



**PUBLIC WORKS DEPARTMENT**

**OFFICE OF THE ENGINEER-IN-CHIEF & CHIEF ENGINEER (GENERAL),  
PUBLIC WORKS DEPARTMENT, CHEPAUK, CHENNAI-5**

**CIRCULAR MEMORANDUM NO. HDO (A) / 48518 / 2003, dated 30.07.2025**

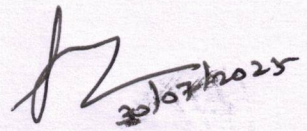
**Sub:** Buildings – Plinth Area Rates for the preparation of Rough Cost Estimates for building schemes during the year **2025-2026** – Approved – Communication of – Regarding.



The Plinth Area Rates for the purpose of preparation of Rough Cost Estimates for Building Schemes during the year **2025-2026** worked out in line with the impact of adoption of Common Schedule of Rates for the year 2025-2026 are approved and furnished in Annexure I, II, III, IV & V. The Chief Engineers, the Superintending Engineers and the Executive Engineers of Public Works Department are requested to adopt the above rates in the preparation of the rough cost estimates for building schemes with effect from **01.08.2025**, until further orders from this office.

The receipt of this circular memo along with its enclosures may be acknowledged.

**Encl.:** Annexures-I, II, III, IV & V.

  
**Engineer-in-Chief &  
Chief Engineer (General),  
PWD, Chennai-5.**

**To**

**The Chief Engineer, PWD, Chennai Region, Chennai-5.  
The Chief Engineer, PWD, Trichy Region, Trichy.  
The Chief Engineer, PWD, Coimbatore Region, Coimbatore.  
The Chief Engineer, PWD, Madurai Region, Madurai.**

Copy to the Superintending Engineers of Public Works Department.  
Copy to the Executive Engineers of Public Works Department.  
Copy to the Executive Engineers (Electrical) of Public Works Department.  
Copy to the EIC & CE (GL)'s Table.  
Copy to the Joint Chief Engineer (Buildings), PWD, Chennai-5.  
Copy to the Deputy Chief Engineer (Electrical), PWD, Chennai-5.  
Copy to Assistant Executive Engineers of all Technical Sections in O/o. the Engineer-in-Chief & Chief Engineer (General), PWD, Chennai-5.  
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## ANNEXURE-I

### PLINTH AREA RATES FOR THE YEAR 2025-2026 FOR THE PREPARATION OF ROUGH COST ESTIMATE

Sl. No.	Type of Building	For works in Moffusil (other than Corporation Limits)			For works in Corporation Limits					
		Foundation	Super Structure	Roof Finishing	In Trichy, Salem, Tirunelveli, Thoothukudi, Vellore, Tiruppur, Erode, Thanjavur, Dindigul, Nagercoil, Hosur and Avadi			In Chennai, Coimbatore and Madurai		
					Foundation	Super Structure	Roof Finishing	Foundation	Super Structure	Roof Finishing
(Rate in Rupees per 1 sqm.)										
1.	<b>Residential</b> Load Bearing	5025	11660	1975	5275	12255	2085	5405	12515	2135
	Framed	5955	16260	2025	6255	17070	2135	6420	17455	2170
2.	<b>Non-Residential</b> Load Bearing	3865	9885	1975	4055	10370	2085	4165	10630	2135
	Framed	5955	12215	2025	6255	12820	2135	6420	13110	2170
3.	<b>Hospital</b> Load Bearing	3865	11070	1975	4055	12350	2085	4165	11905	2135
	Framed	5955	17030	2025	6255	17900	2135	6420	18340	2170

**Note:-**

- (1) For the calculation of Foundation Cost, Plinth area at Ground level of the building is to be taken.
- (2) For the calculation of Super Structure cost, plinth area of respective floor of the building is to be taken.
- (3) For the calculation of Roof finishing cost, Plinth area at Ground level of the building is to be taken.
- (4) For School Buildings – the Super Structure cost will be 80% of Super Structure cost of Non-Residential Buildings.
- (5) For stilt floor towards Car parking, Garages, Cycle Shed, Staircase Head Rooms etc., - the plinth area rate will be 65% of Super Structure cost of Non-residential building.
- (6) For basement floor, an extra 25% over the super structure cost of respective type of building is to be added.
- (7) In framed structure, where dummy columns are to be provided, a rate of Rs 614/m<sup>2</sup> of plinth area for Residential Building and a rate of Rs.483/m<sup>2</sup>



