

PLINTH AREA RATES FOR BUILDINGS IN MOFUSSIL AREAS

Amount in rupees per square metre of plinth area												
Year	Residential				Non - Residential				Hospital			
	Framed		Load bearing		Framed		Load bearing		Framed		Load bearing	
	GF	FF	GF	FF	GF	FF	GF	FF	GF	FF	GF	FF
1977-78	-	-	380	360	-	-	-	-	-	-	450	430
1978-79	-	-	430	400	-	-	400	370	-	-	500	470
1979-80	-	-	575	500	700	630	525	450	780	700	600	525
1980-81	-	-	690	600	805	725	630	540	935	845	690	600
1981-82	975	885	775	675	925	835	725	625	1075	980	795	690
1982-83	1180	1070	940	820	1090	985	875	755	1280	1165	960	830
1983-84	1360	1230	1035	900	1200	1085	960	830	1410	1260	1055	915
1984-85	1430	1290	1085	945	1260	1140	1010	870	1480	1345	1110	960
1985-86	1630	1470	1225	1070	1435	1300	1130	975	1700	1545	1265	1095
1986-87	1660	1500	1285	1125	1480	1340	1185	1025	1770	1605	1340	1160
1987-88	1695	1530	1310	1150	1510	1365	1210	1045	1830	1660	1380	1195
1988-89	1765	1590	1390	1220	1570	1420	1270	1095	1905	1725	1465	1265
1989-90	2010	1815	1585	1390	1820	1650	1475	1270	2210	2000	1685	1455
1990-91	2210	1995	1745	1530	2000	1815	1625	1395	2430	2200	1855	1600
1991-92	2475	2255	1955	1715	2240	2035	1820	1565	2795	2530	2135	1840
1992-93	2720	2460	2150	1890	2470	2240	2000	1720	3080	2780	2350	2030
1993-94	2925	2645	2365	2080	2690	2440	2220	1910	3355	3030	2560	2215
1994-95	3220	2910	2600	2290	2960	2685	2440	2100	3690	3335	2815	2435
1995-96	3705	3345	3095	2725	3405	3090	2805	2415	4060	3670	3095	2680
1996-97	4075	3680	3405	3000	3745	3420	3085	2655	4465	4035	3405	2950
1997-98	4490	4050	3750	3300	4120	3740	3400	2920	4910	4440	3750	3250
1998-99	4850	4370	4050	3560	4450	4040	3670	3150	5300	4800	4050	3510
1999-2000	5095	4590	4375	3845	4720	4285	3890	3440	5620	5090	4295	3720
2000-2001	5455	4910	4725	4155	5050	4585	4200	3610	6015	5445	4725	4155
2001-2002	5730	5155	4960	4365	5305	4815	4410	3790	6315	5720	4960	4365
2002-2003	5730	5155	4960	4365	5305	4815	4410	3790	6315	5720	4960	4365

Specifications prescribed by the P.W.D. for their Plinth Area Rates

1. Residential	2. Non - Residential	3. Hospital
The rates are inclusive of provision for internal water supply at 7.5%, sanitary arrangements at 7.5% and internal Electrification at 10% EXTRA External water supply - 7.5% External Sanitary - 7.5% External Electrification - 7.5% OR ACTUALS	The rates are inclusive of provision for internal water supply at 7.5%, sanitary arrangements at 7.5% and for internal Electrification at 10%. The rates are inclusive of Mosaic in situ works and dadoing with glazed Tiles in Toilets. EXTRA External water supply - 7.5% External Sanitary - 7.5% External Electrification - 7.5% OR ACTUALS	The rates are inclusive of provision for internal water supply at 7.5%, sanitary arrangements at 7.5% and for internal Electrification at 15%. The rates are also inclusive of provision for Mosaic Flooring, Mosaic dadoing in wards and dadoing walls with Glazed tiles in operation Theatres and in Toilets. EXTRA External water supply - 7.5% External Sanitary - 7.5% External Electrification - 7.5% OR ACTUALS

