பதிவுத்துறை தலைவர் அலுவலகம்,
சென்னை–28.

மே.எ.எண்.29833/உ_3/2021 நாள். 20 .09.2021

அனுப்பப்படுகிறது.

2) 2021–2022ம் ஆண்டிற்கான தளப்பரப்பு விலைப்பட்டியல் 16.09.2021 முதல் 15.09.2022 வரை தகவலுக்கும் தக்க நடவடிக்கைக்கும் இத்துடன் அனுப்பி வைக்கப்படுகிறது. இக்கடிதம் பெறப்பட்டமைக்கு ஒப்புதலை அனைத்து துணை தலைவர்களும் பதிவுத்துறை தலைவருக்கும், அனைத்து மாவட்டப்பதிவாளர்களும் துணைத்தலைவருக்கும், அனைத்து சார்பதிவாளர்களும் சம்மந்தப்பட்ட மாவட்டப்பதிவாளருக்கும் அனுப்பி வைக்குமாறு கேட்டுக் கொள்ளப்படுகிறார்கள்.

இணைப்பு: தளப்பரப்பு விலைப்பட்டியல்

பதிவுத்துறை தலைவருக்காக

20/09/21

பெறுநர்

1. அனைத்து சார்பதிவாளர்கள்
2. அனைத்து மாவட்டப்பதிவாளர்கள்(நிர்வாகம் மற்றும் தணிக்கை)
3. அனைத்து மாவட்ட வருவாய் அலுவலர்(முத்திரை) /
   தனித்துணை ஆட்சியர்(முத்திரை)
4. அனைத்து உதவி பதிவுத்துறை தலைவர்கள்
5. அனைத்து துணை பதிவுத்துறை தலைவர்கள்
6. உதவி செயற்பொறியாளர், சென்னை / மதுரை
7. முக்கிய ஆணைக்கோப்பு
8. தனிநகல் – 1

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No PI

034891
16 SEP 2021

GOVERNMENT OF TAMIL NADU
PUBLIC WORKS DEPARTMENT

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

Present: ***Er. R. Viswanath, M.E. (Structures),***
Engineer-in-Chief (Buildings) &
Chief Engineer (Buildings), Chennai Region,
PWD, Chennai–5.

Proceedings No. HDO (B) / 65325 / 2001, dated 14.09.2021

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 2021-2022 for adoption with effect from 16.09.2021** – Communication of – Regarding.

Ref:
1. This office Proc. No.HDO (B) / 65325 / 2001, dt.13.08.2020.
2. This office letter No.HDO (B) / 65325 / 2001, dt.16.08.2021.
3. This office letter No.HDO (B) / 65325 / 2001, dt.01.09.2021.

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 **2021-2022** is hereby approved and enclosed vide Annexure-I for adoption with effect from **16.09.2021**. The approved rates shall be in operation for **One Year (i.e.) upto 15.09.2022.**

The Chief Engineers, the Superintending Engineers and the Executive Engineers of Public Works Department 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

14/9/2021

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

To

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

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

14/9/2021

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Copy with Annexure-I communicated to:

All the Superintending Engineers of Public Works Department.

All the Executive Engineers of Public Works Department.

The Senior Audit Officer, Indian Audit and Accounts Department, O/o. the Accountant General (Audit-II), Tamil Nadu & Puduchery, Lekhapariksha Bhavan, No.361, Anna Salai, Teynampet Chennai-18.

The Inspector General of Registration, No.100, Santhome High Road, Chennai-28.

The Joint Chief Engineer (Buildings), PWD, Chennai-5.

The Joint Chief Engineer (Electrical), PWD, Chennai-5.

The Deputy Chief Engineer (Buildings), PWD, Chennai-5.

The Head Draughting Officer, Office of the EIC (B) & CE (B), PWD, CR, Chennai-5.,

All the Assistant Executive Engineers of all Technical Sections of Office of the EIC (B) & CE (B), PWD, CR, Chennai-5.

Copy to File / Spare copy.

