

**CENTRAL PUBLIC WORKS DEPARTMENT (CPWD) PLINTH AREA RATES
OF VARIOUS TYPE OF CONSTRUCTIONS AS ON JANUARY 1, 1992 WITH
BASE 100 WITH SPECIFICATIONS**

[No. SE(S&S)/EEH/AEIII/289, Dated: 29.6.92].

**CENTRAL PUBLIC WORKS DEPARTMENT (CPWD) PLINTH AREA RATES
OF VARIOUS TYPE OF CONSTRUCTIONS AS ON JANUARY 1, 1992 WITH
BASE 100 WITH SPECIFICATIONS**

MEMORANDUM

Plinth Area Rates as applicable on 1.10.76 were last circulated under Memo No. SSW(NDZ)/SWI/ASWV/98/1377 dated 7.7.79 alongwith annexure I to IV Relevant cost indices with reference to base 100 as 1.10.76 shall continue to be applicable on these plinth area rates for works in progress etc.

However, the need for issuing fresh plinth area rates with reference to base 100 as on 1.1.92 has been felt for quite some time to account for rise in prices in the last 15 years, and also to account for changed specifications in Type I, II and III Qrs, approved by MUD in Nov. 1989, vide No. 28/9/86-WI(DG)/Cir. No. 10/89 dated 8.11.89 Revised Specifications for type IV Qrs as issued subsequently by DG(W) vide circular No. 28/1/90/WI(DG) Cir. No. 4/92 dated 21.4.92 have also been incorporated.

It is stated that the matter of revising specification of type V Qrs. is under consideration, and as soon as those are revised, the revised specification will be incorporated in the plinth area rates.

Accordingly, fresh plinth area rates with reference to base 100 as on 1.1.92 has been prepared for circulation in the department. In future, the preliminary estimates may be prepared on the basis of these plinth area rates.

The basic plinth area rates for construction of load bearing/RCC framed structures are based on data of actual expenditure for structures completed recently, as received from various field formations.

The latest plinth area rates as on 1.1.92 hereby issued with following Annexures:

Annexure I : Fresh Plinth Area Rates with base 100, as on 1.1.92 (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 1.1.92 indicating revised weightages also.

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**C.P.W.D. PLINTH AREA RATES OF VARIOUS TYPE OF CONSTRUCTIONS AS ON JAN. 1, 1992,
WITH BASE 100 AS ON 1.1.92**

| S. No. | Description | Office/College/ Hospitals | Schools | Hostels | Residential |
|---|--|------------------------------|---------|---------|-------------|
| (1) | (2) | (3) | (4) | (5) | (6) |
| <i>(Rates in rupees per square metre)</i> | | | | | |
| 1. R.C.C FRAMED STRUCTURE | | | | | |
| 1.1 | R.C.C framed structure up to six storeys: | | | | |
| 1.1.1 | Floor height 3.35 m | 2920 | 2665 | - | - |
| 1.1.2 | Floor height 2.90 m. | - | - | 2740 | 2810 |
| 1.2 | EXTRA FOR | | | | |
| 1.2.1 | Every additional storey over six storeys up to nine storeys. | 50 | 50 | 50 | 50 |
| 1.2.2 | Every additional storey over nine storeys up to twelve storeys. | 75 | 75 | 75 | 75 |
| 1.2.3 | Every 0.3 m additional height of floor above normal floor height of 3.35 m./2.90 m. | 125 | 125 | 125 | 125 |
| 1.2.4 | Every 0.3 m higher plinth over normal plinth height of 0.6 m. (on G.F. area only). | 125 | 125 | 125 | 125 |
| 1.2.5 | Every 0.30 m deeper foundations over normal depth of 1.20 (on G.F. area only). | 125 | 125 | 125 | 125 |
| 1.2.6 | Making stronger foundations to take load of one additional floor at a later date (on area of additional floor only). | 365 | 365 | 365 | 365 |
| 1.2.7 | Strip foundations in poor soil having bearing capacity less than 10 tonnes/sq. m. | 110 | 110 | 110 | 110 |
| 1.2.8 | Resisting earthquake forces. | 250 | 250 | 250 | 250 |
| 1.2.9 | R.C.C. raft foundations. | 440 | 440 | 440 | 440 |
| 1.2.10 | Pile Foundations up to a depth of 15 m. | 615 | 615 | 615 | 615 |
| 1.2.11 | Stronger structural members to take heavy load above 500 kg/up to 1000 kg/sq. m. | 190 | 190 | 190 | 190 |
| 1.2.12 | Larger modules over 35 sq. m. | 220 | 220 | 220 | 220 |
| 1.2.13 | Termite proof treatment (on G.F. area). | 75 | 75 | 75 | 75 |
| 1.2.14 | Fire fighting. | 185 | 185 | 185 | 185 |
| 1.2.15 | Operation theatre (O.P.D.) (Extra provision). | 475 | - | - | - |
| 1.3 | BASEMENT FLOOR | | | | |
| | Floor height 3.35 m with normal water proofing treatment with bituminous felt. | 4020 | - | - | - |
| 1.4 | EXTRA FOR BASEMENTS WITH | | | | |
| 1.4.1 | Mastic asphalt W.P.T. | 440 | - | - | - |
| 1.4.2 | Every 0.3 m additional height (above 3.35 m). | 490 | - | - | - |
| 1.4.3 | Reduction for every 0.5 m less height of basement than normal height 3.35 m. | (-) 280 | | | |

