

F. No. 22011/01/2008-W.3

Govt. of India
Ministry of Urban Development
(Works Division)

DG/ARCH/6

Nirman Bhavan, New Delhi.

Dated : 07 July 2013
AUGUST

OFFICE MEMORANDUM

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

1.0 Background

Ministry of Urban Development (MoUD) being the Nodal Ministry for providing houses under General Pool Residential Accommodation (GPRA) for the Central Govt. Employees all over India. Fixing the *Size of Dwelling Unit, Scale of Amenities* and *General Specifications* etc. are the basic requirements for houses under GPRA and MoUD has been regulating these provisions since 1962.

Historically, these Plinth Area Norms were fixed for the first time by Ministry of W/H in 1962 for Type Quarter from Type-I to Type-VII, however Type-VII category was discontinued in 1965 and Type-VI category was discontinued in 1975. The norms fixed in 1962 were revised several times in the past and the last revision was done in 1987. The present Plinth Area Norms notified Ministry of Urban Development vide its office memorandum no. 17020/2/86-W.2 dated 25th August 1987 for Type-I to Type-VI without having any norms for Type-VII & Type-VIII categories which remains to be decided till date. In 2008, a new category as Type-IV(Special) was introduced with new plinth area norms.

1.2 Need for Revision in Plinth Area Norms

The revision in plinth area norms were needed for quite some times because of the following reasons.

- 1.2.1 Present Plinth Area Norms for GPRA are as old as 1987 except for Type-IV (Special) category which was introduced in 2008. These norms are not in tune with the present-day living because of space constraints for modern household gadgets like Refrigerator, Washing machine, Microwaves, AC's etc.
- 1.2.2 Inadequate Electrical Points to run modern household gadgets.
- 1.2.3 New trends of Multi-storied construction in place of Low-Rise construction, because of scarcity land, resulting in space crunch for certain facilities like clothes drying space with present plinth area norms.
- 1.2.4 Provisions of Servant Room in Type-IV & IV (Special) which are not permissible in the existing provisions.
- 1.2.5 Non-existence of Plinth Area Norms for GPRA for Type-VII & Type-VIII.

1.3 Revised Plinth Area Norms

Revised 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;

New Plinth Area Norms – 2012 (Revised)

Type	Eligibility as / Grade Pay / Fixed Pay	Unit Area (Main)	Staircase / Circulation	Balcony	Utility area / Balcony	Remarks
		Sq. m.	Sq. m.	Sq. m.	Sq. m.	
Type- I	Rs. 1300 - 1800	40.80	7.00	6.50	2.50	
Type- II	Rs. 1900 - 2800	54.00	7.00	6.50	2.50	
Type- III	Rs. 4200 - 4800	63.00	7.00	6.50	3.50	
Type- IV Main Unit Servant Room-1	Rs. 5400 and above	86.00 17.00	7.00 -	12.00 2.50	3.50	Servant room shall be part of the house without provision of separate staircase, however Kitchenette & toilet be provided within the unit area specified for servant room.
Type- IV(Special) Main Unit Servant Room-1	Rs. 6600 and above	106.00 17.00	7.00 -	12.00 2.50	3.50	Servant room shall be part of the house without provision of separate staircase, however Kitchenette & toilet be provided within the unit area specified for servant room.
Type- V Main Unit Servant Quarter-1	Rs. 7600 and above	145.00 21.50	7.00 7.00	12.00 3.50	4.50	Independent Servant Quarter having Room, Kitchen, Toilet and separate staircase being shared by two DU's * Nos. of Quarters - 1 Nos. for Type V
Type- VI Main Unit Servant Quarter-1	Rs. 10000 and above	203.50 21.50	7.00 7.00	21.50 3.50	4.50	Independent Servant Quarter having Room, Kitchen, Toilet and separate staircase being shared by two DU's * Nos. of Quarters - 1 Nos. for Type VI
Type- VII Main Unit Servant Quarters-2	Rs. 75500(Fixed) and above	287.00 2 x21.50	7.00 7.00	35.00 4.00	9.00 -	Independent Servant Quarters having Room, Kitchen, Toilet and separate staircase being shared by two Servant quarters * Nos. of Quarters - 2 Nos. for Type VII
Type- VIII Main Unit Servant Quarters-4	Rs. 80000(Fixed) and above	403.00 4x21.50	7.00 3.50	45.00 4.00	12.00 -	Independent Servant Quarters having Room, Kitchen, Toilet and separate staircase being shared by four Servant quarters * Nos. of Quarters - 4 Nos. for Type VIII