- (8) For upper floors, an extra @ Rs.45/m<sup>2</sup> may be added towards lift charges for each floor.
- (9) The additional rates allowed in the schedule of rates for works in Jails, Reserve forests, Hills and other Special tracts etc., shall be added to the above plinth area rates for works in respective areas.
- (10) For works in the belt area of Chennai City, the plinth area rate applicable for Chennai City shall be adopted.
- (11) For super structure in Earthquake prone areas, the rates in Annexure-V shall be adopted.
- (12) All the above provisions shall be added only on the basic rates as approved in the table above.
- (13) For works in coastal area, the following rates over the basic rate as approved in the table above, (for the total plinth area) shall be added for providing concrete of higher grade
  - a. Upto 10 km distance from Sea Water Front – Rs.328/m<sup>2</sup>
  - b. Beyond 10 km and upto 24 km distance from Sea Water Front – Rs.164/m<sup>2</sup>

**(14) PROVISIONS INCLUDED IN FOUNDATION RATE:**

- (a) The rate given for foundation is applicable for Ground Floor + 2 Floors in the case of Load bearing structure.
- (b) The rate given for foundation is applicable for Ground Floor + 3 Floors in the case of Framed structure.
- (c) The rate given for foundation is to be calculated based on plinth area at Ground Floor of the building only.
- (d) The depth of foundation assumed is 1.8m below GL with conventional stepped footing in the case of Load bearing structure.
- (e) The depth of foundation assumed is 2.0m below GL with isolated footing in the case of Framed Structure.
- (f) The foundation rate is inclusive of Earth Work, Sand filling, PCC 1:5:10 for Mat Concrete, Brick Work / Random Rubble Masonry in Cement Mortar, Re-filling the sides of foundation, Plinth beam including cost of centering, Cement Concrete, Steel, Damp Proof Course, Sand filling in basement and flooring concrete in Ground Floor in the case of Load bearing structure.
- (g) The foundation rate is inclusive of Earth Work, Sand filling, PCC 1:5:10 for Mat Concrete, Cement Concrete, Centering, Steel for column footing, Pedestal, Column, Re-filling the sides of



foundation, Plinth beam, Brick work in Cement Mortar upto basement level, Damp Proof Course, Sand filling in basement and flooring concrete in Ground Floor in the case of framed structure.

- (h) The foundation rates are applicable for building with basement at 0.9m height from ground level.

**(15) PROVISIONS INCLUDED IN SUPER STRUCTURE RATE:**

- (a) This rate is inclusive of Brick work, RCC, Steel, Centering, Plastering, joinery items with steel frames and M.D.F. shutter for doors, steel glazed windows and steel glazed ventilators, Grano flooring 25mm thick in the case of residential & non residential buildings, mosaic tile flooring in the case of Hospital building and Rain water down fall pipe of adequate dia.
- (b) The height of each floor has been taken as 3.30m average.
- (c) This rate is inclusive of provision for Anti-skid ceramic tile flooring and glazed tile dadoing in Toilets.
- (d) This rate is inclusive of plastering with Cement Mortar 1:5, 12mm thick, white washing two coats over one coat of white washing for interior walls and colour washing two coats over one coat of white washing for exterior faces.

**(16) PROVISIONS INCLUDED IN ROOF FINISHING RATE:**

- (a) This rate is inclusive of weathering course, finishing with pressed tiles, providing parapet wall with Brick work in Cement Mortar, plastering, white washing for interior faces and colour washing for exterior walls.

