No. 85/1/97/SSW-PWD/Vol.I/2023-24/15
Government of Goa,
Office of the Suptdg. Surveyor of Works,
Public Works Department,
Altinho, Panaji Goa.

Dated: 26/ 07 /2023

OFFICE MEMORANDUM
Sub: Plinth Area Rates - 2023

In supersession to the plinth area rates approved vide O.M. No. 85/1/97/SSW-PWD/Vol. I/2019-20/907 dated 23/01/2020, the revised plinth area rates along with the specifications duly approved are hereby circulated for the purpose of preparation of preliminary estimates.

The revised plinth area rates shall be adopted for preliminary estimates with effect from 26/07/2023

This is issued with the approval of Government vide File No.85/1/97/SSW-PWD/Vol.I/2023-24/10, dated 13/07/2023

Sd/-
(U.P. Parsekar)
Principal Chief Engineer

Authorized for Issue

26/7/2023
(A.L.S Odette Da silva)
Suptdg. Surveyor of Works
P.W.D.

Copy to :

1 The Principal Chief Engineer, PWD, Altinho, Panaji - Goa.
2 The OSD to Hon'ble minister of PWD, Secretariate Porvorim - Goa.
3 The Chief Engineer I, PWD, Altinho, Panaji - Goa.
4 The Chief Engineer II, PWD, Altinho, Panaji - Goa.
5 The Chief Engineer NH. R&B, PWD, Altinho, Panaji - Goa.
6 The Chief Engineer, Water Resources Department, Junta House Annexe Building, Panaji - Goa.
7 The Director of Accounts, Panaji - Goa.
8 The Suptdg. Engineer, Circle Office I to IX & SE (Mon & Eva), PWD, Goa.
9 The Chief Architect, PWD, Altinho, Panaji - Goa.
10 The Sr. Technical Examiner, Vigilance Dept. Serra Bldg. Altinho, Panaji -

PLINTH AREA RATES 2023 FOR GOA TO BE ADOPTED WITH EFFECT FROM 26/07/2023				
Sr. No.		**Description**	**Unit**	**Proposed Rate**
I	**OFFICE BUILDING/COLLEGE**			
	A.	R.C.C. framed structure upto 6 storeys with horizontal slab and 3.2m headroom	Sq.m	27700.00
	B.	Load bearing structures normally upto 2 storeys and headroom of 3.2m with horizontal slab	Sq.m	20100.00
II	**HOSPITAL BUILDINGS**			
	A.	R.C.C. framed structure upto 6 storeys with horizontal slab and 3.2m headroom	Sq.m	27700.00
	B.	Load bearing structures normally upto 2 storeys and headroom of 3.2m with horizontal slab	Sq.m	20100.00
III	**SCHOOL BUILDINGS**			
	A.	R.C.C. framed structure upto 6 storeys with horizontal slab and 3.2m headroom	Sq.m	25300.00
	B.	Load bearing structures normally upto 2 storeys and headroom of 3.2m with horizontal slab	Sq.m	20100.00
IV	**RESIDENTIAL BUILDINGS**			
	A.	R.C.C. framed structure upto 6 storeys with horizontal slab and 3.2m headroom		
	i)	Types I to III	Sq.m	22800.00
	ii)	Types IV to V E type	Sq.m	23900.00
	B.	Load bearing structures normally upto 2 storeys and headroom of 3.2m with horizontal slab		
	i)	Types I to III	Sq.m.	17600.00
	ii)	Types IV to V E type	Sq.m.	19000.00
V	**HOSTEL BUILDINGS**			