CPWD Plinth Area Rates of various type of Constructions as on January 1, 1992 with Base 100 with Specifications

| S. No. | Description | Non-Residential | | | Residential | | |
|-------------------------------------|--|----------------------------------|--------|--------|--------------------------------------|-----------------|-------------------|
| | | Office/ College/ Hospitals | School | Hostel | Type I, II, III & Servant Qrs. | Type IV Qrs. | Type V & above |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| (Rate in rupees per square metre) | | | | | | | |
| 2. LOAD BEARING CONSTRUCTION | | | | | | | |
| 2.1 FLOOR HEIGHT 3.35 M: | | | | | | | |
| 2.1.1 | Single storeyed. | 2595 | 2265 | - | - | - | - |
| 2.1.2 | Double storeyed. | 1485 | 2120 | - | - | - | - |
| 2.1.3 | Three storeyed. | 2595 | 2265 | - | - | - | - |
| 2.1.4 | Four storeyed. | 2740 | 2375 | - | - | - | - |
| 2.2 FLOOR HEIGHT 2.90 M: | | | | | | | |
| 2.2.1 | Single storeyed. | - | - | 2300 | 2010 | 2210 | 2375 |
| 2.2.2 | Double storeyed. | - | - | 2020 | 1950 | 2145 | 2265 |
| 2.2.3 | Three storeyed. | - | - | 2300 | 2010 | 2210 | 2375 |
| 2.2.4 | Four storeyed. | - | - | 2410 | 2120 | 2330 | 2485 |
| 2.3 | Scooter & cycle sheds. | - | - | - | 1825 | 1825 | 1825 |
| 2.4 | Garages | - | - | - | 1715 | 1715 | 1715 |
| 2.5 EXTRA FOR | | | | | | | |
| 2.5.1 | Every 0.3 m additional height above normal height 3.35 m/ 2.90 m. | 75 | 75 | 75 | 75 | 75 | 75 |
| 2.5.2 | Every 0.3 m higher plinth over normal plinth height of 0.60 m (on G.F. area only). | 75 | 75 | 75 | 75 | 75 | 75 |
| 2.5.3 | Every 0.3 m deeper foundations over normal depth of 1.20 m (on G.F. area only). | 90 | 90 | 90 | 90 | 90 | 90 |
| 2.5.4 | Making stronger foundations to take load of one additional floor at a later date on area of additional floor only. | 185 | 185 | 185 | 185 | 185 | 185 |
| 2.5.5 | Foundations: | | | | | | |
| 2.5.5.1 | Foundations on poor soils having bearing capacity less than 10 tonnes/sq. m. | 110 | 110 | 110 | 110 | 110 | 110 |
| 2.5.5.2 | Foundations on poor soils requiring under reamed pile 6 m long. | 495 | 495 | 495 | 495 | 495 | 495 |
| 2.5.5.3 | R.C.C raft foundations. | 440 | 440 | 440 | 440 | 440 | 440 |
| 2.5.5.4 | Pile foundations upto a depth of 15 m. | 615 | 615 | 615 | 615 | 615 | 615 |
| 2.5.6 | Extra for resisting earthquake force. | | | | | | |
| 2.5.6.1 | In Zone V. | 185 | 185 | 185 | 185 | 185 | 185 |
| 2.5.6.2 | More than two storeyed buildings Zone III & IV | | | | | | |
| | (a) With a design seismic coefficient greater than 0.06. | 90 | 90 | 90 | 90 | 90 | 90 |

CPWD Plinth Area Rates of various type of Constructions as on January 1, 1992 with Base 100 with Specifications
Contd...

| S. No. | Description | Office & Colleges | Hospitals | Schools | Hostel | Type of Quarters | | | | |
|-------------|---|--|-----------|----------------------|--------|------------------|-------|-------|-------|--|
| | | | | | | I | II | III | IV | V |
| 3. SERVICES | | | | | | | | | | |
| 3.1 | Internal water supply & sanitary installation. | 4% | 10% | 5% | 15% | 14600 | 15400 | 18300 | 22000 | 43800 |
| | | [(With attached toilets) 10% with common toilet)] | | | | | | | | |
| 3.2 | External service connections. | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% |
| 3.3 | Internal electric installations. | 12.5% | 12.5% | 12.5% | 12.5% | 10600 | 12000 | 14100 | 17100 | 19637 |
| | | Note: The above does not include service connection charges & electrification. | | | | | | | | |
| 3.4 | Internal electric installation for laboratories of schools. | - | - | 15% of building cost | - | - | - | - | - | - |
| 3.5 | Internal electric installation for terminal building and other allied structures in airports. | 15% of building cost | | | | | | | | |
| 3.6 | Extra for: | | | | | | | | | |
| 3.6.1 | Power wiring and plugs. | 4% | 4% | | | | | | | |
| 3.6.2 | Central call bell system. | 1% | | | | | | | | |
| 3.6.3 | Lightening conductors. | | | | | | | | | |
| | | | | | | | | | | (Percentage means percentage of building cost) |
| | (a) Upto 4 storeyed building. | 0.5% | 0.5% | 0.5% | | | | | | |
| | (b) 5 to 8 storeyed buildings. | 0.33% | 0.33% | 0.33% | | | | | | |
| | (c) Beyond 8 storeyed buildings. | 0.25% | 0.25% | 0.25% | | | | | | |
| 3.6.4 | Telephone conduits. | 0.5% | 0.5% | 0.5% | | | | | | |

Note: % means percentage of building cost.

Contd...

CPWD Plinth Area Rates of various type of Constructions as on January 1, 1992 with Base 100 with Specifications
Contd...

| S. No. | Description | Office & Colleges | Hospitals | Schools | Hostel | Type of Quarters | | | | |
|-------------|---|--|-----------|----------------------|--------|------------------|-------|-------|-------|--|
| | | | | | | I | II | III | IV | V |
| 3. SERVICES | | | | | | | | | | |
| 3.1 | Internal water supply & sanitary installation. | 4% | 10% | 5% | 15% | 14600 | 15400 | 18300 | 22000 | 43800 |
| | | [(With attached toilets) 10% with common toilet)] | | | | | | | | |
| 3.2 | External service connections. | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% |
| 3.3 | Internal electric installations. | 12.5% | 12.5% | 12.5% | 12.5% | 10600 | 12000 | 14100 | 17100 | 19637 |
| | | Note: The above does not include service connection charges & electrification. | | | | | | | | |
| 3.4 | Internal electric installation for laboratories of schools. | - | - | 15% of building cost | - | - | - | - | - | - |
| 3.5 | Internal electric installation for terminal building and other allied structures in airports. | 15% of building cost | | | | | | | | |
| 3.6 | Extra for: | | | | | | | | | |
| 3.6.1 | Power wiring and plugs. | 4% | 4% | | | | | | | |
| 3.6.2 | Central call bell system. | 1% | | | | | | | | |
| 3.6.3 | Lightening conductors. | | | | | | | | | |
| | | | | | | | | | | (Percentage means percentage of building cost) |
| | (a) Upto 4 storeyed building. | 0.5% | 0.5% | 0.5% | | | | | | |
| | (b) 5 to 8 storeyed buildings. | 0.33% | 0.33% | 0.33% | | | | | | |
| | (c) Beyond 8 storeyed buildings. | 0.25% | 0.25% | 0.25% | | | | | | |
| 3.6.4 | Telephone conduits. | 0.5% | 0.5% | 0.5% | | | | | | |

Note: % means percentage of building cost.

