



भारत सरकार
GOVERNMENT OF INDIA

केन्द्रीय लोक निर्माण विभाग
CENTRAL PWD

कुर्सी क्षेत्रदरें
PLINTH AREA RATES

1.1.92 को 100 आधार मानकर
WITH BASE 100 AS ON 1.1.92

PLINTH AREA RATES

WITH BASE 100

AS ON 1.1.92.

(39)

CENTRAL PUBLIC WORKS DEPARTMENT

No. SE(S&S)/EEII/AEIII/289

Dated: 29-6-92

MEMORANDUM

Plinth Area Rates as applicable on 1.10.76 were last circulated under Memo No SSW(NDZ)/SWI/ASWV/98/1377 dtd 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 dtd 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 dtd 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 these are revised, the revised specification will be incorporated in 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

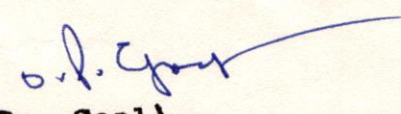
Annexure I: Fresh Plinth Area Rates with base 100, as on 1.1.92 (for residential/non-residential buildings, services and development).

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-MI 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.

Encl: Annexure I: page 1 to 9
Annexure II: page 10 to 17
Annexure III: page 18 to 21
Annexure IV: page 22


(Er O.P. Goel)
Director General (Works)
C.P.W.D. Nirman Bhawan
New Delhi.

19/6/92

PLINTH AREA RATES AS ON 01-01-1992ANNEXURE-1

S.No. Description Office/College/Hospitals Schools Hostels Residential

1.	2.	3.	4.	5.	6.
----	----	----	----	----	----

1. R.C.C. FRAMED STRUCTURE:

Rates in Rs. per square metre

1.1 R.C.C. Framed structure upto six storeys

1.1.1 Floor Height 3.35 mt.

1.1.2 Floor Height 2.90 mt.

1.2 EXTRA FOR:

1.2.1 Every additional storey over six storeys upto nine storeys

1.2.2 Every additional storey over nine storeys upto twelve storeys

1.2.3 Every 0.3 mt. additional height of floor above normal floor height of 3.35 mt/2.90 mts.

1.2.4 Every 0.3mt. higher plinth over normal plinth height of 0.6 mt. (on G.F. area only)

1.2.5 Every 0.30 Mt. deeper foundations every normal depth of 1.20 (on G.F. area only)

1.2.6 Making stronger foundations to take load of one additional floor at a later date (on area of additional floor only)

1.2.7 Strip foundations in poor soil having bearing capacity less than 10 tonnes/sq.mt.

2920

-

50

75

125

125

125

365

110

2665

-

50

75

125

125

125

365

110

2740

50

75

125

125

125

365

110

2810

50

75

125

125

125

365

110

OK
19/6/92

		(2)	4.	5.	6.
1.1.3	2.	3.			
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 upto a depth of 15 mts.	615	615	615	615
1.2.11	Stronger structural members to take heavy load above 500 Kgs./ upto 1000 Kg./Sq.mt.	190	190	190	190
1.2.12	Larger modules over 35 Sqm.	220	220	220	220
1.2.13	Termite Proof Treatment(on G.F. area)	75	75	75	75
1.2.14	Fi re fighting	185	185	185	185
1.2.15	Operation Theatre(OPD)(Extra provision)	475	-	-	-
1.3	<u>Basement Floor:</u>				
	Floor Height 3.35 mt. 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 mt. additional height (above 3.35 mt.)	490	-	-	-
1.4.3	Reduction for every 0.5m less height of basement than normal height 3.35 mt.	(-)280	-	-	-

contd...3

(42)

OK
10/6/92

SNo.	Description	3			Residential		
		Non-residential			Type I, II, III		
		Office/College/Hospitals	School	Hostel	Type I, II, III & Servant Qrs	Type IV Qrs	Type V and above
1	2	3	4	5	6	7	8
2. LOAD BEARING CONSTRUCTION					(Rates in rupees per square metre)		
2.1	Floor height 3.35 mt						
2.1.1	Single storeyed	2595	2265 ✓	-	-	-	-
2.1.2	Double Storeyed	2485	2120 ✓	-	-	-	-
2.1.3	Three storeyed	2595	2265 ✓	-	-	-	-
2.1.4	Four storeyed	2740	2375 ✓	-	-	-	-
2.2	Floor height 2.90 mt						
2.2.1	Single storeyed	-	-	2300	2010 ✓	2210	2375 ✓
2.2.2	Double storeyed	-	-	2020	1895 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	Garrages	-	-	-	1715 ✓	1715	1715 ✓

