

FOR DEPARTMENTAL USE ONLY



**PUBLIC WORKS DEPARTMENT
BUILDING ORGANISATION**

**OFFICE OF THE ENGINEER-IN-CHIEF (BUILDINGS) &
CHIEF ENGINEER (BUILDINGS), PWD, CHENNAI REGION, CHEPAUK, CHENNAI-5**

CIRCULAR MEMORANDUM NO. HDO (A) / 48518 / 2003, dated 15.09.2021

Sub: Buildings – Plinth Area Rates for the preparation of Rough Cost Estimates for building schemes during the year **2021-2022** – Approved – Communication of – Regarding.



The Plinth Area Rates for the purpose of preparation of Rough Cost Estimates for Building Schemes during the year **2021-2022**, worked out in line with the impact of adoption of Standard Schedule of Rates for the year 2021-2022 are approved and furnished in Annexure I, II, III, IV & V. The Chief Engineers, the Superintending Engineers and the Executive Engineers of Building Organisation are requested to adopt the above rates in the preparation of the rough cost estimates for building schemes with effect from **16.09.2021**, 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.

Angelika
15/9/2021
for Engineer-in-Chief (Buildings) &
Chief Engineer (Buildings), PWD,
Chennai Region, Chennai-5

To

**The Chief Engineer (Buildings), PWD, Trichy Region, Trichy.
The Chief Engineer (Buildings), PWD, Madurai Region, Madurai.**

Copy to the Engineer-in-Chief, WRD & Chief Engineer (General), PWD, Chennai-5.
Copy to the All Chief Engineers, Public Works Department and Water Resources Department.
Copy to the Superintending Engineers of Public Works Department.
Copy to the Executive Engineers of Public Works Department.
Copy to the EIC (B) & CE (B), CR's Table.
Copy to the Joint Chief Engineer (Buildings), PWD, Chennai-5.
Copy to the Joint Chief Engineer (Electrical), PWD, Chennai-5.
Copy to the Deputy Chief Engineer (Buildings), PWD, Chennai-5.
Copy to HDO & Assistant Executive Engineers of all Technical Sections in O/o the Engineer-in-Chief (Buildings) & Chief Engineer (Buildings), PWD, Chennai Region, Chennai-5.
Copy to File / Spare copy.

ANNEXURE-I

**PLINTH AREA RATES FOR THE YEAR 2021-2022
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.	Residential Load Bearing	4140	9485	1605	4350	9970	1690	4460	10185	1735
	Framed	4910	13225	1645	5155	13885	1735	5295	14195	1765
2.	Non-Residential Load Bearing	3185	8040	1605	3345	8435	1690	3435	8645	1735
	Framed	4910	9935	1645	5155	10430	1735	5295	10655	1765
3.	Hospital Load Bearing	3185	9005	1605	3345	10045	1690	3435	9685	1735
	Framed	4910	13855	1645	5155	14560	1735	5295	14915	1765

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.500/m² of plinth area for Residential Building and a rate of Rs.394/m² for Hospital Buildings and Non-residential Buildings is to be allowed.

- (8) For upper floors, an extra @ Rs.37/m² 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.267/m²
 - b. Beyond 10 km and upto 24 km distance from Sea Water Front – Rs.134/m²

(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	1250	Plinth area at ground level
(ii)	For combined footing	810	Plinth area at ground level
(iii)	For strip raft	3265	Plinth area at ground level
(iv)	For raft (Floating Raft)	4910	Plinth area at ground level
(v)	For every additional 0.3m basement height	480	Plinth area at ground level
(vi)	For every additional 0.3m depth in foundation	300	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	665	Respective floor area
(viii)	For Anti-Termite Treatment	120	Plinth area at ground level
(ix)	Pile Foundation		
(a)	Upto 4 storeys for a depth of 15m	9545	Plinth area at ground level
(b)	More than 4 storeys but less than 8 floors	12265	Plinth area at ground level
(c)	More than 8 Floors	16705	Plinth area at ground level
(d)	Add extra for every one metre depth, if the depth of pile exceeds 15m	535	Plinth area at ground level
(e)	Deduct extra for every one metre depth, if the depth of pile is less than 15m	255	Plinth area at ground level

