

**Present: Er. R. RAJI, M.E.,**  
**Chief Engineer (Buildings)**

**Sub:** Buildings – Common Schedule of Plinth Area Rates for the purpose of valuation of Buildings for Rental Calculation by Public Works Department and Collection of Stamp duty by Registration Department – Approved for the year 2008-2009 and communicated for adoption with effect from 01.05.2008 – Regarding.

**Ref:** Chief Engineer (Buildings) proceedings No. HDO (B) / 65325 / 2001, dated 10.05.2007.

The common Schedule of Plinth Area Rates for the purpose of arriving at the valuation of buildings for rental calculation by PWD and for collection of stamp duty by Registration Department during the year 2008-2009 is hereby approved for adoption with effect from **01.05.2008**, along with the General Notes with regard to the percentage extra allowable for the buildings in Corporation limits, Municipal limits and some hilly areas where tourist attractions are more and enclosed separately vide Annexure-I.

The Superintending Engineers and the Executive Engineers of Building Organisation are requested to adopt the above rates in working out the rental calculation and also in assessment of valuation of any buildings referred to them.

The receipt of this proceeding together with its Annexure shall be acknowledged.

**Encl.: Annexure-I**

for Chief Engineer (Buildings)  
30/04/08

**The Superintending Engineers and  
The Executive Engineers of  
Building Organisation, PWD.**

The Senior Audit Officer, Indian Audit and Accounts Department, Accountant General (Audit) II, Chennai-18 (with enclosure) for information.

The Inspector General of Registration, No.100, Santhome High Road, Chennai-28 (with enclosure) for information.

The Chief Engineer (Buildings)'s table

The Joint Chief Engineer (Buildings)'s table

The HDO-I and HDO-II, Office of the Chief Engineer (Buildings), PWD., Chennai-5  
All the Assistant Executive Engineers of Technical Section

All the Assistant Executive Engineers of Technical Section, Office of the Chief Engineer (Buildings), PWD., Chennai-5

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**ANNEXURE-I**

**COMMON SCHEDULE OF PLINTH AREA RATES FOR THE *PREPARATION OF RENTAL VALUATION* OF BUILDINGS DURING THE YEAR 2008-2009  
WITH EFFECT FROM 01.05.2008**

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
1	2	3	4
	Plinth area rate for valuation of buildings with reference to the plinth area for each type of construction (excluding cost of land)		
	<b>General Note to be followed in arriving at the Rental valuation of Buildings</b>		
a.	The rates approved and furnished below vide Sl. No. I to XV are applicable commonly to the entire State, subject to the following provisions:		
i.	An extra 20% shall be added to the rates approved vide Sl. No. I to XII below for valuation of Buildings within Chennai Corporation limits and its belt area of 32 km around Chennai Corporation limit.		
ii.	An extra 15% shall be added to the rates approved vide Sl. No. I to XII below for valuation of Buildings within Coimbatore, Erode and Tiruppur Corporation limits		
iii.	An extra 10% shall be added to the rates approved vide Sl. No. I to XII below for valuation of Buildings within Corporation limits of Trichy, Madurai, Salem and Tirunelveli.		
iv.	An extra 5% shall be added to the rates approved vide Sl. No. I to XII below for valuation of Buildings within all Municipal limits.		
v.	An extra 10% shall be added to the rates approved vide Sl. No. I to XII below for valuation of Buildings located in Nilgiris, Kodaikanal and Yercaud hills, where tourist attractions are more.		