Parking Norms for GPRA Housing CPWD

Category of House	ECS proposed for CPWD projects (Per Unit)
Type- I	0.5
Type- II	1.0
Type- III	1.25
Type- IV & IV (Special)	2.0
Type- V	2.0
Type- VI	3.0
Type- VII	3.0
Type- VIII	4.0

Note: The above parking norms have been notified by Ministry of Urban Development for CPWD Projects vide Letter No.K-12011/27/2009-DDIB dated 16 Sep. 2009 and vide Letter No. K-12011/27/2009-DDB.IB dated 23 May 2012.

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1.4 General Conditions for Calculation of Plinth Areas

- 1.4.1 The areas earmarked for specific uses like balconies and staircases are not to be interchanged in any way and not to be used in designing the main the unit area.
- 1.4.2 Balcony of specified size must be provided in all the climatic regions of the country. These balconies may be enclosed with glazed windows only in the hilly regions. The area of balconies may vary with the design depending on the architectural & structural considerations not exceeding the total balcony area in the norms in each category. A separate balcony for drying of wet clothes in the form of *Utility Balcony* must be provided in all the categories of houses based on the provision in the Plinth Area Norms
- 1.4.3 The proposed *Plinth Area Norms* are based on standard single brick thick wall of 230mm (9") and shall be applicable for modular brick size of 200mm (8") also. However where the wall thickness has to be increased for technical reasons like cavity-wall for green building construction or for the use of local materials like stone etc. the plinth area may be suitably increased.
- 1.4.4 Where Local Bye-laws so require, additional area for fire escape staircase and its access will be provided independent of the area stated on Para 1.3
- 1.4.5 Staircase / Circulation area is based on single staircase having width up to 1250mm only. If wider staircase is required as per local bye-laws for high rise buildings, the staircase / circulation area may be suitable increased to meet such requirements.
- 1.4.6 Staircase / Circulation area in these Plinth area norms cater for low-rise construction having a staircase of 1250mm with only. However 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, additional area over & above the standard plinth area for different types will be allowed for these provisions.
- 1.4.7 Wherever necessary, Additional Area required for services like Porch, ESS, Pump room, Meter room, Guard room with frisking area where ever required etc. will be allowed over & above these prescribed plinth areas.
- 1.4.8 Shafts for services line sanitary services, electrical and communication services as well as ventilation shafts for toilets etc. are not to be included in these Plinth Area Norms.

1.5 Applicability of Norms

- 1.5.1 These Plinth Area Norms from Type-I to Type-VIII Quarters shall be followed for all future construction of GPRA by CPWD MoUD as well as for other Ministries / Departments. These Norms shall also be applicable for Quarters constructed by other Ministries/ Departments like Defence, Railways, All India Radio, Post and Telegraph etc. for its employees under their own pool.
- 1.5.2 Normally no deviation from the prescribed scales should be made, but in case, any deviation becomes essential, proposal for such deviation should be referred for specific clearance of Ministry of Urban Development on case to case basis.

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1.5.3 Public sector enterprises need not follow these norms prescribed by MoUD if the houses are built for specific user group. However these norms shall be applicable for houses constructed by those public sector enterprises for GPRA or any departmental pool.

1.6 Scale of Amenities

- 1.6.1 General design guidelines for GPRA (**Annexure 1**)
- 1.6.2 Scale of amenities for Architectural Services (**Annexure 2**)
- 1.6.3 Scale of amenities for Civil Services (**Annexure 3**)
- 1.6.4 Scale of amenities for Electrical Services (**Annexure 4**)

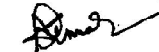
1.7 General Specifications

1.7.1 General specifications – From Type- I to Type-VIII Categories (**Annexure- 5**).

1.8 Parking Norms

1.8.1 Parking Norms for all the categories of houses under GPRA shall be as per the MoUD Letter no. K-12011/27/2009-DDIB dated September 16 2009 for category Type-I & Type-V to Type-VIII and Letter No K-12011/27/2009-DD.IB dated May 23 2012 for Type-II to Type-IV (Special) These norms shall be applicable through the country (**Annexure- 6**).

