

CONFIDENTIAL

OFFICE OF THE SUPERINTENDING ENGINEER, PWD.,
BUILDINGS MAINTENANCE CIRCLE, CHENNAI - 5.

Proc.No.DO1/F.1841/ 287^m /2001, Dated:-4.9.2001

Sub:- Buildings - Private Buildings taken on lease for accommodating Government Offices etc., fixation of reasonable rent - Schedule of Plinth area rates and the rates for Electrical fittings etc., for the year 2001 - 2002 for Chennai City - Effect from 1.7.2001 communication of - Reg.

Ref:- 1. Chief Engineer, Buildings Lr.No.WKS.II/3/67092/73-11, Dt:-8.5.77.
2. Chief Engineer, Buildings Memo No.Wkr.II/3/67092/73-8, Dt:-15.10.95
3. Chief Engineer, Buildings No.Wks.II/3/69339/82, Dated:-17.4.92.

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The Schedule of plinth area rates and the rates for Electrical fittings etc., as approved for adoption for the year 2001 - 2002 for Chennai City for various types of Buildings is enclosed. The rates will take effect from 1.7.2001.

The Executive Engineers of this circle are requested to adopt these rates for working out the value of the buildings taken on rent for Government purposes in connection with the fixation of rent and issuing reasonable rent certificates.

The Executive Engineers should not adopt any rate other than the rates now fixed, without the specific prior approval of the Superintending Engineer, PWD., Buildings (Maintenance) Circle.

The Executive Engineers should follow the instructions of the Chief Engineer, Buildings cited under reference on the subject while preparing rental valuation calculations.

The Executive Engineers are requested to supply the schedule of plinth area rates and the rates for Electrical fittings to the field officers under their control with suitable instructions to finalise and submit the rental valuation calculation of buildings in complete shape with in a fortnight from the date of request for the same from the occupant.

The Executive Engineers are requested to acknowledge the receipt of this proceedings with the enclosure.

Encl:- Schedule of plinth area
rates and rates for Electrical
fittings etc., for 2001 - 2002.

N. Kalyan 4.9.2001
For Superintending Engineer, PWD.,
Buildings Maintenance Circle, Chennai - 600 005.

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To
The Executive Engineer, PWD.,
South Presidency Division (With Five Copies of enclosure)

The Executive Engineer, PWD.,
North Presidency Division (With five copies of enclosures)

The Executive Engineer, PWD.,
Marina Division (With five copies of enclosures)

Copy with three copies of enclosures submitted to the Chief Engineer (Buildings) Chepauk with
reference to CE (B) Memo No.CTO/B/204655/86-1, Dated:-20.12.88 for favour of information.

Copy with enclosures to all Superintending Engineers of Territorial circle of PWD.

Copy with enclosure to

- a) Superintending Engineer, Directorate of Technical Education, Guindy
- b) Superintending Engineer/Construction Industries and Commerce Industrial Estate, Chennai - 32.

Copy with enclosure to the Superintending Engineer, Deputy Superintending Engineer, Asst. Exe.
Engineer, Head Draughting Officer and all DB Member of Buildings (Maintenance) Circle.

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PUBLIC WORKS DEPARTMENT

Superintending Engineer, Buildings (Maintenance) Circle, Proc.No.DB/DO-1/287/IF.184VI/2001, Dated:-4.8.2001
Government of Tamil Nadu, Public Works Department, Buildings Maintenance Circle, Chepauk, Chennai - 600 005.
Plinth Area Rates for the year 2001 - 2002 with effect from 1.7.2001 (For Chennai City)

BUILDINGS MAINTENANCE CIRCLE, CHENNAI - 5

S.No.	Description of Construction	RCC Roof Rate/M2	Madras Terrace Rate/M2	Magalore tiles over Flat tiles Rate/M2	Plain Mangalore tiles Rate/M2	Pan tiles over flat tiles Rate/M2	Plain Pan tiles Rate/M2	AC sheet (or) Gi sheet roof Rate/M2	Remarks
1	2	3	4	5	6	7	8	9	10

I. CLASS A.

Buildings built with bricks in lime mortar or cement mortar in which teak wood has been used throughout
Ground Floor.
First Floor.
Second Floor.

