

**Government of Bihar**  
**Labour Resources Department**  
**Bihar Building and Other Construction Workers Welfare Board**

Office Order No.- 05

Patna, Dated- 18.05.2023

1. The Building and Other Construction Workers' (Regulation of Employment & Conditions of Service) Act, 1996 (referred as Main Act) along with State Rules made thereunder and the Building and Other Construction Workers' Welfare Cess Act, 1996 (referred as Cess act) along with Central Rules made thereunder provide to regulate the employment and conditions of service of building and other construction workers and to provide for their safety, health and welfare measures and for other matters connected therewith or incidental thereto. The welfare of the construction workers in Bihar is to be carried out by the Bihar Building and Other Construction Workers Welfare Board constituted under section- 18 of the Main Act.
2. Under Section 3 of the Cess Act provision is made for levy and collection of cess at the prescribed rate (at present one percent) of the cost of construction of building and other construction works incurred by an employer.

Sub section- 4 of the same section provides for collection of advance cess at a uniform rate, as may be prescribed on the basis of the quantum of building or other construction work involved.


3. Under Section 5 of the Cess Act it is required to assess the cess to be paid by the employer on the incurred cost of construction of building and other construction work. For the assessment of cess, construction cost is to be accurately estimated which is a cumbersome and time consuming process.
4. A committee was therefore constituted vide order no.-787 dated-11.10.2022 to prescribe uniform rate of cost of construction for the purpose of cess assessment. After several meetings and deliberations on different categories of constructions, the committee derived at the schedule of rate for calculation of cost of construction for the purpose of advance cess estimation on the basis of CPWD plinth area rate and BSOR. These rates will be applicable from the date of issue of this order and shall be taken as minimum cost of construction for the purpose of cost estimation and assessment of cess.

The schedule of rates and the calculation sheet are enclosed as Annexure-I and II respectively.



5. For construction works completed before issue of this office order, minimum suggestive rates for years 2008, 2012, 2016 and 2020 have been prescribed. For construction projects spread over more than one block year (2008-11; 2012-15; 2016-19; 2020-23) the cost of construction shall be calculated on the basis of the rate of the block year in which the construction work commenced. Final cess will be assessed on the basis of actual expenditure. Schedule of rates for years 2008, 2012, 2016 & 2020 are attached as Annexure - III
6. If at any stage, it is found that the actual cost of construction is more than the minimum rates, then cess would be payable on the actual cost incurred and would be assessed by the assessing officers accordingly. Further, in case of any dispute regarding the type of building or the rates not being covered in the given list of buildings and other construction works, the Assessing Officer will forward the case to the Headquarter alongwith the assessment and recommendation in the matter.
7. For construction/building works carried out by Government Department/ Agencies, cost as per work order/Letter of Award (LOA) for the work concerned shall be taken as the initial figure for the purpose of assessment and deposit of cess. The final figure will be calculated on the basis of actual cost of construction after completion.
8. The rates circulated by this order are subject to further revision in accordance with revised CPWD/ plinth area rates or BSOR as notified/circulated from time to time.

This issues with the approval of competent authority.

 18/5/23  
(Alok Kumar)


Secretary (Board)

Memo No.- BCWC-56/2021 LR- 566

Patna, Dated- 18.05.2023

- Copy to - 1. All Deputy Labour Commissioners/Assistant Labour Commissioners/ Labour Superintendents, Bihar.
2. All Municipal Commissioners/Executive Officers of Municipal Corporation /Council/Panchayat.
3. All District Magistrates, Bihar.

4. Secretary/Managing Director, Bihar Rajya Pul Nirman Nigam/Bihar Police Bhawan Nirman Nigam/Bihar Rajya Paryatan Vikas Nigam/Bihar State Road Development Corporation Ltd./Bihar State Educational Infrastructure Development Corporation/Bihar State Building Construction Corporation Ltd.
5. Additional Chief Secretary/Principal Secretary/Secretary of Urban Development and Housing Deptt./Education Deptt./ Building Construction Deptt./ Panchayati Raj Deptt./ Rural Development Deptt./ Minority Welfare Deptt./ Art, Culture & Youth Deptt./ Social Welfare Deptt./ Science & Technology Deptt./ Energy Deptt./ Planning & Development Deptt./ Industry Deptt./ Co-operative Deptt./ Rural Works Deptt.
6. General Manager, BMSICL, Shastri Nagar, Patna.
7. Director General, Bihar State Sports Authority.
8. Director, Civil Aviation Directorate, Patna.
9. General Manager, Bharat Sanchar Nigam Limited, Patna.
10. General Manager of Railway, Hajipur/Gorakhpur/Kolkata/Guwahati.

 18/5/23

(Alok Kumar)  
Secretary (Board)

# Annexure I

दिनांक-25.01.2023 को सचिव (बोर्ड) की अध्यक्षता में निर्माण कार्यों का समरूप निर्माण (लागत) दर निर्धारित करने हेतु आकलन समिति की बैठक की कार्यवाही

उपस्थिति -

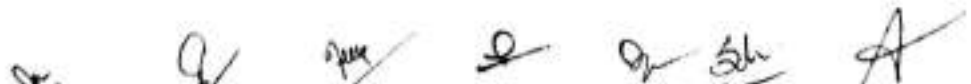
1. श्री आलोक कुमार, सचिव (बोर्ड)
2. श्री हरिशंकर सिंह, वरीय वास्तुविद
3. श्री अंशुमान कुमार सिंह, अधीक्षण अभियंता, मुख्यालय निरूपण अंचल
4. श्री राम बाबू प्रसाद, अधीक्षण अभियंता, Design Circle-1
5. श्री रामाज्ञा कुमार, उप निदेशक-1, अनुश्रवण -सह- मूल्यांकन कोषांग
6. श्री श्रीमन नारायण शर्मा, कार्यपालक अभियंता, मुख्यालय निरूपण अंचल
7. श्री महन्थ स्वरूप, आन्तरिक वित्तीय सलाहकार
8. श्री रिपुसूदन मिश्रा, श्रम अधीक्षक (निर्माण श्रमिक)

