

सत्यमेव जयते

भारत सरकार

Government of India

केन्द्रीय लोक निर्माण विभाग

Central Public Works Department



PLINTH AREA RATES

1.10.2007

Govt. of India
Central Public Works Department
(Technology Application and Standards Unit)
Nirman Bhawan, New Delhi

No. 62/SE(TAS)/Plinth area rates/122

Dated : 12.12.2007

MEMORANDUM

Plinth Area Rates an applicable on 1.1.1992 were last circulated under Memo No. SE (S & S)/EE-II/AE-III/289 dated 29.6.1992 along with annexure I to IV. Relevant cost indices with reference to base 100 as 1.1.1992 shall continue to be applicable on these plinth area rates for works in progress etc.

However, the need for issuing fresh plinth area rates has been felt for quite some time to account for rise in prices in the last 15 years, and also to account for revised specifications for Type-I, to type - VI Qrs; approved by MOUD and issued subsequently by DG(W) vide circular No. 62/SE (S&S)/EE-I/AE-II/PAR/05-06/01 dated 2.1.2006.

Now it is proposed to bring out new Plinth area rates as on 1.10.2007 incorporating revised specifications for Type-I, to type - VI Qrs; as issued by DG(W) vide circular No. 62/SE (S&S)/EE-I/AE-II/PAR/05-06/01 dated 2.1.2006. The specification for Non – residential buildings have been updated and incorporated.

Accordingly, fresh plinth area rates with reference to base 100 as on 1.10.2007 has been prepared for circulation in the department. In future, the preliminary estimates may be prepared on the basis of these plinth area rates.

All the rates are based on data of actual expenditure for structures completed recently, as received from various field formations. In case of any discrepancy in Hindi & English versions, English version will prevail.

The latest plinth area rates as on 1.10.2007 is hereby issued with following annexures :

- Annexure – I :** Fresh Plinth Area Rates with base 100, as on 1.10.2007 (for residential /non residential buildings, services and development).
- Annexure – II :** Broad specifications and scale of amenities for sanitary/Electrical fittings for which plinth area rates are applicable.
- Annexure – III :** Memo no. 29/21/58/WI of 10/83 indicating the rules for working out plinth area from plans, to be observed while adopting these plinth area rates given in Annexure – I.
- Annexure –IV :** Proforma for calculating cost index for future cost index with base 100 as 1.10.2007 indicating revised weightages also.



(A.Chakrabarti)

Director General (Works)

CPWD, Nirman Bhawan, New Delhi

Encl: Annexure I to IV

PLINTH AREA RATES AS ON 01-10-2007

ANNEXURE - 1

S. No.	Description	Office/College/Hospital	Schools	Hostels	Residential
1	2	3	4	5	6
1.0	R.C.C. FRAMED STRUCTURE	Rates in Rs. per Sq. metre			
1.1	R.C.C. frames structure upto six storeys				
1.1.1	Floor height 3.35 mt.	13,200	9,150		
1.1.2	Floor height 2.90 mt.			9,100	9,000
1.2	EXTRAS FOR				
1.2.1	Every additional storey over six storeys upto nine storeys	310	310	310	310
1.2.2	Every additional storey over nine storeys upto twelve storeys	320	320	320	320
1.2.3	Every 0.3 mt. additional height of floor above normal floor height of 3.35 mt./ 2.90 mts.	150	150	150	150
1.2.4	Every 0.3 mt. higher plinth over normal plinth height of 0.6 mt. (on G.F. area only)	150	150	150	150
1.2.5	Every 0.30 mt. deeper foundations over normal depth of 1.20 metre (on G.F. area only)	150	150	150	150
1.2.6	Making stronger foundations to take load of one additional floor at a later date (on area of additional floor only)	1250	1250	1250	1250
1.2.7	Strip foundations in poor soil having bearing capacity less than 10 tonnes/ sqmt.	286	286	286	286
1.2.8	Resisting Earthquake forces	630	630	630	630
1.2.9	R.C.C. Raft foundations (ground floor only)	3560	3560	3560	3560
1.2.10	Pile foundations upto a depth of 15 mts.	6470	6470	6470	6470
1.2.11	Stronger structural members to take heavy load above 500 Kgs./sqm. upto 1000 Kgs./Sqm.	850	850	850	850
1.2.12	Larger modules over 35 sqm.	990	990	990	990
1.3	BASEMENT FLOOR				
1.3.1	Floor Height 3.35 mt. with normal water proofing treatment with bituminous felt	18035	-	-	-

1.3.2	EXTRA FOR BASEMENT WITH				
1.3.2.1	Mastic Asphalt W.P.T.	1144	-	-	-
1.3.2.2	Every 0.3 mt. addl. Height (above 3.35 mt.)	1274	-	-	-
1.3.2.3	Reduction for very 0.5 m. less height of basement than normal height 3.35 mt.	(-) 728	-	-	-
1.4	FIRE FIGHTING				
1.4.1	With wet riser system	300	300	300	300
1.4.2	With sprinkler system	450	450	450	-
1.5	FIRE ALARM SYSTEM				
1.5.1	Manual Fire Alarm System	-	-	-	155
1.5.2	Automatic Fire Alarm System	300	300	300	-
1.6	Operation Theatre (OPD) (Extra provision)	1235	-	-	-
1.7	Pressurized mechanical ventilation system in the basements (with supply of Exhaust blowers)	50	50	50	-

