



**GOVERNMENT OF TAMIL NADU
PUBLIC WORKS DEPARTMENT**

**OFFICE OF THE ENGINEER-IN-CHIEF & CHIEF ENGINEER (GENERAL),
PUBLIC WORKS DEPARTMENT, CHEPAUK, CHENNAI-5.**

Present: *Er. S. Manivannan, M.E.,
Engineer-in-Chief & Chief Engineer (General,
PWD, Chepauk, Chennai-5.*

Proceedings No. HDO (B) / 65325 / 2001, dated 07.08.2025

Sub: Buildings – Common Schedule of Plinth Area Rates for the Valuation of Buildings for Rental Calculation Purpose by Public Works Department and for the purpose of Collection of Stamp Duty by Registration Department – **Approved for the year 2025-2026 for adoption with effect from 16.08.2025** – Communication of – Regarding.

Ref: This office Proc. No.HDO (B) / 65325 / 2001, dated 07.08.2024.



The common Schedule of Plinth Area Rates for the Valuation of Buildings (i) for Rental Calculation Purpose by PWD and (ii) for Collection of Stamp Duty by Registration Department during the year **2025-2026** is hereby approved and enclosed vide Annexure-I for adoption with effect from **16.08.2025**. The approved rates shall be in operation for **One Year (i.e.) upto 15.08.2026**.


The Chief Engineers, the Superintending Engineers, the Executive Engineers and the Executive Engineers (Electrical) of Public Works Department are requested to adopt the above rates for working out the rental calculation of buildings.

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

Encl.: Annexure-I

To

The Chief Engineer, PWD, Chennai Region, Chennai.
The Chief Engineer, PWD, Trichy Region, Trichy.
The Chief Engineer, PWD, Madurai Region, Madurai.
The Chief Engineer, PWD, Coimbatore Region, Coimbatore.


**Engineer-in-Chief &
Chief Engineer (General,
PWD, Chennai-5.**


07/08/25

Copy with copy of Annexure-I communicated to:

All the Superintending Engineers of Public Works Department.

All the Executive Engineers of Public Works Department.

All the Executive Engineers (Electrical) of Public Works Department.

The Senior Audit Officer, Indian Audit and Accounts Department, O/o. the Accountant General (Audit-II), Tamil Nadu & Puduchery, Lekhapariksha Bhavan, No.361, Anna Salai, Teynampet, Chennai-18.

The Inspector General of Registration, No.100, Santhome High Road, Chennai-28.

The Joint Chief Engineer (Buildings), PWD, Chennai-5.

All the Assistant Executive Engineers of all Technical Sections of O/o. the EIC & CE (GL), PWD, Chennai-5.

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**OFFICE OF THE ENGINEER-IN-CHIEF & CHIEF ENGINEER (GENERAL),
PUBLIC WORKS DEPARTMENT, CHEPAUK, CHENNAI-5**

**COMMON SCHEDULE OF PLINTH AREA RATES FOR THE VALUATION OF BUILDINGS
FOR RENTAL CALCULATION PURPOSE BY PWD AND FOR THE PURPOSE OF
COLLECTION OF STAMP DUTY BY REGISTRATION DEPARTMENT
DURING THE YEAR 2025-2026
[WITH EFFECT FROM 16.08.2025]**

INDEX

| Sl. No. | Description | Page No. |
|----------------|---|--------------------|
| | GENERAL NOTE | 1 |
| I | CLASS-A (LOAD BEARING STRUCTURE) | 2 & 3 |
| II | CLASS-A1 (LOAD BEARING STRUCTURE) | 4 & 5 |
| III | CLASS-B (LOAD BEARING STRUCTURE) | 6 & 7 |
| IV | CLASS-B1 (LOAD BEARING STRUCTURE) | 8 & 9 |
| V | CLASS-C (LOAD BEARING STRUCTURE) | 10 |
| VI | CLASS-D (LOAD BEARING STRUCTURE) | 11 & 12 |
| VII | CLASS-D1 (LOAD BEARING STRUCTURE) | 13 & 14 |
| VIII | CLASS-E (RCC FRAMED STRUCTURE) | 15 |
| IX | CLASS-E1 (RCC FRAMED STRUCTURE) | 16 |
| X | CLASS-E2 (RCC FRAMED STRUCTURE) | 17 |
| XI | CLASS-E3 (RCC FRAMED STRUCTURE) | 18 |
| XII | GODOWN | 19 |
| XIII | 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 | 20 |
| XIV | THATCHED / TILED ROOF | 21 |
| XV | GARAGE BUILDINGS | 22 |
| XVI | MISCELLANEOUS ITEMS | 23 to 25 |
| XVII | FOR EXTERNAL SERVICES AND FOR INTERNAL SERVICES | 26 |
| XVIII | ELECTRICAL ITEMS | 27 & 28 |