सर्वप्रथम उक्त समिति के सभी सदस्यों सहित विशेष आमंत्रित सदस्यों का सचिव (बोर्ड) द्वारा स्वागत किया गया।

बैठक प्रारंभ करते हुए सचिव (बोर्ड) द्वारा भवन एवं अन्य सन्निर्माण कर्मकार उपकर अधिनियम, 1996 की धारा-3 के अन्तर्गत निर्माण लागत के एक प्रतिशत की दर से उपकर का प्रावधान किये जाने तथा बोर्ड के अन्तर्गत सभी उप श्रमायुक्तों को निर्धारण पदाधिकारी के रूप में नियुक्त किये जाने के बारे में जानकारी दी गयी तथा बताया गया कि उप श्रमायुक्त को विशेष तकनीकी जानकारी नहीं रहने के कारण उपकर के निर्धारण में काफी कठिनाई होती है। राज्य के अन्तर्गत निर्माण लागत का समरूप दर निर्धारित किया जाना आवश्यक है।

समिति की विभिन्न बैठकों में उक्त विषय पर विस्तृत चर्चा की गयी है। विभिन्न कोटि के भवनों (यथा - आवासीय/गैर आवासीय भवनों, अपार्टमेंट, मॉल, कार्यालय/विद्यालय /महाविद्यालय, अस्पताल, होटल आदि) का CPWD के अद्यतन दर के आधार पर Plinth level से लेकर अंतिम निर्माण तक के अलग-अलग चरणों का दर तैयार किया गया है। इसमें भवन में लगने वाले विद्युत, जल, शौचालय, टेलीफोन/इन्टरकॉम, अग्निशमन, लिफ्ट, चाहर दीवार आदि शामिल है। विभिन्न श्रेणी के भवनों के लिए अग्रिम उपकर की गणना हेतु निर्माण दर निर्धारित की गयी है, जिसका Technical Note निम्नवत् है :-

01. Schedule of rates for calculation of advance labour cess for various categories of buildings in Bihar has been derived on the basis of CPWD Plinth area rate effective from 01.04.2021.
02. The rate has been obtained by using a multiplying factor (i.e. 0.8999) in CPWD plinth area rate 2021.



03. The multiplying factor (i.e. 0.8999) has been derived for Bihar Schedule of rates-2022 of Building Construction department (BCD), Govt of Bihar using proforma for calculation of building Cost index of CPWD.
04. Buildings have been divided into following three categories for simplification in assessment of advance labour cess:-
- (a) Residential building (Hostel, Quarters, Bungalows, Houses, Apartment etc)
  - (b) Non Residential Buildings :-
    - (i) Office / Colleges etc
    - (ii) Hospital / Commercial complexes / Shops/ Hotels/ Guest House etc.
  - (c) Industrial buildings / warehouse / factory/ workshops etc.
05. Rate has been taken of composite structure of CPWD assuming floor height 3.6m for non- residential buildings and floor height 3.0m for residential buildings. For industrial building, the minimum rate (i.e. of residential buildings) has been taken because plinth area rate of industrial building is not available in CPWD plinth area rate.
06. For high rise buildings beyond 6 storeys, additional rate has been proposed as per CPWD plinth area rate 2021.
07. In addition to above rates extra rates for following items have been proposed based upon CPWD plinth area rate 2021:-
- (a) RCC Raft foundation and pile foundation.
  - (b) For basement & stilt floor.
  - (c) For Services like Electrical, plumbing, fire-fighting, fire alarm and lift etc.
  - (d) For land development- Flat rate of 5% has been calculated on basis of average percentage rate of different category of buildings
08. For cost of Boundary wall, specification of 1.5m height with 0.60 mtr height M.S Grill including 2.10 m height steel gate with Brick work structure and RCC band at ground level & coping at top has been assumed.

दिनांक-01.04.2021 को CPWD में निर्धारित Plinth area के दर के आधार पर विभिन्न प्रकार के भवनों के लिए अग्रिम उपकर की गणना हेतु दर की विवरणी तैयार किया गया है, जो निम्नवत है -

<b>(Schedule of rates for Calculation of Advance labour cess for Various category of Buildings based on (CPWD Plinth area rate of 01/04/2021)</b>			
<b>SL No</b>	<b>Category</b>	<b>Rate (per /m2 of Plinth Area)</b>	<b>Remarks</b>
1	<b>A. Residential Building (Hostel, Quarters, Bungalow, Houses, Apartments etc)</b>	15874.00	
	<b>B. For non-residential building:</b>		
	<b>i) Office/ College etc</b>	20693.00	
	<b>ii) Hospital/Commercial complex/Shops/hotels/ Guest houses etc</b>	21733.00	
	<b>iii) School/ Community centre and other non residential buildings of similar type</b>	16819.00	
	<b>C. Industrial Buildings/ Warehouses/ factories/ Workshops etc.</b>	15874.00	
<b>Note-1</b>			
The above rate includes foundation, Superstructure, Doors & windows, flooring, skirting, railing, internal & external finishing and excludes plumbing & electrical work and developmental work of plot.			
<b>Note-2</b>			
The above rates are for the buildings upto 6 storeys			
<b>D. For high rise building beyond 6 storey following shall be considered.</b>			
	<b>Storey height</b>	<b>Additional Rate (per Square Meter)</b>	
	7 to 12	94.00	
	13 to 18	188.00	
	19 to 24	282.00	
	25 to 30	376.00	
2	<b>Add extra rates for following items</b>		
	<b>i) RCC Raft foundation (on ground floor area only)</b>	9629.00	
	<b>ii) Pile foundation (on ground floor area only)</b>	15388.00	
	<b>iii) For Basements ( for Basement area only)</b>	18673.00	
	<b>iv) For Stilt floor ( for stilt area only)</b>	7559.00	