Contd...

3.7 Passenger Lifts

| S.No. | Type of lifts | Capacity: Persons | Weight in kg | Speed in m/s | Travel | Doors | Control | Price (Rs. in lakh) | Addl. price each additional floor (Rs.) |
|--------|-----------------------|-------------------|--------------|--------------|--------|----------------|---------|---------------------|---|
| 3.7.1 | Passenger | 8 | 544 | 1.0 | G + 4 | Power operated | ACVV | 7.25 | 50,000 |
| 3.7.2 | Passenger | 8 | 544 | 1.5 | G + 4 | -do- | -do- | 9.50 | 50,000 |
| 3.7.3 | Passenger | 13 | 884 | 1.0 | G + 4 | -do- | -do- | 9.50 | 50,000 |
| 3.7.4 | Passenger | 13 | 884 | 1.5 | G + 4 | -do- | -do- | 10.00 | 60,000 |
| 3.7.5 | Passenger | 16 | 1088 | 1.0 | G + 4 | -do- | -do- | 9.00 | 60,000 |
| 3.7.6 | Passenger | 16 | 1088 | 1.5 | G + 4 | -do- | -do- | 10.25 | 60,000 |
| 3.7.7 | Passenger | 16 | 1088 | 2.5 | G + 9 | -do- | -do- | 29.00 | 60,000 |
| 3.7.8 | (Bed lift) | 20 | 1360 | 0.75 | G + 4 | -do- | -do- | 11.25 | 50,000 |
| 3.7.9 | (Bed lift) | 20 | 1360 | 1.5 | G + 4 | -do- | -do- | 14.00 | 60,000 |
| 3.7.10 | (Bed lift) | 20 | 1360 | 2.5 | G + 9 | -do- | -do- | 30.00 | 75,000 |
| 3.8 | Goods Lifts (2 Speed) | | | | | | | | |
| | | Capacity (tonnes) | | | | | | | |
| 3.8.1 | | 1 | - | 0.5(0.5) | G + 4 | | | 7.75 | 30,000 |
| 3.8.2 | | 2 | - | 0.5 | G + 4 | | | 10.00 | 30,000 |
| 3.8.3 | | 3 | - | 0.25 | G + 4 | | | 12.25 | 35,000 |

| S. No. | Description | Rates in rupees |
|-------------------------------------|---|-------------------------|
| 4. WATER TANKS (R.C.C. ONLY) | | |
| 4.1 | Overhead tank without independent staging. | 4.75 per litre |
| 4.2 | Overhead tank up to staging height 20 metres. | 8.05 per litre |
| 4.3 | Overhead tank with staging height between 20 metres and 30 m. | 9.15 per litre |
| 4.4 | Overhead tank with staging height between 30 metres and 40 m. | 11.00 per litre |
| 4.5 | Underground sump. | 4.75 per litre |
| 5. DEVELOPMENT OF SITE | | |
| 5.1 | Levelling. | 10.95 per square metre |
| 5.2 | Internal roads and paths. | 33.95 per square metre |
| 5.3 | Sewer. | 24.45 per square metre. |
| 5.4 | Filter water supply. | |
| 5.4.1 | Distribution lines 100 mm dia and below. | 17.90 per square metre |
| 5.4.2 | Peripheral grid 150 to 300 mm dia pipes. | 13.50 per square metre |
| 5.4.3 | Unfiltered water supply distribution lines. | 10.20 per square metre |
| 5.5 | Storm water drains. | 29.20 per square metre |
| 5.6 | Horticulture operations. | 18.25 per square metre |
| 5.7 | Street lighting: | |
| 5.7.1 | with flourescent lamps. | 14.10 per square metre |
| 5.7.2 | with high pressure mercury vapour (HPMV) lamps. | 18.75 per square metre |
| 5.7.3 | with high pressure sodium vapour (HPSV) lamps. | 22.65 per square metre |
| | (Cost of H.T. substation and L.T. distribution is not included in above rates.) | |

Notes:

- The rates are per square metre and are to be applied on the entire area 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.
 - Tubewells, pumps, open wells, treatment plant, extension of lines from source of local bodies head works at water source, etc.
 - Sewage pumps, sewage treatment plants, septic tanks, extension of cut fall sewer up to point of disposal, etc. and not included in these rates. Extra provision depending upon site conditions may be made for these.

