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

Present: **Er. R. Jayasingh, B.E., MBA,**
Engineer-in-Chief (Buildings),
Chief Engineer (Buildings), Chennai Region &
Chief Engineer (General), PWD, Chennai-5.

Proceedings No. HDO (B) / 65325 / 2001, dated 11.08.2017

Sub: Buildings – Common Schedule of Plinth Area Rates for the Valuation of Buildings for Rental Calculation Purpose by Public Works Department and for the purpose of Collection of Stamp Duty by Registration Department – **Approved for the year 2017-2018 for adoption with effect from 16.08.2017** – Communication of – Regarding.

Ref: Engineer-in-Chief (Buildings) & Chief Engineer (Buildings), Chennai Region, PWD, Chennai-5 Proc. No. HDO (B) / 65325 / 2001, dated 16.08.2016.

The common Schedule of Plinth Area Rates for the Valuation of Buildings (i) for Rental Calculation Purpose by PWD and (ii) for Collection of Stamp Duty by Registration Department during the year **2017-2018** is hereby approved and enclosed vide Annexure-I for adoption with effect from **16.08.2017**. The approved rates shall be in operation for **One Year (i.e.) upto 15.08.2018.**

The Chief Engineers, the Superintending Engineers and the Executive Engineers of Building Organisation are requested to adopt the above rates in working out the rental calculation of buildings.

The receipt of this proceeding together with Annexure-I shall be acknowledged.

Encl.: Annexure-I

11/8/2017

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

11/8/17

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

Copy with Annexure-I communicated to:

The Superintending Engineers of Building Organisation, Public Works Department.
The Executive Engineers of Building Organisation, Public Works Department.
The Senior Audit Officer, Indian Audit and Accounts Department, Accountant General (Audit) II, Chennai-18.
The Inspector General of Registration, No.100, Santhome High Road, Chennai-28.
Copy to the Joint Chief Engineer (Buildings), PWD, Chennai-5.
Copy to the Deputy Chief Engineer (Buildings), PWD, Chennai-5.
Copy to HDO, AEEs of all Technical Sections of EIC (B) & CE (B), CR, PWD, Chennai-5.
Copy to Stock File / Copy to File / Spare copies (50 Nos.).

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

ANNEXURE-I

COMMON SCHEDULE OF PLINTH AREA RATES FOR THE VALUATION OF BUILDINGS FOR RENTAL CALCULATION PURPOSE BY PWD AND FOR THE PURPOSE OF COLLECTION OF STAMP DUTY BY REGISTRATION DEPARTMENT DURING THE YEAR 2017-2018 [WITH EFFECT FROM 16.08.2017]

	The Common Schedule of Plinth Arera Rates for the Valuation of Buildings with reference to the plinth area for each type of construction (excluding cost of land) shall be arrived at as given below.
	General Note to be followed in arriving at the Rental Valuation of Buildings
a.	The rates approved and furnished below vide Sl. No. I to XV are applicable commonly to the entire State, subject to the following provisions:
i.	An extra 20% shall be added to the rates approved vide Sl. No. I to XII below for valuation of Buildings within Chennai Corporation limits and its belt area of 32 km around Chennai Corporation limit.
ii.	An extra 15% shall be added to the rates approved vide Sl. No. I to XII below for Valuation of Buildings within Coimbatore, Erode and Tiruppur Corporation limits
iii.	An extra 10% shall be added to the rates approved vide Sl. No. I to XII below for Valuation of Buildings within Corporation limits of Trichy, Madurai, Salem, Tirunelveli, Thoothukudi and Vellore
iv.	An extra 5% shall be added to the rates approved vide Sl. No. I to XII below for Valuation of Buildings within all Municipal limits.
v.	An extra 10% shall be added to the rates approved vide Sl. No. I to XII below for Valuation of Buildings located in Nilgiris, Kodaikanal and Yercaud Hills, where tourist attractions are more.
b.	The Field Officers are requested to follow the instructions contained in G.O.Ms.No.329, Finance (Salaries) Department, dated 30.08.2001 in fixation of either new rent or renewal of rent scrupulously, so that there shall not be any extra financial burden to the Government towards the payment of rent to the Private Buildings occupied by the Government Offices.
c.	An extra 10% of ground floor cost of the respective buildings shall be added towards foundation cost irrespective of the type of foundations adopted.