SI No	Category	Rate (per /m2 of Plinth Area)	Remarks
	v) For Electrical work	16.25% of SI no ( 1 + 2(i)to 2(iv))	(i) Flat rate of 16.25% of Plinth area rate of SI no (1 + 2(i) to 2(iv)) only. (ii) This includes Electrical external service connection, Internal electric installations, Power wiring and plugs etc.
	vi) For Plumbing work -	8% of SI no (1 + 2(i) to 2(iv))	(i) Flat rate of 8% of Plinth area rate of SI no ( 1 + 2(i) to 2(iv)) only. (ii) This includes Civil external service connection, Internal water supply and sanitary installation (iii) Flat rate of 8% has been calculated on the basis of average percentage rate of different category of buildings.
	vii) For Developmental Charges - Including internal road, footpath etc. Flat rate of 5.0% of Plinth area rate	5.0% of SI no (1 + 2(i)to 2(iv))	(i) This Includes internal road, footpath, horticulture, landscape etc. (ii) This flat rate has been taken based on analysis of different projects.
	viii) Boundary wall with 1.5 metre high wall and 0.60 meter high MS grill, including 2.10m high steel gate with B/ W structure and RCC band at GL and coping	8594.00perm	
	ix) FIRE FIGHTING		
	a) Downcomer System	360.00	
	b) With wet riser system	720.00	
	c) With wet riser and sprinkler system	1080.00	
	x) FIRE ALARM SYSTEM		
	a) Manual Fire Alarm System	225.00	
	b) Automatic Fire Alarm System	540.00	

xi) For lift following table should be followed :-

Sl. No.	Type of lift	Capacity/ Persons	Weight	Speed in M/ Sec.	Travel	Doors	Control	Price (Rs. In lacs)	Addl. Price for each additional floor (Rs.)
1	2	3	4	5	6	7	8	9	10
1.0	<b>LIFTS with power operated centre opening doors and AC variable voltage &amp; variable frequency controls</b>								
2.0	<b>Passenger lifts</b>								
3.0	Passenger lift	8	544 Kg.	1.0	G+4	Power operated	ACV VVF	16	90,000
4.0	Passenger lift	8	544 Kg.	1.5	G+5	Power operated	ACV VVF	18	90,000
5.0	Passenger lift	13	884 Kg.	1.0	G+4	Power operated	ACV VVF	18	90,000
6.0	Passenger lift	13	884 Kg.	1.5	G+5	Power operated	ACV VVF	20	90,000
7.0	Passenger lift	16	1088 Kg.	1.0	G+4	Power operated	ACV VVF	24	1,10,000
8.0	Passenger lift	16	1088 Kg.	1.5	G+5	Power operated	ACV VVF	26	1,10,000
9.0	Passenger lift	16	1088 Kg.	2.5	G+12	Power operated	ACV VVF	70	1,10,000
10.0	<b>Bed lifts</b>								
11.0	Passenger lift (Bed lift)	20	1360 Kg.	0.75	G+4	Power operated	ACV VVF	24	1,10,000
12.0	Passenger lift	20	1360 Kg.	1.5	G+5	Power operated	ACV VVF	27	1,10,000
13.0	Passenger lift	20	1360 Kg.	2.5	G+12	Power operated	ACV VVF	75	1,10,000

*Handwritten signatures and initials:*



Sl. No.	Type of lift	Capacity/ Persons	Weight	Speed in M/ Sec.	Travel	Doors	Control	Price (Rs. In lacs)	Add. Price for each additional floor (Rs.)
14.0	<b>Goods lifts</b>								
15.0	Goods lifts (2 speed)	1 Ton	-	0.5	G+4			26	85,000
16.0	Goods lifts (2 speed)	2 Ton	-	0.5	G+4			33	85,000
17.0	Goods lifts (2 speed)	3 Ton	-	0.25	G+4			41	1,00,000
3	i) For Swimming Pool								As per actual expenditure.
	ii) For Specialized E&M works which includes – Electric substation, Substation equipment, Generator set, Centralized AC plant, VRV/VRF AC system, Precision AC System, Solar power, Solar Water heating system, CCTV System, ACCESS control system, Integrated building management system, Hydro pneumatic water supply system, Lighting automation, Home security system, LAN System, EPABX system, Street Lighting, STP/ETP plant, Medical gas Pipeline system, modular operation theatre, Vehicle parking system, pressurize mechanical ventilation system, any other items.								As per actual expenditure.
4	For construction work carried out by Govt. departments/agencies the cost as per work order/letter of award (LOA)/actual cost after completion of construction for each work shall be taken as final figure.								
	Note:-								
	A.) The above rates are subject to revision from time to time with the approval of the competent authority on the basis of CPWD rates and BSOR.								
	B.) The cost mentioned above shall be taken as minimum cost while calculating cess liability for the purpose of cess deposit, self assessment, and cess assessment by Assessing Officer.								
	C.) In case the actual cost incurred is more than the minimum cost, the higher of the two shall be considered while calculating cess liability for the purpose of cess deposit, self assessment, and cess assessment by Assessing Officer.								
	D.) In case of Basement, rate is inclusive of Raft Foundation, therefore rate as per item no 2(i) shall not be taken separately.								
	E.) In case of more than one basement, the lower most basement shall be considered as basement whereas the upper basements shall be treated as floors.								