**OFFICE OF THE ENGINEER-IN-CHIEF & CHIEF ENGINEER (GENERAL),
PUBLIC WORKS DEPARTMENT, CHEPAUK, CHENNAI-5**

1

ANNEXURE-I

**COMMON SCHEDULE OF PLINTH AREA RATES FOR THE VALUATION OF BUILDINGS
FOR RENTAL CALCULATION PURPOSE BY PWD AND FOR THE PURPOSE OF
COLLECTION OF STAMP DUTY BY REGISTRATION DEPARTMENT
DURING THE YEAR 2025-2026
[WITH EFFECT FROM 16.08.2025]**

| | |
|--|---|
| The Common Schedule of Plinth Area Rates for the Valuation of Buildings with reference to the plinth area for each type of construction (excluding cost of land) shall be arrived at as given below. | |
| General Note to be followed in arriving at the Rental Valuation of Buildings | |
| a | The rates approved and furnished below vide Sl. No. I to XVIII 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 XV 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 XV 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 XV below for Valuation of Buildings within Corporation limits of Trichy, Madurai, Salem, Tirunelveli, Thoothukudi, Vellore, Thanjavur, Dindigul, Nagercoil, Hosur and Avadi. |
| iv | An extra 5% shall be added to the rates approved vide Sl. No. I to XV 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 XV below for Valuation of Buildings located in Nilgiris, Kodaikanal and Yercaud Hills, where tourist attractions are more. |
| b | The Field Officers are requested to follow the instructions contained in G.O.Ms.No.51, Finance (Salaries) Department, dated 01.03.2017 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. |
| c | Load Bearing Structure: Building with masonry walls (stone or brick) to carry the loads from slabs without RCC (or) steel columns. |
| d | Framed Structure: Building with frames comprising of RCC (or) steel columns and beams to carry the loads from slabs. |
| vi | The rates for certain items which are not contemplated in the Schedule of Plinth Area Rates for the purpose of valuation of buildings for rental calculation by PWD and for collection of stamp duty by Registration Department, may be taken from the Common Schedule of Rates for the year 2025-2026 (or) Plinth Area Rates for the preparation of Rough Cost Estimates for Building Schemes approved for the year 2025-2026. |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| I | CLASS-A (LOAD BEARING STRUCTURE) | | |
| | Building built with brick work in lime mortar (or) cement mortar in which teak wood has been used throughout | | |
| 1 | Roof with RCC Slab | | |
| a | Ground Floor | Sq.m. | 11685.00 |
| b | First Floor | Sq.m. | 10830.00 |
| c | Second Floor | Sq.m. | 11025.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 166.25 |
| 2 | Roof with Madras Terrace | | |
| a | Ground Floor | Sq.m. | 10685.00 |
| b | First Floor | Sq.m. | 10015.00 |
| c | Second Floor | Sq.m. | 10190.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 166.25 |
| 3 | Roof with Mangalore Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 8495.00 |
| b | First Floor | Sq.m. | 7840.00 |
| c | Second Floor | Sq.m. | 7995.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 4 | Roof with Plain Mangalore Tiles | | |
| a | Ground Floor | Sq.m. | 7995.00 |
| b | First Floor | Sq.m. | 7320.00 |
| c | Second Floor | Sq.m. | 7490.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 5 | Roof with Pan Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 7840.00 |
| b | First Floor | Sq.m. | 7170.00 |
| c | Second Floor | Sq.m. | 7320.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| 6 | Roof with Pan Tiles without Flat Tiles | | |
| a | Ground Floor | Sq.m. | 7005.00 |
| b | First Floor | Sq.m. | 6325.00 |
| c | Second Floor | Sq.m. | 6480.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 7 | Roof with AC Sheet | | |
| a | Ground Floor | Sq.m. | 6595.00 |
| b | First Floor | Sq.m. | 5925.00 |
| c | Second Floor | Sq.m. | 6105.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 130.60 |
| 8 | Roof with GI Sheet | | |
| a | Ground Floor | Sq.m. | 6775.00 |
| b | First Floor | Sq.m. | 6105.00 |
| c | Second Floor | Sq.m. | 6260.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 130.60 |
| | RATE OF DEPRECIATION | | 1% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|---|-------|---|
| II | CLASS-A1 (LOAD BEARING STRUCTURE) | | |
| | Building built with brick work in lime mortar (or) cement mortar in which country wood has been used throughout | | |
| 1 | Roof with RCC Slab | | |
