UTTARAKHAND

उत्तराखण्ड लोक निर्माण विभाग
'प्रकीर्ण वर्ग', देहरादून।

OFFICE OF THE ENGINEER-IN-CHIEF, P.W.D., DEHRADUN, UTTARAKHAND
Website-http://pwd.uk.gov.in **E-Mail-eicpwduk@nic.in**

पत्रांक– 426 /54अधिप्राप्ति/18 दिनांक– 21 /05/2018

सेवा में,

समस्त मुख्य अभियन्ता,
क्षेत्रीय कार्यालय/रा0मा0/
पी0एम0यू0ए0डी0बी0/
पी0एम0जी0एस0वाई0, लो0नि0वि0,
देहरादून/हल्द्वानी/पौड़ी/अल्मोड़ा/टिहरी/पिथौरागढ़।

विषयः– **प्रदेश के समस्त निर्माण कार्यो हेतु समान दर अनुसूची, सामान्य विशिष्टियां एवं ड्राइंग के सम्बन्ध में ।**

कृपया उपर्युक्त विषयक प्रभारी सचिव, नियोजन विभाग, उत्तराखण्ड शासन राज्य योजना आयोग देहरादून के पत्र संख्या–621/190एस0ओ0आर0/रा0यो0आ0/ 2018 –19 दिनांक–11.05.2018(प्रति संलग्न)द्वारा आवासीय एवं अनावासीय भवनों में परिवर्तन किये जाने हेतु प्रस्ताव पर अपना अभिमत एवं सुझाव एक सप्ताह के अन्दर उपलब्ध कराने हेतु निर्देशित किया गया है ।

अतः शासकीय पत्र की छायाप्रति मयसंलग्नकों सहित आपको इस आशय के साथ प्रेषित किया जा रहा है कि आवासीय एवं अनावासीय भवनों में परिवर्तन किये जाने हेतु प्रस्ताव पर अपना अभिमत एवं सुझाव 31.05.2018 तक इस कार्यालय को उपलब्ध कराना सुनिश्चित करें। निर्धारित समय के भीतर अभिमत एवं सुझाव प्राप्त न होने पर यह समझा जायेगा कि इस सम्बन्ध में आपको कुछ नहीं कहना है एवं विशिष्टियों में परिवर्तन से आप सहमत है, तद्नुसार अग्रिम कार्यवाही कर ली जायेगी ।

संलग्नः–पत्रानुसार।

21.5.18

(सत्येन्द्र शर्मा)
मुख्य अभियन्ता (मुख्यालय)

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषितः–

1. समस्त अधीक्षण अभियन्ता, सिविल वृत्त लो0नि0वि0, ...उत्तराखण्ड।
2. समस्त अधिशासी अभियन्ता प्रान्तीय/निर्माण/अस्थाई/रा0मा0 खण्ड,लो0नि0वि0.....।
3. अधिशासी अभियन्ता (आई0टी0), विभागाध्यक्ष कार्यालय, लो0नि0वि0, देहरादून को विभागीय वेबसाइट पर अपलोड़ करने हेतु।
4. 10 अधिप्राप्ति की पत्रावली हेतु ।
5. गार्ड पत्रावली हेतु ।

मुख्य अभियन्ता (मुख्यालय)

I.T
Upload on
Q16
22.05.18
(देवेन्द्र शाह)
अधिशासी अभियन्ता

पत्र सं0 621 /139 SOI/ रा0यो0आ0 / 2018–19

प्रेषक,

प्रभारी सचिव,
नियोजन विभाग
उत्तराखण्ड शासन।

सेवा में,

1. प्रमुख अभियन्ता लोक निर्माण विभाग / सिंचाई विभाग।
2. प्रबन्ध निदेशक पेयजल निगम / ब्रिडकुल।
3. मुख्य महाप्रबन्धक उत्तराखण्ड जल संस्थान।
4. मुख्य अभियन्ता ग्रामीण निर्माण विभाग।
5. समस्त विभागाध्यक्ष उत्तराखण्ड शासन।

राज्य योजना आयोग

देहरादून : दिनांक 11 मई , 2018

विषय :– प्रदेश के समस्त निर्माण कार्यों हेतु समान दर अनुसूची, सामान्य विशिष्टियां एवं ड्राइंग।

महोदय,

मुख्य सचिव महोदय के निर्देशों के अनुपालन में नियोजन विभाग के अन्तर्गत राज्य योजना आयोग के स्तर पर प्रदेश के समस्त शासकीय निर्माण कार्यों हेतु समान दर अनुसूची, समान्य विशिष्टियां एवं ड्राइंग तैयार करने के कार्य का समन्वय किया जा रहा है। इस कम में आवासीय एवं अनावासीय भवनों के निर्माण के सम्बन्ध में पूर्ववर्ती राज्य उत्तर प्रदेश, भारत सरकार एवं प्रदेश बनने के पश्चात उत्तराखण्ड में अपनायी जा रही प्रक्रिया के अध्ययन एवं सम्बन्धित अभिलेखों के संकलन हेतु निर्माण एजेन्सियों के अधिकारियों का एक वर्किंग ग्रुप गठित किया गया था।

वर्किंग ग्रुप द्वारा आवासीय भवनों हेतु श्रेणी I से श्रेणी V के आवासों हेतु लोक निर्माण विभाग की प्रचलित व्यवस्था में आंशिक संशोधन सहित Plinth Area, ड्राइंग एवं सामान्य विशिष्टियां का विवरण, उत्तर प्रदेश राज्य एवं भारत सरकार में अनुमन्यता के तुलनात्मक विवरण सहित प्रस्तुत किया गया है। इसी प्रकार अनावासीय भवनों के लिए उत्तराखण्ड लोक निर्माण विभाग द्वारा वर्तमान में अपनायी जा रही कारपेट एरिया एवं अन्य सुविधाओं की अनुमन्यता को पूर्ववर्ती राज्य उत्तर प्रदेश एवं भारत सरकार में अनुमन्यता से तुलना कर विवरण प्रस्तुत किया गया है।

वर्किंग ग्रुप द्वारा आवासीय एवं अनावासीय भवनो से सम्बन्धित संकलित एवं संस्तुत Plinth Area /Carpet Area, श्रेणीवार अनुमन्यता, संशोधित सामान्य विशिष्टयां, अनुमन्यता सम्बन्धी शासनादेश एवं ड्राइंग की प्रति आपको इस अनुरोध के साथ भेजी जा रही है कि कृपया प्रस्तुत प्रस्ताव पर अपना अभिमत एवं सुझाव से नियोजन विभाग को एक सप्ताह के भीतर अवगत कराने का कष्ट करेंगे। आपसे यह भी अनुरोध है कि आपके विभाग से सम्बन्धित, उपरोक्त के अतिरिक्त अन्य श्रेणी के भवन निर्माण सम्बन्धी कार्यों के मानक, विशिष्टयां एवं ड्राइंग की एक प्रति अधोहस्ताक्षरी को उपलब्ध कराने का कष्ट करेगें।

संलग्नक– उपरोक्तानुसार

(डॉ0 रंजीत कुमार सिन्हा)
प्रभारी सचिव (नियोजन)

प्रतिलिपिः– निम्न को सूचनार्थ एवं इस अनुरोध के साथ प्रेषित की उपरोक्त पर अपने सुझाव एवं अभिमत से अवगत कराने का कष्ट करेंगे।

1. समस्त अपर मुख्य सचिव उत्तराखण्ड शासन ।
2. समस्त प्रमुख सचिव उत्तराखण्ड शासन।
3. समस्त सचिव उत्तराखण्ड शासन ।

(डॉ0 रंजीत कुमार सिन्हा)
प्रभारी सचिव (नियोजन)

Details of Standard Norms for Accommodation in Govt. offices

Scale - 1 sqm = 10.76 sq ft.

Sl no	Designation	Yojna Bhawan		C.M Building		As per Govt. of UP (As per G.O. No G-2299(1)/X-11-639-61 dated 08-06- 1965 of Govt. of U.P.)		As per Govt. of India (Ministry of Urban development Directorate of Estates (As per letter no. 11015/1/98-Pol.I dated 20-02-2014)	
		Size	Area in sq.m	Size	Area ins sqm /sqft	Area In sqft	Area In sqm	Area in sqft	Area in sqm
1.	Principal Secretary/ Secretary (Heads of department including Additional Heads of departments and Additional Secretary and Secretaries to Govt. UP.)	Room 6.08x6.00 m 3.60x3.18 m Toilet 2.3x2.25 m	36.48 11.44 47.92 sqm or516 sqft 5.17 sqm or 55.6 sqft	Room 6.33x4.50 m 4.80x3.66 m Toilet 1.70x1.30 m	28.48 17.56 =46.04sq m or495 sqft 2.21 sqm or 24 sqft	300	27.88	360	33
2.	Additional Secretary	6.08x4.60 m	27.96 sqm 300.84 sqft	6.3x4.50 m	28.35sqm or 305 sqft	300	27.88	240	22
3.	Joint/Dy Secretary /PS (Class I officers & other than head of department) including Deputy regional	5.90x2.90 m	17.11 sqm or 184 sqft			200-250	18.55 23.23	122	11

	Director, Superintending Engg., Deputy / Joint Development Commissioner and dupty / Joint Secretary, UP								
4.	Class II officers & Under Secretary to Govt.					150	13.78		
5.	Section office	6.0x5.70 m	34.20 sqm 367.99 sqf	6.76x4.10 m	27.71sqm or 298 sqf				
6.	Stenos					60	5.5		
7.	Attached Bathroom					50	4.6		
8.	Bathroom for Staff					1 W.C. for 40 persons			
9.	Urinal for staff					1 for 25 persons			
10	Wash hand basin					1 for 25 person			