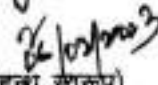
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उक्त Schedule के साथ-साथ Bihar Schedule of Operating Rate 2020, Plinth Area Rate, 2020, Lift तथा Water Tank के दर एवं Building Cost Index के गणना हेतु प्रपत्र अनुलग्नक के रूप में संलग्न किया गया है।


अग्रिम उपकर की गणना हेतु तैयार किये गये उपरोक्त दर पर समिति के सभी सदस्यों द्वारा सहमति प्रदान की गयी है।


बैठक धन्यवाद ज्ञापन के बाद समाप्त किया गया।

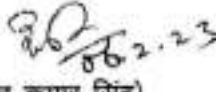
  
(रिपुसूदन मिश्रा)  
श्रम अधीक्षक (निर्माण श्रमिक)

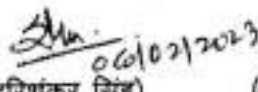
  
(महन्थ स्वरूप)  
आन्तरिक वित्तीय सहायकार

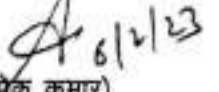
  
(श्रीमन नारायण शर्मा)  
कार्यपालक अभियंता

  
(रामाज्ञा कुमार)  
उप निदेशक-1

  
(रामबाबू प्रसाद)  
अधीक्षण अभियंता


  
(अंशुमान कुमार सिंह)  
अधीक्षण अभियंता

  
(हरिशंकर सिंह)  
वरीय वास्तुविद

  
(आलोक कुमार)  
सचिव (बोर्ड)

बिहार सरकार  
श्रम संसाधन विभाग  
बिहार भवन एवं अन्य सन्निर्माण कर्मकार कल्याण बोर्ड, पटना

ज्ञापांक :- बी.सी.डब्लू.सी.-56/2021 श्र0सं0-565 पटना, दिनांक- 18.05.2023  
प्रतिलिपि:- श्री हरिशंकर सिंह, वरीय वास्तुविद/श्री अंशुमान कुमार सिंह, अधीक्षण अभियंता,  
मुख्यालय निरूपण अंचल/श्री राम बाबू प्रसाद, अधीक्षण अभियंता, Design Circle-1/श्री रामाज्ञा  
कुमार, उप निदेशक-1, अनुश्रवण -सह- मूल्यांकन कोषांग/श्री श्रीमन नारायण शर्मा,  
कार्यपालक अभियंता, मुख्यालय निरूपण अंचल/श्री महन्थ स्वरूप, आन्तरिक वित्तीय  
सहायकार/श्री रिपुसूदन मिश्रा, श्रम अधीक्षक (निर्माण श्रमिक) को सूचनार्थ एवं आवश्यक  
कार्यार्थ प्रेषित।

  
(आलोक कुमार)  
सचिव (बोर्ड)

**CALCULATION SHEET FOR CESS**

- 1 To be furnished by assessee (Employer/ Building owner/ Contractor)
  - 2 Type of Building - please mention whichever is applicable
- A Residential Building**
- i Hostel
  - ii Quarters
  - iii Bungalow
  - iv Houses
  - v Apartments
  - vi Any other similar Building
- B Non-Residential Building**
- i Office/ College
  - ii Hospital/Commercial complex/Shop/hotel/ Guest hous
  - iii School/ Community centre
  - iv Any other similar Building
- C Industrial Buildings**
- i Industrial Buildings
  - ii warehouses/factory
  - iii Workshop
  - iv Any other similar Building
- 3 **Built up Area Statements**
    - i No of Storey

ii	Floor	Area (sqm)
	Area of Basements	
	Area of Stilt Floor	
	Area of Ground Floor	
	Area of 1st Floor	
	Area of 2nd Floor	
	Area of 3rd Floor	
	Area of 4th Floor	
	Area of 5th Floor	
	Area of 6th Floor	
	<b>Total Area</b>	

#### 4 Cost Assessment

Sl. No	Particulars	Area in sqm	Rate	Amount
<b>4.1</b>	<b>Civil Construction Work</b>			
01	Civil Construction up to 6 storey			
02	Addl. Civil construction beyond 6 storey			
03	Basements ( for Basement area only) if applicable			
04	Stilt floor ( for stilt area only) if applicable			
05	RCC Raft foundation (on ground floor area only) if applicable			
06	Pile foundation (on ground floor area only) if applicable			
07	<b>Total (1 to 7)</b>			
<b>4.2</b>	<b>Services</b>			
08	For Electrical work (Flat rate of 16.25% of Plinth area rate of Sl No 4.1)			
09	For Plumbing work (Flat rate of 8% of Plinth area rate of sl no 4.1 only)			
10	Developmental Charges- Including internal road, footpath etc.-Flat rate of 5.0% of Plinth area rate.Sl No 4.1			
11	<b>FIRE FIGHTING</b>			
	a)Downcomer System			
	b)With wet riser system			
	c)With wet riser and sprinkler system			
12	<b>FIRE ALARM SYSTEM</b>			
	a)Manual Fire Alarm System			
	b)Automatic Fire Alarm System			
13	<b>Total (8+9+10+11+12)</b>			
14	Lift( if applicable)			
15	Boundary wall (If applicable)			
16	Swimming Pool (If applicable)			
17	Horticulture (If applicable)			
18	<b>Total (14 to 17)</b>			

2

19	<b>Specialized Services</b> Specialized E&M works which includes – (i) Electric substation, (ii) Substation equipment, (iii) Generator set, (iv) Centralized AC plant (v) VRV/VRF AC system, (vi) Precision AC System, (vii) Solar power, Solar Water heating system, (viii) CCTV System, (ix) ACCESS control system, (x) Integrated building management system, (xi) Hydro pneumatic water supply system, (xii) Lighting automation. (xiii) Home security system LAN System. (xiv) EPABX system, (xv) Street Lighting, (xvi) STP/ETP/WTP plant, (xvii) Medical gas Pipeline system, modular operation theatre, Vehicle parking system, pressurize mechanical ventilation system. any other items.			
20	Civil work related to demolition( if Applicable)			
21	Civil work related to repair( if Applicable)			
22	<b>Total (19 to 22)</b>			
23	<b>Grand Total (7+13+18+22)</b>			
24	<b>Cess @ 1% of 23</b>			

**Note:-**

1)Rate per sqm will be actual cost or minimum cost as per order dated ----- of the Labour Department, whichever is higher.