This issues with the approval of Hon'ble UDM.



(Anil Kumar)

Under Secretary to the Govt. of India
Tel. No. 23061336

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(Signature)

Under Secretary to the Govt. of India
Ministry of Urban Development
New Delhi



(Anil Kumar)

Under Secretary to the Govt. of India
Tel. No. 23061336

General Design Guidelines for GPRA Unit/ Campus Design .

Following guidelines may be adopted while designing GPRA houses according to these Plinth Area Norms:

1. No Utility balcony be located on the main facade of the building in all categories of houses. Special care must be taken in the design so that overall aesthetic is not compromised.
2. Windows to be designed with the provision of window type AC's in all rooms in all the category of houses except Kitchen, Toilets, Utility areas etc. so that not breaking in walls is needed during occupation. Provision for Split AC's should also be made for all the houses above Type-IV (Special).
3. Location of all the electrical points shall be done as per the furniture layout proposed and approved.
4. Minimum Floor to floor height in GPRA houses must be kept as 3000mm (10'0") below the slab.
5. Duplex houses for Type-VII & Type-VIII in multistorey may be discouraged. However if designed, provision of pantry of adequate size may also be made at the first floor level within the overall plinth area of these categories.
6. Railings shall be of stainless steel /or any other material as per the design approved by the Architect may be provided.
7. Dual piping system& use of water from STP.
8. External finishes shall be used as per the climatic conditions, Architectural design & availability of local materials.
9. Granite cladding up to 7'-0" high in the common area shall be provided as per the approval of the Architect.
10. Entrance area to multistorey group housing will be elegantly designed, may have common facilities, service center at ground floor.
11. Community facilities required as per the proposed population shall be provided as per norms.
12. Vehicular free pedestrian movement & Landscape design element such as raised lawns for bungalow shall be provided as per the Architectural design.
13. Provision for barrier free access as per the building byelaws, PWD Act 1995 & CPWD manual shall be provided.
14. As far as possible construction of stilt floor shall be avoided.
15. French windows shall be provided as per climatic conditions & Architectural design.
16. Double glass unit for windows shall be provided as per the requirement & approved Architectural design.

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ANNEXURE - 2

Scale of Amenities – Architectural – Main Unit

S. No.	House Category	Office	Living Room	Drawing Room	Dining Room	Family Lounge	Bed rooms	Kitchen	Store	No. of Servant Room/ Quarters	Utility Balcony	Toilets	Bath	WC
1	Type- I	-	One	-	-	-	One	One	-	-	One	One	-	One
2	Type- II	-	One	-	-	-	Two	One	-	-	One	One	-	One
3	Type- III	-	One	-	-	-	Two	One	-	-	One	Two	-	One
4	Type- IV	-	One	-	One	-	Three	One	-	One	One	Three	-	-
5	Type- IV (Special)	-	One	-	One	-	Three	One	-	One	One	Three	-	-
6	Type- V	-	-	One	One	-	Three	One	One	One	One	Three	-	-
7	Type- VI	-	-	One	One	-	Four	One	One	One	One	Four	-	-
8	Type- VII	One	-	One	One	One	Four	One	One	Two	One	Four	-	-
9	Type- VIII	One	-	One	One	One	Four	One	One	Four	One	Four	-	-
10	Servant Qtrs	-	-	-	-	-	One	Kitchenette	-	-	One	-	One	One