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
1	2	3	4
b.	The filed Officers are requested to follow the instructions contained in G.O. Ms. No. 329, Finance (Salaries) Department, dated 30.08.2001 in fixation of either new rent or renewal of rent scrupulously, so that there shall not be any extra financial burden to the Government towards the payment of rent to the Private Buildings occupied by the Government Offices.		
<b>I</b>	<b>Class-A</b>		
	Building built with Brick work in lime mortar (or) cement mortar in which teak wood has been used throughout		
<b>1</b>	<b>Roof with RCC Slab</b>		
a	Ground Floor	3850	Sq.m.
b	First Floor	3575	Sq.m.
c	Second Floor	3630	Sq.m.
d	Other upper floors (add extra for each floors)	55	Sq.m.
<b>2</b>	<b>Roof with Madras Terrace</b>		
a	Ground Floor	3520	Sq.m.
b	First Floor,	3300	Sq.m.
c	Second Floor	3355	Sq.m.
d	Other upper floors (add extra for each floors)	55	Sq.m.
<b>3</b>	<b>Roof with Mangalore tiles over flat tiles</b>		
a	Ground Floor	2805	Sq.m.
b	First Floor	2585	Sq.m.
c	Second Floor	2640	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
<b>4</b>	<b>Roof with plain Mangalore tiles</b>		
a	Ground Floor	2640	Sq.m.
b	First Floor	2420	Sq.m.
c	Second Floor	2475	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
<b>5</b>	<b>Roof with Pan tiles over flat tiles</b>		
a	Ground Floor	2585	Sq.m.
b	First Floor	2365	Sq.m.
c	Second Floor	2420	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.

**ANNEXURE-I**

**COMMON SCHEDULE OF PLINTH AREA RATES FOR THE *PREPARATION OF RENTAL VALUATION* OF BUILDINGS DURING THE YEAR 2008-2009  
WITH EFFECT FROM 01.05.2008**

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
1	2	3	4
	Plinth area rate for valuation of buildings with reference to the plinth area for each type of construction (excluding cost of land)		
	<b>General Note to be followed in arriving at the Rental valuation of Buildings</b>		
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iii.	An extra 10% shall be added to the rates approved vide Sl. No. I to XII below for valuation of Buildings within Corporation limits of Trichy, Madurai, Salem and Tirunelveli.		
iv.	An extra 5% shall be added to the rates approved vide Sl. No. I to XII below for valuation of Buildings within all Municipal limits.		
v.	An extra 10% shall be added to the rates approved vide Sl. No. I to XII below for valuation of Buildings located in Nilgiris, Kodaikanal and Yercaud hills, where tourist attractions are more.		

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>4</b>	<b>Roof with plain Mangalore tiles</b>		
a	Ground Floor	2255	Sq.m.
b	First Floor	1980	Sq.m.
c	Second Floor	2035	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
<b>5</b>	<b>Roof with Pan tiles over flat tiles</b>		
a	Ground Floor	2200	Sq.m.
b	First Floor	1980	Sq.m.
c	Second Floor	2035	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
<b>6</b>	<b>Roof with Pan tiles without flat tiles</b>		
a	Ground Floor	1980	Sq.m.
b	First Floor	1760	Sq.m.
c	Second Floor	1815	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
<b>7</b>	<b>Roof with AC sheet</b>		
a	Ground Floor	2035	Sq.m.
b	First Floor	1815	Sq.m.
c	Second Floor		Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
<b>8</b>	<b>Roof with GI sheet</b>		
a	Ground Floor	2120	Sq.m.
b	First Floor	1900	Sq.m.
c	Second Floor		Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
	<b>RATE OF DEPRECIATION</b>	<b>1%</b>	
<b>III</b>	<b>Class B</b>		
	Building built with Brick work in lime mortar (or) cement mortar & partly mud mortar in which teak wood has been used throughout		
<b>1</b>	<b>Roof with RCC Slab</b>		
a	Ground Floor	3135	Sq.m.
b	First Floor	2860	Sq.m.
c	Second Floor	2915	Sq.m.
d	Other upper floors (add extra for each floors)	55	Sq.m.