Sl. No.	Description	Non-Residential			Residential		
		Office/College /Hospitals	Schools	Hostel	Type-I, II, III & servant Qtrs.	Type-IV Qtrs.	Type-V, VI and above
1	2	3	4	5	6	7	8
2.0	LOAD BEARING CONSTRUCTION						
2.1	Floor height 3.35 mt.						
2.1.1	Single storeyed	8250	7505	-	-	-	-
2.1.2	Doubled storeyed	7900	6740	-	-	-	-
2.1.3	Three storeyed	8250	7505	-	-	-	-
2.1.4	Four storeyed	8715	7555	-	-	-	-
2.2	Floor height 2.90 mt.						
2.2.1	Single storeyed	-	-	7315	6390	7030	7555
2.2.2	Double storeyed	-	-	6425	6200	6820	7205
2.2.3	Three storeyed	-	-	7315	6390	7030	7355
2.2.4	Four storeyed	-	-	7665	6740	7410	7900
2.3	Scooter & Cycles sheds	-	-	-	5805	5805	5805
2.4	Garrages	-	-	-	5455	5455	5455
2.5	Extra for						
2.5.1	Every 0.3 mt. additional height above normal height 3.35 mt./2.90 mt.	150	150	150	150	150	150
2.5.2	Every 0.3 mt. higher plinth over normal plinth height of 0.60 mt. (on Ground floor area only)	150	150	150	150	150	150
2.5.3	Every 0.3 mt. deeper foundations over normal depth of 1.20 mt. (on G.F. area only)	150	150	150	150	150	150
2.5.4	Making stronger foundations to take load of one additional floor at a later date (on area of additional floor only)	430	430	430	430	430	430
2.5.5	Foundations on poor soils having bearing capacity less than 10 T/sqmt.	286	286	286	286	286	286
2.5.6	Foundation on poor soils requiring under reamed pile 6 mt. long	3085	3085	3085	3085	3085	3085
2.5.7	R.C.C. Raft foundation (G.F. area only)	3560	3560	3560	3560	3560	3560
2.5.8	Pile foundation up to a depth of 15 mtr.	6470	6470	6470	6470	6470	6470
2.6	Extra for resisting Earth-quake Forces						
2.6.1	In Zone V	588	588	588	588	588	588

Sl. No.	Description	Non-Residential			Residential		
		Office/College /Hospitals	Schools	Hostel	Type-I, II, III & servant Qtrs.	Type-IV Qtrs.	Type-V, VI and above
1	2	3	4	5	6	7	8
2.6.2	Buildings of two storeyes or more in Zone III & IV	286	286	286	286	286	286
2.6.3	Resisting earthquake forces in Zone II and single storey buildings in Zone III & IV	Nil	Nil	Nil	Nil	Nil	Nil
2.7	Stronger structural members to take heavy loads above 500 Kg /sqm. Up to 1000 Kg/sqmt.	850	850	850	850	850	850
2.8	Larger modules over 35 sqmt.	990	990	990	990	990	990
2.9	Fire-fighting						
2.9.1	With wet riser system	300	300	300	300	300	300
2.9.2	With sprinkler system	450	450	450	450	450	450
2.10	Fire Alarm System						
2.10.1	a) Manual Fire Alarm system	-	-	-	155	155	155
2.10.2	b) Automatic Fire Alarm System	300	300	300	-	-	-
2.11	O.P.D. Operation Theatre etc.	1235	-	-	-	-	-

Note : Rates for items are applicable on entire plinth area except for items 1.2.4, 1.2.5, 1.2.6, 1.2.9, 1.5, 2.5.2, 2.5.3, 2.5.4 and 2.5.7