| a | Ground Floor | Sq.m. | 10505.00 |
| b | First Floor | Sq.m. | 9500.00 |
| c | Second Floor | Sq.m. | 9695.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 166.25 |
| 2 | Roof with Madras Terrace | | |
| a | Ground Floor | Sq.m. | 9500.00 |
| b | First Floor | Sq.m. | 8670.00 |
| c | Second Floor | Sq.m. | 8825.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 166.25 |
| 3 | Roof with Mangalore Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 7490.00 |
| b | First Floor | Sq.m. | 6480.00 |
| c | Second Floor | Sq.m. | 6650.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 4 | Roof with Plain Mangalore Tiles | | |
| a | Ground Floor | Sq.m. | 6830.00 |
| b | First Floor | Sq.m. | 5980.00 |
| c | Second Floor | Sq.m. | 6160.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 5 | Roof with Pan Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 6650.00 |
| b | First Floor | Sq.m. | 5980.00 |
| c | Second Floor | Sq.m. | 6160.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| 6 | Roof with Pan Tiles without Flat Tiles | | |
| a | Ground Floor | Sq.m. | 5980.00 |
| b | First Floor | Sq.m. | 5310.00 |
| c | Second Floor | Sq.m. | 5470.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 7 | Roof with AC Sheet | | |
| a | Ground Floor | Sq.m. | 6105.00 |
| b | First Floor | Sq.m. | 5425.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 130.60 |
| 8 | Roof with GI Sheet | | |
| a | Ground Floor | Sq.m. | 6365.00 |
| b | First Floor | Sq.m. | 5690.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 130.60 |
| | RATE OF DEPRECIATION | | 1% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| III | CLASS-B (LOAD BEARING STRUCTURE) | | |
| | Building built with brick work in lime mortar (or) cement mortar & partly mud mortar in which teak wood has been used throughout | | |
| 1 | Roof with RCC Slab | | |
| a | Ground Floor | Sq.m. | 9500.00 |
| b | First Floor | Sq.m. | 8670.00 |
| c | Second Floor | Sq.m. | 8850.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 166.25 |
| 2 | Roof with Madras Terrace | | |
| a | Ground Floor | Sq.m. | 8495.00 |
| b | First Floor | Sq.m. | 7840.00 |
| c | Second Floor | Sq.m. | 7995.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 166.25 |
| 3 | Roof with Mangalore Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 6650.00 |
| b | First Floor | Sq.m. | 5805.00 |
| c | Second Floor | Sq.m. | 5980.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 4 | Roof with Plain Mangalore Tiles | | |
| a | Ground Floor | Sq.m. | 6160.00 |
| b | First Floor | Sq.m. | 5310.00 |
| c | Second Floor | Sq.m. | 5470.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 5 | Roof with Pan Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 5830.00 |
| b | First Floor | Sq.m. | 5160.00 |
| c | Second Floor | Sq.m. | 5310.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| 6 | Roof with Pan Tiles without Flat Tiles | | |
| a | Ground Floor | Sq.m. | 5310.00 |
| b | First Floor | Sq.m. | 4630.00 |
| c | Second Floor | Sq.m. | 4805.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 7 | Roof with AC Sheet | | |
| a | Ground Floor | Sq.m. | 5415.00 |
| b | First Floor | Sq.m. | 4760.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 130.60 |
| 8 | Roof with GI Sheet | | |
| a | Ground Floor | Sq.m. | 5600.00 |
| b | First Floor | Sq.m. | 4935.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 130.60 |
| | RATE OF DEPRECIATION | | 1.50% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| IV | CLASS-B1 (LOAD BEARING STRUCTURE) | | |
| | Building built with brick work in lime mortar (or) cement mortar and partly in mud mortar in which country wood has been used throughout | | |
| 1 | Roof with RCC Slab | | |
| a | Ground Floor | Sq.m. | 8670.00 |
| b | First Floor | Sq.m. | 7840.00 |
| c | Second Floor | Sq.m. | 7995.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 166.25 |
| 2 | Roof with Madras Terrace | | |
| a | Ground Floor | Sq.m. | 7670.00 |
| b | First Floor | Sq.m. | 7000.00 |
| c | Second Floor | Sq.m. | 7170.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 166.25 |
| 3 | Roof with Mangalore Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 5980.00 |
| b | First Floor | Sq.m. | 5310.00 |
| c | Second Floor | Sq.m. | 5470.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 4 | Roof with Plain Mangalore Tiles | | |
| a | Ground Floor | Sq.m. | 5470.00 |