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
I	**Class-A**		
	Building built with Brick work in lime mortar (or) cement mortar in which teak wood has been used throughout		
1	**Roof with RCC Slab**		
a	Ground Floor	Sq.m.	7055.00
b	First Floor	Sq.m.	6540.00
c	Second Floor	Sq.m.	6655.00
d	Other upper floors (add extra for each floors)	Sq.m.	100.40
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	6455.00
b	First Floor	Sq.m.	6050.00
c	Second Floor	Sq.m.	6150.00
d	Other upper floors (add extra for each floors)	Sq.m.	100.40
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5135.00
b	First Floor	Sq.m.	4735.00
c	Second Floor	Sq.m.	4825.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	4825.00
b	First Floor	Sq.m.	4430.00
c	Second Floor	Sq.m.	4530.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4735.00
b	First Floor	Sq.m.	4330.00
c	Second Floor	Sq.m.	4425.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	4230.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
b	First Floor	Sq.m.	3815.00
c	Second Floor	Sq.m.	3925.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3985.00
b	First Floor	Sq.m.	3585.00
c	Second Floor	Sq.m.	3690.00
d	Other upper floors (add extra for each floors)	Sq.m.	78.90
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	4095.00
b	First Floor	Sq.m.	3690.00
c	Second Floor	Sq.m.	3785.00
d	Other upper floors (add extra for each floors)	Sq.m.	78.90
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
II	**Class-A1**		
	Building built with Brick work in lime mortar (or) cement mortar in which country wood has been used throughout		
1	**Roof with RCC Slab**		
a	Ground Floor	Sq.m.	6345.00
b	First Floor	Sq.m.	5740.00
c	Second Floor	Sq.m.	5855.00
d	Other upper floors (add extra for each floors)	Sq.m.	100.40
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	5740.00
b	First Floor	Sq.m.	5245.00
c	Second Floor	Sq.m.	5335.00
d	Other upper floors (add extra for each floors)	Sq.m.	100.40
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4530.00
b	First Floor	Sq.m.	3925.00
c	Second Floor	Sq.m.	4020.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	4130.00
b	First Floor	Sq.m.	3620.00
c	Second Floor	Sq.m.	3730.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4020.00
b	First Floor	Sq.m.	3620.00
c	Second Floor	Sq.m.	3730.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	3620.00
b	First Floor	Sq.m.	3215.00
c	Second Floor	Sq.m.	3315.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3690.00
b	First Floor	Sq.m.	3280.00
c	Other upper floors (add extra for each floors)	Sq.m.	78.90
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	3850.00
b	First Floor	Sq.m.	3440.00
c	Other upper floors (add extra for each floors)	Sq.m.	78.90
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
III	**Class-B**		
	Building built with Brick work in lime mortar (or) cement mortar & partly mud mortar in which teak wood has been used throughout		
1	**Roof with RCC Slab**		
a	Ground Floor	Sq.m.	5740.00
b	First Floor	Sq.m.	5245.00
c	Second Floor	Sq.m.	5340.00
d	Other upper floors (add extra for each floors)	Sq.m.	100.40
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	5135.00
b	First Floor	Sq.m.	4735.00
c	Second Floor	Sq.m.	4825.00
d	Other upper floors (add extra for each floors)	Sq.m.	100.40
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4020.00
b	First Floor	Sq.m.	3515.00
c	Second Floor	Sq.m.	3620.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	3730.00
b	First Floor	Sq.m.	3215.00
c	Second Floor	Sq.m.	3315.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3525.00
b	First Floor	Sq.m.	3120.00
c	Second Floor	Sq.m.	3215.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	3215.00
b	First Floor	Sq.m.	2810.00
c	Second Floor	Sq.m.	2915.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3280.00
b	First Floor	Sq.m.	2885.00
c	Other upper floors (add extra for each floors)	Sq.m.	78.90
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	3390.00
b	First Floor	Sq.m.	2990.00
c	Other upper floors (add extra for each floors)	Sq.m.	78.90
	RATE OF DEPRECIATION		**1.50%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
IV	**Class-B1**		
	Building built with Brick work in lime mortar (or) cement mortar and partly in mud mortar in which country wood has been used throughout		
1	**Roof with RCC Slab**		
a	Ground Floor	Sq.m.	5245.00
b	First Floor	Sq.m.	4735.00
