

B1 - 59974 / 90

Office of the Chief Engineer  
PWD, Roads & Bridges and Administration  
Thiruvananthapuram, 25 - 05 - 2011

TECHNICAL CIRCULAR

Sub: Fixation of Standard Rent - uniform Rates - reg.

Ref:- Technical Circular No. B1 - 59974 / 90 dated 13.01.2009 of the Chief Engineer,  
PWD National Highway and Administration.

Standard rates were fixed vide circular under reference cited for calculating capital cost of buildings for the fixation of standard rent in case the booked expenditure is not known. The rates were fixed on the then prevailing cost of labour and materials. Now the Schedule of Rates has been revised and hence it has been felt necessary to refix the as per circular above. The revised rates are as follows.

| Item. No. | Specification   | Rate / M <sup>2</sup> in Rs. |
|-----------|---|------------------------------|
| I         | Building with rubble in lime / cement mortar for foundation and basement, brick in lime / cement mortar for superstructure, doors and windows with country wood, RCC roof slab or M P tiled roof over wooden rafters with ceiling etc |                              |
| a         | Singled storied   | 7689                         |
|           | Mosaic flooring will be separately measured and an extra rate of Rs. 449/M <sup>2</sup> allowed.  |                              |
| b         | Portion like lean to Verandah (open or trellised etc. and structures like carporch to value separately) roofed with A C sheet or tiles  | 3685                         |
| c         | For two storied building with specification as per item I   |                              |
|           | (i) Ground Floor  | 8080                         |
|           | (ii) First Floor  | 7689                         |
| d         | For three storied building with specification as per item I   |                              |
|           | (i) Ground floor  | 8080                         |
|           | (ii) First Floor  | 7689                         |
|           | (iii) Second Floor  | 8080                         |
|           | Proportionate increase of Rs. 390/m <sup>2</sup> for successive floors above third floor can be allowed.  |                              |
| e         | Single storeyed buildings without ceiling and other specification as per item I   | 6858                         |
| f         | Out houses like bathroom garage etc. with specification as per item I   | 4915                         |
| II        | Building with thatched roof and with ceiling, doors, windows etc. in which country wood is used.  | 5879                         |
| III       | Semi - Permanent shed with AC sheet or GI sheet roofing over trusses etc.   | 4268                         |

|     |   |      |
|-----|---|------|
| IV  | For building constructed using teak wood for all wood work add for Rs. 1055/m <sup>2</sup> to corresponding items.  |      |
| V   | For building constructed using teak wood partially add Rs. 396/m <sup>2</sup> to corresponding items (this may be decided by the inspecting officer)  |      |
| VI  | For areas like Ernakulam where foundations are costly Rs.911/m <sup>2</sup> may be added by the reason has to be specially state. This does not mean extra charges due to the site condition as the general land value will cover this extra. |      |
| VII | Building constructed with specification as per item I and the roof is with steel truss etc. for godowns and similar structures single storied.  | 8080 |

Notes: The above rates are fixed for the building constructed as per standard specifications. The inspecting officers may fix a suitable rate as per site conditions and actual specification proportionate to the above and subject to the above maximum. These rate may be followed unless the work is found to be substandard. For substandard works proper deduction may be made from the approved rates. For buildings constructed with laterite Rs. 185/m<sup>2</sup> is to be deducted from the rates noted above. For mud mortar construction for foundation and basement deduction of 2.5% may be effected from the above rates.