(43)

Sl.No. 1	Description 2	Non-Residential			Residential		
		3	4	5	6	7	8
2.5. Extra for : -							
	2.5.1. Every 0.3 mt. additional height above normal height 3.35 mt/2.90 mt.	75	75	75	75	75	75
	2.5.2. Every 0.3 mt. higher plinth over normal plinth height of 0.60mt. (on Ground floor area only)	75	75	75	75	75	75
	2.5.3. Every 0.3mt. deeper foundations over normal depth of 1.20 mt. (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 T/sqmt	110	110	110	110	110	110
	2.5.5.2. Foundations on poor soils requiring under reamed pile 6 mt.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. File foundations upto a depth of 15 mts.	615	615	615	615	615	615

Contd..5

OK
10/6

(44)

1	2	3	4	5	6	7	7
<hr/>							
2.5.6.	Extra for Resisting Earth Quake Forces						
2.5.6.1.	In Zone V	185	185	185	185	185	185
2.5.6.2.	More than two storeyed buildings in Zone III & IV						
a)	With a design seismic co-eff. greater than 0.06	90	90	90	90	90	90
b)	Design seismic coeff. equal to or less than 0.06	90	90	90	11	11	11
					(Extra cost covers full bearing of R.C.C.Slab only).		
2.5.6.3.	Resisting earth quake forces in zone I and II and less than two storey buildings in Zone III & IV	Nil	Nil	Nil	-	Nil	Nil
2.5.7.	Stronger structural members to take heavy loads above 500 kg/sqm upto 1000 Kg/sqmt.	190	190	190	190	190	190
2.5.8.	Larger modules over 35 sqmt.	220	220	220	220	220	220
2.5.9.	Termite Proof.treatment (on G.F.area only)	65	65	65	65	65	65
2.5.10.	Fire Fighting (For low Riser only)	185	185	185	185	185	185
2.5.11.	O.P.D. Operation Theatre etc.	475	-	-	-	-	-

(45)

Note: Rates for items are applicable on entire plinth area except forr items:
1.2.4, 1.2.5, 1.2.6, 1.2.13, 2.5.2., 2.5.3., 2.5.4, 2.5.9.

one
10/6

Sl.No.	Description	Office & Colleges	Hospitals	Schools	Hostel	Type of quarters				
						I	II	III	IV	V
1	2	3	4	5	6	7	8	9	10	11
3.	Services									
3.1.	Internal Water Supply & Sanitary installations	4%	10%	5%	15%	14600	15400	18300	22000	43800
					(with attached toilets 10% (with common toilets)		%age means percentage of building cost			
3.2.	External service connections	5%	5%	5%	5%	5%	5%	5%	5%	5%
3.3.	Internal electric installations	12 1/2%	12 1/2%	12 1/2%	12 1/2%	10600	12000	14100	17100	12400
3.4.	Internal electric installations 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									
	a) Upto 4 storeyed building	0.5%	0.5%	0.5%						
	b) 5 to 8 storey 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: The above does not include service connection charges and electrification

Percentage means percentage of Building cost.

Contd..7

etc
10/6

(46)

