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CONFIDENTIAL

O/o the Superintending Engineer, PWD., Buildings (Maintenance) Circle,
Chepauk, Chennai - 5.

PRESENT : Er. P.S. Mohammed Ali Jinnah, B.E.,
Superintending Engineer, P.W.D.

Proceedings No. DB / D2 / 2385 / 2005 dt. 30.11.2005.

Sub : Buildings - Private Buildings taken on lease for accommodating
Government Offices etc., fixation of Reasonable Rent -
Schedule of Plinth area rates and the rates of Electrical fittings
etc., for the year 2005-2006 Chennai City - Effect from
01.12.2005 communicated - Reg.

- Ref: (1) Chief Engineer (Buildings) Ir. No. WKS.II S 67092 73-11
dt.08.05.77.
(2) Chief Engineer (Buildings) Ir. No. WKS.II S 67092 73-8
dt.15.10.95.
(3) Chief Engineer (Buildings) Ir. No. WKS.II S 69339 82
dt.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 2005 - 2006 for Chennai city for various types of
Buildings is enclosed. The rates will take effect from 01.12.2005.

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 2005 - 2006.

S. Sathya - P. H. - 11/11/05
for Superintending Engineer, PWD.,
Buildings (Maintenance) Circle,
Chepauk, Chennai - 5.

30/11/05

To

The Executive Engineer, PWD.,

- (1) North Presidency Division (with 5 copies of enclosures)
- (2) South 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. CIO(B) 204655 / 86-1, dt.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 the Superintending Engineer, Directorate of Technical Education, Guindy, Chennai-32.

Copy with enclosures to the Superintending Engineer, (Construction), Industries and Commerce Industrial Estate, Guindy, Chennai-32.

Copy with enclosures to the Superintending Engineer, Deputy Superintending Engineer, Head Draughting Officer, Assistant Executive Engineer 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, PWD., Buildings (Maintenance) Circle, Chepauk, Chennai – 5 Proc. No. DB / D2 / 2385 / 2005 dt. 30.11.2005.
Government of Tamil Nadu, Public Works Department, Buildings (Maintenance) Circle, Chepauk, Chennai – 5.

Plinth Area Rates for the year 2005 – 2006 with effect from 01.12.2005 (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) Gl. 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	4030	4030	3260	2620	2915	2415	2985	
	First Floor	3745	3745	2915	2275	2530	2090	2620	
	Second Floor	3805	3805	2975	2305	2620	2115	2655	
	II CLASS "A1"								
	Buildings built with bricks in lime mortar or cement mortar in which country wood has been used throughout								
	Ground Floor	3805	3805	2975	2370	2620	2115	2735	
	First Floor	3420	3420	2620	2045	2285	1755	2370	
	Second Floor	3485	3485	2645	2100	2345	1805	2425	
	Rate of Depreciation	1%	1%	1%	1%	1%	1%	1%	

3805
3745
60
3805
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3745
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3805

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	3795	3795	2985	2400	2610	2215	2610
	First Floor	3420	3420	2655	2100	2270	1900	2270
	Second Floor	3495	3495	2730	2145	2335	1955	2335
II CLASS "BI" 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	3495	3495	2530	2045	2295	1805	2295
	First Floor	3170	3170	2260	1755	2045	1530	2045
	Second Floor	3235	3235	2280	1805	2100	1595	2100
	Rate of Depreciation	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
III CLASS "C" Buildings built with bricks in mud in which country wood has been used throughout	Ground Floor	3060	3060	2115	1630	1885	1415	1885
	First Floor	2655	2655	1735	1210	1530	775	1575
	Second Floor	2730	2730	1780	1270	1595	840	1615
	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 items	Rate for 2005-2006 in Rs.
1	Compound wall of 4½" inch thick of 5.0 feet height with intermediate pillar of 9" inch square using bricks with cement or lime mortar	1245 / RM
2	Compound wall of 9" inch thick of 5.0 feet height using brick with cement or lime mortar	1635 / RM
3	Mosaic flooring using Grey Colour tiles	388 / m ²
4	Mosaic flooring using colour tiles (other than Grey)	408 / m ²
5	0.5 H.P. Electrical Motor	3700 / Each
6	1.0 H.P. Electrical Motor	5500 / Each
7	2.0 H.P. Electrical Motor	7200 / Each
8	3.0 H.P. Electrical Motor	8200 / Each
9	Fan 1.2M Sweep	1100 / Each
10	Fan 1.4M Sweep	1200 / Each
11	Tube light double box type fitting 4.0 feet 40 watts	465 / Each
12	Tube light single box type fitting 4.0 feet 40 watts	270 / Each
13	Light Points	456 / Each
14	Plug Points	351 / Each
15	Fan Points	456 / Each

Note : (1) The Plinth Area rates for every floor above second floor will increase by the difference in the plinth area rates of first floor and second floor. Example (a) Plinth area 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 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 (Buildings), PWD., Circular Memo, No. Wks.II(3) 167092 73-8 dt. 15.03.1973.

S. Subramanian
for Superintending Engineer, PWD.,
Buildings (Maintenance) Circle,
Chepauk, Chennai - 5.
S. Subramanian
30/11/05.

To
All Executive Engineers of this
Circle.

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Sub:Plinth Area Rates - Preparation of Plinth Area Rates for the purpose of arriving as the Rental Valuation during every year by the Superintending Engineer's of Building Organisation - Instructions-Issued.

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In this office letter Ist cited, the Plinth Area Rates for Chennai City for the year 2005-2006 has been communicated to all Executive Engineer's for adoption.

Now the Chief Engineer (Building) in the reference 2nd cited, has given certain instructions in this regard.

Accordingly the rate of depreciation adopted for the Building Classification" class II.-B, I" is hereby amended as 2% instead of the 1.5% already communicated in this office letter first cited.

The Executive Engineers are requested to adopt these changes for working out the value of buildings taken on Rent for Government purpose.

Sd/-K. Rajendran,
Superintending Engineer, PWD.,
Buildings (Matco) Circle, Chennai. 5.

Copy submitted to the Chief Engineer, PWD (Buildings), Chennai-1.5 for favour of information.

Copy to the Superintending Engineer, ~~Directorate~~ of Territorial Circle of

Copy to the Superintending Engineer, Directorate of Technical Education
Chennai. 32.

Copy to the Superintending Engineer (Construction) Industries and Commerce,
Industrial Estate, Guindy, Chennai. 32.

Copy to the SE/DSE/HDO and all DB members
of Buildings (Maintenance) Circle.

for Superintending Engineer, PWD.,
Buildings (Matce.) Circle, Chennai-5

3/1/06.