

STRICTLY FOR OFFICIAL USE

**GOVERNMENT OF THE PEOPLES REPUBLIC OF BANGLADESH**  
**PUBLIC WORKS DEPARTMENT**

**SCHEDULE OF RATES**

**NINTH EDITION**  
**FIRST REVISION**

**EFFECTIVE FROM NOVEMBER, 1997.**

**PRICE : TK. 500.00**

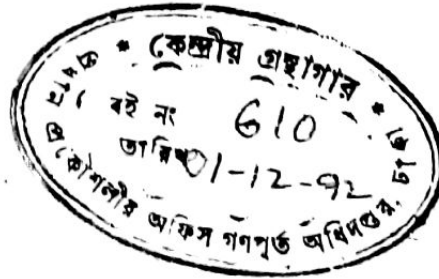
STRICTLY FOR OFFICIAL USE

GOVERNMENT OF THE PEOPLE'S REPUBLIC OF  
BANGLADESH

PUBLIC WORKS DEPARTMENT

SCHEDULE OF RATES

EIGHTH EDITION  
FIRST REVISION



EFFECTIVE FROM 1ST JULY, 1992

PRICE TK. 300

P.W.D. Schedule of Rates, July 1992  
 Guideline for preparation of rough estimate

GUIDELINE FOR PREPARATION OF ROUGH ESTIMATE OF TYPICAL BUILDING  
 COMPLEX.

1.	Construction of buildings(cost on sqm basis	= Tk. "A"
2.	Internal water supply and sanitation(15% on A)	= Tk. "B"
3.	Internal electrification(15% on A)	= Tk. "C"
4.	External water supply:	
	(a) Construction of underground reservoir.	
	(b) Sinking of deep tube well/arranging water from WASA, Municipality or Public Health Engineering source.	
	(c) Laying of distribution pipe lines.	
	(d) Construction of pump house.	
	(e) Supplying and installation of pumps.	
		----- = Tk. "D"
5.	External Electrification:	
	(a) Construction of Sub-station building.	
	(b) Supplying and installation of Sub-station equipments.	
	(c) P.D.B./R.E.B. connection.	
		----- = Tk. "E"
6.	Commissioning of Titas/Bakhrabad/Jalalabad gas.	= Tk. "F"
7.	Construction of compound drain(cost on RM basis)	= Tk. "G"
8.	Construction of culvert/bridge, if any.	= Tk. "H"
9.	Construction of internal/compound/approach road and pavement.(cost on sqm basis)	= Tk. "I"
10.	Construction of boundary wall and gates(cost on RM & sqm basis)	= Tk. "J"
11.	Development of site(cost on approximate quantity in cum)	= Tk. "K"
		----- Total = Tk. "L" = Tk. "M"
12.	Contingencies	5% on "L" = Tk. "N"
13.	Work Establishment	2.5% on "L" = Tk. "O"
14.	Over head charges	8% on "L"
		----- Total = Tk. "P" Tk. 'Q'
15.	Cost of land	----- Tk. 'R'

Project Cost

N.B. It is to be noted that items of rough estimates are meant only for piloting a scheme and should not appear in manners of direct financial implication such as preparation of tender schedule for inviting tender etc.

P.W.D. Shedule of Rates, July 1992  
Plinth Area Rate

**RATES FOR PREPARATION OF ROUGH ESTIMATES  
EFFECTIVE FROM 1ST JULY, 1992**

On the publication of the New Schedule of Rates effective from 1st July, 1992 Rough Estimates for all works, schemes, projects etc should from now onward be prepared on the basis of the following rates.

(A) Permanent Masonry Structures

plinth area rates for first class building built in brick with one to six storied foundation with brick flat soling, cement concrete (1:3:6) and brick work (1:4/1:6:) (in/c 75 mm thick D.P.C.) in foundation and plinth, 250 mm thick brick work in superstructure, doors and windows made of best local timber with standard window grill, R.C.C. work (1:2:4:) in roof slab, beam, lintel, stair case, minimum 12 mm thick cement plaster (1:6) to both sides of superstructure wall, minimum 12mm thick cement plaster (1:4) in plinth, steps and dado, 6 mm thick cement plaster (1:4) in ceiling beams etc. white washing, colour washing and necessary earth work in foundation, earth and sand filling in plinth and other petty items as required.

1) Foundation upto plinth level :

a) One Storied building	Tk. 1240.00 per square metre
b) Two Storied building	Tk. 1510.00 per square metre
c) Three Storied building	Tk. 1780.00 per square metre
d) Four Storied building	Tk. 2160.00 per square metre
e) Five Storied building	Tk. 2430.00 per square metre
f) Six Storied building	Tk. 2700.00 per square metre

2) Superstructure only without foundation:

a) Ground floor	Tk. 3880.00 per square metre
b) First floor	Tk. 4090.00 per square metre
c) Second floor	Tk. 4470.00 per square metre
d) Third floor	Tk. 4850.00 per square metre
e) Fourth floor	Tk. 5280.00 per square metre
f) Fifth floor	Tk. 5760.00 per square metre

P.W.D. Shedule of Rates, July 1992  
Plinth Area Rate

- 3) Lime terracing and parapet:  
(Item No. 3 to be added on the floor where top floor occurs)  
Tk. 430.00 per square metre

(B) Additional Cost For R.C.C. Frame Structures:

If the buildings are constructed having frame structures, for the cost of foundation upto plinth level add 35% on the cost of foundation of corresponding storied brick footing building according to this Schedule of Rates and for superstructure without foundation add 40% on corresponding floor rate according to this Schedule of Rates.

(C) Additional Cost For Special Works:

First class building built in brick with general specifications as noted in item No. 2 together with special specification :-

- i) For mosaic work in all rooms : Add Tk. 760.00 (Seven hundred sixty) only per square metre for each floor over item No.(A) 2).
- ii) For mosaic work in all rooms, doors and windows made of Teak wood with sal wood chowkats, designed window grills, distemper, snowcem and plastic painting :  
Add Tk. 1520.00 (One thousand five hundred twenty) only per square metre for each floor over item No(A) 2).
- iii) For Aluminium doors and windows :  
Add Tk. 2000.00 (Two thousand ) only per square metre for each floor over item No. (A) 2).

(D) Semi-Permanent Structures:

Plinth area rates for semi-permanent building with C.I. sheet roofing on best local timber truss, brick flat soling, cement concrete (1:3:6) and brick works (1:4/1:6) (in/c 75 mm thick D.P.C.) foundation and plinth. 125 mm thick panel brick work in superstructure with 250 mm x 250 mm intermediate pillar at 2.4 m to 3 m C/C, doors and windows made of best local timber with standard window grills, R.C.C. work (1:2:4) in lintel, patent stone flooring (1:2:4), minimum 12 mm thick cement plaster (1:6) to both sides of superstructure wall and 12 mm thick cement plaster (1:4) in plinth, steps, and dado, white washing, colour washing and necessary earth work in foundation, earth and sand filling. in plinth and other petty items as required :

Tk. 4100.00 (Four thousand one hundred) only per square metre

P.W.D. Shedule of Rates, July 1992  
Plinth Area Rate

(E) Internal Sanitary and Water Supply:

For internal sanitary and water supply installations add 15% on the gross calculated amount, so arrived at on the plinth area rate basis for civil works.

(F) Internal Electrification:

For internal electrical installation work add 15% on the gross calculated amount as described in item (E).

(G) Structures Constructed Departmentally:

If any construction work is executed departmentally, 15% is to be deducted from the gross calculated amount as described in all items from (A) to (F).

(H) Boundary Wall:

a) Boundary wall 125 mm thick with 220mmx250mm brick pillar:

Construction of 125mm thick boundary wall with 250mmx250mm size brick pillar @2.44 metre c/c, of height 1.52 metre above G.L., 0.76m below G.L. and R.C.C. coping of 75mm thick and 375mm in width, 12mm thick plaster (1:6) in both sides of the wall including the cost of reinforcement and white washing etc.

Tk. 1670.00 per running metre

b) Boundary wall in R.C.C. frame:

Construction of R.C.C. boundary wall of height 1.52 metre above G.L. and one metre below G.L. with column 250mmx250mm size and tie beam 250mmx250mm at ground level, 75mm thick and 375mm width R.C.C. coping 250mmx250mm at ground level, 12mm thick cement and 125mm (1:4) brick work in between the columns, 12mm thick cement plaster (1:6) on the both sides of brick surface and 6mm thick cement plaster (1:4) on R.C.C., in all exposed surface on both sides of the boundary wall including the cost of M.S. Rod, white washing etc.

Tk. 2445.00 per running metre

c) Barbed wire over boundary wall:

Supplying, fitting and fixing 12 BWG barbed wire (2 ply 4 points) over boundary wall @ 150 mm c/c both vertically and horizontally supported by 38mmx38mmx6mm M.S. angle post of height 600mm vertical and 450mm 45° inclined above the wall with bifurcated ends and 300mm embedded in brick work or R.C.C. work and the angle posts placed @2.4 metre c/c including cost of making holes in R.C.C. or brick column including straightening, tightening, binding the joints of barbed wire with 18 BWG wire, making holes in the angle in all respect and mending good

P.W.D. Shedule of Rates, July 1992  
Plinth Area Rate

the damages of R.C.C. or brick column, including supply of all necessary materials.

Tk. 179.00 per running metre

(I) Road Works

a) Construction of R.C.C. road:

Construction of R.C.C. road with 250mm thick guide wall of height 0.30 metre, 150mm thick R.C.C. work over one layer 1st class brick flat soling and polythene sheet including the cost of reinforcement 10mm dia M.S. Rod @ 175mm c/c in both direction.

Tk. 1100.00 per square metre

b) Construction of bitumenous carpetting road:

Construction of 38mm thick compacted bitumenous carpetting over 75mm thick brick flat soling with 1st class brick and herring bone bond surface with 75mm thick end edging, 62mm-37mm size brick bats khoa consolidation and compacted water bound macadam providing tack coat @7.32 kg of bitumen per 10 sqm and seal coat @7.32 kg of bitumen per 10 sqm of road surface and also providing premixed bitumen seal coat with 0.12 cum of pea gravels with 80 kg of bitumen per cum of pea gravels and laid over 10 sqm of road surface.

Tk. 640.00 per square metre



Ahmadur Rahman Khan  
Executive Engineer  
PWD Design Division-II  
Dhaka.

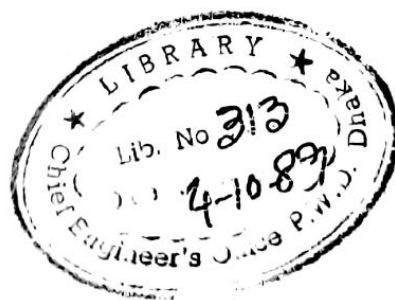


Shaikh Muzibur Rahman  
Superintending Engineer  
PWD Design Circle-I  
Dhaka.

