பதிவுத்துறைத்தலைவர் அலுவலகம்,
சென்னை.28.

மே.எ.எண்:17608/E3/2020 நாள்.17.08.2020

அனுப்பப்படுகிறது.

2) 2020 – 2021-ம் ஆண்டிற்கான பொதுப்பணித்துறையால் அங்கீகரிக்கப்பட்ட கட்டிட மதிப்பு தயாரிப்பதற்கான கட்டிடப் பரப்பு விலைப்பட்டியல் தகவலுக்கும் தக்க நடவடிக்கைக்கும் இத்துடன் அனுப்பி வைக்கப்படுகிறது. இக்கடிதம் பெறப்பட்டமைக்கு ஒப்புதலை அனைத்து சார்பதிவாளர்களும் சம்மந்தப்பட்ட மாவட்டப்பதிவாளருக்கும், அனைத்து மாவட்டப்பதிவாளர்களும் துணை பதிவுத்துறைத்தலைவருக்கும், அனைத்து துணை பதிவுத்துறைத்தலைவர்களும் பதிவுத்துறைத்தலைவருக்கும் அனுப்பி வைக்குமாறு கேட்டுக் கொள்ளப்படுகிறார்கள்.

**இணைப்பு:** தளபரப்பு விலைப்பட்டியல்

21/8/2020

பதிவுத்துறை தலைவருக்காக

21/8/2020

பெறுநர்

1) அனைத்து சார்பதிவாளர்கள்.
2) அனைத்து மாவட்டப்பதிவாளர்கள்(நிர்வாகம் மற்றும் தணிக்கை).
3) அனைத்து மாவட்ட வருவாய் அலுவலர்(முத்திரை) / தனித்துணை ஆட்சியர் (முத்திரை).
4) அனைத்து உதவி பதிவுத்துறைத்தலைவர்கள்.
5) அனைத்து துணைப்பதிவுத்துறைத்தலைவர்கள்.
6) உதவி செயற்பொறியாளர், சென்னை / மதுரை.
7) கணினிப்பிரிவு, பதிவுத்துறைத்தலைவர் அலுவலகம் - இணையதளத்தில் பதிவேற்றம் செய்யும்பொருட்டு
8) முக்கிய ஆணைக்கோப்பு.
9) தனிநகல் - 1.

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

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

**Proceedings No. HDO (B) / 65325 / 2001, dated 13.08.2020**

**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 2020-2021 for adoption with effect from 16.08.2020** – Communication of – Regarding.

**Ref:** Engineer-in-Chief (Buildings) & Chief Engineer (Buildings), Chennai Region, PWD, Chennai-5, Proc. No. HDO (B) / 65325 / 2001, dated 14.08.2019.

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 **2020-2021** is hereby approved and enclosed vide Annexure-I for adoption with effect from **16.08.2020**. The approved rates shall be in operation for **One Year (i.e.) upto 15.08.2021.**

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

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

**Encl.:** Annexure-I

13/8/2020

**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.

13/8/2020

**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**

# 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 2020-2021 [WITH EFFECT FROM 16.08.2020]

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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 2020-2021 [WITH EFFECT FROM 16.08.2020]