3.7 PASSENGER LIFTS

SNo	Type of lift	Capacity: Persons	Weight	Speed in M/Sec.	Travel	Doors	Control	Price (Rs. in lacs)	Addl price for each additional floor (Rs.)
3.7.1	Passenger	8	544 Kg.	1.00	G+4	Power operated	AC VV	7.25	50,000/-
3.7.2	"	8	544 "	1.5	G+4	-do-	-do-	9.50	50,000/-
3.7.3	"	13	884 "	1.0	G+4	-do-	-do-	9.50	50,000/-
3.7.4	"	13	884 "	1.5	G+4	-do-	-do-	10.00	50,000/-
3.7.5	"	16	1088 "	1.0	G+4	-do-	-do-	9.0	60,000/-
3.7.6	"	16	1088 "	1.5	G+4	-do-	-do-	10.25	60,000/-
3.7.7	"	16	1088 "	2.5	G+9	-do-	-do-	29.0	60,000/-
3.7.8	" (Bed lift)	20	1360 "	0.75	G+4	-do-	-do-	11.25	50,000/-
3.7.9	"	20	1360	1.5	G+4	-do-	-do-	14.0	60,000/-
3.7.10	"	20	1360	2.5	G+9	-do-	-do-	30.0	75,000/-
3.8 Goods lifts (2 speed)									
3.8.1	1 Ton	-	0.5 (0.5)	G+4				7.75	30,000/-
3.8.2	2 Ton	-	0.5	G+4				10.00	30,000/-
3.8.3	3 Ton	-	0.25	G+4				12.25	35,000/-

4. Water Tanks (RCC only)

Description	Rates in rupees
4.1 Overhead tank without independent staging	4.75 per litres
4.2 Overhead tank upto staging height 20 metres	8.05 per litres
4.3 Overhead tank with staging height between 20 metres and upto 30 metres	9.15 per litres
4.4 Overhead tank with staging height between 30 metres and 40 metres	11.00 litres
4.5 Underground sump	4.75 per litres

(47)

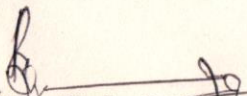
5. DEVELOPMENT OF SITE:

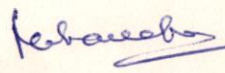
5.1 Levelling	Rates	
5.2 Internal roads and paths	10.95	sqm
5.3 Sewer	33.95	sqm
5.4 Filter Water Supply	24.45	sqm
5.4.1 Distribution lines 100 mm dia and below	17.90	per sqm
5.4.2 Peripheral grid 150 mm to 300 mm dia pipes	13.50	per sqm
5.4.3 Unfiltered Water Supply Distribution lines	10.20	per sqm
5.5 Storm water drains	29.20	Per Sqm
5.6 Horticulture operations	18.25	per sqm
5.7 Street lighting		
5.7.1 With flourscent lamps	14.10	per sqm
5.7.2 With HPMV Lamps	18.75	-do-
5.7.3 With HPSV Lamps	22.65	-do-

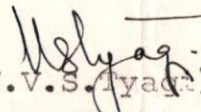
Note: Cost of HT substation and LT distribution is not included in above rates.

(48)

- NOTE: 1. The rates are per sqm and are to be applied on the entire areas of the plot to be developed .
2. 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.
3. Cost of bulk services (water supply, sewage disposal e.g.
- i) tubewells, pumps, open wells, treatment plant, extension of lines from source of local bodies, head works at water source etc.
 - ii) Sewage pumps, sewage treatment plants, septic tanks, extension of out-fall sewer upto point of disposal etc.) are not included in these rates. Extra provision depending upon site conditions may be made for these.


(ER.K.L.LANGER)
(EE (S&S) II)


(M.K.KANCHAN)
SE. (S&S) II


(U.V.S. Tyagi)
CE (SPG)

OTC
10/6

(497)

SPECIFICATIONS FOR BUILDINGS
NON - RESIDENTIAL

SNo	Description	Item No.	Office	Hospital	Schools
1.	FOUNDATIONS	1.1	Bearing capacity 10 tonnes/square metre		
		1.2	Type - spread foundations -isolated/combined		
		1.3	Depth-upto 1.2 metres below ground level		
2.	SUPERSTRUCTURES	2.1	RCC 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	RCC 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 Specification		
		3.2	Door shutters; Panelled type in 2nd class teak wood or flush door with commercial ply as per CPWD Specifications		
		3.3	Window shutters 2nd class Indian teak wood	Window shutters 2nd class Indian teak wood. Fly proof shutters for all doors & windows and in ground floor shall be provided for which provision for extra rate will be made or Steel windows	Window shutters 2nd class Indian teak wood or Steel windows
		3.4	Fittings	Anodised aluminium or equivalent	
4.	FLOORING	4.1	Main entrance hall terrazzo tiles, kotah stone and the like Lavatory blocks & corridors & some officers room	Main entrance hall terrazzo tiles, kotah stone & the like. Lavatory blocks corridors & other rooms except stores, weather-maker rooms. etc. mosaic flooring with dado upto 7' 0" height	Main entrance halls, stair-case lavatory blocks in-situ mosaic

