

RFC/PG/1502

RAJASTHAN FINANCIAL CORPORATION
(Credit Policy & Business Development Division)

Udyog Bhawan,
Tilak Marg,
JAIPUR-302 005.

Ref.No.: RFC/LA-16(30)/162

Dated : 23.02.2016

CIRCULAR
(LA No. 650)
(CPBD-30)

Reg: **Revision in Building construction rates for appraisal of loan cases and valuation of buildings.**

Consequent upon changes in building construction rates by PWD vide standing orders X-3/2015 effective from 15.07.2015, the Corporation has reviewed and revised the construction rates to be considered during appraisal. The revised rates are given in Annexure "A". Copy of standing order X-3/2015 is enclosed at Annexure "B".

It is further clarified that for the items, which are not specified and included in Annexure "A", the rates should be considered on the basis of X-3 Circular 2015 issued by PWD.

Accordingly, schedule 1/7 of LAS in PG may be replaced by new schedule enclosed as Annexure "A". The revision in rates will be effective with immediate effect.

All concerned are advised to take a note of above and act accordingly.

Mu 23/2/16
(Maneesh Chauhan)
Managing Director

Encl: As above.

Copy to:

1. Standard Circulation at HO.
2. All Branches / Facilitation Centres

Annexure "A"

SCHEDULE 1/7

S.No.	Particulars	Specifications	New Plinth Area rates
1	Factory Shed Ht. 15' closed on 4 sides.	Foundation & super structure in lime/cement, stone/brick masonry, steel/wooden joinery, 28 gauge, CGI/AC Sheet covering & supported by angle iron/tubular trusses and purlings, CC flooring, Lime/Cement plastered wall practically complete in all respect with electric in conduits and water line fittings etc.	502/- per sq.ft.
2	Office block ground floor without basement Ht. 11'-6"	Foundation & super structure in lime/cement masonry, stone slab roofing, ordinary cement flooring, walls plastered on both sides, wooden joinery with ordinary painting required, wire gauge shutter provided, water supply & sanitary fittings etc. work practically complete in all respect.	905/- per sq. ft.
3	Compound wall Ht. 1 meter (3.28') above GL	Stone/Brick masonry lime/cement plaster.	445 per rft.
	Add :	For extra one feet ht. beyond above	61/- per rft.
4	Platform	Pucca platform over stone soling of general specification	92/-per sq. ft.

A Provision of 10% contingencies is to be provided to meet out the expenses of unforeseen items and price escalation, if any.

1. These rates are inclusive of electric fitting, sanitary fitting (wherever applicable), Architect fees and supervision charges.
2. For other type of constructions, the rates would be taken as per above Circular. Similarly, addition/deduction may also be effected keeping in view the modifications/alternation/improvement in the specification and types of construction.

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3. These rates may be applied to only general types of industries.
4. Whereas special type of construction is required looking to the nature of industries viz. Pharmaceuticals, Electronics, Hotels etc., instead of applying these rates, detailed cost estimates submitted by the Consultant/Architect should be obtained from the party and rates may be considered on the basis of specifications of the proposed building/required in the project on the basis of the prevailing BSR of the concerned circle.

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Annexure "3"

**GOVERNMENT OF RAJASTHAN
PUBLIC WORKS DEPARTMENT
STANDING ORDER No. X-3/2015**

1. For determining the present day value of the buildings with a view to assess the Fair Rent of the residential/other ordinary buildings required to be hired by the Govt. Department and the standard rent of Govt. buildings rented to Central Govt./State Govt./other officers and Private parties, the following rules shall henceforth be observed. These rules are meant for use by the PWD, Rajasthan.
2. This order supersedes the Standing Order No. 151, 160, X-3/1973, X-3/1979, X-3/1981, X-3/1984, X-3/1987, X-3/1990, X-3/1993, X-3/1995, X-3/1997, X-3/2006 & X-3/2011 issued earlier. The market value of building for the purpose of the sale or purchase of property shall be determined as per instructions contained in Standing Order no. 138.
3. The circular may be adopted for valuation of properties except for the purpose of sale and purchase of buildings by Govt. of Rajasthan for which, Standing Order No. 138 shall continue to be applied.