| | |
|---|---|
| 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 XVIII 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 XV 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 XV 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 XV below for Valuation of Buildings within Corporation limits of Trichy, Madurai, Salem, Tirunelveli, Thoothukudi, Vellore, Thanjavur and Dindigul. |
| iv | An extra 5% shall be added to the rates approved vide Sl. No. I to XV 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 XV 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.51, Finance (Salaries) Department, dated 01.03.2017 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 | **Load Bearing Structure:** Building with masonry walls (stone or brick) to carry the loads from slabs without RCC (or) steel columns. |
| d | **Framed Structure:** Building with frames comprising of RCC (or) steel columns and beams to carry the loads from slabs. |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **I** | **CLASS-A (LOAD BEARING STRUCTURE)** | | |
| | 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. | 8980.00 |
| b | First Floor | Sq.m. | 8325.00 |
| c | Second Floor | Sq.m. | 8475.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 127.90 |
| **2** | **Roof with Madras Terrace** | | |
| a | Ground Floor | Sq.m. | 8215.00 |
| b | First Floor | Sq.m. | 7700.00 |
| c | Second Floor | Sq.m. | 7830.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 127.90 |
| **3** | **Roof with Mangalore Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 6530.00 |
| b | First Floor | Sq.m. | 6030.00 |
| c | Second Floor | Sq.m. | 6145.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **4** | **Roof with Plain Mangalore Tiles** | | |
| a | Ground Floor | Sq.m. | 6145.00 |
| b | First Floor | Sq.m. | 5630.00 |
| c | Second Floor | Sq.m. | 5760.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **5** | **Roof with Pan Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 6030.00 |
| b | First Floor | Sq.m. | 5515.00 |
| c | Second Floor | Sq.m. | 5630.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **6** | **Roof with Pan Tiles without Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 5385.00 |
| b | First Floor | Sq.m. | 4860.00 |
| c | Second Floor | Sq.m. | 4985.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **7** | **Roof with AC Sheet** | | |
| a | Ground Floor | Sq.m. | 5075.00 |
| b | First Floor | Sq.m. | 4560.00 |
| c | Second Floor | Sq.m. | 4695.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 100.50 |
| **8** | **Roof with GI Sheet** | | |
| a | Ground Floor | Sq.m. | 5210.00 |
| b | First Floor | Sq.m. | 4695.00 |
| c | Second Floor | Sq.m. | 4815.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 100.50 |
| | **RATE OF DEPRECIATION** | | **1%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **II** | **CLASS-A1 (LOAD BEARING STRUCTURE)** | | |
| | 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. | 8075.00 |
| b | First Floor | Sq.m. | 7305.00 |
| c | Second Floor | Sq.m. | 7455.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 127.90 |
| **2** | **Roof with Madras Terrace** | | |
| a | Ground Floor | Sq.m. | 7305.00 |
| b | First Floor | Sq.m. | 6670.00 |
| c | Second Floor | Sq.m. | 6790.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 127.90 |
| **3** | **Roof with Mangalore Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 5760.00 |
| b | First Floor | Sq.m. | 4985.00 |
| c | Second Floor | Sq.m. | 5115.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **4** | **Roof with Plain Mangalore Tiles** | | |
| a | Ground Floor | Sq.m. | 5255.00 |
| b | First Floor | Sq.m. | 4600.00 |
| c | Second Floor | Sq.m. | 4740.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **5** | **Roof with Pan Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 5115.00 |
| b | First Floor | Sq.m. | 4600.00 |
| c | Second Floor | Sq.m. | 4740.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **6** | **Roof with Pan Tiles without Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 4600.00 |
| b | First Floor | Sq.m. | 4085.00 |
| c | Second Floor | Sq.m. | 4215.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **7** | **Roof with AC Sheet** | | |
| a | Ground Floor | Sq.m. | 4695.00 |
| b | First Floor | Sq.m. | 4175.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 100.50 |
| **8** | **Roof with GI Sheet** | | |
| a | Ground Floor | Sq.m. | 4900.00 |
| b | First Floor | Sq.m. | 4375.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 100.50 |
| | **RATE OF DEPRECIATION** | | **1%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **III** | **CLASS-B (LOAD BEARING STRUCTURE)** | | |
| | 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. | 7305.00 |