II. RESIDENTIAL

| Item No. | Type I, II, III & Servants' quarters | Type IV | Type V | Hostel |
|----------|---|---|--|--|
| 1.1 | Bearing capacity - 10 tonnes per square metre. | | | |
| 1.2 | Type—spread foundation in R.C.C. isolated/combined, continuous wall footing with lean concrete. | | | |
| 1.3 | Depth- up to 1.2 m below ground level. | | Applicable to all (Note: Specification for Type V under revision) | |
| 2.1 | R.C.C. framed construction with filler walls in brick work or load bearing construction in brick/stone masonry with intermediate columns where found necessary. | | | |
| 2.2 | Internal partition—half brick masonry in cement mortar 1 : 4. | | | |
| 3.1 | Frames: 1st class <i>kail</i> wood or 2nd class <i>deodar</i> wood or mild steel. | T-iron frames with (a) 35 mm panelled shutters with 1st class <i>deodar</i> wood for all rooms. | 2nd class teak wood or 1st class <i>deodar</i> wood or mild steel. | |
| 3.2 | Shutters: (a) 1st class <i>kail</i> wood. (b) Wire gauge shutters for kitchen doors only. | (b) 35 mm panelled shutters with 2nd class <i>deodar</i> wood for bath, W.C., kitchen, scooter shed & balcony | 2nd class Indian teak wood or commercial ply flush door. | |
| 3.3 | Fittings: Oxidised iron. | (c) Aluminium fittings | Anodised aluminium in external doors internal doors oxidised iron. | Same as for Type V. |
| 3.4 | Peep hole and security chain for external doors only. | | Applicable to all | |
| 4.1 | Mosaic flooring and skirting in 50% area and Kota stone work top in kitchen. | (a) Marble chips flooring with ordinary cement in all rooms, kitchen, internal circulation area, store, W.C. & bath. (b) Cement concrete flooring with matching string in common circulation area, staircase. (c) Kota stone slab for kitchen platform. | Mosaic flooring in living room, dining, drawing, bath & W.C. Rest cement concrete. | Mosaic flooring in entrance halls staircases, lavatory blocks. Rest cement concrete. |
| 4.2 | Mosaic or white glazed dado in W.C. & bath (90/150 cm). | White glazed tiles in W.C., bath (90/150 cm height) white glazed tiles dado for 60 cm above work top of kitchen platform. | | Dado in lavatory blocks up to 2 m meters high mosaic. |

II. RESIDENTIAL

| Item No. | Type I, II, III & Servants' quarters | Type IV | Type V | Hostel |
|----------|--|---|---|--|
| 5.3 | Mud phuska or lime concrete finished with tiles. | | Applicable to all. | |
| 6.1 | External colour wash (only servants' quarters). | | External-colour wash. | Colour wash. |
| 6.2 | External: Waterproof cement paint or washed stone grit plaster of exposed brick work (types I, II & III). | (a) Washed mosaic plaster in ordinary cement for external walls. (b) Waterproof cement paint on roof parapets (inner side), soffit and inner fins of chajjas, etc. | | |
| 6.3 | Internal: Dry distemper in all rooms and synthetic enamelled paint on wood/steel work white washing on ceilings (types I, II, III only). | Dry distemper in drawing and dining space. White wash/colour wash in other rooms including staircases. | Distempering dining and drawing, bedrooms & study room and white washing in rest. | Distempering in entrance hall and white or colour washing in rest of the area. |
| 6.4 | Internal: white wash (in servants quarters). | | | |

III. REVISED SCALES OF AMENITIES FOR GENERAL POOL RESIDENTIAL QUARTERS

| S.No. | Description | Type I | Type II | Type III | Type IV | Type V |
|---|--|---------------------------------------|---------------------------|-----------------------------------|--|--|
| 1. KITCHEN | | | | | | |
| (i) | Open shelves in tiers not more than 400 mm wide along one wall 1" thick. | Yes | Yes | Yes | Yes | Yes |
| (ii) | (a) Sunken floor (in kitchen). | One | One | One | One | One |
| | (b) Kitchen sink. | One fibre glass sink with drain board | Same as in type I | Same as in type I | White glazed kitchen sink be provided with drain board of same material as working platform. | Same as for Type IV |
| (iii) | DADO | | | | | |
| | (a) White glazed tiles for 60 cm above work top & around sunken floor. | Yes | Yes | Yes | - | - |
| | (b) Dado 1' - 0" high along working platform and up to window sill level around sunken floor. | - | - | - | Yes | Yes |
| (iv) | Built-in cupboard with shelves & shutters (300 mm depth) below window sill level of seeking platform along one wall. | - | - | - | One | One |
| (v) | Cooking platform standing | *Yes | *Yes | *Yes | *Yes | *Yes |
| Note: Unless the habits of the people warrant they may not be provided in Type I quarters. | | | | | | |
| *Depending upon Local habit of people. | | | | | | |
| 2. OTHER ROOMS | | | | | | |
| (i) | Built in open cup-board with shelves not exceeding 100 mm in width. | One | One shelf & one cupboard. | Three | One in living room | One in store. |
| (ii) | Built-in-cup-board with shelves & shutters not exceeding 1100 mm in width. | - | One in one bedroom. | One in one bedroom. | Two in two bedrooms. | Three in three bedrooms. |
| (iii) | 25mm thick shelves (not more than 400 mm wide). | - | - | Yes (in store room, if provided). | Yes (in store room, if provided). | Yes (in store-room & in servants quarters along one wall). |
| (iv) | Storage space above cupboard in bed room (open). | - | One | One | One | One |
| (v) | Judge eye in front door. | - | - | One | One | One |
| (vi) | Curtain rods. | All rooms. | All rooms. | All rooms. | Yes, same as Type III | Yes, with pelmets |
| (vii) | Set of pegs. | In bath & bedroom | In bath & bedroom. | In bathroom. | In bathroom. | In bathroom. |
| (viii) | Coal box. | Yes | - | - | - | - |
| (ix) | Curtain brackets. | Yes | Yes | - | - | - |

IV. REVISED SCALES OF SANITARY FITTINGS FOR GENERAL POOL RESIDENTIAL QUARTERS

| S.No. | Description | Type I | Type II | Type III | Type IV | Type V |
|-------|---|-----------------------|-----------------------|-----------------------|-----------------------|---|
| 1. | Indian type W.C. with overhead flushing. | One | One | One | One | 1 + 1 (for servants quarters.) |
| 2. | European type W.C. with high level flushing cistern. | - | - | - | One | One |
| 3. | Washbasin with one tap each. | One (550 × 450 mm) | One (550 × 450 mm) | One (550 × 450 mm) | One (450 × 400 mm) | Two (500 × 400 mm) |
| 4. | Tap (Kitchen, bathroom & W.C.) | Three | Three | 3 + 1 (for sink) | 3 + 1 (for sink) | 5+2 (for servants quarters one for inner fittings.) |
| 5. | Showers. | - | One | One | One | Two |
| 6. | Towel rail. | One | One | One | One | One towel rail outside near the washbasin. |
| 7. | Mirror. | One | One | One | One | One |
| 8. | Glass shelf 24" × 5" or niche depending upon thickness of wall where constructed. | - | - | - | One | Two |
| 9. | Soap rack nitch (nitch in W.C./bath). | One | One | One | One | One |
| 10. | Storage tank. | One | One | One | One | One |
| 11. | Nitch with Kota stone sill in bathroom. | One | One | One | - | - |

