

From,
K. Baskaran, I.A.S.,
Director,
Rural Development and Panchayat Raj,
Panagal Building,
Saidapet,
Chennai-15.

To,
The District Collector,
All Districts.

Lr.No.78212/2011/TU-3, dated: 02.01.2015

Sir/Madam,

Sub: Type Design – Unit cost for buildings for 2014-15 –
communicated- regarding

Ref: 1. This office letter no. 46442/11/EE 1 dt: 03.09.11

The Rural Development and Panchayat Raj Department is undertaking construction of various individual and public utility structures like Green houses, School Buildings, Anganwadi, Kitchen Sheds, Panchayat Union and Village Panchayat Office Buildings etc under various Centrally sponsored and State Funded Schemes. These works are sanctioned under schemes like THAI, MLA-CDS, MP-LADS, SCPAR, and general funds etc.

In order to have uniformity and also to ensure that the building satisfies the intended purpose, the department has prepared Type Designs for various buildings from time to time. Based on feedback received from the districts and also keeping in mind the user requirements various modifications were made in the type designs including provisions of ramp for differently-abled etc. These type designs were communicated to the districts vide reference cited above and they have also been upload in the tnrd.gov.in website.

Similarly, the department is taking up road works under various schemes. In order to facilitate the District and Block level officials in the planning process, the unit cost has been prepared for the buildings and road works and the same is communicated herewith for ready reference.

The following points may be borne in mind while adopting these unit costs:

- In cases where the unit cost is fixed by the Government, like in the case of green houses, IAY, IHHL etc, the unit cost shall be


as fixed by the Government until the same is revised by the Government.

- In all other cases, the unit cost has been prepared based on 25 Km lead for materials and also assuming normal site conditions.
- The actual cost may be lower or higher as per the actual site conditions. At the same time it should be noted that apart from changes in foundation and basement height no other deviations are permitted from the approved type designs.
- Similarly, the unit cost for works (except for housing, IHHL etc) in hilly regions may be suitably revised as per the provisions in SoR.
- The unit cost will be updated yearly based on the revision of Schedule of Rate.
- These details will also be available in the tnrd.gov.in website for reference.

I request that the unit cost may be communicated to all the field level officials along with the instructions given above for adoption.

Encl: As above

Sd/-K.Baskaran
Director
Rural Development and Panchayat Raj


For Director

Copy to:
The Secretary to Government,
Rural Development and
Panchayat Raj Department,
Secretariat,
Chennai – 600 009.

Unit Cost of Various Buildings for the year 2014-15

Sl.No	Description	Plinth Area (in Sq.ft)	Cost (in Rs. lakhs)
Housing			
1	Green Houses	300.00	1.80
2	IAY Houses excluding toilet	203.00	1.20
School Infrastructure			
3	Elementary and middle school Building (Ground Floor only)	1044.37	9.87
4	Elementary and middle school Building (GF & FF - 2class room)	2680.58	32.49
5	Elementary and middle school Building (GF & FF - 4 class room)	3557.34	43.13
6	Elementary and middle school Building (GF & FF - 6 class room - Type-I)	4730.82	57.50
7	Elementary and middle school Building (GF & FF - 6 class room - Type II)	4993.66	59.80
8	Anganwadi Building	501.30	5.67
9	Kitchen Shed(Elementary School)	221.87	2.54
10	School Toilet (Girls)	188.90	2.25
11	School Toilet (Boys)	183.20	1.99
Public Utility			
12	Rural Library Building	536.00	6.04
13	Passenger Shelter	152.64	1.96
14	Community Hall - Type I	1753.40	19.92
15	Community Hall - Type II	2392.50	35.19
16	Community Hall - Type III	4694.16	48.61
17	Threshing Floor	2677.63	4.12
18	Cremation shed	645.60	1.85
19	Public Distribution Shop (Sloped Roof)	757.29	7.41

Unit Cost of Various Buildings for the year 2014-15

Sl.No	Description	Plinth Area (in Sq.ft)	Cost (in Rs. lakhs)
Office Buildings			
20	District Panchayat Office Building	6681.00	75.00
21	Panchayat Union Office Building (with isolated Footing)	17327.47	230.00
22	Panchayat Union Office Building (with Raft Foundation or Pile Foundtion)	17327.47	330.00
23	Panchayat Office Building	944.84	11.02
24	Self Help Group Building	609.80	6.18
25	Village Administrative office	269.65	3.53
26	Milk Producer's Co operative Society Building	531.00	6.43
27	Assistant Executive Engineer office	1331.00	16.10
Sanitation			
28	Integrated Women's Sanitary Complex (excluding cost for creating water source)	717.69	6.25
29	Integrated Men's Sanitary Complex (excluding cost for creating water source)	569.00	5.00
30	Individual House Hold Sanitary Latrine	22.27	0.12
Others			
31	Cement Godown	866.07	9.49
MGNREGS Convergence works			
32	Green Houses	300.00	1.95
33	IAY Houses excluding toilet	203.00	1.35
34	Poultry Shelter - 100 Native Chicken	132.55	0.77
35	Poultry Shelter - 250 Native Chicken	312.04	1.30
36	Poultry Shelter - 1000 Broiler Chicken	1539.43	10.00
37	Goat Shed - For 10 Nos	132.55	0.85
38	Goat Shed - For 10 Nos (Abutting on One Existing Wall)	123.87	0.71
39	Goat Shed - For 20 Nos	247.80	1.35

