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**PUBLIC WORKS DEPARTMENT
BUILDING ORGANISATION**

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

CIRCULAR MEMORANDUM NO. HDO (A) / 48518 / 2003, dated 16.12.2011

Sub: Buildings - Plinth Area Rates for the preparation of Rough Cost Estimate for building schemes during the year **2011-2012** - Approved and communicated for adoption - Regarding.



The Plinth Area Rates for the purpose of preparation of Rough Cost Estimate for Building Schemes during the year 2011-2012 are approved and furnished in Annexure I, II, III, IV & V. The Chief Engineers, Superintending Engineers and Executive Engineers of Building Organisation are requested to adopt the above rates with effect from **01.12.2011** in the preparation of the rough cost estimates for building schemes.

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

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

To

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

Copy to the Engineer-in-Chief, Water Resources Department, Chennai-5
Copy to the All Chief Engineers, Public Works Department and Water Resources Department.
Copy to the Superintending Engineers of Buildings Organisation
Copy to the Executive Engineers of Buildings Organisation
Copy to the Superintending Engineer, PWD, P&D Circle, Chennai-5 (with 10 copies)
Copy to the Engineer-in-Buildings & Chief Engineer (Buildings), Chennai Region & Chief Engineer (General), PWD, Chennai-5.
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.
Copy to Stock File / File / Spare copies (50 Nos.)

16-12-2011
for Engineer-in-Chief (Buildings) &
Chief Engineer (Buildings), Chennai Region &
Chief Engineer (General), PWD.

16/12/11

ANNEXURE - I

**PLINTH AREA RATES FOR THE YEAR 2011-2012
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 and Erode			In Chennai, Coimbatore and Madurai		
					Foundation	Super Structure	Roof Finishing	Foundation	Super Structure	Roof Finishing
(Rate in Rupees per 1 sq.m.)										
1.	Residential Load Bearing	2080	4710	715	2185	4950	750	2235	5060	775
	Framed	2465	6565	735	2585	6895	775	2655	7050	790
2.	Non-Residential Load Bearing	1600	3995	715	1680	4195	750	1720	4295	775
	Framed	2465	4930	735	2585	5170	775	2655	5290	790
3.	Hospital Load Bearing	1600	4475	715	1680	4700	750	1720	4805	775
	Framed	2465	6880	735	2585	7225	775	2655	7400	790

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.250/m² of plinth area for Residential Building and a rate of Rs.200/m² for Hospital Buildings and Non-residential Buildings is to be allowed.
- (8) For upper floors, an extra @ Rs.16/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 works in coastal area a rate of Rs.67/m² over the basic rate as approved in the table above, (for the total plinth area) shall be added for providing concrete of higher grade.
- (12) For super structure for Earth-quake prone areas, the rates in Annexure V shall be adopted.
- (13) All the above provisions shall be added only on the basic rates as approved in the table above.
- (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 1.5 m below G.L. with conventional stepped footing in the case of Load bearing structure.
 - (e) The depth of foundation assumed is 1.8 m below G.L. 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, 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 0.6m 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 25 mm 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 3.30 m 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, 12 mm 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 Martor, 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:-**

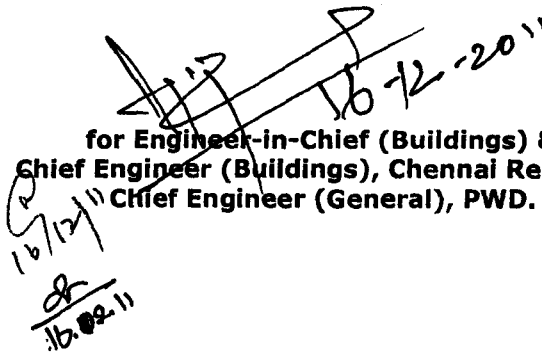
Sl.No.	Type of foundation	Rate in Rupees per one sq.m.	Area to which applicable
(i)	For stub column arrangements for Load bearing structure	635	plinth area at Ground level
(ii)	For combined footing	415	plinth area at Ground level
(iii)	For strip raft	1640	plinth area at Ground level
(iv)	For raft (Floating Raft)	2465	plinth area at Ground level