OTC
19/6

(58)

Item No	Description	Item No.	OFFICES	HOSPITALS	SCHOOLS
			Mosaic ^{limited} up to 25% of total area	In corridors & upto cill 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 of drainge lime concrete finished with brick tiles
		5.2	Water -proofing 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-water proofing cement and 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 upto 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 other important rooms, such as committee Room, X-ray room etc. Limited upto 25% of total area. Rest either colour or white wash. Main entrance hall, PD Plastic emulsion paint or the like	Internal-entrance hall, Principals room, Committee room etc. dry distemper. Rest of the area white or colour wash
		6.3	Doors & Windows - painting	Doors & Windows painting	Doors & Windows painting.

OK
10/6

(51)

A

RESIDENTIAL

ItemNo.	Type-I, II, III & Servant Qrts.	Type-IV	Type-V	Hostel
1.1.	Bearing capacity 10 tonnes per square metre	} Applicable to all (Note: Specification for Type-V under revision)		
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	RCC 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 kail wood or 2nd class deodar wood or mild steel.	'T' Iron frames with a) 35mm panelled shutters with first class deodar wood for all rooms.	IInd class teak wood or 1st class deodar wood or mild steel.	
3.2.	Shutters: a) 1st class kail wood or 2nd class deodar wood b) Wire gauge shutters for kitchen doors only.	b) 35mm panelled shutters with IInd class deodar 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 skirting in common circulation area, staircase. c) Kota stone slab for kitchen platform.	Mosaic flooring in living room, dinning, drawing, bath & W.C. Rest cement concrete.	Mosaic flooring in the Entrance halls staircases lavatory blocks, Rest cement concrete

OTC
1976

Item No.	Type-I, II, III & Servant Qrts.	Type IV	Type V	Hostel
4.3.	Mosaic on white glazed dado in WC & bath (90/150cm)	(d) white glazed tiles in WC, bath(90/150cm height) white glazed tiles dado for 60cm above work top of kitchen platform.		Dado in lavatory blocks upto 2 meters high mosaic
5.3.	Mud phuska or lime concrete finished with tiles	----- Applicable to all.-----		
6.1.	External colour wash (only servant Qrs.)		External colour wash.	colour wash.
6.2.	<u>External</u> -Water proof cement paint or washed stone grit plaster of exposed brick work (type I,II& III only)	(a) Washed mosaic plaster in ordinary cement for external walls. (b) Water proof cement paint on roof parapets (Inner side), soffit and inner fins of chajjas etc.		
	<u>INTERNAL</u>	<u>Dry distemper in drawing and dining space. White wash/colour wash in other rooms i/c stair case.</u>	<u>Distempering</u>	<u>Distempering in</u>
6.3.	Dry distemper in <u>all</u> rooms and synthetic enamelled paint on wood/steel work white washing on ceilings(type I,II,III only)		dining and drawing, bedrooms & study room and white washing in rest.	entrance hall and white or colour washing in rest of the area.
6.4.	Internal.- White wash (in servant Qrs.)			

01/10/6

(53)

REVISED SCALES ^{OF} AMENITIES FOR GENERAL POOL RESIDENTIAL QUARTERS

Sl.No.	Description	Type-I	Type-II	Type-III	Type-IV	Type-V
1.	KITCHEN					
		BUILT IN FIXTURES				
i)	Open shelves in tiers not more than 400 mm wide along one wall 1" thick	Yes	Yes	Yes	Yes	Yes
ii)	Sunken floor(in kitchen)	One	One	One	One	One
	b) Kitchen sink	One Fibre glass sink with drain board	Same as 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 and around sunken floor.	Yes	Yes	Yes	-	-
b)	Dado 1'-0" high along working platform and up to window Sill level around sunk floor	-	-	-	Yes	Yes
iv)	Built in cup board with shelves & shutters(300mm depth)below window sill level of cooking 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

(54)

OK
20/6

.....15.....

