single floor independent houses on earlier occasions some rates need to be adjusted. Accordingly, guideline rates for Nilgiri Estates for some items shall be as follows:

1. Electrical – labour only – terms and conditions as per circular 822(b). However, rates shall be as follows:
 - a. Single floor type A & type B houses – Rs. 12,000/- Pay for RCC works, conducting, wiring and switches in 3 parts of Rs. 1,500/-, Rs. 5,500/- and Rs. 5,000/- respectively.
 - b. Two floor type A & type B houses – Pay @ Rs. 21,000/- as given for 3 bedroom bungalows or townhouse.
2. Plumbing - labour only – terms and conditions as per circular 843(b). However, rates for single floor and two floor houses shall be Rs. 17,000/- and Rs. 23,000/- respectively. Pay 35% on completion of GI, PVC & OHT works, 35% on completion of drainage work and 30% on final fittings.
3. Painting turnkey works including material. Terms and conditions as per circular 845(a). Rates for 2 floor houses shall remain un-changed at Rs. 38/- per sft of super built-up area. However, for single floor villas the rate shall be enhanced to Rs. 42/- per sft of super built-up area as scope of work is about 10% more than 2 floor villas.

Soham Modi.

PS: Circular no. 856(a) stands cancelled.