c	Second Floor	Sq.m.	4825.00
d	Other upper floors (add extra for each floors)	Sq.m.	100.40
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	4630.00
b	First Floor	Sq.m.	4230.00
c	Second Floor	Sq.m.	4330.00
d	Other upper floors (add extra for each floors)	Sq.m.	100.40
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3620.00
b	First Floor	Sq.m.	3215.00
c	Second Floor	Sq.m.	3315.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	3315.00
b	First Floor	Sq.m.	2915.00
c	Second Floor	Sq.m.	3020.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3120.00
b	First Floor	Sq.m.	2710.00
c	Second Floor	Sq.m.	2810.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	3020.00
b	First Floor	Sq.m.	2620.00
c	Second Floor	Sq.m.	2710.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3085.00
b	First Floor	Sq.m.	2690.00
c	Other upper floors (add extra for each floors)	Sq.m.	78.90
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	2865.00
b	First Floor	Sq.m.	2785.00
c	Other upper floors (add extra for each floors)	Sq.m.	78.90
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
V	**Class-C**		
	Building built with brick work in mud mortar in which country wood has been used throughout		
1	**Roof with RCC Slab**		
a	Ground Floor	Sq.m.	4445.00
b	First Floor	Sq.m.	3925.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	4020.00
b	First Floor	Sq.m.	3620.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3120.00
b	First Floor	Sq.m.	2810.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	2810.00
b	First Floor	Sq.m.	2510.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	2710.00
b	First Floor	Sq.m.	2420.00
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	2510.00
b	First Floor	Sq.m.	2305.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	2785.00
b	First Floor	Sq.m.	2485.00
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	2885.00
b	First Floor	Sq.m.	2585.00
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
VI	**Class-D**		
	Building built with brick work in lime or cement mortar in which partly wood and partly steel has been used throughout		
1	**Roof with RCC Slab**		
a	Ground Floor	Sq.m.	4640.00
b	First Floor	Sq.m.	4020.00
c	Second Floor	Sq.m.	4130.00
d	Other upper floors (add extra for each floors)	Sq.m.	100.40
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	4130.00
b	First Floor	Sq.m.	3730.00
c	Second Floor	Sq.m.	3820.00
d	Other upper floors (add extra for each floors)	Sq.m.	100.40
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3215.00
b	First Floor	Sq.m.	2915.00
c	Second Floor	Sq.m.	3020.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	2915.00
b	First Floor	Sq.m.	2620.00
c	Second Floor	Sq.m.	2710.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	2810.00
b	First Floor	Sq.m.	2510.00
c	Second Floor	Sq.m.	2620.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	2620.00
b	First Floor	Sq.m.	2420.00
c	Second Floor	Sq.m.	2490.00
d	Other upper floors (add extra for each floors)	Sq.m.	79.70
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	2885.00
b	First Floor	Sq.m.	2485.00
c	Other upper floors (add extra for each floors)	Sq.m.	78.90
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	2995.00
b	First Floor	Sq.m.	2690.00
c	Other upper floors (add extra for each floors)	Sq.m.	78.90
	RATE OF DEPRECIATION		**1.50%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
VII	**Class-D1**		
	Building built with brick in lime or cement mortar in which steel frame is used throughout		
1	**Roof with RCC Slab**		
a	Ground Floor	Sq.m.	4745.00
b	First Floor	Sq.m.	4220.00
c	Second Floor	Sq.m.	4330.00
d	Other upper floors (add extra for each floors)	Sq.m.	102.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	4330.00
b	First Floor	Sq.m.	3915.00
c	Second Floor	Sq.m.	4015.00
d	Other upper floors (add extra for each floors)	Sq.m.	102.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3395.00
b	First Floor	Sq.m.	3090.00
c	Second Floor	Sq.m.	3190.00
d	Other upper floors (add extra for each floors)	Sq.m.	82.90
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	3090.00
b	First Floor	Sq.m.	2785.00
c	Second Floor	Sq.m.	2875.00
d	Other upper floors (add extra for each floors)	Sq.m.	82.90
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	2985.00
b	First Floor	Sq.m.	2675.00
c	Second Floor	Sq.m.	2785.00
d	Other upper floors (add extra for each floors)	Sq.m.	82.90