PLINTH AREA RATES FOR BUILDINGS IN CHENNAI CITY

Amount in rupees per square metre of plinth area												
Year	Residential				Non - Residential				Hospital			
	Framed		Load bearing		Framed		Load bearing		Framed		Load bearing	
	GF	FF	GF	FF	GF	FF	GF	FF	GF	FF	GF	FF
1977-78	-	-	420	400	-	-	-	-	-	-	500	480
1978-79	-	-	480	450	-	-	450	420	-	-	560	530
1979-80	-	-	650	575	770	700	600	525	850	780	675	600
1980-81	-	-	715	630	850	770	690	600	1020	935	745	660
1981-82	1010	925	820	725	980	890	790	690	1175	1080	850	750
1982-83	1210	1110	945	835	1135	1030	900	785	1315	1210	980	865
1983-84	1390	1275	1135	1000	1360	1240	1080	940	1580	1450	1175	1040
1984-85	1460	1340	1190	1050	1430	1300	1135	985	1660	1525	1235	1095
1985-86	1695	1555	1345	1185	1645	1495	1270	1105	1925	1770	1410	1250
1986-87	1730	1585	1415	1245	1695	1540	1335	1160	2000	1840	1495	1325
1987-88	1765	1615	1465	1290	1730	1570	1380	1200	2070	1905	1545	1370
1988-89	1825	1670	1525	1340	1775	1610	1435	1250	2110	1945	1605	1425
1989-90	2080	1905	1740	1530	2060	1870	1650	1440	2450	2255	1830	1625
1990-91	2495	2285	2000	1760	2470	2245	1990	1655	2940	2705	2105	1870
1991-92	2870	2630	2300	2025	2840	2580	2185	1905	3380	3110	2420	2150
1992-93	3160	2900	2530	2230	3130	2840	2410	2100	3720	3420	2660	2370
1993-94	3285	3015	2655	2340	3320	2910	2555	2225	4000	3675	2795	2490
1994-95	3615	3315	2920	2575	3650	3310	2810	2450	4400	4045	3075	2740
1995-96	4155	3810	3385	2985	4200	3805	3320	2820	5060	4650	3535	3150
1996-97	4570	4190	3725	3285	4620	4185	3555	3100	5565	5115	3890	3465
1997-98	5030	4610	4170	3680	5080	4600	4040	3520	6120	5630	4360	3880
1998-99	5640	5170	4590	4050	5590	5060	4450	3870	6730	6200	4800	4270
1999-2000	5920	5430	4820	4255	5870	5310	4675	4065	7065	6510	5040	4485
2000-2001	6255	5755	5160	4555	6225	5630	5000	4350	7490	6900	5400	4800
2001-2002	6570	6045	5420	4785	6540	5910	5250	4570	7865	7245	5670	5040
2002-2003	6570	6045	5420	4785	6540	5910	5250	4570	7865	7245	5670	5040

Specifications prescribed by the P.W.D. for their Plinth Area Rates

1. Residential	2. Non - Residential	3. Hospital
The rates are inclusive of provision for internal water supply at 7.5%, sanitary arrangements at 7.5% and internal Electrification at 10% EXTRA External water supply - 7.5% External Sanitary - 7.5% External Electrification - 7.5% OR ACTUALS	The rates are inclusive of provision for internal water supply at 7.5%, sanitary arrangements at 7.5% and for internal Electrification at 10%. The rates are inclusive of Mosaic in situ works and dadoing with glazed Tiles in Toilets. EXTRA External water supply - 7.5% External Sanitary - 7.5% External Electrification - 7.5% OR ACTUALS	The rates are inclusive of provision for internal water supply at 7.5%, sanitary arrangements at 7.5% and for internal Electrification at 15%. The rates are also inclusive of provision for Mosaic Flooring, Mosaic dadoing in wards and dadoing walls with Glazed tiles in operation Theatres and in Toilets. EXTRA External water supply - 7.5% External Sanitary - 7.5% External Electrification - 7.5% OR ACTUALS

PLINTH AREA RATES FOR GODOWNS / BUS STANDS (IN SQ.M.)

Prescribed by Chief Engineer, PWD, Tamilnadu

S. No.	DESCRIPTION	80 - 81	81 - 82	82 - 83	83 - 84	84 - 85	85 - 86	86 - 87	87 - 88	88 - 89	89 - 90	90 - 91	91 - 92	92 - 93	93 - 94	94 - 95	95 - 96	96 - 97	97 - 98	98 - 99	99 - 2000	2000 - 2001	2001 - 2002	2002 - 2003
1.	Godowns Godowns with RCC columns connecting beams, steel trusses and purlins and AC sheet roofing.	-	-	-	-	-	875	910	1000	1050	1210	1330	1530	1680	1850	2035	2340	2575	2840	3070	3285	3545	3720	3720
2.	Godowns with steel trusses, purlins and AC sheet roofing with load bearing walls and brick pillars.	-	575	655	750	755	850	890	980	1030	1185	1305	1500	1650	1815	1995	2295	2525	2780	3000	3150	3400	3570	3570
	BUS STANDS																							
1.	Bus bays and waiting platform open to sky.	-	115	135	150	160	180	200	205	215	250	275	320	350	385	425	470	515	570	620	665	670	705	705
2.	Bus bays, waiting hall RCC roofing and toilets.	-	700	775	850	895	1010	1050	1070	1125	1295	1425	1640	1800	1980	2180	2400	2640	2910	3150	3340	3400	3570	3570
3.	Bus bays waiting hall and commercial complex with RCC roofing.																							
	a) Bus bays and waiting platforms.	-	115	130	150	160	180	200	205	215	250	275	320	350	385	425	470	515	570	620	665	670	705	705
	b) For portion where shops banks etc. are proposed (Load bearing structures).	-	725	875	960	1010	1130	1185	1210	1270	1475	1625	1820	2000	2200	2420	2660	2925	3280	3480	3725	3760	3950	3950
	c) For framed structures for shops.	-	925	1090	1200	1260	1435	1480	1510	1585	1820	2000	2300	2530	2785	3065	3370	3705	-	4410	4720	4768	5005	5005