பதிவுத்துறை தலைவர் அலுவலகம்,
சென்னை 600 028.

மே.எ.எண்.35819/உ 3/2025 நாள்.13.08.2025

அனுப்பப்படுகிறது.

2) 2025–2026–ஆம் ஆண்டிற்கான தளப்பரப்பு விலைப் பட்டியல் 16.08.2025 முதல் 15.08.2026 வரையிலானது. தகவலுக்கும் தக்க நடவடிக்கைக்கும் இத்துடன் அனுப்பி வைக்கப்படுகிறது.

3) இக்கடிதம் பெறப்பட்டமைக்கு ஒப்புதலை அனைத்து துணைபதிவுத்துறைத்தலைவர்களும் பதிவுத்துறைத்தலைவருக்கும், அனைத்து மாவட்டப் பதிவாளர்களும் துணைபதிவுத்துறைதலைவருக்கும், அனைத்து சார்பதிவாளர்களும் சம்மந்தப்பட்ட மாவட்டப்பதிவாளருக்கும் அனுப்பி வைக்குமாறு கேட்டுக் கொள்ளப்படுகிறார்கள்.

ஒப்பம்/13.08.2025
கூடுதல் பதிவுத்துறைத் தலைவர்
(புலணாய்வு)

/ஆணைப்படி/

13/8/2025
மாவட்ட பதிவாளர்.

இணைப்பு: தளப்பரப்பு விலைப்பட்டியல்

13/8/2025

பெறுநர்:

1. அனைத்து சார்பதிவாளர்கள்
2. அனைத்து மாவட்டப்பதிவாளர்கள் (நிர்வாகம் மற்றும் தணிக்கை)
3. அனைத்து மாவட்ட வருவாய் அலுவலர்(முத்திரை) / தனித்துணை ஆட்சியர்(முத்திரை)
4. அனைத்து துணை பதிவுத்துறைத்தலைவர்கள்
5. அனைத்து உதவி பதிவுத்துறைத்தலைவர்கள்
6. உதவி செயற்பொறியாளர், சென்னை / மதுரை
7. CS பிரிவு, பதிவுத்துறைத்தலைவர் அலுவலகம் (இணையதளத்தில்பதிவேற்றம்செய்திட)
8. முக்கிய ஆணைக்கோப்பு
9. தனிநகல் – 1

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GOVERNMENT OF TAMIL NADU
PUBLIC WORKS DEPARTMENT

OFFICE OF THE ENGINEER-IN-CHIEF & CHIEF ENGINEER (GENERAL), PUBLIC WORKS DEPARTMENT, CHEPAUK, CHENNAI-5.

Present: ***Er. S. Manivannan, M.E.,***
Engineer-in-Chief & Chief Engineer (General, PWD, Chepauk, Chennai-5.

Proceedings No. HDO (B) / 65325 / 2001, dated 07.08.2025

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 2025-2026 for adoption with effect from 16.08.2025** – Communication of – Regarding.

Ref: This office Proc. No.HDO (B) / 65325 / 2001, dated 07.08.2024.

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 **2025-2026** is hereby approved and enclosed vide Annexure-I for adoption with effect from **16.08.2025**. The approved rates shall be in operation for **One Year (i.e.) upto 15.08.2026.**

The Chief Engineers, the Superintending Engineers, the Executive Engineers and the Executive Engineers (Electrical) 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

Engineer-in-Chief &
Chief Engineer (General,
PWD, Chennai-5.

07/08/25

To

The Chief Engineer, PWD, Chennai Region, Chennai.
The Chief Engineer, PWD, Trichy Region, Trichy.
The Chief Engineer, PWD, Madurai Region, Madurai.
The Chief Engineer, PWD, Coimbatore Region, Coimbatore.

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Copy with copy of Annexure-I communicated to:

All the Superintending Engineers of Public Works Department.

All the Executive Engineers of Public Works Department.

All the Executive Engineers (Electrical) 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.

All the Assistant Executive Engineers of all Technical Sections of O/o. the EIC & CE (GL), PWD, Chennai-5.