4.5.18

11.	Records					(a)For permanent record – as per requirement (b) For current re cord 10 % of the space for ministerial staff . Space may be provided as far as possible by providing built in almeras.			
12.	Committee room					To be provided in every office of the head of the department			
13.	Canteen and Lunch Room					600 to 1200 sqf	55.76 to 111.52 sqm		
14.	Water room					50 sqf	4.65 sqm		
15.	Cycle shed					8 sqf per cycle for 50 % of staff	0.743 sqm per cycle		
16.	Car shed					180 sqf for 50 % of the total strength of Gazetted staff.	16.73 sqm		
17.	Corridor					8 ft. wide	2.4 m wide		

18.	Verandah					10 ft wide only one side	3.03 m Wide		
19.	Library room					As per requirement			
20.	Enquiry office					100 sqf (to be provided in buildings were a no. of officers are accommodated or there is great public dealing	9.29		
22.	Waiting room					200 to 500 Depending upon the no. of visitors and type of office	18.58 to 46.47		
23	Officers drawing Gr. Pay of Rs.10000 and PB- 4 and above							360	
24.	Officers drawing Gr. Pay of Rs 7600/ in PB-3 & above but less than grade pay of Rs 10000/							240	
25	Officers Gr. Pay between Rs 6600 to 7600 in PB- 3							120	

26	Officers Gr. Pay between Rs 4800 to Rs 6600 in PB- 2							60	
27	Technical Staff such as draughtsman, Tracers, etc.							60	
28	Ministerial Staff such as head clerk/ Assistant / etc. (a)Junior & Senior clerks and Assistant in Secretariat. (b)Accountant, cashier, Treasurers, H.A, OS. A.S, supdt. in Secretariat, Section I/C, Inspectors and Technical Subordinates. (b) Peon (c) Daftari					40 60 No separate accommodation required 20	3.68 5.50 1.84	44 (Including 10% for records) 44 44 - -	

M.S Panwar
A.E PWD

Subhash Chandra
General Manager
Uk Peyjal Nigam

(Ashutosh)
SE (M)
Rural Works Deptt.
Dehradun

Devendra Shah
EE.
HOD office PWD D.DUN

H.P. Uniyal
Advisor
SPC

G.C Joshi
Advisor
SPC

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Enclosure to G O. NO. A-2-930/X-31-18(30)—74, dated 28th February, 1974
No. G-2990(1)/X—II-639-61

From

Sri V. N. PRASAD,
Up Sachiv,
Uttar Pradesh Shasan.

To

All Heads of Departments and Principal Heads of Offices,
Uttar Pradesh

Dated Lucknow, June 8, 1965.

Subject : Standard norms for Accommodation in Goverment Offices

Sir,

With reference to (C) Vibhag

I am directed to say that centralisation of all Government offices in a district and rationalisation resulting in optimum use of such office accommodation hired or owned, existing or proposed are important measures of economy, which have been engaging attention of the Government for a considerable period. It has now been decided to lay down standard norms for office accommodation in the State which are shown in the annexed statement. These norms will not, however, apply to offices in the Judicial Treasuries-blocks, Police Stations and Educational Institutions. Additional norms for civil court buildings have already been decided and standard designs for Court rooms, Kutchis, Treasuries-blocks and Police Stations have either been prepared or are under preparation. These norms will also not apply to Hospitals and Schools.

2. I am to add that these norms of office accommodation will be followed in respect of new constructions as well as for hiring new accommodation for office purposes. Extension to existing office buildings will also be sanctioned only after applying these standards.

Yours faithfully,
V. N. PRASAD
Up Sachiv.

No. G-2990(1)/X—II-639-61

Copy forwarded for information to the Accountant General, Uttar Pradesh, Allahabad.

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(332)

No. C-2299(ii)/X—II-839-61

Copy forwarded for information and necessary action to all Departments of the secretariat.

by order,
V. N. PRASAD,
Dy. Secy.

Particulars	*Standard*
1. Interior servants—	
Peons	No separate accommodation required
Duftries	20 sq. ft. per head. 1.86 m²
2. Clerks including Junior and Senior Note Drafters and Assistants in Secretariat.	40 sq. ft. per head. 3.68 m²
3. Accountants, Cashiers, Treasurers, Head Assistants, Office Superintendents, Assistant Superintendents and Superintendents in Secretariat, Section Incharge, Inspectors and Technical Subordinates.	60 sq. ft. per head. 5.5 m²
4. Gazetted Staff—	
Class II Officers and Under Secretaries to Government.	150 sq. ft. per head. 13.78 m²
Class I officers and (other than Heads of Department) including Deputy Regional Directors, Superintending Engineers, Deputy/Joint Development Commissioners and Deputy/Joint Secretaries.	200 sq. ft. to 250 sq. ft. per head. 18.87 m² to 22.96 m²
5. Heads of Department including Additional Heads of Departments and Additional Secretaries and Secretaries to Government.	300 sq. ft. per head. 27.55 m²
6. Stenos	5.5 m² 60 sq. ft. where to be accommodated in separate rooms otherwise 40 sq. ft. per head. 3.68 m²
7. Attached bath room for officers	50 sq. ft. 4.6 m²
8. Bath room for staff	1 w.c. for 40 persons.
9. Urinal for staff	1 for 25 persons.

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Particulars	Standard
10. Wash-hand basin	1 for 25 persons

Note.—Separate w.c., urinals and wash-hand basins may be provided for public as per requirements on the above scale in offices where the number of visitors is significant.

11. Records	(a) *For permanent record*—Record room may be provided as per requirements.
	(b) *For current record*—Ten per cent of the space for ministerial staff. Space may be provided as far as possible by providing built in almirahs.
12. Committee Room	500 to 800 sq. ft.
	To be provided in every office of the Head of Department, in buildings where a number of offices are located or in a office where by the very nature of Government work meetings have to be held.
13. Canteen 14. Lunch room	A minimum and maximum and 800 sq. ft. and 1200 sq. ft. respectively.
15. Water room	8 sq. ft. per hundred thousand of the total strength of the staff. Provision for latrines and urinals for public may be provided as per requirement.
16. Cycle shed	180 sq. ft. for 30 per cent of the total strength of the gazetted staff.
17. Car sheds	8 ft. wide 10 ft. wide only one side As per requirements
18. Corridor	100 sq. ft. To be provided in buildings where a number of Offices are located, medated or there is much public dealing.
19. Varandah	200 to 500 sq. ft. depending upon the number of visitors and type of the office.
20. Library room	
21. Enquiry Office	
22. Waiting room	
For future expansion	20 per cent extra space be provided

Note—(1) The above norms will not apply to offices in Taluka, Treasury blocks, Police ons and Court rooms.

(2) These norms will also not apply to hospitals and schools.

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GENERAL SPECIFICATION OF NON-RESIDENTIAL BUILDING

Sl No	Description of Specification	CLASS "A" BUILDING Circuit House, Medical Collage Hospitals, Tourist, Resorts Court Room, Degree College		CLASS "B" BUILDING Inter Colleges, Hostels, Treasury Building, Fertilizers Godwon, Grain, Godwon, Office Building, P.H.C., Regional F.P. Center.		CLASS "C" BUILDING Barracks, Primary & Junior High School, Gang Huts & Other small Building. Sub-Centre (F.P.)	
		Chief Engineer (Building) Letter no. 1/4 CZB/178 CZB/84 dated 17-1-1985	Now Proposed	Chief Engineer (Building) Letter no. 1/4 CZB/178 CZB/84 dated 17-1-1985	Now Proposed	Chief Engineer (Building) Letter no. 1/4 CZB/178 CZB/84 dated 17-1-1985	Now Proposed
01	02	03(a)	03(b)	04(a)	04(b)	05(a)	05(b)
1	Foundation	Cement concrete in 1:5:10 Cement local sand & 40 mm Brick Ballast or stone shingle.	Cement concrete in 1:4:8	Same as Class "A" Building	Same as Class "A" Building	Same as Class "A" Building	Same as Class "A" Building
2	Foundation in Black cotton soil loose or filled up soil	Under reamed pile foundation	Under reamed pile foundation	-do-	-do-	-do-	-do-
3	Masonry work in foundation and plinth	Masonry work in 1:6 cement & fine sand of 1.25 F.M.	Masonry work in 1:6 cement & fine sand of 1.25 F.M.	-do-	-do-	-do-	-do-
4	Sand filling below floors	Not recurred unless soil condition need otherwise.	15 cm thick or as per requirement	-do-	-do-	-do-	-do-
5	Damp proof course	2.50 cm cement concrete in 1:2:4 with tack coat of bitumen over it.	Plinth Beam/ Band as per deign with Damp Proof Chemical. Damp Proof Plaster with Approved Chemical over Damp Proof Coating on Surface of Brick Work Below Plinth Beam.	-do-	-do-	-do-	-do-

1	2	3(a)	3(b)	4(a)	4(b)	5(a)	5(b)
6	Brick work in super structure	23 cm brick work in 1:6 cement & fine sand of 1.25 F.M. 11.50 cm, thick brick work in 1:4 cement & coarse sand	Brick work in 1:6 cement & fine sand of 1.25 F.M. half brick work in 1:4 cement & coarse sand.	-do-	-do-	-do-	-do-
7	Lintel & Beams	R.C.C. Lintels & Beams over doors, windows opening in M-150 mix or as designed.	R.C.C. Lintels & Beams over doors, windows opening as designed.	-do-	-do-	-do-	-do-
8	Roofs	R.C.C. Roofs in M-150 cement or as designed.	Roofs in R.C.C as per designed or requirement	-do-	-do-	-do-	-do-
9	Terracing	Mud phuska as per specification with tack coal of bitumen painting.	Brick coba/Water proofing treatment c.c as per specification.	-do-	-do-	-do-	-do-
10	Rain water down pipes	Cast iron rain water pipe.	Rain water pipe minimum 100 mm dia PVC(6 kg/cm^2)/SWR (Class 'B') /SCI pipe	-do-	-do-	-do-	-do-
11	Floors	40 mm thick Granolithic marvel flooring in ordinary cement. Kota stone in entrance hall, with glass stripes of required thickness.	Kota Stone in entrance hall / or ~~[illegible]~~ Tiles Vetrified and on rest of the area Vetrified tiles.	Generally, 40 mm thick plain polished C.C. floors & mosaic floors where ever required with glass strips of required thickness.	Generally, 40 mm thick plain polished C.C. floors & Rectified ceramic floor tile where ever required.	40 mm thick plain cement concrete floors with glass strips of required thickness.	40 mm thick plain cement concrete required.