1.	2.	3.	4.	5.	6.	7.
<hr/>						
2. <u>OTHER ROOMS</u>						
i) Built in cupboard with shelves not exceeding 1100 mm in width.	One	One shelf & one cupboard	3 Nos.	One in living room.	One in store	
Cupboard:						
ii) Built in cupboard with wooden 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 servant Qtrs. 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 pelnets.	
vii) Set of pegs	In bath & bed room.	In bath & bed room	In bath room	In bath room	In bath room	
viii) Coal box	Yes	-	-	-	-	
ix) Curtain brackets	Yes	Yes	-	-	-	

....15/-

one
10/6

(55)

.....15.....

REVISED SCALES OF SANITARY FITTINGS FOR GENERAL POOL RESIDENTIAL QUARTERS

Sl.No.	Description	Type-I	Type-II	Type-III	Type-IV	Type-V
			<u>SANITARY FITTINGS</u>			
1.	Indian type W.C. with overhead flushing.	One	One	One	One	1+1 (For servant Quarters)
2.	European type W.C. with high level flushing cistern	-	-	-	One	One
3.	Wash basin with one top each.	One (550 x 450mm)	One (550 x 450mm)	One (550 x 450mm)	One (18"x14" size) 450x400mm	Two (22"x16" size) 550 x 400mm
4.	Tap(Kitchen, bathroom & W.C.)	Three	Three	3+1 (for sink)	3+1 (for sink)	5+2(for servant qrts.) one for inner fittings)
5.	Showers	-	One	One	One	Two
6.	Towel rail	One	One	One	One	(One towel ^{rail} outside near the wash basin)
7.	Mirror	One	One	One	One	One
8.	Glass shelf 24"x5"/or nitch depending upon thickness of wall where constructed.	-	-	-	One	Two
9.	Soap rack(nitch in WC/Bath/Nitch	One	One	One	One	One
10.	Storage tank	One	One	One	One	One
11.	Nitch with kota stone cill in Bath room	One	One	One	-	-

....17/-

OK
20/6

1

(56)

....17.....

REVISED SCALES OF ELECTRICAL FITTINGS FOR GENERAL POOL RESIDENTIAL QUARTERS

Sl.No.	Description	Type-I	Type-II	Type-III	Type-IV	Type-V
1.	Power points	Three	Three	Three	Three (one in kitchen, one in drawing & one in dining room)	Four (one in kitchen, drawing & dining & bed room)
2.	Fans (Ceiling)	Two fans	Three fans	Four fans (a) Five points with five fans (b) Exhaust fan in kitchen.		Seven points with five fans
3.	Door call bell (Mini bazar)	One	One	One	One	One
4.	Power meter	-	One	One	One	One
5.	Electrical Meter	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 i/c one call bell	Seventeen, One bell	Twenty, one bell	Twenty three: Twelve One bell		Seventeen (To be finally approved after detailed examination by GE Elect.) for reduced plinth area
9.	Plugs points	-	Two	Four	Five	Seven
10.	Fluorescent light fitting excluding tube and starter	Two	Two	Three	4 Nos (one each in bedrooms, drawing room & dining room)	-
11.	Distribution Board with MCBs MCBs	-	-	-	Yes	-

....18/-

[Signature]
4/7/71
AE III
07/10/76

[Signature]
AE (S&S) II

[Signature]
SE (S&S)

(57)

CENTRAL PUBLIC WORKS DEPARTMENT

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

Dated New Delhi the
Oct., 1983

Sub: 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.