STRICTLY FOR OFFICIAL USE

PUBLIC WORKS DEPARTMENT  
GOVT. OF THE PEOPLE'S REPUBLIC OF BANGLADESH

SCHEDULE OF RATES  
7TH EDITION



EFFECTIVE FROM 1ST JULY, 1989



**PLINTH AREA RATES OF BUILDING**  
**EFFECTIVE FROM 1ST JULY, 1989**

On the publication of the New Schedule of rates effective from 1st July, 1989 rough estimates for all works, schemes, projects etc. should from now onwards be prepared on the basis of the following plinth area rates :-

1. First class buildings built in bricks with four storied foundation with brick flat soling, cement concrete ( 1:3:6 ) and brick work ( 1:4 / 1:6 ) ( in/c. 75 mm thick D.P.C. ) in foundation and plinth, 250 mm thick brick work in superstructure, doors and windows made of best local timber with standard window grills, R.C.C. works ( 1:2:4 ) in roof slab, beams, lintels, stair cases, minimum 12 mm thick cement plaster ( 1:6 ) to both sides of superstructure walls, minimum 12 mm thick cement plaster ( 1:4 ) in plinth, steps and dado, 6 mm thick cement plaster ( 1:4 ) to ceiling, beams etc. white washing, colour washing and necessary earth work in foundation, earth and sand filling in plinth and other petty items as required ( if materials are available within a distance of 305 metre ).

(1). Foundation upto plinth level :-

(a) 1 ( one ) Storied building.	Tk.1022.00 per square metre
(b) 2 ( two ) Storied building.	Tk.1184.00 " " "
(c) 3 ( three ) Storied building.	Tk.1345.00 " " "
(d) 4 ( four ) Storied building.	Tk.1668.00 " " "

(2). Superstructure only without foundation :-

(a) Ground floor.	Tk.3067.00 " " "
(b) First floor.	Tk.3228.00 " " "
(c) Second floor.	Tk.3497.00 " " "
(d) Third floor.	Tk.3766.00 " " "

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(3) Lime Terracing and parapet. Tk. 377.00 per square metre

(Item No.3 to be added on the floor where top floor occurs)

If the building is of more than four storied, additional amount for foundation to be added as per requirement and design on the basis of actual calculation.

2. First class buildings built in bricks with general specifications as noted in item No. 2 together with special specification :-

(i) For mosaic work in all rooms :- Add @ Tk.550.00 ( Five hundred fifty) only per square metre for each floor over item No. 1(2).

(ii) For mosaic work in all rooms, doors and windows made of Teak wood with Sal wood Chowkats, designed window grills, distemper, snowcem and plastic painting.

Add @ Tk. 1100.00 ( One thousand one hundred ) only per square metre for each floor over item No. 1(2)

(iii) For Aluminium doors & windows:- Add @ Tk. 1900.00 ( One thousand nine hundred ) only per square metre for each floor over item No. 1(2).

3. Semi-permanent building with C.I. sheet roofing on best local timber truss, brick flat soling, cement concrete (1:3:6) and brick works ( 1:4 / 1:6 ) ( in/c. 75 mm thick D.P.C. ) foundation and plinth, 125 mm thick panel brick work in superstructure with 250 mm X 250 mm intermediate pillar at 2.4 m to 3 m C/C, doors and windows made of best local timber with standard window grills, R.C.C. work ( 1:2:4 ) in lintels, patent stone flooring ( 1:2:4 ), minimum 12 mm thick cement plaster ( 1:6 ) to both sides of superstructure walls and 12 mm thick cement plaster ( 1:4 ) in plinth, steps, and dado,

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white washing, colour washing and necessary earth work in foundation, earth and sand filling in plinth and other petty items as required :

© Tk. 3250.00 ( Three thousand two hundred fifty ) only per square metre.

4. For five and six storied buildings.

(1). Foundation upto plinth level :-

(a) 5 ( five ) Storied building. Tk 1868.00 per square metre

(b) 6 ( six ) Storied building. Tk.2055.00 " " "

(2). Superstructure only without foundation :-

(a) Fourth floor. Tk.4067.00 " " "

(b) Fifth floor. Tk.4433.00 " " "

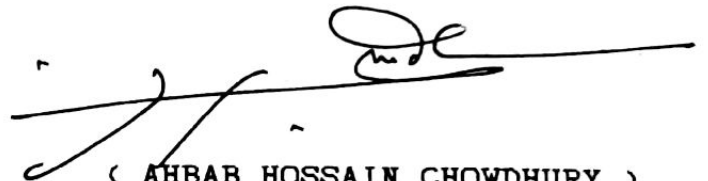
5. If the buildings are constructed having frame structures, for the cost of foundation upto plinth level add 35% on the cost of foundation of corresponding storied brick footing building according to this Schedule of Rates and for superstructure without foundation add 40% on corresponding floor rate according to this Schedule of Rates.



( SK. MUZIBUR RAHMAN )

Executive Engineer

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( AHBAB HOSSAIN CHOWDHURY )

Superintending Engineer

P.W.D. Design Circle II  
Dhaka, Bangladesh

STRICTLY FOR OFFICIAL USE

**GOVERNMENT OF THE PEOPLE'S REPUBLIC OF BANGLADESH**  
**PUBLIC WORKS DEPARTMENT**

**SCHEDULE OF RATES**

**NINTH EDITION**  
**FIRST REVISION**

**EFFECTIVE FROM NOVEMBER, 1997**

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**STRICTLY FOR OFFICIAL USE**

# **SCHEDULE OF RATES FOR CIVIL WORKS**

**TENTH EDITION**

**PUBLIC WORKS DEPARTMENT**

**GOVERNMENT OF THE  
PEOPLE'S REPUBLIC OF BANGLADESH**

**EFFECTIVE FROM  
16 OCTOBER 2002**



**P.W.D. PLINTH AREA RATES**

Plinth area rates for first class building built in brick with one to five storied foundation with brick flat soling, cement concrete (1 : 3 : 6) and brick work (1 : 4 / 1 : 6 in/c 75 mm thick D.P.C) in foundation and plinth, 250 mm thick brick work in superstructure, doors and windows made of best local timber with standard window grill, R.C.C. work (1 : 2 : 4) in roof slab, beam, lintel, stair case, minimum 12 mm thick cement plaster (1 : 4) to both sides of superstructure wall, minimum 12 mm thick cement plaster (1 : 4) in plinth, steps and dado, 6 mm thick cement plaster (1 : 4) in ceiling, beams etc. white washing, colour washing and necessary earth work in foundation, earth and sand filling in plinth and other petty items as required (plinth area rate including 4.5% VAT).

A to C

Floor Level (storied)	BUILDING TYPE										
	BRICK MASONRY STRUCTURE			RCC STRUCTURE							
	NON RESIDENTIAL: A1 (conc. 1:2:4 brick-chips)		RESIDENTIAL: A1 (conc. 1:2:4 brick-chips)	NON RESIDENTIAL: C1 (conc. 1:2:4 brick-chips)		RESIDENTIAL: B1 (conc. 1:2:4 brick-chips)					
Rate (sqm.)	Remarks	Rate (sqm.)	Remarks	Rate (sqm.)	Remarks	Rate (sqm.)	Remarks	* Basement floor Rate (sqm.)	* Basement wall Rate (sqm.)	Retaining Pile (single basement)	
Single	Tk. 1,812.00		Tk. 1,812.00		Tk. 2,081.50	10" external wall, filler wall and other specification as in A.					
2	Tk. 2,022.00		Tk. 2,022.00		Tk. 2,323.00						
3	Tk. 2,244.00		Tk. 2,244.00		Tk. 2,472.50						
4	Tk. 2,490.00		Tk. 2,490.00		Tk. 2,748.50						
5	Tk. 2,772.00		Tk. 2,772.00		Tk. 3,059.00						
6					Tk. 3,438.50						
7					Tk. 4,312.50						
8					Tk. 5,807.50						
9					Tk. 7,245.00						
10											
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- \* Unit cost of a basement floor includes cost of beam, column, slab and re-bar
- \* Unit cost of a basement walls includes cost of concrete and re-bar
- \* Add additional cost for water proofing membrane and admixture (if required) in basement floor / walls subject to approval of the Design Office.
- \* Add additional cost for water proofing membrane /and admixture in concrete for septic tank and water reservoir in basement floor

**SUPERSTRUCTURE: PLINTH AREA RATES (per sqm.: EXCLUDING FOUNDATION)**

**BUILDING TYPE**

Floor Level	BRICK / LOAD BEARING				RCC STRUCTURE			
	NON RESIDENTIAL: A2 (conc. 1:2:4 brick-chips)		RESIDENTIAL: A2 (conc. 1:2:4 brick-chips)		NON RESIDENTIAL: C2 (conc. 1:2:4 brick-chips)		RESIDENTIAL: B2 (conc. 1:2:4 brick-chips)	
	Rate (sqm)	Remarks	Rate (sqm)	Remarks	Rate (sqm)	Remarks	Rate (sqm)	Remarks
GF	Tk. 5,676.00		Tk. 5,676.00		Tk. 6,528.50		Tk. 6,809.00	
Porch	Tk. 2,420.00		Tk. 2,420.00		----			
1st	Tk. 5,214.00		Tk. 5,214.00		Tk. 5,995.00		Tk. 6,259.00	
2nd	Tk. 5,346.00		Tk. 5,346.00		Tk. 6,149.00		Tk. 6,413.00	
3rd	Tk. 5,478.00		Tk. 5,478.00		Tk. 6,303.00		Tk. 6,572.50	
4th	Tk. 5,621.00		Tk. 5,621.00		Tk. 6,462.50		Tk. 6,743.00	
5th	Tk. 5,764.00		Tk. 5,764.00		Tk. 6,627.50		Tk. 6,919.00	
6th					Tk. 6,792.50		Tk. 7,095.00	
7th					Tk. 6,963.00		Tk. 7,271.00	
8th					Tk. 7,139.00		Tk. 7,458.00	
9th					Tk. 7,320.50		Tk. 7,645.00	
10th					Tk. 7,502.00		Tk. 7,837.50	
11th					Tk. 7,689.00		Tk. 8,035.50	
12th					Tk. 7,881.50		Tk. 8,239.00	
13th					Tk. 8,079.50		Tk. 8,448.00	
14th					Tk. 8,283.00		Tk. 8,662.50	
15th					Tk. 8,492.00		Tk. 8,877.00	
16th					Tk. 8,706.50		Tk. 9,097.00	
17th					Tk. 8,926.50		Tk. 9,328.00	
18th					Tk. 9,152.00		Tk. 9,564.50	
19th					Tk. 9,383.00		Tk. 9,806.50	
20th								

*(Signature)*

- D.** (a) Add 2.5% over Sl. A(2) for 1:1.5:3 concrete with stone chips for brick structure in saline zone  
 (b) Add 5% over Sl. B (1), (2) & Sl. C (1) (2) for 1:1.5:3 concrete with stone chips for frame structure building upto six storey  
 (c) Add 10% over Sl. B (1) (2) & Sl. C (1) (2) for 1:1.5:3 concrete with stone chips and wind load/earth quake analysis for frame structure building above six- story & upto 20 story for places other than High risk coastal area.  
 (d) Add 15% over Sl. B (1) (2) & Sl. C (1) (2) for 1:1.5:3 concrete with stone chips and wind load analysis for frame structure building in High Risk coastal area affected by cyclone and storm surge.