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OFFICE OF THE ENGINEER-IN-CHIEF & CHIEF ENGINEER (GENERAL), PUBLIC WORKS DEPARTMENT, 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 2025-2026 [WITH EFFECT FROM 16.08.2025]

INDEX

Sl. No.	Description	Page No.
	GENERAL NOTE	1
I	CLASS-A (LOAD BEARING STRUCTURE)	2 & 3
II	CLASS-A1 (LOAD BEARING STRUCTURE)	4 & 5
III	CLASS-B (LOAD BEARING STRUCTURE)	6 & 7
IV	CLASS-B1 (LOAD BEARING STRUCTURE)	8 & 9
V	CLASS-C (LOAD BEARING STRUCTURE)	10
VI	CLASS-D (LOAD BEARING STRUCTURE)	11 & 12
VII	CLASS-D1 (LOAD BEARING STRUCTURE)	13 & 14
VIII	CLASS-E (RCC FRAMED STRUCTURE)	15
IX	CLASS-E1 (RCC FRAMED STRUCTURE)	16
X	CLASS-E2 (RCC FRAMED STRUCTURE)	17
XI	CLASS-E3 (RCC FRAMED STRUCTURE)	18
XII	GODOWN	19
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 throughout	20
XIV	THATCHED / TILED ROOF	21
XV	GARAGE BUILDINGS	22
XVI	MISCELLANEOUS ITEMS	23 to 25
XVII	FOR EXTERNAL SERVICES AND FOR INTERNAL SERVICES	26
XVIII	ELECTRICAL ITEMS	27 & 28

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OFFICE OF THE ENGINEER-IN-CHIEF & CHIEF ENGINEER (GENERAL), PUBLIC WORKS DEPARTMENT, 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 2025-2026 [WITH EFFECT FROM 16.08.2025]

The Common Schedule of Plinth Area 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, Nagercoil, Hosur 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.
vi	The rates for certain items which are not contemplated in the Schedule of Plinth Area Rates for the purpose of valuation of buildings for rental calculation by PWD and for collection of stamp duty by Registration Department, may be taken from the Common Schedule of Rates for the year 2025-2026 (or) Plinth Area Rates for the preparation of Rough Cost Estimates for Building Schemes approved for the year 2025-2026.