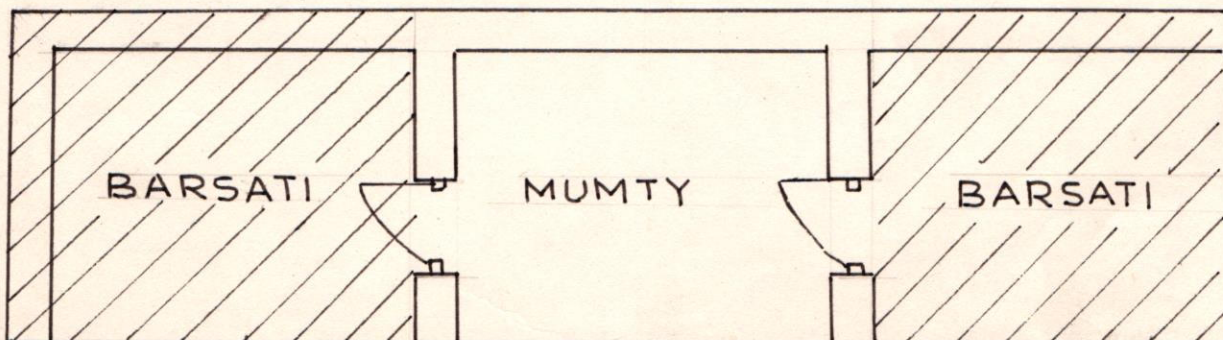
1. GENERAL

(a) The total plinth area of a building shall be the sum total of the plinth areas 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, airconditioning 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 Barasati is provided jointly with mumty then the area of the Barasati excluding mumty at the terrace level shall be included in the plinth area as shown below in the hatched area.



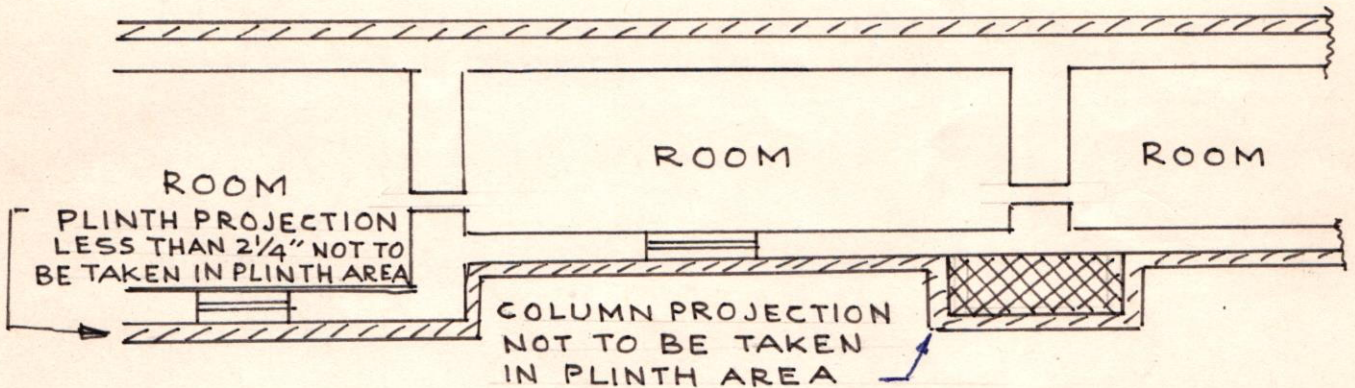
TERRACE PLAN

(c) 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.

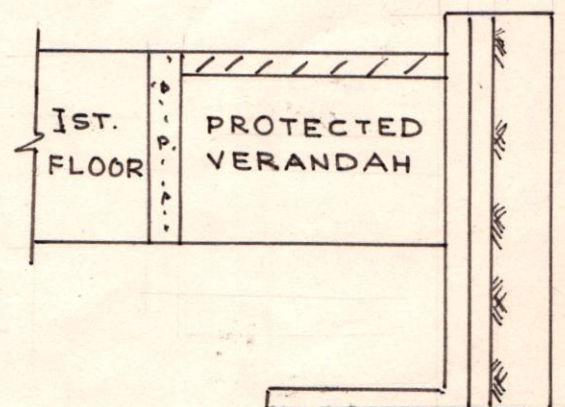
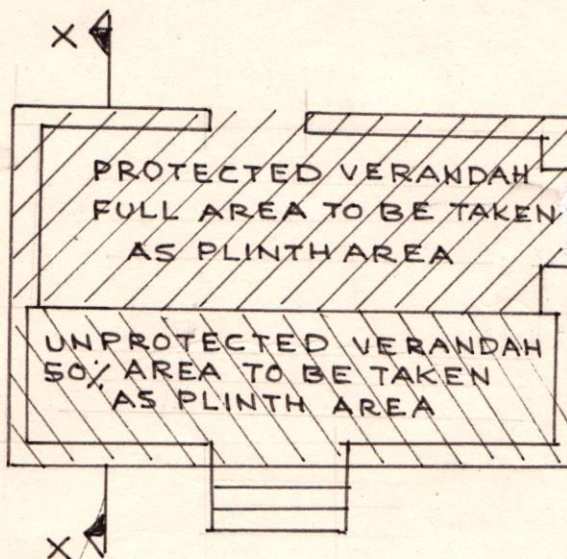
(59)

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 $2\frac{1}{4}$ ". 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.



