

**GOVERNMENT OF ODISHA**  
**WORKS DEPARTMENT**

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**OFFICE MEMORANDUM**

No. 07559600152022 1951 /W Dated 30.1.24

Sub:- Adoption of an uniform Plinth Area Rate (PAR) while preparing rough cost estimates.

Consequent upon Notification of the Schedule of Rates-2022 by Works Department in Office Memorandum No.WORKS-FA-MISCB-0015-6785/W dated 20.04.2023, Government have been pleased to adopt an uniform Plinth Area Rate (PAR) while preparing rough cost estimates of buildings (both Residential and Non-Residential) as per the **enclosed statement**. The Plinth Area Rate of building is derived basing upon the Current Schedule of Rate-2022, enhanced labour rate effective from 01.10.2023, royalty, additional charge, DMF & EMF.

1. The Plinth Area Rate per Square Meter (excluding GST) is to be adopted for deriving the Civil Cost of a building for preparation of rough cost estimates.
2. Prevailing GST on work proper is to be added extra to arrive the total project cost.
3. Provisional cost of E.I, P.H and Centages as per Government norms are to be added to arrive at the project cost.
4. The rates are applicable up to floor height of 3.6 mtr and it can be suitably increased beyond 3.6 mtr of floor height.
5. The enclosed Plint Area Rate is inclusive of the labour rate as notified by Government in Labour & ESI Department.
6. The Government Notifications on further modification in this regard needs to be followed in future.
7. The Plinth Area Rate are effective from the date of issue of this Office Memorandum and it will be available in the website of Works Department.

This has been concurred in by Finance Department in File No. FIN-WF1-MISC-0035-2022.

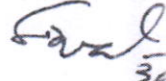
By Order of the Governor

  
(Vir Vikram Yadav, IAS)

Principal Secretary to Government

Memo No 1952 /W., Dated 30.1.24

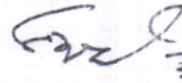
Copy forwarded to the Private Secretary to Hon'ble Minister, Steel & Mines, Works, Odisha for kind information of Hon'ble Minister, Steel & Mines, Works, Odisha.

  
30/01/2024

FA-cum-Special Secretary to Government

Memo No 1953 /W., Dated 30.1.24

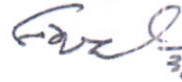
Copy forwarded to the Sr. Private Secretary to Principal Secretary to Government, Finance Department for kind information of Principal Secretary to Government, Finance Department.

  
30/01/2024

FA-cum-Special Secretary to Government

Memo No 1954 /W., Dated 30.1.24

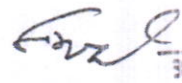
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30/01/2024

FA-cum-Special Secretary to Government

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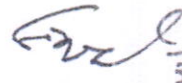
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30/01/2024

FA-cum-Special Secretary to Government

Memo No 1956 /W., Dated 30.1.24

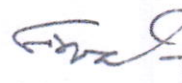
Copy forwarded to All EICs/CEs under the Administrative Control of Works Department/R.D. Department/Water Resources Department/PR&DW Department/H&UD Department for information.

  
30/01/2024

FA-cum-Special Secretary to Government

Memo No 1957 /W., Dated 30.1.24

Copy forwarded to All CCEs/SEs/EEs under the Administrative Control of Works Department for their information.

  
30/01/2024

FA-cum-Special Secretary to Government

Memo No 1958 /W., Dated 30.1.24

Copy forwarded to EIC-cum-MD, OB&CC Ltd. for information.

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30/01/2024

FA-cum-Special Secretary to Government

Memo No 1959 /W., Dated 30.1.24

Copy forwarded to the OSWAS Control Room, Lok Seba Bhawan with a request to upload it in the website of Works Department.

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30/01/2024

FA-cum-Special Secretary to Government

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OSWAS,

## STATEMENT OF PLINTH AREA RATE

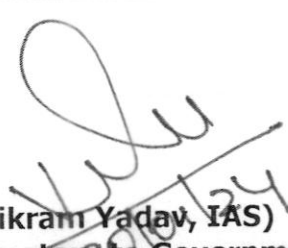
(Plinth Area Rate (in Rs.) per Square Meter)

Sl. No.	Floor Status	Building with RCC frame structure		Building with load bearing wall footing	
		Non-Residential	Residential	Non-Residential	Residential
1.	Single storey	17819.00	16613.00	16162.00	15182.00
2.	Single storey with double storeyed foundation (GF).	19433.00	18045.00	17819.00	16162.00
3.	Single storey with three storeyed foundation (GF).	20885.00	19443.00	-	-
4.	First Floor	16700.00	15559.00	15182.00	14644.00
5.	Second Floor	19346.00	18045.00	17808.00	16162.00
6.	Third Floor	21821.00	20358.00	19346.00	17819.00
7.	Fourth Floor	22661.00	21133.00	-	-
8.	Fifth Floor	23898.00	22273.00	-	-
9.	Sixth Floor	25813.00	24081.00	-	-
10.	Seventh Floor	27890.00	26028.00	-	-

Extra cost to be added towards provision of following items of work in the estimate as shown hereunder.

Sl. No.	Items	Unit	Rate (in Rs.)
1.	Marble stone flooring	Per Sqm.	1119.00
2.	Marble stone dado	Per Sqm.	1420.00
3.	Chequered tile flooring	Per Sqm.	301.00
4.	Kota stone flooring	Per Sqm.	861.00
5.	Kota stone dado	Per Sqm.	1140.00
6.	Granite stone flooring	Per Sqm.	2636.00
7.	Ceramic tile flooring	Per Sqm.	613.00
8.	Glazed tile dado	Per Sqm.	785.00
9.	Vitrified tile flooring	Per Sqm.	1065.00
10.	Vitrified tile dado	Per Sqm.	1237.00
11.	Portico	Per Sqm.	10706.00
12.	Compound wall having brick wall with width 0.25mt but height 1.5mt	Per Rmt.	16362.00
13.	Compound wall having brick wall with width 0.125mt but height 1.5mt	Per Rmt.	9688.00

\* Sqm. - Square Meter, Rmt. - Running Meter

  
**(Vir Vikram Yadav, IAS)**  
**Principal Secretary to Government**