

2003-2004

CONFIDENTIAL

OFFICE OF THE SUPERINTENDING ENGINEER, P.W.D.,
BUILDINGS (MAINTENANCE) CIRCLE, CHENNAI - 5.

PROCEEDINGS NO. DB/D1/F.184V/91M/2003 DATED. 30.07.2003.

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 2003-2004 for Chennai City - Effect from 01.08.2003 communicated of - Reg.

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

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The Schedule of plinth area rates and the rates for Electrical fittings etc., as approved for adoption for the year 2003-2004 for Chennai City for various types of Buildings is enclosed. The rates will take effect from 01.08.2003.

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, Chepauk, 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.

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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 2003-2004.


for Superintending Engineer, P.W.D.,
Buildings (Maintenance) Circle,
Chepauk, Chennai - 5.
30/7/2003
B. H. 3

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, Chennai-5 with reference to Chief Engineer (Buildings) 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 enclosures 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 D.B. 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.

Superintending Engineer, Buildings (Maintenance) Circle, Chennai-5 Proc. No. DB/DO1/F.184V/91M/2003 dated. 30.07.2003.

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

Plinth Area Rates for the year 2003-2004 with effect from 01.08.2003 (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	3990	3990	3230	2595	2885	2390	2955	
	First Floor	3705	3705	2885	2250	2505	2070	2595	
	Second Floor	3765	3765	2945	2280	2595	2095	2630	
	II CLASS "A1"								
	Buildings built with bricks in lime mortar or cement mortar in which country wood has been used throughout								
	Ground floor	3765	3765	2945	2345	2595	2095	2705	
	First Floor	3385	3385	2595	2025	2260	1740	2345	
	Second Floor	3450	3450	2620	2080	2320	1790	2400	
	Rate of Depreciation	1%	1%	1%	1%	1%	1%	1%	

3765
3705
60
3765
3825

III - 3515
IV - 3580 -
V - 3645 -
VI - 3710 -

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

Second Floor	2705	2705	1765	1260	1580	830	1600
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.

	Value of other items	Rate for 2003-2004 in Rs.
1	Compound wall of 4 1/2" inch thick of 5.0 feet height with intermediate pillar of 9" inch square using bricks with cement or lime mortar	1230 / RM
2	Compound wall of 9" inch thick of 5.0 feet using brick with cement or lime mortar	1615 / RM
3	Mosaic flooring using Grey Colour tiles	384 / m ²
4	Mosaic flooring using colour tiles (other than Grey)	404 / 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	410 / Each
12	Tube light single box type fitting 4.0 feet 40 watts	275 / Each

13	Light Points	398 / Each	
14	Plug Points	258 / Each	
15	Fan Points	458 / 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 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 depending upon the nature of construction vide Chief Engineer, PWD., Circular Memo. No. Wks. II(3)/167092/73-8 dated. 15.03.1973.

N. Lakshmi 20/7/2023
 for Superintending Engineer, P.W.D.,
 Buildings (Maintenance) Circle,
 Chepauk, Chennai - 5.
(Signature) 20/7/2023