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OFFICE OF THE CHIEF ENGINEER (BUILDINGS), P.W.D., MADRAS-600005.

Circular Memorandum No. CTO/A/A/197664/91
dt. 19.7.1995.

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Sub:- Buildings-Plinth area rate for preparation of rough
Cost Estimates for Building schemes during 1995-96-
Approved.

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The plinth area rates for the preparation of rough cost
estimates for building schemes during 95-96 are approved as
indicated in Annexure I and the Superintending Engineers of PWD
circles are requested to adopt the same while preparing the
rough cost estimates for building works.

2. The plinth area rates for pile foundation works of
building schemes are also approved as indicated in Annexure II
for the year 95-96.

3. The Superintending Engineers are requested to acknow-
ledge the receipt of this circular memorandum along with its
enclosure.

Encl: Annexure I & II.

[Signature]
For Chief Engineer (Buildings)

To
All the Superintending Engineers of
territorial circles of P.W.D.,
including Pollachi circle.

All the Superintending Engineers of
Special Building Circles.

The Superintending Engineer, Planning & Designs Circle,
Madras- 5.

(50 copies)
The Superintending Engineer, ESI (Engg. Cell) Circle,
Triplicane, Madras- 5.

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ANNEXURE - I

Plinth area Rates for the preparation of Rough Cost Estimates for Building Schemes, for obtaining the approval of the Competent Authority, for adoption during 1995-96.

S.No.	Classification	Floors	For works in			
			Madras City		Mofussil	
			Load bearing (walls) structure.	Framed structure.	Load bearing (walls) structure	Framed structure
(Rupees per square metre)						

Buildings:

1. Residential Buildings.	Ground floor	3385	4155	3095	3705
	First floor and above	2985	3810	2725	3345
2. Non residential buildings.	Ground floor	3230	4200	2805	3405
	First floor & above	2820	3805	2415	3090
3. Hospital buildings	Ground floor	3535	5060	3095	4060
	First floor & above	3150	4650	2680	3670

4. Godowns:

(a) With R.C.C. Columns and connecting beams, steel trusses and purlins and asbestos cement sheet roof.

: 2340

(b) With Load bearing walls and brick piers with steel trusses, purlins and asbestos cement sheet roof.

: 2295

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Moffusil

5. Bus stand:

a. Bus bays and waiting platforms open to sky	470
b. Bus bays and waiting hall with R.C.C. roofing and toilets.	2400
c. Bus bays and waiting hall with commercial complex.	
i. Bus bays and waiting platform without roofing.	470
ii. For portions where shops, etc., are proposed with load bearing structures.	2660
iii. For portions where shops etc., are proposed with framed structure.	3370

Note: i. For provision towards external water supply, sanitary installations and electrical installations, $7\frac{1}{2}\%$ on the rough estimated cost is to be added, for each of these (i.e. totalling to $22\frac{1}{2}\%$).

ii. The plinth area rates are inclusive of provisions for internal water supply and sanitary installations @ $7\frac{1}{2}\%$ each on the rough estimated cost, except for items 4 & 5 above.

iii. The plinth area rates are inclusive of provisions for internal electrical installations @ 10% on the rough estimated cost of residential buildings and non-residential buildings and at 15% on the rough estimated cost of hospital buildings and at $7\frac{1}{2}\%$ on the rough estimated cost of godowns and bus stands.

iv. The plinth area rates are inclusive of provisions for mosaic flooring, mosaic dadoing inwards of hospitals, and dadoing in walls with glazed tiles in operation theatres and in toilets of hospitals. The plinth area rates are also inclusive of mosaic in situ work and dadoing with glazed tiles in toilets of non-residential buildings like office complex, etc.

v. Additional rates allowed in the schedule of rates for works, in Jails, Reserve Forests, Hills, Special Tracks etc., shall be added to the plinth area rates for works in respective areas.

vi. For works in the belt area of Madras City, the plinth area rates applicable for Madras City shall be adopted.

vii. For godowns/Bus stands in Madras City, an extra 10% over the rates approved for items 4 and 5 (Annexure II) above shall be added.

viii. For works in Nilgiris District add 25% extra over the plinth area rates for Moffusil areas.

ANNEXURE - II

Plinth area rates for the preparation of Rough Cost Estimates for building schemes with pile foundations, for adoption during 95-96.

DRIVEN CAST IN SITU PILES

S.No.	Depth upto which the pile will be driven from Ground level.	Rate in Rupees per square metre of cumulative plinth area of bldg.		
		Upto 4 storeys.	Upto 8 storeys.	Upto 10 storeys.
1.	Upto 10 metres depth	850	700	700
2.	Upto 15 metres depth	875	725	725
3.	Upto 20 metres depth	900	750	750
4.	Upto 25 metres depth	950	800	800

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Note: a. Add Extra 10% for CAST IN-SITU PILES

b. Add extra 10% for PRE CAST PILES

- i. The plinth area rates for pile foundations works are inclusive of providing column dowel bars.
- ii. The rates are to be applied for the total plinth area in all the floors, added together, to arrive at the total rough cost estimate.
- iii. The above rates will hold good for works in Madras City and in the mofussil areas as well.
- iv. Additional rates allowed in the schedule of rates for works in Jail, Reserve Forests, Hills, Special tracks etc., shall be added to the above plinth area rates, for works in the respective areas.

for Chief Engineer (Buildings)