



CONFIDENTIAL	
T. P.	O/o the Superintending Engineer, PWD., Buildings (Maintenance) Circle, Chepauk, Chennai - 5.
Sr. D. O.	P. B. P. P.
D. A.	
Supdt.	

PRESENT : Er. K.Rajendran, B.E.M.I.E.,
Superintending Engineer, P.W.D.

Proceeding No. DB/JDO6/2385/2006 dt. 20.09.2006

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 2006-2007 Chennai City - Effect from 01.08.2006 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.

The Schedule of plinth area rates and the rates for Electrical fittings etc., as approved for adoption for the year 2006 - 2007 for Chennai city for various types of Buildings is enclosed. The rates will take effect from 01.08.2005.

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.

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 2006 - 2007.

S. Lakshminarayana
for Superintending Engineer, PWD.,
Buildings (Maintenance) Circle,
Chepauk, Chennai - 5.

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. CTO(B) / 204655 / 26-1, 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.) Encl. No. DB/D.B/F.CN/2006/ S / 9-10-06.

Copy forwarded to the Assistant Executive Engineer, PWD

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	3985	3871	3045	2448	2662	2259	2662
	First Floor	3591	3488	2708	2142	2315	1938	2315
	Second Floor	3670	3565	2785	2188	2382	1994	2382
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	3670	3565	2581	2086	2341	1841	2341
	First Floor	3329	3233	2305	1790	2086	1561	2086
	Second Floor	3397	3300	2326	1841	2142	1627	2142
	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	3213	3121	2157	1663	1923	1443	1923
	First Floor	2788	2708	1770	1234	1561	791	1607
	Second Floor	2867	2785	1816	1295	1627	857	1647
	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 2006-2007 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	1270 / RM	
2	Compound wall of 9" inch thick of 5.0 feet height using brick with cement or lime mortar	1668 / RM	
3	Mosaic flooring using Grey Colour tiles	396 / m ²	
4	Mosaic flooring using colour tiles (other than Grey)	416 / 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	8410 / Each	
9	Fan 1.2M Sweep	1314 / Each	Rates obtained from the Electrical Engineer, PWD., Electrical Division, Chennai-5.
10	Fan 1.4M Sweep	1416 / Each	
11	Tube light double box type fitting 4.0 feet 40 watts	612 / Each	
12	Tube light single box type fitting 4.0 feet 40 watts	336 / Each	
13	Light Points	536 / Each	
14	Plug Points	351 / Each	
15	Fan Points	536 / 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. W.B-III(3)/167092/ 73-8 dt. 15.03.1973.

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

22/9/08