



भारत सरकार

Govt. of India

केन्द्रीय लोक निर्माण विभाग

CENTRAL PUBLIC WORKS DEPARTMENT

डीजी/अनुक्षण लागत सूचकांक/12

DG/Maint. Cost Index/12

महानिदेशक, के०लो०नि०वि० द्वारा प्रदत्त अधिकारों से जारी किया गया

ISSUED BY AUTHORITY OF DIRECTOR GENERAL, CPWD

NIRMAN BHAWAN, NEW DELHI

DATED : /03/2023

## कार्यालय ज्ञापन OFFICE MEMORANDUM

**Sub: Repair and Service Cost Index of Delhi as on 01.01.2023 over base 100 as on 01.04.2019.**

Maintenance Cost Indices as on 01.01.2023 for Delhi is approved as under :

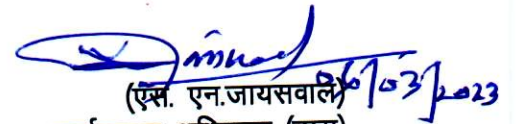
1. **Repair Cost Index-102** over base 100 as on 01.04.2019 (Calculation sheet enclosed)
2. **Service Cost Index-127** over base 100 as on 01.04.2019 (Calculation sheet enclosed)

**Note:**

1. The Plinth Area Rate for Civil Engineering Maintenance of building as on 01.04.2019 shall be used as given in Annexure -2 Page No. 35&36 of CPWD Maintenance Manual 2019.
2. The calculation for Service Cost Index is for work charged staff under item (1) 'workers' in the attached calculation sheet.

In case of deployment of partly Outsourced staff and partly work charged staff or fully Outsourced staff, the Service Cost Index shall be worked out and issued as per data and note(3) in calculation sheet for service cost index by respective SEs/CEs for that particular area.

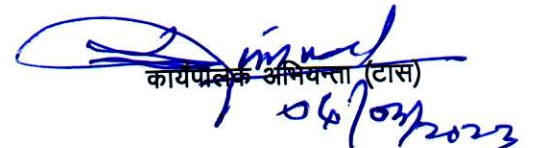
This issues with the approval of CE, CSQ (civil).

  
(एस. एन.जायसवाल) 06/03/2023  
कार्यपालक अभियन्ता (टास)

सं० 21/अ०अभि० (टास)/Maint. Cost Index/2023/112-एि०

दिनांक 06 /03/2023

प्रति: के०लो०नि०वि० की वेबसाइट <http://cpwd.gov.in> द्वारा सभी विशेष महानिदेशक/अपर महानिदेशक, मुख्य अभियन्ता/अधी० अभि०/कार्य० अभि०, के०लो०नि०वि० एवं लो०नि०वि० नई दिल्ली ।

  
कार्यपालक अभियन्ता (टास)  
06/03/2023

**MAINTENANCE COST INDEX**  
**Repair Cost Index for Delhi as on 01/01/2023**  
(Base 100 as on 01-04-2019)

**Annexure I**

S. N.	Description of Item	Unit	Rate at Delhi corresponding to Base 100 as on 1/04/2019 (Rupees) (a)	Rate as on 01.01.2023 (b)	Weight-age (c)	Repair Cost index (bxc) a
1.	Aggregate 10 mm & 20 mm average	Cum	1400.00	1400.00	4.00	4.00
2.	Cement	quintal	503.00	516.00	9.50	9.75
3.	Acrylic Washable Distemper	kg	50.00	30.00	17.00	10.2
4.	Acrylic Emulsion Paint	Litre	220.00	200.00	7.00	6.36
5.	Paint (Synthetic enamel)	Litre	160.00	175.00	17.50	19.14
6.	Fine Sand	Cum	900.00	1050.00	4.00	4.67
7.	Timber (2 <sup>nd</sup> class Teak and Sal Wood in scantling)	Cum	69550	69550.00	9.50	9.50
8.	Coolie/ Beldar	Each	584.00	711.00	21.50	26.18
9.	Mason/ Fitter/ Carpenter/ Painter	Each	710.00	866.00	10.00	12.20
	<b>Total</b>				<b>100</b>	<b>102.00</b>

Say 102.00

  
06/3/2023  
सहायक अभियन्ता (टास)