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	2785.00
b	First Floor	Sq.m.	2560.00
c	Second Floor	Sq.m.	2655.00
d	Other upper floors (add extra for each floors)	Sq.m.	82.90
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3055.00
b	First Floor	Sq.m.	2650.00
c	Other upper floors (add extra for each floors)	Sq.m.	82.10
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	3160.00
b	First Floor	Sq.m.	2845.00
c	Other upper floors (add extra for each floors)	Sq.m.	82.10
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
VIII	**Class-E - RCC FRAMED STRUCTURE**		
1	Framed structure building built in CM in which TW is used for construction (excluding water supply, sanitary and electrical installations)		
a	Ground Floor	Sq.m.	7950.00
b	First Floor	Sq.m.	7430.00
c	Second Floor	Sq.m.	7535.00
d	Third Floor	Sq.m.	7640.00
e	Other upper floors (add extra for each floors)	Sq.m.	103.30
2	Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill	Sq.m.	2715.00
	RATE OF DEPRECIATION		**1%**
IX	**GODOWN**		
2 a	For godowns / Hall type construction with RCC columns and connecting beams etc. with steel trusses and purlins		
	Roofing with A/C sheet	Sq.m.	5815.00
	Roofing with G.I. sheet	Sq.m.	6020.00
b	For godowns / Hall type construction with load bearing type construction with steel trusses and purlins		
	Roofing with A/C sheet	Sq.m.	5395.00
	Roofing with G.I. sheet	Sq.m.	5490.00
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
X	Building built with brick work in mud mortar and partly with RR masonry in mud mortar and brick jelly concrete in lime for foundation and ordinary flooring; roofing with RCC/Madras Terrace in which country wood has been used thoroughout		
1	**Roof with RCC slab**		
	Ground Floor	Sq.m.	4935.00
	First Floor	Sq.m.	4230.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	4330.00
b	First Floor	Sq.m.	3730.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3315.00
b	First Floor	Sq.m.	2810.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	3020.00
b	First Floor	Sq.m.	2620.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	2810.00
b	First Floor	Sq.m.	2420.00
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	2710.00
b	First Floor	Sq.m.	2305.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	2885.00
b	First Floor	Sq.m.	2395.00
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	2995.00
b	First Floor	Sq.m.	2485.00
	RATE OF DEPRECIATION		**2.50%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
XI	**THATCHED / TILED ROOF**		
1	Bulding built with brick work in clay and plastered with lime mortar or cement mortar, ordinary grano flooring, white or colour washed, thatched roof either with coconut leaves or palmyrah leaves over CW or bamboo rafters, etc.		
a	Ground Floor	Sq.m.	2290.00
2	Building built with plain mud walls plastered with mud mortar and thatched roof either with coconut leaves of palmyrah leaves over bamboo or country wood rafters etc.		
a	Ground Floor	Sq.m.	1145.00
3	Building built with plain mud walls and plastered with mud mortar & roof with mangalore tiles using bamboo or country wood rafters etc.	Sq.m.	1510.00
4	Building built with plain mud walls and plastered with mud mortar and roof with pan tiles using bamboo or country wood rafters	Sq.m.	1330.00
5	Building built with plain mud walls and plastered with mud mortar and roof with A/C sheet	Sq.m.	1620.00
6	Building built with plain mud walls and plastered with mud mortar and roof with G.I. sheet	Sq.m.	1660.00
	RATE OF DEPRECIATION		**4%**
XII	**GARAGE BUILDINGS**		
a	Garage buildings built with brick work in lime or cement mortar and roof with RCC slab in which teak wood or rolling shutters used.	Sq.m.	2920.00
b	Garage building built with brick work in lime or cement mortar with mangalore tile or pan tile roof over flat tiles in which teak wood or rolling shutters used.	Sq.m.	2715.00
	RATE OF DEPRECIATION		**1%**
c	Garage buildings built with brick work in partly clay and partly lime or cement mortar and roof with RCC slab in which country wood used throughout.	Sq.m.	2915.00
d	Garage building built with brick work in partly clay and partly lime or cement mortar with mangalore tiles or pan tiles roof over flat tiles in which country wood used throughout.	Sq.m.	2510.00