1	2	3(a)	3(b)	4(a)	4(b)	5(a)	5(b)
12	Chaukhats for door & windows	Pressed steel frame as mentioned in drawing.	Pressed steel frame as mentioned in drawing or factory made hollow section frame	T-iron angle iron door chaukhats and for windows Z-section frame.	Same as Class "A" Building	Angle or T-iron chaukhats of doors and for windows Z-section frame.	Same as Class "A" Building
13	Doors shutters	35 mm thick ply wood flush door shutters with one side teak finish	35 mm thick ply wood flush door shutters with one side teak finish	35 mm thick commercial ply flush door shutters	35 mm thick commercial ply flush door shutters	32 mm thick commercial ply flush door shutters	32 mm thick commercial ply flush door shutters.
14	Window shutter & grills	Pressed steel windows frame with grill & shutter of Z-section with glazing and fly proof shutters also to be provided	Pressed steel windows frame with ~~grill~~ MS & glazed shutter with ~~glazing and~~ fly proof shutters also to be provided	Z-section windows with iron grill is to be provided	Z-section windows with iron grill is to be provided with fixed ~~Mosquito~~ jali	Same as Class "B" Building with iron grating	Same as Class "B" Building with iron grating with fixed ~~Mosquito~~ jali
15	Doors & Windows fitting	Anodised aluminium fitting.	Stainless steel fittings	Anodised aluminium fitting	Stainless steel fittings	Oxidized iron fitting	Oxidized iron fitting
16	Plastering (I) Exterior	12 mm thick plaster in the proportion 1:6 cement & fine sand of 1.25 F.M.	12 mm thick plaster in the proportion 1:6 cement & fine sand of 1.25 F.M.	Same as Class "A" Building	Same as Class "A" Building	Same as Class "A" Building	Same as Class "A" Building
	(II) Interior	12 mm & 20 mm thick where ever required, plaster shall be in proportion 1:6 cement & fine sand of 1.25 F.M.	12 mm & 20 mm thick where ever required, plaster shall be in proportion 1:6 cement & fine sand of 1.25 F.M.	Same as Class "A" Building	Same as Class "A" Building	Same as Class "A" Building	Same as Class "A" Building
	(III) Ceilling	6 mm to 12 thick as per requirement of site in 1:3 cement & fine sand of 1.25 F.M. Mortar.	6 mm to 12 thick as per requirement of site in 1:3 cement & fine sand of 1.25 F.M. Mortar.	Same as Class "A" Building	Same as Class "A" Building	Same as Class "A" Building	Same as Class "A" Building

1	2	3(a)	3(b)	4(a)	4(b)	5(a)	5(b)
17	Outer finish	Three coats of water proof cement paint	Premium Acrylic Smooth exterior finish additive of silicon.	-do-	Acrylic smooth exterior finish	Colour wash	Acrylic smooth exterior finish
18	Inner finish	Three coats of washable distemper	Plastic Emulsion Paint with cement putty.	White wash & distemper in chosen room	Acrylic/Oil Bond Distemper	Three coats of white wash	Same as Class "B" Building
19	Painting & Vanishing	Two coats of superior quality paints over one priming coat polishing & varnishing as required	Synthetic enamel paint on steel work.	Same as Class "A" Building	Same as Class "A" Building	Ordinary Paint	Same as Class "A" Building
20	Curtain pelmet	20 mm thick ply board with one side teak finish pelmet with aluminium curtain roads	S.S. curtain rod	Commercial ply pelmet with curtain rod	Nickel plated M.S. pipe curtain rod.	Not required	Not required
21	Apron	90 cm. Wide apron with 40 mm thick 1:2:4 cement concrete floor	90 cm. Wide apron with 40 mm thick 1:2:4 cement concrete floor	Same as Class "A" Building	Same as Class "A" Building	60 cm wide apron	60 cm wide apron
22	Electrification	Concealed wiring	Concealed Copper wiring.	Vertical drop concealed wiring.	Concealed Copper wiring.	Exposed wiring	Concealed Copper wiring.
23	Water supply	Concealed	Concealed G.I./PE-AL- PE/ PPR / CPVC pipes	Exposed.	Same as Class "A" Building	Exposed.	Same as Class "A" Building
24	Sewerage System	SWR (class B) /PVC (6 kg / cm^2 pressure) with PCC Casing / Non Pressure R.C.C. pipes/ Sand cast iron pipe/ Centrifugally cast (spun) iron pipe. (minimum 100 mm dia)	SWR (class B) /PVC (6 kg / cm^2 pressure) with PCC Casing / Non Pressure R.C.C. pipes/ Sand cast iron pipe/ Centrifugally cast (spun) iron pipe. (minimum 100 mm dia)	Same as Class "A" Building	Same as Class "A" Building	Same as Class "A" Building	Same as Class "A" Building

ANNEXURE – XIV

No. 11015/1/98-Pol.I

Government of India

Ministry of Urban Development

Directorate of Estates

New Delhi, the 20th Feb, 2014

OFFICE MEMORANDUM

Subject:- **Revised scales of office space for various categories of officers and staff and special requirements of Central Secretariat excluding those serving the income tax, Central Excise and Customs Department.**

The undersigned is directed to refer to the then Ministry of Work & Housing & Urban Development OM No. 11015(2)/75-Pol.IV dated 24.11.76, this Ministry OM dated 20.10.87 and OM of even number dated -7.08.98 on the above subject and to say that consequent upon revision of pay scales of the Central Government employees on the recommendations of the 6th pay commission as notified vide CSS (Revised Pay) Rules, 2008, it has been decided to prescribe revised scales of office space for various categories of officers and staff and special requirements as under, with immediate effect:-

Table A – Revised scales of office space for Officers and staff

Sl. No.	Existing Category	Proposed Category	Entitlement of Office space in (sq.ft./sq.mt.)
1.	2.	3.	
1.	-	officers drawing Gr. pay of Rs. 10000/- in PB-4 and above	360 sq. ft. (33 sq. mt.)
2.	Officers drawing pay Rs. 15200/- and above per month	Officers drawing Gr. pay of Rs. 7600/- in PB-3 and above but less than the Gr. pay of Rs. 10000/-.	240 sq. ft. (22 sq. mt.)
3.	Officers drawing Rs. 10000/- and above but less than Rs. 15200/- per month	Officers drawing Gr. pay of Rs. 6600/- in PB-3 and above but less than the Gr. pay of Rs. 7600/-	120 sq. ft. (11 sq. mt.)
4.	Gazetted officers drawing pay less than Rs. 10000/- per month/Section Officers in the Secretariat/Attached Officers.	Officers drawing Gr. pay of Rs. 4800/- in PB 2 and above/ Section Officers in the Secretariat/ Attached Offices but less than the the Gr.Pay of Rs. 6600/-	60 sq. ft. (5.5 sq. mt.)
5.	Technical Staff such as Draughtsman, Tracers, Estimators, etc.	Technical Staff such as Draughtsman, Tracers, Estimators, etc.	60 sq. ft. (5.5 sq.mt.)
6.	Ministerial Staff such as Superintendents, Head Clerks, Assistants, Clerks, Daftries, etc.	Ministerial Staff such as Superintendents, Head Clerks, Assistants, Clerks, Multi Task Staff (MTS)	40 sq. ft. (3.5 sq.mt)

7.	Ministerial Staff of Audit Offices	Ministerial Staff of Audit Offices	40 sq. ft. (3.5 sq. mt.)

Table B-Revised Scales of Offices space for Special Requirement

Sl. No.	Particular	Prescribed entitlement of office space
1.	Conference Room	Conference Room should be subject to the requirement of the Ministry/Department concerned with minimum space of 237 sq.ft. (22 sq. mt.) and maximum 474 sq.ft. (44 sq. mt.)
2.	Visitors Room	Visitors Room should be according to the requirement of a Ministry/Department but it should not be more than 474 sq. ft. (44 sq. mt.) Visitor room of the size of 88 sq. ft. (8 sq. mt.) will be provided to the officers of the rank of Joint Secretary & above within the ceiling of 474 sq. ft.
3.	Receptionist	120 sq. ft. (11 sq. meters)
4.	Security Room at every entrance	120 sq. ft. (11 sq. meters)
5.	Canteen	One sq. ft. (0.09 sq. mt.) per person in an office including the space for dining hall, kitchen, etc.
6.	Dining/Tiffin Room (for lunch)	400 sq. ft. (36 sq. meters)
7.	Ladies Common Room	120 sq. ft. (11.00 sq. meters)
8.	Class Room	According to the requirement of Department but should not be more than 474 sq. ft. (44 sq. meters)
9.	Library	One sq. ft. for 25 books or one sq. meter for 275 books.
10.	Old Records	One sq. ft. for 20 recorded files or one sq. meter for 220 recorded files.
11.	Care taker Room	120 sq. ft. (11 sq. meter)
12.	CPWD Maintenance Staff Room	400 sq. ft. (36.00 sq. meter)
13.	Stores	As per requirement of each office but should not be more than 400 sq. ft. (360.00 sq. meter)
14.	Drivers Room	120 sq. ft. (11 sq. meter)

2. The total screened requirement of office accommodation determined on the basis of revised scales will be subject to the following austerity cuts:-

Entitlement	Percentage of cut
Up to 30,000 sq. ft.	10%
More than 30,000 sq. ft.	15%

3. The question of quantum of provision for future expansion of an office to be accommodated in a new building, whether in the general pool or in a departmental pool, has been under consideration. it has now been decided that provision for additional space should be limited to 10% of total requirement of an office for further expansion and that if a Ministry/Department wants more than 10% of the total requirement as additional space for expansion, they may do so with the approval of their integrated Finance Division, keeping in view the need for maximum economy.