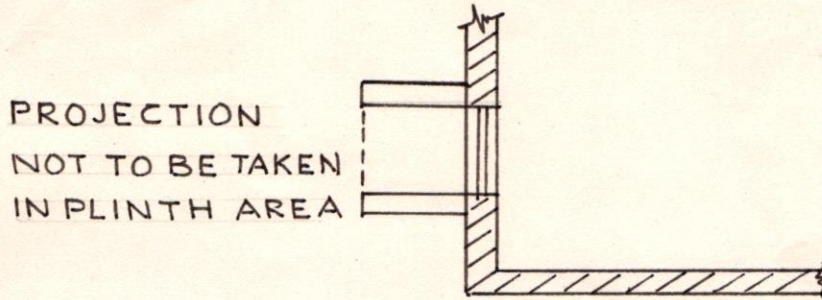
In case open verandah with parapets are protected at the ground floor projecting out of the building, the full area shall be taken upto the outer line of the external verandah lintal and only 50% of the area shall be taken for the unprotected verandah on the unprotected portion of the verandah. Open 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.



SECTION AT X-X

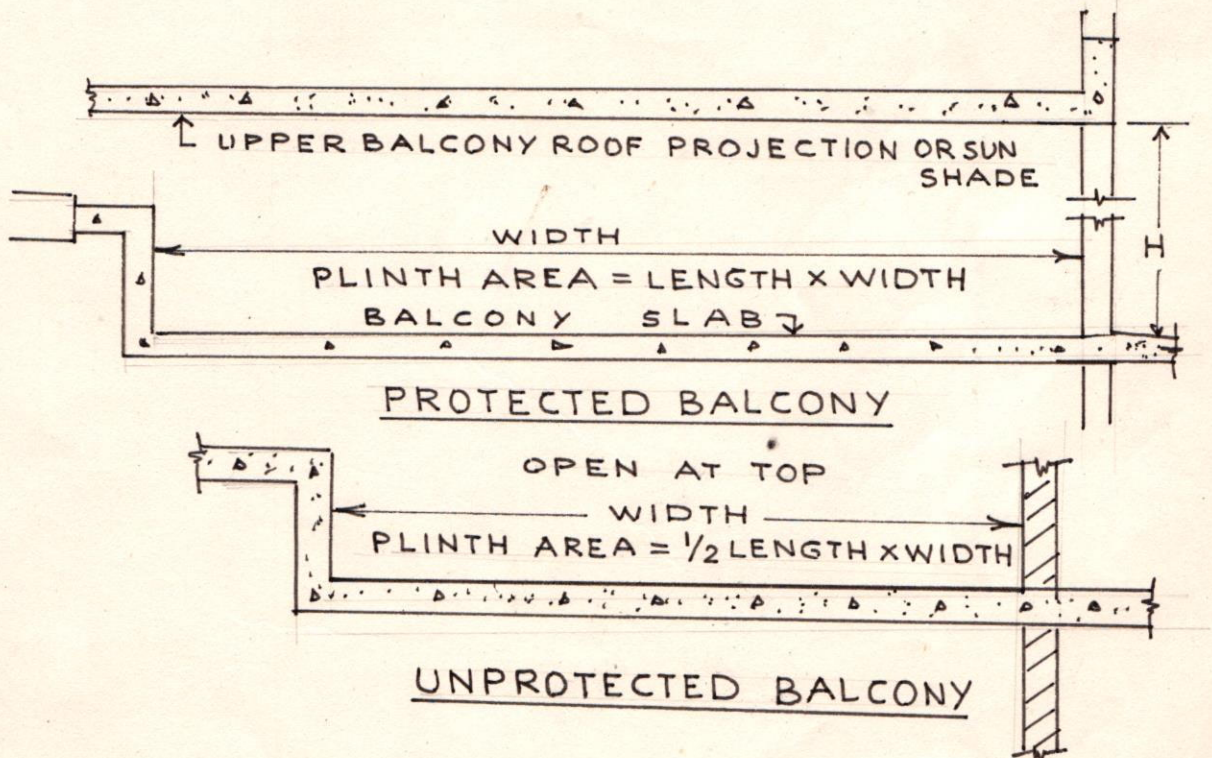
PLINTH AREA AT FIRST AND HIGHER FLOORS

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 included in the plinth area. See illustrative sketch below:



BOX, CHAJJAS, LOUVERS ETC. (SECTION)

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



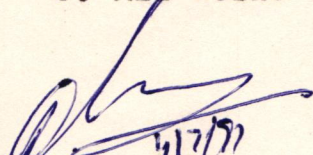
IV. GALLERIES, MEZZANINE, FLOORS, LOFTS


- (a) Area of galleries i.e. upper floor of seats in an assembly hall, Auditorium, theatres, etc. shall be fully included in the plinth area.
- (b) 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.
- (c) The area of a loft ie 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.

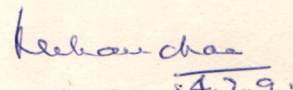
Sd/-
Chief Engineer
Central P.W.D.

To

1. All Addl. Chief Engineers
2. All Suptdg Surveyor of Works
3. All Suptdg Engineers
4. All Ex. Engineer
5. All Surveyor of Works
6. All Works Section


4/7/91
AE III


EE (S&S) II


SE (S&S) 4.7-9.

ER. RAM DIYA

Assistant Engineer - III

S&S-II

ANNEXURE-IVCENTRAL PUBLIC WORKS DEPARTMENT
(STANDARDS & SPECIFICATIONS)

(Proforma for calculation of Cost Index)

Sl.No.	Description	Unit	Rate as per 1.1.92 rates	Rate at the time of revision of cost index	Weightage	Cost Index
1.	Brick(class 75 of CPWD specifications)	1000	800.00	-	16.00	
2.	Sand(66.67% coarse sand, 33.33% fine sand of CPWD specifications)	Cum	146.60		4.00	
3.	Coarse Aggregate 50% 20mm nominal size 50% 10mm nominal size	Cum	185.00		4.50	
4.	Cement (ISI)marked OPC) Store issue rate i/c cartage of 5 KM average lead.	Quin- tal	213.28		19.00	
5.	Timber in scantling 25% IInd class teak wood 75% Kail/Hollock/Bijasal	Cum	12334.00		9.50	
6.	Steel(store issue rate/i/c Cartage of 5 Km. lead) 50% (Tor steel 8mm & 10mm) 50% (Tor steel 12mm & 16mm)	Quin- tal	1342.50		23.50	
7.	Mason(Average rate of 1st and 2nd class)	Each	55.71		8.00	
8.	Carpenter(Average rate of 1st and 2nd class)	Each	55.71		3.50	
9.	Beldar (Average rate of 1st and 2nd class)	Each	34.30		12.00	
					<u>100.00</u>	

(ER.K.L.LANGAR)
EE(S&S)IIO.P. Gaddhyan
9.6.92
(ER.O.P. GADDHYAN)
Addl. charge (S&S)U.S. Tyagi
(ER.U.V.S. TYAGI)
Chief Engineer
SPG

(64)

CENTRAL PUBLIC WORKS DEPARTMENT

No. SM(SAS) BEII/PAR/ABEII/343

Dated: 31-7-92

CORRECTION

Subject: Plinth Area Rates 1992

A copy of latest Plinth Area Rates 1992 has been sent to you separately. The rate of Beldar in the Cost Index Proforma attached as last page of DAR schedule, may please be read as Rs 34.30 (not Rs 29.40) as corrected.

(MR. K. L. LANGAR)
EXECUTIVE ENGINEER(SAS) II
G.P.V.D., NIRMAL BHAWAN
NEW DELHI.

Copy to:

~~All Chief Engineers of CPWD.~~

- 1) The Chief Engineer(SFR), Siliguri.
- 2) The Chief Engineer(WZ),
3. The Chief Engineer(EZ)
- 4) The Chief Engineer(SZ) I
- 5) The Chief Engineer(SZ) II
- 6) The Chief Engineer(NEZ)
- 7) The Chief Engineer(Valuation), Madras
- 8) The Chief Engineer(Appropriate Authority), Bombay
- 9) The Chief Engineer(Appropriate Authority), Calcutta
- 10) The Chief Engineer(Appropriate Authority) Madras

EXECUTIVE ENGINEER(SAS) II

Shri. J. K. J. J.
P. K. J. J.