2)In case of Basement,rate is inclusive of Raft Foundation, therefore rate as per item no 4.1(5) shall not be taken separately.

3.) In case of more than one basement, the lower most basement shall be considered as basement whereas the upper basements shall be treated as floors.

Name of Assesse

(Builder/ Contractor/Employer

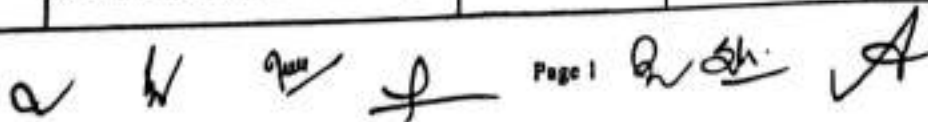
Designation

Name of Firm/ Company with Stamp

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# ANNEXURE - III

(Schedule of rates for Calculation of Advance labour cess in Bihar for Various category of Buildings based on CPWD Plinth area rate of 01/04/2021. for year 2008-09)			
Sl. No	Category	Rate (per /m <sup>2</sup> of Plinth Area)	Remarks
1	A.) Residential Building (Hostel, Quarters, Bungalow, Houses, Apartments etc)	7914.00	
	B.) For non-residential building:		
	i) Office/ College etc	10316.00	
	ii) Hospital/Commercial complex/ Shops/ hotel/ Guest house etc	10834.00	
	iii) School/ Community centre and other non residential buildings of	8385.00	
	C. Industrial Buildings/ warehouses/ factories/ Workshops etc.	7914.00	
<b>Note-1</b> The above rate includes foundation, Superstructure, Doors & windows, flooring, skirting, railing, internal & external finishing and excludes plumbing & electrical work and developmental work of plot.			
<b>Note-2</b> The above rates are for the buildings upto 6 storeys			
D.) For high rise building beyond 6 storey following shall be considered.			
	Storey height	Additional Rate (per Square Meter)	
	7 to 12	47.00	
	13 to 18	94.00	
	19 to 24	141.00	
	25 to 30	188.00	
2	<b>Add extra rates for following items</b>		
	i) RCC Raft foundation (on ground floor area only)	4800.00	
	ii) Pile foundation (on ground floor area only)	7671.00	
	iii) For Basements ( for Basement area only)	9309.00	
	iv) For Stilt floor ( for stilt area only)	3768.00	


Page 1
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SL. No	Category	Rate (per /m <sup>2</sup> of Plinth Area)	Remarks
	V) For Electrical work	16.25% of SI no ( 1 + 2(i) to 2(iv))	(i) Flat rate of 16.25% of Plinth area rate of SI no ( 1 + 2(i) to 2(iv)) only. (ii) This includes Electrical external service connection, Internal electric installations, Power wiring and plugs etc.
	vi) For Plumbing work -	8% of SI no ( 1 + 2(i) to 2(iv))	i) Flat rate of 8% of Plinth area rate of SI no ( 1 + 2(i) to 2(iv)) only. ii) This includes civil external service connection, Internal water supply and sanitary installation. iii) Flat rate of 8% has been calculated on the basis of average percentage rate of different category of buildings.
	Vii) For Developmental Charges- Including internal road, footpath etc. Flat rate of 5.0% of Plinth area rate.	5.0% of SI no ( 1 + 2(i) to 2(iv))	i) This Includes internal road, footpath horticulture, landscape etc. ii) This flat rate has been taken based on analysis of different projects.
	Viii) Boundary wall with 1.5 metre high wall and 0.60 meter high MS grill, including 2.10m high steel gate with B/ W structure and RCC band at GL and coping	4284.00perm	
	ix) FIRE FIGHTING		
	a) Downcomer System	179.00	
	b) With wet riser system	359.00	
	c) With wet riser and sprinkler system	538.00	
	x) FIRE ALARM SYSTEM		
	a) Manual Fire Alarm System	112.00	
	b) Automatic Fire Alarm System	269.00	

xi) For lift following table should be followed :-

Sl. No.	Type of lift	Capacity/ Persons	Weight	Speed in M/Sec.	Travel	Doors	Control	Price (Rs. In lacs)	Addl. Price for each additional floor (Rs. )
1	2	3	4	5	6	7	8	9	10
<b>1.0</b>	<b>LIFTS with power operated centre opening doors and AC variable voltage &amp; variable frequency controls</b>								
<b>2.0</b>	<b>Passenger lifts</b>								
3.0	Passenger lift	8	544 Kg.	1.0	G+4	Power operated	ACV VVF	7.18	40,375
4.0	Passenger lift	8	544 Kg.	1.5	G+5	Power operated	ACV VVF	8.08	40,375
5.0	Passenger lift	13	884 Kg.	1.0	G+4	Power operated	ACV VVF	8.08	40,375
6.0	Passenger lift	13	884 Kg.	1.5	G+5	Power operated	ACV VVF	8.97	40,375
7.0	Passenger lift	16	1088 Kg.	1.0	G+4	Power operated	ACV VVF	10.77	49,348
8.0	Passenger lift	16	1088 Kg.	1.5	G+5	Power operated	ACV VVF	11.66	49,348
9.0	Passenger lift	16	1088 Kg.	2.5	G+12	Power operated	ACV VVF	31.40	49,348
<b>10.0</b>	<b>Bed lifts</b>								
11.0	Passenger lift (Bed lift)	20	1360 Kg.	0.75	G+4	Power operated	ACV VVF	10.77	49,348
12.0	Passenger lift	20	1360 Kg.	1.5	G+5	Power operated	ACV VVF	12.11	49,348
13.0	Passenger lift	20	1360 Kg.	2.5	G+12	Power operated	ACV VVF	33.65	49,348