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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 2021-2022 [WITH EFFECT FROM 16.09.2021]

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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 2021-2022 [WITH EFFECT FROM 16.09.2021]

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, Dindigul, Hosur, Nagercoil and Avadi.
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 2021-2022 (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.	9765.00
b	First Floor	Sq.m.	9050.00
c	Second Floor	Sq.m.	9215.00
d	Other upper floors (add extra for each floors)	Sq.m.	139.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	8930.00
b	First Floor	Sq.m.	8370.00
c	Second Floor	Sq.m.	8515.00
d	Other upper floors (add extra for each floors)	Sq.m.	139.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	7100.00
b	First Floor	Sq.m.	6555.00
c	Second Floor	Sq.m.	6680.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	6680.00
b	First Floor	Sq.m.	6120.00
c	Second Floor	Sq.m.	6260.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	6555.00
b	First Floor	Sq.m.	5995.00
c	Second Floor	Sq.m.	6120.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30

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Sl. No.	Type of construction	Unit	Rates for the 2021-20.. (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	5855.00
b	First Floor	Sq.m.	5285.00
c	Second Floor	Sq.m.	5420.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	5515.00
b	First Floor	Sq.m.	4955.00
c	Second Floor	Sq.m.	5105.00
d	Other upper floors (add extra for each floors)	Sq.m.	109.20
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	5665.00
b	First Floor	Sq.m.	5105.00
c	Second Floor	Sq.m.	5235.00
d	Other upper floors (add extra for each floors)	Sq.m.	109.20
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (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.	8780.00
b	First Floor	Sq.m.	7940.00
c	Second Floor	Sq.m.	8105.00
d	Other upper floors (add extra for each floors)	Sq.m.	139.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	7940.00
b	First Floor	Sq.m.	7250.00
c	Second Floor	Sq.m.	7380.00
d	Other upper floors (add extra for each floors)	Sq.m.	139.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	6260.00
b	First Floor	Sq.m.	5420.00
c	Second Floor	Sq.m.	5560.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	5710.00
b	First Floor	Sq.m.	5000.00
c	Second Floor	Sq.m.	5150.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5560.00
b	First Floor	Sq.m.	5000.00
c	Second Floor	Sq.m.	5150.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30

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Sl. No.	Type of construction	Unit	Rates for the 2021-20.. (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	5000.00
b	First Floor	Sq.m.	4440.00
c	Second Floor	Sq.m.	4580.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	5105.00
b	First Floor	Sq.m.	4540.00
c	Other upper floors (add extra for each floors)	Sq.m.	109.20
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	5325.00
b	First Floor	Sq.m.	4755.00
c	Other upper floors (add extra for each floors)	Sq.m.	109.20
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (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.	7940.00
b	First Floor	Sq.m.	7250.00
c	Second Floor	Sq.m.	7395.00
d	Other upper floors (add extra for each floors)	Sq.m.	139.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	7100.00
b	First Floor	Sq.m.	6555.00
c	Second Floor	Sq.m.	6680.00
d	Other upper floors (add extra for each floors)	Sq.m.	139.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5560.00
b	First Floor	Sq.m.	4860.00
c	Second Floor	Sq.m.	5000.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	5150.00
b	First Floor	Sq.m.	4440.00
c	Second Floor	Sq.m.	4580.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4875.00
b	First Floor	Sq.m.	4315.00
c	Second Floor	Sq.m.	4440.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30

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Sl. No.	Type of construction	Unit	Rates for the 2021-20 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	4440.00
b	First Floor	Sq.m.	3880.00
c	Second Floor	Sq.m.	4020.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	4530.00
b	First Floor	Sq.m.	3985.00
c	Other upper floors (add extra for each floors)	Sq.m.	109.20
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	4685.00
b	First Floor	Sq.m.	4125.00
c	Other upper floors (add extra for each floors)	Sq.m.	109.20
	RATE OF DEPRECIATION		**1.50%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (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.	7250.00
b	First Floor	Sq.m.	6555.00
c	Second Floor	Sq.m.	6680.00
d	Other upper floors (add extra for each floors)	Sq.m.	139.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	6415.00
b	First Floor	Sq.m.	5850.00
c	Second Floor	Sq.m.	5995.00
d	Other upper floors (add extra for each floors)	Sq.m.	139.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5000.00
b	First Floor	Sq.m.	4440.00
c	Second Floor	Sq.m.	4580.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	4580.00
b	First Floor	Sq.m.	4020.00
c	Second Floor	Sq.m.	4175.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4315.00
b	First Floor	Sq.m.	3740.00
c	Second Floor	Sq.m.	3880.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30