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
1	2	3	4
<b>6</b>	<b>Roof with Pan tiles without flat tiles</b>		
a	Ground Floor	2310	Sq.m.
b	First Floor	2090	Sq.m.
c	Second Floor	2145	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
<b>7</b>	<b>Roof with AC sheet</b>		
a	Ground Floor	2200	Sq.m.
b	First Floor	1980	Sq.m.
c	Second Floor	2035	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
<b>8</b>	<b>Roof with GI sheet</b>		
a	Ground Floor	2255	Sq.m.
b	First Floor	2035	Sq.m.
c	Second Floor	2090	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
	<b>RATE OF DEPRECIATION</b>	<b>1%</b>	
<b>II</b>	<b>Class A1</b>		
	Building built with Brick work in lime mortar (or) cement mortar in which country wood has been used throughout		
<b>1</b>	<b>Roof with RCC Slab</b>		
a	Ground Floor	3465	Sq.m.
b	First Floor	3135	Sq.m.
c	Second Floor	3190	Sq.m.
d	Other upper floors (add extra for each floors)	55	Sq.m.
<b>2</b>	<b>Roof with Madras Terrace</b>		
a	Ground Floor	3135	Sq.m.
b	First Floor	2860	Sq.m.
c	Second Floor	2915	Sq.m.
d	Other upper floors (add extra for each floors)	55	Sq.m.
<b>3</b>	<b>Roof with Mangalore tiles over flat tiles</b>		
a	Ground Floor	2475	Sq.m.
b	First Floor	2145	Sq.m.
c	Second Floor	2200	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
1	2	3	4
<b>IV</b>	<b>Class B 1</b>		
	Building built with Brick work in lime mortar (or) cement mortar and partly in mud mortar in which country wood has been used throughout		
<b>1</b>	<b>Roof with RCC Slab</b>		
a	Ground Floor	<b>2860</b>	Sq.m.
b	First Floor	<b>2585</b>	Sq.m.
c	Second Floor	<b>2640</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>55</b>	Sq.m.
<b>2</b>	<b>Roof with Madras Terrace</b>		
a	Ground Floor	<b>2530</b>	Sq.m.
b	First Floor	<b>2310</b>	Sq.m.
c	Second Floor	<b>2365</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>55</b>	Sq.m.
<b>3</b>	<b>Roof with Mangalore tiles over flat tiles</b>		
a	Ground Floor	<b>1980</b>	Sq.m.
b	First Floor	<b>1760</b>	Sq.m.
c	Second Floor	<b>1815</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>44</b>	Sq.m.
<b>4</b>	<b>Roof with plain Mangalore tiles</b>		
a	Ground Floor	<b>1815</b>	Sq.m.
b	First Floor	<b>1595</b>	Sq.m.
c	Second Floor	<b>1650</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>44</b>	Sq.m.
<b>5</b>	<b>Roof with Pan tiles over flat tiles</b>		
a	Ground Floor	<b>1705</b>	Sq.m.
b	First Floor	<b>1485</b>	Sq.m.
c	Second Floor	<b>1540</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>44</b>	Sq.m.
<b>6</b>	<b>Roof with Pan tiles without flat tiles</b>		
a	Ground Floor	<b>1650</b>	Sq.m.
b	First Floor	<b>1430</b>	Sq.m.
c	Second Floor	<b>1485</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>44</b>	Sq.m.