	A.	R.C.C. framed structure upto 6 storeys with horizontal slab and 3.2m headroom		
	i)	Generally having rooms with attached toilet	Sq.m	25300.00
	ii)	Generally having public halls and common toilets	Sq.m	23900.00
VI	**WORK SHOPS/GODOWNS/SHEDS**			
	A.	R.C.C. framed structure with laterite stone walling A.C. sheet covering resting on steel strusses caves height 4.50 metre woth 40mm thick cement concrete flooring		
	i)	For laboratory type	Sq.m	19000.00
	ii)	Godown/Workshop type	Sq.m	17700.00
	iii)	Open shed/Garage type with 25mm thick cement concrete flooring	Sq.m	12700.00
VII	**COMPOUND WALLS**			
	a)	Compound wall with 30cm. Thick laterite stone masonary 1.5m height with 40cm x 40cm Laterite pillar placed at 3.00 metres centre to centre with RCC gate column 40cmX40cm (2nos) including 12mm thick cement plaster & painting.	Meter	7400.00
	b)	Compound wall with 23cm. Thick laterite stone masonary 1.2m height with 30cm x 30cm Laterite pillar placed at 3.00 metres centre to centre with RCC gate column 30cmX30cm (2nos) including 12mm thick cement plaster & painting.	Meter	5700.00
	c)	Barbed wire fencing with RCC posts at every 2.5m. Centre to centre embeded in cement concrete 1:3:6		
	i)	2.10 metre height	Metre	3300.00
	ii)	1.40 metre height	Metre	1700.00
	d)	Extra for providing compound gate of 40-50mm dia G.I. pipes completer	Sq.m	5352.00

EXTRA PROVISIONS TO BE CONSIDERED (FOR ALL TYPES)			
Sr. No.	**Description**	**Unit**	**Proposed Rate**
1	Extra for the storeys with inclined RCC slab roof height at caves 2.6m	Sq.m	1800.00

2	Deduct for storeys with Mangalore tiles roofing - height at caves 2.6m	Sq.m	1100.00
3	Extra for architectural features.		1% of the cost of civil work
4	Extra/deduct for every 0.30m height plinth over/below normal plinth height of 0.60m (on ground floor area only)	Sq.m	600.00
5	Extra / Deduct for every 0.30m additional / lesser height of floor above / below normal height of 3.20 m.	Sq.m.	700.00
6	Extra for every 0.30m deeper foundations over normal depth of 1.20m (on ground floor area only)	Sq.m	500.00
7	Extra for foundation, in soils having poor bearing capacity	Sq.m	700.00
8	Extra for RCC raft foundations	Sq.m	8800.00
9	Extra for RCC piles foundations upto a depth of 30.00m	Sq.m	15100.00
10	Extra for wooden pile foundations upto a depth of 5.00m	Sq.m	7600.00
11	Extra for A.C. sheet, ceiling including second class matti wood work (on the celing area only)	Sq.m	3000.00
12	Extra for Nano wood ceiling (13mm thick) including second class matti wood frame work on the ceiling area only)	Sq.m	3300.00
13	Extra for Mangalore tile cladding including base frame work on RCC sloped roofs (on the area of cladding only)	Sq.m	1300.00
14	Extra for work of art in Public building sculpture and art painting etc.		2% of the cost of civil work
15	Extra for pre-construction Antitermite treatment as per I.S.I. specifications (on ground floor area only)	Sq.m	190.00
16	Extra for special water proofing treatment (on terrace area only)	Sq.m	1000.00
17	Extra in operation theatre blocks (for the entire plinth area of the operation theatre block)	Sq.m	3200.00
NOTE:			

1) The above Rates are to be applied on the entire Plinth area.
2) The above Rates are inclusive of all taxes.