V. REVISED SCALES OF ELECTRICAL FITTINGS FOR GENERAL POOL RESIDENTIAL QUARTERS

| S.No. | Description | Type I | Type II | Type III | Type IV | Type V |
|-------|--|-------------------------|--------------------|------------------------|--|---|
| 1. | Power points. | Three | Three | Three | Three (one each in kitchen, drawing & dining room). | Four (one each in kitchen, drawing, dining & bedroom). |
| 2. | Fans (Ceiling). | Two fans. | Three fans. | Four fans. | (a) Five points with 5 fans (b) Exhaust fan in kitchen. | Seven points with five fans. |
| 3. | Door call bell (mini bazar). | One | One | One | One | One |
| 4. | Power metre. | - | One | One | One | One |
| 5. | Electrical metre | One | One | One | One | One |
| 6. | Type of wiring. | Recessed conduit wiring | Same as for Type I | Same as for Type I | Concealed conduit pipe | Concealed conduit pipe |
| 7. | Telephone connection. | - | - | - | One | One |
| 8. | Light/Fans points including one call bell. | Seventeen, one bell | Twenty, one bell | Twenty-three, one bell | Twelve | Seventeen (to be finally approved after detailed examination by CE Electrical) for reduced plinth area. |
| 9. | Plug points. | - | Two | Four | Five | Seven |
| 10. | Fluorescent light fitting, excluding tube and starter. | Two | Two | Three | Four (one each in bedrooms, drawing room & dining room). | - |
| 11. | Distribution board with MCBs. | - | - | - | Yes | - |

COMMENTS: There is discrepancy in Item No. 8 in respect of Type IV & V quarters.

SPECIFICATIONS FOR BUILDINGS

I. NON-RESIDENTIAL

| S.No. | Description | Item No. | Office | Hospital | School |
|-------|-----------------|----------|---|---|--|
| 1. | FOUNDATION | | | | |
| | | 1.1 | Bearing capacity 10 tonnes/square metre. | | |
| | | 1.2 | Type—spread foundation -isolated/combined. | | |
| | | 1.3 | Depth-up to 1.2 m below ground level. | | |
| 2. | SUPERSTRUCTURES | | | | |
| | | 2.1 | R.C.C. framed construction with filler walls in brick work or load bearing construction in brick/stone masonry with intermediate columns where found necessary. | | |
| | | 2.2 | Internal partition in brick masonry. | | |
| | | 2.3 | R.C.C. Chajjas, fins, jalis, etc. | | |
| 3. | DOORS & WINDOWS | | | | |
| | | 3.1 | Frames of 2nd class Indian teakwood or equivalent or T iron frame, pressed steel frame as per CPWD specifications. | Same as for Office | Same as for Office |
| | | 3.2 | Door shutters: Panelled type in 2nd class teakwood or flush door with commercial ply as per CPWD specifications. | Same as for Office | Same as for Office |
| | | 3.3 | Window shutters 2nd class Indian teakwood. | Window shutters 2nd class Indian teak wood fly roof shutters for all doors and windows and iron grills for windows in ground floor shall be provided for which provision for extra rate will be made or steel windows | Window shutters 2nd class Indian teakwood or steel windows |
| | | 3.4 | Fittings—Anodised aluminium or equivalent | Fittings—Anodised aluminium or equivalent | Fittings—Anodised aluminium or equivalent |
| 4. | FLOORING | | | | |
| | | 4.1 | Main entrance hall terrazo tiles, kota stone and the like, lavatory blocks & corridors and some officers room. | Main entrance hall terrazo tiles, kota stone & the like. Lavatory blocks corridors & other rooms except stores, weather maker rooms, etc. mosaic flooring with dado up to 7'0" height. | Main entrance halls, staircase lavatory blocks in situ mosaic. |

SPECIFICATIONS FOR BUILDINGS

I. NON-RESIDENTIAL

| S.No. | Description | Item No. | Office | Hospital | School |
|-------|-------------|----------|--|---|---|
| | | | Mosaic limited up to 25% of total area. | In corridors & up to sill level in other rooms. The flooring & dado to be limited to 50% in ordinary cement and 50% in white cement. | |
| | | 4.2 | Rest of the area ordinary cement concrete. | Rest of the area ordinary cement concrete. | Rest of the area ordinary cement concrete. |
| 5. | ROOFING | | | | |
| | | 5.1 | Filling for drainage lime concrete. | Filling for drainage lime concrete. | Filling for drainage lime concrete finish with brick tiles. |
| | | 5.2 | Waterproofing treatment 4 course treatment finished with brick tiles. | Water proofing treatment 4 course treatment finished with brick tiles. | Water proofing treatment 4 course treatment finished with brick tiles. |
| 6. | FINISHING | | | | |
| | | 6.1 | External—waterproofing cement paint. | External—water proofing cement paint | External—water proofing cement paint. |
| | | 6.2 | Internal—Officers' rooms & important rooms such as committee rooms dry distemper to be limited up to 25% of the total area. Rest either colour or white wash. Main entrance hall plastic emulsion paint or the like. | Internal—dry distemper in doctors' room, operation theatre and other important rooms such as committee room, X-ray room, etc. Limited up to 25% of total area. Rest either colour or white wash. Main entrance hall OPD plastic emulsion paint or the like. | Internal—entrance hall, Principal's rooms, committee room, etc. dry distemper. Rest of the area white or colour wash. |
| | | 6.3 | Doors & windows—painting. | Doors & windows—painting. | Doors & windows—painting. |

