

From  
Dr.K.S.Palanisamy., I.A.S.,  
Director,  
Directorate of Rural Development & Panchayat  
Raj Department,  
Panagal Building,  
Saidapet, Chennai - 15

To  
The District Collector  
All Districts,

**Rc. No. 36469/2019/TU3 dt. 4.09.2020**

Sir/Madam,

Sub: Type design – Unit cost for buildings and roads for the year  
2020- 21 - communication –reg.

The Rural Development and Panchayat Raj Department is undertaking construction of various individual and public utility structures like Green houses, School Buildings, Anganwadi, Kitchen Shed, Panchayat Union and Village Panchayat Office Buildings, etc., under various Centrally sponsored and State Funded Schemes.

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 keeping in mind the user requirements various modifications were made in the type designs including provision of ramp and toilets for differently-abled. The type designs for 30 buildings were communicated to the districts and they have also been uploaded 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 buildings and road works and the same is communicated herewith for ready reference.

The average increase in cost (compared to the previous year's) for buildings is in the range of 8% - 16% and for BT roads, the increase is about 1%-5%. For skilled labour, the increase is 18% and for semi skilled it is 12%. The material rates have gone up to 3%.

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

- In cases where the unit cost is fixed by the Government, viz., Green House, PMAY, IHHL, etc., the unit cost shall be as fixed by the Government unless the same is revised by the Government.
- In all cases the unit cost has been prepared based on the 50km lead for sand 25km lead for other materials and also assuming normal site conditions.
- The actual cost may be lower or higher than the unit cost as per the lead and 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 housing and IHHL) in hilly areas may be suitably revised as per the provision in SOR.
- The unit cost will be updated yearly based on the revision in Schedule of Rates.

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

Sd/- K.S.Palanisamy,  
Director,  
Rural Development & Panchayat Raj

  
for Director

  
4/9/20

**Unit Cost of Various Buildings for the year 2020-21**

Sl.No	Description	Plinth Area (in Sq.ft)	Cost (in Rs. lakhs)	Rate/Sq.ft
-------	-------------	------------------------	---------------------	------------

**School Infrastructure**

1	Elementary and middle school Building (Ground Floor only)	1044.37	17.32	1658.42
2	Elementary and middle school Building (GF & FF - 2 class room)	3221.39	48.22	1496.87
3	Elementary and middle school Building (GF & FF - 4 class room)	4098.15	60.48	1475.79
4	Elementary and middle school Building (GF & FF - 6 class room - Type-I)	5272.30	80.76	1531.78
5	Elementary and middle school Building (GF & FF - 6 class room - Type II)	5552.27	85.25	1535.41
6	Anganwadi Building	528.85	11.10	2098.89
7	Kitchen Shed( Elementary School) type I	221.87	4.96	2235.54
8	Kitchen Shed( Elementary School) type II	259.10	5.32	2053.26
9	Kitchen Shed( Elementary School) type III	302.36	5.65	1868.63
10	Kitchen Shed( Elementary School) type IV	333.67	6.10	1828.15
11	Kitchen Shed( Elementary School) type V	393.71	6.63	1683.98
12	Kitchen Shed( Elementary School) type VI	437.61	7.05	1611.02
13	School Toilet (Girls)	250.00	4.55	1820.00
14	School Toilet (Boys)	250.00	4.32	1728.00

**Unit Cost of Various Buildings for the year 2020-21**

Sl.No	Description	Plinth Area (in Sq.ft)	Cost (in Rs. lakhs)	Rate/Sq.ft
-------	-------------	------------------------	---------------------	------------

**Public Utility**

15	Rural Library Building	580.39	11.05	1903.89
16	Passenger Shelter	152.64	3.10	2030.92
17	Community Hall - Type I	1963.55	33.80	1721.37
18	Community Hall - Type II	2611.97	55.90	2140.15
19	Community Hall - Type III	5157.00	85.10	1650.18
20	Threshing Floor	2593.16	6.75	260.30
21	Cremation shed	451.92	3.05	674.90
22	Public Distribution Shop	802.45	15.25	1900.43

**Office Buildings**

23	District Panchayat Resouce center	2875.00	65.90	2292.17
24	Panchayat Union Office Building (with isolated Footing)	17327.47	323.70	1868.13
25	Panchayat Office Building	1075.00	23.45	2181.40
26	Village Administrative office	313.54	7.75	2471.77
27	Milk Producer's Co operative Society Building	838.20	16.00	1908.85

**Sanitation**

28	Integrated Women's Sanitary Complex (excluding cost for creating water source)	926.88	8.70	938.63
29	Integrated Men's Sanitary Complex (excluding cost for creating water source)	871.45	8.72	1000.63
30	Individual House Hold Sanitary Latrine	22.27	0.12	538.84

