

RAJASTHAN FINANCIAL CORPORATION

Udyog Bhawan, Tilak Marg,
Jaipur-302005
(Technical Cell)

Ref: RFC/MTC(81)/432

Dated : 24.08.2009

CIRCULAR

Sub : **Building Construction rates for Hotels, Multipurpose Commercial Complexes & Residential Complexes.**

The Corporation is considering building construction rates as per PG circular no.1150 dated 15.05.2006 while carrying out appraisal and valuations. No separate guidelines for construction rates are there for hotels and other multi storied buildings in which the construction is superior to others.

We have been receiving representations from field offices and loanee parties to suitably revise the construction rates for such hotels, residential complexes and commercial complexes. The matter was discussed in PC&CC meeting held on 13.07.2009 and 31.07.09 wherein it was decided to consider following building construction rates in case of hotels for the purpose of loan appraisals and valuations.

Details of floor	Rate in sq.ft.	Details of floor	Rate in sq.ft.
Lower Basement	Rs.520/-	Fourth Floor	Rs.910/-
Upper Basement	Rs.520/-	Fifth Floor	Rs.950/-
Ground Floor	Rs.780/-	Sixth Floor	Rs.1000/-
First Floor	Rs.800/-	Seventh Floor	Rs.1040/-
Second Floor	Rs.840/-	Eighth Floor	Rs.1080/-
Third Floor	Rs.860/-	Ninth Floor	Rs.1120/-

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

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It has been further decided that the construction rates for residential and Multipurpose commercial complex shall be 10% and 15% less respectively than the above construction rates for different floors as the civil work for all the type (Hotels, Commercial Complex and residential complex buildings) exclusive of finishing is more or less same type. The rates excludes modular kitchen, wood work and furnishing items, etc.

The above rates may be taken while carrying out appraisal/valuation with immediate effect.

Sd/-
(ATUL KUMAR GARG)
CHAIRMAN & MANAGING DIRECTOR.

C.C. to :-

1. Standard circulation at HO.
2. All BOs/SOs.
3. The DGM(WZ), A&I, Ajmer / Jodhpur.

RAJASTHAN FINANCIAL CORPORATION

Udyog Bhawan, Tilak Marg,
Jaipur-302005
(Technical Cell)

Ref: RFC/MTC(81)/226

Dated : 15.06.2011

CIRCULAR

Sub : **Revision in Building Construction rates for appraisal of loan cases and valuation of buildings.**

At present, the Corporation is considering building construction rates for loan appraisal based on Standing Order X-3/2006 of PWD dated 24.4.2006 and the circular about revision of building construction rates was issued on 15.5.2006 (PG Circular No.1150).

The Standing Order X-3 of PWD have not been revised after 2006, therefore, looking to the persistent demand from loanees, and long time gap it has now been decided that Corporation will consider the revised construction rates calculated on the basis of latest BSR of PWD (2009) for appraisal & valuation of the buildings. The revised rates are given at Annexure-A. The building construction rates for Hotels, Multipurpose commercial complexes & residential complexes have already been revised and circulated vide PG Circular No.1278 dated 24.08.2009.

It is further clarified that the buildings which are not included, the rates of same may be considered on the basis of latest BSR issued by PWD.

Accordingly, Schedule 1/7 of LAS in PG may be replaced by the new schedule as per Annexure-A. The revision in rate will be effective with immediate effect.

Sd/-
(Pradeep Sen)
Chairman & Managing Director.

Encl. : **As above.**

C.C. to :-

1. Standard circulation at HO.
2. All BOs/SOs.
3. The DGM(WZ), A&I, Ajmer / Jodhpur.

Annexure 'A'
Schedule 1/7

S.NO.	Particulars	Specification	Rate
1	Factory Shed Ht.15 ft. closed in 4 sides.	Excavation in ordinary soil, stone masonry in foundation, stone/brick masonry in cement mortar in walls/super structure, RCC column, Plinth & lintel RCC beam, walls duly plastered & white wash, GI/AC sheet roofing supported over angular/tubular trusses & purling, CC flooring, wooden/iron joinery, electrification complete in all respect.	Rs.400/- per sq.ft.
2	Office Block ground floor without basement ht.11 ft.	Excavation in ordinary soil, stone masonry in foundation, stone/brick masonry in cement mortar in walls/super structure, RCC roofing, walls duly plastered, white wash, CC flooring, wooden/iron joinery, electrification, sanitary fitting, complete in all respect.	Rs.600/- per sq.ft.
3	Compound Wall one meter height above ground level. Add	Stone/brick masonry in lime/cement, mortar, walls duly plastered. For extra one ft. height beyond above.	Rs.470/- per rft. Rs.50/- per rft.

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