

## **PRESS BRIEF NOTE**

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 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 need was felt to revise these plinth area norms specifications keeping in mind modern household gadgets like refrigerator, washing machine, microwave, AC's etc., Car parking requirements instead of Scooter/Cycle have also increased manifold.

New trend of multistoried construction in place of Low rise construction, because of scarcity 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 utility balcony has been provided in all the categories of houses in the revised plinth area norms for Type-I to Type-VIII qtrs. **The Comparison between Existing Plinth Area Norms & New Plinth Area Norms 2012 is as under:**

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;

Type	Eligibility as / Grade Pay / Fixed Pay	Area	Unit Area (Main	Stairs/ Circulation	Balcony	Utility area / Balcony	Cycle/Scooter shed/ Garage	Remarks
			Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	
Type- I		Existing	34.00	5.0	7.45	NIL	2.50	Cycle shed -100%
	Rs. 1300 - 1800	New	40.80	7.00	6.50	2.50	As /Parking Norms	
Type- II		Existing	45.00	5.0	7.45	NIL	2.50	Cycle shed -100%
	Rs. 1900 - 2800	New	54.00	7.00	6.50	2.50	As /Parking Norms	
Type- III		Existing	55.75	5.00	7.45	NIL	4.20	Scooter shed -100%
	Rs. 4200 - 4800	New	63.00	7.00	6.50	3.50	As /Parking Norms	
Type- IV		Existing	83.60	5.5	7.60	NIL	4.20	Scooter shed -100%
Main Unit Servant Qtr-1	Rs. 5400 and above	New	86.00 17.00	7.00 -	12.00 2.50	3.50	As per Parking Norms	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.
<b>Type- IV (Special)</b>		Existing	111.48	6	8.52	NIL	4.20	Additionally covered parking space as per local master plan norms subject to minimum one car per quarter will be provided
Main Unit Servant Qtr-1	Rs. 6600 and above	New	106.00 17.00	7.00 -	12.00 2.50	3.50	As per Parking Norms	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.
<b>Type- V</b>		Existing	139.35 18.60	6.00 4.50	9.85	NIL	20.90	Garage – 75%
Main Unit Servant Qtr-1	Rs. 7600 and above	New	145.00 21.50	7.00 7.00	12.00 3.50	4.50	As per Parking Norms	Independent Servant Quarter having Room, Kitchen, Toilet and separate staircase being shared by two DU's * Nos. of Quarters - 1 Nos. for TypeV
<b>Type- VI</b>		Existing	203.50 21.50	7.00 7.00	21.50 3.50	NIL		Garage – 75%
Main Unit Servant Quarter-1	Rs. 10000 and above	New	203.50 21.50	7.00 7.00	21.50 3.50	4.50	As per Parking Norms	Independent Servant Quarter having Room, Kitchen, Toilet and separate staircase being shared by two DU's * Nos. of Quarters - 1 Nos. for Type VI
<b>Type- VII</b>		Existing	There are no norms for multi-storeyed buildings.					

<b>Type- VII</b>								
Main Unit	Rs. 75000 (Fixed)	New	287.00	7.00	35.00	9.00		Independent Servant Quarter having Room, Kitchen, Toilet and separate staircase being shared by two servant qtrs. * Nos. of Quarters - 2 Nos. for Type VII
Servant Quarter-2			21.50	7.00	4.00			
<b>Type- VIII</b>		Existing	There are no norms for multi-storeyed buildings.					
Main Unit	Rs. 80000 (Fixed) and above	New	403.00	7.00	45.00	12.00		Independent Servant Quarter having Room, Kitchen, Toilet and separate staircase being shared by four servant qtrs. * Nos. of Quarters - 4 Nos. for Type VIII
Servant Quarter-4			21.50	3.50	4.00			