**(17) EXTRA PROVISIONS TO BE ALLOWED OVER THE ABOVE RATE:**

**(a) IN FOUNDATION:-**

Sl. No.	Type of foundation	Rate in Rupees per one sqm.	Area to which applicable
(i)	For stub column arrangements for Load bearing structure	1510	Plinth area at ground level
(ii)	For combined footing	980	Plinth area at ground level
(iii)	For strip raft	3955	Plinth area at ground level
(iv)	For raft (Floating Raft)	5955	Plinth area at ground level
(v)	For every additional 0.3m basement height	582	Plinth area at ground level
(vi)	For every additional 0.3m depth in foundation	362	Plinth area at ground level



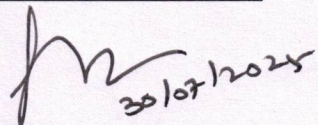
Sl. No.	Type of foundation	Rate in Rupees per one sqm.	Area to which applicable
(vii)	For every additional floor over initial Ground + 3 Floors in case of Framed Structure	800	Respective floor area
(viii)	For Anti-Termite Treatment	144	Plinth area at ground level
<b>(ix)</b>	<b>Pile Foundation</b>		
(a)	Upto 4 storeys for a depth of 15m	11455	Plinth area at ground level
(b)	More than 4 storeys but less than 8 floors	14730	Plinth area at ground level
(c)	More than 8 Floors	20060	Plinth area at ground level
(d)	<b>Add</b> extra for every one metre depth, if the depth of pile exceeds 15m	642	Plinth area at ground level
(e)	<b>Deduct</b> extra for every one metre depth, if the depth of pile is less than 15m	305	Plinth area at ground level

**(b) IN SUPER STRUCTURE:-**

Sl. No.	Description of work	Rate	
(i)	<b>For every additional 1m height</b> over the initial height of 3.30 m	Rs.755/m <sup>2</sup>	
(ii)	<b>Flooring:-</b> (Actual area of flooring has to be considered)	In Residential & Non-Residential Buildings	In Hospital Buildings
(a)	Grey Colour Mosaic Tiles	Rs.832/m <sup>2</sup>	NIL
(b)	Other Colour Mosaic Tiles	Rs.1125/m <sup>2</sup>	Rs.286/m <sup>2</sup>
(c)	Ceramic Tiles (not less than 305 x 305 x 6 mm size)	Rs.1205/m <sup>2</sup>	Rs.377/m <sup>2</sup>
(d)	Marble (Macrona) (not less than 600 x 600 x 18mm size)	Rs.2355/m <sup>2</sup>	Rs.1520/m <sup>2</sup>
(e)	Marble (White) (not less than 600 x 600 x 18mm size)	Rs.2630/m <sup>2</sup>	Rs.1800/m <sup>2</sup>




Sl. No.	Description of work	Rate	
(f)	Marble (Adanga) (not less than 600 x 600 x 18mm size)	Rs.1960/m <sup>2</sup>	Rs.1135/m <sup>2</sup>
(g)	Rajasthan Kota Stone (Plain)	Rs.1398/m <sup>2</sup>	Rs.574/m <sup>2</sup>
(h)	Rajasthan Kota stone (Laid in combination with marble strips)	Rs.1595/m <sup>2</sup>	Rs.716/m <sup>2</sup>
(i)	Cuddapah Slab	Rs.1043/m <sup>2</sup>	Not recommended
(j)	Stain Free Nano Polish Vitrified Tiles 600 x 600 x 8mm	Rs.1480/m <sup>2</sup>	Rs.635/m <sup>2</sup>
(k)	Double Charged Vitrified Tiles 600 x 600 x 8mm	Rs.1865/m <sup>2</sup>	Rs.1024/m <sup>2</sup>
(l)	Double Charged Vitrified Tiles 800 x 800 x 10mm	Rs.2155/m <sup>2</sup>	Rs.1315/m <sup>2</sup>
(m)	Joint Free Rectified Glazed Ceramic Tiles 305 x 305 x 8mm	Rs.1425/m <sup>2</sup>	Rs.583/m <sup>2</sup>
(iii)	<b>Joinery:</b> (for any joinery like Aluminium (or) any other equivalent types of joineries if proposed) – Add extra	Rs.614/m <sup>2</sup> of carpet area	
(iv)	<b>Cement Painting if proposed:-</b>		
(a)	For internal faces and external faces	Rs.638/m <sup>2</sup> based on plinth area	
(b)	For external faces only	Rs.304/m <sup>2</sup> based on plinth area	

  
 30/07/2025  
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**ANNEXURE-II****OPTIONAL ITEMS**