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Sl. No.	Type of lift	Capacity/ Persons	Weight	Speed in M/Sec.	Travel	Doors	Control	Price (Rs. In lacs)	Addl. Price for each additional floor (Rs. )	
14.0	Goods lifts									
15.0	Goods lifts (2 speed )	1 Ton	-	0.5	G+4			11.66	38,132	
16.0	Goods lifts (2 speed )	2 Ton	-	0.5	G+4			14.80	38,132	
17.0	Goods lifts (2 speed )	3 Ton	-	0.25	G+4			18.39	44,862	
3	i) For Swimming Pool							As per actual expenditure.		
	ii) For Specialized E&M works which includes – Electric substation, Substation equipment, Generator set, Centralized AC plant, VRV/VRF AC system, Precision AC System, Solar power, Solar Water heating system, CCTV System, ACCESS control system, Integrated building management system, Hydro pneumatic water supply system, Lighting automation, Home security system, LAN System, EPABX system, Street Lighting, STP/ETP plant, Medical gas Pipeline system, modular operation theatre, Vehicle parking system, pressurize mechanical ventilation system, any other items.							As per actual expenditure.		
4	For construction work carried out by Govt. departments/agencies the cost as per work order/letter of award (LOA)/actual cost after completion of construction for each work shall be taken as final figure.									
	Note:-									
	a. The above rates are subject to revision from time to time with the approval of the competent authority on the basis of CPWD rates and BSOR.									
	b. The cost mentioned above shall be taken as minimum cost while calculating cess liability for the purpose of cess deposit. self assessment and cess assessment by Assessing Officer.									
	c. In case the actual cost incurred is more than the minimum cost, the higher of the two shall be considered while calculating cess liability for the purpose of cess deposit, self assessment, and cess assessment by Assessing Officer.									
	d. In case of Basement, rate is inclusive of Raft Foundation, therefore rate as per item no 2(i) shall not be taken separately.									
	e. In case of more than one basement, the lower most basement shall be considered as basement whereas the upper basements shall be treated as floors.									

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**ANNEXURE - 1**

**PLINTH AREA RATES AS PER BSOR 2008**

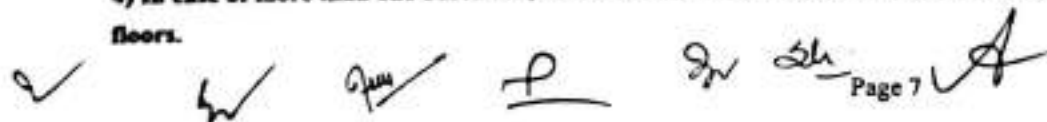
Sl. No.	Description	INDEX CALCULATED FOR BSOR	Non-Residential Buildings			Residential Buildings
			Office/School /College	Hospital	Schools	Hostels/Quarters (Type-I to Type-VI Qtrs.) & Bungalows (Type-VII & VIII)
(Rates in Rupees Per Sqm.)						
1.0	<b>BUILDING COST (Specifications as per Annexure-I)</b>					
1.1	<b>RCC FRAMED STRUCTURE (Upto Six Storeys)</b>					
1.1.1	Floor ht. 3.60 m.	0.4486	12153.00	12765.00	9751.00	-
1.1.2	Floor ht. 3.00 m.	0.4486		-	-	9280.00
1.2	<b>COMPOSITE (PARTIALLY LOAD BEARING AND PARTIALLY RCC FRAMED) STRUCTURE (Upto six storeys) (Next Four Storeys)</b>					
1.2.1	Floor ht. 3.60 m.	0.4486	10316.00	10834.00	8385.00	
1.2.2	Floor ht. 3.00 m.	0.4486	-	-		7914.00
1.3	<b>EXTRA FOR</b>					
1.3.1	Set of six additional storeys (i.e. from 7th to 12th storey)	0.4486			47.00	
<p>Similarly, extra for next set of six storeys may be increased by Rs. 94/- per sqm (viz Rs. 188/- per sqm for 13th to 18th storey, Rs. 282/- per sqm for 19th to 24th storey, Rs 376/- per sqm for 25th to 30th storey and so on). The applicable plinth area shall be the sum of plinth area of all the storeys within the set of six storeys.</p> <p>If the next set of storeys is having fewer than six storeys, the same procedure shall be followed. For example, if building is having 15 storeys, the additional rate applicable shall be (i) Rs 94/- per sqm for sum of plinth area between 7th to 12th storey and (ii) Rs. 188/- per sqm for sum of plinth area of 13th to 15th floor.</p>						