| b | First Floor | Sq.m. | 6670.00 |
| c | Second Floor | Sq.m. | 6800.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 127.90 |
| **2** | **Roof with Madras Terrace** | | |
| a | Ground Floor | Sq.m. | 6530.00 |
| b | First Floor | Sq.m. | 6030.00 |
| c | Second Floor | Sq.m. | 6145.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 127.90 |
| **3** | **Roof with Mangalore Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 5115.00 |
| b | First Floor | Sq.m. | 4470.00 |
| c | Second Floor | Sq.m. | 4600.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **4** | **Roof with Plain Mangalore Tiles** | | |
| a | Ground Floor | Sq.m. | 4740.00 |
| b | First Floor | Sq.m. | 4085.00 |
| c | Second Floor | Sq.m. | 4215.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **5** | **Roof with Pan Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 4485.00 |
| b | First Floor | Sq.m. | 3970.00 |
| c | Second Floor | Sq.m. | 4085.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **6** | **Roof with Pan Tiles without Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 4085.00 |
| b | First Floor | Sq.m. | 3570.00 |
| c | Second Floor | Sq.m. | 3700.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **7** | **Roof with AC Sheet** | | |
| a | Ground Floor | Sq.m. | 4170.00 |
| b | First Floor | Sq.m. | 3665.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 100.50 |
| **8** | **Roof with GI Sheet** | | |
| a | Ground Floor | Sq.m. | 4310.00 |
| b | First Floor | Sq.m. | 3795.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 100.50 |
| | **RATE OF DEPRECIATION** | | **1.50%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **IV** | **CLASS-B1 (LOAD BEARING STRUCTURE)** | | |
| | 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. | 6670.00 |
| b | First Floor | Sq.m. | 6030.00 |
| c | Second Floor | Sq.m. | 6145.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 127.90 |
| **2** | **Roof with Madras Terrace** | | |
| a | Ground Floor | Sq.m. | 5900.00 |
| b | First Floor | Sq.m. | 5385.00 |
| c | Second Floor | Sq.m. | 5515.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 127.90 |
| **3** | **Roof with Mangalore Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 4600.00 |
| b | First Floor | Sq.m. | 4085.00 |
| c | Second Floor | Sq.m. | 4215.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **4** | **Roof with Plain Mangalore Tiles** | | |
| a | Ground Floor | Sq.m. | 4215.00 |
| b | First Floor | Sq.m. | 3700.00 |
| c | Second Floor | Sq.m. | 3840.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **5** | **Roof with Pan Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 3970.00 |
| b | First Floor | Sq.m. | 3440.00 |
| c | Second Floor | Sq.m. | 3570.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **6** | **Roof with Pan Tiles without Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 3840.00 |
| b | First Floor | Sq.m. | 3325.00 |
| c | Second Floor | Sq.m. | 3440.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **7** | **Roof with AC Sheet** | | |
| a | Ground Floor | Sq.m. | 3925.00 |
| b | First Floor | Sq.m. | 3420.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 100.50 |
| **8** | **Roof with GI Sheet** | | |
| a | Ground Floor | Sq.m. | 3635.00 |
| b | First Floor | Sq.m. | 3540.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 100.50 |
| | **RATE OF DEPRECIATION** | | **2%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **V** | **CLASS-C (LOAD BEARING STRUCTURE)** | | |
| | 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. | 5665.00 |
| b | First Floor | Sq.m. | 4985.00 |
| **2** | **Roof with Madras Terrace** | | |
| a | Ground Floor | Sq.m. | 5115.00 |
| b | First Floor | Sq.m. | 4600.00 |
| **3** | **Roof with Mangalore Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 3970.00 |
| b | First Floor | Sq.m. | 3570.00 |
| **4** | **Roof with Plain Mangalore Tiles** | | |
| a | Ground Floor | Sq.m. | 3570.00 |
| b | First Floor | Sq.m. | 3195.00 |
| **5** | **Roof with Pan Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 3440.00 |
| b | First Floor | Sq.m. | 3075.00 |
| **6** | **Roof with Pan Tiles without Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 3195.00 |
| b | First Floor | Sq.m. | 2925.00 |
| **7** | **Roof with AC Sheet** | | |
| a | Ground Floor | Sq.m. | 3540.00 |
| b | First Floor | Sq.m. | 3150.00 |
| **8** | **Roof with GI Sheet** | | |
| a | Ground Floor | Sq.m. | 3665.00 |
| b | First Floor | Sq.m. | 3280.00 |
| | **RATE OF DEPRECIATION** | | **2%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **VI** | **CLASS-D (LOAD BEARING STRUCTURE)** | | |
| | 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. | 5910.00 |
| b | First Floor | Sq.m. | 5115.00 |