| b | First Floor | Sq.m. | 4805.00 |
| c | Second Floor | Sq.m. | 4990.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 5 | Roof with Pan Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 5160.00 |
| b | First Floor | Sq.m. | 4470.00 |
| c | Second Floor | Sq.m. | 4630.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| 6 | Roof with Pan Tiles without Flat Tiles | | |
| a | Ground Floor | Sq.m. | 4990.00 |
| b | First Floor | Sq.m. | 4325.00 |
| c | Second Floor | Sq.m. | 4470.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 7 | Roof with AC Sheet | | |
| a | Ground Floor | Sq.m. | 5100.00 |
| b | First Floor | Sq.m. | 4440.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 130.60 |
| 8 | Roof with GI Sheet | | |
| a | Ground Floor | Sq.m. | 4720.00 |
| b | First Floor | Sq.m. | 4595.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 130.60 |
| | RATE OF DEPRECIATION | | 2% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|---|-------|---|
| V | CLASS-C (LOAD BEARING STRUCTURE) | | |
| | Building built with brick work in mud mortar in which country wood has been used throughout | | |
| 1 | Roof with RCC Slab | | |
| a | Ground Floor | Sq.m. | 7370.00 |
| b | First Floor | Sq.m. | 6480.00 |
| 2 | Roof with Madras Terrace | | |
| a | Ground Floor | Sq.m. | 6650.00 |
| b | First Floor | Sq.m. | 5980.00 |
| 3 | Roof with Mangalore Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 5160.00 |
| b | First Floor | Sq.m. | 4625.00 |
| 4 | Roof with Plain Mangalore Tiles | | |
| a | Ground Floor | Sq.m. | 4630.00 |
| b | First Floor | Sq.m. | 4140.00 |
| 5 | Roof with Pan Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 4470.00 |
| b | First Floor | Sq.m. | 3990.00 |
| 6 | Roof with Pan Tiles without Flat Tiles | | |
| a | Ground Floor | Sq.m. | 4140.00 |
| b | First Floor | Sq.m. | 3795.00 |
| 7 | Roof with AC Sheet | | |
| a | Ground Floor | Sq.m. | 4595.00 |
| b | First Floor | Sq.m. | 4095.00 |
| 8 | Roof with GI Sheet | | |
| a | Ground Floor | Sq.m. | 4760.00 |
| b | First Floor | Sq.m. | 4260.00 |
| | RATE OF DEPRECIATION | | 2% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|-----------|--|-------|---|
| VI | CLASS-D (LOAD BEARING STRUCTURE) | | |
| | Building built with brick work in lime or cement mortar in which partly wood and partly steel has been used throughout | | |
| 1 | Roof with RCC Slab | | |
| a | Ground Floor | Sq.m. | 7680.00 |
| b | First Floor | Sq.m. | 6650.00 |
| c | Second Floor | Sq.m. | 6830.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 166.25 |
| 2 | Roof with Madras Terrace | | |
| a | Ground Floor | Sq.m. | 6830.00 |
| b | First Floor | Sq.m. | 6160.00 |
| c | Second Floor | Sq.m. | 6325.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 166.25 |
| 3 | Roof with Mangalore Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 5310.00 |
| b | First Floor | Sq.m. | 4805.00 |
| c | Second Floor | Sq.m. | 4990.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 4 | Roof with Plain Mangalore Tiles | | |
| a | Ground Floor | Sq.m. | 4805.00 |
| b | First Floor | Sq.m. | 4325.00 |
| c | Second Floor | Sq.m. | 4470.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.90 |
| 5 | Roof with Pan Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 4630.00 |
| b | First Floor | Sq.m. | 4140.00 |
| c | Second Floor | Sq.m. | 4325.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| 6 | Roof with Pan Tiles without Flat Tiles | | |
| a | Ground Floor | Sq.m. | 4325.00 |
| b | First Floor | Sq.m. | 3990.00 |
| c | Second Floor | Sq.m. | 4110.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 131.95 |
| 7 | Roof with AC Sheet | | |
| a | Ground Floor | Sq.m. | 4760.00 |
| b | First Floor | Sq.m. | 4095.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 130.60 |
| 8 | Roof with GI Sheet | | |
| a | Ground Floor | Sq.m. | 4945.00 |
| b | First Floor | Sq.m. | 4440.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 130.60 |
| | RATE OF DEPRECIATION | | 1.50% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| VII | CLASS-D1 (LOAD BEARING STRUCTURE) | | |
| | Building built with brick in lime or cement mortar in which steel frame is used throughout | | |
| 1 | Roof with RCC Slab | | |
| a | Ground Floor | Sq.m. | 7855.00 |
| b | First Floor | Sq.m. | 6995.00 |
| c | Second Floor | Sq.m. | 7170.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 167.40 |