Sl. No.	Type of lift	Capacity/ Persons	Weight	Speed in M/Sec.	Travel	Doors	Control	Price (Rs. In lacs)	Addl. Price for each additional floor (Rs.)
1	2	3	4	5	6	7	8	9	10
4.0	LIFTS								
4.1	Passenger lifts								
4.1.1	Passenger lift	8	544 Kg.	1.0	G+4	Power operated	ACW	13.50	90,000.00
4.1.2	Passenger lift	8	544 Kg.	1.5	G+4	Power operated	ACW	18.00	90,000.00
4.1.3	Passenger lift	13	884 Kg.	1.0	G+4	Power operated	ACW	18.00	90,000.00
4.1.4	Passenger lift	13	884 Kg.	1.5	G+4	Power operated	ACW	19.00	90,000.00
4.1.5	Passenger lift	16	1088 Kg.	1.0	G+4	Power operated	ACW	17.00	1,10,000.00
4.1.6	Passenger lift	16	1088 Kg.	1.5	G+4	Power operated	ACW	19.50	1,10,000.00
4.1.7	Passenger lift	16	1088 Kg.	2.5	G+4	Power operated	ACW	57.00	1,10,000.00
4.1.8	Passenger lift (Bed lift)	20	1360 Kg.	0.75	G+4	Power operated	ACW	21.50	90,000.00
4.1.9	Passenger lift	20	1360 Kg.	1.5	G+4	Power operated	ACW	27.00	1,10,000.00
4.1.10	Passenger lift	20	1360 Kg.	2.5	G+4	Power operated	ACW	59.00	1,30,000.00
4.2	Goods lifts (2 speed)								
4.2.1		1 Ton	-	0.5	G+4			14.75	50,000.00
4.2.2		2 Ton	-	0.5	G+4			19.00	50,000.00
4.2.3		3 Ton	-	0.25	G+4			23.25	60,000.00

Sl. No.	Description	Rates in Rupees
5	WATER TANK (RCC ONLY)	
5.1	Overhead tank without independent staging	9.00 / Litre.
5.2	Overhead tank upto staging height 20 metres	15.20 / Litre.
5.3	Overhead tank with staging height between 20 metres and upto 30 metres	17.30 / Litre.
5.4	Overhead tank with staging height between 30 metres and 40 metres	21.00 / Litre.
5.5	Underground sump	9.00 / Litre
6	DEVELOPMENT OF SITE	
6.1	Levelling	55.00 / sqm.
6.2	Internal roads & paths	83.00 / sqm
6.3	Sewer	63.00 / sqm.
6.4	Filter Water Supply	
6.4.1	Distribution lines 100 mm dia and below	46.00 / sqm.
6.4.2	Peripheral grid 150 mm to 300 mm dia pipes	35.00 / sqm.
6.4.3	Unfiltered water supply distribution lines	27.00 / sqm.
6.5	Storm water drains	50.00 / sqm.
6.6	Horticulture Operations	47.00 / sqm.
6.7	Steel lighting	
6.7.1	With fluorescent lamps	55.00 / sqm.
6.7.2	With HPMV Lamps	75.00 / sqm.
6.7.3	With HPSV Lamps	95.00 / sqm.
6.7.4	Exit sign board i/c electric signage.	50.00 / sqm.

- Note :
- The rates are per sqm. and are to be applied on the entire areas of the plot to be developed.
 - These rates will apply to normal conditions and normal layout plans. If any extras are required due to nature of layout involving filling, cutting or bringing services from large distances, then additional provision should be made.
 - Cost of bulk services water supply, sewage disposal e.g.
 - 3.1 Tube wells, pumps, open wells, treatment plant, extension of lines from source of local bodies, head works at water source etc.
 - 3.2 Sewage pumps, sewage treatment plants, septic tanks, extension of cut-fall sewer up to point of disposal etc. are not included in these rates. Extra provision depending upon site conditions may be made for these.
 - The cost of providing green building & Water harvesting are to be taken as per actual.
 - Cost of HT sub - station equipments, LT distribution system, DG sets, pumps, air-conditioning and other specialized works like aesthetic external lighting with metal halide lamp for façade lighting, addressable fire alarm system, rising mains, UPS, aviation obstruction lights, external service connections, storage water cooler, IBMS, CCTV, access control system for security, solar water heating system, solar lighting etc. are not included in above rates and the same are to be taken as per actual based on functional / utility of the proposed building.



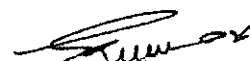
(A.V.R. Bhat)

Executive Engineer (S&S)-III
CPWD, Nirman Bhawan,
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(M.K. Tilak)

Superintending Engineer (TAS)
CPWD, Nirman Bhawan,
New Delhi



(SURESH KUMAR)

Chief Engineer (CSO)
CPWD, New Delhi

SPECIFICATIONS FOR RESIDENTIAL BUILDINGS

Item no.	Item	Type I, II, III & Servant Qtrs.	Type-IV	Type-V/VI	Hostel
1.1	Foundation	Bearing capacity 10 tonnes per sq. metre.	Application to all		
1.2		Type -spread foundation in RCC isolated /combined, continuous wall footing with lean concrete.			
1.3		Depth upto 1.2 metres below ground level			
2.1	Super structure	RCC framed construction with filler walls in brick work or load bearing construction if brick/stone masonry with intermediate columns where found necessary.			
2.2		Internal partition- half brick masonry in cement mortar 1:4			

S No

3.2:

3.3

3.4

Note:

SNo.	Item	Type I, II, III & Servant Qrs.	Type IV	Type V and VI
3.1	Frames Window	Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with double rebate	Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with double rebate/scratch proof aluminium sheets/poly-propylene windows	Same as Type IV
3.1.1				
3.1.2	Door	T-Iron /Pressed steel/Pre-cast R.C.C. frames.	Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with single rebate/factory manufactured precast RCC frames.	Same as Type IV
3.2	Shutters Window	M.S. tubular box section corrosion resistant coated shutters. Wire mesh shutters may also be provided at the discretion of Zonal Chief Engineer.	M.S. tubular box section corrosion resistant coated shutters. Wire mesh shutters may also be provided at the discretion of Zonal Chief Engineer /Scratch proof aluminium window. Shutters to match with frame.	Same as Type IV
3.2.1				
3.2.2	Main Door	Double door, one with iron grill with wire mesh mosquito proof and other 35 mm thick panelled shutter with hard wood style and rail with panelling of pre-laminated particle board, one side decorative other side balancing.	Same as Type I to III.	Same as Type I to III except that panelling will be of both side decorative, pre-laminated particle board.
3.2.3	W.C / Bath room	Solid PVC shutters 20 mm thick	Same as Type I to III	Same as Type I to III
3.2.4	Kitchen door	Partly panelled and partly wire mesh with stainless steel wire mesh. The panelling with pre-laminated particle board, one side decorative-35 mm thick panelled shutter with hard wood style and rails.	Same as Type I to III	Partly panelled and partly wire mesh with stainless steel wire mesh. The panelling with pre-laminated particle board, both sides decorative-35 mm thick panelled shutter with hard wood style and rails.

S No

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S No.	Item	Type I, II, III & Servant Qrs.	Type IV	Type V and VI
3.2.5	Other doors	35 mm thick panelled shutters with hard wood style and rail with panelling of pre-laminated board, one side decorative.	Same as Type I to III	35 mm thick panelled shutters with hard wood style and rail with panelling of pre laminated board, both sides decorative.
3.3	Fittings	Powder coated M.S. fittings/stainless steel fittings	Power coated aluminium/ stainless steel fittings	Same as type IV
3.4	Peep hole and security chain for external door only.	Yes	Yes	Yes

- Note:**
1. In item no. 3 of Wood work, if any other option of local material is available, the same can also be used by the respective Chief Engineers.
 2. External sliding door bolt and handles will be in powder coated M.S. or stainless steel.
 3. Koba treatment on roofing in all type of quarters.

S No.	Item	Type I, II, III & Servant Qrs.	Type IV	Type V and VI
4 4.1	Flooring In rooms, kitchen, internal circulation area	Mosaic flooring and skirting with ordinary cement except in common circulation area and stair case.	Same as Type I to III	Mosaic/ Terrazzo tile flooring with white cement. In kitchen, ceramic tiles/ marbles flooring
4.2	Common circulation area, staircase.	Kota stone flooring and matching skirting. In staircase, single piece Kota stone shall be used.	Same as Type I to III	Same as type IV
4.3	Kitchen work top	Kota stone	Udaipur green marble/ Granite stone	Granite Stone
4.4	Toilets	Mosaic	Ceramic Tiles	Ceramic Tiles
4.5	Skirting/ Dado.	Ceramic glazed tiles in Indian Type WC upto 90 cm. Height and bath room upto door jamb height.	Same as Type I to III	Ceramic glazed tiles upto ceiling height with a decorative band of tiles.
5.0 5.1	Finishing External	Acrylic smooth exterior finish or washed stone grit plaster or exposed brick work	Premium Acrylic smooth exterior finish with additive of silicone or washed mosaic plaster in ordinary cement or exposed brick work	Premium Acrylic smooth exterior finish with additives of silicone or washed mosaic plaster in ordinary cement or exposed brick work.
5.2	Internal	All walls & ceilings to be treated with 2 mm thick POP followed with a coat of acrylic/oil bound distemper except kitchen, bath & WC and all ceiling, which will be done with white wash. Synthetic enamel paint on all wood work and steel work.	All walls & ceiling to be treated with 2 mm thick POP followed with a coat of acrylic / oil bound distemper except kitchen, bath & WC and all ceilings, which will be done with white wash. Synthetic enamel paint on all wood work and steel work.	All walls & ceiling to be treated with 2 mm thick POP plaster and cornices followed with a coat of plastic emulsion paint except kitchen, bath and WC and all ceilings, which will be done with white wash. Synthetic enamel paint on all wood work and steel work.