<u>For masonry Structures:-</u>		
S.No.	Building Portion-Description	Plinth-area-rate per sqmt. (in Rs.)
a.	Basement floor upto 2.5 m. height	5830
b.	Ground floor over basement	6770
c.	Ground floor without basement	8100
d.	First floor	7130
e.	Second floor	7380
f.	Add for third & fourth floor	470
g.	Mezzanine floor	1760
h.	Compound wall one meter high above ground level including ordinary gates	1510
i.	CGI/AC sheet closed on 3 sides with pucca floor	4280
j.	Pucca Out Houses and Garrage with shutters	5580
k.	Platform	940

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4. For RCC framed multistoried structures the following rates shall be applicable in place of rates at 3(a) to 3(f):

S.No.	Building Portion-description	Plinth area rate per sqmt. (in Rs.)
a	Basement floor (3 mtr. ceiling height)	7130
b	Ground floor(3mtr.height)over basement.	7850
c.	Ground floor in buildings without basement (3 mtr. height)	9540
d	First floor (3 mtr. height)	8100
e.	Add extra for second & every subsequent floors (3 mtr. ht.) over rate of item 4/d.	430

5. For other specifications the following percentage shall be added/reduced in item 3(a) to 3(j) and 4(a) to 4(e) as stated above :

S. No.	Building Portion/ Description	Formasonry structures	RCC framed structures
a	Increase/Decrease by every 30cms. in height above or below	1.5%	1%
b	Add for mosaic flooring with gray cement or that of unpolished rough-dressed stone flooring in place of C.C. floor.	5%	3%
c	Add for mosaic flooring with white cement.	7.5%	5%
d.	Add for fine polished stone flooring/ marble flooring.	(As per difference in prevailing B.S.R.) (Actual area to be measured)	
e.	Add for high-class finish with rich specifications and good condition of maintenance	Upto 15% (Analysis to be worked out)	Upto 10% (Analysis to be worked out)

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4. For RCC framed multistoried structures the following rates shall be applicable in place of rates at 3(a) to 3(f):

S.No.	Building Portion-description	Plinth area rate per sqmt. (in Rs.)
a	Basement floor (3 mtr. ceiling height)	7130
b	Ground floor (3mtr. height) over basement.	7850
c	Ground floor in buildings without basement (3 mtr. height)	9540
d	First floor (3 mtr. height)	8100
e	Add extra for second & every subsequent floors (3 mtr. ht.) over rate of item 4.(d).	430

5. For other specifications the following percentage shall be added/reduced in item 3(b) to 3(d) and 4(a) to 4(e) as stated above:

S. No.	Building Portion/ Description	For masonry structures	RCC framed structures
a	Increase/Decrease by every 30cms. in height above or below.	1.5%	1%
b	Add for mosaic flooring with gray cement or that of unpolished rough-dressed stone flooring in place of C.C. floor.	5%	3%
c	Add for mosaic flooring with white cement.	7.5%	5%
d	Add for fine polished stone flooring/ marble flooring.	(As per difference in prevailing B.S.R.) (Actual area to be measured)	
e	Add for high-class finish with rich specifications and good condition of maintenance	Upto 15% (Analysis to be worked out)	Upto 10% (Analysis to be worked out)

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6. Road works at Current B.S.R.

7. The above rates apply to the building having:

- (i) A ceiling height of 3.20m (load bearing wall structures) and 3.00m ceiling height for framed structures.
- (ii) Wall plastered on both sides and pointed externally.
- (iii) Ordinary cement floor.
- (iv) Walls and pillar masonry in lime or cement.
- (v) Second class teak-wood of solid core/flush door and window shutters with ordinary iron fittings and ordinary paint.
- (vi) Ordinary electric wiring with light & ordinary power circuits and with moderate fittings.
- (vii) Good and adequate sanitary fittings such as Indian or English type W.C. with flushing cistern, wash basin, towel rail, etc. in each bath room as per ~~specification~~ ~~standard~~ ~~by~~ ~~P.W.D.~~ for type design including septic tank, soak pit and sewer lines within the campus.
- (viii) Stone slab roofing/RCC slab roofing with Beams or joists.

8. If there are any variations in the above specifications then percentage to be added or reduced, should be worked out proportionately.

9. After valuation of the present day cost of the building, the depreciated cost should be calculated by the formula given below:

$$D = P(1 - rd/100)^n$$

Where

D = Depreciated Value

rd = The fixed percentage for depreciation.