Sr.No	LIFTS	Unit	Proposed Rate
1	Lifts upto 5 floors, G+4 (passenger lift) 8 passangers capacity - speed 0.6m/sec. **(in lakh)**	Each	23.00
2	Stretcher lift upto 5 floors, G+4 - 15 passanger capacity - speed 0.325m/sec. **(in lakh)**	Each	37.00
3	Extra for each additional floors beyond 5 floors for passenger lift. (**in Rupees**)	Per floor	156600.00
4	Deduct for every floor less than 5 floors for passenger lift. (**in Rupees**)	Per floor	87000.00
5	Goods lift 1 ton/2 ton capcity upto 5 floors, G+4 **(in lakh)**	Per floor	33.00
6	Extra for each additional floor beyond 5 floors for goods lift. (**in Rupees**)	Per floor	87000.00

Sr.No	WATER TANKS (RCC ONLY)	Unit	Proposed Rate
1	Overhead Tank without independent staging	Litre	23.00
2	Overhead Tank with staging height of 20 metres	Litre	37.00
3	Overhead Tank with staging height between 20 metres and 30 metres	Litre	43.00
4	Overhead Tank with staging height between 30 metres and 40 metres	Litre	53.00
5	Underground sump	Litre	23.00

DEVELOPMENT OF SITE

Sr. No.	Description	Unit	Proposed Rate
1	Levelling	Sq.m	150.00
2	Internal roads and paths	Sq.m	210.00
3	Sewer	Sq.m	160.00
4	**Filter Water Supply**		
5	Distribution lines 100 mm dia and below	Sq.m	120.00

6	Peripheral grid 150 mm to 300 mm dia pipes	Sq.m	85.00
7	Unfiltered water supply distribution lines	Sq.m	70.00
8	Strom water drains.	Sq.m	130.00
9	Horticulture Operation	Sq.m	120.00
	Street lighting		
1	With fluorescent lamps	Sq.m	140.00
2	With HPMV lamps	Sq.m	200.00
3	With HPSV lamps	Sq.m	250.00
4	Exit sign board including electric signage.	Sq.m	130.00

NOTE:

1) The rates are per sqm. & are to be applied on the entire area of plinth/plot to be developed.

2) This rates will apply to normal conditions & normal layout plans. If any extras are to be required due to nature of layout involving filling, cutting or bringing services from large distances, additional provision should be made.

FIRE FIGHTING PROVISION

(cost of automatic fire detectors installations and portable extinguishers)

Sr. No.	Description	Rate
a)	Residential	Between 1% to 1.50% of the total cost of building
b)	Educational	Between 1% to 1.50% of the total cost of building
c)	Institutional	Between 1% to 1.50% of the total cost of building
d)	Assembly	2%
e)	Business	Between 1.50% and 1.75%
f)	Merchantile	2%
g)	Industrial	2.50%
h)	Storage	3%

NOTE : (I) In case of old buildings the cost of automatic fire detection system may be worked out at 7.50% Sq.m. of the covered floor area.

(II) Reference for I.S.I. specifications are :

IS - 2175 - 1962
IS - 2189 - 1962

		Non Residential Buildings			Residential Buildings	
Sr. No.	Description	Office & College	Hospitals	Schools	Hostels	(Type I to Type V Qtrs & above)
	SERVICES					
1	Internal Water supply and sanitary installations	4%	10%	5%	12% with attached toilets, 8% with common	9%
2	External Service Connections					
	(a) Electrical External Service Connections	3.75%	3.75%	3.75%	3.75%	3.75%
	(b) Civil Electrical External Service Connections	1.25%	1.25%	1.25%	1.25%	1.25%
	(c) Internal Electric installations	12.50%	12.50%	12.50%	12.50%	12.50%
	EXTRA FOR					
1	Power wirings & plugs	4%	4%	4%	4%	4%
2	Central Call bell system	0.5%	0.5%	0.5%	0.5%	----
3	Lighting conductors	0.25%	0.25%	0.25%	0.25%	----
4	Telephonic conduits	0.25%	0.25%	0.25%	0.25%	----
4	Centralized Intercom System	----	----	----	----	1%
5	Third Party Quality Assurance	1%	1%	1%	1%	1%

NOTE 1) The above provisions are the maximum permissible. If lesser provisions are deemed sufficient based on actual cost of similar works such lesser provisions may be made in the estimates.