SCALE OF AMENITIES FOR GENERAL POOL ACCOMMODATION

Item No.	Item	Type I	Type II	Type III	Type IV	Type V/VI
1	Kitchen					
(i)	Shelves in tiers not more than 400mm wide along one wall 1" thick	Yes	Yes	Yes	Covered cup boards above sill level with pre-laminated decorative board.	Same as Type IV
(ii)	Kitchen sink	Stainless steel sink without drain board size 610 x 510 mm with bowl depth 200 mm.	Same as Type -I	Same as Type -I	Stainless steel sink with drain board size 510 x 1040 mm with bowl depth 200 mm	Stainless steel sink of size 510 x 1040 mm with bowl depth of 250 mm with draining board/vitreous china sink with draining board of size 600 x 450 x 250 mm
(iii)	Dado Ceramic glazed tiles for 60cm above work top and around sunken floor	Yes	Yes	Yes	Yes	Ceramic glazed tiles upto 60 cm above cooking platform all around
(iv)	Built in cupboard with open shelves below cooking platform shutters of pre-laminated particle board 18mm thick below window sill level of cooking platform along one wall	Yes	Yes	Yes	Yes with 2 drawers	Yes with 2 drawers
(v)	Cooking platform standing	Yes	Yes	Yes	Yes	Yes
2(i)	Wardrobes Built in cupboard with R.C.C./pre-laminated particle board/Kota stone shelves and shutter upto ceiling height	(One in each Bed Room) 7'-00" height	One in each Bed Room, 7'-00" height	(One in each Bed Room) 7'-00" height	(One in each Bed Room) upto ceiling height	One in each Bed Room upto ceiling height
(ii)	Magic eye in front door	One	One	One	One	One
(iii)	Window sill lining 18mm thick projected with Kota stone/marble	Kota Stone	Kota Stone	Kota Stone	Kota Stone	Marble
(iv)	Curtain rods with brackets	All rooms	All rooms	All rooms	Drapery rods	Drapery rods
(v)	Set of Pegs	In bath and bed rooms	In bath and bed rooms	In bath bed and wardrobes	In bath, bed and wardrobes	In bath, bed and wardrobes

Item No.
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Note : A

SCALES OF SANITARY FITTINGS FOR GENERAL POOL RESIDENTIAL QUARTERS

Item No.	Item	Type I	Type II	Type III	Type IV	Type V/VI
1.	Indian W.C. Pan with flushing cistern	One WC Pan Orissa pattern with low level PVC Flushing Cistern	One Same as Type I	One same as Type I	One same as Type I	One + One for servant quarters
2.	European type W.C. with high level flushing	-	-	-	One with low level PVC flushing cistern	One (syphonic type)with matching low level cistern
2(a)	Water Jet with low level European W.C.	-	-	-	One	One
3.	Wash basin with one tap each	One	One	One	Two mixer type for hot & cold water	Three Mixer type for hot & cold water
4.	Tap (kitchen bath & W.C.) C.P. Brass/ PTMT bib cock	4 PTMT	4 PTMT	4 C.P. brass	5 C.P. brass	12 (1 PTMT + 11 CP brass)
5.	Shower C.P. Brass / PTMT	One PTMT	One PTMT	One PTMT	Two C.P.brass	Three C.P. brass
6.	Towel rail C.P. Brass/ PTMT	One PTMT	One PTMT	One PTMT	Two C.P. brass	Two C.P. brass
7.	Mirror / Bevelled edge / P.V.C. frame with PTMT glass shelf	One	One	One	Two	Three
8.	Soap rack (Nitch in W.C./ Bath)	One	One	One	Two	Three
9.	Liquid soap container	-	-	-	Two	Three
10.	Storage tank	500 ltr.	500 ltr.	500 ltr.	750 litre	1000 litre + 500 litre for servant quarters
11.	Nitch with Kota stone sill in bath room	One quarters	One	One	Two	3 + 1 for servant

Note : Waste coupling in wash basins and grating over the floor trap shall be only of PTMT.

SPECIFICATIONS FOR ELECTRICAL INSTALLATION IN RESIDENTIAL QUARTERS

Item No.	Description	Type I	Type II	Type III	Type IV	Type V (excluding servant quarter & Garage)	Type VI (excluding servant quarter & garage)	Servant Qtrs & Garage
1.	Power Points (15 amperes, 6 pins)	2	3	4	5	6	7	1
2.	MCB connected socket outlet for A.C. unit /Geyser complete with wiring	1	1	1	2	4	5	-
3.	Ceiling Fans	2	3	4	5	6	7	1
4.	Exhaust Fans	1	1	1	1	1	1	-
5.	Call bells	1	1	1	1	2	3	-
6.	Light/Fans/Call bell/5A Plug Points	17	20	23	27	38	44	5
7.	F.I. Fittings excluding Tube and Starter	2	3	4	5	7	8	1
	Type of Wiring	Recessed Conduit wiring			Concealed conduit wiring			
8.	EDB MCB Type							
	A. Single Phase	1	1	1	-	-	-	1
	B. 3 Phase	-			1	1	1	-
9.	Cable TV Point	1	1	1	1	2	2	-
10.	Telephone Point	-			1	2	2	-

