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Office of the Chief Engineer (Buildings) PWD., Chepauk, Chennai-5.

Circular Memo No. HDO/A/26580/99-1, Dated: 9.8.99.

Sub: Buildings - Plinth area rates for the preparation of rough cost estimate for buildings schemes during 1999-2000 - Approved - regarding.

The plinth area rates for the preparation of rough cost estimates, for buildings schemes during 1999-2000 are approved as indicated in the Annexure. The Superintending Engineers of PWD. Circles are requested to adopt the same, while preparing the rough cost estimates for building works.

For pile foundation (Drivencast-insitu, precast and cost insitu) works, the plinth area rates as already approved for 1998-99 may be continued.

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

Chief Engineer (Buildings).

Encl: Annexure

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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ANNEXURE

Plinth area rates for the preparation of rough cost estimates for buildings schemes for obtaining approval of the Competent authority, for adoption during 1999-2000.

| Sl. Classification   |                        | Floors | for works in<br>chennai city |        | for works in<br>Moffusil |        |
|--|------------------------|--------|------------------------------|--------|--------------------------|--------|
|  |                        |        | Load<br>Bearing              | Framed | Load<br>Bearing          | Framed |
|  |                        |        | For 1999-2000                |        | For 1999-2000            |        |
| 1.   | 2.                     | 3.     | 4.                           | 5.     | 6.                       | 7.     |
| -----  |                        |        |                              |        |                          |        |
| (Rupees/sq. metre)   |                        |        |                              |        |                          |        |
| 1. Residential<br>Buildings  | Ground<br>floor        |        | 4820                         | 5900   | 4375                     | 5095   |
|  | First floor<br>& above |        | 4255                         | 5430   | 3345                     | 4590   |
| 2. Non-Resl.<br>Buildings  | Ground floor           |        | 4675                         | 5370   | 3890                     | 4720   |
|  | First floor<br>& above |        | 4065                         | 5310   | 3340                     | 4285   |
| 3. Hospitals<br>Buildings  | Ground floor           |        | 5040                         | 7065   | 4295                     | 5620   |
|  | First floor<br>& above |        | 4485                         | 6510   | 3720                     | 5090   |
| 4. Godowns &<br>Workshop   |                        |        |                              |        |                          |        |
| a. With RCC Columns and<br>Connecting Beams, Slabs,<br>Trusses, Purlins and<br>A.C. Sheet Roof       |                        |        |                              |        | 3285                     |        |
| b. With Load bearing walls<br>and Brick Piers with<br>steel Trusses, Purlins<br>and A.C. Sheet Roof. |                        |        |                              |        | 3150                     |        |

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|
|---|---|---|---|---|---|---|

5. BUS STAND

|  |      |
|--|------|
| a. Bus-Bays with waiting platform open to Sky.                                   | 665  |
| b. Bus Bays and Waiting Hall with RC Roofing & Toilet                            | 3340 |
| c. Bus Bays and Waiting Hall with Commercial Complex                             | 6658 |
| i. Bus-Bays with Waiting platform without roofing                                | 665  |
| ii. For Portions where shops Banks etc are proposed with load bearing structures | 3725 |
| iii. For portions where shops Banks etc are proposed with Framed structures      | 4720 |

Note:

- i. For provisions towards external water supply sanitary installations and electrical installations 7% on the rough estimated cost is to be added for each of these (i.e. totalling to 22%).
- ii). The plinth area rates are inclusive of provisions for internal water supply and sanitary installation at 7% each on the rough estimated cost except for items 4 & 5 above.

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- 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 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 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 Tail Reserve Forests Hills special tracks etc shall be added to the above plinth area rates for the works in respective areas.
- vi) For works in the belt 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, add 25% extra over the plinth area rates for Moffusil works.

Sd/-

Chief Engineer (Bldgs.)