Sl.No.	Type of foundation	Rate in Rupees per one sq.m.	Area to which applicable
(v)	For every additional 0.3m basement height	245	plinth area at Ground level
(vi)	For every additional 0.3 m depth in foundation	155	plinth area at Ground level
(vii)	For every additional floor over initial Ground + 3 floors in case of Framed structure	340	Respective floor area
(viii)	For Anti-termite treatment	70	plinth area at Ground level
(ix)	Pile Foundation		
	(a) Upto 4 storeys for a depth of 15m	5745	plinth area at Ground level
	(b) More than 4 storeys but less than 8 floors	7380	plinth area at Ground level
	(c) More than 8 floors	10045	plinth area at Ground level
	(d) Add extra for every one metre depth, if the depth of pile exceeds 15m	330	plinth area at Ground level
	(e) Deduct extra for every one metre depth, if the depth of pile is less than 15m	160	plinth area at Ground level
Note: If bored cast insitu piles are proposed add extra 10% over the pile foundation rate workedout, towards Bentonite etc.,			

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

Sl.No	Description of work	Rate	
(i)	For every additional 1 m height over the initial height of 3.30 m	Rs.310/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.425/m ²	NIL
	(b) Other colour mosaic tiles	Rs.565/m ²	Rs.140/m ²
	(c) Ceramic tiles (not less than 305 x 305 x 6 mm size)	Rs.565/m ²	Rs.140/m ²
	(d) Marble (macrona) (not less than 600 x 600 x 18mm size)	Rs.1210/m ²	Rs.785/m ²
	(e) Marble (White) (not less than 600 x 600 x 18 mm size)	Rs.1350/m ²	Rs.925/m ²

	(f) Marble (Adanga) (not less than 600 x 600 x 18 mm size)	Rs.1065/m ²	Rs.640/m ²
	(g) Marbonite tiles (not less than 600 x 600 x 8 mm size)	Rs.1350/m ²	Rs.925/m ²
	(h) Rajasthan Kota Stone (Plain)	Rs.785/m ²	Rs.360/m ²
	(i) Rajasthan Kota stone (Laid in combination with marble strips)	Rs.995/m ²	Rs.570/m ²
	(j) Cuddappa slab	Rs.360/m ²	Not recommended
(iii)	Joinery: (for any joinery like Aluminium (or) any other equivalent types of joineries if proposed) - Add extra	Rs.360/m ² of carpet area	
(iv)	Cement painting if proposed:-		
	(a) For internal faces and External faces	Rs.280/m ² based on plinth area	
	(b) For external faces only	Rs.140/m ² based on plinth area	



 for Engineer-in-Chief (Buildings) &

 Chief Engineer (Buildings), Chennai Region &

 Chief Engineer (General), PWD.

ANNEXURE - II

OPTIONAL ITEMS

Sl.No.	Description of work	Rate in Rupees per one sq.m.	Area to which applicable
(1)	False ceiling using G.I. Channel Sections etc., (if proposed):-		
	(a) False ceiling with plain Gypsum board	925	Ceiling area proposed
	(b) False ceiling with perforated Gypsum board using G.I. channel sections etc.,		
	(i) Without Glass wool	1065	Ceiling area proposed
	(ii) with Glass wool 50mm thick below A.C. sheet roofing	1280	Ceiling area proposed
	(iii) with Glass wool 25mm thick below R.C.C. roofing	1175	Ceiling area proposed
(2)	Wall Panelling using G.I.Channel Sections etc., (with Gypsum board) if proposed:-		
	(a) Wall panelling with perforated Gypsum board with Glass wool of 25mm thick	1065	Wall panelling area proposed
	(b) Wall panelling with plain Gypsum board without Glass wool	855	Wall panelling area proposed


for Engineer-in-Chief (Buildings) &
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ANNEXURE – III

ELECTRICAL, WATER SUPPLY AND SANITARY ITEMS OF WORKS

Sl.No.	Description of work	Rate in Rupees per one sq.m.	Area to which applicable
(1)	A.C. Provision for office buildings and in Hospitals, (if proposed):-		
	(a) For non-ductable A.C. units	3820	Floor area proposed
	(b) For ductable type A.C. plants	5095	Floor area proposed
Note The above rates are not inclusive of civil works such as construction of plant room, false ceiling, etc.			