Sl. No.	Description of work	Rate in Rupees per one sqm.	Area to which applicable
1	<b>False Ceiling using GI Channel Sections etc., (if proposed):-</b>		
(a)	False Ceiling with Plain Gypsum Board	1329	Ceiling area proposed
(b)	False Ceiling with Perforated Gypsum Board using GI Channel Sections etc.,		
(i)	Without Glass Wool	1525	Ceiling area proposed
(ii)	With Glass Wool 50mm thick below AC sheet roofing	1833	Ceiling area proposed
(iii)	With Glass Wool 25mm thick below RCC roofing	1683	Ceiling area proposed
2	<b>Wall Panelling using GI Channel Sections etc., (with Gypsum Board) if proposed:-</b>		
(a)	Wall Panelling with Perforated Gypsum Board with Glass Wool of 25mm thick	1525	Wall Panelling area proposed
(b)	Wall Panelling with Plain Gypsum Board without Glass Wool	1219	Wall Panelling area proposed

  
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### ANNEXURE-III

#### ELECTRICAL, WATER SUPPLY AND SANITARY ITEMS OF WORKS

Sl. No.	Description of work	Rate in Rupees per one sqm.	Area to which applicable
1	<b>AC Provision for Office Buildings and in Hospitals (if proposed):-</b>		
(a)	For non-ductable AC Units	6595	Floor area proposed
(b)	For ductable type AC Plants	8790	Floor area proposed
<b>Note:</b> 1. The above rates are not inclusive of civil works such as construction of plant room, false ceiling, etc. 2. The above AC rates are inclusive of Supply, Installation, Testing, Commissioning and handing over of Air-Cooled Self Contained Ductable AC Units.			

2	<b>Lift (if proposed):-</b>		
(a)	<b>Passenger Lift</b> SS Body-304 Grade - Gearless) having speed 1m / second including power mains	With Machine Room (G+3)	Without Machine Room (G+3)
(i)	8 Persons capacity (upto Ground + Three Floors)	Rs.26.50 lakhs	Rs.27.80 lakhs
(ii)	10 Persons capacity (upto Ground + Three Floors)	Rs.27.74 lakhs	Rs.29.06 lakhs
(iii)	13 Persons capacity (upto Ground + Three Floors)	Rs.30.87 lakhs	Rs.32.29 lakhs
(iv)	20 Persons capacity (upto Ground + Three Floors)	Rs.38.37 lakhs	Rs.40.77 lakhs
(b)	<b>Bed-cum-Passenger Lift</b> (SS Body-304 Grade - Gearless) having speed 1m / second including power mains	With Machine Room (G+3)	Without Machine Room (G+3)
(i)	15 Persons capacity (upto Ground + Three Floors)	Rs.32.44 lakhs	Rs.34.48 lakhs
(ii)	20 Persons capacity (upto Ground + Three Floors)	Rs.38.77 lakhs	Rs.40.34 lakhs
(iii)	26 Persons capacity (upto Ground + Three Floors)	Rs.40.34 lakhs	Rs.43.53 lakhs
(c)	<b>Dump Lift</b> (upto Ground + Three Floors)	Rs.10.77 lakhs	



**Note:**

1. Provision for civil works such as construction of Lift Pit, Shaft, Machine Room, etc., are not included in the above rates.
2. **For Passenger Lift and Bed-cum-Passenger Lift** - For every additional floor over the Ground + Three Floors an extra at Rs.1,59,430/- shall be allowed for each floor.
3. **For Dump Lift** - For every additional floor over the Ground + Three Floors an extra at Rs.71,775/- shall be allowed for each floor.
4. **For Lift Pit** an extra at Rs.20,425/- per sq.m. of lift well sectional area shall be allowed.
5. **For Passenger Lift and Bed-cum-Passenger Lift** - Add extra Rs.79,725/- per Lift for Earthing, Shaft, Machine Power Mains as per CEIG Norms shall be allowed.
6. **Safety Certificate for Lift** has to be obtained by Supplier from CEIG.

