

M.S.  
 (A.E.)

Assistant Engineer  
 Const. Div. P.W.D  
 Ukhtmath (Rudrapryag)

Abstract of Cost

Name Of Work: - Valuation Of The Building Of Ashutosh Pushpwan S/O Jeetpal Singh Pushpwan, Village Kimana (Kantha) Post Office Ukhimath Rudraprayag

S. No.	Name of owner	Khasra no.	Value of Building (Rs.) In the year 2020
1	Ashutosh Pushpwan S/O Jeetpal Singh Pushpwan		<b>2416782.99</b>
		SAY Rs.	2416782.00
		SAY Rs.	24.16 LAKH

  
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## Bill Of Quantity

Name Of Work: - Valuation Of The Building Of Ashutosh Pushpwan S/O Jeetpal Singh  
Pushpwan, Village Kimana (Kantha) Post Office Ukhimath Rudraprayag

S. No.	Item of work	Area(m <sup>2</sup> )	Rate(Rs/m <sup>2</sup> )	Amount (Rs)
1	Ground Floor	208.8168	11573.7	2416782.99
2	First Floor	0	10414.6	0
3	Second Floor	0	11573.7	0
4	Third Floor	0	12732.8	0
Total Amount				2416782.99

  
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Detail of Measurements

Name Of Work: - Valuation Of The Building Of Ashutosh Pushpwan S/O Jeetpal Singh  
Pushpwan, Village Kimana (Kantha) Post Office Ukhimath Rudraprayag

S No	Item of work	No	Length(m)	Width	H/d (m)	Quantity (Sq.m)
1	Plinth area of ground	1	31.26	6.68	-	208.82
	Less	1	X	1	-	0.00
TOTAL						208.82

  
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## RATE ANALYSIS

Name of Work: - Valuation Of The Building Of Ashutosh Pushpwan S/O Jeetpal Singh Pushpwan, Village Kirmana (Kantha) Post Office Ukhimath Rudraprayag

### Rates

Type of the building: Type-II & III Residential Building  
Plinth area rates of building as per the Letter No. 332/10 Adhiprapti/10, Dated-03-07-2010 of Chief Engineer level-I PWD Dehradun.

Index calculation (as per the letter no. mentioned above)  
Distance (by road) of the place from nearest railway station - 185 Km  
Distance by mule - 0 KM  
Height of the place above mean sea level - 1350.00km  
Distance index for 185 km. motor road @1% per 10km - 18.5%  
Distance index for 0 km. mule @1.5% per 0.5 km - 0.0%  
Distance index- for 185 km motor road and 0 km. mule track

Plinth area rates(Rs./m <sup>2</sup> )	Ground floor	First floor	Second floor	Third floor
	6690	6020	6690	7360

Total distance index

= 18.5%

Height index - for 1350 mtr

1% per 100mtr from 1001-2100mts - 3.5%  
3% per 100mtr from 2101-2400mts - 0.0%  
5% per 100mtr from 2401-2900mts - 0.0%  
7% per 100mtr from more than 2901mts - 0.0%

Total height index

= 3.50%

Calculation of modified rates

Adding indexes to the rates as per the letter no.332/10 adhiprapti/10, dated -03-07-2010 of chief

Distance index

18.50%

Height index

3.50%

Site development index

30.0%

Index for internal electrification, Water-supply & sanitary work.

19.0%

Index for fan.

3.0%

Less for poor specifications

1.0%

Total index

73.00%

Increasing the above rates by 73%

Modified pl. area(Rs./m <sup>2</sup> )	Ground floor	First floor	Second floor	Third floor
	11573.7	10414.6	1157.7	12732.8

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**Details**

**Name Of Work: - Valuation Of The Building Of Ashutosh Pushpwan S/O Jeetpal Singh Pushpwan, Village Kimaha (Kantha) Post Office Ukhimath Rudraprayag**

Name Ashutosh Pushpwan  
 S/O Jeetpal Singh Pushpwan  
 Address Kimaha (Kantha)  
 Village Ukhimath  
 P.O Ukhimath  
 Tehsil Rudraprayag  
 District Uttarakhand

Measurements	No.		Length(m)	Width (m)
Ground Floor	1	x	31.26	6.68
Less	0	x	0	0

Distance (by Road) of the Place from nearest Railway Station 185.00 km  
 Height of the Place above mean sea level 1350.00 mtrs  
 0.00 km  
 30 years  
 2020

Distance by Mule 0

Approximate of the building in year 2020

Year of construction of building 2020

Year in which the value of the building is calculated 19.00%

Index for Internal Electrification + water supply & sanitary work 30.00%

Site deployment 3.00%

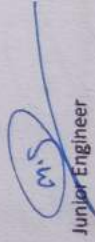
Index for fan 1.00%

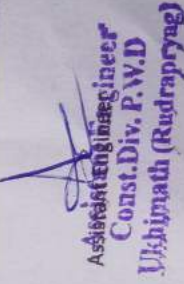
Less for Poor 5

Type of the Building Enter the column no (1 to 7)  
 related to the type of the Building from

Table given below

Plinth Area Rates as per PWD chief engg.'s Letter no. 332/10 adhiprat/10, Dated-09-07-2010						
	Non-Residential Building			Residential Building		
	Higher Non-Residential Building Court Circuit House University, Medical/Engg. Collage, Hospital	Inter Non-Residential Building Inter Collage, High School, Office, Godown, Health Centre	General Non-Residential Building Primary School, Junior High School, Small Buildings	Lower Class Employees Quarters (TYPE-I)	General Residential Building (TYPE-II&III)	Higher Officer's Quarters (TYPE-V)
	1	2	3	4	5	6
	Rupees/m <sup>2</sup>	Rupees/m <sup>2</sup>	Rupees/m <sup>2</sup>	Rupees/m <sup>2</sup>	Rupees/m <sup>2</sup>	Rupees/m <sup>2</sup>
Ground Floor	7730	7230	6810	6000	6690	7200
First Floor	6960	6500	6130	5400	6020	6480
Second Floor	7730	7130	6810	6000	6690	7200
Third Floor	8500	7950	7490	6600	7360	7820
Forth Floor	9350	8750	8240	7250	8100	8700

  
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