| c | Second Floor | Sq.m. | 5255.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 127.90 |
| **2** | **Roof with Madras Terrace** | | |
| a | Ground Floor | Sq.m. | 5255.00 |
| b | First Floor | Sq.m. | 4740.00 |
| c | Second Floor | Sq.m. | 4860.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 127.90 |
| **3** | **Roof with Mangalore Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 4085.00 |
| b | First Floor | Sq.m. | 3700.00 |
| c | Second Floor | Sq.m. | 3840.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **4** | **Roof with Plain Mangalore Tiles** | | |
| a | Ground Floor | Sq.m. | 3700.00 |
| b | First Floor | Sq.m. | 3325.00 |
| c | Second Floor | Sq.m. | 3440.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **5** | **Roof with Pan Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 3570.00 |
| b | First Floor | Sq.m. | 3195.00 |
| c | Second Floor | Sq.m. | 3325.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **6** | **Roof with Pan Tiles without Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 3325.00 |
| b | First Floor | Sq.m. | 3075.00 |
| c | Second Floor | Sq.m. | 3165.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 101.50 |
| **7** | **Roof with AC Sheet** | | |
| a | Ground Floor | Sq.m. | 3665.00 |
| b | First Floor | Sq.m. | 3150.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 100.50 |
| **8** | **Roof with GI Sheet** | | |
| a | Ground Floor | Sq.m. | 3805.00 |
| b | First Floor | Sq.m. | 3420.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 100.50 |
| | **RATE OF DEPRECIATION** | | **1.50%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **VII** | **CLASS-D1 (LOAD BEARING STRUCTURE)** | | |
| | 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. | 6040.00 |
| b | First Floor | Sq.m. | 5375.00 |
| c | Second Floor | Sq.m. | 5515.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 128.70 |
| **2** | **Roof with Madras Terrace** | | |
| a | Ground Floor | Sq.m. | 5515.00 |
| b | First Floor | Sq.m. | 4975.00 |
| c | Second Floor | Sq.m. | 5105.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 128.70 |
| **3** | **Roof with Mangalore Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 4320.00 |
| b | First Floor | Sq.m. | 3925.00 |
| c | Second Floor | Sq.m. | 4055.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 105.50 |
| **4** | **Roof with Plain Mangalore Tiles** | | |
| a | Ground Floor | Sq.m. | 3925.00 |
| b | First Floor | Sq.m. | 3540.00 |
| c | Second Floor | Sq.m. | 3655.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 105.50 |
| **5** | **Roof with Pan Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 3795.00 |
| b | First Floor | Sq.m. | 3400.00 |
| c | Second Floor | Sq.m. | 3540.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 105.50 |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **6** | **Roof with Pan Tiles without Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 3540.00 |
| b | First Floor | Sq.m. | 3250.00 |
| c | Second Floor | Sq.m. | 3375.00 |
| d | Other upper floors (add extra for each floors) | Sq.m. | 105.50 |
| **7** | **Roof with AC Sheet** | | |
| a | Ground Floor | Sq.m. | 3880.00 |
| b | First Floor | Sq.m. | 3365.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 104.50 |
| **8** | **Roof with GI Sheet** | | |
| a | Ground Floor | Sq.m. | 4020.00 |
| b | First Floor | Sq.m. | 3615.00 |
| c | Other upper floors (add extra for each floors) | Sq.m. | 104.50 |
| | **RATE OF DEPRECIATION** | | **1%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **VIII** | **CLASS-E (RCC FRAMED STRUCTURE)** | | |
| 1 | Framed structure building **built in cement mortar** in which **teak wood joineries** is used for construction (excluding water supply, sanitary and electrical installations) | | - |
| a | Ground Floor | Sq.m. | 10125.00 |
| b | First Floor | Sq.m. | 9460.00 |
| c | Second Floor | Sq.m. | 9590.00 |
| d | Third Floor | Sq.m. | 9730.00 |
| e | Other upper floors (add extra for each floors) | Sq.m. | 130.90 |
| 2 | Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill | Sq.m. | 3455.00 |
| | **RATE OF DEPRECIATION** | | **1%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **IX** | **CLASS-E1 (RCC FRAMED STRUCTURE)** | | |
| 1 | Framed structure building **built in cement mortar** in which **country wood joineries** is used for construction (excluding water supply, sanitary and electrical installations) | | |
| a | Ground Floor | Sq.m. | 9225.00 |
| b | First Floor | Sq.m. | 8440.00 |
| c | Second Floor | Sq.m. | 8570.00 |
| d | Third Floor | Sq.m. | 8710.00 |
| e | Other upper floors (add extra for each floors) | Sq.m. | 130.90 |
| 2 | Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill | Sq.m. | 3455.00 |