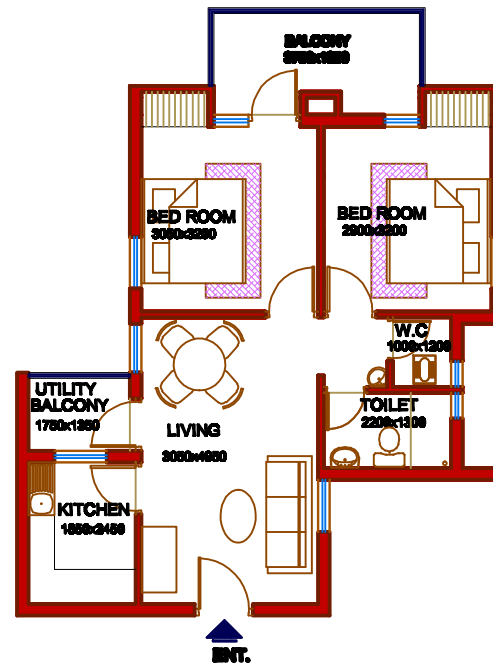
For multistoried flats, where the provision of lifts and lift lobbies, wider staircase, additional Fire Escape staircases and extra space for their entry is necessary, additional area over and above the standard plinth area have been provide in all the categories of houses in the revised plinth area norms for Type-I to Type-VIII qtrs.

After lot of deliberations enhanced Plinth Area Norms for various categories/type of quarters i.e. Type I to Type VIII & specifications have been finalized and approved by MOUD. Complete proposal of Revised Plinth Area norms & specifications is uploaded on the website of CPWD.

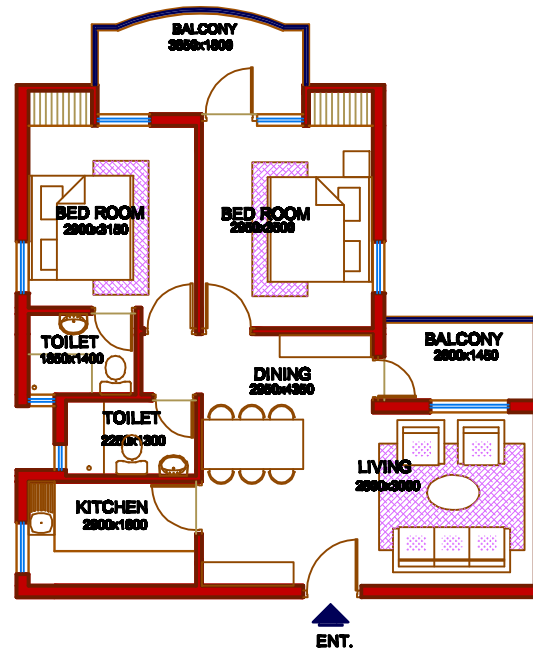




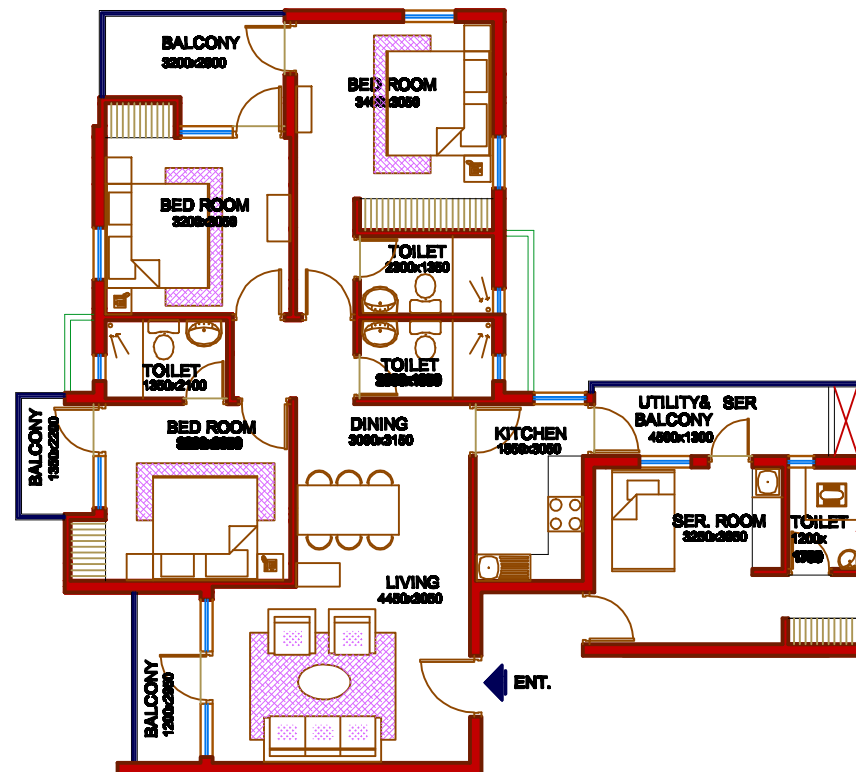
**UNIT DESIGN (TYPICAL) FOR TYPE- II QRTS**  
**(AS PER NEW NORMS)**