| 2 | Roof with Madras Terrace | | |
| a | Ground Floor | Sq.m. | 7170.00 |
| b | First Floor | Sq.m. | 6465.00 |
| c | Second Floor | Sq.m. | 6635.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 167.40 |
| 3 | Roof with Mangalore Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 5610.00 |
| b | First Floor | Sq.m. | 5100.00 |
| c | Second Floor | Sq.m. | 5260.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 137.15 |
| 4 | Roof with Plain Mangalore Tiles | | |
| a | Ground Floor | Sq.m. | 5100.00 |
| b | First Floor | Sq.m. | 4595.00 |
| c | Second Floor | Sq.m. | 4745.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 137.15 |
| 5 | Roof with Pan Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 4965.00 |
| b | First Floor | Sq.m. | 4410.00 |
| c | Second Floor | Sq.m. | 4595.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 137.15 |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| 6 | Roof with Pan Tiles without Flat Tiles | | |
| a | Ground Floor | Sq.m. | 4595.00 |
| b | First Floor | Sq.m. | 4215.00 |
| c | Second Floor | Sq.m. | 4380.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 137.15 |
| 7 | Roof with AC Sheet | | |
| a | Ground Floor | Sq.m. | 5035.00 |
| b | First Floor | Sq.m. | 4365.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 135.80 |
| 8 | Roof with GI Sheet | | |
| a | Ground Floor | Sq.m. | 5220.00 |
| b | First Floor | Sq.m. | 4700.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 135.80 |
| | RATE OF DEPRECIATION | | 1% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| VIII | CLASS-E (RCC FRAMED STRUCTURE) | | |
| 1 | Framed structure building built in cement mortar in which teak wood joineries is used for construction (excluding water supply, sanitary and electrical installations) | | |
| a | Ground Floor | Sq.m. | 13175.00 |
| b | First Floor | Sq.m. | 12310.00 |
| c | Second Floor | Sq.m. | 12475.00 |
| d | Third Floor | Sq.m. | 12665.00 |
| e | Other upper floors (add extra for each floors) | Sq.m. | 170.20 |
| 2 | Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill | Sq.m. | 4490.00 |
| | RATE OF DEPRECIATION | | 1% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|---|-------|---|
| IX | CLASS-E1 (RCC FRAMED STRUCTURE) | | |
| 1 | Framed structure building built in cement mortar in which country wood joineries is used for construction (excluding water supply, sanitary and electrical installations) | | |
| a | Ground Floor | Sq.m. | 12000.00 |
| b | First Floor | Sq.m. | 10980.00 |
| c | Second Floor | Sq.m. | 11145.00 |
| d | Third Floor | Sq.m. | 11330.00 |
| e | Other upper floors (add extra for each floors) | Sq.m. | 170.20 |
| 2 | Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill | Sq.m. | 4490.00 |
| | RATE OF DEPRECIATION | | 1% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| X | CLASS-E2 (RCC FRAMED STRUCTURE) | | |
| 1 | Framed structure building built in cement mortar in which steel frame joineries is used for construction (excluding water supply, sanitary and electrical installations) | | |
| a | Ground Floor | Sq.m. | 9330.00 |
| b | First Floor | Sq.m. | 8445.00 |
| c | Second Floor | Sq.m. | 8625.00 |
| d | Third Floor | Sq.m. | 8800.00 |
| e | Other upper floors (add extra for each floors) | Sq.m. | 170.20 |
| 2 | Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill | Sq.m. | 4490.00 |
| | RATE OF DEPRECIATION | | 1% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|---|-------|---|
| XI | CLASS-E3 (RCC FRAMED STRUCTURE) | | |
| 1 | Framed structure building built in cement mortar in which partly wood joineries and partly steel joineries is used for construction (excluding water supply, sanitary & electrical installations) | | |
| a | Ground Floor | Sq.m. | 9165.00 |
| b | First Floor | Sq.m. | 8135.00 |
| c | Second Floor | Sq.m. | 8290.00 |
| d | Third Floor | Sq.m. | 8455.00 |
| e | Other upper floors (add extra for each floors) | Sq.m. | 170.20 |
| 2 | Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill | Sq.m. | 4490.00 |
| | RATE OF DEPRECIATION | | 1% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| XII | GODOWN | | |
| 2 a | For godowns / Hall type construction with RCC columns and connecting beams etc. with steel trusses and purlins | | |
| | Roofing with AC Sheet | Sq.m. | 9625.00 |
| | Roofing with GI Sheet | Sq.m. | 9980.00 |
