

DETERMINATION OF PLINTH AREA RATES

1. Basement :R.C.C. framed structure with floor height 3.00 M. without water proofing treatment. No water supply/sanitary installation. Only electric points provided.

Details of cost for 1.00 Sqm.

i)	Basic plinth area rates for R.C.C. framed structure as on 1.10.76 for height 3.35 m with nominal provision of water proofing treatment.	550.00	
ii)	Deudct for less height (3.35-3.00) M		
	@ Rs. 38/M ² per 30 cm height = $38 \times 0.35 = 44.00$	(-) 44.00	506.00 (A)
	0.3		
iii)	Less for not providing standard water proofing treatemnt as per provision of above P.A. rates		
	@ 17% of Rs. 550 = 93.50 = Say	(-) 93.00	
		Net	413.00

iv) Add for services :-

In this floor no water supply, sanitary installations are provided only electric points are provided. Adopt services @ 7.75% of 'A' above.

7.00%	For Electric Installations excluding fans	
	Wiring = $32/100 \times 12.5$	= 4.00
	Light Fitting = $20/100 \times 12.5$	=2.50
	Main Board & Earthing	=
	$4/100 \times 12.50$	=0.50
	7.00%	(+) 39.00
0.75%	For external electric connection.	
7.75%		Net rate 452.00

Adusting with Weight Cost Index 561 Plinth Area Rate =2535.72=Say 2536 M2

2 **Ground Floor :** Parking space open from outside without external / internal walls, doors / windows and fittings (Floor ht. 2.90 M) thereof. No provision of water supply and sanitary installation made only a few light point provided.

i) **Basic Plinth Area Rates for RCC framed structure upto 6 storeys**
(floor) as on 1.10.76 for floor height 2.90 M = 385.00 (A)

ii) **Add for Services :**

Only a few light points provided Adopt @ 7.75% of Basic rate

7.00% Electricity

0.75% External connections

7.75%

= (+) 29.00

414.00

iii) **Add for additional storeys :**

a) 7th Storeyed to 9th Storeyed @ Rs. 7/M2 per floor = 3 x 7

= 21.00

b) 10th storey to 11th storey @ Rs. 10/M2 per storey = 2 x 10

= 20.00

iv) **Less for not providing external / internal walls, doors / windows fittings thereof, plinth & other standard provisions of services residential flats @ 50% of (A) (-)**

(-) 193.00

262.00

Adusting with cost index 561 plinth area rate 1469.82

Say Rs. 1470.00

3. Upper Floors : (Residential flats)
Height 2.90 M

i) **Basic Plinth area rates for RCC framed structure upto 6 storeys as on 1.10.76**

385.00

ii) **Add for services :**

a) 7.00% For Electric Installation without fans, tube lights

12.50% For water supply & sanitary installations

5.00% External connection

24.50%

(+) 94.00

iii) **Add for additional storeys :**

a) 7th storey to 9th storey @ Rs. 7/M2 per storey = 3 x 7 =

21.00

b) 10th storey to 11th storey @ Rs. 10/M2 per storey = 2 x 10 =

20.00

520.00

iv) **Less for admissible provisions for flooring / dado, cupboards, pelmets and water storage tanks.**

Explanation

i) **Mosaic tile flooring 50%**

$$= 0.85 \times 0.50 \times 45 / M^2 = 19.12$$

1. Floor area is 85% of

Plinth Area

ii) **Cement concrete flooring 50%**

$$= 0.85 \times 0.50 \times 14 / M^2 = 5.95$$

2. 50% is for mosaic

& 50% is for C.C.

flooring taken as

standard admissible

flooring.

3. Rate as on 1.10.76

4. Provisions are as per type V or E.

iii) **Cupboards 3 No. = $3 \times 1.10 \times 1.80 =$ 9.74**
@ 228 M² 139 Sqm.

iv) **RCC water tank 810 Litre = 3.79**
@ 0.65 / Litre 139 Sqm.

v) **Pelmets & Dado etc.**

$$L.S. = \frac{500 / M^2}{139 \text{ Sqm.}} = \frac{3.60}{42.20}$$

(-)

42.20

477.80

Adusting with Weighted Cost Index 561

Net Rate

Plinth Area Rate = 2680.46 M² = SAY 2680 / M2