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
XIII	**MISCELLANEOUS ITEMS**		
1	Open area paved either with cement concrete (or) brick (or) stone slabs with retaining walls	Sq.m.	570.00
2	Fencing the area with RCC post and covered either with barbed wire or chain link 1.65m height from Ground level.	RM	422.00
	RATE OF DEPRECIATION		**4%**
3	Construction of compound wall to a normal height of 1.50m from ground level with required number of gates, grills, etc.		
	i. With load bearing foundation with brick work in cement mortar 1:5	RM	2840.00
4	i. Mosaic Flooring Grey Colour Tiles	Sq.m.	558.00
	ii. Mosaic Flooring with Colour Tiles (other than Grey)	Sq.m.	629.00
	iii. Dadooing with Mosaic in Situ	Sq.m.	546.00
5	Cuddapah Slab / Shahabad Slab Flooring	Sq.m.	380.00
6	Flooring with Granite Slabs 18 to 20mm thick	Sq.m.	2085.00
7	i. Flooring with Vitrified Tiles	Sq.m.	905.00
	ii. Dadooing with Vitrified Tiles	Sq.m.	780.00
8	i. Flooring with Ceramic Tiles	Sq.m.	605.00
	ii. Dadooing with Ceramic / Glazed Tiles	Sq.m.	525.00
9	i. Flooring with Marble Tiles	Sq.m.	1040.00
	ii. Flooring with Marble Slabs		
	a. for Slab of size 1.20 metre and above	Sq.m.	1505.00
	b. for Slab of size below 1.20 metre	Sq.m.	1225.00
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
10	Iron gates (1.2m height & 3m width)		
	i. Iron gates with ornamental grill	Sq.m.	1340.00
	ii. Iron gates with GI pipe alround & weld mesh inbetween	Sq.m.	840.00
11	Rolling shutters	Sq.m.	1850.00
12	Over head tanks		
	i. In brick work / litre	litre	2.65
	ii. PVC tanks / litre	litre	3.85
13	Municipal Water Tap Service connection	Each	2370.00
14	Hand pump	Each	2370.00
15	Bore well		
	i. upto 50 metre depth / m	RM	144.00
	ii. 50 to 100 metre depth	RM	152.00
	iii. 100 to 200 metre depth	RM	157.00
16	i. Open Well 1.20 metre dia with brick steining 7.50 metre deep	Each	14170.00
	ii. Open well 1.50 metre dia with brick steining 7.50 metre deep	Each	17700.00
	iii. Open well 1.80 metre dia with brick steining 7.50 metre deep	Each	21200.00
	iv. Open well 2.00 metre dia with brick steining 7.50 metre deep	Each	25700.00
17	i. False ceiling using aluminium tees, angles with particle board 60 x 60cm size	Sq.m.	703.00
	ii. Using plywood 5mm thick	Sq.m.	494.00
18	Septic tank built in brick work in cement mortar precast cover slab with inlet and outlet (On volume basis)		
	for 1 cum capacity	Cu.m.	8230.00
19	Inspection chambers with RCC cover slab built in brick work in cement mortar, 23cm thick, plastered and finished		
	i. 60 x 60 x 60cm size	Each	1645.00
	ii. 60 x 60 x 75cm size	Each	2000.00
	iii. 60 x 60 x 90cm size	Each	2465.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
20	i. Providing IWC with water line, tap, flush out system etc.	Each	4045.00
	ii. Providing EWC 580mm with water line, tap, flush out system etc.	Each	5145.00
21	Wash basin including water line, tap, etc.	Each	1830.00
22	Provision of towel rod and mirror of size 550x440mm	Each	827.00
23	Flat back urinal with water line, valves, etc	Each	1100.00
24	Sink with water line, tap, etc	Each	1830.00
25	Open latrine with 1.80 metre height wall built in brick work in cement mortar.	Sq.m.	2520.00
26	i. Bathroom with GI water line, taps, shower line etc. (minimum room size 1.50m x 1.35m)	Each	3615.00
	ii. Bathroom with PVC water line, tap, shower line, etc. (minimum room size 1.50m x 1.35m)	Each	3165.00
	iii. Bath Tub with all accessories (Porcelain)	Each	13540.00
	iv. Bath Tub with all accessories (built with mosaic finish)	Each	3615.00
XIV	**I. External Services**		
1	50mm dia CI pipe line and specials	RM	436.00
2	75mm dia CI pipe line and specials	RM	613.00
3	100mm dia SW pipe line and specials	RM	137.00
4	150mm dia SW pipe line and specials	RM	227.00
5	100mm dia PVC pipe line and specials	RM	258.00
6	75mm dia PVC pipe line and specials	RM	156.00
	II. For Internal		
1	Water supply arrangements (maximum)	on value of building	7.50%
2	Internal sanitary arrangements (maximum)	on value of building	7.50%
3	Interal electrical arrangements (maximum)	on value of building	7.50%

