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Office of the Chief Engineer (Buildings) P.W.D., Chempauk, Chennai-5.

Circular Memo.No.HDO/A/38061/2001-01 Dated 22.10.2001

Sub: Buildings - Plinth Area Rates for the preparation of Rough cost Estimate for Building Schemes during the period 2001-2002 - approved and Communicated.

The Plinth Area rates for the preparation of Rough cost Estimates for the building schemes during the period 2001-2002 are approved as indicated in Annexure. The Superintending Engineers of Public Works Department circles are requested to adopt the above rates while preparing the Rough Cost Estimates for Building Works.

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

Encl: Annexure

for Chief Engineer (Buildings)  
24/10/01

To

All Superintending Engineers of Building Organisation

Copy to : The Superintending Engineer, PWD,  
Planning & Designs Circle, Chennai-600 005 (30 copies)

Copy to : Engineer-in-Chief, WRO. and Chief Engineer (General)  
Chennai-5 and all Chief Engineers of PWD.

Copy to : Joint Chief Engineer (Buildings), D.C.E (Buildings),  
HDO-I, HDO-II and all Assistant Executive  
Engineers of Chief Engineer's (Building) office.

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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 2001-2002.

Sl. No.	Classification	Floors	for Works in Chennai City		for Works in Moffusil	
			Load Bearing	Framed	Load Bearing	Framed
1	2	3	4	5	6	7
			Rate (in Rupees) / 1 Sq.m. of Plinth area.			
1.	Residential Buildings.	Ground floor	5420	6570	4960	5730
		First floor and above.	4785	6045	4365	5155
2.	Non-Residential Buildings	Ground floor	5250	6540	4410	5305
		First floor and above	4570	5910	3790	4815
3.	Hospital Buildings	Ground floor	5670	7865	4960	6315
		First floor and above	5040	7245	4365	5720
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4.	<u>Godowns and Workshop</u>					
a.	With RCC columns and connecting Beams, slabs/Trusses, Purlins and A.C.sheet roof					3720
b.	with load bearing walls and brick piers with steel Trusses, Purlins and A.C.sheet roofing					3570

5. Bus Stand

a.	Bus-Bays with waiting platform open to sky	705
b.	Bus Bays and waiting Hall with R.C. roofing and toilet.	3570
c.	Bus Bays and Waiting Hall with Commercial complex	
i.	Bus-Days and waiting platform without roofing	705
ii.	For portions where shops, Banks etc. are proposed with load bearing structures.	3950
iii.	For portions where shops, Banks etc. are proposed with Framed structures	5005

Note:

- i. 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 them (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 insitu work, 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 tracts etc. shall be added to the above plinth area rates for 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 godown/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.

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*[Signature]*  
for Chief Engineer (Buildings)  
24/10/01.