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Sl. No.	Type of construction	Unit	Rate for th 2021-2 (In Rupees
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	4175.00
b	First Floor	Sq.m.	3615.00
c	Second Floor	Sq.m.	3740.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	4265.00
b	First Floor	Sq.m.	3715.00
c	Other upper floors (add extra for each floors)	Sq.m.	109.20
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	3950.00
b	First Floor	Sq.m.	3845.00
c	Other upper floors (add extra for each floors)	Sq.m.	109.20
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (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.	6160.00
b	First Floor	Sq.m.	5420.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	5560.00
b	First Floor	Sq.m.	5002.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4315.00
b	First Floor	Sq.m.	3880.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	3880.00
b	First Floor	Sq.m.	3470.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3740.00
b	First Floor	Sq.m.	3340.00
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	3470.00
b	First Floor	Sq.m.	3180.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3845.00
b	First Floor	Sq.m.	3425.00
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	3985.00
b	First Floor	Sq.m.	3565.00
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rate for t... 2021-2... (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.	6425.00
b	First Floor	Sq.m.	5560.00
c	Second Floor	Sq.m.	5710.00
d	Other upper floors (add extra for each floors)	Sq.m.	139.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	5710.00
b	First Floor	Sq.m.	5150.00
c	Second Floor	Sq.m.	5285.00
d	Other upper floors (add extra for each floors)	Sq.m.	139.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4440.00
b	First Floor	Sq.m.	4020.00
c	Second Floor	Sq.m.	4175.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	4020.00
b	First Floor	Sq.m.	3615.00
c	Second Floor	Sq.m.	3740.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3880.00
b	First Floor	Sq.m.	3470.00
c	Second Floor	Sq.m.	3615.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	3615.00
b	First Floor	Sq.m.	3340.00
c	Second Floor	Sq.m.	3440.00
d	Other upper floors (add extra for each floors)	Sq.m.	110.30
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3985.00
b	First Floor	Sq.m.	3425.00
c	Other upper floors (add extra for each floors)	Sq.m.	109.20
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	4135.00
b	First Floor	Sq.m.	3715.00
c	Other upper floors (add extra for each floors)	Sq.m.	109.20
	RATE OF DEPRECIATION		**1.50%**

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Sl. No.	Type of construction	Unit	Rate for 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		
b	First Floor	Sq.m.	6565.00
c	Second Floor	Sq.m.	5845.00
d	Other upper floors (add extra for each floors)	Sq.m.	5995.00
2	**Roof with Madras Terrace**	Sq.m.	139.90
a	Ground Floor		
b	First Floor	Sq.m.	5995.00
c	Second Floor	Sq.m.	5410.00
d	Other upper floors (add extra for each floors)	Sq.m.	5550.00
3	**Roof with Mangalore Tiles over Flat Tiles**	Sq.m.	139.90
a	Ground Floor		
b	First Floor	Sq.m.	4695.00
c	Second Floor	Sq.m.	4265.00
d	Other upper floors (add extra for each floors)	Sq.m.	4405.00
4	**Roof with Plain Mangalore Tiles**	Sq.m.	114.70
a	Ground Floor		
b	First Floor	Sq.m.	4265.00
c	Second Floor	Sq.m.	3845.00
d	Other upper floors (add extra for each floors)	Sq.m.	3970.00
5	**Roof with Pan Tiles over Flat Tiles**	Sq.m.	114.70
a	Ground Floor		
b	First Floor	Sq.m.	4125.00
c	Second Floor	Sq.m.	3695.00
d	Other upper floors (add extra for each floors)	Sq.m.	3845.00
		Sq.m.	114.70