Sl. No.	Description of work	Rate	Allied works		Total
(3)	High Tension Supply for 11 KVA Source of Supply (including Erection, Testing, Commissioning and Allied Works)				
(i)	With Transformer upto 250 KVA (Level-1)	Rs.12.58 lakhs (Level-1)	HT/LT Cable	Rs.3.99 lakhs	Rs.23.42 lakhs
			MV Panel	Rs.3.185 lakhs	
			Safety Accessories	Rs.0.48 lakhs	
			APFC Panel	Rs.3.185 lakhs	
			Sub-Total	Rs.10.84 lakhs	
(ii)	With Transformer upto 500 KVA (Level-1)	Rs.17.31 lakhs (Level-1)	HT/LT Cable	Rs.4.39 lakhs	Rs.31.74 lakhs
			MV Panel	Rs.6.375 lakhs	
			Safety Accessories	Rs.0.48 lakhs	
			APFC Panel	Rs.3.185 lakhs	
			Sub-Total	Rs.14.43 lakhs	



Sl. No.	Description of work				
(3)	<b>High Tension Supply for 11 KVA Source of Supply</b> (including Erection, Testing, Commissioning and Allied Works)	<b>Rate</b>	<b>Allied works</b>		<b>Total</b>
(iii)	With Transformer upto 1000 KVA <b>(Level-1)</b>	Rs.28.28 lakhs <b>(Level-1)</b>	HT/LT Cable	Rs.4.785 lakhs	<b>Rs.44.69 lakhs</b>
			MV Panel	Rs.7.96 lakhs	
			Safety Accessories	Rs.0.48 lakhs	
			APFC Panel	Rs.3.185 lakhs	
			<b>Sub-Total</b>	<b>Rs.16.41 lakhs</b>	

**Note:**

1. Provision for civil works such as, construction of Transformer Room, MV Panel Room, etc., are not included in the above rates.
2. Add extra for Service Connection Charges & Development Charges payable to TNEB and Approval Charges payable to CEIG.
3. If necessary, as per the approved design based on the site condition and CEIG Norms, add extra for the provision of Vacuum Circuit Breaker Panel, Rising Mains and Ring Main Gear adopting Common Schedule of Rates, 2024-2025 shall be allowed.
4. Add extra of Rs.1,56,695/- shall be allowed for **22 KVA Source of Supply for Transformers**

<b>4</b>	<b>Generator Set with AMF Panel (NEW ITEMS)</b> <b>Rate as per CSOR, 2024-2025</b>	
(i)	100 KVA capacity	Rs.15.86 lakhs
(ii)	125 KVA capacity	Rs.16.25 lakhs
(iii)	160 KVA capacity	Rs.21.10 lakhs
(iv)	250 KVA capacity	Rs.28.93 lakhs
<b>5</b>	<b>Generator Set with Standard Panel:</b>	
(i)	100 KVA capacity	Rs.14.74 lakhs
(ii)	125 KVA capacity	Rs.14.84 lakhs
(iii)	160 KVA capacity	Rs.19.51 lakhs
(iv)	250 KVA capacity	Rs.26.87 lakhs

**Note:**

1. Cost of construction of Generator Room not included in the above rates
2. Add extra of Rs.2,54,970/- for Erection, Testing, Commissioning, Power Mains and Charges for CEIG approval shall be allowed.

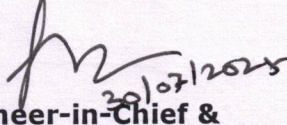


6	Cold Storage facilities for Mortuary:				
(i)	9 Bodies Capacity ✓	Rs.20.53 lakhs ✓			
(ii)	12 Bodies Capacity ✓	Rs.25.68 lakhs ✓			
Note:					
1. Cost of Mortuary Building not included in the above rates.					
7	Public Address System: For Mini Conference Hall / Meeting Hall ✓		Rs.4.14 lakhs		
8	Intercom with EPABX arrangements upto 300 lines		Rs.25.94 lakhs		
9	Lightning Arrester (For more than 5 storeys) ✓				
	Description	Rate	Allied Works		Total
(i)	Lightning Arrester (Large) ✓	Rs.1,41,030	Mounting Structure ✓	Rs.37,517	
			Down Conductor (50 metres) ✓	Rs.10,851	
			Test Link ✓	Rs.9,165	
			Earth Electrode ✓	Rs.17,000	
			Surge Protection ✓	Rs.35,827	
			Sub-Total	Rs.1,10,360	
(ii)	Lightning Arrester (Small) ✓	Rs.1,25,348	Mounting Structure ✓	Rs.37,517	
			Down Conductor (50 metres) ✓	Rs.10,851	
			Test Link ✓	Rs.9,165	
			Earth Electrode ✓	Rs.17,000	
			Surge Protection ✓	Rs.35,827	
			Sub-Total	Rs.1,10,360	
Note: Add extra for additional down conductor at Rs.217/- per RM for the more than 5 storeyed buildings.					
10	Civil Aviation Lights for buildings more than 8 storeys		Rs.2.06 lakhs		