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
1	2	3	4
<b>2</b>	<b>Roof with Madras Terrace</b>		
a	Ground Floor	2805	Sq.m.
b	First Floor	2585	Sq.m.
c	Second Floor	2640	Sq.m.
d	Other upper floors (add extra for each floors)	55	Sq.m.
<b>3</b>	<b>Roof with Mangalore tiles over flat tiles</b>		
a	Ground Floor	2200	Sq.m.
b	First Floor	1925	Sq.m.
c	Second Floor	1980	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
<b>4</b>	<b>Roof with plain Mangalore tiles</b>		
a	Ground Floor	2035	Sq.m.
b	First Floor	1760	Sq.m.
c	Second Floor	1815	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
<b>5</b>	<b>Roof with Pan tiles over flat tiles</b>		
a	Ground Floor	1925	Sq.m.
b	First Floor	1705	Sq.m.
c	Second Floor	1760	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
<b>6</b>	<b>Roof with Pan tiles without flat tiles</b>		
a	Ground Floor	1760	Sq.m.
b	First Floor	1540	Sq.m.
c	Second Floor	1595	Sq.m.
d	Other upper floors (add extra for each floors)	44	Sq.m.
<b>7</b>	<b>Roof with AC sheet</b>		
a	Ground Floor	1815	Sq.m.
b	First Floor	1595	Sq.m.
c	Other upper floors (add extra for each floors)	44	Sq.m.
<b>8</b>	<b>Roof with GI sheet</b>		
a	Ground Floor	1870	Sq.m.
b	First Floor	1650	Sq.m.
c	Other upper floors (add extra for each floors)	44	Sq.m.
	<b>RATE OF DEPRECIATION</b>	1.50%	



Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>8</b>	<b>Roof with GI sheet</b>		
a	Ground Floor	<b>1595</b>	Sq.m.
b	First Floor	<b>1430</b>	Sq.m.
	<b>RATE OF DEPRECIATION</b>	<b>2%</b>	
<b>VI</b>	<b>Class D</b> Building built with brick work in lime or cement mortar in which partly wood and partly steel has been used throughout		
<b>1</b>	<b>Roof with RCC Slab</b>		
a	Ground Floor	<b>2475</b>	Sq.m.
b	First Floor	<b>2200</b>	Sq.m.
c	Second Floor	<b>2255</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>55</b>	Sq.m.
<b>2</b>	<b>Roof with Madras Terrace</b>		
a	Ground Floor	<b>2255</b>	Sq.m.
b	First Floor	<b>2035</b>	Sq.m.
c	Second Floor	<b>2090</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>55</b>	Sq.m.
<b>3</b>	<b>Roof with Mangalore tiles over flat tiles</b>		
a	Ground Floor	<b>1760</b>	Sq.m.
b	First Floor	<b>1595</b>	Sq.m.
c	Second Floor	<b>1650</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>44</b>	Sq.m.
<b>4</b>	<b>Roof with plain Mangalore tiles</b>		
a	Ground Floor	<b>1595</b>	Sq.m.
b	First Floor	<b>1430</b>	Sq.m.
c	Second Floor	<b>1485</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>44</b>	Sq.m.
<b>5</b>	<b>Roof with Pan tiles over flat tiles</b>		
a	Ground Floor	<b>1540</b>	Sq.m.
b	First Floor	<b>1375</b>	Sq.m.
c	Second Floor	<b>1430</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>44</b>	Sq.m.
<b>6</b>	<b>Roof with Pan tiles without flat tiles</b>		
a	Ground Floor	<b>1430</b>	Sq.m.
b	First Floor	<b>1320</b>	Sq.m.
c	Second Floor	<b>1364</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>44</b>	Sq.m.

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>7</b>	<b>Roof with AC sheet</b>		
a	Ground Floor	1705	Sq.m.
b	First Floor	1485	Sq.m.
c	Other upper floors (add extra for each floors)	44	Sq.m.
<b>8</b>	<b>Roof with GI sheet</b>		
a	Ground Floor	1760	Sq.m.
b	First Floor	1540	Sq.m.
c	Other upper floors (add extra for each floors)	44	Sq.m.
	<b>RATE OF DEPRECIATION</b>	2%	
<b>V</b>	<b>Class C</b>		
	Building built with brick work in mud mortar in which country wood has been used throughout		
<b>1</b>	<b>Roof with RCC Slab</b>		
a	Ground Floor	2420	Sq.m.
b	First Floor	2145	Sq.m.
<b>2</b>	<b>Roof with Madras Terrace</b>		
a	Ground Floor	2200	Sq.m.
b	First Floor	1980	Sq.m.
<b>3</b>	<b>Roof with Mangalore tiles over flat tiles</b>		
a	Ground Floor	1705	Sq.m.
b	First Floor	1540	Sq.m.
<b>4</b>	<b>Roof with plain Mangalore tiles</b>		
a	Ground Floor	1540	Sq.m.
b	First Floor	1375	Sq.m.
<b>5</b>	<b>Roof with Pan tiles over flat tiles</b>		
a	Ground Floor	1485	Sq.m.
b	First Floor	1320	Sq.m.
<b>6</b>	<b>Roof with Pan tiles without flat tiles</b>		
a	Ground Floor	1375	Sq.m.
b	First Floor	1265	Sq.m.
<b>7</b>	<b>Roof with AC sheet</b>		
a	Ground Floor	1540	Sq.m.
b	First Floor	1375	Sq.m.

