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

Present: **Er. S. Manohar, B.E., MBA,**
Engineer-in-Chief (Buildings) &,
Chief Engineer (Buildings), PWD, Chennai Region,
Chepauk, Chennai-5.

Proceedings No. HDO (B) / 65325 / 2001, dated 14.08.2018

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 2018-2019 for adoption with effect from 16.08.2018** – Communication of – Regarding.

Ref: Engineer-in-Chief (Buildings), Chief Engineer (Buildings), Chennai Region & Chief Engineer (General), PWD, Chennai-5 Proc. No. HDO (B) / 65325 / 2001, dated 11.08.2017.

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 **2018-2019** is hereby approved and enclosed vide Annexure-I for adoption with effect from **16.08.2018**. The approved rates shall be in operation for **One Year (i.e.) upto 15.08.2019.**

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

14/8/2018

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

14/8/18

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 Joint Chief Engineer (Electrical), 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), PWD, CR, 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), PWD, CHENNAI REGION, 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 2018-2019 [WITH EFFECT FROM 16.08.2018]

	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.

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (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.	7615.00
b	First Floor	Sq.m.	7060.00
c	Second Floor	Sq.m.	7185.00
d	Other upper floors (add extra for each floors)	Sq.m.	108.40
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	6970.00
b	First Floor	Sq.m.	6530.00
c	Second Floor	Sq.m.	6640.00
d	Other upper floors (add extra for each floors)	Sq.m.	108.40
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5545.00
b	First Floor	Sq.m.	5110.00
c	Second Floor	Sq.m.	5210.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	5210.00
b	First Floor	Sq.m.	4780.00
c	Second Floor	Sq.m.	4890.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5110.00
b	First Floor	Sq.m.	4675.00
c	Second Floor	Sq.m.	4775.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	4565.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (In Rupees)
b	First Floor	Sq.m.	4120.00
c	Second Floor	Sq.m.	4235.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	4300.00
b	First Floor	Sq.m.	3870.00
c	Second Floor	Sq.m.	3985.00
d	Other upper floors (add extra for each floors)	Sq.m.	85.20
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	4420.00
b	First Floor	Sq.m.	3985.00
c	Second Floor	Sq.m.	4085.00
d	Other upper floors (add extra for each floors)	Sq.m.	85.20
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (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.	6850.00
b	First Floor	Sq.m.	6195.00
c	Second Floor	Sq.m.	6320.00
d	Other upper floors (add extra for each floors)	Sq.m.	108.40
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	6195.00
b	First Floor	Sq.m.	5660.00
c	Second Floor	Sq.m.	5760.00
d	Other upper floors (add extra for each floors)	Sq.m.	108.40
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4890.00
b	First Floor	Sq.m.	4235.00
c	Second Floor	Sq.m.	4340.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	4460.00
b	First Floor	Sq.m.	3905.00
c	Second Floor	Sq.m.	4025.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4340.00
b	First Floor	Sq.m.	3905.00
c	Second Floor	Sq.m.	4025.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	3905.00
b	First Floor	Sq.m.	3470.00
c	Second Floor	Sq.m.	3580.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3985.00
b	First Floor	Sq.m.	3540.00
c	Other upper floors (add extra for each floors)	Sq.m.	85.20
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	4155.00
b	First Floor	Sq.m.	3715.00
c	Other upper floors (add extra for each floors)	Sq.m.	85.20
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (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.	6195.00
b	First Floor	Sq.m.	5660.00
c	Second Floor	Sq.m.	5765.00
d	Other upper floors (add extra for each floors)	Sq.m.	108.40
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	5545.00
b	First Floor	Sq.m.	5110.00
c	Second Floor	Sq.m.	5210.00
d	Other upper floors (add extra for each floors)	Sq.m.	108.40
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4340.00
b	First Floor	Sq.m.	3795.00
c	Second Floor	Sq.m.	3905.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	4025.00
b	First Floor	Sq.m.	3470.00
c	Second Floor	Sq.m.	3580.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3805.00