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Item No.	Item	Type-I/II/III	Type-IV/IV (Special)	Type-V/VI	Type-VII/VIII	Servant Quarters
1	Kitchen Cabinets					
i)	Cooking Platform	Yes	Yes			Yes
ii)	Stainless Steel AISI 304(18/8) Kitchen sink as per IS 13983 with drain board	Yes	Yes			Yes
iii)	Built in cupboard without any shelves but with shutters of 18mm thick pre-laminated decorative particle board below cooking platform as per architectural design and specifications	Yes	Yes, with drawers			
iv)	1" thick and not more than 400mm wide pre-laminated non decorative particle board/plywood Shelves in tiers up to 7'-0" height covered with pre-laminated decorative particle board shutters along one wall as per Architectural design and specifications	Yes	Yes			Yes
v)	Factory made Modular Kitchen having sink with double bowl & double drain-board, cooking platform and Electric Chimney of reputed company			Yes	Yes	
2	Wardrobes					
	Built in cupboard 650mm wide with 18mm thick pre-laminated non decorative particle board as shelves and 18mm thick pre-laminated decorative particle board as shutters/steel Almirahs	One in each bed room up to ceiling height	One in each bed room up to Ceiling height			One up to 7'0" height
	Factory-made wardrobe Carcases, Shelves, Drawers etc. manufactured in 19mm thick particle / block board & finished in emulsion paint and Wardrobe Shutter in 19mm thick particle/ block board/plywood finished with exterior grade post formed lamination / natural veneer with melamine polish as per the approved sample			One in each bed room up to Ceiling height	One in each bed room up to Ceiling height	
3	Magic Eye in front entry door.	One	One	One	One	One
4	Curtain roads with required accessories.	In all windows doors in all rooms except Kitchen , Toilets/Bath/WC	Drapery roads on all windows and doors in all rooms except Kitchen, Toilets/Bath/WC	Same as Type IV & IV (Special)	Same as Type IV & IV (Special)	Same as Type I, II & III
5	Set of pegs	In all toilets/baths/WCs	In all toilets/ Bath/WC and wardrobes	In all toilets/ Bath/ WC wardrobes	In all toilets/ Bath/WC and wardrobes	
6	18mm thick projected window Cill lining, Window jhambs	Kota Stone/ green marble	Kota Stone/Granite	Marble /Granite	Marble/Granite	Kota Stone

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Scale of Amenities– Civil

Item No.	Item	Type-I, II & III	Type-IV & IV (Special)	Type-V&VI	Type-VII&VIII	Servant Quarters
1	Orrisa WC Pan(European style) with low level dual flushing PVC cistern	One	One	One	One	One
2	European-type floor mounted/Wall-hung WC with seat, lid and low level dual flushing PVC cistern.	Yes	Yes	Yes	Yes	
3	Water Jet / health faucet with European WC.	Health faucet with each w. c.	Health faucet in each toilet	Health faucet in each toilet	Health faucet in each toilet	
4	Wash Basin with CP Brass mixture type for hot & cold water with single lever with quarter turn ceramic cartridges.	One	One in each Toilet & one for dining area as per design	One in each Toilet one for dining area as per design	One in each one for dining area as per design Toilet	One
5	Tap (Kitchen, toilet, bath & WC) CP Brass/PTMT bib cock provided with quarter turn ceramic cartridges.	2 in kitchen 1 in each toilet, bath & WC--PTMT in Type-I & II/ CP Brass in Type-III	2 in kitchen 1 in each toilet, bath & WC--CP Brass.	2 in kitchen 1 in each toilet, bath & WC--CP Brass.	2 in kitchen 1 in each toilet, bath & WC--CP Brass.	2 in kitchen 1 in toilet /bath & WC--PTMT.
6	Shower with CP Brass mixture type tap for hot & cold water with single lever, ceramic cartridges quarter turn.	1 in each toilet /bath	1 in each toilet /bath	1 in each toilet /bath	1 in each toilet /bath	
7	Towel rail CP Brass/PTMT.	One PTMT in each Toilet/bath	One CP Brass in each Toilet	One CP Brass in each Toilet	One CP Brass in each Toilet	One PTMT Toilet/bath
8	Mirror with PTMT glass shelf.	600x450mm with each wash basin	600x450mm with each wash basin	As per design with each wash basin	As per design with each wash basin	600x450mm with wash basin
9	CP Brass/ceramic Toilet paper holder with European WC.	Yes in Type-III only	Yes	Yes	Yes	
10	Soap rack/Niche as per Architectural Design and Specifications	One in each bath/Toilet	One in each toilet	One in each toilet	One in each toilet	
11	Plumbing for water purifier and Geyser.	Yes	Yes	Yes	Yes	Yes
12	Storage tank of capacity as per NBC 2005 Provision of Separate tank for WC & Drinking water.	Separate tanks for Kitchen and Toilets as per requirements for dual flushing system	Separate tanks for Kitchen and Toilets as per requirements for dual flushing system	Separate tanks for Kitchen and Toilets as per requirements for dual flushing system	Separate tanks for Kitchen and Toilets as per requirements for dual flushing system	Separate water tanks to be provided for Servants in each category