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
1	2	3	4
6	<b>Roof with Pan tiles without flat tiles</b>		
a	Ground Floor	1520	Sq.m.
b	First Floor	1405	Sq.m.
c	Second Floor	1450	Sq.m.
d	Other upper floors (add extra for each floors)	45	Sq.m.
7	<b>Roof with AC sheet</b>		
a	Ground Floor	1690	Sq.m.
b	First Floor	1465	Sq.m.
c	Second Floor		Sq.m.
d	Other upper floors (add extra for each floors)	45	Sq.m.
8	<b>Roof with GI sheet</b>		
a	Ground Floor	1745	Sq.m.
b	First Floor	1575	Sq.m.
c	Second Floor		Sq.m.
d	Other upper floors (add extra for each floors)	45	Sq.m.
	<b>RATE OF DEPRECIATION</b>	1%	
<b>VIII</b>	<b>Class E - RCC FRAMED STRUCTURE</b>		
1	Framed structure building built in CM in which TW is used for construction (excluding water supply, sanitary and electrical installations)		
a	Ground Floor	4275	Sq.m.
b	First Floor	3995	Sq.m.
c	Second Floor	4050	Sq.m.
d	Third Floor	4105	Sq.m.
e	Other upper floors (add extra for each floors)	56	Sq.m.
2	Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill	1465	Sq.m.
	<b>RATE OF DEPRECIATION</b>	1%	
<b>IX</b>	<b>GODOWN :</b>		
2 a	For godowns / Hall type construction with RCC columns and connecting beams etc. with steel trusses and purlins		
	Roofing with A/C sheet	3205	Sq.m.
	Roofing with G.I. sheet	3320	Sq.m.

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>7</b>	<b>Roof with AC sheet</b>		
a	Ground Floor	<b>1595</b>	Sq.m.
b	First Floor	<b>1375</b>	Sq.m.
c	Other upper floors (add extra for each floors)	<b>44</b>	Sq.m.
<b>8</b>	<b>Roof with GI sheet</b>		
a	Ground Floor	<b>1650</b>	Sq.m.
b	First Floor	<b>1485</b>	Sq.m.
c	Other upper floors (add extra for each floors)	<b>44</b>	Sq.m.
	<b>RATE OF DEPRECIATION</b>	<b>1.50%</b>	
<b>VII</b>	<b>Class D1</b> Building built with brick in lime or cement mortar in which steel frame is used throughout		
<b>1</b>	<b>Roof with RCC Slab</b>		
a	Ground Floor	<b>2590</b>	Sq.m.
b	First Floor	<b>2305</b>	Sq.m.
c	Second Floor	<b>2365</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>56</b>	Sq.m.
<b>2</b>	<b>Roof with Madras Terrace</b>		
a	Ground Floor	<b>2365</b>	Sq.m.
b	First Floor	<b>2140</b>	Sq.m.
c	Second Floor	<b>2195</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>56</b>	Sq.m.
<b>3</b>	<b>Roof with Mangalore tiles over flat tiles</b>		
a	Ground Floor	<b>1855</b>	Sq.m.
b	First Floor	<b>1690</b>	Sq.m.
c	Second Floor	<b>1745</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>45</b>	Sq.m.
<b>4</b>	<b>Roof with plain Mangalore tiles</b>		
a	Ground Floor	<b>1690</b>	Sq.m.
b	First Floor	<b>1520</b>	Sq.m.
c	Second Floor	<b>1575</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>45</b>	Sq.m.
<b>5</b>	<b>Roof with Pan tiles over flat tiles</b>		
a	Ground Floor	<b>1630</b>	Sq.m.
b	First Floor	<b>1465</b>	Sq.m.
c	Second Floor	<b>1520</b>	Sq.m.
d	Other upper floors (add extra for each floors)	<b>45</b>	Sq.m.