b	First Floor	Sq.m.	3365.00
c	Second Floor	Sq.m.	3470.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	3470.00
b	First Floor	Sq.m.	3030.00
c	Second Floor	Sq.m.	3145.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3540.00
b	First Floor	Sq.m.	3115.00
c	Other upper floors (add extra for each floors)	Sq.m.	85.20
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	3660.00
b	First Floor	Sq.m.	3225.00
c	Other upper floors (add extra for each floors)	Sq.m.	85.20
	RATE OF DEPRECIATION		**1.50%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (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.	5660.00
b	First Floor	Sq.m.	5110.00
c	Second Floor	Sq.m.	5210.00
d	Other upper floors (add extra for each floors)	Sq.m.	108.40
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	5000.00
b	First Floor	Sq.m.	4565.00
c	Second Floor	Sq.m.	4675.00
d	Other upper floors (add extra for each floors)	Sq.m.	108.40
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3905.00
b	First Floor	Sq.m.	3470.00
c	Second Floor	Sq.m.	3580.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	3580.00
b	First Floor	Sq.m.	3145.00
c	Second Floor	Sq.m.	3260.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3365.00
b	First Floor	Sq.m.	2925.00
c	Second Floor	Sq.m.	3030.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	3260.00
b	First Floor	Sq.m.	2825.00
c	Second Floor	Sq.m.	2925.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3330.00
b	First Floor	Sq.m.	2905.00
c	Other upper floors (add extra for each floors)	Sq.m.	85.20
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	3090.00
b	First Floor	Sq.m.	3005.00
c	Other upper floors (add extra for each floors)	Sq.m.	85.20
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (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.	4800.00
b	First Floor	Sq.m.	4235.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	4340.00
b	First Floor	Sq.m.	3905.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3365.00
b	First Floor	Sq.m.	3030.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	3030.00
b	First Floor	Sq.m.	2710.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	2925.00
b	First Floor	Sq.m.	2610.00
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	2710.00
b	First Floor	Sq.m.	2485.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3005.00
b	First Floor	Sq.m.	2680.00
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	3115.00
b	First Floor	Sq.m.	2790.00
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (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.	5010.00
b	First Floor	Sq.m.	4340.00
c	Second Floor	Sq.m.	4460.00
d	Other upper floors (add extra for each floors)	Sq.m.	108.40
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	4460.00
b	First Floor	Sq.m.	4025.00
c	Second Floor	Sq.m.	4125.00
d	Other upper floors (add extra for each floors)	Sq.m.	108.40
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3470.00
b	First Floor	Sq.m.	3145.00
c	Second Floor	Sq.m.	3260.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	3145.00
b	First Floor	Sq.m.	2825.00
c	Second Floor	Sq.m.	2925.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3030.00
b	First Floor	Sq.m.	2710.00
c	Second Floor	Sq.m.	2825.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	2825.00
b	First Floor	Sq.m.	2610.00
c	Second Floor	Sq.m.	2685.00
d	Other upper floors (add extra for each floors)	Sq.m.	86.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3115.00
b	First Floor	Sq.m.	2680.00
c	Other upper floors (add extra for each floors)	Sq.m.	85.20
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	3230.00
b	First Floor	Sq.m.	2905.00
c	Other upper floors (add extra for each floors)	Sq.m.	85.20
	RATE OF DEPRECIATION		**1.50%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (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.	5120.00
b	First Floor	Sq.m.	4555.00
c	Second Floor	Sq.m.	4675.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	4675.00
b	First Floor	Sq.m.	4225.00
c	Second Floor	Sq.m.	4335.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3665.00
b	First Floor	Sq.m.	3335.00
c	Second Floor	Sq.m.	3445.00
d	Other upper floors (add extra for each floors)	Sq.m.	89.50
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	3335.00
b	First Floor	Sq.m.	3005.00
c	Second Floor	Sq.m.	3105.00
d	Other upper floors (add extra for each floors)	Sq.m.	89.50
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3220.00
b	First Floor	Sq.m.	2885.00
c	Second Floor	Sq.m.	3005.00
d	Other upper floors (add extra for each floors)	Sq.m.	89.50