| | **RATE OF DEPRECIATION** | | **1%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **X** | **CLASS-E2 (RCC FRAMED STRUCTURE)** | | |
| 1 | Framed structure building **built in cement mortar** in which **steel frame joineries** is used for construction (excluding water supply, sanitary and electrical installations) | | |
| a | Ground Floor | Sq.m. | 7175.00 |
| b | First Floor | Sq.m. | 6500.00 |
| c | Second Floor | Sq.m. | 6630.00 |
| d | Third Floor | Sq.m. | 6770.00 |
| e | Other upper floors (add extra for each floors) | Sq.m. | 130.90 |
| 2 | Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill | Sq.m. | 3455.00 |
| | **RATE OF DEPRECIATION** | | **1%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **XI** | **CLASS-E3 (RCC FRAMED STRUCTURE)** | | |
| 1 | Framed structure building **built in cement mortar** in which **partly wood joineries and partly steel joineries** is used for construction (excluding water supply, sanitary & electrical installations) | | |
| a | Ground Floor | Sq.m. | 7045.00 |
| b | First Floor | Sq.m. | 6255.00 |
| c | Second Floor | Sq.m. | 6380.00 |
| d | Third Floor | Sq.m. | 6510.00 |
| e | Other upper floors (add extra for each floors) | Sq.m. | 130.90 |
| 2 | Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill | Sq.m. | 3455.00 |
| | **RATE OF DEPRECIATION** | | **1%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **XII** | **GODOWN** | | |
| 2 a | For godowns / Hall type construction with RCC columns and connecting beams etc. with steel trusses and purlins | | |
| | Roofing with AC Sheet | Sq.m. | 7400.00 |
| | Roofing with GI Sheet | Sq.m. | 7670.00 |
| b | For godowns / Hall type construction with load bearing type construction with steel trusses and purlins | | |
| | Roofing with AC Sheet | Sq.m. | 6865.00 |
| | Roofing with GI Sheet | Sq.m. | 6985.00 |
| | **RATE OF DEPRECIATION** | | **1%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| XIII | 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. | 6275.00 |
| | First Floor | Sq.m. | 5385.00 |
| 2 | **Roof with Madras Terrace** | | |
| a | Ground Floor | Sq.m. | 5515.00 |
| b | First Floor | Sq.m. | 4740.00 |
| 3 | **Roof with Mangalore Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 4215.00 |
| b | First Floor | Sq.m. | 3570.00 |
| 4 | **Roof with Plain Mangalore Tiles** | | |
| a | Ground Floor | Sq.m. | 3840.00 |
| b | First Floor | Sq.m. | 3325.00 |
| 5 | **Roof with Pan Tiles over Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 3570.00 |
| b | First Floor | Sq.m. | 3075.00 |
| 6 | **Roof with Pan Tiles without Flat Tiles** | | |
| a | Ground Floor | Sq.m. | 3440.00 |
| b | First Floor | Sq.m. | 2925.00 |
| 7 | **Roof with AC Sheet** | | |
| a | Ground Floor | Sq.m. | 3665.00 |
| b | First Floor | Sq.m. | 3045.00 |
| 8 | **Roof with GI Sheet** | | |
| a | Ground Floor | Sq.m. | 3805.00 |
| b | First Floor | Sq.m. | 3150.00 |
| | **RATE OF DEPRECIATION** | | **2.50%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **XIV** | **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. | 2905.00 |
| 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. | 1445.00 |
| 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. | 1920.00 |
| 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. | 1680.00 |
| 5 | Building built with plain mud walls and plastered with mud mortar and roof with AC sheet | Sq.m. | 2045.00 |
| 6 | Building built with plain mud walls and plastered with mud mortar and roof with GI sheet | Sq.m. | 2100.00 |
| | **RATE OF DEPRECIATION** | | **4%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **XV** | **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. | 3710.00 |
| 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. | 3455.00 |
| | **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. | 3700.00 |
| 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. | 3195.00 |
| | **RATE OF DEPRECIATION** | | **2%** |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| XVI | **MISCELLANEOUS ITEMS** | | |
| 1 | Open area paved either with cement concrete (or) brick (or) stone slabs with retaining walls | Sq.m. | 724.00 |
| 2 | Fencing the area with RCC post and covered either with barbed wire or chain link 1.65m height from Ground level. | RM | 536.00 |
| | **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 | 3615.00 |
| 4 | i. Mosaic Flooring Grey Colour Tiles | Sq.m. | 710.00 |
| | ii. Mosaic Flooring with Colour Tiles (other than Grey) | Sq.m. | 800.00 |
| | iii. Dadooing with Mosaic in Situ | Sq.m. | 694.00 |
| 5 | Cuddapah Slab / Shahabad Slab Flooring | Sq.m. | 485.00 |
| 6 | Flooring with Granite Slabs 18 to 20mm thick | Sq.m. | 2650.00 |
| 7 | i. Flooring with Vitrified Tiles | Sq.m. | 1148.00 |
| | ii. Dadooing with Vitrified Tiles | Sq.m. | 992.00 |
