



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

No. B-IV-WD-5/2011 47125 (70) Bhubaneswar, the 28<sup>th</sup> Oct' 2013

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 2013 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.

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

Encl As above

Yours faithfully,

*A. Sethi*  
Chief Engineer (Buildings), Odisha

Memo No. 47126 Dt. 28.10.13

Copy along with the copy of plinth area rate, submitted to the E.I.C.-cum-Secy. to Govt., Works Deptt., Odisha, Bhubaneswar, for favour of kind information and necessary action with reference to his letter No-7390 dt-08.07.2013 & 10765 dt-01.10.2013.

Encl As above

*A. Sethi*  
Chief Engineer (Buildings), Odisha

Memo No. 47127 Dt. 28.10.13

Copy along with the copy of plinth area rate, submitted to the Addl. Chief Secy. to Govt., Revenue and D.M Deptt., Odisha, Bhubaneswar, for favour of kind information and necessary action. with reference to UOI No-1075/R & DM dt-20.03.2013 to works Deptt, Odisha.

Encl As above

*A. Sethi*  
Chief Engineer (Buildings), Odisha

Memo No. 47128 Dt. 28.10.13

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

*A. Sethi*  
Chief Engineer (Buildings), Odisha

## PLINTH AREA RATES (AS PER SR-2013)

A. Plinth area rates per sft. 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	1184.00	1104.00	1074.00	1009.00
2.	Single storey with double storeyed foundation (GF).	1286.00	1199.00	1184.00	1074.00
3.	Single storey with three storeyed foundation (GF).	1377.00	1283.00	1286.00	1184.00
4.	First Floor	1120.00	1044.00	1009.00	973.00
5.	Second Floor	1286.00	1199.00	1184.00	1074.00
6.	Third Floor	1450.00	1353.00	1286.00	1184.00
7.	Fourth Floor	1506.00	1404.00	-	-
8.	Fifth Floor	1588.00	1481.00	-	-
9.	Sixth Floor	1716.00	1600.00	-	-
10.	Seventh Floor	1854.00	1729.00	-	-

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.74.00 / sft
2.	Marble stone dado	Rs.93.00 / sft
3.	Chequered tile flooring	Rs.20.00 / sft
4.	Kota stone flooring	Rs.57.00 / sft
5.	Kota stone dado	Rs.76.00 / sft
6.	Granite stone flooring	Rs.139.00 / sft
7.	Ceramic tile flooring	Rs.41.00 / sft
8.	Glazed tile dado	Rs.52.00 / sft
9.	Vitrified tile flooring	Rs.71.00 / sft
10.	Vitrified tile dado	Rs.85.00 / sft
11.	Mosaic floor	Rs.33.00 / sft
12.	Mosaic dado	Rs.29.00 / sft
13.	Compound wall having brick wall with width 10" but hight 5'-0"	Rs.1033.00 / rft
14.	Compound wall having brick wall with width 5" but hight 5'-0"	Rs.612.00 / rft
15.	Portico	Rs.724.00 / sft

**N.B.**

- 1) Provisional cost of E.I., P.H. & centages 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.150.00 / day
Semiskilled labour	Rs.170.00 / day
Skilled labour	Rs.190.00 / day
High skilled labour	Rs.205.00 / day
- 4) Cost of cement & M.S. rod are adopted @ Rs.691.66 & Rs.4852.50 / qntl 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)