Sl. No.	Description	INDEX CALCULATED FOR BSOR	Non-Residential Buildings			Residential Buildings
			Office/School /College	Hospital	Schools	Hostels/Quarters (Type-I to Type-VI Qtrs.) & Bungalows (Type-VII & VIII)
			(Rates in Rupees Per Sqm.)			
1.3.2	Every 0.3 meter or part thereof, additional/lesser height of floor above normal floor height of 3.60 m./3.00 meter (on areas having additional/less height).	0.4486			166.00	
1.3.3	Every 0.3 m. or part thereof, higher plinth over normal plinth height of 0.6 m. (on G.F. area only)	0.4486			166.00	
1.3.4	Every 0.30 m. or part thereof, deeper foundations over normal depth of 1.20 m. (on G.F. area only)	0.4486			90.00	
1.3.5	Making stronger foundations to take load of one additional floor at a later date (on ground floor area only)	0.4486		718.00		278.00
				(For RCC framed structures only)		(For load bearing structures only)
1.3.6	R.C.C. Raft foundations (Ground floor area only)	0.4486			4800.00	
1.3.7	Pile foundation (On ground floor area only)	0.4486			7671.00	
1.3.8	Stronger structural members to take heavy load above 500 Kgs./sqm. upto 1000 Kgs./Sqm.	0.4486			808.00	
1.4	<b>BASEMENT FLOOR</b>	0.4486				
1.4.1	Floor height upto 3.35 meter including water proofing (excluding raft base).	0.4486			9309.00	
1.4.2	Add or deduct for every 0.30 m, or part thereof, height against normal height of 3.35 m.	0.4486			449.00	

Sl. No.	Description	INDEX CALCULATED FOR BSOR	Non-Residential Buildings			Residential Buildings
			Office/School /College	Hospital	Schools	Hostels/Quarters (Type-I to Type-VI Qtrs.) & Bungalows (Type-VII & VIII)
			(Rates in Rupees Per Sqm.)			
1.5	<b>FIRE FIGHTING</b>	0.4486				
1.5.1	Downcorner System	0.4486			179.00	
1.5.2	With wet riser system	0.4486			359.00	
1.5.3	With wet riser and sprinkler system	0.4486			538.00	
1.6	<b>FIRE ALARM SYSTEM</b>					
1.6.1	Manual Fire Alarm System	0.4486			112.00	
1.6.2	Automatic Fire Alarm System	0.4486			269.00	
		0.4486			471.00	
1.7	Pressurized mechanical ventilation system in the basements with Supply duct of exhaust blowers (on areas where mechanical ventilation is required)					(For RCC frame structures only)
1.8	<b>STILT PORTION</b>					
1.8.1	Stilt Portion of Multistorey Buildings up to ht. of 3.60m (on stilt area only)	0.4486			3768.00	
1.8.2	Every 0.30 m. additional height above 3.60 m.	0.4486			90.00	

Note :-

- 1) The rates for items are applicable on entire plinth area except items no. 1.3.3, 1.3.4, 1.3.5, 1.3.6, 1.3.7, 1.7, 1.8.1, 1.8.2.
- 2) The rates mentioned above are inclusive of all taxes, but excluding statutory provisions.
- 3) In case of Basement, rate is inclusive of Raft Foundation, therefore rate as per item no 1.3.6 shall not be taken separately.
- 4) In case of more than one basement, the lower most basement shall be considered as basement whereas the upper basements shall be treated as floors.



Sl. No.	Description	Non-Residential Buildings			Residential Buildings	
		Office & College	Hospitals	Schools	Hostels	(Type- I to Type-VIII Qtrs.)
<b>2.0</b>	<b>SERVICES</b>					
2.1	Internal Water Supply & Sanitary Installations	4%	10%	5%	12% with attached toilets, 8% with common toilets.	9%
2.2	External Service connections and local body approval charges shall be hereunder or as per estimates given by the local body whichever is higher					
2.2.1	Electrical External Service Connections	3.75%	3.75%	3.75%	3.75%	3.75%
2.2.2	Civil External Service Connections	1.25%	1.25%	1.25%	1.25%	1.25%
2.2.3	Local body approvals including tree cutting etc	1.25%	1.25%	1.25%	1.25%	1.25%
2.3	Internal electric installations	12.5%	12.5%	12.5%	12.5%	12.5%
<b>2.4</b>	<b>EXTRA FOR</b>					
2.4.1	Power wiring and plugs	4%	4%	4%	4%	4%
2.4.2	Lightning conductors	0.25%	0.25%	0.25%	0.25%	-
2.4.3	Telephone conduits	0.25%	0.25%	0.25%	0.25%	-
2.4.4	Third Party Quality Assurance	1%	1%	1%	1%	1%

- Note:-
1. Third Party Quality Assurance charge of 1% shall be taken in estimate only when client department requests for TPL.
  2. For modular furniture to be provided in offices etc. extra provision for raceways, conducting and LAN shall be made as per requirement.
  3. LED fitting/fixtures are inclusive in Internal Electrical Installation rates. No separate provision shall be made.
  4. Percentage mentioned above means the percentage of building cost as per item 1.1/1.2.