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	3845.00
b	First Floor	Sq.m.	3530.00
c	Second Floor	Sq.m.	3670.00
d	Other upper floors (add extra for each floors)	Sq.m.	114.70
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	4215.00
b	First Floor	Sq.m.	3655.00
c	Other upper floors (add extra for each floors)	Sq.m.	113.60
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	4370.00
b	First Floor	Sq.m.	3930.00
c	Other upper floors (add extra for each floors)	Sq.m.	113.60
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rat... for ... 2021-... (In Rupe...
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.	11010.00
b	First Floor	Sq.m.	10285.00
c	Second Floor	Sq.m.	10425.00
d	Third Floor	Sq.m.	10580.00
e	Other upper floors (add extra for each floors)	Sq.m.	142.30
2	Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill	Sq.m.	3755.00
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (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.	10030.00
b	First Floor	Sq.m.	9175.00
c	Second Floor	Sq.m.	9315.00
d	Third Floor	Sq.m.	9470.00
e	Other upper floors (add extra for each floors)	Sq.m.	142.30
2	Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill	Sq.m.	3755.00
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rat for 2021- (In Rupe
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.	7800.00
b	First Floor	Sq.m.	7065.00
c	Second Floor	Sq.m.	7210.00
d	Third Floor	Sq.m.	7360.00
e	Other upper floors (add extra for each floors)	Sq.m.	142.30
2	Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill	Sq.m.	3755.00
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (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.	7660.00
b	First Floor	Sq.m.	6800.00
c	Second Floor	Sq.m.	6935.00
d	Third Floor	Sq.m.	7075.00
e	Other upper floors (add extra for each floors)	Sq.m.	142.30
2	Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill	Sq.m.	3755.00
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Ra... for ... 2021-... (In Rupe...
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.	8045.00
	Roofing with GI Sheet	Sq.m.	8340.00
b	For godowns / Hall type construction with load bearing type construction with steel trusses and purlins		
	Roofing with AC Sheet	Sq.m.	7465.00
	Roofing with GI Sheet	Sq.m.	7595.00
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (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.	6820.00
	First Floor	Sq.m.	5855.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	5995.00
b	First Floor	Sq.m.	5150.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4580.00
b	First Floor	Sq.m.	3880.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	4175.00
b	First Floor	Sq.m.	3615.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	3880.00
b	First Floor	Sq.m.	3340.00
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	3740.00
b	First Floor	Sq.m.	3180.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	3985.00
b	First Floor	Sq.m.	3310.00
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	4135.00
b	First Floor	Sq.m.	3425.00
	RATE OF DEPRECIATION		**2.50%**

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Sl. No.	Type of construction	Unit	Ra... for 2021 (In Rupe...
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.	3155.00
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.	1570.00
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.	2085.00
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.	1825.00
5	Building built with plain mud walls and plastered with mud mortar and roof with AC sheet	Sq.m.	2220.00
6	Building built with plain mud walls and plastered with mud mortar and roof with GI sheet	Sq.m.	2280.00
	RATE OF DEPRECIATION		**4%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (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.	4030.00
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.	3755.00
	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.	4020.00
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.	3470.00
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Ra... for 2021 (In Rupe...
XVI	**MISCELLANEOUS ITEMS**		
1	Open area paved either with cement concrete (or) brick (or) stone slabs with retaining walls	Sq.m.	787.00
2	Fencing the area with RCC post and covered either with barbed wire or chain link 1.65m height from Ground level.	RM	582.00
	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	3930.00
4	i. Mosaic Flooring Grey Colour Tiles	Sq.m.	772.00
	ii. Mosaic Flooring with Colour Tiles (other than Grey)	Sq.m.	870.00
	iii. Dadooing with Mosaic in Situ	Sq.m.	754.00
5	Cuddapah Slab / Shahabad Slab Flooring	Sq.m.	527.00
6	Flooring with Granite Slabs 18 to 20mm thick	Sq.m.	2880.00
7	i. Flooring with Vitrified Tiles	Sq.m.	1248.00
	ii. Dadooing with Vitrified Tiles	Sq.m.	1078.00
8	i. Flooring with Ceramic Tiles	Sq.m.	837.00
	ii. Dadooing with Ceramic / Glazed Tiles	Sq.m.	726.00
9	i. Flooring with Marble Tiles	Sq.m.	1434.00
	ii. Flooring with Marble Slabs		
	a. for Slab of size 1.20 metre and above	Sq.m.	2070.00
	b. for Slab of size below 1.20 metre	Sq.m.	1690.00
	RATE OF DEPRECIATION		**2%**
10	Iron gates (1.2m height & 3m width)		
	i. Iron gates with ornamental grill	Sq.m.	1840.00
	ii. Iron gates with GI pipe alround & weld mesh inbetween	Sq.m.	1158.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (In Rupees)
11	Rolling shutters	Sq.m.	2550.00
12	Over head tanks		
	i. In brick work / litre	Litre	16.55
	ii. PVC tanks / litre	Litre	5.20
	iii. In RCC / litre	Litre	18.65
13	Municipal Water Tap Service connection	Each	3275.00
14	Hand pump	Each	3275.00
15	Bore well		
	i. Upto 50 metre depth / m	RM	197.00
	ii. 50 to 100 metre depth	RM	209.00
	iii. 100 to 200 metre depth	RM	215.00
16	i. Open Well 1.20 metre dia with brick steining 7.50 metre deep	Each	19600.00
	ii. Open well 1.50 metre dia with brick steining 7.50 metre deep	Each	24500.00
	iii. Open well 1.80 metre dia with brick steining 7.50 metre deep	Each	29280.00
	iv. Open well 2.00 metre dia with brick steining 7.50 metre deep	Each	35580.00
17	i. False ceiling using aluminium tees, angles with particle board 60 x 60cm size	Sq.m.	972.00
	ii. Using plywood 5mm thick	Sq.m.	682.00
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.	11380.00
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	2270.00
	ii. 60 x 60 x 75cm size	Each	2760.00
	iii. 60 x 60 x 90cm size	Each	3400.00