4. For assessment of prescribed revised scales, the total requirement for office space of the Ministry/Department and its Attached/Subordinate offices located in Delhi/New Delhi has to be given in the enclosed schedule 1 to IV.

Sd/-
(Munish Kumar Garg)
Director of Estates

To:-

1. All Ministries/Departments of Govt. of India including the C&AG of India
2. All Attached/Subordinate offices of the M/o Urban Development
3. Director (Works), Ministry of Urban Development, Nirman Bhavan
4. Director General, CPWD, New Delhi

Copy to:

1. PS to UDM/MOS (UD) for information
2. PS to Secretary (UD)/AS (UD)/JS (L&E) for information
3. All Dy. Directors/Asst. Directors of Directorate of Estates
4. Asst. Director of Estates (Regions)
5. All Regional Officers of Directorate of Estates
6. Copy for Guard File

Sd/-
(S.K. Jain)
Deputy Director of Estates (Policy)

Details of Admissible Plinth area prescribed by different Govt. for Residential Buildings

Sl no.	Type of Residence	Eligibility as per, Grade Pay / Fixed pay (As per sixth pay Commission) As per G.O.no 114/xxxii/2011 Dt. 23–06–2011 of Rajya sampatti Section – I of Uttarakhand Govt. (In Rs.)	Area specified			Admissibility to different category of Rooms in different type residences		
			Eligibility as per Govt. of U.P. G.O-1655 CV/23 सीवि0आ0 –127 सी0बी0 / 73 Dt. 31.05.1979	Amendment by Govt. of Uttarakhand vide Go.no. 1989/05-98 अधि0105 dated 21.12.2005 in U.P. Govt. G.O	Govt. of India Ministry of Urban development vide OM no.22011/01/ 2008-W.3 dated 7/08/2013 has notified the new plinth area admissibility for	As per G.O. of U.P Govt	G.O. of U.P Govt. being adopted in Uttarakhand Govt also vide Engineer in Chief PWD letter no. 692/32 भवन–उ0 / 12 dated 21-08-2012 (Drawings enclosed)	Remark
1	2	3	4	5	6	7	8	9
1.	Type – I	Grade pay 1300 1400 1650 1800	34.2 sqm	42.95 sqm	40.8 sqm + 4.50 45.3	- Room- 1 no - kitchen with Verandah - Bath room and WC	- Room – 2 no - Kitchen - Verandah - Bath room and WC	शासनादेश के अनुसार type I भवनों में दो कमरे का प्राविधान किया गया है तदनुसार ड्राइग modify को गयी है। (drawing of type I residence)
2.	Type II	Grade Pay 1900 2000 2400 2800	57.7 sqm	57.7 sqm	54.00 sqm + 4.50 58.50	- Room – 2 nos - Kitchen - Verandah - Bath room and WC	- Room – 2 nos - Kitchen - Lobby - Verandah - Bath room and WC	As per drawing of type II residence.
3.	Type III	Grade Pay 4200 4600 4800 (Non Gazetted post)	79 sqm	79 sqm	63.00 sqm + 5.0 68. 00	- Bed room – 2 nos - Drawing room – 1 no - Kitchen - Store - Verandah - Bath room and WC	- Bed room – 2 nos - Drawing Room- 1 no - Kitchen - Lobby - Verandah - Toilets- 2 nos	As per drawing of type III residence.

1	2	3	4	5	6	7	8	9
4.	Type IV	Grade pay4800 (Gazetted post) 5400 6600 7600 8700	125 sqm	125 sqm	Type IV (G.r pay 5400) – 103 + 9 = 112sqm Type IV Special (G.r. pay 6600)- 123+9 = 132 sqm	(a) - Drawing room- 1 no - Dining room – 1 no - Bed room – 2 nos - Guest room – 1 no - Box room – 1 no - Bath room and WC – 2 nos - Store room – 1 no - Verandah	- Drawing room 1- no - Bed room 2 nos - Office / Guest room – 1 no - Kitchen - 1 no - Dining area/ lobby – 1 no - Store – 1 no - Toilets – 3 no - Verandah	As per drawing of type IV residence.
5.	Type IV Super	Grade Pay 8900	178.55 sqm	178.55 sqm	Type V 7600, 8700 166.5+11= 177.5 sqm	(b) - Drawing room- 1 no - Dining room – 1 no - Bed room – 2 nos - Guest room – 1 no - Box room – 1 no - Bath room and toilet – 2 nos - Store room – 1 no - Verandah - Garage – 1 no - Servant room with toilet – 1 no	(b) - Drawing room 1- no - Bed room 2 nos - Office / Guest room – 1 no - Kitchen - 1 no - Dining area/ lobby – 1 no - Store – 1 no - Toilets – 3 no - Verandah - Garage - Servant room with toilet and Verandah	As per drawing of type IV super residence.

1	2	3	4	5	6	7	8	9
6.	Type V	Grade Pay 12000 10000	225.4 sqm	225.4 sqm	Type VI 10000 12000– 225+14.75=239.75 sqm	- Drawing room- 1 no - Dining room – 1 no - Bed room – 2 nos. - Guest room – 1 no. - Study room – 1 no. - Kitchen - Store room – 1 no. - Verandah - Bath room and W/C - Motor Garage - Servant quarters – 2 nos with 1 toilet	- Bed room – 2 nos - Drawing room/Lounge – 1 no - Kitchen – 1 no - Store – 1 no - Guest room- 1 no - Office room – 1 no - Box room – 1 no - Toilet – 3 nos and WC – 1 no - Verandah (One front , one back and one office) - Garage – 1 no - Servant room with toilet and Verandah – 1 no	As per drawing of type V residence
7.	Type VI	Fixed pay Scale 80000			Type VII 75000 (Fixed) – 308.5+24=332.5 sqm Type VIII 80000 fixed and above- 424.5+30.5=455 sqm			

M.S Panwar
A.E PWD

Subhash Chandra
General Manager
Uk Peyjal Nigam

(Ashutosh)
SE (M)
Rural Works Deptt.
Dehradun

Devendra Shah
EE.
HOD office PWD D.DUN

H.P. Uniyal
Advisor

G.C Joshi
Advisor

कार्यालय प्रमुख अभियन्ता
लोक निर्माण विभाग, उत्तराखण्ड,
देहरादून।

पत्रांकः— 692 / 32 भवन—उ0 / 12 दिनांकः—21 / 08 / 2012

कार्यालय ज्ञाप

वर्तमान में उत्तराखण्ड राज्य में आवासीय भवनों (श्रेणी—। से 5) की ड्राईगे उत्तर प्रदेश राज्य में जारी ड्राईगों का उपयोग किया जा रहा था। वर्तमान परिपेक्ष में आवासों की उपयोगिता को देखते हुए, उत्तराखण्ड राज्य में आवासीय भवनों (श्रेणी—। से 5) की नयी ड्राईंग्स अनुमोदित कर लागू की जा रही है। इन ड्राईंग्स में कोई भी परिवर्तन मान्य नही होगा, अगर ड्राईग में परिवर्तन की आवश्यकता हो तो उसमें विभागाध्यक्ष की अनुमति लेनी अनिवार्य होगी।

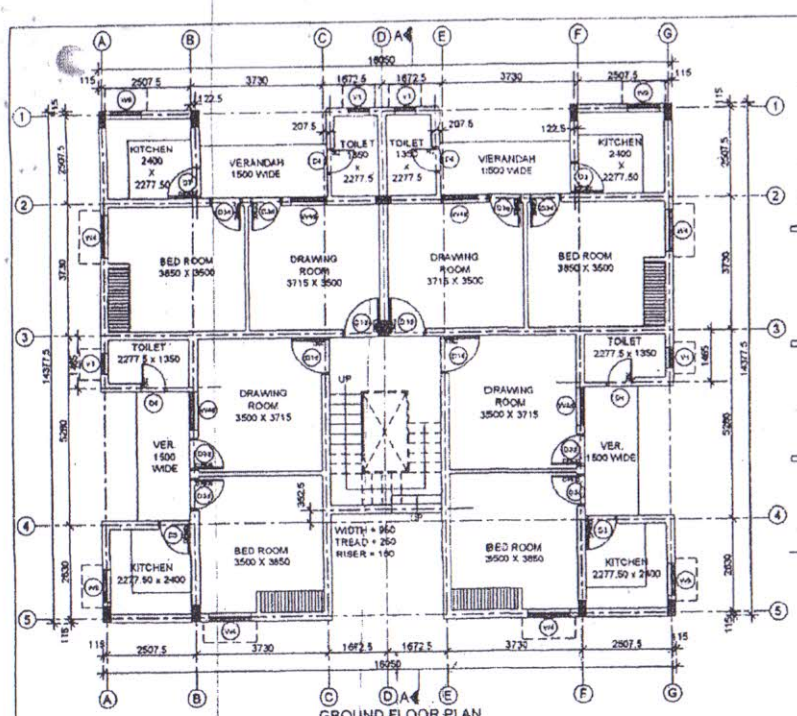
(ललित मोहन)
प्रमुख अभियन्ता
लोक निर्माण विभाग
देहरादून।

प्रतिलिपि निम्नलिखित को संलग्नकों सहित सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