SPECIFICATION FOR NON - RESIDENTIAL BUILDING

ITEM NO.	DESCRIPTION	SPECIFICATION
1.0	FOUNDATION	As per structural design based on soil investigation.
2.0	SUPER STRUCTURE	
2.1	Structure	R.C.C. framed construction with filler walls with fly ash bricks /brick work or load bearing construction in fly ash brick/brick/ stone masonry with intermediate columns as per design.
2.2	Internal partitions.	
2.2.1		Light weight auto claved aerated concrete blocks.
2.2.2		Gypsum Blocks.
2.2.3		Non asbestos double skin cement boards.
2.2.4		Fly ash bricks.
3.0	DOORS & WINDOWS	
3.1	Frames:	
3.1.1		Door frames of 2nd class Indian teakwood or equivalent in officer's room.
3.1.2		Anodized / Powder coated/ Polyester powder coated Aluminium windows/doors.
3.1.3		Glazing with reflective glass or double glass using float glass.
3.2	Door Shutters:	
3.2.1		Panelled type in 2nd class teak wood or flush door with teak veneered ply/ commercial ply as per CPWD Specifications/as per design.
3.2.2		Anodized/powder coated/ Polyester powder coated Aluminium shutters with float glass panelling where required.
3.2.3		PVC/FRP door frames & shutters in wet areas.
3.3	Window shutters	Factory made Anodised/ powder coated/ Polyester powder coated 'Z' section aluminium frames & shutters for windows.
3.4	Fittings	Anodized aluminium /stainless steel or equivalent.
3.5	Fire check door	As per fire safety specifications
4.0	FLOORING	
4.1	Main entrance hall	Pre polished granite flooring.
4.2	Corridors	Matt finished vitrified tiles/Granite flooring.
4.3	Rooms	Granite tiles/Vitrified tiles/Ceramic tile flooring.
4.4	Lavatory Blocks	Granite flooring.
4.5	Flooring in basement	Vacuum dewatered concrete.
4.6	Rest of the area	Kota Stone flooring.
5.0	STAIRCASE	
5.1	Internal staircases	Single piece Granite or marble flooring in treads & risers with dado of matching permanent finish specifications.
5.2	Fire escape staircase	Single piece Kota stone flooring in treads & risers with dado of matching permanent finish specifications.
6.0	RAILING	Stainless steel railings.
7.0	TOILETS	Granite flooring. Glazed tiles of size not less than 300 x 450 mm in dado. Granite counters. Stainless steel sinks. Mirrors with moulded PVC frame. FRP/ PVC doors with frames.

8.0	ROOFING	
8.1	Roof treatment	Coba treatment.
8.2	False ceiling	False ceiling in office area & toilets to cover the services as per design requirement.
9.	FINISHING	
9.1	External	Dry stone cladding, washed grit plaster, water proof weather coat paints, structural glazing, ACP cladding conforming to Energy Conservation Building Code.
9.2	Internal	
9.2.1		Gypsum plaster in dry areas.
9.2.2		Cement plaster in wet areas
9.2.3		Dry distemper in service area & basement.
9.2.4		Oil bound distemper/Acrylic emulsion paint/ Textured paint
9.3	Painting	Doors & windows – Painting/polishing on wood work as per design requirement.
10.0	PROVISION FOR BARRIER FREE BUILDING	
		Ramps, toilets for physically challenged, chequered tiles use of Braille signages & lifts etc.GRC (Glass reinforced concrete) tiles in Ramp area.
11.0	LANDSCAPING	
		10% of the building cost will be kept in Preliminary Estimate for murals and/ Landscape related construction i/c pavement/ paving.

Central Public Works Department

Copy of the Memo no. 29/21/58/WI

Dated: New Delhi, Oct. 1983

Subject: Rules for working out plinth area from plans

In order to ensure the adoption of a uniform method of working out plinth areas from plans, the following rules are laid down. These rules are general in nature and should be taken as a guide. They are based on the fundamental principle that the plinth area of a building should present a true picture of the covered floor area provided in the plan.

1. GENERAL

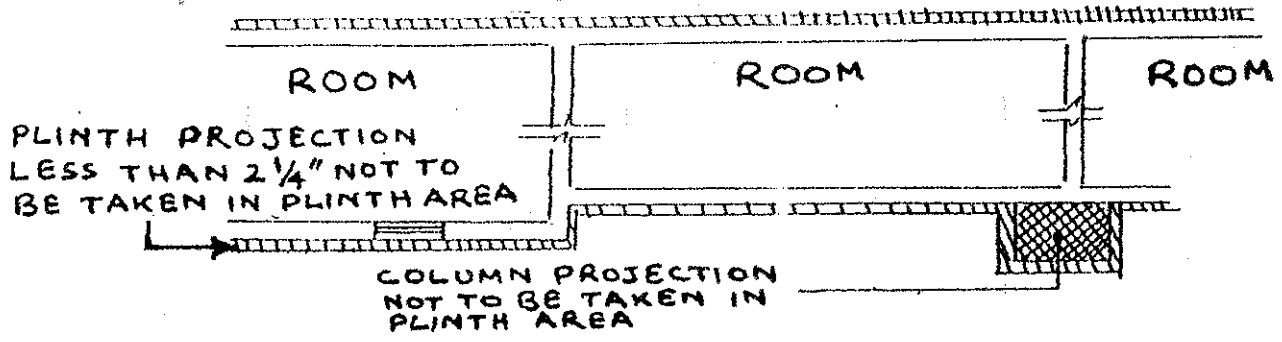
- (a) The total plinth area of a building shall be the sum total of the plinth area at every floor including the basement, if any.
- (b) Internal sanitary shafts shall not be included in the plinth area in the case of a residential building at any floor level.
- (c) In case of non-residential building internal shafts for sanitary installations, air-conditioning ducts, lifts etc. shall be included in the plinth area at all floor levels.
- (d) The area of the mumty at terrace level shall not be included in the plinth area. If a Barsati is provided jointly with mumty then the area of the Barsati excluding mumty at the terrace level shall be included in the plinth area as shown below in the hatched area.