Scale of Amenities– **Electrical**

S. No.	Description	Type / category of Accommodation							Servant Quarter
		Type-I	Type-II	Type-III	Type- IV & IV (Special)	Type-V	Type-VI	Type-VII & VIII	
1	Power Points (15 amp 6 pins)	2 in each Room 1 in kitchen 1 in Utility Area Total 6	2 in each Room 1 in kitchen 1 in Utility Area Total 8	2 in each Room 1 in kitchen 1 in Utility Area Total 8	2 in each Room 1 in kitchen. 1 in Utility Area Total 12	3 in Drawing Room 3 in Dining Room 2 in each Bedroom 2 in kitchen 1 in Utility Area Total 15	3 in Drawing Room 3 in Dining Room 2 in each Bedroom 2 in kitchen. 1 in Utility Area Total 17	2 in Office 4 in Drawing room 3 in Dining room 2 in Family Lounge 2 in each Bedroom 2 in kitchen. 1 in Utility Area Total 22	Total 2
2	Plug Points (5 amp)	1 in each Room 1 in Kitchen 1 in Balcony Total 4	1 in each Room 1 in Kitchen 1 in Balcony Total 5	1 in each Room 1 in Kitchen 1 in Balcony Total 5	1 in each Room 1 in Kitchen 1 Balcony Total 7	1 in each Room 1 in Kitchen 1 in Store 1 in main Balcony Total 8	1 in each Room 1 in Kitchen 1 in Store 1 in each Balcony Total 9	1 in Office 1 in each Room 1 in Kitchen 1 in Store 1 in each Balcony Total 12	Total 2
3	Bracket Lights (with normal fittings excluding lamp /bulb)	1 in each Room 1 in Kitchen 1 in each Toilet 1 in utility Total 3	1 in each Room 1 in Kitchen 1 in each Toilet 1 in utility Total 4	1 in each Room 1 in Kitchen 1 in each Toilet 1 in utility Total 4	2 in each Room 1 in kitchen 1 in each Toilet 1 in utility Total 11	1 in Store 1 in each Toilet 1 in utility Total 10	1 in Store 1 in each Toilet 1 in utility Total 12	1 in Store 1 in each Toilet 1 in utility Total 12	Total 3
4	Ceiling Fans	1 in Living Room 1 in each Bedroom Total 3	1 in Living Room 1 in each Bedroom Total 3	2 in Living Room 1 in each Bedroom Total 4	2 in Living Room 1 in Dining Room 1 in each Bedroom Total 6	2 in drawing Room 1 in dining room 1 in each bedroom 1 in main Balcony Total 6	2 in drawing Room 1 in dining room 1 in family lounge 1 in each Bedroom 1 in each Balcony Total 12	2 in Drawing Room 1 in dining room 1 in family lounge 1 in each Bedroom 1 in each Balcony Total 14	Total 1
5	Call Bell points	1	1	1	2	3	3(one with Image display system)	4 (one with Image display system)	
6	Exhaust Fans	1 in each kit.& Bath & WC	1 in each kit.& Bath & WC	1 in each kit.& toilet/Bath /WC	1 in each kit.& toilet	1 in each kitchen & toilet	1 in each kitchen & toilet	1 in each kitchen & toilet	Total 2