(2)	Lift (if proposed):-		
	(a) Passenger Lift		
	(i) 8 persons capacity (Upto Ground + Four floors)	Rs.11.45 lakhs	
	(ii) 10 persons capacity (Upto Ground + Four floors)	Rs.12.70 lakhs	
	(iii) 13 persons capacity (Upto Ground + Four floors)	Rs.13.95 lakhs	
	(b) Bed-cum-Passenger Lift		
	(i) 15 persons capacity (Upto Ground + Four floors)	Rs.19.10 lakhs	
	(ii) 20 persons capacity (Upto Ground + Four floors)	Rs.20.35 lakhs	
	(iii) 26 persons capacity (Upto Ground + Four floors)	Rs.21.65 lakhs	
	(c) Dump Lift (Upto Ground + Four floors)	Rs.6.35 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 + Four floors an extra at Rs.94,500/- shall be allowed for each floor.
3. **For Dump lift** – For every additional floor over the Ground + Four floors an extra at Rs.37,800/- shall be allowed for each floor.
4. For lift pit an extra at Rs.10,185/- per sq. mt. of lift well sectional area shall be allowed.

Sl.No.	Description of work	Rate
(3)	High Tension Supply:-	
	(i) With transformer upto 250 KVA	Rs.19.10 lakhs
	(ii) With transformer upto 500 KVA	Rs.31.80 lakhs
	(iii) With transformer upto 1000 KVA	Rs.50.90 lakhs
Note: 1. Rates are inclusive of service connection charges payable to TNEB. 2. Provision for civil works such as, construction of transformer, MV panel room, etc., are not included in the above rates.		

(4)	Generator Set:	
	(i) 100 KVA capacity	Rs.10.18 lakhs
	(ii) 125 KVA capacity	Rs.11.45 lakhs
	(iii) 160 KVA capacity	Rs.13.97 lakhs
	(iv) 250 KVA capacity	Rs.22.94 lakhs
Note: 1. Cost of construction of Generator room not included in the above rates.		

(5)	Cold storage facilities for Mortuary:	
	(i) 9 Bodies capacity	Rs.11.45 lakhs
	(ii) 12 Bodies capacity	Rs.13.97 lakhs
Note: 1. Cost of Mortuary building not included in the above rates.		

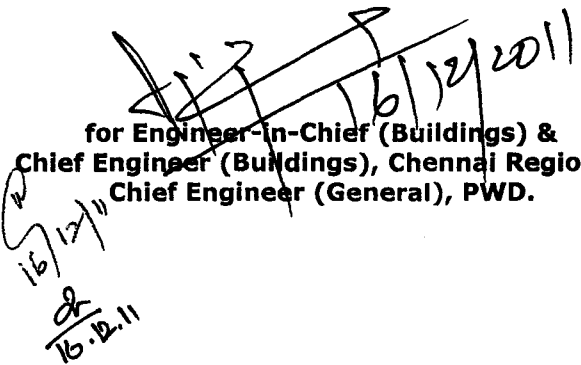
(6)	Public Address System:	
	For mini Conference Hall / Meeting Hall	Rs.3.83 lakhs
(7)	Intercom with EPABX arrangements upto 300 lines	Rs.19.10 lakhs
(8)	Lightning Arrester (For more than 5 storeys)	Rs.2.52 lakhs
(9)	Civil Aviation lights for buildings more than 8 storeys	Rs.1.26 lakhs

(10) Internal Water Supply, Sanitary Arrangements & Electrical Arrangements				
Sl.No	Type of Buildings	Water Supply Arrangements	Sanitary Arrangements	Electrical Arrangements
		Rate in rupees per one sq.m.		
1	Residential	405	320	630
2	Non-Residential	320	245	555
3	Hospital	405	320	630

(11)	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 sq.m.					
1	Residential	245	475	85	155	215	420
2	Non-Residential	245	475	85	155	215	420
3	Hospital	245	475	85	155	215	420

Note:

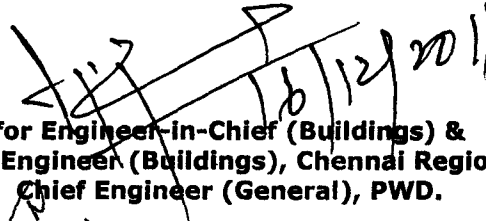
1. The above rate is applicable only for ground and first floors on plinth area basis.
2. For every upper floor over the basic ground and first floor, 50% of respective floor area alone shall be taken into account for making provision towards external water supply and sanitary arrangements.
3. For every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

