

OFFICE OF THE SUPERINTENDING ENGINEER, P.W.D.,
BUILDINGS (MAINTENANCE) CIRCLE, CHENNAI - 5.**Proc. No. DO1 / F. 184V / 372M / 2002/ Dated.02.09.2002**

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 2002-2003 for Chennai City - Effect from 01.08.2002 communication of - Reg.

Ref: 1. Chief Engineer (Buildings) letter No. WKS.II / 3 / 67092 / 73-11 dated 08.05.77
2. Chief Engineer (Buildings) Memo. No. Wks.II / 3 / 67092 / 73-8 dated 15.10.95.
3. Chief Engineer (Buildings) No. Wks.II / 3 / 69339 / 82 dated 17.04.92

The Schedule of plinth rates and the rates for Electrical fittings etc., as approved for adoption for the year 2002-2003 for Chennai City for various types of Buildings is enclosed. The rates will take effect from 01.08.2002.

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 rates other than the rates now fixed without the specific prior approval of the Superintending Engineer, Public Works Department, Buildings (Maintenance) Circle, Chennai - 5.

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 within 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 2002-2003


for Special Chief Engineer, P.W.D.,
Buildings (Maintenance) Circle,
Chepauk, Chennai - 5.

To

The Executive Engineer, P.W.D.,

- 1) South Presidency Division (with 5 copies of enclosures)
- 2) North Presidency Division (with 5 copies of enclosures)
- 3) Marina Division (with 5 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 P.W.D.

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 enclosures to the Superintending Engineer, Deputy Superintending Engineer, Assistant Executive Engineer, Head Draughting Officer and all DB Members of Buildings (Maintenance) Circle.

HDO - 3 Copies

Copy with enclosure to stock file.

(Spare copy - 30 Nos.)

PUBLIC WORKS DEPARTMENT

BUILDINGS MAINTENANCE CIRCLE, CHENNAI - 5.

Special Chief Engineer, Buildings (Maintenance) Circle, Chennai - 5 Proc. No. Do1 / F. 184V / 372m / 2002/ Dt.02.09.2002

Government of Tamil Nadu, Public Works Department, Buildings (Maintenance) Circle, Chepauk, Chennai - 5.

Plinth Area Rates for the year 2002-2003 with effect from 01.08.2002 (For Chennai City)

S.No.	Description of Construction	RCC Roof Rate/M ²	Madras Terrace Rate/ M ²	Mangalore tiles over Flat tiles Rate / M ²	Plain Mangalore tiles Rate / M ²	Pan tiles over flat tiles Rate / M ²	Plain Pan tiles Rate / M ²	AC Sheet (or) GI sheet roof Rate / M ²	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	3950	3950	3200	2570	2860	2370	2930	
	First Floor	3670	3670	2860	2230	2480	2050	2570	
	Second Floor	3730	3730	2920	2260	2570	2075	2605	
	II. CLASS. "A1" Buildings built with bricks in lime mortar or cement mortar in which country wood has been used throughout							.	
	Ground Floor	3730	3730	2920	2325	2570	2075	2680	
	First Floor	3355	3355	2570	2005	2240	1725	2325	
	Second Floor	3420	3420	2595	2060	2300	1775	2380	
	Rate of Depreciation	1%	1%	1%	1%	1%	1%	1%	

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

1	2	3	4	5	6	7	8	9	10
	I. CLASS. "B" Buildings 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	2560	
	First Floor	3355	3355	2605	2060	2230	1865	2230	
	Second Floor	3430	3430	2680	2105	2290	1920	2290	
	II. CLASS. "B1" Buildings built with bricks in lime mortar or cement mortar and partly bricks in mud in which country wood has been used throughout								
	Ground Floor	3430	3430	2485	2005	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%	

1	2	3	4	5	6	7	8	9	10
	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%	
	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. 7.50% of each category of the depreciated capital cost whichever is less should be adopted.					

<u>Value of Other Items</u>	<u>Rate for 2002-2003</u> <u>in Rs.</u>
1. Compound wall of 4' 1/2" inch thick of 5.0 feet height with intermediate pillar of 9.00 inch square using bricks with cement or lime mortar	1220 / RM
2. Compound wall of 9.0 inch thick of 5.0 feet using brick with cement or lime mortar	1600 / RM
3. Mosaic flooring using Grey colour tiles	380 / m ²
4. Mosaic flooring using colour tiles (other than Grey)	400 / m ²
5. 0.5 H.P. Electrical motor	3700 / Each
6. 1.0 H.P. Electrical motor	4300 / Each

7.	2.0 H.P. Electrical motor	6800 / Each
8.	3.0 H.P. Electrical motor	7950 / Each
9.	Fan 1.2M Sweep	865 / Each
10.	Fan 1.4M Sweep	920 / Each
11.	Tube light double box type fitting 4.0 feet 40 watts	371 / Each
12.	Tube light single box type fitting 4.0 feet 40 watts	213 / Each
13.	Light Points	378 / Each
14.	Plug Points	240 / Each
15.	Fan Points	426 / Each

Note :-

- 1) The Plinth area rates 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, P.W.D., Circular Memo No. Wks. II (3) / 167092 / 73-8 dated 15.03.1973.

N. Lakshmi 2-9-2002
for Special Chief Engineer, P.W.D.,
Buildings (Maintenance) Circle,
Chepauk, Chennai - 600 005.