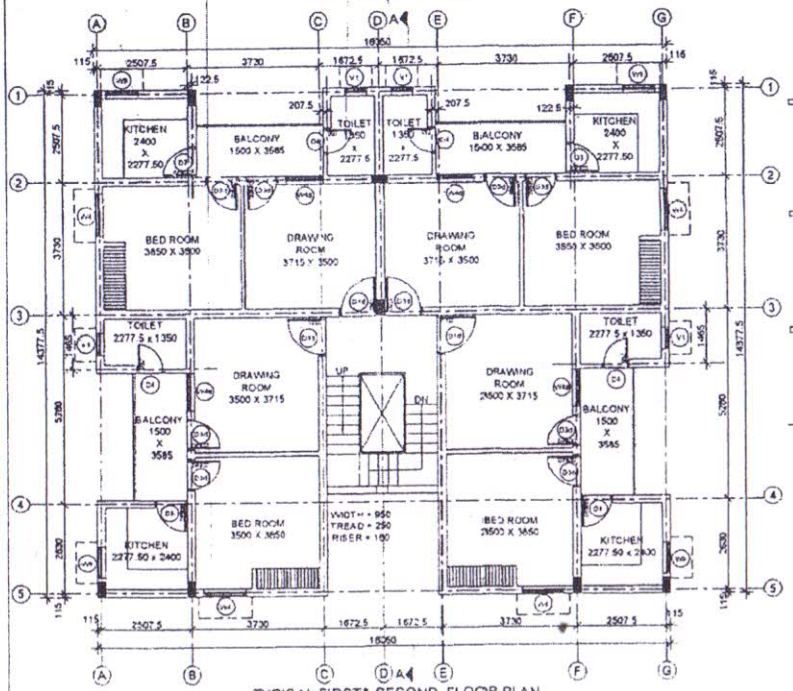
1— प्रमुख सचिव, वित्त उत्तराखण्ड शासन।
2— प्रमुख सचिव, लोक निर्माण विभाग उत्तराखण्ड शासन।
3— आयुक्त गढ़वाल मण्डल / कुमायूं मण्डल, पौड़ी / नैनीताल।
4— प्रबन्ध निदेशक, गढ़वाल मण्डल विकास निगम, देहरादून।
5— प्रबन्ध निदेशक, कुमायूं मण्डल विकास निगम, नैनीताल।
6— मुख्य अभियन्ता एवं विभागाध्यक्ष सिंचाई विभाग, यमुना कालोनी, देहरादून।
7— मुख्य अभियन्ता ग्रामीण अभियन्त्रण सेवा, देहरादून।
8— मुख्य अभियन्ता गढ़वाल / कुमायू क्षेत्र, लोक निर्माण विभाग, पौड़ी / अल्मोड़ा।
9— महाप्रबन्धक, उत्तराखण्ड पेयजल संसाधन विकास एवं निर्माण निगम, 11 मोहिनी रोड देहरादून।
10— समस्त अधीक्षण अभियन्ता, सिविल एवं वि0या0 लोक निर्माण विभाग उत्तराखण्ड।
11— टी0ए0सी0 वित्त विभाग, उत्तराखण्ड शासन।
12—वरिष्ठ स्टाफ आफिसर द्वितीय / अधिशासी अभियन्ता तृतीय कार्यालय विभागाध्यक्ष लो0नि0वि0 देहरादून।
13— समस्त अधिशासी अभियन्ता, लोक निर्माण विभाग, उत्तराखण्ड।
14— कनिष्ठ अभियन्ता (प्रा0), कार्यालय विभागाध्यक्ष, लोक निर्माण विभाग, देहरादून।

प्रमुख अभियन्ता
लोक निर्माण विभाग
देहरादन।

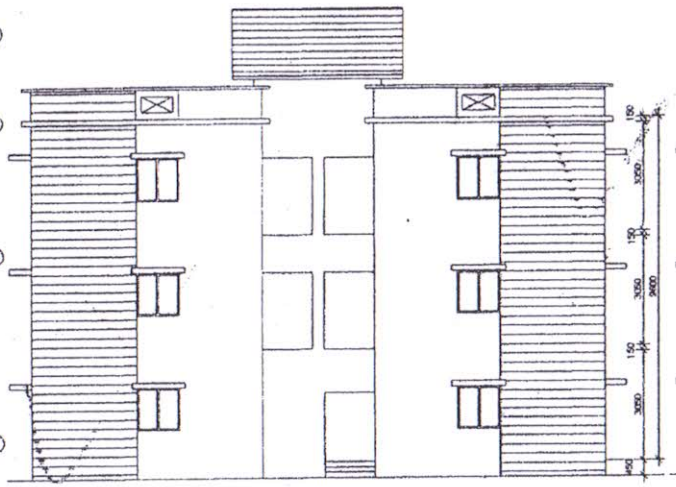
TYPE - 1



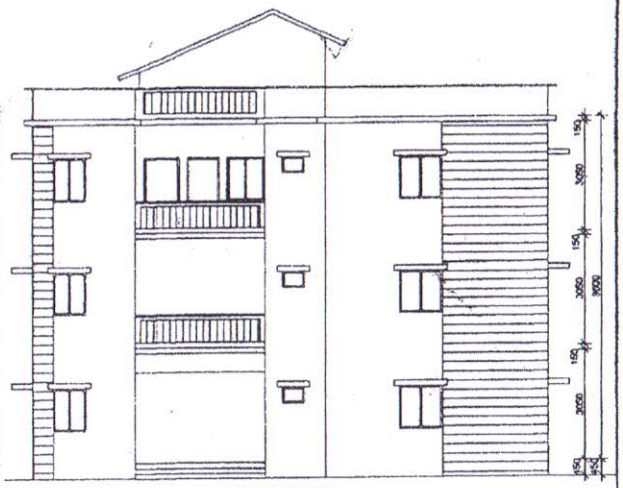
GROUND FLOOR PLAN



TYPICAL FIRST& SECOND FLOOR PLAN

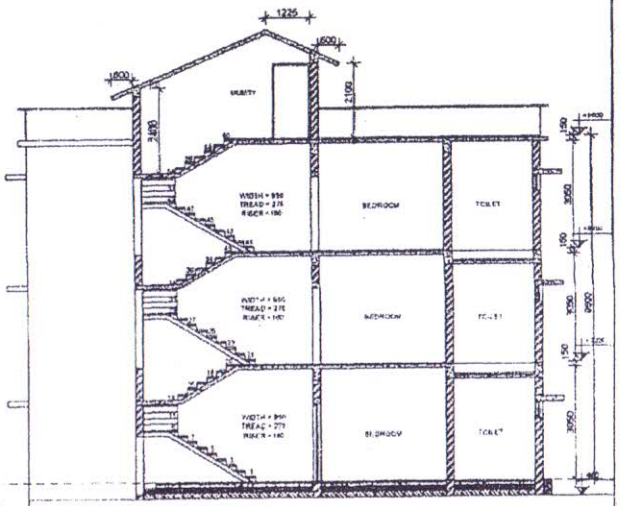


FRONT ELEVATION



SIDE ELEVATION

REAR SIDE ELEVATION



SECTION AA

APPROVED BY ENG. LETTER NO. 692 /PWD/13/12 DT. 21-8-12

SCHEDULE OF DOOR & WINDOWS

S.NO.	NAME	SIZE (W x H)	DESCRIPTION	CILL LVL	LINT LVL	GR FL	F FL	2 ND FL
1	D1d	1050 x 2100	DOOR DBL REBATE	-	2100	04	04	04
2	D3	900 x 2100	DOOR SGL REBATE	-	2100	04	04	04
3	D3d	900 x 2100	DOOR DBL REBATE	-	2100	08	08	08
4	D4	750 x 2100	DOOR SGL REBATE	-	2100	04	04	04
5	W4	1200 x 1200	DOUBLE REBATE	900	2100	04	04	04
6	W4d	1050 x 1200	DOUBLE REBATE	900	2100	04	04	04
7	W9	900 x 900	DOUBLE REBATE	1200	2100	04	04	04
8	V1	600 x 450	DOUBLE REBATE	1650	2100	04	04	04

DRAWING NO.
SHEET NO.
DATE - 21-8-2012.

AREA STATEMENT

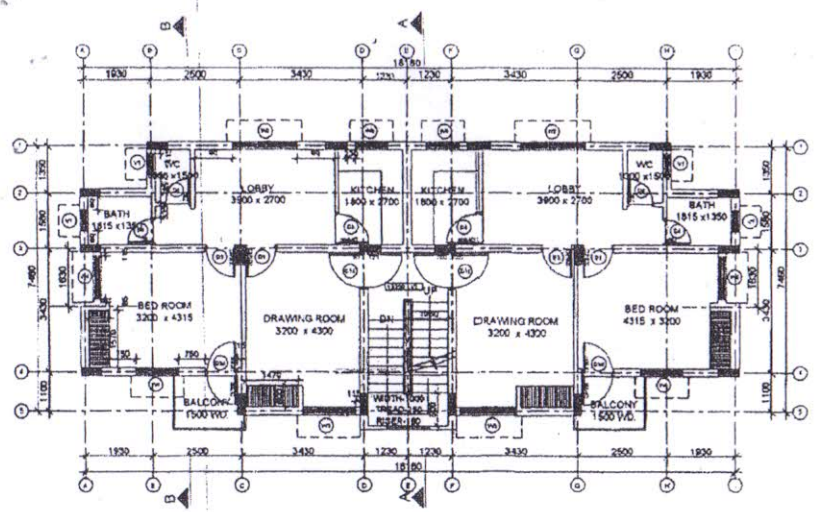
One Unit Area	42.95 Sqm
Stair Case Area	15.34 Sqm
Total Area (G.F.)	187.14 Sqm
Total Area (F.F.)	187.14 Sqm
Total Area (S.F.)	187.14 Sqm

STANDARD DRAWING OF
TYPE - I RESIDENTIAL BUILDING
GROUND & FIRST FLOOR PLAN.
ELEVATIONS & SECTION.
PUBLIC WORKS DEPARTMENT.
UTTARAKHAND

