

RAJASTHAN FINANCIAL CORPORATION
(CP&M Division)

Ref.No.RFC/MTC-81/48

Dated: 30.07.2012

C I R C U L A R

Reg: - Revision in building construction rates.

The Corporation is considering the building construction rates for hotels, multi purpose commercial complexes and residential complexes as well for general construction as per circular RFC/MTC(81)/432 dated 24.08.2009 and circular RFC/MTC(81)/226 dated 15.06.2011 respectively.

References have been received regarding increase in construction rates considered by Corporation for the construction of buildings. Accordingly, the matter was placed before PC&CC held on 16.07.2012 wherein it was recommended to accept the building construction rates as proposed by Committee constituted for the purpose. Accordingly, the construction rates for Hotels, Multiplexes, Commercial Complexes and residential complexes are increased by 30% and for general constructions of building is increased by 10%. Now, the revised rates are as follows:

1.Construction rates for Hotel:

Details of floor	Rates per sq.ft. (existing)	Rates per sq.ft. (revised)
Lower basement	520	676
Upper basement	520	676
Ground floor	780	1014
1 st floor	800	1040
2 nd floor	840	1092
3 rd floor	860	1118
4 th floor	910	1183
5 th floor	950	1235
6th floor	1000	1300
7th floor	1040	1352
8th floor	1080	1404
9th floor	1120	1456

The above construction rates are inclusive of complete finishing i.e. RCC, framed structure, water proofing, anti termite treatment in foundation and plinth, RCC roofing, brick masonry work in walls, plastering of walls, POP painting of walls, marble flooring, high class finishing with rich specifications, electrification, conduit piping, switches of good quality, first class / selected teak wood frame with teak facing ply flush doors, wire gauge doors and windows, water supply and sanitary fittings and external façade etc. but are exclusive of wood work, furnishing and decorative interior work etc.

The construction rates for residential and multi purpose commercial complexes shall be 10% and 15% less respectively than the above construction rates for different floors as the civil work for all the type (hotels, commercial complex and residential complex buildings) is exclusive of finishing and more or less same. The rates excludes modular kitchen wood work and furnishing items.

2. Construction rates for building of general nature used for industrial purposes:

Particulars	Rate (existing)	Rate (revised)
Factory shed Ht.15 ft. closed on four sides.	400	440
Office Block ground floor without basement Ht.11 ft.	600	660
Compound wall 1 meters height above ground level.	470	517
Extra one ft. height of compound wall	50	55
The above construction rates includes excavation , stone masonry in foundation, stone brick masonry in cement mortar in walls , RCC column, plinth , lintel and beams, walls duly plastered , GI sheet, AC sheets roofing for shed / RCC roofing for office block, walls duly plastered , CC flooring, complete in all respect.		

The above rates may be taken care of while carrying out appraisal/valuation and in case the specifications are inferior then the same may be taken care of.

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

The circular superceeds all earlier circulars on the subject and these revised rates of building construction shall come in to force with immediate effect.


(YADUVENDRA MATHUR)
Chairman & Managing Director

Copy to:

1. All DGM(Operations).
2. All BOs
3. PA to CMD.
4. PS to ED.