| b | For godowns / Hall type construction with load bearing type construction with steel trusses and purlins | | |
| | Roofing with AC Sheet | Sq.m. | 8930.00 |
| | Roofing with GI Sheet | Sq.m. | 9085.00 |
| | RATE OF DEPRECIATION | | 1% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|-------------|---|-------|---|
| XIII | 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 | Roof with RCC slab | | |
| | Ground Floor | Sq.m. | 8160.00 |
| | First Floor | Sq.m. | 7005.00 |
| 2 | Roof with Madras Terrace | | |
| a | Ground Floor | Sq.m. | 7175.00 |
| b | First Floor | Sq.m. | 6160.00 |
| 3 | Roof with Mangalore Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 5470.00 |
| b | First Floor | Sq.m. | 4630.00 |
| 4 | Roof with Plain Mangalore Tiles | | |
| a | Ground Floor | Sq.m. | 4990.00 |
| b | First Floor | Sq.m. | 4325.00 |
| 5 | Roof with Pan Tiles over Flat Tiles | | |
| a | Ground Floor | Sq.m. | 4630.00 |
| b | First Floor | Sq.m. | 3990.00 |
| 6 | Roof with Pan Tiles without Flat Tiles | | |
| a | Ground Floor | Sq.m. | 4470.00 |
| b | First Floor | Sq.m. | 3795.00 |
| 7 | Roof with AC Sheet | | |
| a | Ground Floor | Sq.m. | 4760.00 |
| b | First Floor | Sq.m. | 3955.00 |
| 8 | Roof with GI Sheet | | |
| a | Ground Floor | Sq.m. | 4945.00 |
| b | First Floor | Sq.m. | 4095.00 |
| | RATE OF DEPRECIATION | | 2.50% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|---|-------|---|
| XIV | THATCHED / TILED ROOF | | |
| 1 | Bulding 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. | | |
| a | Ground Floor | Sq.m. | 3795.00 |
| 2 | 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. | | |
| a | Ground Floor | Sq.m. | 1870.00 |
| 3 | Building built with plain mud walls and plastered with mud mortar & roof with mangalore tiles using bamboo or country wood rafters etc. | Sq.m. | 2490.00 |
| 4 | Building built with plain mud walls and plastered with mud mortar and roof with pan tiles using bamboo or country wood rafters | Sq.m. | 2175.00 |
| 5 | Building built with plain mud walls and plastered with mud mortar and roof with AC sheet | Sq.m. | 2645.00 |
| 6 | Building built with plain mud walls and plastered with mud mortar and roof with GI sheet | Sq.m. | 2720.00 |
| | RATE OF DEPRECIATION | | 4% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|---|-------|---|
| XV | GARAGE BUILDINGS | | |
| a | Garage buildings built with brick work in lime or cement mortar and roof with RCC slab in which teak wood or rolling shutters used. | Sq.m. | 4820.00 |
| 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. | Sq.m. | 4490.00 |
| | RATE OF DEPRECIATION | | 1% |
| c | 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. | Sq.m. | 4805.00 |
| 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. | Sq.m. | 4140.00 |
| | RATE OF DEPRECIATION | | 2% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|------------|---|-------|---|
| XVI | MISCELLANEOUS ITEMS | | |
| 1 | Open area paved either with cement concrete (or) brick (or) stone slabs with retaining walls | Sq.m. | 941.00 |
| 2 | Fencing the area with RCC post and covered either with barbed wire or chain link 1.65m height from Ground level. | RM | 695.00 |
| | RATE OF DEPRECIATION | | 4% |
| 3 | Construction of compound wall to a normal height of 1.50m from ground level with required number of gates, grills, etc. | | |
| | i. With load bearing foundation with brick work in cement mortar 1:5 | RM | 4700.00 |
| 4 | i. Mosaic Flooring Grey Colour Tiles | Sq.m. | 922.00 |
| | ii. Mosaic Flooring with Colour Tiles (other than Grey) | Sq.m. | 1040.00 |
| | iii. Dadoing with Mosaic in Situ | Sq.m. | 904.00 |
| 5 | Cuddapah Slab / Shahabad Slab Flooring | Sq.m. | 628.00 |
| 6 | Flooring with Granite Slabs 18 to 20mm thick | Sq.m. | 3440.00 |
| 7 | i. Flooring with Vitrified Tiles | Sq.m. | 1490.00 |
| | ii. Dadoing with Vitrified Tiles | Sq.m. | 1285.00 |
| 8 | i. Flooring with Ceramic Tiles | Sq.m. | 1000.00 |
| | ii. Dadoing with Ceramic / Glazed Tiles | Sq.m. | 868.00 |
| 9 | i. Flooring with Marble Tiles | Sq.m. | 1705.00 |
| | ii. Flooring with Marble Slabs | | |
| | a. for Slab of size 1.20 metre and above | Sq.m. | 2470.00 |
| | b. for Slab of size below 1.20 metre | Sq.m. | 2010.00 |
| | RATE OF DEPRECIATION | | 2% |
| 10 | Iron gates (1.2m height & 3m width) | | |
| | i. Iron gates with ornamental grill | Sq.m. | 2190.00 |
| | ii. Iron gates with GI pipe alround & weld mesh inbetween | Sq.m. | 1380.00 |