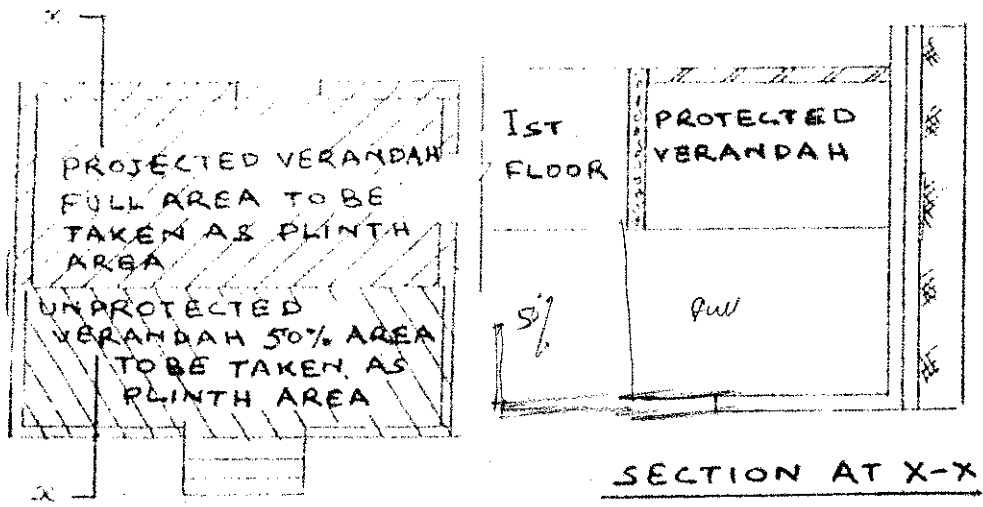
- (e) Towers, turrets domes projecting above the terrace shall not be included in the plinth area at terrace level, but shall be allowed for separately for costing purposes.

PLINTH AREA OF GROUND FLOOR

The plinth area of the ground floor shall be calculated at the plinth level excluding the plinth off-sets provided such plinth off-sets are not more than 2 1/4". In cases where the building consists of - columns projecting beyond cladding, the plinth area shall be taken up to the external face of the cladding and shall not be included the projections of the columns.

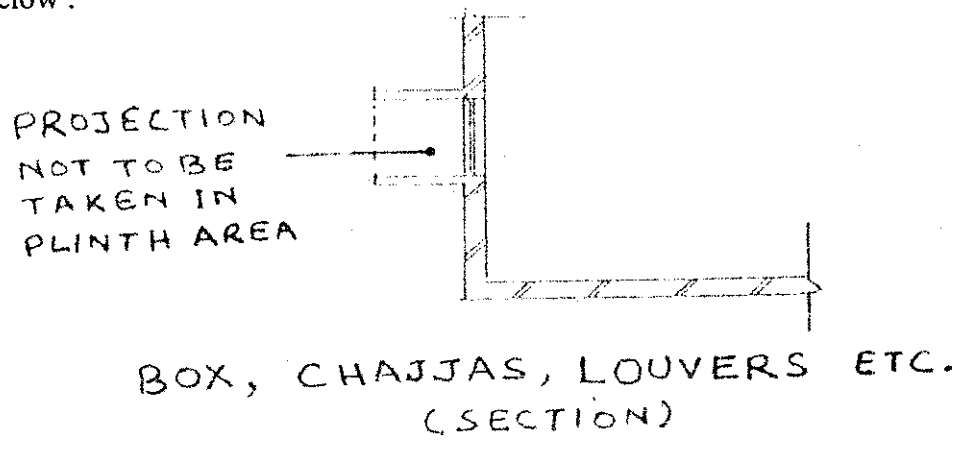


In case open verandah with parapets are protected at the ground floor projecting out of the building, the full area shall be taken up to the outer line of the external verandah lintel and only 50% of area shall be taken for the unprotected verandah. Open platform without parapets and terraces at ground floor and porches, shall not be included in the plinth area but shall be allowed for separately for costing purposes.