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Sl. No.	Type of construction	Unit	K fo 202 (In Rup
20	i. Providing IWC with water line, tap, flush out system etc.	Each	5600.00
	ii. Providing EWC 580mm with water line, tap, flush out system etc.	Each	7115.00
21	Wash basin including water line, tap, etc.	Each	2525.00
22	Provision of towel rod and mirror of size 550 x 440mm	Each	1145.00
23	Flat back urinal with water line, valves, etc	Each	1515.00
24	Sink with water line, tap, etc	Each	2525.00
25	Open latrine with 1.80 metre height wall built in brick work in cement mortar.	Sq.m.	3485.00
26	i. Bathroom with GI water line, taps, shower line etc. (minimum room size 1.50m x 1.35m)	Each	5000.00
	ii. Bathroom with PVC water line, tap, shower line, etc. (minimum room size 1.50m x 1.35m)	Each	4370.00
	iii. Bath Tub with all accessories (Porcelain)	Each	18665.00
	iv. Bath Tub with all accessories (built with mosaic finish)	Each	5000.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (In Rupees)
XVII	**I. FOR EXTERNAL SERVICES**		
1	50mm dia CI pipe line and specials	RM	602.00
2	75mm dia CI pipe line and specials	RM	849.00
3	100mm dia SW pipe line and specials	RM	187.00
4	150mm dia SW pipe line and specials	RM	313.00
5	100mm dia PVC pipe line and specials	RM	355.00
6	75mm dia PVC pipe line and specials	RM	214.00
	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	Ra... for 2021 (In Rupe...
XVIII	ELECTRICAL ITEMS		
1	Plug point	Each	295.00
2	Fan point	Each	353.00
3	Light point	Each	336.00
4	1.20m flourescent fitting patty type with tube		
	i. Single	Each	474.00
	ii. Double	Each	863.00
5	40 W flourescent tube (single)	Each	95.10
6	1.20m flourescent fitting box type with tube		
	i. Single	Each	676.00
	ii. Double	Each	1060.00
7	i. 1.20m sweep AC ceiling fan with regulator	Each	2315.00
	ii. 1.40m sweep AC ceiling fan with regulator	Each	2495.00
8	EXHAUST FAN	Each	2030.00
9	0.50 HP electric motor pump set		
	i. centrifugal	Each set	9680.00
	ii. Jet type	Each set	12375.00
10	1.00 HP electric motor pump set		
	i. Centrifugal	Each set	11790.00
	ii. Jet	Each set	14440.00
11	1.50 HP electric motor pump set		
	i. Centrifugal	Each set	13910.00
	ii. Jet	Each set	18270.00
12	2.00 HP electric motor pump set		
	i. Centrifugal	Each set	17210.00
	ii. Jet	Each set	22040.00
13	3.00 HP electric motor pump set		
	i. Centrifugal	Each set	21450.00
	ii. Jet	Each set	28890.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2021-2022 (In Rupees)
14	5.00 H.P. electric motor pump set (JET)	Each set	35370.00
15	Air-conditioning (on floor area basis)		
	a. Non-Ductable	Sq.m.	4605.00
	b. Ductable	Sq.m.	6155.00
16	**i. 8 Persons Capacity Passenger Lift (GF + 3 Floors)**		
	a. Gearless Lift with Machine Room	Each	1839000.00
	b. Gearless Lift without Machine Room	Each	1922000.00
	ii. 10 Persons Capacity Passenger Lift (GF + 3 Floors)		
	a. Gearless Lift with Machine Room	Each	1922000.00
	b. Gearless Lift without Machine Room	Each	2016000.00
	iii. 13 Persons Capacity Passenger Lift (GF + 3 Floors)		
	a. Gearless Lift with Machine Room	Each	2134000.00
	b. Gearless Lift without Machine Room	Each	2240000.00
	iv. 20 Persons Capacity Passenger Lift (GF + 3 Floors)		
	a. Gearless Lift with Machine Room	Each	2652000.00
	b. Gearless Lift without Machine Room	Each	2830000.00

14/9/2021.

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

14/9/2021

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