(b) IN SUPER STRUCTURE:-

Sl. No.	Description of work	Rate	
(i)	For every additional 1m height over the initial height of 3.30 m	Rs.615/m ²	
(ii)	Flooring:- (Actual area of flooring has to be considered)	In Residential & Non-Residential Buildings	In Hospital Buildings
(a)	Grey Colour Mosaic Tiles	Rs.740/m ²	NIL
(b)	Other Colour Mosaic Tiles	Rs.1000/m ²	Rs.255/m ²
(c)	Ceramic Tiles (not less than 305 x 305 x 6 mm size)	Rs.1070/m ²	Rs.335/m ²
(d)	Marble (Macrona) (not less than 600 x 600 x 18mm size)	Rs.2095/m ²	Rs.1355/m ²
(e)	Marble (White) (not less than 600 x 600 x 18mm size)	Rs.2335/m ²	Rs.1600/m ²

(f)	Marble (Adanga) (not less than 600 x 600 x 18mm size)	Rs.1745/m ²	Rs.1010/m ²
(g)	Rajasthan Kota Stone (Plain)	Rs.1245/m ²	Rs.510/m ²
(h)	Rajasthan Kota stone (Laid in combination with marble strips)	Rs.1420/m ²	Rs.635/m ²
(i)	Cuddapah Slab	Rs.930/m ²	Not recommended
(j)	Stain Free Nano Polish Vitrified Tiles 600 x 600 x 8mm	Rs.1315/m ²	Rs.565/m ²
(k)	Double Charged Vitrified Tiles 600 x 600 x 8mm	Rs.1660/m ²	Rs.910/m ²
(l)	Double Charged Vitrified Tiles 800 x 800 x 10mm	Rs.1915/m ²	Rs.1170/m ²
(m)	Joint Free Rectified Glazed Ceramic Tiles 305 x 305 x 8mm	Rs.1270/m ²	Rs.520/m ²
(iii)	Joinery: (for any joinery like Aluminium (or) any other equivalent types of joineries if proposed) – Add extra	Rs.575/m ² of carpet area	
(iv)	Cement Painting if proposed:-		
(a)	For internal faces and external faces	Rs.555/m ² based on plinth area	
(b)	For external faces only	Rs.265/m ² based on plinth area	


 15/9/2021
 for Engineer-in-Chief (Buildings) &
 Chief Engineer (Buildings), PWD,
 Chennai Region, Chennai-5


 15/9/2021

ANNEXURE-II

OPTIONAL ITEMS

Sl. No.	Description of work	Rate in Rupees per one sqm.	Area to which applicable
1	False Ceiling using GI Channel Sections etc., (if proposed):-		
(a)	False Ceiling with Plain Gypsum Board	1275	Ceiling area proposed
(b)	False Ceiling with Perforated Gypsum Board using GI Channel Sections etc.,		
(i)	Without Glass Wool	1465	Ceiling area proposed
(ii)	With Glass Wool 50mm thick below AC sheet roofing	1765	Ceiling area proposed
(iii)	With Glass Wool 25mm thick below RCC roofing	1620	Ceiling area proposed
2	Wall Panelling using GI Channel Sections etc., (with Gypsum Board) if proposed:-		
(a)	Wall Panelling with Perforated Gypsum Board with Glass Wool of 25mm thick	1465	Wall Panelling area proposed
(b)	Wall Panelling with Plain Gypsum Board without Glass Wool	1175	Wall Panelling area proposed

[Signature]
for Engineer-in-Chief (Buildings) &
Chief Engineer (Buildings), PWD,
Chennai Region, Chennai-5