| 8 | i. Flooring with Ceramic Tiles | Sq.m. | 770.00 |
| | ii. Dadooing with Ceramic / Glazed Tiles | Sq.m. | 668.00 |
| 9 | i. Flooring with Marble Tiles | Sq.m. | 1319.00 |
| | ii. Flooring with Marble Slabs | | |
| | a. for Slab of size 1.20 metre and above | Sq.m. | 1905.00 |
| | b. for Slab of size below 1.20 metre | Sq.m. | 1555.00 |
| | **RATE OF DEPRECIATION** | | **2%** |
| 10 | Iron gates (1.2m height & 3m width) | | |
| | i. Iron gates with ornamental grill | Sq.m. | 1695.00 |
| | ii. Iron gates with GI pipe alround & weld mesh inbetween | Sq.m. | 1065.00 |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| 11 | Rolling shutters | Sq.m. | 2345.00 |
| 12 | Over head tanks | | |
| | i. In brick work / litre | Litre | 15.25 |
| | ii. PVC tanks / litre | Litre | 4.80 |
| | iii. In RCC / litre | Litre | 17.15 |
| 13 | Municipal Water Tap Service connection | Each | 3015.00 |
| 14 | Hand pump | Each | 3015.00 |
| 15 | Bore well | | |
| | i. Upto 50 metre depth / m | RM | 182.00 |
| | ii. 50 to 100 metre depth | RM | 193.00 |
| | iii. 100 to 200 metre depth | RM | 198.00 |
| 16 | i. Open Well 1.20 metre dia with brick steining 7.50 metre deep | Each | 18025.00 |
| | ii. Open well 1.50 metre dia with brick steining 7.50 metre deep | Each | 22530.00 |
| | iii. Open well 1.80 metre dia with brick steining 7.50 metre deep | Each | 26930.00 |
| | iv. Open well 2.00 metre dia with brick steining 7.50 metre deep | Each | 32725.00 |
| 17 | i. False ceiling using aluminium tees, angles with particle board 60 x 60cm size | Sq.m. | 894.00 |
| | ii. Using plywood 5mm thick | Sq.m. | 628.00 |
| 18 | Septic tank built in brick work in cement mortar precast cover slab with inlet and outlet (On volume basis) | | |
| | for 1 Cu.m. capacity | Cu.m. | 10470.00 |
| 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 | 2090.00 |
| | ii. 60 x 60 x 75cm size | Each | 2540.00 |
| | iii. 60 x 60 x 90cm size | Each | 3130.00 |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| 20 | i. Providing IWC with water line, tap, flush out system etc. | Each | 5150.00 |
| | ii. Providing EWC 580mm with water line, tap, flush out system etc. | Each | 6545.00 |
| 21 | Wash basin including water line, tap, etc. | Each | 2325.00 |
| 22 | Provision of towel rod and mirror of size 550 x 440mm | Each | 1053.00 |
| 23 | Flat back urinal with water line, valves, etc | Each | 1394.00 |
| 24 | Sink with water line, tap, etc | Each | 2325.00 |
| 25 | Open latrine with 1.80 metre height wall built in brick work in cement mortar. | Sq.m. | 3205.00 |
| 26 | i. Bathroom with GI water line, taps, shower line etc. (minimum room size 1.50m x 1.35m) | Each | 4600.00 |
| | ii. Bathroom with PVC water line, tap, shower line, etc. (minimum room size 1.50m x 1.35m) | Each | 4020.00 |
| | iii. Bath Tub with all accessories (Porcelain) | Each | 17165.00 |
| | iv. Bath Tub with all accessories (built with mosaic finish) | Each | 4600.00 |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| **XVII** | **I. FOR EXTERNAL SERVICES** | | |
| 1 | 50mm dia CI pipe line and specials | RM | 554.00 |
| 2 | 75mm dia CI pipe line and specials | RM | 781.00 |
| 3 | 100mm dia SW pipe line and specials | RM | 172.00 |
| 4 | 150mm dia SW pipe line and specials | RM | 288.00 |
| 5 | 100mm dia PVC pipe line and specials | RM | 327.00 |
| 6 | 75mm dia PVC pipe line and specials | RM | 197.00 |
| | **II. FOR INTERNAL SERVICES** | | |
| 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 2020-2021 (In Rupees) |
|---|---|---|---|
| **XVIII** | **ELECTRICAL ITEMS** | | |
| 1 | Plug point | Each | 270.00 |
| 2 | Fan point | Each | 323.00 |
| 3 | Light point | Each | 308.00 |
| 4 | 1.20m flourescent fitting patty type with tube | | |
| | i. Single | Each | 434.00 |
| | ii. Double | Each | 789.00 |
| 5 | 40 W flourescent tube (single) | Each | 87.00 |
| 6 | 1.20m flourescent fitting box type with tube | | |
| | i. Single | Each | 618.00 |
| | ii. Double | Each | 970.00 |
| 7 | i. 1.20m sweep AC ceiling fan with regulator | Each | 2120.00 |
| | ii. 1.40m sweep AC ceiling fan with regulator | Each | 2285.00 |
| 8 | EXHAUST FAN | Each | 1860.00 |
| 9 | 0.50 HP electric motor pump set | | |
| | i. centrifugal | Each set | 8850.00 |
| | ii. Jet type | Each set | 11315.00 |
| 10 | 1.00 HP electric motor pump set | | |
| | i. Centrifugal | Each set | 10780.00 |
| | ii. Jet | Each set | 13205.00 |
| 11 | 1.50 HP electric motor pump set | | |
| | i. Centrifugal | Each set | 12720.00 |
| | ii. Jet | Each set | 16705.00 |
| 12 | 2.00 HP electric motor pump set | | |
| | i. Centrifugal | Each set | 15735.00 |
| | ii. Jet | Each set | 20155.00 |
| 13 | 3.00 HP electric motor pump set | | |
| | i. Centrifugal | Each set | 19615.00 |
| | ii. Jet | Each set | 26410.00 |