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	11685.00
b	First Floor	Sq.m.	10830.00
c	Second Floor	Sq.m.	11025.00
d	Other upper floors (add extra for each floors)	Sq.m.	166.25
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	10685.00
b	First Floor	Sq.m.	10015.00
c	Second Floor	Sq.m.	10190.00
d	Other upper floors (add extra for each floors)	Sq.m.	166.25
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	8495.00
b	First Floor	Sq.m.	7840.00
c	Second Floor	Sq.m.	7995.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	7995.00
b	First Floor	Sq.m.	7320.00
c	Second Floor	Sq.m.	7490.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	7840.00
b	First Floor	Sq.m.	7170.00
c	Second Floor	Sq.m.	7320.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	7005.00
b	First Floor	Sq.m.	6325.00
c	Second Floor	Sq.m.	6480.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	6595.00
b	First Floor	Sq.m.	5925.00
c	Second Floor	Sq.m.	6105.00
d	Other upper floors (add extra for each floors)	Sq.m.	130.60
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	6775.00
b	First Floor	Sq.m.	6105.00
c	Second Floor	Sq.m.	6260.00
d	Other upper floors (add extra for each floors)	Sq.m.	130.60
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	10505.00
b	First Floor	Sq.m.	9500.00
c	Second Floor	Sq.m.	9695.00
d	Other upper floors (add extra for each floors)	Sq.m.	166.25
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	9500.00
b	First Floor	Sq.m.	8670.00
c	Second Floor	Sq.m.	8825.00
d	Other upper floors (add extra for each floors)	Sq.m.	166.25
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	7490.00
b	First Floor	Sq.m.	6480.00
c	Second Floor	Sq.m.	6650.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	6830.00
b	First Floor	Sq.m.	5980.00
c	Second Floor	Sq.m.	6160.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	6650.00
b	First Floor	Sq.m.	5980.00
c	Second Floor	Sq.m.	6160.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	5980.00
b	First Floor	Sq.m.	5310.00
c	Second Floor	Sq.m.	5470.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	6105.00
b	First Floor	Sq.m.	5425.00
c	Other upper floors (add extra for each floors)	Sq.m.	130.60
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	6365.00
b	First Floor	Sq.m.	5690.00
c	Other upper floors (add extra for each floors)	Sq.m.	130.60
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	9500.00
b	First Floor	Sq.m.	8670.00
c	Second Floor	Sq.m.	8850.00
d	Other upper floors (add extra for each floors)	Sq.m.	166.25
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	8495.00
b	First Floor	Sq.m.	7840.00
c	Second Floor	Sq.m.	7995.00
d	Other upper floors (add extra for each floors)	Sq.m.	166.25
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	6650.00
b	First Floor	Sq.m.	5805.00
c	Second Floor	Sq.m.	5980.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	6160.00
b	First Floor	Sq.m.	5310.00
c	Second Floor	Sq.m.	5470.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5830.00
b	First Floor	Sq.m.	5160.00
c	Second Floor	Sq.m.	5310.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	5310.00
b	First Floor	Sq.m.	4630.00
c	Second Floor	Sq.m.	4805.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	5415.00
b	First Floor	Sq.m.	4760.00
c	Other upper floors (add extra for each floors)	Sq.m.	130.60
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	5600.00
b	First Floor	Sq.m.	4935.00
c	Other upper floors (add extra for each floors)	Sq.m.	130.60
	RATE OF DEPRECIATION		**1.50%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	8670.00
b	First Floor	Sq.m.	7840.00
c	Second Floor	Sq.m.	7995.00
d	Other upper floors (add extra for each floors)	Sq.m.	166.25
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	7670.00
b	First Floor	Sq.m.	7000.00
c	Second Floor	Sq.m.	7170.00
d	Other upper floors (add extra for each floors)	Sq.m.	166.25
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5980.00
b	First Floor	Sq.m.	5310.00
c	Second Floor	Sq.m.	5470.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	5470.00
b	First Floor	Sq.m.	4805.00
c	Second Floor	Sq.m.	4990.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5160.00
b	First Floor	Sq.m.	4470.00
c	Second Floor	Sq.m.	4630.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	4990.00
b	First Floor	Sq.m.	4325.00
c	Second Floor	Sq.m.	4470.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	5100.00
b	First Floor	Sq.m.	4440.00
c	Other upper floors (add extra for each floors)	Sq.m.	130.60
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	4720.00
b	First Floor	Sq.m.	4595.00
c	Other upper floors (add extra for each floors)	Sq.m.	130.60
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	7370.00
b	First Floor	Sq.m.	6480.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	6650.00
b	First Floor	Sq.m.	5980.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5160.00
b	First Floor	Sq.m.	4625.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	4630.00
b	First Floor	Sq.m.	4140.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4470.00
b	First Floor	Sq.m.	3990.00
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	4140.00
b	First Floor	Sq.m.	3795.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	4595.00
b	First Floor	Sq.m.	4095.00
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	4760.00
b	First Floor	Sq.m.	4260.00
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	7680.00
b	First Floor	Sq.m.	6650.00
c	Second Floor	Sq.m.	6830.00
d	Other upper floors (add extra for each floors)	Sq.m.	166.25
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	6830.00
b	First Floor	Sq.m.	6160.00
c	Second Floor	Sq.m.	6325.00
d	Other upper floors (add extra for each floors)	Sq.m.	166.25
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5310.00
b	First Floor	Sq.m.	4805.00
c	Second Floor	Sq.m.	4990.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	4805.00
b	First Floor	Sq.m.	4325.00
c	Second Floor	Sq.m.	4470.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.90
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4630.00
b	First Floor	Sq.m.	4140.00
c	Second Floor	Sq.m.	4325.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	4325.00
b	First Floor	Sq.m.	3990.00
c	Second Floor	Sq.m.	4110.00
d	Other upper floors (add extra for each floors)	Sq.m.	131.95
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	4760.00
b	First Floor	Sq.m.	4095.00
c	Other upper floors (add extra for each floors)	Sq.m.	130.60
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	4945.00
b	First Floor	Sq.m.	4440.00
c	Other upper floors (add extra for each floors)	Sq.m.	130.60
	RATE OF DEPRECIATION		**1.50%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	7855.00
b	First Floor	Sq.m.	6995.00
c	Second Floor	Sq.m.	7170.00
d	Other upper floors (add extra for each floors)	Sq.m.	167.40
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	7170.00
b	First Floor	Sq.m.	6465.00
c	Second Floor	Sq.m.	6635.00
d	Other upper floors (add extra for each floors)	Sq.m.	167.40
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5610.00
b	First Floor	Sq.m.	5100.00
c	Second Floor	Sq.m.	5260.00
d	Other upper floors (add extra for each floors)	Sq.m.	137.15
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	5100.00
b	First Floor	Sq.m.	4595.00
c	Second Floor	Sq.m.	4745.00
d	Other upper floors (add extra for each floors)	Sq.m.	137.15
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4965.00
b	First Floor	Sq.m.	4410.00
c	Second Floor	Sq.m.	4595.00
d	Other upper floors (add extra for each floors)	Sq.m.	137.15