PROFORMA FOR CALCULATING COST INDEX

ANNEXURE III

| S. No. | Description | Unit | Rate as per Jan. 1, 1992 plinth area rates | Rate at the time of revision of cost index | Weightage |
|--------|--|---------------------|--|--|-----------|
| 1. | Brick (Class 75 of CPWD specifications). | 1000 (in number) | 800.00 | - | 16.00 |
| 2. | Sand (66.67% coarse sand, 33.33% fine sand of CPWD specifications). | cu. m. | 146.60 | - | 4.00 |
| 3. | Course aggregate 50% 20 mm nominal size; 50% 10 mm nominal size. | cu. m. | 185.00 | - | 4.50 |
| 4. | Cement (ISI) marked OPC (Ordinary Portland Cement) store issue rate including cartage of 5 km average lead. | Quintal | 213.28 | - | 19.00 |
| 5. | Timber in scantling: 25% 2nd class teakwood; 75% Kail/Hollock/Bijasal. | cu. m. | 12334.00 | - | 9.50 |
| 6. | Steel (Store issue rate/including cartage of 5 km lead): 50% (Tor steel 8 & 10 mm) 50% (Tor steel 12 & 16 mm). | Quintal | 1342.50 | - | 23.50 |
| 7. | Mason (Average rate of 1st and 2nd class). | Each | 55.71 | - | 8.00 |
| 8. | Carpenter (Average rate of and 2nd class). | Each | 55.71 | - | 3.50 |
| 9. | Beldar. | Each | 34.30 | - | 12.00 |
| | | | | Total | 100.00 |

ANNEXURE IV

RULES FOR WORKING OUT PLINTH AREA FROM PLANS

CPWD MEMO NO. 29/21/58-WI, DATED OCTOBER, 1958

Subject: Guidelines for preparing Building Cost Index as per New Procedure w.e.f. June 1, 1996.

1. In partial modification of the guidelines for preparing Building Cost Index as per new procedure issued vide letter No. SE/SS/EEII/CI/AEII/391 dated July 11, 1995, it has been decided that while calculating the Cost Index as on June 1, 1996 and onwards, the item of 'Wire & Cables' at S. No. 11 of Cost Index Proforma, shall include the cost of copper wires and element of cable shall be deleted altogether, as the cost of wires constitutes the bulk towards the cost of the internal electrical installation work. Accordingly, the base rate for the item Wire and Cables as on January 1, 1992, which was taken as Rs. 122.90 per metre during June 95 has been modified to Rs. 447.70 per 100 metres taking into consideration the cost of copper wires 1.5 sq.m (70%) plus 4.0 sq.m (30%).
2. For working out the Cost Index w.e.f. June 1, 1996, taking into account the modification in the item of 'Wires and Cables', base rates as on January 1, 1992 and the weightages of 12 items are indicated in Annexure I. Detailed guidelines for preparation of Cost Index are given in Annexure II. On this basis, DG(W) has accorded approval for the Cost Index of 142 w.e.f. June 1, 1996 (with base 100 as on January 1, 1992) for Delhi. Details for computing rates as on June 1, 1996 for 12 items for the Cost Index of Delhi are given in Annexure III and calculations for Cost Index of Delhi as on June 1, 1996 are given in Annexure IV.
3. The Cost Index for all the places shall be approved by the Zonal Chief Engineers w.e.f. June 1 of the relevant year based on the revised guidelines as indicated above.
4. All the Chief Engineers are requested to approve the cost indices as per the revised guidelines effective from June 1, 1996 and issue the same within next two months. The position of preparation of cost indices of the various cities under your zone may also be intimated before September 1, 1996 for favour of information of DG(W).
5. A copy of cost indices approved for the places in your zone may please be endorsed to the Superintending Engineer (S&S), CDO, CPWD, Room No. 418 A, Nirman Bhawan, New Delhi for compilation of All India Cost Indices periodically.

This issues with the approval of DG(W).

[No. SE/S&S/EEII/CI/AEII/2168, Dated July 3, 1996]

ANNEXURE I

PROFORMA FOR COST INDEX (EFFECTIVE FROM 1.6.96) WITH BASE 1.1.92

| S. No. | Description | Unit | Rate as on 1.1.1992 (Rs.) | Weightage |
|--------|--|----------|---------------------------|---------------|
| 1. | Bricks | 1000 Nos | 800.00 | 10.50 |
| 2. | Cement OPC | QTL | 213.28 | 14.50 |
| 3. | Steel | QTL | 1342.50 | 19.50 |
| | (a) 50% 8 & 10 MM (Tor Steel) | | | |
| | (b) 50% 12 & 16 MM (Tor Steel) | | | |
| 4. | Aggregate 20 mm size | CUM | 185.00 | 7.00 |
| 5. | Sand (Coarse Sand) | CUM | 146.60 | 3.00 |
| 6. | Paints | | 68.32 | 3.00 |
| | (a) Synthetic Enamel Paint 50% | LIT. | | |
| | (b) Dry Distemper 50% | KG. | | |
| 7. | Ply and Commercial Wood | SQM. | 224.00 | 5.00 |
| | (i) 12 mm Particle Board 25% | | | |
| | (ii) 12 mm Medium Density Fibre Board 25% | | | |
| | (iii) Steel Window Standard Z Section 50% | | | |
| 8. | Pipes | MTR. | 53.92 | 2.50 |
| | (i) 15 mm G.I. Pipe 33.33% | | | |
| | (ii) 100 mm H.C.I. Pipes 33.33% | | | |
| | (iii) 20 mm Black Conduits 33.33% | | | |
| 9. | Lamps and Fans | EACH | 366.50 | 3.50 |
| | (i) Ceiling Fans 48" 50% | | | |
| | (ii) 1.20 m Flourescent Fitting with Single Tube 50% | | | |
| 10. | Elect. Machinery | EACH | 24,800.00 | 2.50 |
| | (i) Motors 7.5 H.P. (Pump Set) 1500 R.P.M. (Kirloskar) | | | |
| 11. | Wires and Cables Copper Wires | 100 MTR. | 447.70 | 4.00 |
| | (a) 1.50 sq. mm. 70% | | | |
| | (b) 4.00 sq. mm. 30% | | | |
| 12. | Labour | EACH | 45.00 | 25.00 |
| | (i) Unskilled 50% | | | |
| | (ii) Skilled 50% | | | |
| | | | Total | 100.00 |