(e) Lime terracing and 10" brick parapet (3' -0" ) without cornice	per sqm	Tk. 724.50	For additional height of -
(f) Lime terracing, R.C.C. cornice and parapet (3' -0" height)	per sqm	Tk. 1,219.00	Parapet extra cost is to be considered
(g) Roof-top R.C.C. water tank in/c beams & supports etc.	per gallon	Tk. 63.25	

**E. Additional cost for special works over normal cost :**

- (i) For mosaic work in stair and all rooms, tiles in bathrooms and normal finishing per sqm Tk. 950.00  
 (ii) For mosaic work in all rooms including stair, doors made of teak wood with chowkat of high quality timber, sliding aluminium windows, designed window grills, tiles in bathrooms, plastic paint, cement wash other special finishing. per sqm Tk. 1,600.00

**F. Internal sanitary and water supply**

- (i) Residential building  
 (a) Add 12% of building cost including foundation for brick masonry structure  
 (b) Add 10% of building cost including foundation for frame structure upto 7 - storied \* building  
 (ii) Non- residential building  
 (a) Add 7.5% of building cost including foundation for brick masonry structure  
 (b) Add 6.5% of building cost including foundation for frame structure upto 7 - storied \* building  
 \* For building above 7 - storey, foundation cost shall not be considered for calculating internal sanitary and water supply cost.

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**G. Internal electrification:**

- (a) Residential building
  - (i) Add 10% of building cost without foundation for brick masonry structure
  - (ii) Add 8% of building cost without foundation for frame structure
- (b) Non-Residential building
  - (i) Add 7.5% of building cost without foundation for brick masonry structure
  - (ii) Add 6.5% of building cost without foundation for frame structure

**H. Gas connection:**

- (i) Ground floor. Add 2.5% on the cost of civil construction in G.F.
- (ii) Other floors : Add 1% on the cost of civil construction.

**I. External water supply:**

- (a) Underground water reservoir :
- (b) Distribution line, water pump, pump house, WASA/Municipal charge as per requirement.

Per gallon Tk. 34.50

**J. External electrification:**

- (a) Sub-station Building
- (b) Sub-Stations equipment/transformer
- (c) Pump motor
- (d) H.T/LT Line
- (e) PDB Charge
- (f) Compound light

Estimate to be prepared  
on the basis of  
requirements

**K. Boundary Wall :**

- (i) Boundary wall 125 mm thick with 250 x 250 mm brick pillar:

*[Signature]*  
- 348 - *[Signature]*

Construction of 125 mm thick boundary wall with 250 mm x 250 mm size brick pillar @ 2.44 metre c/c, of height 1.52 meter above G.L. 0.76m below G.L and R.C.C coping of 75 mm thick and 375 mm width, 12 mm thick plaster (1:6) in both sides of the wall including the cost of reinforcement and white washing etc.

**(ii) Boundary wall in R.C.C. frame:**

Per rm Tk. 2,208.00

Construction of R.C.C. boundary wall of height 1.52 metre above G.L. and one metre below G.L. with column 250 mm x 250 mm size and tiebeam 250 x 250 mm at ground level, 75 mm thick and 375 mm thick and 375 mm width R.C.C coping and 125 mm (1:4) brick work in between the columns, 12 mm thick cement plaster (1:6) on the both sides of brick surface and 6 mm thick cement plaster (1:4) on R.C.C., in all exposed surface on both sides of the boundary wall including the cost of M.S.Rod white washing etc.

per rm Tk. 3,243.00

**(iii) Barbed wire fencing over boundary wall:**

Supplying, fitting and fixing 12 BWG barbed wire (2 ply 4 points over boundary wall @ 150 mm c/c both vertically and horizontally supported by 38 mm x 38 mm x 6 mm M.S angle post of height 600 mm vertical and 45° inclined above the wall with bifurcated ends and 300 mm embedded brick work or R.C.C work and the angle posts placed @ 2.4 metre c/c including cost of making holes in R.C.C or brick column including straightening, tightening, binding the joints of barbed wire with 18 BWG wire, making holes in the angle in all respect and mending good the damages of R.C.C or brick column, including supply of all necessary materials.

per rm Tk. 253.00

**L. ROAD WORK**

**(i) R.C.C road:**

Construction of R.C.C road with 250 mm thick guide wall of height 0.30 metre, 150 mm thick R.C.C work over one layer 1st class brick flat soling and polythene sheet including the cost of reinforcement 10 mm dia M.S. Rod 175 mm C/C in both direction

per sqm Tk. 2,610.50

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**(ii) Bituminous carpeting road**

Construction of 38 mm thick compacted bituminous carpeting over 75 mm thick brick flat soling with 1st class brick and herring bone bond surface with 75 mm thick end edging, 62 mm -37 mm size brick batskhoa consolidation and compacted water bound macadam providing tack coat 07.32 kg of bitumen per 10 sqm and seal coat 07.32 kg of bitumen per 10 sqm of road surface and also providing premixed bitumen seal coat with 0.12 cum of pea gravels with 80 kg of bitumen per cum of pea gravels and laid over 10 sqm of road surface

per sqm Tk. 851.00

**M. Semi Permanent structure :**

Plinth area rates for semi - permanent building with C.I . Sheet roofing on best locl timber truss , brick flat soling, cement concrete (1:3:6) and brick works (1:4/1:6) (in/c 75 mm thick D.P.C.) foundation and plinth, 125 mm thick panel brick work in superstructure with 150 mm x 250 mm intermediated pillar at 2.4 m to 3 m C/C, doors and windows made of best local timber with standard window grills, R.C.C. work ( 1:2:4) in lintel, patent stone flooring (1:2:4) , minimum 12 mm thick cement plaster (1:6) to both sides superstructure wall and 12 mm thick cement plaster (1:4) in plinth, steps, and dado, white washing, colour washing and necessary earth work in foundation, earth and sand filling in plinth and other petty ithems as required.

per sqm Tk. 5,428.00

**N. Structure constructed departmentally:**

Any construction work executed departmentally, 18% of the cost to be deducted from the calculated gross cost as described in all items from A to M.

**STRICTLY FOR OFFICIAL USE**

# **SCHEDULE OF RATES FOR CIVIL WORKS**

**ELEVENTH EDITION**

**PUBLIC WORKS DEPARTMENT**

**GOVERNMENT OF THE  
PEOPLE'S REPUBLIC OF BANGLADESH**



624.2  
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Y. '06  
21

**EFFECTIVE FROM  
23 OCTOBER 2006**

## PW PLAR 2006 Foundation up to Plinth: Taka per sqm

Sub-Structure: Cost in Tk. (for f'c = 25 MPa, min fcr = 30 MPa, reduction by for 15% f'c = 19 to 21 MPa & Add 1.5% for f'c = 32 MPa & min fcr = 37 MPa)

Foundation cost up to PL: 1:1.5:3 RCC, but to add member weightage rate from MW Table

Shallow Foundation<sup>1</sup>, Depth of back fill in Foundation trench up to plinth 2.50 m

Storey	Brick Masonry Structure: f'c = 19 - 21 MPa		Bearing Capacity							Micro Pile		Pile Foundation		Mat <sup>2</sup> Foundation
	Non Residential	Residential	Qa = 2, ksf	Qa = 2.50, ksf	Qa = 3.0, ksf	Qa = 3.5, ksf	Qa = 4, ksf	Qa = 4.5, ksf	Qa = 5.0, ksf	No basement slab	with 12 inch basement slab	without basement floor	with 12 inch basement slab	Not as basement
	Concrete with brick-chips	Concrete with brick-chips												
Tk. / sqm	Tk. / sqm	Tk. / sqm	Tk. / sqm	Tk. / sqm	Tk. / sqm	Tk. / sqm	Tk. / sqm	Tk. / sqm	Tk. / sqm	Tk. / sqm	Tk. / sqm	Tk. / sqm	Tk. / sqm	
1	2082	2172	3982	3875	3811	3769	3740	3718	3702	2761	3904	7281	10260	4331
2	2145	2238	4684	4381	4199	4080	3997	3936	3890	3612	3716	7431	10410	6033
3	2209	2305	5591	5036	4702	4482	4329	4217	4133	4667	3733	7677	10655	7281
4	2275	2374	6666	5811	5296	4958	4723	4551	4421	5855	4970	7951	10928	8389
5	2344	2445	8001	6774	6035	5550	5212	4965	4778	7221	6284	8259	11230	9401
6			9495	7851	6862	6213	5759	5429	5178	8706	7670	8578	11542	10341
7			10961	8908	7673	6862	6296	5883	5571	10345	9120	9561	12502	11224
8				10043	8544	7560	6873	6371	5992	11856	10631	10373	13290	12061
9				11252	9471	8302	7487	6891	6441	13424	12199	11333	14226	12861
10				12529	10451	9088	8136	7441	6915	15046	13820	12156	15025	13628
11					11482	9913	8818	8019	7414	16718	15493	13495	16331	14366
12					12561	10777	9532	8623	7936	18440	17215	14779	17581	15080
13						11678	10277	9254	8480	20209	18984	15931	18700	15773
14						12614	11051	9909	9046	22023	20798	17083	19819	16445
15							11853	10588	9632	23881	22655	18355	21057	17100
16							12682	11290	10238	25780	24555	19516	22183	17739
17								12015	10863	27721	26496	21014	23648	18364
18								12761	11507	29702	28476	22194	24795	19267
19									12169	31721	30496	23375	25942	20712
20									12849	33778	32552	24953	27486	22198
21									13546	35871	34646	26153	28653	23723
22									14259	38001	36776	27528	29994	25286
23									14989	40166	38940	28736	31169	26887
24									15736	42365	41139	29944	32343	28525
25									16498	44597	43372	31451	33816	30199
26										46863	45637	32671	35002	31908
27										49161	47935	33998	36296	33652
28										51490	50265	35222	37486	35430
29										53851	52626	36446	38677	37241
30										56243	55018	37670	39867	39085
31										58665	57439	39017	41181	40962
32										61116	59891	40373	42502	42870
33										63597	62371	41736	43832	44810
34										66106	64881	43107	45170	46780
35										68644	67419	44486	46515	48781
36										71210	69985	45873	47869	50812

2008-2963

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Note

<sup>1</sup> Where Back fill in foundation are not required to fill by Carted Earth or Sand Tk.1000.00 per Sqm Can be deducted from respective PLA rates of foundation

<sup>2</sup> Mat Foundation Leading to Basement floor Tk.538.00 per sqm to be deducted, but to add cost from Basement floor system Table

# PW PLAR 2006: MW Table: Cost per sqm (Tk.)

## Structural member weightage: Table for per sqm additional cost, f(rcc)

To reduce 15% for  $f_c = 19 - 21$  MPa (min  $f_{cr} = 24$  to 26 MPa), 1 MPa = 145 psi approx.  
 To increase 15% for  $f_c = 32$  MPa & min  $f_{cr} = 40$  MPa