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



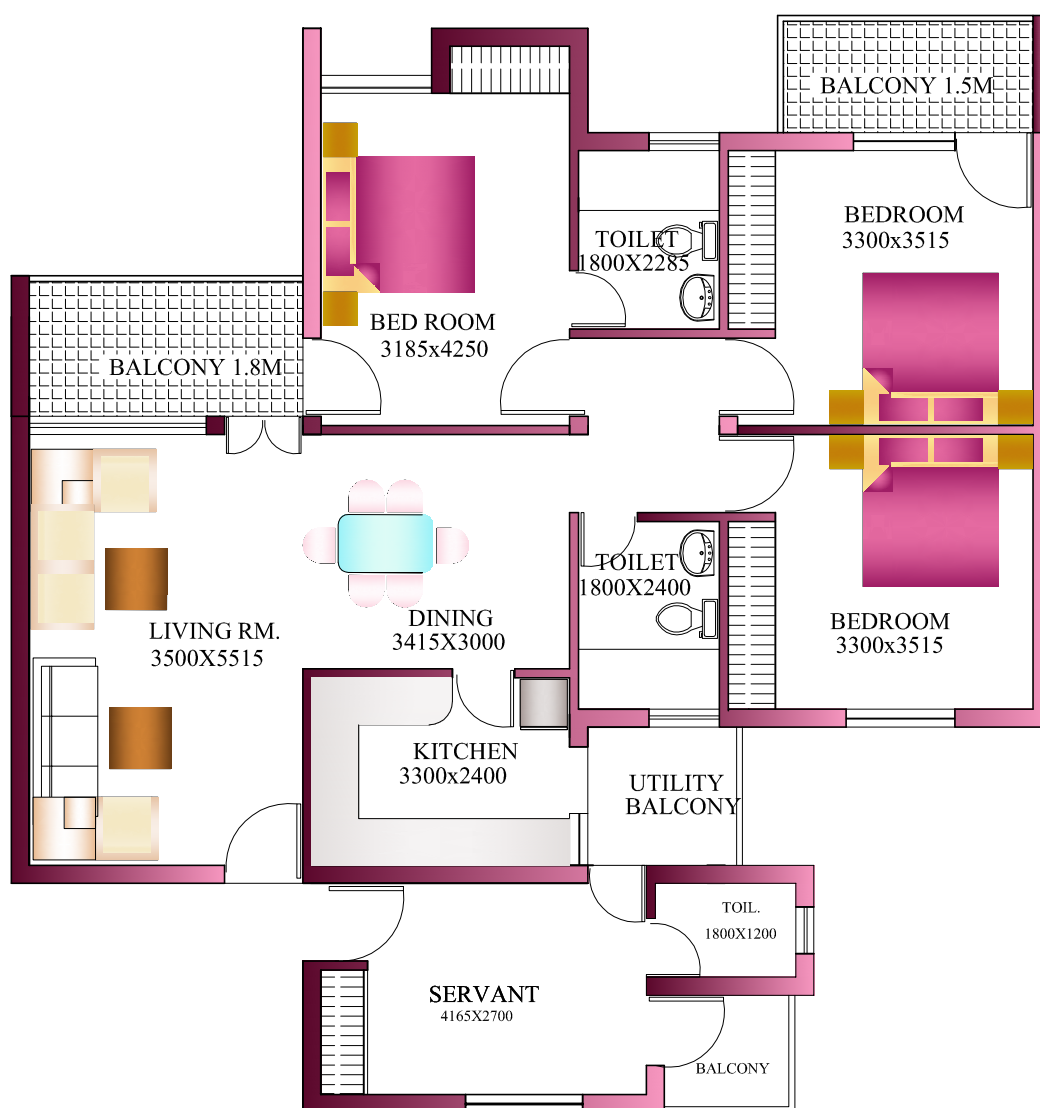
**UNIT DESIGN (TYPICAL) FOR TYPE- IV QRTS**  
(AS PER NEW NORMS)