11 Internal Water Supply, Sanitary Arrangements & Electrical Arrangements				
Sl. No.	Type of Buildings	Water Supply Arrangements	Sanitary Arrangements	Electrical Arrangements
		Rate in rupees per one sqm.		
(1)	Residential	767	597	1269
(2)	Non-Residential	597	460	1112
(3)	Hospital	767	597	1300
<b>Note:</b> 1. Add extra for provision of LED Lightings for Rs.183/- per sqm. of plinth area shall be allowed. 2. Add extra for provision of Computer Plugs for Rs.22/- per sqm. of plinth area shall be allowed. 3. Add extra for provision of Power Plugs for Rs.29.75/- per sqm. of plinth area shall be allowed.				

12 External Water Supply, Sanitary Arrangements & Electrical Arrangements							
Sl. No.	Type of Building	Water Supply Arrangements		Sanitary Arrangements		Electrical Arrangements	
		Within existing well developed campus	New campus	Within existing well developed campus	New campus	Within existing well developed campus	New campus
		Rate in rupees per one sqm.					
(1)	Residential	465	920	175	285	408	849
(2)	Non-Residential	465	920	175	285	408	849
(3)	Hospital	465	920	175	285	408	849
<b>Note:</b> 1. The above rate is applicable only for ground and first floors on plinth area basis. 2. For every upper floor over the basic ground and first floor, 50% of respective floor area alone shall be taken into account for making provision towards external water supply and sanitary arrangements. 3. For every upper floor over the basic ground and first floor, 20% of respective floor area alone shall be taken into account, for making provision towards external electrification arrangements.							

  
**Engineer-in-Chief &  
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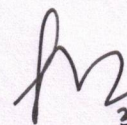


**ANNEXURE – IV**  
**OTHER PROVISIONS**

Sl. No.	Description of work	Rate
<b>1</b>	<b>Construction of compound wall to a normal height of 1.50m from ground level with required number of gates, grills, etc.,</b>	
(a)	With stub column, plinth beam, etc.,	Rs.2658/RM
(b)	With load bearing foundation with brick work in cement mortar 1:5	Rs.3870/RM
<b>2</b>	<b>Approach Road</b>	
(a)	Forming approach road in layers of 450mm thick sand gravel mix of ratio 1:1 as base layer, WBM Laid in two layers of 75 mm thick each (total 150 mm thick) including cost of small culverts come across, forming berms, etc.,	Rs.679/sqm.
(b)	Black topping over WBM including tack coat and seal coat	Rs.196/sqm.
<b>3</b>	<b>Pavement all-round the building</b>	
(a)	For a width of 1.2m	Rs.1258/RM
(b)	For a width of 2.0m	Rs.2040/RM
<b>Note:</b> 1. Pavement all-round the building is to be done for a width of 1.20m if the sub soil is of ordinary nature; and it is to be done for a width of 2.0m, if the sub soil is of expansive soil. 2. The above rates include provision for earth work excavation to a depth of 450mm, PCC 1:5:10, sand filling, kerb wall with Brick work in cement mortar at external face of pavement, one impervious layer, cost of precast pavement slab of specified shape with pointing etc.,		
<b>4</b>	<b>Finishing the Elevation</b>	
(a)	For all buildings	Not exceeding 1% of total value of Building
(b)	For Prestigious / Heritage Buildings	Not exceeding 2½% of total value of building
<b>5</b>	Soil Investigation (minimum)	Rs.40,270/-
<b>Note:</b> 1. If the area is more, higher provision towards soil investigation may be allowed.		