2) LED fittings/fixures are inclusive in Internal Electrical Installations rates. No separate provision shall be made.

3) For Modular furniture to be provided in offices etc. extra provision for raceways, conducting & LAN shall be made as per requirement.

4) Percentage mentioned above means the percentage of Building Cost.

SPECIFICATIONS FOR NON-RESIDENTIAL BUILDINGS

I. FOUNDATIONS :

As per structural design based on soil investigation.

II. SUPERSTRUCTURE :

(a) Framed construction

(1) RCC framed construction with filler walls in bricks work or laterite masonary

(b) Load bearing construction

(1) Load bearing construction in brick or laterite stone masonary with intermediate columns which found necessary

(2) Internal partitions in brick masonary

(3) RCC chajjas, fino, Jails, etc.

III. DOORS AND WINDOWS :

(a) Door frames : Second class Indian Teakwood or equivalent

(b) Door shutters : Panelled type on second class teak wood and/or flush door with commercial ply (50%), balance in ordinary wood (jack, kinal, etc.)

(c) Windows : Factoray made Anodised/powder coated/standard UPVC section with glass glazing as proposed by the Archiect

IV. FITTING :

Anodized aluminium/stainless steel or equivalent. For hospital building fly proof shutters should be provided as per fire safety specification. Iron grills should be provided for windows in ground floor.

V. FLOORING :

(a) OFFICES :

1 Main entrance halls : Pre polished granite flooring.

2 Lavatory blocks-Granite flooring.

3 Corridors-Vitrified tiles/Granite flooring

4 Rooms : Vitrified tile flooring

5 Toilets : Antiskid tiles in flooring & Glazed Tiles in Dado up to ceiling height.

6 Rest of the areas : Polished Kota stone flooring

(b) HOSPITALS :

Rules for working out plinth area from plans
(for the purpose of calculating plinth areas as per IS Code 3861)

In order to ensure the adoption of a uniform method of working out plinth areas from plans, the following rules are laid down. These rules are general in nature and should be taken as a guide. They are based on the fundamental principle that the plinth area of a building should present a true picture of the covered floor area provided in the plan.

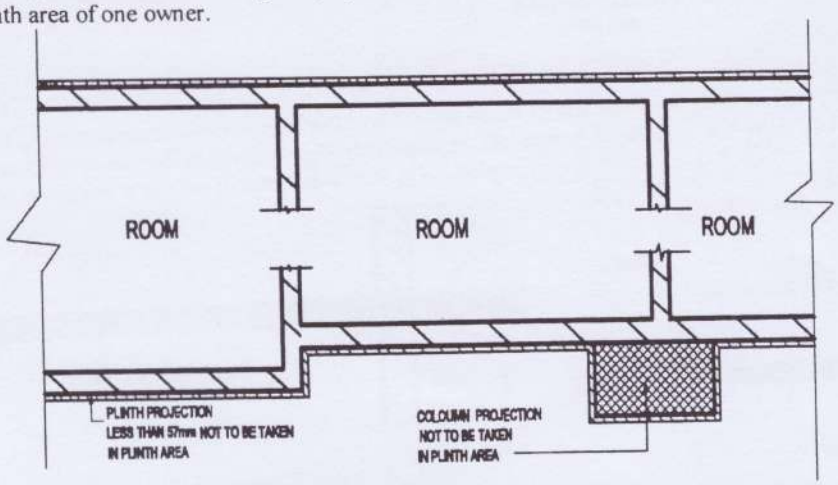
1. GENERAL

The total plinth area of a building shall be the sum total of the plinth area at every floor including the basement, if any.