Sl. No.	Type of lift	Capacity/ Persons	Weight	Speed in M/Sec.	Travel	Doors	Control	Price (Rs. In lacs)	Addl. Price for each additional floor (Rs. )	COST INDEX	Price (Rs. In lacs)	Addl. Price for each additional floor (Rs. )
1	2	3	4	5	6	7	8	9	10	11	12	13
<b>3.0</b>	<b>LIFTS with power operated centre opening doors and AC variable voltage &amp; variable frequency controls</b>											
<b>3.1</b>	<b>Passenger lifts</b>											
3.1.1	Passenger lift	8	544 Kg.	1.0	G+4	Power operated	ACV VVF	16.00	90,000	0.45	7.18	40,375
3.1.2	Passenger lift	8	544 Kg.	1.5	G+5	Power operated	ACV VVF	18.00	90,000	0.45	8.08	40,375
3.1.3	Passenger lift	13	884 Kg.	1.0	G+4	Power operated	ACV VVF	18.00	90,000	0.45	8.08	40,375
3.1.4	Passenger lift	13	884 Kg.	1.5	G+5	Power operated	ACV VVF	20.00	90,000	0.45	8.97	40,375
3.1.5	Passenger lift	16	1088 Kg.	1.0	G+4	Power operated	ACV VVF	24.00	1,10,000	0.45	10.77	49,348
3.1.6	Passenger lift	16	1088 Kg.	1.5	G+5	Power operated	ACV VVF	26.00	1,10,000	0.45	11.66	49,348
3.1.7	Passenger lift	16	1088 Kg.	2.5	G+12	Power operated	ACV VVF	70.00	1,10,000	0.45	31.40	49,348
<b>3.2</b>	<b>Bed lifts</b>											
3.2.1	Passenger lift (Bed lift)	20	1360 Kg.	0.75	G+4	Power operated	ACV VVF	24.00	110000	0.45	10.77	49,348
3.2.2	Passenger lift	20	1360 Kg.	1.5	G+5	Power operated	ACV VVF	27.00	110000	0.45	12.11	49,348
3.2.3	Passenger lift	20	1360 Kg.	2.5	G+12	Power operated	ACV VVF	75.00	110000	0.45	33.65	49,348







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Sl. No.	Type of lift	Capacity/ Persons	Weight	Speed in M/Sec.	Travel	Doors	Control	Price (Rs. In lacs)	Addl. Price for each additional floor (Rs. )	COST INDEX	Price (Rs. In lacs)	Addl. Price for each additional floor (Rs. )
3.3	<b>Goods lifts</b>											
3.2.1	Goods lifts (2 speed )	1 Ton	-	0.5	G+4			26.00	85,000	0.45	11.66	38,132
3.2.2	Goods lifts (2 speed )	2 Ton	-	0.5	G+4			33.00	85,000	0.45	14.80	38,132
3.2.3	Goods lifts (2 speed )	3 Ton	-	0.25	G+4			41.00	100000	0.45	18.39	44,862

- Note:- 1. ACV VVF=AC variable voltage variable frequency.  
2. Provision for lift may also be taken for the buildings having floor less than G+4.

Sl. No.	Description	Rates in Rupees
4	<b>WATER TANK (RCC ONLY)</b>	
4.1	Overhead tank without independent staging	20 / Litre.
4.2	Overhead tank upto staging height 20 metres	30/ Litre.
4.3	Overhead tank with staging height between 20 metres and upto 30 metres	35/ Litre.
4.4	Overhead tank with staging height between 30 metres and 40 metres	40/ Litre.
4.5	Underground sump	20 / Litre

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Sl. No.	Description	Rates in Rupees as per DSR	COST INDEX	Rates in Rupees as per MCDR
5	<b>DEVELOPMENT OF SITE</b>			
5.1	Levelling	300.00/sqm	0.4486	135.00/sqm
5.2	<b>Internal roads &amp; paths</b>			
5.2.1	Internal road with WBM and Bituminous top	1700.00/sqm	0.4486	763.00/sqm
5.2.2	Internal road with WMM and Bituminous top	1850.00/sqm	0.4486	830.00/sqm
5.2.3	Cement Concrete pavement with vacuum dewatered concrete	2040.00/sqm	0.4486	915.00/sqm
5.2.4	Footpath with PCC base ,60 mm thick paver blocks and kerb stone edging	2600.00/sqm	0.4486	1166.00/sqm
5.3	<b>External Sewerage</b>	3350.00/metre	0.4486	1503.00/metre
5.4	<b>Filter Water Supply</b>			
5.4.1	Distribution lines 100 mm dia and below	1700.00/metre	0.4486	763.00/metre
5.4.2	Peripheral grid 150 mm to 300 mm dia pipes	3600.00/metre	0.4486	1615.00/metre
5.4.3	Unfiltered water supply distribution lines	1330.00/metre	0.4486	597.00/metre
5.5	Storm water drains	8920.00/metre	0.4486	4002.00/metre
5.6	Rain Water Harvesting (RWII)	3350.00/metre	0.4486	1503.00/metre
5.7	Trenches for services	6400.00/metre	0.4486	2871.00/metre
5.8	<b>Boundary wall with 1.5 metre high wall and 0.60 meter high MS grill, including 2.10m high steel gate with B/ W structure and RCC band at GL and coping</b>			
5.8.1	With load bearing brick wall and plastering on either side and with/without intermediate columns and rinth beams	9550.00/metre	0.4486	4284.00/metre
5.8.2	With precast RCC columns & 1.80/2.40 metre long, 200/250mm wide and 80 to 100mm thick precast RCC horizontal panels having required foundation footings.	8050.00/metre	0.4486	3611.00/metre
5.9	<b>Horticulture Works</b>		0.4486	
5.9.1	Horticulture Operations including 30 cm earth filling, grassing, tree plantations/ shrubs and potted plants etc.	275.00/sqm	0.4486	123.00/sqm
5.9.2	Vertical plantations	45.00/sqm	0.4486	20.00/sqm



Note :-

1. The rates are per sqm. and are to be applied on the entire area of the plinth/plot to be developed.
2. These rates will apply to normal conditions and normal layout plans. If any extras are required due to nature of layout involving filling, cutting or bringing services, from large distances, then additional provision should be made.
3. Cost of bulk services like water supply, sewage disposal e.g. (a) Tube wells, pumps, open wells, treatment plant, extension of lines from source of local bodies, head works at water source etc. (b) Sewage pumps, sewage treatment plants, septic tanks, extension of cut-fall sewer up to point of disposal etc. are not included in these rates. Extra provision depending upon site conditions may be made for these.
4. None of the specialized E&M services are included in the above rates and necessary provisions as may be required as per design requirements must be considered and rates as per items provided in the Plinth Area Rate may be referred.

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