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (In Rupees)
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	4595.00
b	First Floor	Sq.m.	4215.00
c	Second Floor	Sq.m.	4380.00
d	Other upper floors (add extra for each floors)	Sq.m.	137.15
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	5035.00
b	First Floor	Sq.m.	4365.00
c	Other upper floors (add extra for each floors)	Sq.m.	135.80
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	5220.00
b	First Floor	Sq.m.	4700.00
c	Other upper floors (add extra for each floors)	Sq.m.	135.80
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	13175.00
b	First Floor	Sq.m.	12310.00
c	Second Floor	Sq.m.	12475.00
d	Third Floor	Sq.m.	12665.00
e	Other upper floors (add extra for each floors)	Sq.m.	170.20
2	Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill	Sq.m.	4490.00
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	12000.00
b	First Floor	Sq.m.	10980.00
c	Second Floor	Sq.m.	11145.00
d	Third Floor	Sq.m.	11330.00
e	Other upper floors (add extra for each floors)	Sq.m.	170.20
2	Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill	Sq.m.	4490.00
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	9330.00
b	First Floor	Sq.m.	8445.00
c	Second Floor	Sq.m.	8625.00
d	Third Floor	Sq.m.	8800.00
e	Other upper floors (add extra for each floors)	Sq.m.	170.20
2	Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill	Sq.m.	4490.00
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	9165.00
b	First Floor	Sq.m.	8135.00
c	Second Floor	Sq.m.	8290.00
d	Third Floor	Sq.m.	8455.00
e	Other upper floors (add extra for each floors)	Sq.m.	170.20
2	Balcony / Portico projecting outside the face of the building with hand rail with brick work/wood/grill	Sq.m.	4490.00
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	9625.00
	Roofing with GI Sheet	Sq.m.	9980.00
b	For godowns / Hall type construction with load bearing type construction with steel trusses and purlins		
	Roofing with AC Sheet	Sq.m.	8930.00
	Roofing with GI Sheet	Sq.m.	9085.00
	RATE OF DEPRECIATION		**1%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	8160.00
	First Floor	Sq.m.	7005.00
2	**Roof with Madras Terrace**		
a	Ground Floor	Sq.m.	7175.00
b	First Floor	Sq.m.	6160.00
3	**Roof with Mangalore Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	5470.00
b	First Floor	Sq.m.	4630.00
4	**Roof with Plain Mangalore Tiles**		
a	Ground Floor	Sq.m.	4990.00
b	First Floor	Sq.m.	4325.00
5	**Roof with Pan Tiles over Flat Tiles**		
a	Ground Floor	Sq.m.	4630.00
b	First Floor	Sq.m.	3990.00
6	**Roof with Pan Tiles without Flat Tiles**		
a	Ground Floor	Sq.m.	4470.00
b	First Floor	Sq.m.	3795.00
7	**Roof with AC Sheet**		
a	Ground Floor	Sq.m.	4760.00
b	First Floor	Sq.m.	3955.00
8	**Roof with GI Sheet**		
a	Ground Floor	Sq.m.	4945.00
b	First Floor	Sq.m.	4095.00
	RATE OF DEPRECIATION		2.50%