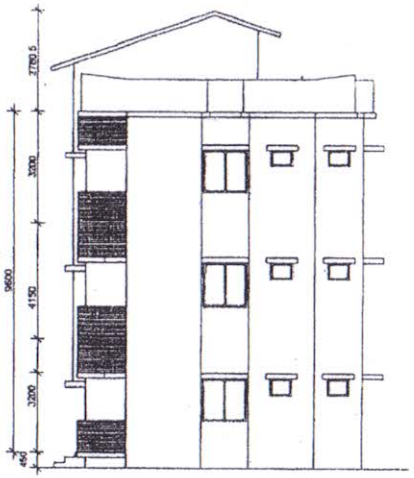
SCALE 1:100

APPROVED BY

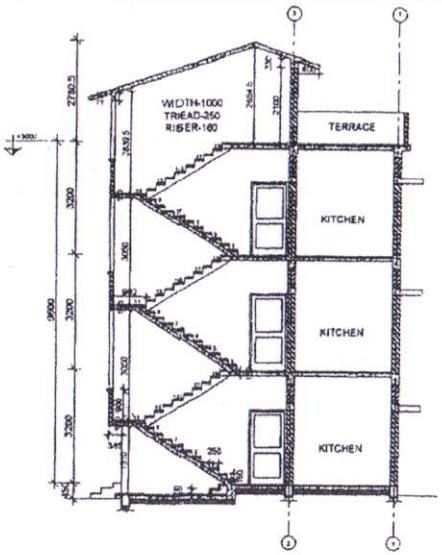
Type- II



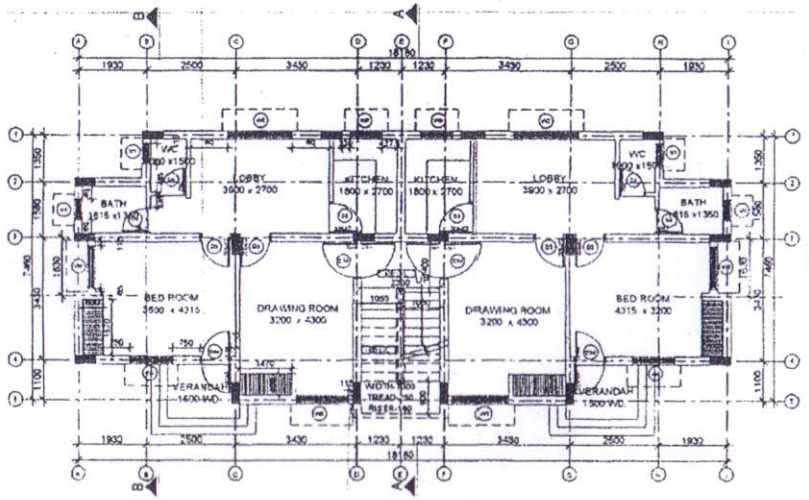
TYPICAL FIRST & SECOND FLOOR PLAN



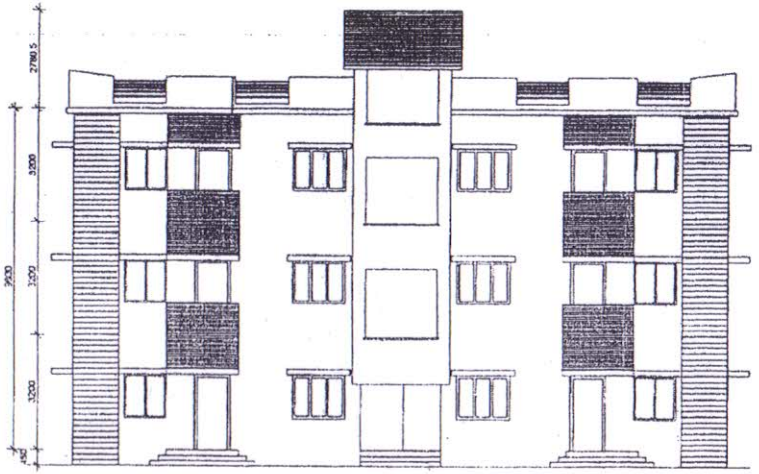
RIGHT SIDE ELEVATION



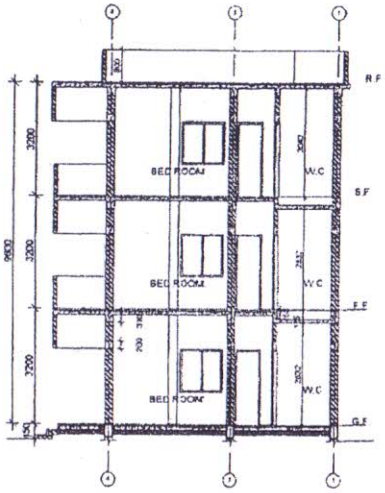
SECTION AA



GROUND FLOOR PLAN



FRONT ELEVATION



SECTION BB

APPROVED BY E.N.C. VIDE LETTER NO. 692/TRT-30/12 DT: 21-8-12

SCHEDULE OF DOOR & WINDOWS FOR ONE UNIT

S.No.	NAME	SIZE (W x H)	DESCRIPTION	CIL.LVL	LINT.LVL	GR. FL	F. FL.	S. FL.
1	D1d	1050 x 2100	DOOR DBL. REBATE	-	2100	01	01	01
2	D3d	900 x 2100	DOOR DBL. REBATE	-	2100	01	01	01
3	D3	900 x 2100	DOOR SGL. REBATE	-	2100	03	03	03
4	D4	750 x 2100	DOOR SGL. REBATE	-	2100	02	02	02
5	W2	1800 x 1200	DOUBLE REBATE	900	2100	01	01	01
6	W3	1500 x 1200	DOUBLE REBATE	900	2100	01	01	01
7	W4	1200 x 1200	DOUBLE REBATE	900	2100	02	02	02
8	W9	900 x 900	DOUBLE REBATE	1200	2100	01	01	01
9	V1	600 x 450	DOUBLE REBATE	1650	2100	02	02	02

DRAWING NO.
SHEET NO.
DATE- 21-8-2017

AREA STATEMENT
One Unit Area 57.70 Sqm
Stair Case Area 11.13 Sqm
Total Area (G.F.) 126.53 Sqm
Total Area (F.F.) 126.53 Sqm
Total Area (S.F.) 126.53 Sqm

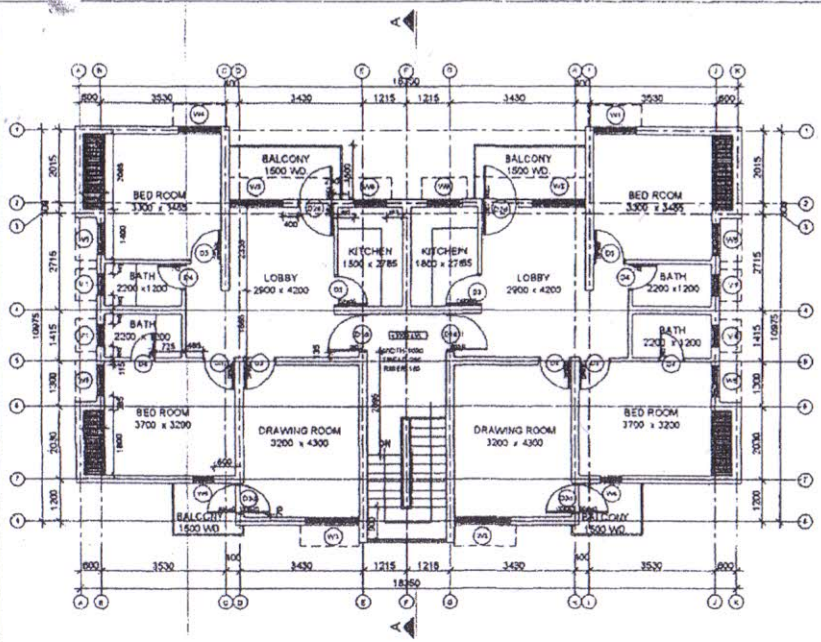
STANDARD DRAWING OF
TYPE - II RESIDENTIAL BUILDING GROUND, TYPICAL FIRST & SECOND FLOOR PLAN, SECTION & ELEVATION.