Level	Storey designed for																																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35			
1	3629	3378	3234	3095	2962	2835	2733	2632	2531	2430	2328	2227	2126	2024	1923	1822	1721	1619	1518	1417	1315	1214	1113	1012	910	809	708	607	505	404	303	201	100					
2	3428	3278	3134	2995	2862	2735	2633	2532	2431	2329	2228	2127	2026	1924	1823	1722	1620	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101						
3	3227	3177	3032	2894	2761	2633	2532	2431	2329	2228	2127	2026	1924	1823	1722	1620	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101							
4	3026	3075	2931	2793	2660	2532	2431	2329	2228	2127	2026	1924	1823	1722	1620	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101								
5	3125	2974	2830	2691	2558	2431	2329	2228	2127	2026	1924	1823	1722	1620	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101									
6	3023	2873	2729	2590	2457	2329	2228	2127	2026	1924	1823	1722	1620	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101										
7	2922	2772	2627	2489	2356	2228	2127	2026	1924	1823	1722	1620	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101											
8	2821	2670	2526	2387	2254	2127	2026	1924	1823	1722	1620	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101												
9	2720	2569	2425	2286	2153	2026	1924	1823	1722	1620	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101													
10	2618	2468	2323	2185	2052	1924	1823	1722	1620	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101														
11	2517	2367	2222	2084	1951	1823	1722	1620	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101															
12	2416	2265	2121	1982	1849	1722	1620	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101																
13	2314	2164	2020	1881	1748	1620	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101																	
14	2213	2063	1918	1780	1647	1519	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101																		
15	2112	1961	1817	1678	1546	1418	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101																			
16	2011	1860	1716	1577	1444	1317	1215	1114	1013	912	810	709	608	506	405	304	203	101																				
17	1909	1759	1614	1476	1343	1215	1114	1013	912	810	709	608	506	405	304	203	101																					
18	1808	1658	1513	1375	1242	1114	1013	912	810	709	608	506	405	304	203	101																						
19	1707	1556	1412	1273	1140	1013	912	810	709	608	506	405	304	203	101																							
20	1605	1455	1311	1172	1039	912	810	709	608	506	405	304	203	101																								
21	1504	1354	1209	1071	936	810	709	608	506	405	304	203	101																									
22	1403	1252	1108	970	837	709	608	506	405	304	203	101																										
23	1302	1151	1007	868	735	608	506	405	304	203	101																											
24	1200	1050	906	767	634	506	405	304	203	101																												
25	1099	949	804	666	533	405	304	203	101																													
26	998	847	703	564	431	304	203	101																														
27	897	746	602	463	330	203	101																															
28	795	645	500	362	229	101																																
29	694	544	399	261	128																																	
30	593	443	298	156	66																																	
31	492	342	197	55	5																																	
32	391	241	96	44	4																																	
33	290	140	0	33	3																																	
34	189	39	0	22	2																																	
35	88	0	0	11	1																																	

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**Basement floor system, excluding main structural system, f'c = 25 MPa & min fcr = 30 MPa)**

Ret. Wall	Basement Floor	Retaining Pile & Bracing			Water proof		Back wall B/W	Excavation & safety	System management
		Single Basement	Two Basement	Three Basement	at wall+bed				
RCC	As Parking	Ret Pile	Ret Pile	Ret Pile	Bracing (Steel truss, fy 36ksc)				
Tk. per sqm of wall	Total Taka/sqm	Taka Per m of perimeter	Taka Per m of perimeter	Taka Per m of perimeter	Taka per sqm of PLA	Taka Per sqm of hor/vertical	Taka Per sqm of wall	Taka per m depth per sqm of PLA	Taka per sqm of PLA
2823	Rate from Structural weightage TABLE + 2825.00	30788	53692	106680	1008	1000	500	75	50

PUBLIC WORKS DEPARTMENT

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## ADDITIONAL COST FOR

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Saline zone, to use concrete of min <math>f'c = 25</math> MPa &amp; min <math>f'cr = 31</math> MPa</li> <li>2. Wind (other than coastal area) &amp; earth-quake load resisting structure: to use concrete of min <math>f'c = 21</math> MPa &amp; min <math>f'cr = 26</math> MPa</li> <li>3. Coastal area: affected by cyclone &amp; water surge: to use concrete of min <math>f'c = 25</math> MPa &amp; min <math>f'cr = 31</math> MPa</li> <li>4. Roof top RCC parapet</li> <li>5. Roof-top R.C.C. water tank in/c beams &amp; supports etc.</li> <li>6. Internal sanitary and water supply</li> </ol> | <p>add</p> <p>1% of PLAR</p> <p>2% of PLAR</p> <p>3% of PLAR</p> <p>Tk. 953.00 per sqm</p> <p>Tk. 83.00 per gallon</p> |
|---|--|

(i) Residential building

<b>Economy</b>	Tk. 475.00	per sqm
<b>Standard</b>	Tk. 712.00	per sqm
<b>Superior</b>	Tk. 1068.00	per sqm

(ii) Non-residential building

<b>Economy</b>	Tk. 356.00	per sqm
<b>Standard</b>	Tk. 534.00	per sqm
<b>Superior</b>	Tk. 801.00	per sqm

7. **Internal electrification:**

(i) Residential building

<b>Economy</b>	Tk. 1032.00	per sqm
<b>Standard</b>	Tk. 1289.00	per sqm
<b>Superior</b>	Tk. 1547.00	per sqm

(ii) Nor-Residential building

<b>Economy</b>	Tk. 774.00	per sqm
<b>Standard</b>	Tk. 967.00	per sqm
<b>Superior</b>	Tk. 1161.00	per sqm

8. **Gas Connection:**

- (i) Ground floor: Add ~~2%~~ on the cost of civil construction in G.F.
- (ii) Other floors: Add ~~1%~~ on the cost of civil construction.

Tk. 256.00	per sqm
Tk. 102.00	per sqm

9. **External Water Supply:**

- (i) Underground water reservoir:
- (ii) Distribution line, water pump, pump house, WASA / Municipal charge as per requirement.

Tk. 59.00	per gallon
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Estimate

10. **External Electrification:**

- (i) Sub-station building
- (ii) Sub-station Equipment / Transformer
- (iii) Pump & motor set including installation
- (iv) H.T/LT Line
- (v) PDB / DESA / REB charge
- (vi) Stand by Power & Source
- (vii) Earthing System
- (viii) Over head Transmission Line
- (ix) Under ground Cable Laying
- (x) Compound light, wiring system & other safety systems

**Estimate to be prepared on the basis of requirements**

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11. **Boundary Wall:**
- (i) **Boundary wall 125 mm thick with 250 x 250 mm brick pillar:**  
 Construction of 125 mm thick boundary wall with 250 mm x 250 mm size brick pillar @ 2.44 meter c/c, of height 1.52 meter above G.L. 0.76 m below G.L. and R.C.C coping of 75 mm thick and 375 mm width, 12 mm thick plaster (1:6) in both sides of the wall including the cost of reinforcement and white washing etc. Tk. 2429.00 Per rm
- (ii) **Boundary wall in R.C.C. frame:**  
 Construction of R.C.C. boundary wall of height 1.52 meter above G.L. and one meter below G.L. with column 250 mm x 250 mm size and tie beam 250 x 250 mm at ground level, 75 mm thick and 375 mm thick and 375 mm width R.C.C coping and 125 mm (1:4) brick work in between the columns, 12 mm thick cement plaster (1:6) on the both sides of brick surface and 6 mm thick cement plaster (1:4) on R.C.C., in all exposed surface on both sides of the boundary wall including the cost of M.S. Rod white washing etc. Tk. 3486.00 Per rm
- (iii) **Barbed wire fencing over Boundary Wall:**  
 Supplying, fitting and fixing 12 BWG barbed wire (2 ply 4 points over boundary wall @ 150 mm c/c both vertically and horizontally supported by materials. R.C.C work and the angle posts placed @ 2.4 meter c/c including cost of making holes in R.C.C or brick column including straightening, tightening, binding the joints of barbed wire with 18 BWG wire, making holes in the angle in all respect and mending good the damages of R.C.C or brick column, including supply of all necessary materials Tk. 272.00 Per rm.
12. **Road Work**
- (i) **R.C.C Road:**  
 Construction of R.C.C road with 250 mm thick guide wall of height 0.30 meter, 150 mm thick R.C.C work over one layer 1st class brick flat soling and polythene sheet including the cost of reinforcement 10 mm dia M.S. Rod 175 mm C/C in both direction. Tk. 1606.00 Per sqm
- (ii) **Bituminous Carpeting Road**  
 Construction of 38 mm thick compacted bituminous carpeting over 75 mm thick brick flat soling with 1st class brick and herring bone bond surface with 75 mm thick end edging, 62 mm 37 mm size brick bats khoa consolidation and compacted water bound macadam providing tack coat 07.32 kg of bitumen per 10 sqm and seal coat 07.32 kg of bitumen per 10 sqm of road surface and also providing premixed bitumen seal coat with 0.12 cum of pea gravels with 80 kg of bitumen per cum of pea gravels and laid over 10 sqm of road surface. Tk. 915.00 Per sqm
13. **Semi Permanent Structure:**  
 Plinth area rates for standard semi - permanent building with C.I. sheet roofing on metal truss, supported on brick pillars & walls in 1:4 cement sand mortar having 75 mm thick D.P.C., in/c earth work, back filling in foundation and plinth < = 1 m & 125 mm thick panel brick work in superstructure with 150 mm x 250 mm intermediated pillar at 2.4 m to 3 m C/C, doors and windows made of best local timber with standard window grills, R.C.C. work (1:2:4) in lintel, patent stone flooring (1:2:4), minimum 12 mm thick cement plaster (1:6) to both sides superstructure wall and 12 mm thick cement plaster (1:4) in plinth, steps, and dado, Aesthetically accepted low cost false ceiling, white/color washing and necessary earth work in foundation, earth and sand filling in plinth and other petty items as required and complete to function in all respect. Tk. 5971.00 Per sqm
14. **Structure constructed departmentally:**  
 Any construction work executed departmentally, 18% of the Total Cost to be deducted from the calculated gross cost.

## GUIDES TO CATEGORIES THE BUILDINGS WITH RESPECT TO FINISHING (BUT NOT LIMITED TO)\*

	Economy	Standard	Superior
Floor	Net cement finish except in gray mosaic in toilet	Homogeneous glazed tiles, or white or colored mosaic partly by mirror polished, laser cut tiles.	Partly or fully by homogeneous mirror polished laser cut edge tiles. Marble / granite covered.
Walls	White wash on plastered surface except wall tile or gray mosaic up to 7'-0" in lavatory and a room with distemper. External walls are with color wash on plastered surface	Distemper on plastered surface except plastic paint on complete lime or patented putty treated plastered surface in major areas but minor areas with white wash. External walls are with color wash on plastered surface	Acrylic based paint on plastered surface finished in complete lime or patented putty on inner walls and weather coat on external walls.
Ceilings	White wash on plastered surface	Distemper on plastered surface	Acrylic or Plastic paint on complete lime or patented putty on plaster
Doors	Naturally seasoned locally available standard timber /metal(mild steel section) frame and shutter either in solid wood or particle board flush door with garjan veneer, all with enamel paint	Naturally best seasoned or plant seasoned standard wooden frame with solid wood shutter/flush door with teak veneer. Frames flushed with wall width and painted with enamel paint except a polish finish on the main entrance door, all with standard body locks.	Fully made of teak or equivalent timber processed in seasoning plant. Factory based best chosen finish, fitting, fixing and surface treated in polish including safety locks & devices.
Window	Locally available standard timber frames & shutter in wood or glazed in metal frame and grills made of FI / round bars of straight lined design. All with enamel paint.	Best seasoned standard wooden shutter or glazed shutter in wooden frames painted with enamel paint / shutter in aluminum sections. Grills are made of mild steel sections in architectural design.	Clear or color glazed shutter in best seasoned teak or equivalent timber frame finished in polish, or in standard aluminum section. Best chosen grills of metal or metal alloys
Fittings & Fixtures	Local, but made in quality complying BSTI standard and full filling minimum requirements and choice	Local, but made in quality, relatively superior, complying BSTI standard and full filling optimum requirements and choice within proportionate rates of PLAR's	Europe / USA or equivalent local made, complying EN / BS / ASTM / standard, fulfilling Architecture, aesthetics and requirements of superior living within proportionate rates of PLAR's
Security / Main Gate	Mild steel sheet with mild steel sections in boundary wall and gate of round M.S bar mesh fixed in metal angle	Mild steel sheet with mild steel sections in boundary wall, and collapsible gate at each unit/floor	SS sheet on metal alloy sections in boundary walls and architecturally designed gates at each unit or floor
Site	Leveled & dressed	Leveled, dressed & plantation	Designed landscape with arboricultural Plantation
Drainage	Open drain with Apron	Open drain with apron	Covered / concealed drain with apron
Lavatory / Toilet / Bath	Limited in numbers, size & shape with surface laying of pipes	Standard in size, shape with concealed/surface laying of pipes	Luxurious in size & shape, facilitated with cabinets, dressing, bath tubs, hot water etc. Concealed laying of pipes