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (In Rupees)
XIV	**THATCHED / TILED ROOF**		
1	Building 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.	3795.00
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.	1870.00
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.	2490.00
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.	2175.00
5	Building built with plain mud walls and plastered with mud mortar and roof with AC sheet	Sq.m.	2645.00
6	Building built with plain mud walls and plastered with mud mortar and roof with GI sheet	Sq.m.	2720.00
	RATE OF DEPRECIATION		**4%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (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.	4820.00
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.	4490.00
	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.	4805.00
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.	4140.00
	RATE OF DEPRECIATION		**2%**

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (In Rupees)
XVI	**MISCELLANEOUS ITEMS**		
1	Open area paved either with cement concrete (or) brick (or) stone slabs with retaining walls	Sq.m.	941.00
2	Fencing the area with RCC post and covered either with barbed wire or chain link 1.65m height from Ground level.	RM	695.00
	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	4700.00
4	i. Mosaic Flooring Grey Colour Tiles	Sq.m.	922.00
	ii. Mosaic Flooring with Colour Tiles (other than Grey)	Sq.m.	1040.00
	iii. Dadooing with Mosaic in Situ	Sq.m.	904.00
5	Cuddapah Slab / Shahabad Slab Flooring	Sq.m.	628.00
6	Flooring with Granite Slabs 18 to 20mm thick	Sq.m.	3440.00
7	i. Flooring with Vitrified Tiles	Sq.m.	1490.00
	ii. Dadooing with Vitrified Tiles	Sq.m.	1285.00
8	i. Flooring with Ceramic Tiles	Sq.m.	1000.00
	ii. Dadooing with Ceramic / Glazed Tiles	Sq.m.	868.00
9	I. Flooring with Marble Tiles	Sq.m.	1705.00
	ii. Flooring with Marble Slabs		
	a. for Slab of size 1.20 metre and above	Sq.m.	2470.00
	b. for Slab of size below 1.20 metre	Sq.m.	2010.00
	RATE OF DEPRECIATION		**2%**
10	Iron gates (1.2m height & 3m width)		
	i. Iron gates with ornamental grill	Sq.m.	2190.00
	ii. Iron gates with GI pipe alround & weld mesh inbetween	Sq.m.	1380.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (In Rupees)
11	Rolling shutters	Sq.m.	3045.00
12	Over head tanks		
	i. In brick work / litre	Litre	19.70
	ii. PVC tanks / litre	Litre	6.20
	iii. In RCC / litre	Litre	22.25
13	Municipal Water Tap Service connection	Each	3915.00
14	Hand pump	Each	3915.00
15	Bore well		
	i. Upto 50 metre depth / m	RM	234.70
	ii. 50 to 100 metre depth	RM	249.90
	iii. 100 to 200 metre depth	RM	256.40
16	i. Open Well 1.20 metre dia with brick steining 7.50 metre deep	Each	23430.00
	ii. Open well 1.50 metre dia with brick steining 7.50 metre deep	Each	29330.00
	iii. Open well 1.80 metre dia with brick steining 7.50 metre deep	Each	35040.00
	iv. Open well 2.00 metre dia with brick steining 7.50 metre deep	Each	42590.00
17	i. False ceiling using aluminium tees, angles with particle board 60 x 60cm size	Sq.m.	1155.00
	ii. Using plywood 5mm thick	Sq.m.	816.00
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.	13620.00
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	2710.00
	ii. 60 x 60 x 75cm size	Each	3295.00
	iii. 60 x 60 x 90cm size	Each	4065.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (In Rupees)