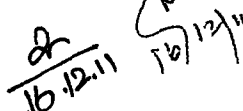

 for Engineer-in-Chief (Buildings) &
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ANNEXURE – IV
OTHER PROVISIONS

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.1410 / RM.
(b)	With load bearing foundation with brick work in cement mortar 1:5	Rs.2055 / RM.
(2)	Approach Road	
	(a) Forming approach road in layers of 450mm thick sand gravel mix of ratio 1:1 as base layer, W.B.M. Laid in two layers of 75 mm thick each (total 150 mm thick) including cost of small culverts come across, forming berms, etc.,	Rs.405 / sq.m.
	(b) Black topping over WBM including tack coat and seal coat	Rs.120 / sq.m.
(3)	Pavement around the building	
	(a) For a width of 1.2m	Rs.750 / RM.
	(b) For a width of 2.0m	Rs.1200 / RM.
	<p>Note: Pavement around 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.</p> <p>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.,</p>	
(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.24,650/-
	<p>Note: If the area is more, higher provision towards soil investigation may be allowed.</p>	
(6)	Advertisement Charges	Provision is to be made depending on the norms prescribed 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.9,850/- 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	@ 0.3 % 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 Per ONE year of period of completion


 for Engineer-in-Chief (Buildings) &
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ANNEXURE - V

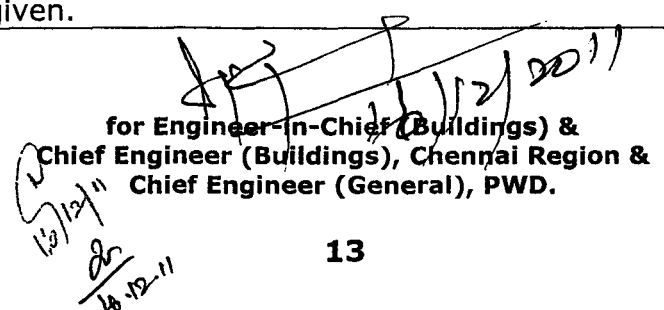
**PLINTH AREA RATE FOR SUPER STRUCTURE
OF EARTH QUAKE RESISTANT STRUCTURES**

Sl.No.	Type of building	MOFFUSIL	TRICHY, SALEM, ERODE, MADURAI, TIRUNELVELI & THOOTHUKUDI DISTRICTS	CHENNAI, VELLORE, COIMBAORE & TIRUPPUR DISTRICTS
			RATE IN RUPEES PER 1 SQ.M. FOR EVERY FLOOR	
1	RESIDENTIAL			
	(a) Load bearing (upto G + 2)	5060	5320	5570
	(b) Framed Structure			
	(i) upto two Floors	6565	6895	7220
	(ii) 3 & 4 th Floors	6565	6895	7220
	(iii) 5 & 6 th Floors	7220	7580	7935
	(iv) 7 & 8 th Floors	7220	7580	7935
	(v) above 8 th Floor	7220	7580	7935
	(vi) Stilt Floor	4590	4630	5040
2	NON RESIDENTIAL			
	(a) Load bearing (upto G + 2)	4295	4510	4725
	(b) Framed Structure			
	(i) upto two Floors	4930	5170	5420
	(ii) 3 & 4 th Floors	4930	5170	5420
	(iii) 5 & 6 th Floors	5410	5680	5960
	(iv) 7 & 8 th Floors	5410	5680	5960
	(v) above 8 th Floor	5655	5935	6220
	(vi) Stilt Floor	3445	3610	3780
3	HOSPITAL			
	(a) Load bearing (upto G + 2)	4805	5050	5285
	(b) Framed Structure			
	(i) upto two Floors	6880	7225	7570
	(ii) 3 & 4 th Floors	7580	7960	8340
	(iii) 5 & 6 th Floors	7580	7960	8340
	(iv) 7 & 8 th Floors	8270	8680	9090
	(v) above 8 th Floor	8270	8680	9090
	(vi) Stilt Floor	4815	5055	5310

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 mofussil rate is to be given.


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