16.	FIRE FIGHTING		: Tk.
17.	PRICE ADJUSTENT (ESCALATION)		: Tk.
		<b>SUB-TOTAL</b>	<b>: Tk.</b>
18.	CONTINGENCY (Probable unforeseen expenditure related to works): 5.00% on Tk. Q		: Tk.
19.	WORK CHARGE ESTABLISHMENT: 2.5% on Tk. Q		: Tk.
20.	OVERHEAD CHARGE (deposit to Govt. Revenue Head)		: Tk.
	(a) Work undertaken by PWD for Ministry of Housing and Public Works: 7% on Q		
	(b) Work undertaken by PWD for other Ministries: 8% on Q		
	(c) Work undertaken by PWD as deposit works: 10% on Q		
		<b>SUB-TOTAL</b>	<b>: Tk.</b>
21.	COST OF LAND		: Tk.
		<b>GRAND TOTAL</b>	<b>: W</b>

PUBLIC WORKS DEPARTMENT

# **SCHEDULE OF RATES 2008**

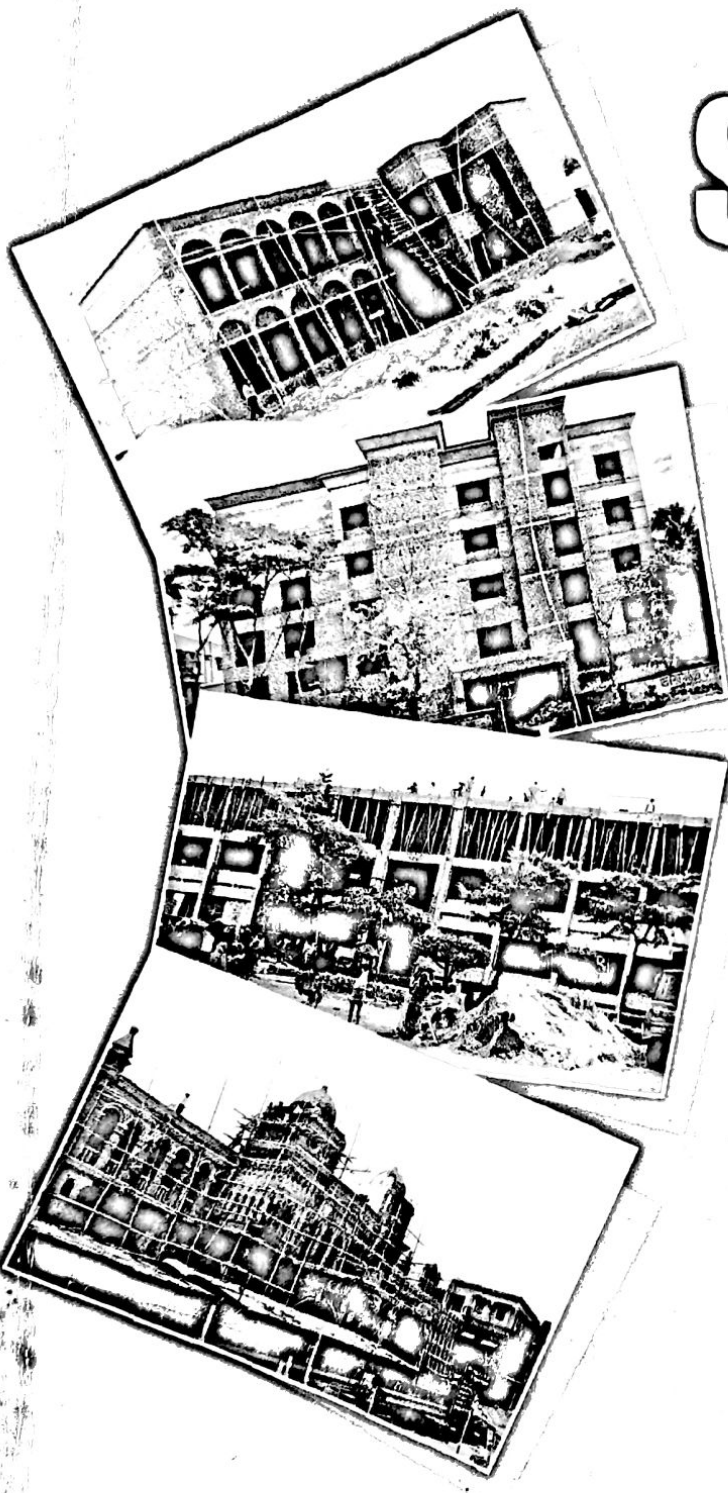
**FOR CIVIL WORKS**

**TWELFTH EDITION**

**PUBLIC  
WORKS  
DEPARTMENT**

**GOVERNMENT OF THE PEOPLES REPUBLIC OF BANGLADESH**

**EFFECTIVE FROM 1ST JUNE 2008**



**Notes on Plinth Area Rates (PLAR)**

1. PLAR are the rates to assess the cost of buildings when detail Architectural and Structural Design is not available.
2. PLAR are formulated by studying huge variables, data and assumptions only provide hints on the cost of construction over a couple of year.
3. A wide range variation of actual cost from PLAR directs to study (i) Architectural & Structural design (ii) site condition (iii) decision built up.
4. Exclusive works relates to high density of cost like glazed curtain wall, Aluminium composite curtain wall/cladding are beyond the scope of PLAR.
5. PLAR never resembles an actual cost, instead it's a probabilistic cost for fund conformity after time dependent tender and agreement procedure to run a smooth a project.
6. PLAR costs for buildings are to be assessed after confirming the building category namely 'Standard', 'Super' and 'Superior.'
7. 'Special' category buildings are residents/offices hold by constitutional posts or other buildings to be decided by Chief Engineer, PWD and Chief Architect, Department of Architecture. The finishing schedule and corresponding rates for this category buildings are to be fixed as per actual estimate.

**Scope of Plinth Area**

Plinth Area is the Area bounded by exterior perimeter of a floor or the perimeter formed by joining the lines on the outer faces of columns in the floor, including any area kept opening what so ever, except courtyard open to sky.

**Scope of Building Category**

Should the Category of buildings be understood by the terms Economy, Standard, Superior on their usual meanings, but as a guide Economy category of buildings is that, made in quality and provided with general basic facilities and finished components are mostly of local materials, bricks, sand, cement, lime based but a hygienic finish in Toilets, Lavatory & kitchen.



**Table - 1 : PWD PLAR 2008 Foundation up to Plinth Cost**

Storey	Substructure cost : Brick Masonry		Shallow Foundation <sup>1</sup>		Micro Pile		Pile Foundation (Cast-in-situ) <sup>3</sup>		Mat Foundation <sup>2</sup>		Storey
	up to 2.50 m depth (Max) Bearing capacity = 2.0 ksf		up to 2.50 m depth (Max)		with 15 inch basement slab		with 15 inch basement slab		Not as basement		
	Non Residential	Residential	Qa = 2.0 ksf	Qa = 3.0 ksf	No basement slab	with 15 inch basement slab	No basement slab	with 15 inch basement slab			
	Tk./sqm	Tk./sqm	Tk./sqm	Tk./sqm	Tk./sqm	Tk./sqm	Tk./sqm	Tk./sqm	Tk./sqm	Tk./sqm	
1	1369	1485	4174	3929	3546	7449	13376	17588	5748	1	
2	1605	1724	5335	4641	4543	7175	13624	17837	8233	2	
3	1845	1968	6793	5518	5815	6900	14015	18228	10069	3	
4	2088	2214	8490	6527	7257	7861	14836	19037	11699	4	
5	2332	2463	10,562	7744	8923	9495	15707	19890	13188	5	
6			12861	9087	10741	11232	17516	21655	14572	6	
7				10406	12703	13064	19682	23778	15874	7	
8				11811	14624	14985	21525	25578	17109	8	
9				13297	16628	16988	24367	28358	18288	9	
10				14861	18710	19071	26946	30877	19420	10	
11					1710	17%	29976	33845	20511	11	
12							32891	36699	21566	12	
13							35536	39282	22589	13	
14							38181	41866	23583	14	
15							41072	44895	24552	15	
16							43734	47296	25497	16	
17							47090	50591	26421	17	
18							49792	53232	27751	18	
19							52495	55873	28874	19	
20							56015	59331	32055	20	
21							58758	62013	34294	21	
22							61861	65055	36590	22	
23							64621	67753	38940	23	
24							67381	70452	41344	24	
25							707753	73763	43800	25	
26							73538	76486	46308	26	
27							76543	79429	48867	27	
28							79335	82160	51476	28	
29							82127	84891	54133	29	
30							84920	87622	56838	30	
31							87966	90607	59591	31	
32							91028	93608	62390	32	
33							94106	96625	65234	33	
34							97201	99658	68124	34	
35							100312	102708	71058	35	

<sup>1</sup> Where back fill in foundation is required by carted Earth or Sand Tk. 1309 per sqm can be added to PLA rates of foundation.  
<sup>2</sup> Where Mat foundation leads to Basement floor, Tk. 538.00 per sqm to be deducted but cost from Basement Floor System (Table-4) to be added.  
<sup>3</sup> For pre-cast pile foundation, 20% cost to be deducted.

