20.9.12 onwards

PCA Policy updates – Small guidelines which are not placed into separate policies:

1. Except for a token starting budget equal to Rs. 25,00,000/- or 0.5% of estimated project cost, whichever is higher, no budget shall be uploaded in SAP till such time that concept budget is frozen. Hence, no work orders can be issued except those which fit within the aforesaid limits (eg. site setup expenses, excavation, soil investigation, consultants etc.).
2. To ensure like-to-like comparison which is not affected by changes in loading, all costs are to be compared on basis of cost per sq. ft. of unit carpet area (not built-up area). In addition, cost per sq. ft. of saleable area shall also be calculated since that is a vital requirement for sale price estimation.
3. None of the following 6 (top 80%) tenders should be issued without written PCA signoff:
    i. Civil
    ii. Electrical
    iii. Plumbing
    iv. Elevators
    v. Flooring
    vi. Windows/Façade