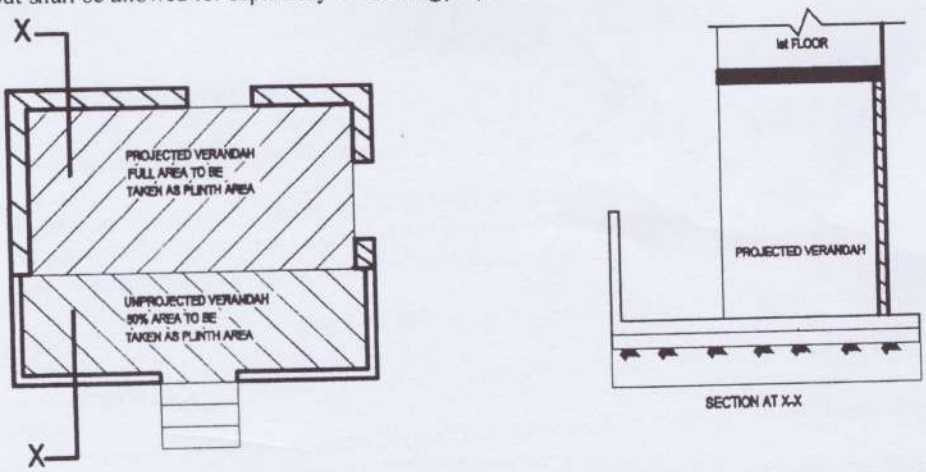
PLINTH AREA OF GROUND FLOOR

(a) The plinth area of the ground floor shall be calculated at the plinth level excluding the plinth off-sets provided such plinth off-sets are not more than 58mm. In cases where the building consists of – columns projecting beyond cladding, the plinth area shall be taken up to the external face of the cladding and shall not be included the projections of the columns.

Note — In case, a common wall is owned jointly by two owners, only half the area of such walls shall be included in the plinth area of one owner.



(b) In case open verandah with parapets are protected at the ground floor projecting out of the building, the full area shall be taken up to the outer line of the external verandah lintel and only 50% of area shall be taken for the unprotected verandah. Open platform without parapets and terraces at ground floor and porches, shall not be included in the plinth area but shall be allowed for separately for costing purposes.

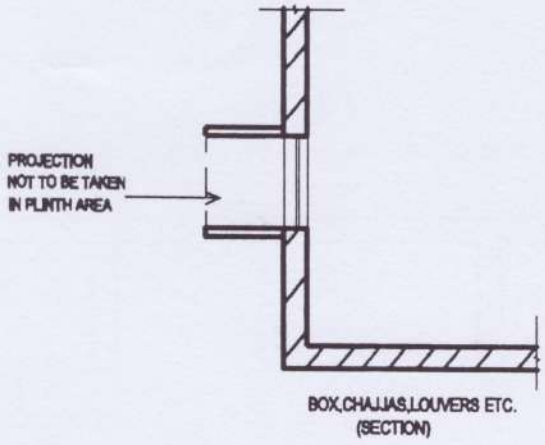


(c) Shafts for sanitary, water supply installations, garbage chute, telecommunication, electrical, fire fighting, air-conditioning and lifts etc. less than 2.00 sqm. in area shall be included in plinth area whereas the said opening with more than 2.00 sqm. in area shall be excluded from the plinth area.

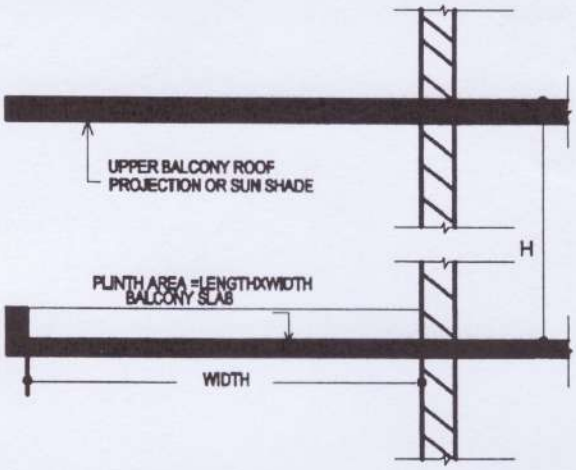
(d) Stair case:

