



OFFICE OF THE ENGINEER-IN-CHIEF (CIVIL), ODISHA
NIRMAN SOUDHA, UNIT-V, BHUBANESWAR

26

No. B-IV-WD-5 / 2011

No. 17111

Dt. 02.04.19

From

Er. Satya Ranjan Sethi,
Chief Engineer (Buildings),
Odisha, Bhubaneswar

To

All Superintending Engineers /All Executive Engineers,
Under (R&B)wing,Odisha.

Sub: Adoption of an uniform procedure while preparing rough cost estimate.

Sir,

With reference to the subject cited above, I am to enclose herewith the revised plinth area rates (**Civil Cost**) for both Residential and Non-residential buildings for adoption of uniform procedure while preparing the rough cost estimates. The revised plinth area cost of building is derived basing upon current schedule of rates 2014 (Post GST) along with present labour rates & royalty.

In case of all **Residential building**, 10% towards E.I. (Internal) & 15% towards P.H. (Internal) of the civil cost is to be added extra and for **Non-residential buildings**, 10% of civil cost is to be added towards internal E.I. works and Internal P.H. works each.

In addition, 15% of the civil cost is to be added towards external P.H. works in all places except where there is provision of water supply from Govt. / local body.

In case of **Poor nature of soil**, the cost should be enhanced by 15% of civil cost wherever it is felt necessary basing upon Works Department notification No.32480 dt.16.11.1978 for all buildings.

12% GST in work proper amount is to be added extra to arrive the total project cost.

The plinth area cost of the buildings will be effective from the date of issue of this letter.

Encl : As above

Yours faithfully,

S. Sethi
24/4/19
Chief Engineer (Buildings), Odisha

Memo No. 17112

Dt. 02.04.19

Copy along with the copy of plinth area rate, submitted to the Commissioner -cum-Secy. to Govt., Works Deptt., Odisha, Bhubaneswar, for favour of kind information and necessary action with reference to his D.O. No-9965 dt-03.07.2018 & Letter no.4178 Dt.23.03.2019 of Works Deptt.

Encl : As above

S. Sethi
24/4/19
Chief Engineer (Buildings), Odisha

Memo No. 17113

Dt. 02.04.19

Copy along with the copy of plinth area rate, submitted to the Secy. to Govt., Revenue and D.M Deptt., Odisha, Bhubaneswar, for favour of kind information and necessary action. with reference to UOI No-583/P.S.R. & DM dt-27.06.2018 to works Deptt,Odisha.

Encl : As above

S. Sethi
24/4/19
Chief Engineer (Buildings), Odisha

Memo No. 17114

Dt. 02.04.19

Copy forwarded to all E.E. / Asst. E.E. / A.E. / J.E. of Buildings branch of this office for information and necessary action.

Encl : As above

S. Sethi
24/4/19
Chief Engineer (Buildings), Odisha

PLINTH AREA RATES (AS PER SR-2014 POST GST)

A. Plinth area rates per sft. (without GST) to be adopted for deriving **Civil Cost** of a building for preparation of rough cost estimates.

Sl. No.	Floor Status	Building with RCC frame structure		Building with load bearing wall footing	
		Non-residential	Residential	Non-residential	Residential
1.	Single storey	1409.00	1314.00	1278.00	1201.00
2.	Single storey with double storeyed foundation(GF).	1530.00	1427.00	1409.00	1278.00
3.	Single storey with three storeyed foundation (GF).	1639.00	1527.00	1530.00	1409.00
4.	First Floor	1333.00	1242.00	1201.00	1158.00
5.	Second Floor	1530.00	1427.00	1409.00	1278.00
6.	Third Floor	1726.00	1610.00	1530.00	1409.00
7.	Fourth Floor	1792.00	1671.00	-	-
8.	Fifth Floor	1890.00	1762.00	-	-
9.	Sixth Floor	2042.00	1904.00	-	-
10.	Seventh Floor	2206.00	2058.00	-	-

B. Extra cost to be added towards provision of following items of work in the estimate as shown hereunder.

Sl. No.	Items	Rate
1.	Marble stone flooring	Rs.88.00 / sft
2.	Marble stone dado	Rs.111.00 / sft
3.	Chequered tile flooring	Rs.24.00 / sft
4.	Kota stone flooring	Rs.68.00 / sft
5.	Kota stone dado	Rs.90.00 / sft
6.	Granite stone flooring	Rs.165.00 / sft
7.	Ceramic tile flooring	Rs.49.00 / sft
8.	Glazed tile dado	Rs.62.00 / sft
9.	Vitrified tile flooring	Rs.84.00 / sft
10.	Vitrified tile dado	Rs.101.00 / sft
11.	Mosaic floor	Rs.39.00 / sft
12.	Mosaic dado	Rs.35.00 / sft
13.	Compound wall having brick wall with width 10" but hight 5'-0"	Rs.1229.00 / rft
14.	Compound wall having brick wall with width 5" but hight 5'-0"	Rs.728.00 / rft
15.	Portico	Rs.862.00 / sft

N.B.

- 1) Provisional cost of E.I., P.H. & cent ages as per Govt. norms are to be added to arrive at the project cost.
- 2) The above rates are applicable up to floor hight of 12'-0" and it can be suitably increased beyond 12'-0" of floor height.
- 3) Enhanced labour rates fixed by Labour Commissioner, Govt. of Odisha, has been followed as bellow.

Unskilled labour	Rs.280.00 / day
Semiskilled labour	Rs.320.00 / day
Skilled labour	Rs.370.00 / day
High skilled labour	Rs.430.00 / day
- 4) Cost of cement & M.S. rod are adopted @ Rs.497.42 (Without 18% GST) & Rs.4276.04 / qntl (Without 18% GST) in the estimate respectively.
- 5) The Govt. circulars on further modification in this regard needs to be followed in future.
- 6) sft - Square feet
- 7) rft - Running feet


Chief Engineer (Buildings)
Odisha, Bhubaneswar