Table- 2 : PWD PLAR 2008 Superstructure Cost ( InTaka). (Add Member Weightage (MW) Rate from Table-3)

Floor	BUILDING CATEGORY														
	Load Bearing brick wall system: f'c = 19-21 Mpa (for 1:2:4 conc.)				RCC Frame Structure: f'c = 19-21 Mpa (for 1:2:4 conc.)				RCC Frame Structure: f'c = 22-25 Mpa (for 1:1.5:3 conc.) (Add 5% for 32 Mpa Concrete)						
	NON RESIDENTIAL N/RLB		RESIDENTIAL RLB		NON RESIDENTIAL N/RRCB		RESIDENTIAL RRCB		NON RESIDENTIAL N/RRCS		RESIDENTIAL RRCBS				
Standard	Superior	Standard	Superior	Standard	Superior	Standard	Superior	Standard	Superior	Standard	Superior				
G.F Park	0	0	0	0	6811	6974	7193	7042	7212	7437	7402	7838	7917	7659	8084
G.F Habitate	8725	8934	9213	9238	10681	11521	13941	11046	11794	14416	11275	12950	14715	12038	15701
1st floor	8415	8617	8886	9189	10302	11100	13446	10653	11491	13904	10873	12490	14193	11611	15143
2nd floor	8541	8746	9020	9327	10456	11278	13647	10813	11664	14113	11037	12678	14405	11960	15598
3rd floor	8670	8847	9155	9487	10613	11448	13852	10975	11839	14325	11202	12867	14622	12318	16066
4th floor	8800	9010	9292	9609	10772	11619	14060	11140	12016	14539	11371	13060	14841	12688	16548
5th floor					10935	11794	14271	11307	12196	14757	11541	13257	15063	13044	17044
6th floor					11043	11912	14414	11420	12318	14905	11657	13389	15214	13788	17556
7th floor											10978	12610	14328	11722	15257
8th floor											11061	12704	14436	11811	15371
9th floor											11146	12800	14544	11900	15486
10th floor											11227	12896	14654	11988	15603
11th floor											11311	12992	14764	12078	15720
12th floor											11396	13090	14874	12168	15837
13th floor											11482	13189	14986	12260	15956
14th floor											11567	13287	15098	12352	16076
15th floor											11655	13387	15208	12445	16197
16th floor											11742	13488	15325	12538	16318
17th floor											11830	13588	15440	12632	16440
18th floor											11918	13690	15556	12727	16564
19th floor											12008	13792	15672	12822	16688
20th floor											12158	13962	15867	12982	16897
21st floor											12310	14140	16067	13145	17108
22nd floor											12465	14317	16267	13244	17322
23rd floor											12620	14496	16471	13368	17538
24th floor											12777	14677	16677	13343	17758
25th floor											12937	14860	16886	13443	17979
26th floor											13100	15166	17097	13543	18205
27th floor											13283	15234	17310	13646	18432
28th floor											13428	15424	17527	13747	18662
29th floor											13596	15618	17746	13851	18895
30th floor											13766	15813	17968	13955	19132
31st floor											13938	16010	18192	14060	19371
32nd floor											14113	16210	18419	14165	19613
33rd floor											14290	16413	18650	14271	19858
34th floor											14468	16618	18883	14378	20106
35th floor											14648	16826	19119	14486	20352
36th Top & Bottom											15308	1540	1865	1308	1540
37th floor											3578	3578	3578	3578	3578

4

A

Table - 4 : PWD PLAR 2008 Basement Floor System Cost

Retaining Wall	Basement Floor	Shoring and Bracing		Water proofing	Excavation, carrying & safety	System management
		Single Basement	Double Basement			
RCC	As Parking	Retaining Pile	Retaining Pile	at wall+bed		
Taka per sqm of wall	Taka/sqm	Taka Per m of perimeter	Taka Per m of perimeter	Taka Per sqm of hor/vertical surface	Taka per m depth per sqm of PLA	Taka per sqm of PLA
3934	Rate from Structural Member Weightage Table + 4649	50142	87280	1716	307	55



## ADDITIONAL COST CHART

1. Saline zone, to use concrete of min f'c = 25 MPa 1% of PLAR
2. Wind (other than coastal area) & earth-quake load resisting structure : to use concrete of min f'c = 21 MPa 2% of PLAR
3. Coastal area : affected by cyclone & water surge : to use concrete of min f'c = 25 3% of PLAR

4. Roof top RCC parapet : Tk. ~~1800.00~~ <sup>2050.00</sup> per sqm
5. Roof-top R.C.C. water tank in/c beams & supports etc. : Tk. 100.00 per gal.

**6. Internal sanitary and water supply :**

(i) Residential building

Standard	Tk. 500.00	per sqm
Super	Tk. 750.00	per sqm
Superior	Tk. 1100.00	per sqm

(ii) Non-residential building

Standard	Tk. 400.00	per sqm
Super	Tk. 550.00	per sqm
Superior	Tk. 850.00	per sqm

**7. Internal electrification :**

(i) Residential building

Standard	Tk. 1100.00	per sqm
Super	Tk. 1300.00	per sqm
Superior	Tk. 1550.00	per sqm
Standard	Tk. 800.00	per sqm
Super	Tk. 1000.00	per sqm
Superior	Tk. 1200.00	per sqm

(ii) Non-residential building

**8. Gas Connection :**

(i) Ground floor:

(ii) Other floors :

Tk. 250.00	per sqm
Tk. 100.00	per sqm

**9. External Water Supply:**

(i) Underground water reservoir :

(ii) Distribution line, water pump, pump house, WASA/ Municipal charge as per requirement.

Tk. 50.00	per gallon
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Estimate

**10. External Electrification:**

(i) Sub-station building

(ii) Sub-station Equipment/ Transformer

(iii) Pump & motor set including installation

(iv) H.T./LT Line

(v) PDB / DESA / REB charge

(vi) Stand by Power & Source

(vii) Earthing System

(viii) Over head Transmission

(ix) Under ground Cable Laying

(x) Compound light, wiring system & other safety systems

**Estimate to be prepared on the basis of requirements**

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### 11. Boundary Wall :

(i) **Boundary wall 125 mm thick with 250 x 250 mm brick pillar:**  
Construction of 125 mm thick boundary wall with 250 mm x 250 mm size brick pillar @ 2.44 meter c/c, of height 1.52 meter above G.L and 0.76 m below G.L. and R.C.C. coping of 75 mm thick and 375 mm width, 12 mm thick plaster (1:6) in both sides of the wall including the cost of reinforcement and white washing etc.

Tk. 3160.00 Per rm  
3600

(ii) **Boundary wall in R.C.C. frame :**

Construction of R.C.C. boundary wall of height 1.52 meter above G.L. and one meter below G.L. with column 250 mm x 250 mm size and tie beam 250 x 250 mm at ground level, 75 mm thick and 375 mm width R.C.C. coping and 125 mm (1:4) brick work in between the columns, 12 mm thick cement plaster (1:6) on the both sides of brick surface and 6 mm thick cement plaster (1:4) on R.C.C., in all exposed surface on both sides of the boundary wall including the cost of M. S. Rod white washing etc.

Tk. 4880.00 Per rm  
5490

(iii) **Barbed wire fencing over Boundary wall :**

Supplying , fitting and fixing 12 BWG barbed wire (2 ply, 4 points ) in fencing work @ 150 mm c/c in both horizontally and vertically, supported by 38 x 38 x 6 mm M. S. angle post (300 mm embedded in R.C.C. or in brick work with a cement concrete base of 75 x 75 x 300 mm ) 600 mm vertical and 450 mm inclined or as per requirement @ 2.4 m c/c including straightening, binding the joints with 18 BWG wire making holes in the angle etc. in /c supplying of all necessary materials complete in all respect and accepted by the Engineer.  
(Rate is excluding the cost of R.C.C. or brick work or C.C. which is to be paid as per corresponding items in the schedule)

Tk. 585.00 Per rm  
615

### 12. Road Work :

(i) **R.C.C. Road:**

Construction of R.C.C. road with 250 mm thick guide wall of height 0.30 meter, 150 mm thick R.C.C. work over one layer 1st class brick flat soling and polythene sheet including the cost of reinforcement 10 mm dia MS rod 175 mm c/c in both direction.

Tk. 1775.00 Per sqm  
1850

(ii) **Bituminous Carpeting Road**

Construction of 38 mm thick compacted bituminous carpeting over 150 mm thick sand surface with 75 mm thick end edging, 62 mm - 37 mm size brick bats khoa consolidation and compacted water bound macadam of 150 mm thickness, providing tack coat 07.32 kg of bitumen per 10 sqm and seal coat 07.32 kg of bitumen per 10 sqm of road surface and also providing premixed bitumen seal coat with 0.12 cum of pea gravels with 80 kg of bitumen per cum of pea gravels and laid over 10sqm of road surface

Tk. 1472.00 Per rm  
1600

**13. Semi Permanent Structure :**

Plinth area rates for standard semi-permanent building with C.I. sheet roofing on metal truss, supported on brick pillars & walls in 1:4 cement sand mortar having 75 mm thick D.P.C., in/c earth work, back filling in foundation and plinth  $\leq 1$  m & 125 mm thick panel brick work in superstructure with 150mm x 250 mm intermediated pillar at 2.4 m to 3 m C/C, doors and windows made of best local timber with standard window grills, R.C.C. work (1:2:4) in lintel, patent stone flooring (1:2:4), minimum 12 mm thick cement ; plaster (1:4) in plinth, steps and dado, Aesthetically accepted low cost false ceiling, , white / color washing and necessary earth work in foundation , earth and sand filling in plinth and other petty items as required and complete to function in all respect.

Tk. ~~7165.00~~ Per sqm

8100

**14. Structure constructed departmentally :**

Any construction work executed departmentally, 18% of the Total Cost to be deducted from the calculated gross cost.

# **SCHEDULE OF RATES 2011 FOR CIVIL WORKS**

**THIRTEENTH EDITION**



**PUBLIC WORKS DEPARTMENT**

**GOVERNMENT OF THE PEOPLE'S REPUBLIC OF BANGLADESH**

**EFFECTIVE FROM 1ST OCTOBER 2011**

Annexure-A

**NOTES ON PLINTH AREA RATES (PLAR)**

1. **PLAR** are the rates to assess the cost of buildings when detail Architectural and Structural Design is not available.
2. **PLAR** are formulated by studying huge variables, data and assumptions only provide hints on the cost of construction over a couple of years.
3. A wide range variation of actual cost from **PLAR** directs to study (i) architectural & structural design (ii) site condition (iii) decision built up.
4. Exclusive works relates to high density of cost like glazed curtain wall, aluminium composite curtain wall/cladding are beyond the scope of **PLAR**.
5. **PLAR** never resembles an actual cost, instead it's a probabilistic cost for fund conformity after time dependent tender and agreement procedure to run a smooth project.
6. **PLAR** costs for buildings are to be assessed after confirming the building category namely 'standard', 'super' and 'superior'.
7. 'Special' category buildings are residents/offices hold by constitutional posts or other building to be decided by Chief Engineer, PWD and Chief Architect, Department of Architecture. The finishing schedule and corresponding rates for this category buildings are to be fixed as per actual estimate.

**SCOPE OF PLINTH AREA**

Plinth Area is the area bounded by exterior perimeter of a floor or the perimeter formed by joining the lines on the outer faces of columns in the floor, including any area kept opening what so ever, except courtyard open to sky.

**SCOPE OF BUILDING CATEGORY**

The category of buildings should be understood by the terms standard, super, superior on their usual meanings, but as a guide Standard category of buildings is that, made in quality and provided with general basic facilities and finished components are mostly of local materials, bricks, sand, cement and lime based but a hygienic finish in toilets, lavatory & kitchen.

**STRUCTURE CONSTRUCTED DEPARTMENTALLY :**

Any construction work executed departmentally, 19% of the total cost to be deducted from the calculated gross cost.