#### Water supply and Sanitary Fittings

| Item No. | Specification  | Rate / Each in Rs. |
|----------|--|--------------------|
| 1        | Water tap with connections                           |                    |
| 2        | Shower with connections                              | 485                |
| 3        | Wash hand basin with waste connections etc.          | 485                |
| 4        | Indian water closet with flush tank                  | 3648               |
| 5        | Indian water closet without flush tank               | 3202               |
| 6        | European water closet with flushing cistern          | 1151               |
| 7        | Septic tank with connections up to 25 users capacity | 4610               |
|          |  | 14342              |

## Electrical Installations

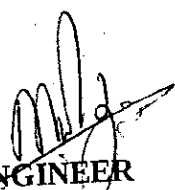
A. Wiring in open PVC conduit using 1Sq.mm PVC insulated stranded single core copper wire with continues copper earth wire of No: 14 SWG size controlled with 6 A switch.

| Item No. | Specification                        | Rate / Each in Rs. |                     |
|----------|--------------------------------------|--------------------|---------------------|
|          |                                      | Piano type switch  | Modular type switch |
| 1        | Light point with ceiling rose        | 751                | 822                 |
| 2        | Light point without ceiling rose     | 722                | 793                 |
| 3        | Call bell point without ceiling rose | 753                | 834                 |
| 4        | Stair case point with ceiling rose   | 1259               | 1301                |
| 5        | Fan point with ceiling rose          | 948                | 1288                |
| 6        | Plug point in combined position      | 313                | 431                 |

## B: Electrical Fittings

| Items No. | Specifications  | Rate/Each in Rs. |
|-----------|---|------------------|
| 1         | AC call bell  | 276              |
| 2         | Batten light fittings with bulb   | 73               |
| 3         | Bracket light fittings with bulb  | 273              |
| 4         | Pendent lights fittings with bulb   | 71               |
| 5         | Elliptical bulkhead light with bulb   | 421              |
| 6         | Square Bulkhead light with bulb   | 449              |
| 7         | 1x40w Box type flue light fittings with tube on stiff (suspension down rod)                   | 844              |
| 8         | 2x40w Box type flu light fittings with tube on stiff (suspension down rod)                    | 1203             |
| 9         | 1x40w Box Type flue fittings with tube on TW round block                                      | 721              |
| 10        | 2x40w Box Type flue fittings with tube on TW round block                                      | 1081             |
| 11        | 1x40w Box Type flue fittings with tube directly to wall                                       | 698              |
| 12        | 2x40w Box Type flue fittings with tube directly to wall                                       | 1058             |
| 13        | 1x40w Box Type flue fittings on angle iron frame work   | 762              |
| 14        | 2x40w Out door type flue light fittings with tube   | 2019             |
| 15        | 300mm sweep light duty exhaust fan  | 1275             |
| 16        | 1200mm sweep electric ceiling fan with regulator and all accessories                          | 1229             |
| 17        | 1400 mm sweep electric ceiling fan with regulator and all accessories                         | 1310             |
| 18        | 15A plug socket controlled with 15A switch fitted on suitable size MS box & hylam sheet cover | 371              |

- Note:-
1. Construction like lean to car porches supported on pillars are to be measured separately and valued.
  2. Actual extent of land or land measuring 3 times the area of the main building plus  $1\frac{1}{2}$  times the area of out houses whichever is less need only be reckoned. Actual area calculation along with sketch showing measurements should accompany the valuation.
  3. If only a portion of the building is occupied, proportionate area of land as per clause (2) above is only to be allowed and for common amenities proportionate cost is to be allowed.
  4. Compound wall of permanent nature like rubble work pointed with cement mortar or cement plastered brick work with coping will be allowed a depreciation of 2% per annum and others 4%.
  5. For reckoning the cost of compound wall, usually full length of compound wall on the road sides and half the length of the compound wall on the other sides are to be taken as half the length of the compound wall is constructed by the adjacent property owner. Cost of the full length of compound wall on the sides may be allowed if this is construed by the owner. A certificate to this effect should be furnished. In case of large compounds, the cost of compound wall all around will be very high and is not required for the occupying tenant, and hence the cost of compound wall plus gate has to be limited to 10% of the value of the building.
  6. For well details regarding diameter, depth, nature of staining etc. are to be furnished. If there is more than one well, cost for only one well need be allowed.
  7. A certificate stating the reasonableness of LS provisions if any is to be furnished.
  8. These rates shall come into effect from 14/5/2010.

  
CHIEF ENGINEER  
(PWD, Roads & Bridges  
and Administration)

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