Unit Cost of Various Buildings for the year 2014-15

Sl.No	Description	Plinth Area (in Sq.ft)	Cost (in Rs. lakhs)
40	Goat Shed - For 30 Nos	363.08	1.80
41	Cattle Shed - For 2 Cows	237.94	0.79
42	Cattle Shed - For 3 Cows	282.00	0.92
43	Cattle Shed - For 5 Cows	444.69	1.25
44	Cattle Shed - For 6 Cows	526.03	1.45
45	Cattle Shed - For 9 Cows	780.24	1.96
46	Cattle Shed - For 10 Cows	858.52	2.15
47	Block Panchayat Service Centre	3089.09	30.30
48	Village Panchayat Service Centre	1137.87	14.55

Sd/-K.Baskaran
Director
Rural Development and Panchayat Raj


For Director

Unit cost for BT and CC Road works 2014-15

Sl.No.	Description	Provisions	Cost (in Rs. lakhs) per Km
Roads with less than 2 msa traffic - 3.75 m width - excluding CD & Protective works			
1	Renewal BT (PCSC)	(EW + 50mm BT patches + TC 3kg +PCSC)	12.57
2	BT(PCSC) over WBM	(EW+TC 4kg +PCSC)	11.37
3	Single layer WBM & BT(PCSC)	(EW+ WBM III + TC 4kg +PCSC)	17.09
4	Two layer WBM & BT(PCSC)	(EW+ WBM II + WBM III + TC 4kg +PCSC)	22.05
5	GSB & Two layer WBM & BT(PCSC)	(EW+ GSB III + WBM II + WBM III + TC 4kg +PCSC)	32.06
6	150 mm thick WMM & BT(PCSC)	(EW+ 150 mm WMM + PC 7kg + TC 2.5 kg +PCSC)	23.47
Roads with more than 2 msa traffic - 3.75 m width - excluding CD & Protective works			
7	150 mm thick WMM & DBM & SDBC	(EW+ 150 mm WMM + PC 7kg + TC 2.5 kg + 50mm DBM+ 25mm SDBC)	43.38
8	GSB+ 150 mm thick WMM & DBM & SDBC	(EW+ 200mmGSB III +150 mm WMM + PC 7kg + TC 2.5 kg + 50mm DBM+ 25mm SDBC)	53.38
9	150 mm thick WMM & DBM & BC	(EW+ 150 mm WMM + PC 7kg + TC 2.5 kg + 50mm DBM+ 40mm BC)	49.57
10	GSB+ 150 mm thick WMM & DBM & BC	(EW+ 200mm GSB III +150 mm WMM + PC 7kg + TC 2.5 kg + 50 mmDBM+ 40 mm BC)	59.57
Cement Concrete Road			
11	CC Pavement for internal streets (without Drain)		
(i)	3.75m width	(EW+ CC 1:4:8 100 mm +CC 1:1.5:3 75mm + Corewall + Gravel shoulder	32.20
(ii)	3.00 m width	(EW+ CC 1:4:8 100 mm +CC 1:1.5:3 75mm + Corewall + Gravel shoulder	27.40
12	CC Pavement for internal streets(with bothsides Drain)		
(i)	3.75m width	(EW+ CC 1:4:8 100 mm +CC 1:1.5:3 75mm +Bothside side drains with cover slab	71.70
(ii)	3.00 m width	(EW+ CC 1:4:8 100 mm +CC 1:1.5:3 75mm +Bothside side drains with cover slab	66.90
13	CC Pavement for PU/VP Roads (without Drain)		
(i)	3.75m width	(Ew for earthen drain + GSB Gr.I 100mm+ WBM III 150mm + CC M30 200mm + Gravel shoulders)	51.00
(ii)	3.00 m width	(Ew for earthen drain + GSB Gr.I 100mm+ WBM III 150mm + CC M30 200mm + Gravel shoulders)	41.00
14	CC Pavement for PU/VP Roads (with bothsides Drain)		
(i)	3.75m width	(Ew for earthen drain + GSB Gr. I 100mm+ WBM III 150mm + CC M30 200mm + Bothside side drains with cover slab)	90.50
(ii)	3.00 m width	(Ew for earthen drain + GSB Gr.I 100mm+ WBM III 150mm + CC M30 200mm + Bothside side drains with cover slab)	80.50