ANNEXURE III

DETAILS OF RATES FOR COMPUTING COST INDEX AS ON JUNE 1, 1996 FOR DELHI

| S. No. | Description of item | | Unit | Rate as on June 1, 1996 (Rs.) |
|--------|---|--------|-----------|---|
| 1. | Bricks | | 1000 Nos. | 945.00 (Market rate) |
| 2. | Cement (OPC) | | quintal | 252.50 (Central store issue rate) |
| 3. | Steel (Tor Steel) | | | |
| | (a) 8 mm & 10 mm dia | 50% | quintal | 1522.50 (Central store issue rate) |
| | (b) 12 mm & 16 mm dia | 50% | quintal | 1477.50 (Central store issue rate) |
| | | | Rates= | (1522.50+1477.50)1/2 = 1500.00 |
| 4. | Aggregate 20 mm nominal size | | cu.m. | 320.00 (Market rate) |
| 5. | Sand (coarse sand) | | cu. m. | 290.00 (Market rate) |
| 6. | Paints | | | |
| | (a) Synthetic enamel paint | 50% | litre | 110.00 (Market rate) |
| | (b) Dry distemper | 50% | kg | 19.00 (Market rate) |
| | | | Rates= | (110.00 + 19.00) |
| | | | | 1/2 = Rs. 64.50 (Market rate) |
| 7. | Ply and commercial wood | | | |
| | (i) 12 mm thick particle board | 25% | sq. m. | 180.00 (Market rate) |
| | (ii) 12 mm thick medium density fibre board | 25% | sq. m. | 313.50 (Market rate) |
| | (iii) Steel windows standard Z-section | 50% | sq.m. | 400.00 (Average market rate of fixed & openable windows) |
| | | | Rate= | (180/4) + (313.50/4) + (400/2) |
| | | | | = Rs.323.38 |
| 8. | Pipes | | | |
| | (i) 15 mm G.I. pipe | 33.33% | metre | 34.10 (Central stores issue rate) |
| | (ii) 100 mm H.C.I. pipes | 33.33% | metre | 160.00 (Central stores issue rate) |
| | (iii) 20 mm black conduits | 33.33% | metre | 22.30 [As per DGS&D R/C, as supplied by CE(E)I] |
| | | | Rate= | (34.10 + 160.00 + 22.30)1/3 |
| | | | | = 72.10. |
| 9. | Lamps and fans | | | |
| | (i) Ceiling fans 48" | 50% | each | 754.00 [As per DGS&D R/C, as supplied by CE(E)I]. |
| | (ii) 1.20 m fluorescent fittings with single tube | 50% | each | 275.00 (Market rate as supplied by CE(E)I) Rate= (754 + 275) 1/2 = 514.50 |
| 10. | Electrical Machinery | | each | 30,887.00 |
| | (i) Motors 7.5 hp (Pumpset) 1500 rpm (Kirloskar) | | | [Market rate as supplied by CE(E)I] |
| 11. | Wires & Cables copper wires | | | |
| | (a) 1.5 sq. m. | 70% | 100 m. | 443.00 [Market rate as supplied by CE(E)I] |
| | (b) 4.0 sq. m. | 30% | 100 m. | 1102.00 [Market rate as supplied by CE(E)I] |
| | | | Rate= | 70% of Rs. 443.00 = 310.10 |
| | | | | 30% of Rs. 1102.00 = 330.60 |
| | | | | 640.70 |
| 12. | Labour | | | |
| | (i) Unskilled | 50% | each | 64.50 (Rate notified by N.C.T. of Delhi) |
| | (ii) Skilled | 50% | each | 100.00 (Market rate) |
| | | | Rate= | (Rs. 64.50 + Rs. 100.00) 1/2 |
| | | | | = 82.25 |

ANNEXURE III

DETAILS OF RATES FOR COMPUTING COST INDEX AS ON JUNE 1, 1996 FOR DELHI

| S. No. | Description of item | | Unit | Rate as on June 1, 1996 (Rs.) |
|--------|---|--------|-----------|---|
| 1. | Bricks | | 1000 Nos. | 945.00 (Market rate) |
| 2. | Cement (OPC) | | quintal | 252.50 (Central store issue rate) |
| 3. | Steel (Tor Steel) | | | |
| | (a) 8 mm & 10 mm dia | 50% | quintal | 1522.50 (Central store issue rate) |
| | (b) 12 mm & 16 mm dia | 50% | quintal | 1477.50 (Central store issue rate) |
| | | | Rates= | (1522.50+1477.50)1/2 = 1500.00 |
| 4. | Aggregate 20 mm nominal size | | cu.m. | 320.00 (Market rate) |
| 5. | Sand (coarse sand) | | cu. m. | 290.00 (Market rate) |
| 6. | Paints | | | |
| | (a) Synthetic enamel paint | 50% | litre | 110.00 (Market rate) |
| | (b) Dry distemper | 50% | kg | 19.00 (Market rate) |
| | | | Rates= | (110.00 + 19.00) |
| | | | | 1/2 = Rs. 64.50 (Market rate) |
| 7. | Ply and commercial wood | | | |
| | (i) 12 mm thick particle board | 25% | sq. m. | 180.00 (Market rate) |
| | (ii) 12 mm thick medium density fibre board | 25% | sq. m. | 313.50 (Market rate) |
| | (iii) Steel windows standard Z-section | 50% | sq.m. | 400.00 (Average market rate of fixed & openable windows) |
| | | | Rate= | (180/4) + (313.50/4) + (400/2) |
| | | | | = Rs.323.38 |
| 8. | Pipes | | | |
| | (i) 15 mm G.I. pipe | 33.33% | metre | 34.10 (Central stores issue rate) |
| | (ii) 100 mm H.C.I. pipes | 33.33% | metre | 160.00 (Central stores issue rate) |
| | (iii) 20 mm black conduits | 33.33% | metre | 22.30 [As per DGS&D R/C, as supplied by CE(E)I] |
| | | | Rate= | (34.10 + 160.00 + 22.30)1/3 |
| | | | | = 72.10. |
| 9. | Lamps and fans | | | |
| | (i) Ceiling fans 48" | 50% | each | 754.00 [As per DGS&D R/C, as supplied by CE(E)I]. |
| | (ii) 1.20 m fluorescent fittings with single tube | 50% | each | 275.00 (Market rate as supplied by CE(E)I) Rate= (754 + 275) 1/2 = 514.50 |
| 10. | Electrical Machinery | | each | 30,887.00 |
| | (i) Motors 7.5 hp (Pumpset) 1500 rpm (Kirloskar) | | | [Market rate as supplied by CE(E)I] |
| 11. | Wires & Cables copper wires | | | |
| | (a) 1.5 sq. m. | 70% | 100 m. | 443.00 [Market rate as supplied by CE(E)I] |
| | (b) 4.0 sq. m. | 30% | 100 m. | 1102.00 [Market rate as supplied by CE(E)I] |
| | | | Rate= | 70% of Rs. 443.00 = 310.10 |
| | | | | 30% of Rs. 1102.00 = 330.60 |
| | | | | 640.70 |
| 12. | Labour | | | |
| | (i) Unskilled | 50% | each | 64.50 (Rate notified by N.C.T. of Delhi) |
| | (ii) Skilled | 50% | each | 100.00 (Market rate) |
| | | | Rate= | (Rs. 64.50 + Rs. 100.00) 1/2 |
| | | | | = 82.25 |