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>XI</b>	<b>THATCHED / TILED ROOF :</b>		
<b>1</b>	Building built with brick work in clay and plastered with lime mortar or cement mortar, ordinary grano flooring, white or colour washed, thatched roof either with coconut leaves or palmyrah leaves over CW or bamboo rafters, etc.		
<b>a</b>	Ground Floor	<b>1250</b>	<b>Sq.m.</b>
<b>2</b>	Building built with plain mud walls plastered with mud mortar and thatched roof either with coconut leaves of palmyrah leaves over bamboo or country wood rafters etc.		
<b>a</b>	Ground Floor	<b>625</b>	<b>Sq.m.</b>
<b>3</b>	Building built with plain mud walls and plastered with mud mortar & roof with mangalore tiles using bamboo or country wood rafters etc.	<b>830</b>	<b>Sq.m.</b>
<b>4</b>	Building built with plain mud walls and plastered with mud mortar and roof with pan tiles using bamboo or country wood rafters	<b>730</b>	<b>Sq.m.</b>
<b>5</b>	Building built with plain mud walls and plastered with mud mortar and roof with A/C sheet	<b>885</b>	<b>Sq.m.</b>
<b>6</b>	Building built with plain mud walls and plastered with mud mortar and roof with G.I. sheet	<b>910</b>	<b>Sq.m.</b>
	<b>RATE OF DEPRECIATION</b>	<b>4%</b>	
<b>XII</b>	<b>GARAGE BUILDINGS</b>		
<b>a</b>	Garage buildings built with brick work in lime or cement mortar and roof with RCC slab in which teak wood or rolling shutters used.	<b>1650</b>	<b>Sq.m.</b>
<b>b</b>	Garage building built with brick work in lime or cement mortar with mangalore tile or pan tile roof over flat tiles in which teak wood or rolling shutters used.	<b>1540</b>	<b>Sq.m.</b>
	<b>RATE OF DEPRECIATION</b>	<b>1%</b>	
<b>c</b>	Garage buildings built with brick work in partly clay and partly lime or cement mortar and roof with RCC slab in which country wood used throughout.	<b>1595</b>	<b>Sq.m.</b>

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
b	For godowns / Hall type construction with load bearing type construction with steel trusses and purlins		
	Roofing with A/C sheet	2970	Sq.m.
	Roofing with G.I. sheet	3025	Sq.m.
	<b>RATE OF DEPRECIATION</b>	1%	
X	Building built with brick work in mud mortar and partly with RR masonry in mud mortar and brick jelly concrete in lime for foundation and ordinary flooring; roofing with RCC/Madras Terrace in which country wood has been used throughout		
1	<b>Roof with RCC slab</b>		
	Ground Floor	2695	Sq.m.
	First Floor	2310	Sq.m.
2	<b>Roof with Madras Terrace</b>		
a	Ground Floor	2365	Sq.m.
b	First Floor	2035	Sq.m.
3	<b>Roof with Mangalore tiles over flat tiles</b>		
a	Ground Floor	1815	Sq.m.
b	First Floor	1540	Sq.m.
4	<b>Roof with plain Mangalore tiles</b>		
a	Ground Floor	1650	Sq.m.
b	First Floor	1430	Sq.m.
5	<b>Roof with Pan tiles over flat tiles</b>		
a	Ground Floor	1540	Sq.m.
b	First Floor	1320	Sq.m.
6	<b>Roof with Pan tiles without flat tiles</b>		
a	Ground Floor	1485	Sq.m.
b	First Floor	1265	Sq.m.
7	<b>Roof with AC sheet</b>		
a	Ground Floor	1595	Sq.m.
b	First Floor	1320	Sq.m.
8	<b>Roof with GI sheet</b>		
a	Ground Floor	1650	Sq.m.
b	First Floor	1375	Sq.m.
	<b>RATE OF DEPRECIATION</b>	2.50%	