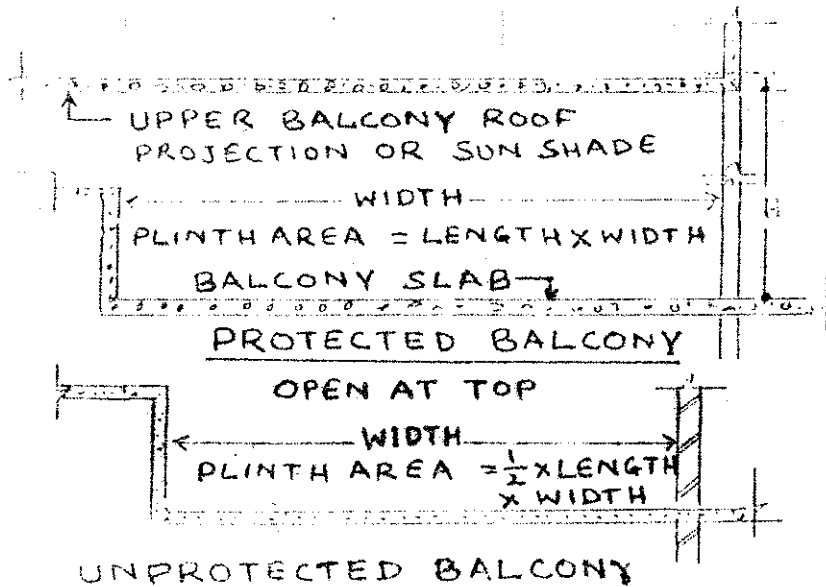


PLINTH AREA AT FIRST AND HIGHER FLOORS

The plinth area of first and higher floors shall be calculated at the relevant floor levels. Architectural bonds, cornice etc. shall not be included in the plinth area even though they may occur at the floor level, vertical sun breakers or box louvers projecting out also shall not be include in plinth area. See illustrative sketch below :



In the case of projecting balconies protected to their full width by the shades full width roof or by upper in the case of unprotected balconies equivalent area to the extent of 50% of the area balconies shall be included in the plinth area. See illustrative sketch given below:



IV) GALLERIES, MEZZANING FLOORS, LOFTS

- Area of galleries i.e. upper floor of seats in an assembly hall, Auditorium, theatres, etc. shall be fully included in the plinth area.
- Area of mezzanine floor i.e. an intermediate floor introduced between two main floors, shall be included in the plinth area, if no separate provision is made for the same.
- The area of a loft i.e. an intermediate slab just beneath the floor of roof without any direct staircase leading to it and used for storage purpose shall not be included in the plinth area.

Sd/-
Chief Engineer
Central P.W.D.

(Er. RAM DIYA)
ASSTT. ENGINEER-III
S&S- II, CPWD
NIRMAN BHAWAN, N.D.

(Er. K.L.LANGAR)
EXECUTIVE ENGINEER
(S&S) II, CPWD
NIRMAN BHAWAN, N.D.

(Er. M.K.KANCHAN)
SUPTDG.ENGINEER(S&S)
CPWD, NIRMAN BHAWAN
NEW DELHI

PROFORMA FOR CALCULATION OF COST INDEX

S.No.	Description		Unit	Rate as on 1.10. 2007 in Rs.	Weightage	Rate at the time of revision of cost Index	Cost Index
1.	BRICKS		1000 Nos.	2000/-	8.00		
2.	CEMENT(OPC)		QTL.	457/-	14.50		
3.	STEEL a) 8 & 10 MM(TOR STEEL) b) 12 & 16 MM(TOR STEEL)	50% 50%	QTL.	3280/-	19.50		
4.	AGGREGATE 20 MM SIZE		CUM.	700/-	6.50		
5.	SAND(COARSE SAND)		CUM.	650/-	3.00		
6.	FLOORING ITEMS (a) MOSAIC TILES (b) CERAMIC TILES (c) KOTA STONE (d) GRANITE STONE	40% 40% 10% 10%	SQM.	381.10	3.00		
7.	PAINTS (a) SYNTHETIC ENAMEL PAINT (b) O.B.D. (c) PLASTIC EMULSION PAINT	33.33% 33.33% 33.33%	LITRE	100/-	3.00		
8.	PLY AND COMM. WOOD (i) 12 MM THICK PARTICLE BOARD (ii) STEEL WINDOW STANDARD Z SECTION (iii) ALUMINIUM WINDOW	33.33% 33.33% 33.33%	SQM.	1281.33	5.00		
9.	PIPES (i) 15 MM GI. PIPE (ii) 100MM SCI PIPES (iii) 20 MM Black Conduit	33.33% 33.33% 33.33%	MTR.	144.50	2.50		
10.	LAMPS & FANS (i) CEILING FANS 48" (ii) 1.20 M FLUORSCENT TUBE WITH FITTINGS	50% 50%	EACH	655/-	3.50		
11.	ELECT MACHINERY FITTING MOTORS 7.5 HP (PUMP SET) 1500 RPM (KIRLOSKAR)		EACH	35000/-	2.50		
12.	WIRES & CABLES COPPER WIRES (a) 1.5 SQMM (b) 4.0 SQMM	70% 30%	100 MTR.	825	4.00		
13.	LABOUR (i) SKILLED (ii) UNSKILLED	50% 50%	EACH	143.38	25.00		