[Signature]
15/9/2021

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	AC Provision for Office Buildings and in Hospitals (if proposed):-		
(a)	For non-ductable AC Units	5470	Floor area proposed
(b)	For ductable type AC Plants	7290	Floor area proposed
Note: 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	Lift (if proposed):-		
(a)	Passenger Lift 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.21.97 lakhs	Rs.23.05 lakhs
(ii)	10 Persons capacity (upto Ground + Three Floors)	Rs.22.99 lakhs	Rs.24.10 lakhs
(iii)	13 Persons capacity (upto Ground + Three Floors)	Rs.25.58 lakhs	Rs.26.77 lakhs
(iv)	20 Persons capacity (upto Ground + Three Floors)	Rs.31.81 lakhs	Rs.33.79 lakhs
(b)	Bed-cum-Passenger Lift (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.26.90 lakhs	Rs.28.59 lakhs
(ii)	20 Persons capacity (upto Ground + Three Floors)	Rs.32.14 lakhs	Rs.33.45 lakhs
(iii)	26 Persons capacity (upto Ground + Three Floors)	Rs.33.45 lakhs	Rs.36.09 lakhs
(c)	Dump Lift (upto Ground + Three Floors)	Rs.8.94 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.1,32,200/- shall be allowed for each floor.
3. **For Dump Lift** – For every additional floor over the Ground + Three Floors an extra at Rs.59,500/- shall be allowed for each floor.
4. **For Lift Pit** an extra at Rs.16,950/- per sq.m. of lift well sectional area shall be allowed.
5. **For Passenger Lift and Bed-cum-Passenger Lift** – Add extra Rs.66,130/- 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-2)	Rs.10.44 lakhs (Level-2)	HT/LT Cable	Rs.3.03 lakhs	Rs.19.42 lakhs
			MV Panel	Rs.2.64 lakhs	
			Safety Accessories	Rs.0.39 lakhs	
			APFC Panel	Rs.2.64 lakhs	
			Sub-Total	Rs.8.98 lakhs	
(ii)	With Transformer upto 500 KVA (Level-2)	Rs.14.35 lakhs (Level-2)	HT/LT Cable	Rs.3.64 lakhs	Rs.26.31 lakhs
			MV Panel	Rs.5.29 lakhs	
			Safety Accessories	Rs.0.39 lakhs	
			APFC Panel	Rs.2.64 lakhs	
			Sub-Total	Rs.11.96 lakhs	

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)				
(iii)	With Transformer upto 1000 KVA (Level-2)	Rs.23.44 lakhs (Level-2)	HT/LT Cable	Rs.3.97 lakhs	Rs.37.05 lakhs
			MV Panel	Rs.6.61 lakhs	
			Safety Accessories	Rs.0.39 lakhs	
			APFC Panel	Rs.2.64 lakhs	
			Sub-Total	Rs.13.61 lakhs	

Note:

- Provision for civil works such as, construction of Transformer Room, MV Panel Room, etc., are not included in the above rates.
- Add extra for Service Connection Charges & Development Charges payable to TNEB and Approval Charges payable to CEIG.
- 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 and Ring Main Gear adopting Schedule of Rates, 2021-2022 shall be allowed.
- Add extra of Rs.1,29,900/- shall be allowed for **22 KVA Source of Supply for Transformers**

4	Generator Set with AMF Panel:	
(i)	100 KVA capacity	Rs.11.06 lakhs
(ii)	125 KVA capacity	Rs.12.32 lakhs
(iii)	160 KVA capacity	Rs.16.57 lakhs
(iv)	250 KVA capacity	Rs.22.78 lakhs
5	Generator Set with Standard Panel:	
(i)	100 KVA capacity	Rs.8.46 lakhs
(ii)	125 KVA capacity	Rs.9.72 lakhs
(iii)	160 KVA capacity	Rs.13.22 lakhs
(iv)	250 KVA capacity	Rs.18.19 lakhs

Note:

- Cost of construction of Generator Room not included in the above rates
- Add extra of Rs.2,11,400/- 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.17.03 lakhs			
(ii)	12 Bodies Capacity	Rs.21.28 lakhs			
Note:					
1. Cost of Mortuary Building not included in the above rates.					
7	Public Address System: For Mini Conference Hall / Meeting Hall			Rs.3.44 lakhs	
8	Intercom with EPABX arrangements upto 300 lines			Rs.20.67 lakhs	
9	Lightning Arrester (For more than 5 storeys)				
	Description	Rate	Allied Works		Total
(i)	Lightning Arrester (Large)	Rs.1,16,900	Mounting Structure	Rs.31,100	
			Down Conductor (50 metres)	Rs.9,000	
			Test Link	Rs.7,600	
			Earth Electrode	Rs.14,100	
			Surge Protection	Rs.29,700	
			Sub-Total	Rs.91,500	
(ii)	Lightning Arrester (Small)	Rs.1,03,900	Mounting Structure	Rs.31,100	
			Down Conductor (50 metres)	Rs.9,000	
			Test Link	Rs.7,600	
			Earth Electrode	Rs.14,100	
			Surge Protection	Rs.29,700	
			Sub-Total	Rs.91,500	
	Note: Add extra for additional down conductor at Rs.181/- per RM for the more than 5 storeyed buildings.				
10	Civil Aviation Lights for buildings more than 8 storeys			Rs.1.72 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	660	515	1055
(2)	Non-Residential	515	395	920
(3)	Hospital	660	515	1080