**Table 1: PWD PLAR 2011 Foundation up to Plinth Level, all cost in BDT**

**Deep foundation**

**R.C.C. STRUCTURE**

**Shallow Foundation<sup>1</sup>, depth of back fill in foundation trench up to plinth = 2.5 m**

Storey	BRICK MASONRY		Foundation Cost up to PL: in 1:1.5:3 R.C.C (Add Member weightage rate in addition to the rate of this table)										Micro Pile		PILE Foundation (Cast-in-situ) <sup>2,3</sup>		Mat <sup>4</sup> foundation			
	Concrete with Brick-chips		q <sub>a</sub> = 250 ksf		q <sub>a</sub> = 300 ksf		q <sub>a</sub> = 350 ksf		q <sub>a</sub> = 400 ksf		q <sub>a</sub> = 450 ksf		q <sub>a</sub> = 500 ksf		No basement slab		with 12" basement slab		D = 10 ft.	
	Per sqm	RESIDENTIAL	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm
1	3452	3632	6206	6089	6029	5980	5945	5918	5876	5834	5792	5750	5708	5666	5624	5582	5540	5498	5456	5414
2	3557	3711	7049	6746	6547	6408	6307	6230	6153	6076	6000	5923	5846	5769	5692	5615	5538	5461	5384	5307
3	3663	3822	8139	7582	7217	6982	6776	6635	6518	6401	6284	6167	6050	5933	5816	5699	5582	5465	5348	5231
4	3773	3937	9429	8572	8010	7617	7331	7114	6953	6792	6631	6470	6309	6148	5987	5826	5665	5504	5343	5182
5	3886	4055	13077	9803	8996	8432	8021	7710	7459	7208	6957	6706	6455	6204	5953	5702	5451	5200	4949	4698
6			15565	11180	10098	9344	8793	8376	8000	7624	7248	6872	6496	6120	5744	5368	4992	4616	4240	3864
7			18005	12530	11180	10238	9550	9029	8602	8175	7748	7321	6894	6467	6040	5613	5186	4759	4332	3905
8			20626	14587	13080	12341	11698	11229	10814	10400	10000	9600	9200	8800	8400	8000	7600	7200	6800	6400
9			23416	16490	14886	13978	13220	12608	12099	11590	11081	10572	10063	9554	9045	8536	8027	7518	7009	6500
10			26366	20617	17157	14886	13301	12144	11268	10590	10000	9410	8820	8230	7640	7050	6460	5870	5280	4690
11			29468	22854	18873	16260	14437	13106	12099	11268	10590	10000	9410	8820	8230	7640	7050	6460	5870	5280
12			32714	25195	20669	17699	15626	14113	12968	12099	11268	10590	10000	9410	8820	8230	7640	7050	6460	5870
13			36098	27635	22542	19199	16866	15163	13874	12968	12099	11268	10590	10000	9410	8820	8230	7640	7050	6460
14			39615	30172	24488	20757	18155	16254	14816	12968	12099	11268	10590	10000	9410	8820	8230	7640	7050	6460
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Note  
<sup>1</sup> Where Back fill in foundation are not required to fill by Canted Earth or Sand Tk. 1200.00 per sqm can be deducted from respective PLA rates of foundation.  
<sup>2</sup> Mat Foundation Leading to Basement floor Tk. 655.00 per Sqm to be deducted, but to add cost from Basement floor system (Table-4) to be added.  
<sup>3</sup> For Pre-cast pile foundation, 20% cost to be deducted.  
<sup>4</sup> Pile of length 50'-0" and dia of 20" considered here.

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**Table 2: PLAR 2011 Super Structure Cost, all cost in BDT**

**B U I L D I N G C A T E G O R Y**

Level Index (basement less)	Floor	LOAD BEARING Brick Wall System : f'c = 19 To 23 MPa												RCC FRAME STRUCTURE: f'c = 22 To 25 MPa (ADD 5% for 32 MPa Concrete)									
		NON RESIDENTIAL: NRLB A2				RESIDENTIAL: RLB A2				NON RESIDENTIAL: NRRCB A2				RESIDENTIAL: RRCB A2				NON RESIDENTIAL: NRRCS C2			RESIDENTIAL: RRCS B2		
		(concrete Brick-Chips)		(concrete with Brick-Chips)		(concrete with Brick-Chips)		(concrete with Brick-Chips)		(Concrete with Brick-Chips)		(Concrete with Brick-Chips)		(Concrete with Brick-Chips)		(Concrete with Brick-Chips)		Concrete with Stone-Chips		Concrete with Stone-Chips			
		Standard	Superior	Standard	Superior	Standard	Superior	Standard	Superior	Standard	Superior	Standard	Superior	Standard	Superior	Standard	Superior	Standard	Superior	Standard	Superior		
1	Basement Floor(s)																						
1	GF: Habitation	11389	12148	13363	12710	13981	11915	12710	13981	7875	9119	7724	8326	9540	8236	8785	9515	8617	9144	10473	Basement Floor(s) GF Park		
2	1st floor	11046	11782	12960	11556	13559	11915	12327	13904	7875	9119	7724	8326	9540	8236	8785	9515	8617	9144	10473	GF: Habitation		
3	2nd floor	11211	11969	13154	11730	13763	12512	13668	15849	13485	15615	13227	14257	16336	13044	15111	17111	14533	16145	18546	1st floor		
4	3rd floor	11379	12138	13352	11905	13689	12613	13893	16087	13688	15849	13425	14471	16582	13229	14876	16844	14538	16152	19082	2nd floor		
5	4th floor	11550	12320	13552	12084	14179	12802	14101	16328	13893	16087	13627	14688	16830	13438	15089	17087	14974	16532	19653	3rd floor		
6	5th floor	11723	12505	13755	12265	14391	12995	14313	16573	14009	16485	13831	14909	17083	13640	15325	17613	15886	18519	20245	4th floor		
7	6th floor						13124	14456	16738	14179	15283	14179	15283	17512	13963	15711	17790	16045	17676	20652	5th floor		
8	7th floor						12362	13616	15766	13355	14396	13355	14396	16485	13170	14798	16756	14052	15814	18124	6th floor		
9	8th floor						12455	13718	15884	13456	14504	13456	14504	16619	13289	14909	16882	14359	16229	18520	7th floor		
10	9th floor														13369	15021	17008	14486	16049	18367	8th floor		
11	10th floor														13469	15154	17136	14575	16169	18505	9th floor		
12	11th floor														13570	15247	17265	14684	16290	18674	10th floor		
13	12th floor														13672	15382	17394	14794	16412	18814	11th floor		
14	13th floor														13774	15477	17525	14905	16535	18955	12th floor		
15	14th floor														13873	15583	17656	15017	16650	19097	13th floor		
16	15th floor														13982	15710	17789	15130	16784	19241	14th floor		
17	16th floor														14087	15823	17922	15243	16910	19385	15th floor		
18	17th floor														14192	15946	18057	15357	17037	19530	16th floor		
19	18th floor														14289	16066	18192	15473	17163	19677	17th floor		
20	19th floor														14406	16186	18328	15589	17294	19824	18th floor		
21	20th floor														14586	16389	18527	15783	17510	20072	19th floor		
22	21st floor														14768	16584	18739	15981	17729	20323	20th floor		
23	22nd floor														14953	16801	18952	16181	17952	20577	21st floor		
24	23rd floor														15140	17011	19224	16381	18175	20834	22nd floor		
25	24th floor														15329	17224	19502	16583	18402	21095	23rd floor		
26	25th floor														15521	17439	19746	16786	18632	21358	24th floor		
27	26th floor														15715	17657	19983	16989	18862	21623	25th floor		
28	27th floor														15911	17878	20244	17194	19101	21886	26th floor		
29	28th floor														16110	18101	20496	17429	19339	22152	27th floor		
30	29th floor														16311	18327	20752	17665	19581	22407	28th floor		
31	30th floor														16515	18557	21012	17892	19826	22727	29th floor		
32	31st floor														16722	18789	21275	18121	20074	23071	30th floor		
33	32nd floor														16931	19023	21540	18350	20325	23389	31st floor		
34	33rd floor														17142	19261	21819	18589	20579	23690	32nd floor		
35	34th floor														17357	19502	22082	18831	20836	23985	33rd floor		
36	35th floor														17574	19746	22358	19074	21096	24344	34th floor		
	Roof top	1820	1941	2135	1820	1941	2135	1820	1941	2135	1820	1941	2135	1820	1941	2135	1820	1941	2135	2308	2431	35th floor	
	Porch	3993	3993	3993	3993	3993	3993	3993	3993	3993	3993	3993	3993	3993	3993	3993	3993	3993	3993	3993	3993	3993	

Note : cost of retaining walls etc included in Table-4

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**PWD PLAR 2011**

**Table 4: Earth Retaining Works & structure for Basement Construction , all cost in BDT**

( f'c = 25 MPa & min f'cr = 30 MPa, fy =275 MPa )

Retaining Wall (R.C.C)	Ret Pile, Excavation & Bracing			Water proofing (at wall+bed)	Back wall : B/W	Excavation, carrying & safety	System management
	Basement Floor: (As Parking)	Single Basement	Two Basement				
		Retaining Pile	Retaining Pile				
		Retaining Pile	Retaining Pile	Bracing (Steel truss) (fy= 36ksi)			
Tk. per sqm of wall		Taka per rm of perimeter	Taka per rm of perimeter	Taka per sqm of sqm of PLA	Taka Per sqm of wall	Taka per m depth per sqm of PLA	Taka per sqm of PLA
4,366.00	Total Taka/sqm	52,186.00	90,710.00	1,828.00	1,061.00	717.00	72.00
	Rate from Structural weightage . TABLE + Tk. 4.833.00						

### ADDITIONAL COST CHART

- |  |              |          |
|--|--------------|----------|
| 1. Saline zone , to use concrete of min f'c = 25 MPa   | 1%           | of PLAR  |
| 2. Wind (other than coastal area) & earth-quake load resisting structure : to use concrete of min f'c = 21 MPa | 2%           | of PLAR  |
| 3. Coastal area : affected by cyclone & water surge : to use concrete of min f'c = 25 MPa                      | 3%           | of PLAR  |
| 4. Roof top RCC parapet  | Tk. 2,150.00 | per sqm. |
| 5. Roof-top RCC water tank in/c beams & supports etc. :  | Tk. 120.00   | per gal. |

**6. Internal Sanitary and Water Supply :**

(i) Residential Building	Standard	Tk. 595.00	Per sqm
	Super	Tk. 900.00	Per sqm
	Superior	Tk. 1,310.00	Per sqm
(ii) Non-residential Building	Standard	Tk. 480.00	Per sqm
	Super	Tk. 655.00	Per sqm
	Superior	Tk. 1,005.00	Per sqm

**7. Internal Electrification :**

(i) Residential Building	Standard	Tk. 1,305.00	Per sqm
	Super	Tk. 1,545.00	Per sqm
	Superior	Tk. 1,840.00	Per sqm
(ii) Non-residential Building	Standard	Tk. 945.00	Per sqm
	Super	Tk. 1,180.00	Per sqm
	Superior	Tk. 1,425.00	Per sqm

**8. Gas Connection :**

(i) Ground floor	Tk. 295.00	Per sqm
(ii) Other floors	Tk. 118.00	Per sqm

**9. External Water Supply and Sanitation:**

- |   |           |            |
|---|-----------|------------|
| (i) Underground Water Reservoir :   | Tk. 60.00 | Per gallon |
| (ii) Distribution line, water pump, pump house, WASA / Municipal Charge as per requirement. | Estimate  |            |
| (iii) Septic Tank, Soak well, Inspection pit.   | Estimate  |            |




10. External Electrification:

- (i) Sub-station building.
- (ii) Sub-station equipment/transformer.
- (iii) Pump & motor set including installation.
- (iv) H.T./LT Line.
- (v) PDB /DESA /REB charge.
- (vi) Stand by power & source.
- (vii) Earthing system.
- (viii) Over head transmission.
- (ix) Under ground cable laying.
- (x) Compound light, wiring system & other safety systems.