7	AC Points (With MCB connected Socket outlet with wiring)	1 in each Room except kitchen & toilet	1 in each Room except kitchen & toilet	1 in each Room except kitchen & toilet	1 in each Room except kitchen & toilet	1 in each Room except kitchen & toilet	1 in each Room except kitchen & toilet	1 in each Room except kitchen & toilet	
8	Geyser Point (With MCB connected Socket outlet with wiring)	1 in each toilet	1 in each toilet	1 in each toilet	1 in kitchen 1 in each toilet	1 in kitchen 1 in each toilet	1 in kitchen 1 in each toilet	1 in kitchen 1 in each toilet	1 in toilet
9	EDB/MCB Point (single phase)	1	1	1					1
10	EDB/MCB (3 phase)				1	1	1	1	
11	Cable TV point	1 in Living room 1 in each Bed Room	1 in Living room 1 in each Bed Room	1 in Living room 1 in each Bed Room	1 in Drawing Room 1 in each Bedroom	1 in Drawing Room 1 in each Bedroom	1 in Drawing Room 1 in Dining Room 1 in each Bedroom	1 in Office 1 in Drawing Room 1 in Dining Room 1 in Family Lounge 1 in each Bedroom	1
12	Telephone point As per the app. of competent authority	1 in Living room	1 in Living room	1 in Living room	1 in Drawing room	1 in Drawing Room 1 in each Bedroom	1 in Office 1 in Dining Room 1 in each Bedroom	1 in Office 1 in Drawing Room 1 in Dining Room 1 in Family Lounge 1 in each Bedroom	1
13	Decorative Light Fittings (without Lamp/bulb)					3 in Drawing Room 3 in Dining Room 2 in each Bedroom 1 in kitchen Total 13	3 in Drawing Room 3 in Dining Room 2 in each Bedroom 2 in kitchen. Total 16	3 in Office 3 in Drawing Room 3 in Dining Room 3 in Family Lounge 2 in each Bedroom 2 in kitchen. Total 22	
14	Fluorescent Lamp fittings (T-5 / T-8) (excluding tube)	1 in each Room 1 in Kitchen Total 3	1 in each Room 1 in Kitchen Total 4	1 in each Room 1 in Kitchen Total 4	1 in each Room 1 in kitchen Total 6	1 in Drawing Room 1 in Dining Room 1 in each Bedroom 1 in kitchen Total 6	1 in Drawing Room 1 in Dining Room 1 in each Bedroom 1 in kitchen. Total 7	1 in Office 1 in Drawing Room 1 in Dining Room 1 in Family Lounge 1 in each Bedroom Total 9	
15	Modular Switches					Yes	Yes	Yes	

Note: * All the common area e.g. Lifts & Staircases Lobbies, Connecting Corridors etc. shall have lighting arrangement along with light fixtures as per actual Design. As far as possible concealed wiring shall be used in all electrical works. LED shall be used with approval of competent authority.

GENERAL SPECIFICATIONS

S. No.	Description	New Specifications -2012 (Revised)				Remarks
		Type I, II & III	Type-IV, IV(Special)	Type-V & Type-VI	Type-VII & Type-VIII	
1	FOUNDATION					
	Foundation & Structure	As per structural requirements	Same as Type-I, II & III	Same as Type-I, II & III	Same as Type-I, II & III	The design shall vary as per soil conditions
2	SUPER STRUCTURE					
	For multi-storied framed structure	RCC framed & Filler walls of Aerated Cement Concrete (ACC) / Cellular Concrete Block(CLC)/ Brick work/ Fly-ash brick	Same as Type-I, II & III	Same as Type-I, II & Type-III	Same as Type-I, II & III	Any other energy efficient suitable local material in consultation with Architect and Structural Engineer.
	For Load bearing Construction	Brick-work/stone wall/ ACC /CLC as per requirement /Fly-ash brick	Same as Type-I, II & III	Same as Type-I, II & III	Same as Type-I, II & III	Any other energy efficient suitable local material in consultation with Architect and Structural Engineer.



	Internal Partition	Half brick thick in masonry ACC/CLC/Fly-ash Bricks	Same as Type-I, II & III	Same as Type-I, II & III	Same as Type-I, II & III	Any other energy efficient suitable local material in consultation with Architect and Structural Engineer.
3	DOOR & WINDOWS					
	a) Frames(except of toilet/bath& WC)	2nd class teak wood / UPVC extruded frame sections with wall thickness minimum 2.0mm / powder coated or anodized aluminum extruded / tubular section / Engineered wood section	Same as type-I, II & III	Same as type-I, II & III	All frames of external doors & windows must have double rebates for fixing of mosquito proof wire-mesh shutters on external side.	
	i) Door					
	ii) Window	2nd class teak wood/ UPVC extruded frame sections with wall thickness minimum 2.0mm/ powder coated or anodized aluminum extruded tubular section/ Engineered wood section along with the provision of sub frame of suitable material.	Same as Type-I, II& III	Same as Type-I, II& III	Any other locally available material with the approval of concerned Chief Architect.	

	iii) Doors & Windows of toilet/bath/WC	2nd class teak wood/UPVC extruded frame sections with wall thickness minimum 2.0mm / powder coated or anodized aluminum extruded tubular section/ Engineered wood section	Same as Type-I, II& III	Same as Type-I, II&III		
	iv) Door /Window frames in servant area	N.A.	For servant quarters same as Type-I to III	For servant quarters same as Type-I to III		