Note:

1. Add extra for provision of LED Lightings for Rs.153/- per sqm. of plinth area shall be allowed.
2. Add extra for provision of Computer Plugs for Rs.18.50 per sqm. of plinth area shall be allowed.
3. Add extra for provision of Power Plugs for Rs.25/- 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	400	795	150	245	340	705
(2)	Non-Residential	400	795	150	245	340	705
(3)	Hospital	400	795	150	245	340	705

Note:

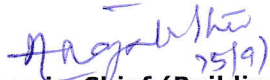
1. The above rate is applicable only for ground and first floors on plinth area basis.
2. For every upper floor over the basic ground and first floor, 50% of respective floor area alone shall be taken into account for making provision towards external water supply and sanitary arrangements.
3. For every 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.


 for Engineer-in-Chief (Buildings) &
 Chief Engineer (Buildings), PWD,
 Chennai Region, Chennai-5

ANNEXURE – IV
OTHER PROVISIONS

Sl. No.	Description of work	Rate
1	Construction of compound wall to a normal height of 1.50m from ground level with required number of gates, grills, etc.,	
(a)	With stub column, plinth beam, etc.,	Rs.2360/RM
(b)	With load bearing foundation with brick work in cement mortar 1:5	Rs.3445/RM
2	Approach Road	
(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.604/sqm.
(b)	Black topping over WBM including tack coat and seal coat	Rs.175/sqm.
3	Pavement all-round the building	
(a)	For a width of 1.2m	Rs.1120/RM
(b)	For a width of 2.0m	Rs.1815/RM
Note:		
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.,		
4	Finishing the Elevation	
(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
5	Soil Investigation (minimum)	Rs.35,790/-
Note:		
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.15,200/- per pit
9	Provision for Lawn (Optional)	
(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% of building cost
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


 25/9/2021
 for Engineer-in-Chief (Buildings) &
 Chief Engineer (Buildings), PWD,
 Chennai Region, Chennai-5


 15/9/2021

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 DISTRICTS	CHENNAI, VELLORE, COIMBATORE & TIRUPPUR DISTRICTS
		RATE IN RUPEES PER 1 SQM. FOR EVERY FLOOR		
1	RESIDENTIAL			
(a)	Load bearing (upto G + 2)	10160	10700	11230
(b)	Framed Structure			
(i)	Upto Two Floors	13220	13870	14530
(ii)	3 & 4 th Floors	13220	13870	14530
(iii)	5 & 6 th Floors	14540	15255	15970
(iv)	7 & 8 th Floors	14540	15255	15970
(v)	Above 8 th Floor	14540	15255	15970
(vi)	Stilt Floor	9225	9315	10140
2	NON RESIDENTIAL			
(a)	Load bearing (upto G + 2)	8635	9075	9490
(b)	Framed Structure			
(i)	Upto Two Floors	9920	10415	10900
(ii)	3 & 4 th Floors	9920	10415	10900
(iii)	5 & 6 th Floors	10890	11425	12000
(iv)	7 & 8 th Floors	10890	11425	12000
(v)	Above 8 th Floor	11385	11955	12525
(vi)	Stilt Floor	6840	7260	7590
3	HOSPITAL			
(a)	Load bearing (upto G + 2)	9655	10150	10630
(b)	Framed Structure			
(i)	Upto Two Floors	13705	13870	15255
(ii)	3 & 4 th Floors	15265	16025	16795
(iii)	5 & 6 th Floors	15265	16025	16795
(iv)	7 & 8 th Floors	16665	17475	18300
(v)	Above 8 th Floor	16665	17475	18300
(vi)	Stilt Floor	9665	10160	10680
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. **12% of GST on Works Contracts may be included** for the taxable components alone.

for Engineer-in-Chief (Buildings) &
Chief Engineer (Buildings), PWD,
Chennai Region, Chennai-5