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	3005.00
b	First Floor	Sq.m.	2760.00
c	Second Floor	Sq.m.	2865.00
d	Other upper floors (add extra for each floors)	Sq.m.	89.50
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3295.00
b	First Floor	Sq.m.	2860.00
c	Other upper floors (add extra for each floors)	Sq.m.	88.60
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	3410.00
b	First Floor	Sq.m.	3070.00
c	Other upper floors (add extra for each floors)	Sq.m.	88.60
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (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.	8585.00
b	First Floor	Sq.m.	8020.00
c	Second Floor	Sq.m.	8135.00
d	Third Floor	Sq.m.	8250.00
e	Other upper floors (add extra for each floors)	Sq.m.	111.50
2	Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill	Sq.m.	2930.00
	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.	6280.00
	Roofing with G.I. Sheet	Sq.m.	6500.00
b	For godowns / Hall type construction with load bearing type construction with steel trusses and purlins		
	Roofing with A.C. Sheet	Sq.m.	5825.00
	Roofing with G.I. Sheet	Sq.m.	5925.00
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (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.	5325.00
	First Floor	Sq.m.	4565.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	4675.00
b	First Floor	Sq.m.	4025.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3580.00
b	First Floor	Sq.m.	3030.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	3260.00
b	First Floor	Sq.m.	2825.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3030.00
b	First Floor	Sq.m.	2610.00
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	2925.00
b	First Floor	Sq.m.	2485.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3115.00
b	First Floor	Sq.m.	2585.00
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	3230.00
b	First Floor	Sq.m.	2680.00
	RATE OF DEPRECIATION		**2.50%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (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.	2470.00
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.	1235.00
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.	1630.00
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.	1435.00
5	Building built with plain mud walls and plastered with mud mortar and roof with A/C sheet	Sq.m.	1745.00
6	Building built with plain mud walls and plastered with mud mortar and roof with G.I. sheet	Sq.m.	1790.00
	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.	3150.00
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.	2930.00
	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.	3145.00
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.	2710.00
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (In Rupees)
XIII	**MISCELLANEOUS ITEMS**		
1	Open area paved either with cement concrete (or) brick (or) stone slabs with retaining walls	Sq.m.	615.00
2	Fencing the area with RCC post and covered either with barbed wire or chain link 1.65m height from Ground level.	RM	455.00
	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	3065.00
4	i. Mosaic Flooring Grey Colour Tiles	Sq.m.	602.00
	ii. Mosaic Flooring with Colour Tiles (other than Grey)	Sq.m.	679.00
	iii. Dadooing with Mosaic in Situ	Sq.m.	589.00
5	Cuddapah Slab / Shahabad Slab Flooring	Sq.m.	410.00
6	Flooring with Granite Slabs 18 to 20mm thick	Sq.m.	2250.00
7	i. Flooring with Vitrified Tiles	Sq.m.	977.00
	ii. Dadooing with Vitrified Tiles	Sq.m.	842.00
8	i. Flooring with Ceramic Tiles	Sq.m.	653.00
	ii. Dadooing with Ceramic / Glazed Tiles	Sq.m.	567.00
9	i. Flooring with Marble Tiles	Sq.m.	1123.00
	ii. Flooring with Marble Slabs		
	a. for Slab of size 1.20 metre and above	Sq.m.	1625.00
	b. for Slab of size below 1.20 metre	Sq.m.	1323.00
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (In Rupees)
10	Iron gates (1.2m height & 3m width)		
	i. Iron gates with ornamental grill	Sq.m.	1445.00
	ii. Iron gates with GI pipe alround & weld mesh inbetween	Sq.m.	907.00
11	Rolling shutters	Sq.m.	1995.00
12	Over head tanks		
	i. In brick work / litre	litre	2.85
	ii. PVC tanks / litre	litre	4.15
13	Municipal Water Tap Service connection	Each	2555.00