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	b) Shutters i) Main Door/ External Door Shutters	Double shutters one with painted iron grill with stainless steel Grade-304 mosquito proof wire mesh and other 35 mm thick factory made hardwood framed paneled shutter with melamine polish Or 35mm Thick MS tubular box section styles and rails frame with hard wood panels Or Factory made flush door	Same as Type-I to III except that pre-laminated particle board paneling will be decorative on both sides. Or 35 mm thick factory made exterior grade both side decorative type flush door shutter with natural veneer and melamine polish.	Double shutters one Safety door in Stainless steel frame with mosquito proof S.S. wire-mesh and SS fittings and other with 35mm thick 2 nd class teak wood framed paneled with decorative veneer on both sides / 35 mm thick factory made exterior grade both side decorative veneered type flush door shutter with melamine polish. Or UPVC extruded section of wall thickness minimum 2.0mm framed glazed / paneled shutters For Servant quarters same as Type-I to III.	Same as Type-V & VI	
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	ii) Servant's Area	N.A.	For Servant quarters same as Type-I to III.		For Servant quarters same as Type-I to III.	
	Kitchen door	35mm thick shutter having 12mm thick pre-laminated (one side decorative and other side balancing) particle board panel at the bottom part and stainless steel wire mesh at upper part.	Same as Type-I, II & III	35mm thick shutter having 12mm thick both side decorative pre-laminated / veneered particle board panel/2 nd class teak wood with melamine polish at the bottom part and stainless steel wire mesh at upper part.	Same as Type-V & VI	

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	Bath , WC & Toilet Door	35 mm thick, pre-laminated flush door (one side decorative other side balancing)	Same as Type-I to III	35 mm thick, pre-laminated flush door (one side decorative other side balancing)	Same as Type-V & VI	
	Other Door	35mm thick hardwood styles and Rails with paneling with both sides' decorative pre-laminated particle board and finish in melamine polish / Factory made flush door	Same as Type I, II & III	35 mm. thick, 2 nd class teakwood Styles & Rails paneled of 12mm thick both side natural wood veneer finish paneled/ Glazed paneled shutter with 5.5 mm thick float glass panes and finished in melamine polish.	Same as Type-V & VI	

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	c) Window Shutters All windows shutters	Double shutter one with M.S. tubular box section / hardwood framed glazed panel and other with wire- mesh shutter	Same as Type I, II & III	Double shutter one with 2 nd class teakwood framed glazed panel and other with wire-mesh shutter Or UPVC extruded section of wall thickness minimum 2.0mm framed glazed / paneled shutters	<i>Same as Type-V & VI</i>	
	Servant's Area (Door & Windows)	N.A.	For servant quarters same as Type I to III	For servant quarters same as Type I to III	For servant quarters same as Type I to III	Shutters in all respective rooms shall be as per the finishes of Type- I to III in those rooms

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	d): Hardware & Fitting					
	Main Units	Powder coated/ anodized Aluminum S.S. fittings	Powder coated/ anodized Aluminum S.S. fittings	Same as type-IV & IV special	Stainless Steel / Chromium plated brass/ Nickered Chromium Brass.	Rubberized Door flashing at the bottom rails of all externals doors shall be provided for protection from insects and rainwater etc.
	Servant's Area	N.A.	Powder coated M.S fittings.	Powder coated M.S fittings.	Powder coated M.S fittings.	
4	FLOORING, SKIRTING & DADO					
	Flooring Living / Drawing Room, Dining & Family Lounge	Vitrified / Ceramic tile flooring of size not less than 400mm x400mm	Vitrified tile flooring of size not less than 600mm x 600mm	18mm thick gang-saw cut pre-polished granite / marble/ stone of approved shade/ double charged vitrified tile flooring of size not less than 600x600mm /Scratch resistant Engineered wood or laminated wooden flooring only in Living /drawing room. Granite, Marble, Stone & Tiles.	Same as Type-V & VI	
	Office area	N.A.	N.A.	N.A.	Scratch resistant Engineered wood or laminated wooden flooring	