6	Advertisement Charges	Provision is to be made depending on the norms prescribed by Government time to time for publication in Newspapers.
7	Provision for foundation stone laying and inaugural function	To be made only for works costing over Rs.10.00 lakhs at Rs.13,000/- (Rs.3,000/- + Rs.10,000/-)
8	Rain Water Harvesting	Rs.17,105/- per pit
<b>9</b>	<b>Provision for Lawn (Optional)</b>	
(a)	Residential	@ 1.5% of building cost
(b)	Hospital & Non- Residential	@ 3.0% of building cost
10	Labour Welfare Fund	@ 1.0% of building cost
11	Unforeseen Items, Petty Supervision Charges and Contingencies	@ 2.5% on the value of all quantifiable items of works only. The other lumpsum provisions included in the estimate for works shall not be considered as per G.O.(Ms).No.107, Public Works (G2) Dept., dated 09.11.2022
12	Provision can be included for Price Adjustment Clause for works costing Rs.100.00 lakhs and above	@ 5.0% of building cost for every one year of period of completion

  
30/07/2025  
**Engineer-in-Chief &  
Chief Engineer (General),  
PWD, Chennai-5.**



**ANNEXURE-V**  
**PLINTH AREA RATE FOR SUPER STRUCTURE**  
**OF EARTH QUAKE RESISTANT STRUCTURES**

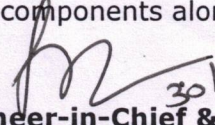
Sl. No.	Type of building	MOFFUSIL	TRICHY, SALEM, ERODE, MADURAI, TIRUNELVELI, THOOTHUKUDI, THANJAVUR, DINDIGUL, KANYAKUMARI, KRISHNAGIRI & TIRUVALLUR DISTRICTS	CHENNAI, VELLORE, COIMBATORE & TIRUPPUR DISTRICTS
		RATE IN RUPEES PER 1 SQM. FOR EVERY FLOOR		
<b>1</b>	<b>RESIDENTIAL</b>			
(a)	Load bearing (upto G + 2)	12485	13155	13800
(b)	Framed Structure			
(i)	Upto Two Floors	16250	17050	17860
(ii)	3 & 4 <sup>th</sup> Floors	16250	17050	17860
(iii)	5 & 6 <sup>th</sup> Floors	17875	18755	19630
(iv)	7 & 8 <sup>th</sup> Floors	17875	18755	19630
(v)	Above 8 <sup>th</sup> Floor	17875	18755	19630
(vi)	Stilt Floor	11335	11450	12465
<b>2</b>	<b>NON RESIDENTIAL</b>			
(a)	Load bearing (upto G + 2)	10610	11150	11665
(b)	Framed Structure			
(i)	Upto Two Floors	12200	12800	13395
(ii)	3 & 4 <sup>th</sup> Floors	12200	12800	13395
(iii)	5 & 6 <sup>th</sup> Floors	13385	14050	14750
(iv)	7 & 8 <sup>th</sup> Floors	13385	14050	14750
(v)	Above 8 <sup>th</sup> Floor	13990	14690	15395
(vi)	Stilt Floor	8405	8920	9330
<b>3</b>	<b>HOSPITAL</b>			
(a)	Load bearing (upto G + 2)	11870	12475	13070
(b)	Framed Structure			
(i)	Upto Two Floors	16850	17050	18755
(ii)	3 & 4 <sup>th</sup> Floors	18765	19695	20645
(iii)	5 & 6 <sup>th</sup> Floors	18765	19695	20645
(iv)	7 & 8 <sup>th</sup> Floors	20485	21485	22495
(v)	Above 8 <sup>th</sup> Floor	20485	21485	22495
(vi)	Stilt Floor	11880	12490	13130

**NOTE:**

1. For calculating the rates, the respective floor area has to be considered.
2. For works in special tracts like Jails, Reserve Forest, Hill Areas etc., the respective extra percentage over the Moffusil rate is to be given.

**Foot Note:**

1. All the rates shown in the Plinth Area Rates, as taken as Basic Rate and the rates are exclusive of all taxes and GST.
2. **18% of GST on Works Contracts may be included** for the taxable components alone.

  
**Engineer-in-Chief &**  
**Chief Engineer (General),**  
**PWD, Chennai-5.**