14	Hand pump	Each	2555.00
15	Bore well		
	i. upto 50 metre depth / m	RM	155.00
	ii. 50 to 100 metre depth	RM	164.00
	iii. 100 to 200 metre depth	RM	169.00
16	i. Open Well 1.20 metre dia with brick steining 7.50 metre deep	Each	15300.00
	ii. Open well 1.50 metre dia with brick steining 7.50 metre deep	Each	19100.00
	iii. Open well 1.80 metre dia with brick steining 7.50 metre deep	Each	22890.00
	iv. Open well 2.00 metre dia with brick steining 7.50 metre deep	Each	27750.00
17	i. False ceiling using aluminium tees, angles with particle board 60 x 60cm size	Sq.m.	759.00
	ii. Using plywood 5mm thick	Sq.m.	533.00
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.	8880.00
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	1775.00
	ii. 60 x 60 x 75cm size	Each	2160.00
	iii. 60 x 60 x 90cm size	Each	2660.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (In Rupees)
20	i. Providing IWC with water line, tap, flush out system etc.	Each	4365.00
	ii. Providing EWC 580mm with water line, tap, flush out system etc.	Each	5555.00
21	Wash basin including water line, tap, etc.	Each	1975.00
22	Provision of towel rod and mirror of size 550x440mm	Each	893.00
23	Flat back urinal with water line, valves, etc	Each	1185.00
24	Sink with water line, tap, etc	Each	1975.00
25	Open latrine with 1.80 metre height wall built in brick work in cement mortar.	Sq.m.	2720.00
26	i. Bathroom with GI water line, taps, shower line etc. (minimum room size 1.50m x 1.35m)	Each	3900.00
	ii. Bathroom with PVC water line, tap, shower line, etc. (minimum room size 1.50m x 1.35m)	Each	3415.00
	iii. Bath Tub with all accessories (Porcelain)	Each	14620.00
	iv. Bath Tub with all accessories (built with mosaic finish)	Each	3900.00
XIV	**I. External Services**		
1	50mm dia CI pipe line and specials	RM	470.00
2	75mm dia CI pipe line and specials	RM	662.00
3	100mm dia SW pipe line and specials	RM	147.00
4	150mm dia SW pipe line and specials	RM	245.00
5	100mm dia PVC pipe line and specials	RM	278.00
6	75mm dia PVC pipe line and specials	RM	168.00
	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 2018-2019 (In Rupees)
XV	**ELECTRICAL ITEMS**		
1	Plug point	Each	229.00
2	Fan point	Each	273.00
3	Light point	Each	260.00
4	1.20m flourescent fitting patty type with tube		
	i. Single	Each	367.00
	ii. Double	Each	666.00
5	40 W flourescent tube (single)	Each	73.70
6	1.20m flourescent fitting box type with tube		
	i. Single	Each	522.00
	ii. Double	Each	820.00
7	i. 1.20m sweep AC ceiling fan with regulator	Each	1795.00
	ii. 1.40m sweep AC ceiling fan with regulator	Each	1930.00
8	EXHAUST FAN	Each	1575.00
9	0.50 HP electric motor pump set		
	i. centrifugal	Each set	7465.00
	ii. Jet type	Each set	9565.00
10	1.00 HP electric motor pump set		
	i. Centrifugal	Each set	9145.00
	ii. Jet	Each set	11180.00
11	1.50 HP electric motor pump set		
	i. Centrifugal	Each set	10800.00
	ii. Jet	Each set	14100.00
12	2.00 HP electric motor pump set		
	i. Centrifugal	Each set	13280.00
	ii. Jet	Each set	17000.00
13	3.00 HP electric motor pump set		
	i. Centrifugal	Each set	16590.00
	ii. Jet	Each set	22360.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2018-2019 (In Rupees)
14	5.00 H.P. electric motor pump set (JET)	Each set	27400.00
15	Air-conditioning (on floor area basis)		
	a. Non-Ductable	Sq.m.	3555.00
	b. Ductable	Sq.m.	4755.00
16	**i. 8 Persons Capacity Passenger Lift (GF + 3 Floors)**		
	a. Gearless Lift with Machine Room	Each	1419000.00
	b. Gearless Lift without Machine Room	Each	1488000.00
	ii. 10 Persons Capacity Passenger Lift (GF + 3 Floors)		
	a. Gearless Lift with Machine Room	Each	1485000.00
	b. Gearless Lift without Machine Room	Each	1556000.00
	iii. 13 Persons Capacity Passenger Lift (GF + 3 Floors)		
	a. Gearless Lift with Machine Room	Each	1652000.00
	b. Gearless Lift without Machine Room	Each	1729000.00
	iv. 20 Persons Capacity Passenger Lift (GF + 3 Floors)		
	a. Gearless Lift with Machine Room	Each	2054000.00
	b. Gearless Lift without Machine Room	Each	2182000.00

17/8/2018

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

14/8/18

Verified by RealEstate™