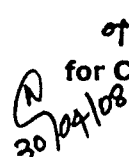
Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
1	2	3	4
10	Iron gates (1.2m height & 3m width)		
	i. Iron gates with ornamental grill	900	Sq.m.
	ii. Iron gates with GI pipe alround & weld mesh inbetween	563	Sq.m.
11	Rolling shutters	1180	Sq.m.
12	Over head tanks		
	i. In brick work / litre	1.65	litre
	ii. PVC tanks / litre	2.20	litre
13	Municipal Water Tap Service connection	1650	Each
14	Hand pump	1650	Each
15	Bore well		
	i. upto 50 metre depth / m	90	RM
	ii. 50 to 100 metre depth	95	RM
	iii. 100 to 200 metre depth	100	RM
16	i. Open Well 1.20 metre dia with brick steining 7.50 metre deep	8800	Each
	ii. Open well 1.50 metre dia with brick steining 7.50 metre deep	11000	Each
	iii. Open well 1.80 metre dia with brick steining 7.50 metre deep	13200	Each
	iv. Open well 2.00 metre dia with brick steining 7.50 metre deep	15950	Each
17	i. False ceiling using aluminium tees, angles with particle board 60 x 60cm size	440	Sq.m.
	ii. Using plywood 5mm thick	308	Sq.m.
18	Septic tank built in brick work in cement mortar precast cover slab with inlet and outlet (On volume basis)		
	for 1 cum capacity	4950	Cu.m.
19	Inspection chambers with RCC cover slab built in brick work in cement mortar, 23cm thick, plastered and finished		
	i. 60 x 60 x 60cm size	990	Each
	ii. 60 x 60 x 75cm size	1210	Each
	iii. 60 x 60 x 90cm size	1485	Each

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
d	Garage building built with brick work in partly clay and partly lime or cement mortar with mangalore tiles or pan tiles roof over flat tiles in which country wood used throughout.	1375	Sq.m.
	<b>RATE OF DEPRECIATION</b>	<b>2%</b>	
<b>XIII</b>	<b>MISCELLANEOUS ITEMS :</b>		
1	Open area paved either with cement concrete (or) brick (or) stone slabs with retaining walls	312	Sq.m.
2	Fencing the area with RCC post and covered either with barbed wire or chain link 1.65m height from Ground level.	234	RM
	<b>RATE OF DEPRECIATION</b>	<b>4%</b>	
3	Compound wall built in cement or lime mortar to a height of 1.20 metre to 1.50 metre		
	i. Ordinary type 4 1/2" wall thick	550	RM
	ii. Ornamental type 9" wall thick	825	RM
4	i. Mosaic flooring grey colour tiles	314	Sq.m.
	ii. Mosaic flooring with colour tiles (other than grey)	352	Sq.m.
	iii. Dadoing with mosaic in situ	303	Sq.m.
5	Cuddapah slab/Shahabad slab flooring	220	Sq.m.
6	i. Flooring with granite tiles	825	Sq.m.
	ii. Dadoing with granite tiles	798	Sq.m.
	iii. Flooring with granite slabs	1210	Sq.m.
7	i. Flooring with marbonite tiles	880	Sq.m.
	ii. Dadoing with marbonite tiles	825	Sq.m.
8	i. Flooring with ceramic tiles	352	Sq.m.
	ii. Dadoing with Ceramic / glazed tiles	303	Sq.m.
9	i. Flooring with marble tiles	605	Sq.m.
	ii. Flooring with marble slabs		Sq.m.
	a. for slab of size 1.20 metre and above	880	Sq.m.
	b. for slab of size below 1.20 metre	715	Sq.m.
	<b>RATE OF DEPRECIATION</b>	<b>2%</b>	



Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
20	i. Providing IWC with water line, tap, flush out system etc.	2420	Each
	ii. Providing EWC 580mm with water line, tap, flush out system etc.	3080	Each
21	Wash basin including water line, tap, etc.	1100	Each
22	Provision of towel rod and mirror or size 550x440mm	495	Each
23	Flat back urinal with water line, valves, etc	660	Each
24	Sink with water line, tap, etc		
25	Open latrine with 1.80 metre height wall built in brick work in cement mortar.	1540	Sq.m.
26	i. Bathroom with GI water line, taps, shower line etc. (minimum room size 1.50m x 1.35m)	2200	Each
	ii. Bathroom with PVC water line, tap, shower line, etc. (minimum room size 1.50m x 1.35m)	1925	Each
	iii. Bath Tub with all accessories (Porcelain)	8250	Each
	iv. Bath Tub with all accessories (built with mosaic finish)	2200	Each
<b>XIV</b>	<b>I. External Services</b>		
1	50mm dia CI pipe line and specials	275	RM
2	75mm dia CI pipe line and specials	385	RM
3	100mm dia SW pipe line and specials	85	RM
4	150mm dia SW pipe line and specials	145	RM
5	100mm dia PVC pipe line and specials	165	RM
6	75mm dia PVC pipe line and specials	100	RM
	<b>II. For Internal</b>		
1	Water supply arrangements (maximum)	7.50%	on value of Bldg.
2	Internal sanitary arrangements (maximum)	7.50%	on value of Bldg.
3	Internal electrical arrangements (maximum)	7.50%	on value of Bldg.
<b>XV</b>	<b>Electrical items</b>		
1	Plug point	155	Each
2	Fan point	180	Each

Sl. No.	Type of construction	Rates approved (In Rupees)	Unit
1	2	3	4
3	Light point	175	Each
4	1.20m flourescent fitting patty type with tube		
	i. Single	260	Each
	ii. Double	468	Each
5	40 W flourescent tube (single)	52	Each
6	1.20m flourescent fitting box type with tube		
	i. Single	364	Each
	ii. Double	572	Each
7	i. 1.20m sweep AC ceiling fan with regulator	1248	Each
	ii. 1.40m sweep AC ceiling fan with regulator	1352	Each
8	EXHAUST FAN	1100	Each
9	0.50 HP electric motor pump set		
	i. centrifugal	4950	Each set
	ii. Jet type	6325	Each set
10	1.00 HP electric motor pump set		
	i. Centrifugal	6050	Each set
	ii. Jet	7425	Each set
11	1.50 HP electric motor pump set		
	i. Centrifugal	7150	Each set
	ii. Jet	9350	Each set
12	2.00 HP electric motor pump set		
	i. Centrifugal	8800	Each set
	ii. Jet	11275	Each set
13	3.00 HP electric motor pump set		
	i. Centrifugal	11000	Each set
	ii. Jet	14850	Each set
14	5.00 H.P. electric motor pump set (JET)	18150	Each set
15	Airconditioning (on floor area basis)	2100	Sq.m.
16	i. Lift (G.F. + 4 floors - 8 Passenger capacity)	630000	Each
	ii. Lift (G.F. + 4 floors - 15 Passenger capacity)	945000	Each


 for Chief Engineer (Buildings)  
 30/04/08