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| Sl. No. | Type of construction | Unit | Rates approved for the year 2020-2021 (In Rupees) |
|---|---|---|---|
| 14 | 5.00 H.P. electric motor pump set (JET) | Each set | 32340.00 |
| 15 | Air-conditioning (on floor area basis) | | |
| | a. Non-Ductable | Sq.m. | 4210.00 |
| | b. Ductable | Sq.m. | 5630.00 |
| 16 | **i. 8 Persons Capacity Passenger Lift (GF + 3 Floors)** | | |
| | a. Gearless Lift with Machine Room | Each | 1681000.00 |
| | b. Gearless Lift without Machine Room | Each | 1757000.00 |
| | **ii. 10 Persons Capacity Passenger Lift (GF + 3 Floors)** | | |
| | a. Gearless Lift with Machine Room | Each | 1757000.00 |
| | b. Gearless Lift without Machine Room | Each | 1843000.00 |
| | **iii. 13 Persons Capacity Passenger Lift (GF + 3 Floors)** | | |
| | a. Gearless Lift with Machine Room | Each | 1951000.00 |
| | b. Gearless Lift without Machine Room | Each | 2048000.00 |
| | **iv. 20 Persons Capacity Passenger Lift (GF + 3 Floors)** | | |
| | a. Gearless Lift with Machine Room | Each | 2425000.00 |
| | b. Gearless Lift without Machine Room | Each | 2587000.00 |

13/8/2020

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

13/8/2020

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