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Office of the Chief Engineer (Buildings)

Circular Memo. No. CTO/A/44593/98 Dated 17.8.98

Sub: Buildings - Plinth area rates for the preparation of rough cost estimate for buildings schemes during 1998-99 - Approved - regarding.

The plinth area rates for the preparation of rough cost estimates, for buildings schemes during 1998-99 are approved as indicated in the Annexure-I. The Superintending Engineers of PWD. circles are requested to adopt the same, while preparing the rough cost estimates for building works.

For pile foundation (Driven cast insitu precast and cast insitu) works, the plinth area rates to be adopted during 1998-99 are approved as indicated in the Annexure-II.

The Superintending Engineers are requested to acknowledge the receipt of this circular memo along with its enc.

N. Thangavelu,
for Chief Engineer (Buildings)

Encl: Annexure I & II

To
All Superintending Engineers of B.O.
Copy to Superintending Engineer/P&D Circle, Chennai-5 (30 copies)
Copy to Chief Engineers of PWD & EIC
Copy to HDO-I & II & all AEEs (2 copies)

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Plinth area rates for the preparation of estimates for buildings schemes for obtaining approval of the competent authority for adoption during 1998-99.

Sl. No.	Classification	Floors	For work in			
			Chennai City Load bearing	Framed	Mofussil Load bearing	Framed
(Rupees per square metre)						
<u>BUILDINGS</u>						
1.	Residential buildings	Ground floor	4590	5640	4050	4850
		First floor & above	4050	5170	3560	4370
2.	Non-Resl. buildings	Ground floor	4450	5590	3670	4450
		First floor	3870	5060	3150	4040
3.	Hospital buildings	Ground floor	4800	6730	4050	5300
		First floor & above	4270	6200	3510	4800
4.	<u>Godowns</u>					
a.	With RCC columns and connecting beams steel trusses and purlins and asbestos cement sheet roof					3070
b.	With load bearing walls and brick walls with steel trusses, purlins and asbestos cement sheet roof					3070
c.	Bus bays and waiting platforms open to sky					620
b.	Bus bays and waiting hall with RCC roofing and toilets					3150

c. Bus bays and waiting hall with Commercial complex

a) Bus bays & waiting platform without roofing

620

ii) For portions where shops etc. proposed with load bearing structures.

3480

iii) For portions where shops, etc. proposed with framed structure

4410

Note:

1. For provisions 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 installation at $7\frac{1}{2}\%$ each on the rough estimated cost except for items 4 & 5 above.

iii) The plinth area rates are inclusive of provisions for internal electrical installation at 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 $7\frac{1}{2}\%$ on the rough estimated cost of godowns and bus stands.

iv. The plinth area rates are inclusive of provisions for mosaic flooring, mosaic dadoing in wards 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 Jail, Reserve Forests, Hills special tracks etc. shall be added to the above plinth area rates, for works in respective areas.

for Chief Engineer (Buildings)

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ANNEXURE-II

Plinth area rates for the preparation of rough cost estimates for buildings schemes with Pile foundation for adoption during 1998-99.

DRIVEN CAST IN SITU PILES

Sl. No.	Depth upto which the pile will be driven from ground level.	Rate in Rupees per sq.mt. of cumulative plinth area of buildings	
		Upto 4 storeys	Upto 10 storeys
1.	Upto 10mt. depth	1030	820
2.	Upto 15 mt. depth	1050	820
3.	Upto 20mt. depth	1090	870
4.	Upto 25 mt. depth	1160	930

Note: a) Add extra 10% for 'CAST IN SITU' BOARD files
b) Add extra 10% for 'PRECAST' piles

4. The plinth area rates for pile foundations works are inclusive of providing column dowel(bors)
 - 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 Chennai city and in Moffusil area as well
 - v) Addl. rates allowed in the schedule of rates for works in Jails, Reserve Forests, Hills, special tracks etc. shall be added to the above plinth area rates for works in respective area.
 - vi) For works in the both area of Chennai city, the plinth area rates applicable for Chennai city shall be adopted.
 - 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 Districts, added 25% extra over the plinth area rates for Moffusil works.

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for Chief Engineer (Buildings)