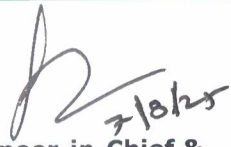
| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| 11 | Rolling shutters | Sq.m. | 3045.00 |
| 12 | Over head tanks | | |
| | i. In brick work / litre | Litre | 19.70 |
| | ii. PVC tanks / litre | Litre | 6.20 |
| | iii. In RCC / litre | Litre | 22.25 |
| 13 | Municipal Water Tap Service connection | Each | 3915.00 |
| 14 | Hand pump | Each | 3915.00 |
| 15 | Bore well | | |
| | i. Upto 50 metre depth / m | RM | 234.70 |
| | ii. 50 to 100 metre depth | RM | 249.90 |
| | iii. 100 to 200 metre depth | RM | 256.40 |
| 16 | i. Open Well 1.20 metre dia with brick steining 7.50 metre deep | Each | 23430.00 |
| | ii. Open well 1.50 metre dia with brick steining 7.50 metre deep | Each | 29330.00 |
| | iii. Open well 1.80 metre dia with brick steining 7.50 metre deep | Each | 35040.00 |
| | iv. Open well 2.00 metre dia with brick steining 7.50 metre deep | Each | 42590.00 |
| 17 | i. False ceiling using aluminium tees, angles with particle board 60 x 60cm size | Sq.m. | 1155.00 |
| | ii. Using plywood 5mm thick | Sq.m. | 816.00 |
| 18 | Septic tank built in brick work in cement mortar precast cover slab with inlet and outlet (On volume basis) | | |
| | for 1 Cu.m. capacity | Cu.m. | 13620.00 |
| 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 | Each | 2710.00 |
| | ii. 60 x 60 x 75cm size | Each | 3295.00 |
| | iii. 60 x 60 x 90cm size | Each | 4065.00 |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|-------|---|
| 20 | i. Providing IWC with water line, tap, flush out system etc. | Each | 6700.00 |
| | ii. Providing EWC 580mm with water line, tap, flush out system etc. | Each | 8510.00 |
| 21 | Wash basin including water line, tap, etc. | Each | 3010.00 |
| 22 | Provision of towel rod and mirror of size 550 x 440mm | Each | 1369.00 |
| 23 | Flat back urinal with water line, valves, etc | Each | 1805.00 |
| 24 | Sink with water line, tap, etc | Each | 3010.00 |
| 25 | Open latrine with 1.80 metre height wall built in brick work in cement mortar. | Sq.m. | 4165.00 |
| 26 | i. Bathroom with GI water line, taps, shower line etc. (minimum room size 1.50m x 1.35m) | Each | 5980.00 |
| | ii. Bathroom with PVC water line, tap, shower line, etc. (minimum room size 1.50m x 1.35m) | Each | 5220.00 |
| | iii. Bath Tub with all accessories (Porcelain) | Each | 22330.00 |
| | iv. Bath Tub with all accessories (built with mosaic finish) | Each | 5980.00 |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|---|----------------------|---|
| XVII | I. FOR EXTERNAL SERVICES | | |
| 1 | 50mm dia CI pipe line and specials | RM | 719.00 |
| 2 | 75mm dia CI pipe line and specials | RM | 1015.00 |
| 3 | 100mm dia SW pipe line and specials | RM | 222.00 |
| 4 | 150mm dia SW pipe line and specials | RM | 373.00 |
| 5 | 100mm dia PVC pipe line and specials | RM | 423.00 |
| 6 | 75mm dia PVC pipe line and specials | RM | 255.00 |
| | II. FOR INTERNAL SERVICES | | |
| 1 | Water supply arrangements (maximum) | on value of building | 7.50% |
| 2 | Internal sanitary arrangements (maximum) | on value of building | 7.50% |
| 3 | Interal electrical arrangements (maximum) | on value of building | 7.50% |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|----------|---|
| XVIII | ELECTRICAL ITEMS | | |
| 1 | Plug point | Each | 354.00 |
| 2 | Fan point | Each | 423.00 |
| 3 | Light point | Each | 403.00 |
| 4 | 1.20m flourescent fitting patty type with tube | | |
| | i. Single | Each | 569.00 |
| | ii. Double | Each | 1038.00 |
| 5 | 40 W flourescent tube (single) | Each | 114.30 |
| 6 | 1.20m flourescent fitting box type with tube | | |
| | i. Single | Each | 813.00 |
| | ii. Double | Each | 1274.00 |
| 7 | i. 1.20m sweep AC ceiling fan with regulator | Each | 2780.00 |
| | ii. 1.40m sweep AC ceiling fan with regulator | Each | 3000.00 |
| 8 | EXHAUST FAN | Each | 2440.00 |
| 9 | 0.50 HP electric motor pump set | | |
| | i. centrifugal | Each set | 11665.00 |
| | ii. Jet type | Each set | 14915.00 |
| 10 | 1.00 HP electric motor pump set | | |
| | i. Centrifugal | Each set | 14170.00 |
| | ii. Jet | Each set | 17405.00 |
| 11 | 1.50 HP electric motor pump set | | |
| | i. Centrifugal | Each set | 16760.00 |
| | ii. Jet | Each set | 22025.00 |
| 12 | 2.00 HP electric motor pump set | | |
| | i. Centrifugal | Each set | 20745.00 |
| | ii. Jet | Each set | 26565.00 |
| 13 | 3.00 HP electric motor pump set | | |
| | i. Centrifugal | Each set | 25850.00 |
| | ii. Jet | Each set | 34825.00 |