20	I. Providing IWC with water line, tap, flush out system etc.	Each	6700.00
	ii. Providing EWC 580mm with water line, tap, flush out system etc.	Each	8510.00
21	Wash basin including water line, tap, etc.	Each	3010.00
22	Provision of towel rod and mirror of size 550 x 440mm	Each	1369.00
23	Flat back urinal with water line, valves, etc	Each	1805.00
24	Sink with water line, tap, etc	Each	3010.00
25	Open latrine with 1.80 metre height wall built in brick work in cement mortar.	Sq.m.	4165.00
26	i. Bathroom with GI water line, taps, shower line etc. (minimum room size 1.50m x 1.35m)	Each	5980.00
	ii. Bathroom with PVC water line, tap, shower line, etc. (minimum room size 1.50m x 1.35m)	Each	5220.00
	iii. Bath Tub with all accessories (Porcelain)	Each	22330.00
	iv. Bath Tub with all accessories (built with mosaic finish)	Each	5980.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (In Rupees)
XVII	**I. FOR EXTERNAL SERVICES**		
1	50mm dia CI pipe line and specials	RM	719.00
2	75mm dia CI pipe line and specials	RM	1015.00
3	100mm dia SW pipe line and specials	RM	222.00
4	150mm dia SW pipe line and specials	RM	373.00
5	100mm dia PVC pipe line and specials	RM	423.00
6	75mm dia PVC pipe line and specials	RM	255.00
	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 2025-2026 (In Rupees)
XVIII	ELECTRICAL ITEMS		
1	Plug point	Each	354.00
2	Fan point	Each	423.00
3	Light point	Each	403.00
4	1.20m flourescent fitting patty type with tube		
	i. Single	Each	569.00
	ii. Double	Each	1038.00
5	40 W flourescent tube (single)	Each	114.30
6	1.20m flourescent fitting box type with tube		
	i. Single	Each	813.00
	ii. Double	Each	1274.00
7	i. 1.20m sweep AC ceiling fan with regulator	Each	2780.00
	ii. 1.40m sweep AC ceiling fan with regulator	Each	3000.00
8	EXHAUST FAN	Each	2440.00
9	0.50 HP electric motor pump set		
	i. centrifugal	Each set	11665.00
	ii. Jet type	Each set	14915.00
10	1.00 HP electric motor pump set		
	i. Centrifugal	Each set	14170.00
	ii. Jet	Each set	17405.00
11	1.50 HP electric motor pump set		
	i. Centrifugal	Each set	16760.00
	ii. Jet	Each set	22025.00
12	2.00 HP electric motor pump set		
	i. Centrifugal	Each set	20745.00
	ii. Jet	Each set	26565.00
13	3.00 HP electric motor pump set		
	i. Centrifugal	Each set	25850.00
	ii. Jet	Each set	34825.00

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Sl. No.	Type of construction	Unit	Rates approved for the year 2025-2026 (In Rupees)
14	5.00 H.P. electric motor pump set (JET)	Each set	42640.00
15	Air-conditioning (on floor area basis)		
	a. Non-Ductable	Sq.m.	5540.00
	b. Ductable	Sq.m.	7410.00
16	**i. 8 Persons Capacity Passenger Lift (GF + 3 Floors)**		
	a. Gearless Lift with Machine Room	Each	2216000.00
	b. Gearless Lift without Machine Room	Each	2316000.00
	ii. 10 Persons Capacity Passenger Lift (GF + 3 Floors)		
	a. Gearless Lift with Machine Room	Each	2316000.00
	b. Gearless Lift without Machine Room	Each	2429000.00
	iii. 13 Persons Capacity Passenger Lift (GF + 3 Floors)		
	a. Gearless Lift with Machine Room	Each	2572000.00
	b. Gearless Lift without Machine Room	Each	2700000.00
	iv. 20 Persons Capacity Passenger Lift (GF + 3 Floors)		
	a. Gearless Lift with Machine Room	Each	3195000.00
	b. Gearless Lift without Machine Room	Each	3412000.00

7/8/25

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

07/08/25

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