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
XV	**ELECTRICAL ITEMS**		
1	Plug point	Each	219.00
2	Fan point	Each	260.00
3	Light point	Each	248.00
4	1.20m flourescent fitting patty type with tube		
	i. Single	Each	350.00
	ii. Double	Each	635.00
5	40 W flourescent tube (single)	Each	70.20
6	1.20m flourescent fitting box type with tube		
	i. Single	Each	498.00
	ii. Double	Each	781.00
7	i. 1.20m sweep AC ceiling fan with regulator	Each	1710.00
	ii. 1.40m sweep AC ceiling fan with regulator	Each	1840.00
8	EXHAUST FAN	Each	1500.00
9	0.50 HP electric motor pump set		
	i. centrifugal	Each set	7110.00
	ii. Jet type	Each set	9110.00
10	1.00 HP electric motor pump set		
	i. Centrifugal	Each set	8710.00
	ii. Jet	Each set	10650.00
11	1.50 HP electric motor pump set		
	i. Centrifugal	Each set	10290.00
	ii. Jet	Each set	13440.00
12	2.00 HP electric motor pump set		
	i. Centrifugal	Each set	12650.00
	ii. Jet	Each set	16220.00
13	3.00 HP electric motor pump set		
	i. Centrifugal	Each set	15800.00
	ii. Jet	Each set	21300.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2017-2018 (In Rupees)
14	5.00 H.P. electric motor pump set (JET)	Each set	26100.00
15	Air-conditioning (on floor area basis)		
	a. Non-Ductable	Sq.m.	3390.00
	b. Ductable	Sq.m.	4530.00
16	**i. 8 Persons Capacity Passenger Lift (GF + 3 Floors)**		
	a. Gearless Lift with Machine Room	Each	1327000.00
	b. Gearless Lift without Machine Room	Each	1391000.00
	ii. 10 Persons Capacity Passenger Lift (GF + 3 Floors)		
	a. Gearless Lift with Machine Room	Each	1388000.00
	b. Gearless Lift without Machine Room	Each	1455000.00
	iii. 13 Persons Capacity Passenger Lift (GF + 3 Floors)		
	a. Gearless Lift with Machine Room	Each	1544000.00
	b. Gearless Lift without Machine Room	Each	1616000.00
	iv. 20 Persons Capacity Passenger Lift (GF + 3 Floors)		
	a. Gearless Lift with Machine Room	Each	1920000.00
	b. Gearless Lift without Machine Room	Each	2040000.00

11/8/2017

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

11/8/17

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