| Sl. No. | Type of construction | Unit | Rates approved for the year 2025-2026 (In Rupees) |
|---------|--|----------|---|
| 14 | 5.00 H.P. electric motor pump set (JET) | Each set | 42640.00 |
| 15 | Air-conditioning (on floor area basis) | | |
| | a. Non-Ductable | Sq.m. | 5540.00 |
| | b. Ductable | Sq.m. | 7410.00 |
| 16 | i. 8 Persons Capacity Passenger Lift (GF + 3 Floors) | | |
| | a. Gearless Lift with Machine Room | Each | 2216000.00 |
| | b. Gearless Lift without Machine Room | Each | 2316000.00 |
| | ii. 10 Persons Capacity Passenger Lift (GF + 3 Floors) | | |
| | a. Gearless Lift with Machine Room | Each | 2316000.00 |
| | b. Gearless Lift without Machine Room | Each | 2429000.00 |
| | iii. 13 Persons Capacity Passenger Lift (GF + 3 Floors) | | |
| | a. Gearless Lift with Machine Room | Each | 2572000.00 |
| | b. Gearless Lift without Machine Room | Each | 2700000.00 |
| | iv. 20 Persons Capacity Passenger Lift (GF + 3 Floors) | | |
| | a. Gearless Lift with Machine Room | Each | 3195000.00 |
| | b. Gearless Lift without Machine Room | Each | 3412000.00 |


 2/10/25
 Engineer-in-Chief &
 Chief Engineer (General),
 PWD, Chennai-5.
 02/10/25