P = The cost at the present market rate.

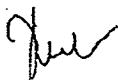
n = The number of years the building had been constructed.

10. The following may be assumed as the life span of the various type of buildings:

- a. RCC framed buildings, building built of stone in lime masonry walls or brick in lime masonry, stone slab or RCC roof, cement concrete or stone flag flooring and teak wood joinery. Life 80 to 100 Years
- b. Buildings of slightly inferior specifications such as stone in mud or bricks in mud masonry, lime plastered walls, stone slab roofing or terraced roofing or stone flags with ordinary or lime terrace and 2nd class teak wood or other equivalent quality, and timber joinery. Life 60 to 80 years

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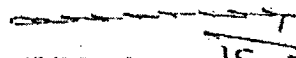
- c Building of semi-permanent nature such as built partly of brick in lime mortar and partly of brick in mud mortar, wooden joints or AC or CGI sheet roofing and country wood joinery. Life 50 to 60 years
- d Temporary building such as buildings in mud mortar and inferior specifications or structures with country tiles roof and thatch etc. Life 10 years or less.
11. (i) If the age of the building is known or can be ascertained through local enquiry etc., the actual age of the building shall be taken subject to the maximum life span according to the type of construction.
- (ii) If the exact age of the building can not be ascertained but the approximate age can be found out, then that age shall be adopted. If the age can not be found out by any means, the same shall be assumed as 50 years.
- (iii) The Executive Engineers should exercise their judgment carefully to decide as to which category the building in question belongs and to estimate the actual life within the category.
12. The rate of depreciation be taken as : 100/Life span for each category.
13. The cost of land should be worked out by a committee consisting of the concerning S.E., T.A. to SE and Executive Engineer(s) after considering the rates obtained from UIT/ Municipality/Registration Dept./any other authority having jurisdiction or the administration of land in that area. The committee should exercise its discretion carefully, taking all the facts like importance of the place etc. into consideration. Land in excess of four times the built-up area of the building should not be counted for determining the total cost of land and building, unless the entire land is specifically required.
14. For buildings more than one storey the distribution of cost of land shall be made as under :
- a The cost of built-up land area shall be distributed in proportion to the built-up area on individual floors.
- b The cost of open land shall be distributed in proportion to the actual use of land by different tenants on individual floors.
- c The area under commercial use shall be given double weight-age of the area under residential use.
15. For issuing Fair Rent Certificate (FRC), the space being taken on rent by various departments should be in accordance with the Standing Order No. 144.



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- 16. Revision of Fair Rent Certificate (FRC), shall be issued as per Clause 5 of Contingent & Miscellaneous Expenditure Part II of GF & AR (Part I).
- 17. The rate applicable for determining the Fair Rent Certificate (FRC), for Government / Private Building shall be in accordance with the Circular No. CE/SE(DB)/1-1932 dated 20.01.2007.
- 18. Any Taxes such as Property Tax, Development Tax, Sewerage Tax etc. is to be borne by the owner.
- 19. This order shall come in force with immediate effect and will not effect the cases assessed in the past.

Date : 15.07.2015



 (G.L. Rao)
 Chief Engineer & Addl. Secy,
 Public Works Department
 Rajasthan, Jaipur

No. CE/SE(B)/D-~~EE(B-I)/D-218~~

Dated:- 15 .07.2015

Copy submitted / forwarded to the following for information and necessary action:-

- 1. The Accountant General, Rajasthan, Jaipur
- 2. The Principal Secretary, PWD, Govt. of Rajasthan, Jaipur
- 3. The Secretary, PWD, Govt. of Rajasthan, Jaipur
- 4. The Chief Engineer & Addl. Secretary, PWD, Govt. of Rajasthan, Jaipur
- 5. The Chief Engineer (Buildings)/NH/Roads/PMGSY/SS, PWD, Rajasthan, Jaipur
- 6. The Addl. Chief Engineer, PWD, Zone- _____ (ALL).
- 7. The Superintending Engineer, PWD, Circle- _____ (ALL).
- 8. The Executive Engineer, PWD, Dn.- _____ (ALL).


 (M.L. VERMA)
 Superintending Engineer (Buildings)
 PWD, RAJASTHAN, JAIPUR