

465  
1997  
125  
OFFICE OF THE CHIEF ENGINEER (BUILDINGS) CHENNAI.5.

Circular Memo. No. CTO/A/55950/97 Dated 23.7.1997

Sub: Buildings - Plinth area rates for the preparation of rough cost estimates for buildings schemes during 1997-98 - Approved - Reg.

The plinth area rates for the preparation of rough cost estimates, for buildings schemes, during 1997-98 are approved as indicated in the Annexure.I. The Superintending Engineers of P.W.D. Circles are requested to ~~cost~~<sup>adopt</sup> the same, while preparing the rough cost estimates for building works.

For pile foundation (Driven, cast in situ precast, and cast in situ) works, the plinth area rates to be adopted during 1997-98 are approved as indicated in the Annexure.II

The Superintending Engineers are requested to acknowledge the receipt of the Circular Memo. along with its enclosures.

N.Thangavelu,  
Chief Engineer(Buildings)

Encl:  
Annexure I & II.

To  
The ~~xxx~~ All Superintending Engineers of IWD Building Organisations  
The Superintending Engineer, IWD :Planning & Designs Circle,  
Chennai.5 (30 copies)

Copy to the Chief Engineers of IWD & E.I.C.

Copy to EDO/ I & II and All AEs (2 copies).

for Chief Engineer(Buildings)

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ANNEXURE-I

Plinth area rates for the preparation of rough cost estimates for buildings schemes for obtaining the approval of the competent authority for adoption during 1997-98.

| S.No.                     | Classification                                                                                    | Floors                | Chennai City | For works in<br>Load bearing framed | Mofussil<br>Load bearing | From |
|---------------------------|---------------------------------------------------------------------------------------------------|-----------------------|--------------|-------------------------------------|--------------------------|------|
| (Rupees per Square metre) |                                                                                                   |                       |              |                                     |                          |      |
| <u>Buildings</u>          |                                                                                                   |                       |              |                                     |                          |      |
| 1.                        | Residential Buildings.                                                                            | Ground floor          | 4170         | 5030                                | 3750<br><del>5750</del>  | 4490 |
| 2-                        |                                                                                                   | First floor and above | 3630         | 4610                                | 3300                     | 4050 |
| 2.                        | Non Residential Building                                                                          | Ground Floor          | 4040         | 5030                                | 3400                     | 4120 |
|                           |                                                                                                   | First Floor and above | 3520         | 4600                                | 2920                     | 3740 |
| 3.                        | Hospital buildings                                                                                | Ground Floor          | 4360         | 6120                                | 3750                     | 4910 |
|                           |                                                                                                   | First floor and above | 3300         | 5630                                | 3250                     | 4440 |
| <u>(4) Godowns:</u>       |                                                                                                   |                       |              |                                     |                          |      |
| (a)                       | With RCC columns and connecting beams steel trusses and purlins and asbestos cement sheet roof    |                       |              |                                     |                          | 270  |
| (b)                       | With Load bearing walls and brick piers wim steel trusses, purlins and asbestos cement sheet roof |                       |              |                                     |                          | 270  |
| <u>5. Bus stand :</u>     |                                                                                                   |                       |              |                                     |                          |      |
| (a)                       | Bus bays and waiting platforms open to sky                                                        |                       |              |                                     |                          | 570  |
| (b)                       | Bus bays and waiting hall wim RCC roofing and toilets.                                            |                       |              |                                     |                          | 2910 |
| (c)                       | Bus bays and waiting hall wim commercial complex.                                                 |                       |              |                                     |                          |      |
| i.                        | Bus bays and waiting platforms without roofing                                                    |                       |              |                                     |                          | 570  |
| ii.                       | For portions where shops etc. proposed wim Load bearing structures                                |                       |              |                                     |                          | 3220 |

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il la:

4080

4000

From 1. For portions where shops etc. proposed  
With framed structure

2. For provisions towards External Water Supply, Sanitary

4490 tallations and electrical installations, 7 1/2% on the rough  
estimated cost is to be added, for each of these (i.e totalling  
22 1/2%.

4050 3. The plinth area rates are inclusive of provisions for  
external water supply and sanitary installations at 7 1/2% each on  
rough estimated cost except for items 4 & 5 above.

3120 4. (i) The plinth area rates are inclusive of provisions for  
external electrical installations at 10% on the rough estimated  
cost of residential buildings and non residential buildings and  
15% on the rough estimated cost of hospital buildings and  
2% on the rough estimated cost of Godowns and Bus stands.

4440 (v) The plinth area rates and inclusive of provision for  
mosaic flooring, mosaic dadoing in wards of hospitals, and  
dadoing in walls with glazed tiles in operation theatres and  
toilets of hospitals. The Plinth area rates are also inclusive  
of mosaic in site work and dadoing with glazed tiles in  
toilets of non residential buildings like office complex etc.

23 (v) Additional rates allowed in the schedule of rates for works,  
in Jails, Reserve Forests, Hills, Special Tracks etc.  
27 ~~xxxx~~ shall be added to the above plinth area rates for works  
in respective areas.

57 (vi) For works in the belt area of Chennai city the plinth  
area rates applicable for Chennai City shall be adopted.

291 (vii) For Godowns/Bus stands in Chennai City, an extra 10%  
over the rates approved for items 4 & 5 (Annexure.I) above  
shall be added.

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

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for Chief Engineer(Buildings)

(150  
23/5/67)

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# ANNEXURE.II

Plinth area rates for the preparation of Rough Cost estimates for buildings scheme with pile foundation for adoption during 1997-93.

## DRIVEN CAST IN SITU PILES

| Sl. No. | Depth upto which the pile will be driven from Ground level. | Rate in rupees per square metre of cumulative plinth area of Buildings. |                  |
|---------|-------------------------------------------------------------|-------------------------------------------------------------------------|------------------|
|         |                                                             | Upto 4 Storeys                                                          | Upto 10 Storeys. |
| 1.      | Upto 10 metres Depth.                                       | 930                                                                     | 780              |
| 2.      | Upto 15 Metres Depth                                        | 1000                                                                    | 780              |
| 3.      | Upto 20 metres Depth                                        | 1030                                                                    | 830              |
| 4.      | Upto 25 metres Depth                                        | 1100                                                                    | 880              |

Note: a) Add extra 10% for 'CAST IN SITU' BORED PILES.  
b) Add Extra 10% for 'PRECAST' PILES.

- The plinth area rates for pile foundations works are inclusive of providing column devel bars.
- 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.
- The above rates will held good for works in Chennai City and in the moffusil areas as well
- Additional rates allowed in the schedule of rates for work 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 (Building)

25/1/14