PUBLIC WORKS DEPARTMENT, UTTARAKHAND

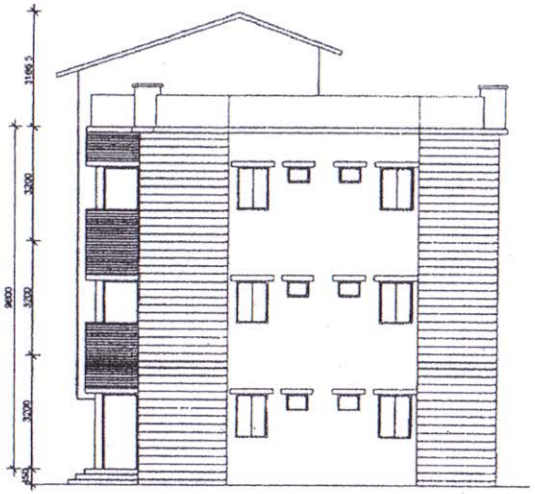
SCALE 1:100

APPROVED BY

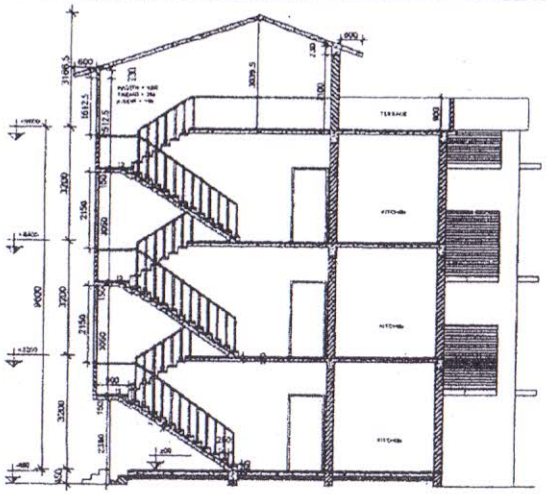
Type III



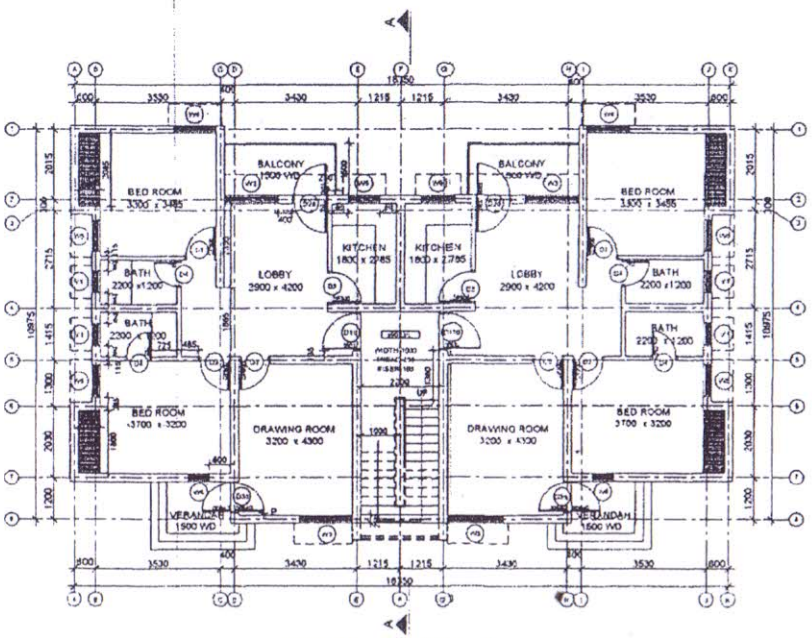
TYPICAL FIRST & SECOND FLOOR PLAN



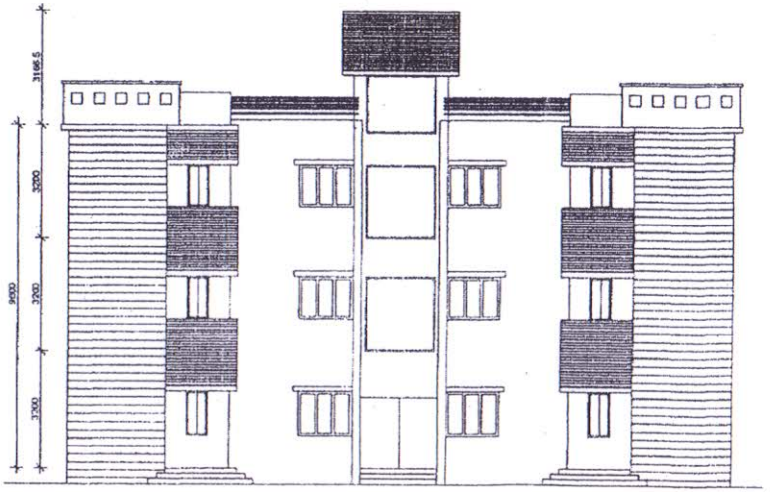
RIGHT SIDE ELEVATION



SECTION AA



GROUND FLOOR PLAN



FRONT ELEVATION

SCHEDULE OF DOOR & WINDOWS FOR ONE UNIT

S.No.	NAME	SIZE (W x H)	DESCRIPTION	CIL LVL	LINT LVL	GR FL	F FL	S FL
1	D1d	1050 x 2100	DOOR DBL REBATE	-	2100	01	01	01
2	D2d	1000 x 2100	DOOR DBL REBATE	-	2100	01	01	01
3	D3d	900 x 2100	DOOR DBL REBATE	-	2100	01	01	01
4	D3	900 x 2100	DOOR SGL REBATE	-	2100	04	04	04
5	D4	750 x 2100	DOOR SGL REBATE	-	2100	02	02	02
6	W3	1500 x 1200	WINDOW DBL REBATE	900	2100	02	02	02
7	W4	1200 x 1200	WINDOW DBL REBATE	900	2100	01	01	01
8	W5	900 x 1200	WINDOW DBL REBATE	900	2100	02	02	02
9	W6	800 x 1200	WINDOW DBL REBATE	900	2100	01	01	01
10	W9	900 x 900	WINDOW DBL REBATE	1200	2100	01	01	01
11	V1	800 x 450	VENTILATOR	1850	2100	02	02	02

APPROVED BY ENC VIDE LETTER No 692/ पनि-39/12 Dt 21-8-2012

DRAWING NO.
SHEET NO.
DATE - 21-8-2012.

AREA STATEMENT

One Unit Area	79.00 Sqm
Stair Case Area	14.40 Sqm
Total Area (G.F.)	172.40 Sqm
Total Area (F.F.)	172.40 Sqm
Total Area (S.F.)	172.40 Sqm

STANDARD DRAWING OF

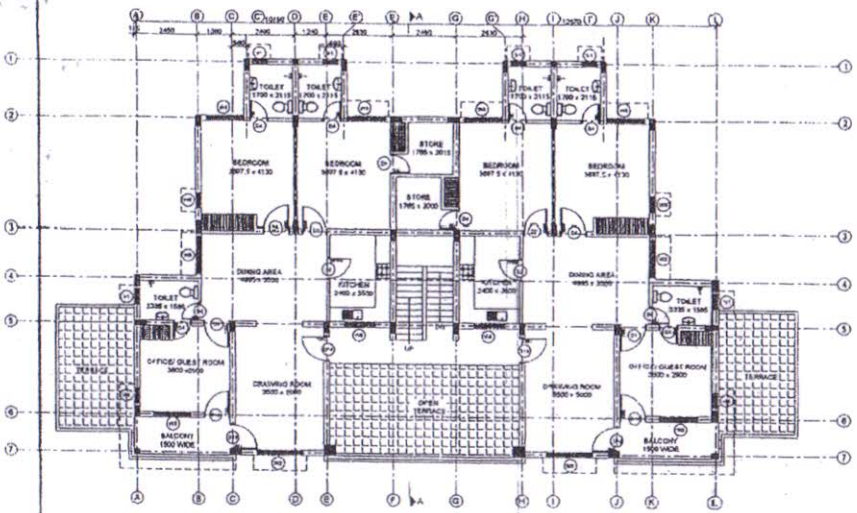
TYPE - III RESIDENTIAL BUILDING GROUND, TYPICAL FIRST & SECOND FLOOR PLANS, ELEVATION & SECTION.

PUBLIC WORKS DEPARTMENT, UTTARAKHAND

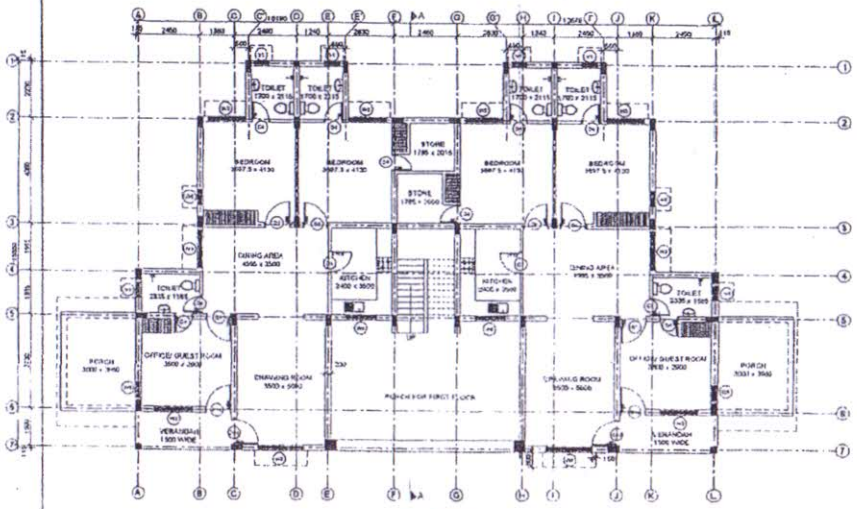
SCALE 1:100

APPROVED BY

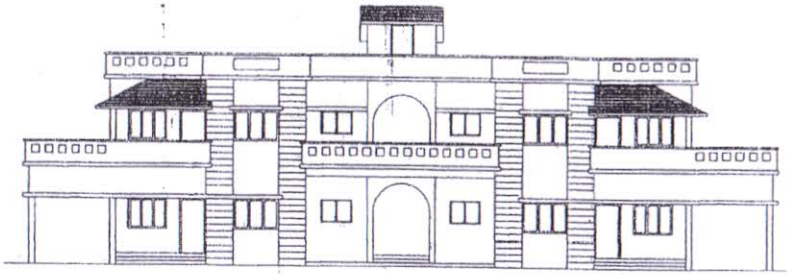
(8) Type - IV



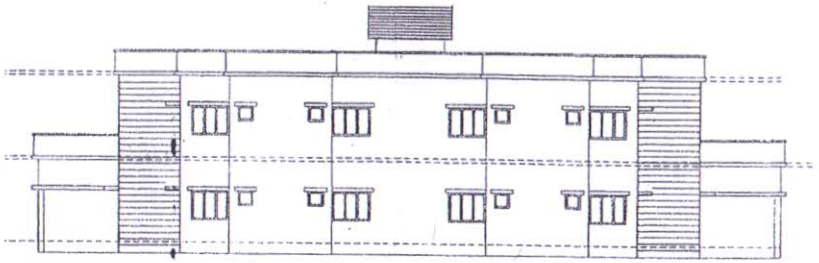
FIRST FLOOR PLAN



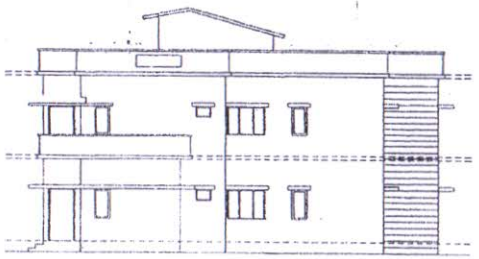
GROUND FLOOR PLAN



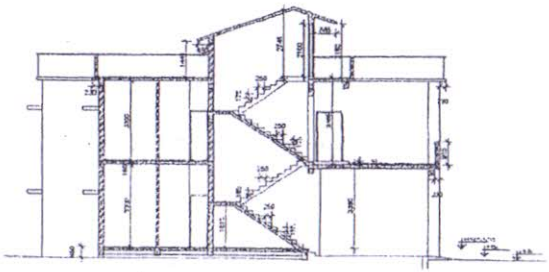
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SECTION AA'

APPROVED BY ENG. VIDE LETTER NO. 692/3455-30/12 DT.