PLINTH AREA AT FIRST AND HIGHER FLOORS

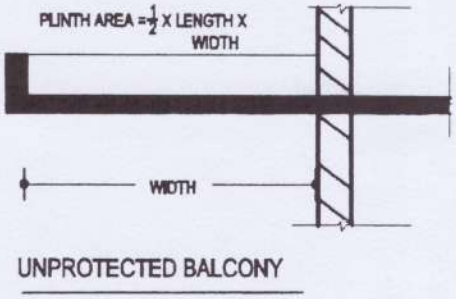
(a) The plinth area of first and higher floors shall be calculated at the relevant floor levels. Architectural bands, cornice etc. shall not be included in the plinth area even though they may occur at the floor level, vertical sun breakers or box louvers projecting out also shall not be include in plinth area. See illustrative sketch below.



(b) In the case of projecting balconies protected to their full width by the shades full width roof projections or by upper in the case of unprotected balconies equivalent area to the extent of 50% of the area of the balconies shall be included in the plinth area. See illustrative sketch given below:



PROTECTED BALCONY



UNPROTECTED BALCONY

(c) In case of alcove (box projection like storage below sill level and cupboards etc.) made by cantilevering a slab beyond external wall:

1. 25 percent of the area for the alcove of height up to 1 m.
2. 50 percent of the area for the alcove of height more than 1m and upto 2 m, and
3. 100 percent of the area for the alcove of height more than 2 m.

GALLARIES, MEZZANINE FLOORS, LOFTS.

(a) Area of galleries i.e. upper floor of seats in an assembly hall, Auditorium, theatres, etc. shall be fully included in the plinth area.

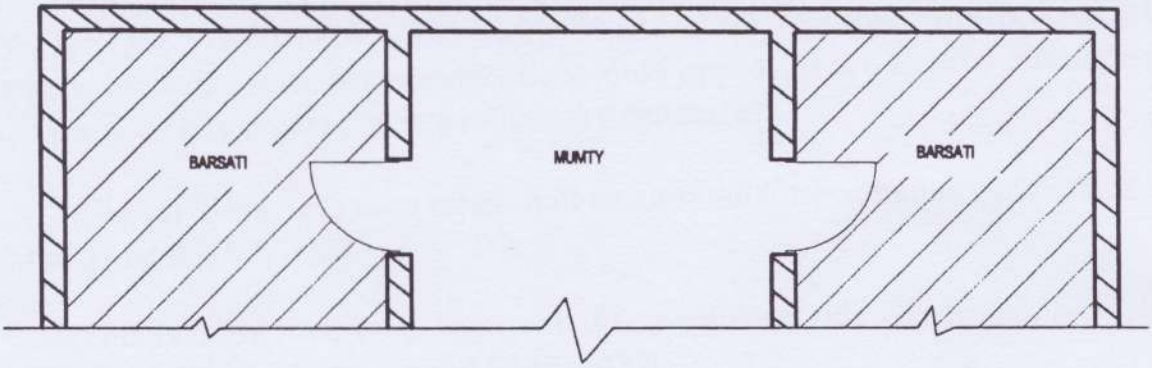
(b) Area of mezzanine floor i.e. an intermediate floor introduced between two main floors, shall be included in the plinth area, if no separate provision is made for the same.

(c) The area of a loft i.e. an intermediate slab just beneath the floor of roof without any direct staircase leading to it and used for storage purpose shall not be included in the plinth area.

The following shall not be included in the plinth area:

a) Area of loft;
b) Area of architectural band, cornice, etc;
c) Area of vertical sun breaker or box louver projecting out and other architectural features. for example slab projection for flower pot, etc;

d) Open platform;
e) Terrace;
f) Open spiral/service stair cases; and
g) Area of mumty, machine room, towers, turrets, domes projecting above terrace level.



TERRACE PLAN