  
कार्यपालक अभियन्ता (टास) 06/3/2023

**MAINTENANCE COST INDEX**  
**Service Cost Index for Delhi as on 01/01/2023**  
 (Base 100 as on 01-04-2019)

S.N	Description of Item	Unit	Rate at Delhi Corresponding to Base 100 as on 01/04/2019 (Rupees)	Weighted Average Rates of Work Charged Staff and Out Sourced Worker as per strength as on 01/01/2023	Weightage	Service (b)x(c) (a)
	1	2	3	4	5	6
1.	<b>Workers</b>					
	(i) Beldar/Unskilled	Per day	1167.00	1803	24	37.08
	a) Work Charged	Per day	-			
	b) Out Sourced					
	(ii) Mason/Carpenter/Skilled	Per day	1400.00	2050	30	43.93
	a) Work Charged	Per day	-			
	c) Out Sourced					
2.	Minimum Wages Staff					
	Skilled/Mason/Carp/Plumber	Per day	*Skilled- 710.00	866		
	Unskilled/Beldar	Per day	*Beldar- 584.00	711		
			1294.00	1577		
			Avg = Rs.647.00	Avg = Rs. 788.50	11.50	14.02
3.	Materials			Material costing for repair cost index excluding labour is (102.00-12.20-26.18 = 63.62) and, weightage is 68.5, by converting to 100% = $\frac{63.62 \times 100}{68.5} = 92.88$	34.50	$\frac{92.88 \times 34.50}{100} = 32.04$
	<b>Total</b>				<b>100</b>	<b>127.07</b>

Say 127

**Note:-** (1) For work charged staff daily rates are average monthly salary/30 (as collected from field units)  
 (2) Minimum wages as on 01.01.2023 is as per CLC notification no. 1/16(3)/2022-LS-II dated 28.09.2022.  
 (3) Weighted Average Rates of Work Charged Staff and Outsourced Workers rates shall be considered in the proportion of Work Charged and Out Sourced Staff as the case may be for column No. 4. For example if there are 80 Nos. Skilled Work Charged Staff @ Rs. 1400/- per day and 20 Nos. Out Sourced Skilled Worker @ Rs. 710/- per day. Then the weighted average rate shall be  $= (80 \times 1400 + 20 \times 710) / 100 = \text{Rs. } 1262/-$  per day.  
 (4) In case of deployment of partly Outsourced staff and partly work charged staff or fully Outsourced staff, the Service Cost Index shall be worked out and issued as per above data and note(3) by respective SEs/CEs for that particular area.

*Raghuendra*  
6/03/2023

सहायक अभियन्ता (टास)

*D. Singh*  
6/3/2023

कार्यपालक अभियन्ता (टास)

**ANNEXURE 2**  
**PLINTH AREA RATES FOR CIVIL ENGINEERING MAINTENANCE**  
**As on 01.04.2019**

Sl. No.	Category	Service Charges (Rs. Per sqm per year)	Annual Repair (Rs. Per sqm per year)	Special Repairs		
				Age 0-20 20 years (Rs./Sqm/year.)	Age 21- 40 years (Rs./Sqm/year.)	Above 40 years (Rs./Sqm/year.)
1	2	3	4	5	6	7
1.	<b>RESIDENTIAL BUILDINGS</b> Type I to V and above	<b>126.30</b>	<b>54.65</b>	<b>34.80</b>	<b>57.65</b>	<b>80.50</b>
2.	M.Ps Flats, Ministers Bungalows, Supreme Court and High Court Judges Residences	<b>252.65</b>	<b>109.35</b>	<b>45.70</b>	<b>76.55</b>	<b>107.35</b>
3.	Hostels	<b>163.15</b>	70.55	<b>34.80</b>	<b>57.65</b>	<b>80.50</b>
4.	Rashtrapati Bhawan Vice Presidents House & PM's House	Actuals	Actuals	Actuals	Actuals	Actuals

Sl. No.	Category	Service Charges (Rs. Per sqm per year)	Annual Repair (Rs. Per sqm per year)	Special Repairs		
				Age 0-20 Years (Rs./Sqm/year.)	Age 21-40 years (Rs./Sqm/year)	Above 40 years (Rs./Sqm/year.)
1	2	3	4	5	6	7
	<b>NON-RESIDENTIAL BUILDINGS</b>					
1.	Normal offices	<b>144.75</b>	<b>62.60</b>	<b>59.65</b>	<b>99.40</b>	<b>139.15</b>
2.	North & South Block Sectt.	<b>71.05</b>	<b>30.80</b>	-	-	<b>99.40</b>
3.	Parliament House & Parliament House Annexe	<b>271.05</b>	<b>117.30</b>	<b>191.85</b>	-	<b>191.85</b>
4.	Supreme Court	<b>271.05</b>	<b>117.30</b>	<b>191.85</b>	-	-
5.	Hospitals	<b>360.55</b>	<b>156.05</b>	<b>92.45</b>	<b>153.05</b>	<b>214.70</b>
6.	Dispensaries	<b>360.55</b>	<b>156.05</b>	<b>92.45</b>	<b>153.05</b>	<b>214.70</b>

*CPWD Maintenance Manual 2019*

NOTES :

1. The above plinth area rates do not cover expenditure on Conservancy charges.
2. These rates also do not include the extra amount admissible for maintenance and repairs in hilly region
3. The plinth area rates based on year 1979(available in annexure-5 Maintenance Manual 2019) are duly updated upto 01.04.2019.