3950	3950	3200	2570	2860	2370	2930
3670	3670	2860	2230	2480	2050	2570
3730	3730	2920	2260	2570	2075	2605

II. CLASS AI.

Buildings built with bricks in lime mortar or cement mortar in which country wood has been used throughout
Ground Floor.
First Floor.
Second Floor.

3730	3730	2920	2325	2570	2075	2680
3355	3355	2570	2005	2240	1725	2325
3420	3420	2595	2060	2300	1775	2380

Rate of Depreciation

1%	1%	1%	1%	1%	1%	1%
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P. RENGANATHAN, M.A.,
Jr. DRAUGHTING OFFICER, P.W.D.

	2	3	4	5	6	7	8	9	10
I CLASS "B"									
Building built with bricks in lime mortar or cement mortar and partly bricks in mud in which teak wood has been used throughout.									
Ground Floor		3720	3720	2930	2355	2560	2175	2550	
First Floor		3355	3355	2605	2080	2230	1865	2230	
Second Floor		3430	3430	2680	2105	2290	1920	2290	
II CLASS "B"									
Buildings built with brick in lime mortar or cement mortar and partly bricks in mud in which country wood has been used throughout.									
Ground Floor		3430	3430	2485	2035	2255	1775	2255	
First Floor		3110	3110	2220	1725	2005	1500	2005	
Second Floor		3175	3175	2240	1775	2060	1565	2060	
Rate of Depreciation.		1,50%	1,50%	1,50%	1,50%	1,50%	1,50%	1,50%	
III CLASS "C"									
Buildings built with brick in mud in which country wood has been used throughout									
Ground Floor		3000	3000	2075	1600	1850	1390	1850	
First Floor		2605	2605	1705	1190	1500	760	1545	
Second Floor		2680	2680	1750	1250	1565	825	1585	
Rate of Depreciation		2%	2%	2%	2%	2%	2%	2%	

1	2	3	4	5	6	7	8	9	10
	Value of water supply and sanitary installation and electrical installation.								

Actual depreciated value of these fittings including their connection or the prescribed maximum limit i.e. 7.5% of each category of the depreciated capital cost whichever is less should be adopted.

Value of other items.

1. Compound wall of 4.5 inch thick of 5.0 feet height with intermediate pillar of 9.0 inch square using bricks with cement or lime mortar.	Rate for 2001-02 in Rs/-
2. Compound wall of 9.0 inch thick of 5.0 feet height using brick with cement or lime mortar.	1220/RM
3. Mosaic flooring using Grey colour tiles.	1600/RM
4. Mosaic flooring using colour tiles (other than Grey)	380/m ²
5. Value of wells	400/m ²
6. 0.5 H.P. Electrical motor	3700/each
7. 1.0 H.P. Electrical motor	4300/each
8. 2.0 H.P. Electrical Motor	6800/each
9. 3.0 H.P. Electrical motor	7950/each
10. Fan 1.2 M Sweep.	865/each
11. Fan 1.4 M Sweep.	920/each
12. Tube light double box type fitting 4.0 feet 40 watts	371/each
13. Tube light single box type fitting 4.0 feet 40 watts	213/each
14. Light points.	378/each
15. Plug points	240/each
16. Fan points.	426/each

Note:- 1. The Plinth area rate for every floor above second floor will increase by the difference in the Plinth area rate of First Floor and Second Floor Example a) Plinth area rate for 3rd floor Plinth area rate of 2nd floor plus the difference of plinth area rate for 2nd floor and plinth area rate of 1st floor (b). For Subsequent floors the same procedure may be adopted.

2. For any particular type of building which does not fall in any of the above classification the Superintending Engineer will fix the suitable plinth area rates and depending upon the nature of construction vide Chief Engineer PWD., Circular Memo No Wks. 1 (3)/167092/73-8/Dt -15.3.1973.

N. Srinivasan 4.9.2001

For Superintending Engineer, PWD.,
Buildings Maintenance Circle, Chennai - 600 005.