**Estimate to be prepared  
on the Basis  
of requirements.**

11. Boundary Wall:

- (i) **Boundary wall 125 mm thick with 250 x 250 mm brick pillar :**  
Construction of 125 mm thick boundary wall with 250 mm x 250 mm size brick pillar @ 2.44 meter c/c , of height 1.52 meter above G.L and 0.76 m below G.L and RCC coping of 75 mm thick and 375 mm width, 12 mm thick plaster (1:6) in both sides of the wall including the cost of reinforcement and white washing etc. Tk. 3,785.00 Per m
  
- (ii) **Boundary wall in R.C.C. frame :**  
Construction of R.C.C. boundary wall of height 1.52 meter above G.L and one meter below G.L with column 250 mm x 250 mm size and tie beam 250 mm x 250 mm at ground level, 75 mm thick and 375 mm width R.C.C coping and 125 mm (1:4) brick work in between the columns, 12 mm thick cement plaster (1:6) on the both sides of brick surface and 6 mm thick cement plaster (1:4) on R.C.C., in all exposed surface on both sides of the boundary wall including the cost of M.S rod white washing etc. Tk. 5,850.00 Per m
  
- (iii) **Barbed wire fencing over boundary wall :**  
Supplying, fitting and fixing 12 BWG barbed wire (2 ply, 4 points) in fencing work @ 150 mm c/c in both horizontally and vertically, supported by 38 x 38 x 6 mm M.S angle post (300 mm embedded in R.C.C. or in brick work with a cement concrete base of 75 x 75 x 300 mm) 600 mm vertical and 450 mm inclined or as per requirement @ 2.4 m c/c including straightening, binding the joints with 18 BWG wire making holes in the angle etc. in /c supplying of all necessary materials complete in all respect and accepted by the Engineer. Tk. 695.00 Per m  
  
(Rate is excluding the cost of R.C.C. or brick work or C.C. which is to be paid as per corresponding items in the schedule)

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**12. Road Work :****(i) R.C.C. Road:**

Construction of R.C.C. road with 250 mm thick guide wall of height 0.30 meter, 150 mm thick R.C.C work over one layer 1<sup>st</sup> class brick flat soling and polythene sheet including the cost of reinforcement 10 mm dia MS rod 175 mm c/c in both direction.

Tk. 2,120.00 Per sqm

**(ii) Bituminous Carpeting Road :**

Construction of 38 mm thick compacted bituminous carpeting over 150 mm thick sand surface with 75 mm thick end edging, 62 mm – 37 mm size brick bats khoa consolidation and compacted water bound macadam of 150 mm thickness, providing tack coat 7.32 kg of bitumen per 10 sqm and seal coat 7.32 kg of bitumen per 10 sqm of road surface and also providing premixed bitumen seal coat with 0.12 cum of pea gravels with 80 kg of bitumen per cum of pea gravels and laid over 10 sqm of road surface.

Tk. 1,760.00 Per sqm

**13. Semi Permanent Structure :**

Plinth area rates for standard semi-permanent building with C.I sheet roofing on metal truss, supported on brick pillars & walls in 1:4 cement sand mortar having 75 mm thick D.P.C in/c earth work, back filling in foundation and plinth  $\leq 1$  m & 125 mm thick panel brick work in superstructure with 150 mm x 250 mm intermediate pillar at 2.4 m to 3 m C/C, doors and windows made of best local timber with standard window grills, R.C.C work (1:2:4) in lintel, patent stone flooring (1:2:4), minimum 12 mm thick cement plaster (1:4) in plinth , steps and dado, aesthetically accepted low cost false ceiling, white /color washing and necessary earth work in foundation, earth and sand filling in plinth and other petty items as required and complete to function in all respect.

Tk. 8,500.00 Per sqm

**14. Structure Constructed Departmentally :**

Any construction work executed departmentally, 19% of the total cost to be deducted from the calculated gross cost.




**ANNEXURE - B**  
**Guideline for preparation of Rough Estimate of Typical  
Building Complex**

## GUIDELINES FOR PREPARATION OF ROUGH ESTIMATES

**Type of Estimates:**

- Rough Estimate
- Detail Estimate

**ROUGH ESTIMATE:**

**Head of Accounts**

- Revenue
- Development

**Requirements of Rough Estimate**

1. Request letter form requiring body
2. Approved site plan by the Department of Architecture
3. Approved building plan by the Department of Architecture
4. If approved building plan is not available, in case of urgency, rough estimates may be prepared on the basis of space requirements furnished by the Department of Architecture.

**Check-list before preparation of Rough Estimate:**

1. Apparent soil condition and approximate cost for sub-soil investigation
2. Need for site improvement and approach road
3. Source of water supply
4. Surface water & sewerage disposal
5. Source of power supply
6. Source of gas supply

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7.	Need for special type boundary wall or retaining wall
8.	Structure type and structural system
9.	Additional cost in foundation due to poor soil condition.
10.	Special type foundation: <b>Raft or pile.</b>

**Components of Estimate**

1.	Project Profile
2.	Report
3.	Abstract of Cost
4.	Estimate
5.	Site plan
6.	Building Plan

**Report should contain the following components :**

1.	Background and Objectives
2.	Description of the Project
3.	Rates of Estimate
4.	Mode of Financing
5.	Charges

**Charges :**

1.	Project in Revenue Head: Charges Nil
2.	Project in Development Head (a) Works undertaken by PWD for Ministry of Housing and Public Works: 7.00% (b) Works undertaken for other ministries: 8.00%
3.	Deposite works: 10.00%

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<b>DETAIL ESTIMATE:</b>	
Detail estimate shall contain:	
1.	Report
2.	Detail Building Plan, Elevation, Section & Structural Drawings
3.	Detail measurement of each individual item along with their information in drawings, sites etc.
4.	An abstract of cost
5.	Proposed works specially boundary wall, gate, road, external water supply, sewerage line shown in red.
<b>DETAILED ESTIMATES ARE PREPARED:</b>	
1.	For Preparation of Tender documents & Bill of Quantity
2.	For According Technical Sanction.
3.	To receive fund through "Schedule Process" from the Revenue Budget.
4.	For Administrative approval of items of works which is not a component of approved scheme.
<b>IMPORTANT POINTS TO REMEMBER :</b>	
1.	Rates of items not covered by PWD's Schedule of Rate shall be accompanied by analysis.
2.	Site improvement by carted earth must be accompanied by contour map duly signed by appropriate authority
3.	Detail estimate of approved projects implemented through ADP must not be sent to Chief Engineer's Office for checking and approval. Additional chief Engineer has the full power to approve it.
4.	All detail estimate sent to Chief Engineer's office must have prior approval of respective S.E. and A. C. E.

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**SAMPLE FORMAT OF ROUGH ESTIMATE**  
(Taka in lakh)

		: Tk. A
1	Soil Investigation	
2	Construction of Building	: Tk. B
	<b>A. FOUNDATION COST</b>	
	(i) Normal brick building /Frame structure (Res) /Frame structure (Non-Res): conc. 1:2:4, brick chips	
	(ii) Raft/pile (6 to 20 storey, residential or non-residential)	
	(iii) Add 2.5% over B (i) in saline zone for normal brick structure	
	(iv) Add 5% over A (i) for 1:1.5:3 concrete with stone chips for frame structure upto 6 - storey.	
	(v) Add 10% over A (i) for 1:1.5:3 concrete with stone chips for frame structure 7 to 9 storey without raft or pile	
	(vi) Add 15% over A (i)/A (ii) frame structure for high risk coastal area	
	(vii) Add additional cost for extra depth of foundation / low bearing capacity of soil.	
	(viii) Add additional cost for basement floor (basement wall, floor and retaining piles if required)	
	<b>B. SUPER STRUCTURE</b>	
	(i) Brick building/Frame structure (1:2:4) with brick chips: residential/ non- residential	
	(ii) Add 2.5% over B (i) in saline zone for normal brick structure	
	(iii) Add 5% over B (i) for 1:1.5:3 concrete with stone chips for frame structure upto 6 - storey.	
	(iv) Add 10% over B (i) for 1:1.5:3 concrete with stone chips for frame structure above 6 - storey and upto 20 - storey.	
	(v) Add 15% over B (i) for frame structure for high risk coastal area	
	<b>C. Lime concrete &amp; parapet</b>	
	<b>D. Additional cost for special finishing</b>	
	(i) Mosaic in all rooms, stair, tiles in bathrooms etc.	

  
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	(u) Mosaic in all rooms, stair, Teak wood door, aluminium sliding doors/windows, special finishing etc.	
3.	<b>Internal water supply and sanitation</b>	: Tk. C
4.	<b>Internal Electrification</b>	: Tk. D
5.	<b>External water supply</b>	: Tk. E
	(a) Construction of underground reservoir	
	(b) Sinking of deep tube well/arranging water from WASA, Municipality or Public Health Engineering sources	
	(c) Laying of distribution pipe lines	
	(d) Construction of pump house	
	(e) Supplying and installation of pumps	
6	<b>External Electrification</b>	
	(a) Construction of Sub- Station building.	
	(b) Supplying and installation of Sub- Station Equipment/Transformer (if needed)	
	(c) HT/LT Line	
	(d) Pump motor	
	(e) Compound light	
	(f) P.D.B./R.E.B. connection charges.	
7.	(a) Lift (..... Passenger ..... stop): Nos x Unit Cost	: Tk. F
	(b) Air conditioner and exhaust fans etc. : Nos x Unit cost	
8.	Gas connection net work and charges.	: Tk. G
9.	Construction of compound drain (cost on Running meter basis)	: Tk. H
10.	Construction of culvert/bridge, if any	: Tk. I
11.	Construction of internal/ compound/ approach road and pavement (cost on sqm. Basis)	: Tk. J
12.	Construction of boundary wall and gates, retaining wall (cost on rm. Basis)	: Tk. K
13.	Development of site (cost on approximate quantity in cum)	: Tk. L
14.	Testing of materials	: Tk. M
15.	Arboriculture/landscape/playground	: Tk. N
16.	Fire fighting	: Tk. O

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17.	Price escalation		: Tk. P
		Sub Total	Tk. Q
18.	Contingency ( <i>Probable unforeseen expenditure related to work</i> ): 5.00% on Tk. Q		: Tk. R
19.	Work charge Establishment : 2.5% on TK on Q		: Tk. S
20.	Over head charge ( <i>Deposit to Govt. Revenue head</i> ):		: Tk. T
	(a) Work undertaken by PWD for M/O Housing and Public Works: 7.00% on Q		
	(b) Work undertaken by PWD for other Ministries: 8.00% on Q		
	(a) Work undertaken by PWD as deposit works: 10.00% on Q		
		Sub Total	: Tk. U
21	Cost of land		: Tk. V
		Grand Total	: Tk. W
( The Project cost stands at Tk. 'W' lakhs )			