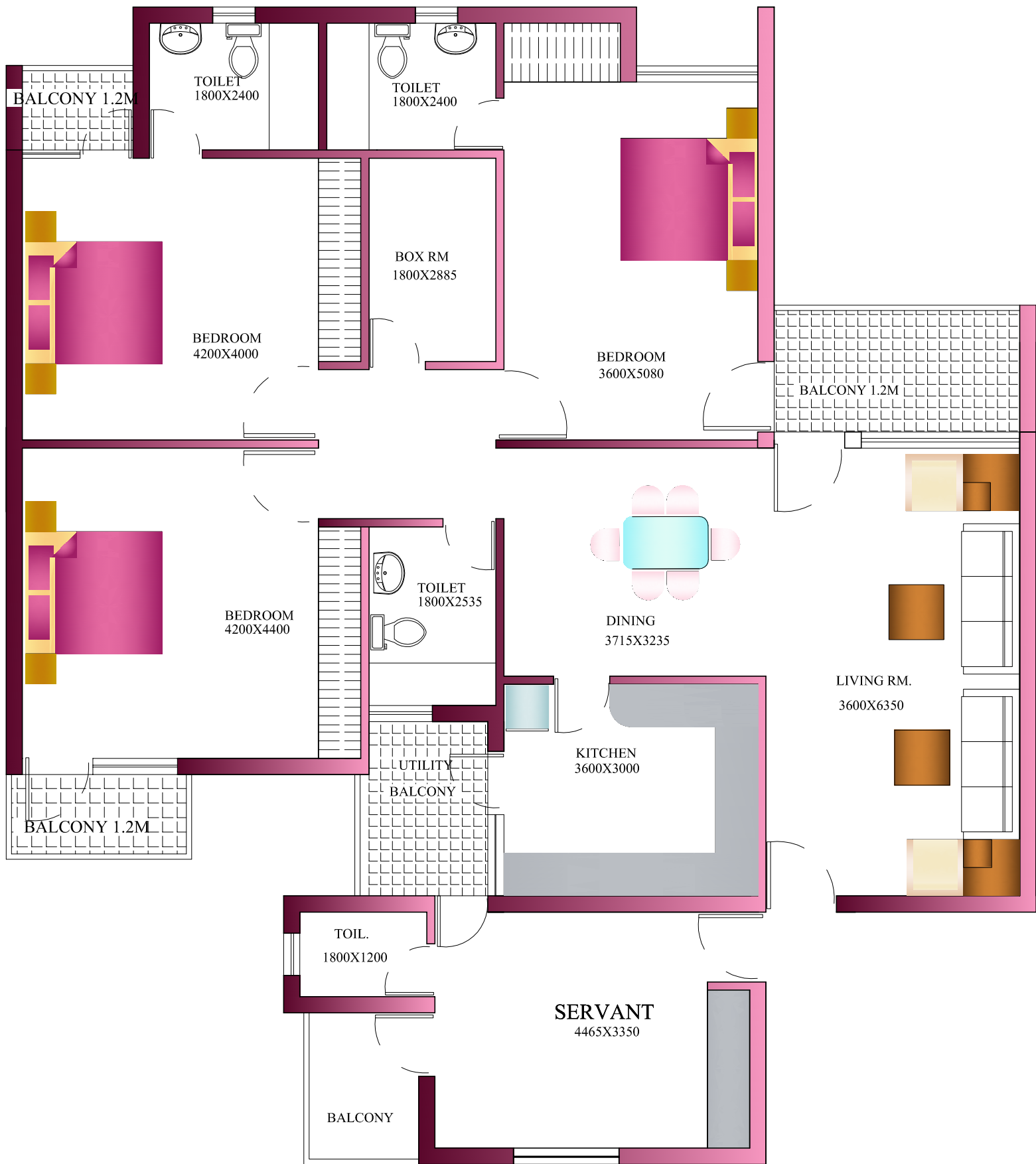
# UNIT DESIGN FOR TYPE -4S QRTS.(TYPICAL)