DELHI COST INDEX OF CENTRAL PUBLIC WORKS DEPARTMENT AS ON JUNE 1, 1996

| S. No. | Description | Unit | Rate as on 1.1.1992 (Rs.) | Weightage | Rate as on 1.6.1996 (Rs.) | Cost Index (c)(b) (a) |
|--------|--|-----------|---------------------------|-----------|---------------------------|--------------------------|
| | | | (a) | (b) | (c) | (d) |
| 1. | Bricks | 1000 Nos | 800.00 | 10.50 | 945.00 | 12.40 |
| 2. | Cement (OPC) | Qtl. | 213.28 | 14.50 | 252.50 | 17.17 |
| 3. | Steel | Qtl. | 1342.50 | 19.50 | 1500.00 | 21.79 |
| | (a) 8 & 10 mm (Tor steel) | 50% | | | | |
| | (b) 12 & 16 mm (Tor steel) | 50% | | | | |
| 4. | Aggregate 20 mm size | cu.m. | 185.00 | 7.00 | 320.00 | 12.11 |
| 5. | Sand (Coarse sand) | cu.m. | 146.60 | 3.00 | 290.00 | 5.93 |
| 6. | Paints | litre/kg | 68.32 | 3.00 | 64.50 | 2.83 |
| | (a) Synthetic enamel paint | 50% | | | | |
| | (b) Dry distemper | 50% | | | | |
| 7. | Ply and commercial wood | sq.m. | 224.00 | 5.00 | 323.38 | 7.22 |
| | (i) 12 mm thick particle board | 25% | | | | |
| | (ii) 12 mm thick medium density fibre board | 25% | | | | |
| | (iii) Steel window standard Z-section | 50% | | | | |
| 8. | Pipes | metre | 53.92 | 2.50 | 72.10 | 3.34 |
| | (i) 15 mm G.I. pipe | 33.33% | | | | |
| | (ii) 100 mm H.C.I. pipe | 33.33% | | | | |
| | (iii) 20 mm black conduits | 33.33% | | | | |
| 9. | Lamp & fans | each | 366.50 | 3.50 | 514.50 | 4.91 |
| | (i) Ceiling Fans 48" | 50% | | | | |
| | (ii) 1.2 m Flourescent Fitting with single tube | 50% | | | | |
| 10. | Electrical machinery | each | 24,800.00 | 2.50 | 30,887.00 | 3.11 |
| | (i) Motors 7.5 HP (Pump set) 1500 R.P.M. (Kirloskar) | | | | | |
| 11. | Wires & cables copper wires | 100 metre | 447.70 | 4.00 | 640.70 | 5.72 |
| | (a) 1.5 sq. m. | 70% | | | | |
| | (b) 4.0 sq. m. | 30% | | | | |
| 12. | Labour | each | 45.00 | 25.00 | 82.25 | 45.69 |
| | (i) Unskilled | 50% | | | | |
| | (ii) Skilled | 50% | | | | |
| | | | | | Total Say | 142.22 142.00 |

Central Public Works Department

Compendium for Design of Central Government Housing

Approved by the CEIT, mms

के.आर. सतीश बापू K.R.SATHISH BAPU
आयकर अधिकारी (मुद्रा) (ब.मं)
Income Tax Officer (H.Q.) (PR)
मद्रास Madurai



KEY PLAN

SENIOR ARCHITECT (SZ) IV, C.P.W.D., MADURAI
 श्रीर वस्तुक (द.अ.) IV, के.ओ. नि. सि. मद्र
 IRMAN BHAWAN" C-1 TAMIL NAGAR, KOODAL PUDUR.
 निमोण मयल, सी-1, तमिल नगर, कूडल पुर.
 ANAIYUR POST, MADURAI-625017
 जनीयूर (पोस्ट), मद्र - 625017

प.वा.टि.अ.॥४॥१८॥१८॥

| DRG.NO: SA(SZ)IV / N-778/01

संशोधन सं - R0
REV NO - R0

स्केल : 1:100

SCALE:

दिनांक :

DATE: 26 MAY '17

क्राइल स :

FILE NO : N-778

आदेशावली:

DEALT : VTWT

22

74

9/9/1

पिचिल

VIVIT

अथ वास्तुज

DEPUTY ARCHITECT

PROPOSED RESIDENTIAL QTRS. FOR

TYPE II, III, IV, & V QUARTERS.

TYPICAL PLAN

mal/moth

पी मलरुवुडि
P. MALARVUZH
बालमुन

1

R. LINGESWARAN
பரிசு வகை
SENIOR ARCHITECT

1

मुख्य वर
CHIEF A2

ADVANCE COPY