**Others**

31	Cement Godown	866.07	11.96	1380.95
----	---------------	--------	-------	---------

**Unit Cost of Various Buildings for the year 2020-21**

<b>Sl.No</b>	<b>Description</b>	<b>Plinth Area (in Sq.ft)</b>	<b>Cost (in Rs. lakhs)</b>	<b>Rate/Sq.ft</b>
<b>MGNREGS Convergence works</b>				
32	Block Panchayat Service Centre	3089.09	66.15	2141.41
33	Village Panchayat Service Centre	1491.77	23.60	1582.01

### Unit cost per Kilometre for BT Road works for the year 2020-21

Sl. No.	Description	Provisions	Cost in lakhs per Km
<b>Roads with less than 2msa traffic - 3.75m width - excluding CD &amp; Protective works</b>			
1	Renewal BT(PCSC)	(EW + 50mm BT patches + TC 3kg +PCSC+Gr.shoulder)	13.12
2	BT(PCSC) OVER WBM	(EW+TC 4kg +PCSC+Gr.shoulder)	12.75
3	Single layer WBM & BT(PCSC)	(EW+ WBM III + TC 4kg +PCSC+Gr.shoulder)	20.38
4	Two layer WBM & BT(PCSC)	(EW+ WBM II + WBM III + TC 4kg +PCSC+Gr.shoulder)	28.05
5	GSB &Two layer WBM & BT(PCSC)	(EW+ GSB III + WBM II + WBM III + TC 4kg +PCSC+Gr.shoulder)	38.09
6	150 mm thick WMM & BT(PCSC)	(EW+ 150 mm WMM + PC 7kg + TC 2.5 kg +PCSC+Gr.shoulder)	26.88
7	150 mm thick WMM & BM & BT(PCSC)	(EW+ 150 mm WMM + PC 7kg + TC 2.5 kg +50mm BM + PCSC+Gr.shoulder)	39.67
8	Two layer WBM & BM & BT(PCSC)	(EW+ WBM II + WBM III + TC 4kg + 50mm BM + PCSC+Gr.shoulder)	40.84
<b>Roads with more than 2msa- 10msa traffic - 3.75m width - excluding CD &amp; Protective works</b>			
9	150 mm thick WMM & DBM & BC	(EW+ 150 mm WMM + PC 7kg + TC 2.5 kg + 50mm DBM+ 30mm BC+Gr.shoulder )	43.13
10	GSB+ 150 mm thick WMM & DBM & BC	(EW+ 200mm GSB I + 150 mm WMM + PC 7kg + TC 2.5 kg + 50mm DBM+ 30mm BC+Gr.shoulder)	56.87
11	150 mm thick WMM & DBM & BC	(EW+ 150 mm WMM + PC 7kg + TC 2.5 kg + 50mm DBM+ 40mm BC+Gr.shoulder)	46.35
12	GSB+ 150 mm thick WMM & DBM & BC	(EW+ 200mm GSB I 150 mm WMM + PC 7kg + TC 2.5 kg + 50 mmDBM+ 40 mm BC+Gr.shoulder)	60.09

### Unit cost per Kilometre for CC Road works for the year 2020-21

Sl.No.	Description	Provisions	Cost in lakhs per Km
<b>1 CC Pavement for internal streets (without Drain)</b>			
(i)	3.75m Carriage Way , 6.00 m Roadway	(EW+100mm Sand Filling+ 100 mm CC 1:4:8 + 75mmCC 1:1.5:3 + Corewall + Gravel shoulder	47.96
(ii)	3.00m Carriage Way , 6.00 m Roadway	(EW+ 100mm Sand Filling + 100 mCC 1:4:8 m + 75mmCC 1:1.5:3 + Corewall + Gravel shoulder	41.26
<b>2 CC Pavement for internal streets (with bothsides Drain)</b>			
(i)	3.75m Carriage Way , 6.00 m Roadway	(EW+100mm Sand Filling+ 100 mmCC 1:4:8 + 75mm CC 1:1.5:3 +Bothside side drains with cover slab + Gravel shoulder	103.18
(ii)	3.00m Carriage Way , 6.00 m Roadway	(EW+100mm Sand Filling + 100 mm CC 1:4:8 + 75mm CC 1:1.5:3 +Bothside side drains with cover slab + Gravel shoulder	96.48
<b>3 CC Pavement for PU/VP Roads (with out Drain)</b>			
(i)	3.75m Carriage Way , 7.50 m Roadway	(Ew for earthern drain +100mm GSB I + 150mm WBM III + 200mm CC M30 + Gravel shoulders)	73.14
(ii)	3.00m Carriage Way , 6.00 m Roadway	(Ew for earthern drain + 100mm GSB I + 150mm WBM III + 200mm CC M30 + Gravel shoulder)	58.81
<b>4 CC Pavement for PU/VP Roads (with bothsides Drain)</b>			
(i)	3.75m width, 5.70 m Roadway	(Ew for side drain + 100mmGSB I + 150mm WBM III + 200mm CC M30 +Bothside side drains with cover slab + Gravel shoulder)	137.38
(ii)	3.00m width, 5.00 m Roadway	(Ew for side drain + 100mm GSB I + 150mm WBM III +200mm CC M30 +Bothside side drains with cover slab + Gravel shoulder)	123.11