

## **New Plinth Area Norms applicable from 2017**

Government of India

Ministry of Urban Development

Directorate of Estates - (Policy -III), New Delhi – 28.02.2017

Subject: New Plinth Area Norms- for General Pool Residential Accommodation (GPRA) to be constructed for Central Govt. Employees and its applicability to all Govt. Departments

Ministry of Urban Development (MOUD) is the Nodal Ministry for providing houses under General Pool Residential Accommodation (GPRA) to be constructed for Central Govt. Employees all over India.

The present Plinth area Norms had been fixed in 1987 by the Ministry of Urban Development for Type I to Type VI catering to the needs of the Govt. employees at that time and has not been revised since then.

However the lifestyle has changed drastically since then, therefore the need was felt to revise these plinth area norms specifications, keeping in mind modern household gadgets like refrigerators, washing machines, microwaves, AC's, etc... Car parking requirements instead of Scooter/Cycle have also increased manifold.

The new trend of multi-storied construction in place of Low rise construction, because of the scarcity of land, resulting in space crunch for certain facilities like clothes drying space. Hence a separate balcony for drying of wet clothes in the form of a utility balcony has been provided in all the categories of houses in the revised plinth area norms for Type-I to Type-VIII quarters.

New Plinth Area Norms for Dwelling Units from Type- I to Type-VI and new Plinth Area Norms for Type –VII & Type VIII Quarters to be constructed for Central Govt. Employees in General Pool and its applicability to all Central Govt. Ministries / Departments shall be as per Table below;

**Notes: CPWD plinth area rates for the residential quarter's types are based on the specifications as per the drawing enclosed.**

Type	Eligibility as / grade pay / fixed pay	Area	Unit area (Main)	Stairs / Circulation	Balcony	Utility area / Balcony	Cycle/ Scooter/ Garage	Remarks
			Sqm	Sqm	Sqm	Sqm	Sqm	
Type -I	Rs 1300-Rs 1800	Existing	34.00	5.00	7.45	Nil	2.50	Cycle shed -100%
		New	40.80	7.00	6.50	2.50	As per parking norms	
Type -II	Rs 1900-Rs 2800	Existing	45.00	5.00	7.45	Nil	2.50	Cycle shed -100%
		New	54.00	7.00	6.50	2.50	As per parking norms	
Type -III	Rs 4200- Rs 4800	Existing	55.75	5.00	7.45	Nil	4.20	Cycle shed -100%
		New	63.00	7.00	6.50	3.50	As per parking norms	
Type -IV Main unit & servant Qtr-1	Rs 5400 & above	Existing	83.60	5.50	7.60	Nil	4.20	Scooter shed-100%
		New	86.00	7.00	12.00	3.50	As per parking norms	Servant room shall be the part of the house without provision of separate staircase. However kitchenette & toilet be provided within the unit area specified for servant room
			17.00		2.50	3.50		
Type -IV <b>Special</b> Main unit & servant Qtr-1	Rs 6600 & above	Existing	111.48	6.00	8.52	Nil	4.20	Additional covered parking space as per local master plan norms subject to minimum one car per quarter will be provided
		New	106.00	7.00	12.00	3.50	As per parking norms	Servant room shall be the part of the house without provision of separate staircase. However kitchenette & toilet be provided within the unit area specified for servant room
			17.00		2.50			
Type -V Main unit & servant Qtr-1	Rs 7600 & above	Existing	139.35	6.00	9.85	Nil	20.90	Garage -75%
			16.60	4.50				
		New	145.00	7.00	12.00	4.50	As per parking norms	Independent servant quarter having room, kitchen, toilet and separate staircase being shared by two dwelling units. Nos. of quarters - 1 No. for type V
			21.50	7.00	3.50			
Type -VI Main unit & servant Qtr-1	Rs 10000 & above	Existing	203.50	7.00	21.50	Nil		Garage -75%
			21.50	7.00	3.50			
		New	203.50	7.00	21.50	4.50	As per parking norms	Independent servant quarter having room, kitchen, toilet and separate staircase being shared by two dwelling units. Nos. of quarters - 1 No. for type VI
			21.50	7.00	3.50			

Type	Eligibility as / grade pay / fixed pay	Area	Unit area (Main)	Stairs / Circulation	Balcony	Utility area / Balcony	Cycle/ Scooter/ Garage	Remarks
			Sqm	Sqm	Sqm	Sqm	Sqm	
Type -VI Main unit & servant Qtr-2	Rs 75000 (Fixed)	Existing	There are no norms for multi-storied buildings					
		New	287.00	7.00	35.00	9.00		Independent servant quarter having room, kitchen, toilet and separate staircase being shared by two servant quarters. Nos. of quarters - 2 Nos. for type VI
			21.50	7.00	4.00			
Type -VI Main unit & servant Qtr-4	Rs 80000 (Fixed) & above	Existing	There are no norms for multi-storied buildings					
		New	403.00	7.00	45.00	12.00		Independent servant quarter having room, kitchen, toilet and separate staircase being shared by four servant quarters. Nos. of quarters - 4 Nos. for type VI
			21.50	3.50	4.00			

**Remarks:** For multi-storied flats, where the provision of lifts and lift lobbies, wider staircase, additional fire escape staircases, and extra space for their entry is necessary, the additional area over and above the standard plinth area has been provided in all the categories of houses in the revised plinth area norms for Type-I to Type-VIII quarters. After a lot of deliberations enhanced Plinth Area Norms for various categories/types of quarters i.e. Type I to Type VIII & specifications have been finalized and approved by MOUD. The complete proposal of Revised Plinth Area norms & specifications is uploaded on the website of CPWD.

**Notes:** Based on the above criteria, the building plans for the residential quarters are approved. The design specifications are approved by CPWD as well as MOUD and correspond to the plinth area rates as specified by the CPWD department.

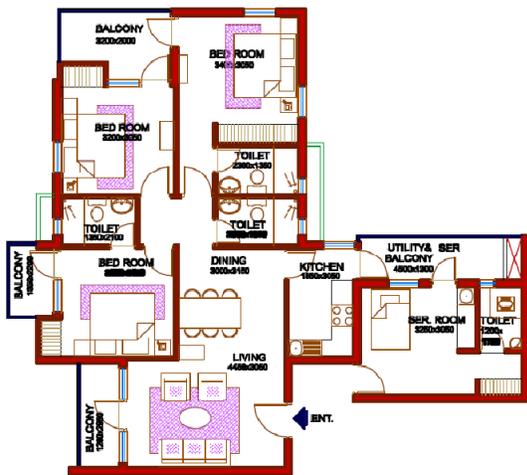
**UNIT DESIGN (TYPICAL) FOR TYPE-II QRTS**  
(AS PER NEW NORMS)



**UNIT DESIGN (TYPICAL) FOR TYPE-III QRTS**  
(AS PER NEW NORMS)



**UNIT DESIGN (TYPICAL) FOR TYPE-IV QRTS**  
(AS PER NEW NORMS)



**UNIT DESIGN FOR TYPE-4 S QRTS (TYPICAL)**  
AS PER NEW NORMS