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	Bedrooms	Scratch resistant Ceramic tiles / Vitrified tiles of size not less than 400mm x 400 mm with joints finished with matching grout	Scratch resistant Ceramic / vitrified tiles of size not less than 600mm x 600 mm with joints finished with matching grout	Vitrified/double charged vitrified tiles (with water absorption less than 0.08%) of size not less than 600mm X 600mm Scratch resistant Ceramic tiles with joints finished with matching grout. Engineered wood or laminated wooden flooring in one bedroom.	Same as Type-V & VI	
	Kitchen	Anti skid vitrified tiles of size not less than 300x300mm with water absorption less than 0.08% laid with joints finished with matching grout	Same as Type-I, II & III	Anti skid vitrified tiles of size not less than 400x400mm with water absorption less than 0.08% laid seamless with joints finished with matching grout.	Anti-skid vitrified tiles of size not less than 600x600mm with water absorption less than 0.08% laid seamless with joints finished with matching grout	
	Kitchen Counter	Udaipur green marble/granite stone with nosing	Udaipur green marble /granite stone with nosing	18mm thick gang-saw cut pre-polished granite with nosing as per design	Same as Type-V & VI	

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	Common circulation area	Mirror-polished Kota stone / locally available stone as approved by architect and matching skirting as per architectural drawing.	<i>Same as Type-I, II & Type -III</i>	18mm thick pre-polished granite / Vitrified tiles (with water absorption less than 0.08%) flooring not less than 600mm x600mm	18mm thick gang-saw cut pre-polished granite / marble stone of approved shade/ vitrified tiles (with water absorption less than 0.08%) size not less than 600x600 mm	
	Servant's Area (Flooring)	N.A.	For Servant quarters Same as Type I to III	For Servant quarters Same as Type I to III	For Servant quarters Same as Type I to III	Finishes in all rooms shall be as per the finishes of Type-I to III in respective rooms
	Common circulation area in servant quarters	N.A.	Mirror-polished Kota stone / locally available stone	<i>Same as Type-IV & Type-IV(Special)</i>	<i>Same as Type-IV & Type-IV(Special)</i>	Use of locally stone shall be as per approval of Chief Architect
	Staircase - Main	Pre-polished Kota stone in single length of treads & risers	<i>Same as Type-I, II & III</i>	18mm thick Pre-polished / honed / flamed finish Granite in single length of Treads & Risers	<i>Same as Type-V & VI</i>	Nosing design in treads shall be as per Architectural design
	Fire escape Staircase	Pre-polished Kota stone in single length of tread & risers	<i>Same as Type-I, II & III</i>	Single length pre-polished Kota stone in Tread & Risers	<i>Same as Type-V & VI</i>	- Do -

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	Toilets / Bathroom/ WC	Glazed ceramic anti-skid of size not less than 300X300 mm. including grouting the joints.	Same as Type-I, II & III	Rectified Ceramic anti-skid tiles of size not less than 300X300	Anti-skid vitrified/ Ceramic tiles (with water absorption less than 0.08% not less than 300x300mm Or 18mm thick gang-saw cut pre-polished granite stone	
	Skirting in rooms and other areas	100 to 150 mm high skirting matching the floor material.	100 to 150 mm high skirting matching the floor material.	100 to 150 mm high skirting matching with the floor material.	100 to 150 mm high skirting matching the floor material.	
	b) Dado Kitchen Dado	Ceramic tiles of size not less than 200 x 300 as per design from floor up to full height.	Same as Type-I, II & III	Ceramic tiles of size not less than 300 x 450mm as per design from floor to full height	Ceramic tiles of size not less than 300 x 450mm as per design from floor to full ht.	Must be read with Scale of Amenities in the respective categories
	Toilets/ bathrooms / WC Dado	Glazed ceramic tiles of size not less than 200 x 300 up to full height with decorative bands at certain intervals.	Same as Type-I, II & III	Glazed ceramic tiles of size not less than 300x450 up to full height with bands at certain intervals	Glazed ceramic tiles of size not less than 300x450mm up to full height with a decorative bands at certain intervals.	

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Parking Norms for GPRA Housing CPWD

Category of House	ECS proposed for CPWD projects (Per Unit)
Type- I	0.5
Type- II	1.0
Type- III	1.25
Type- IV & IV (Special)	2.0
Type- V	2.0
Type- VI	3.0
Type- VII	3.0
Type- VIII	4.0

Note: The above parking norms have been notified by Ministry of Urban Development for CPWD Projects vide Letter No.K-12011/27/2009-DDIB dated 16 Sep. 2009 and vide Letter No. K-12011/27/2009-DDB.IB dated 23 May 2012.