## AS PER NEW NORMS



# UNIT DESIGN FOR TYPE-V QRTS. (TYPICAL)

## AS PER NEW NORMS



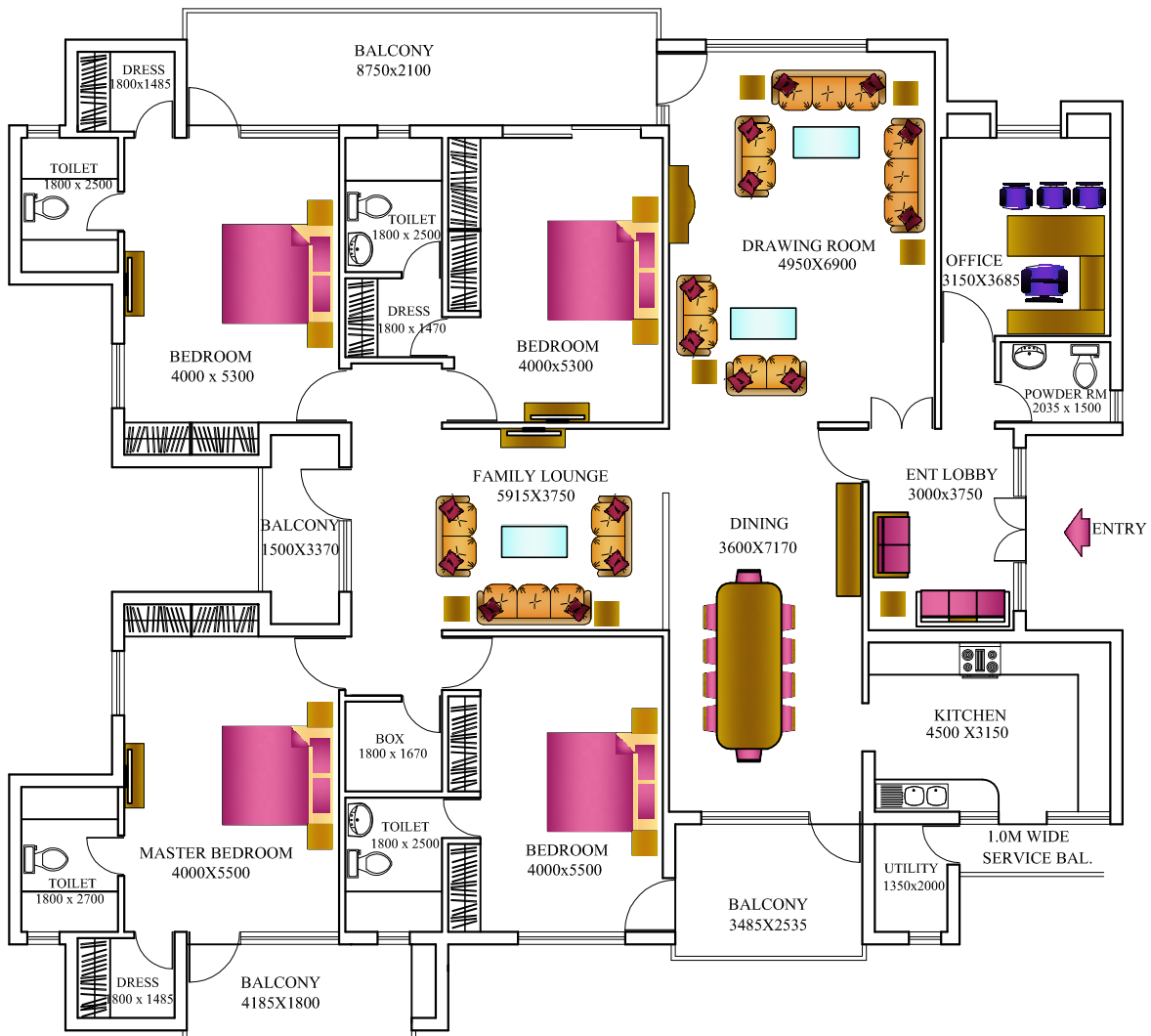
# UNIT DESIGN FOR TYPE-VI QRTS.(TYPICAL)

## AS PER NEW NORMS



## UNIT DESIGN FOR TYPE-VII QRTS. (TYPICAL)

AS PER NEW NORMS



UNIT DESIGN FOR TYPE-VIII QRTS. (TYPICAL)

AS PER NEW NORMS