SCHEDULE OF DOOR & WINDOWS

S.No	NAME	SIZE (W x H)	DESCRIPTION	QTY.	LINTEL LEVEL	SILL LEVEL	REMARKS
1	D1	1050 x 2100	DOOR SEL. ALUMINIUM		2100	0	
2	D1A	1050 x 2100	DOOR SEL. ALUMINIUM		2100	0	
3	D2	1050 x 2100	DOOR SEL. ALUMINIUM		2100	0	
4	D3	900 x 2100	DOOR SEL. ALUMINIUM		2100	0	
5	D4	750 x 2100	DOOR SEL. ALUMINIUM		2100	0	
6	W2	1500 x 1200	SLIDING ALUMINIUM	9+2	2100	900	
7	W3	1800 x 1200	SLIDING ALUMINIUM	8+2	2100	900	
8	W4	900 x 1200	SLIDING ALUMINIUM	1+1	2100	900	
9	W5	1200 x 900	SLIDING ALUMINIUM	1+1	2100	1200	
10	V1	600 x 450	SLIDING ALUMINIUM	1+1	2100	1650	

DRAWING NO.
SHEET NO.
DATE - 21 - 8 - 2012.

AREA STATEMENT
Covered Area 126.90 Sqm
Open Covered Area 9.50 Sqm
Total Area (G.F.) 261.33 Sqm
Total Area (F.F.) 261.33 Sqm
Permissible
For Gr. & 1st Floor 11.86 Sqm
For 1, 11 8.80 Sqm

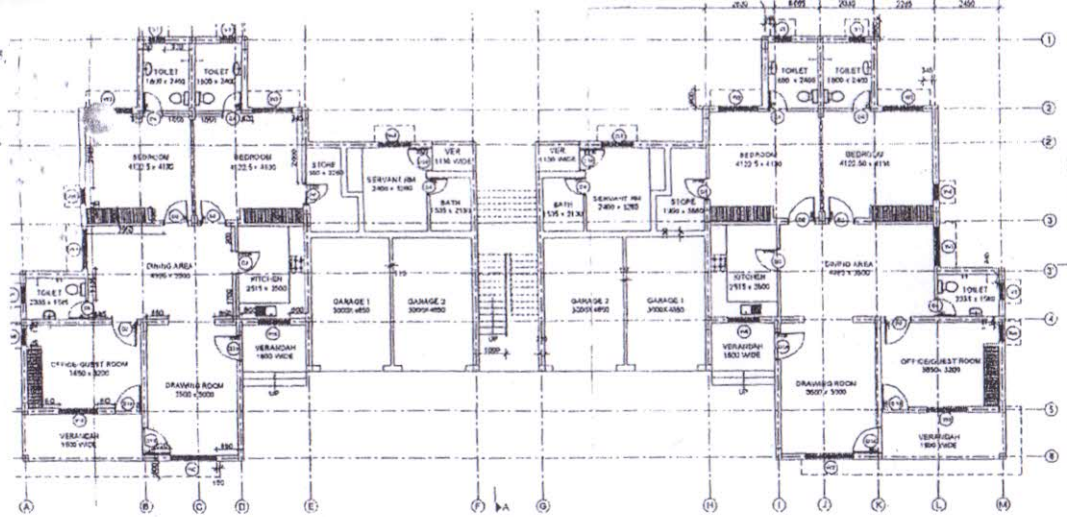
STANDARD DRAWING OF UK - 21 - 12

TYPE - IV RESIDENTIAL BUILDING
GROUND & FIRST FLOOR PLAN,
SECTIONS, ELEVATIONS

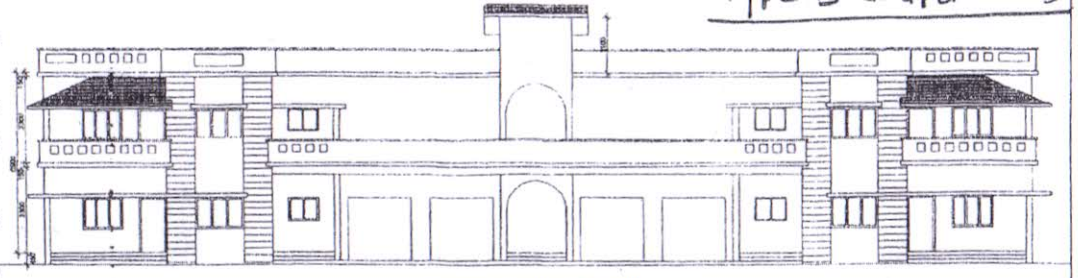
PUBLIC WORKS DEPARTMENT, UTTARAKHAND

SCALE 1:100

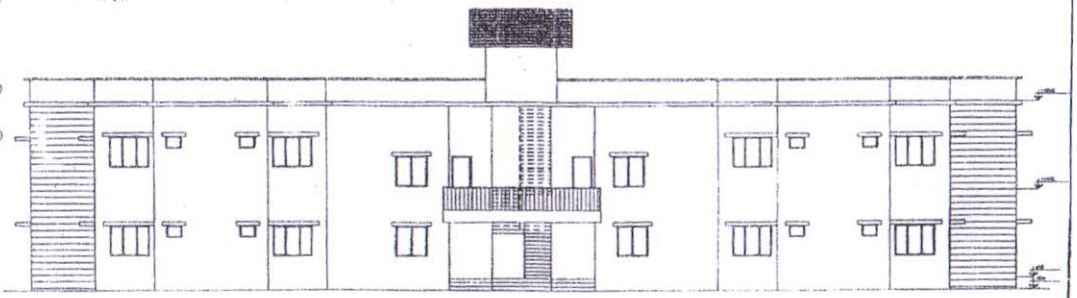
APPROVED BY



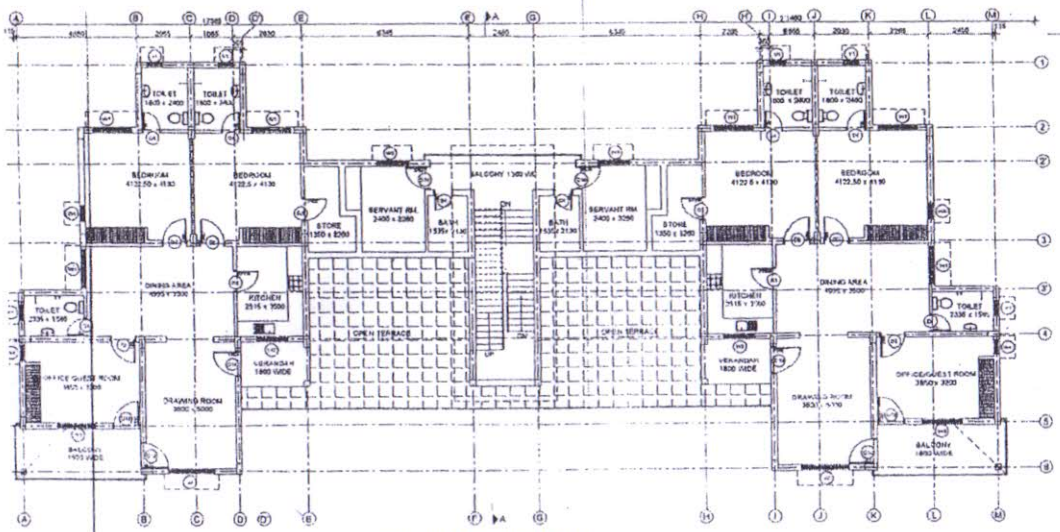
GROUND FLOOR PLAN



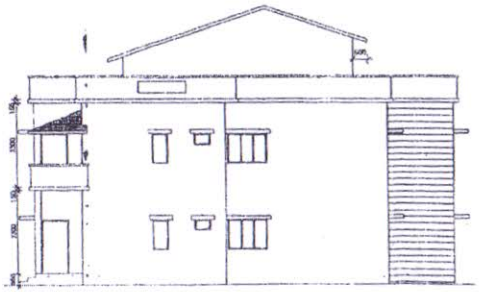
FRONT ELEVATION



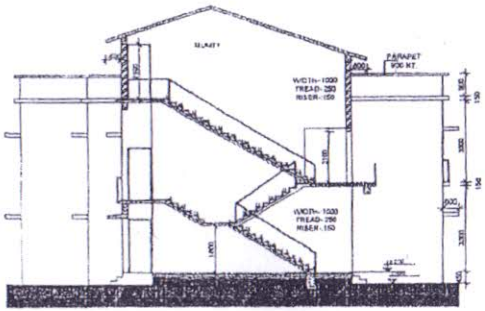
REAR ELEVATION



FIRST FLOOR PLAN



SIDE ELEVATION



SECTION AA

APPROVED BY BNC VIDE LETTER NO.-092/444-30/12 DT 21-8-12

SCHEDULE OF DOOR & WINDOWS							
S.No.	NAME	SIZE (W x H)	DESCRIPTION	CIL LVL	LINT LVL	GR. FL	F. FL
1	D1d	1050 x 2100	DOOR DBL REBATE	-	2100	06	06
2	D2	1000 x 2100	DOOR SGL REBATE	-	2100	06	06
3	D3	900 x 2100	DOOR SGL REBATE	-	2100	04	04
4	D3d	900 x 2100	DOOR DBL REBATE	-	2100	02	02
5	D4	750 x 2100	DOOR SGL REBATE	-	2100	08	08
6	W2	1800 x 1200	DOUBLE REBATE	900	2100	02	02
7	W3	1500 x 1200	DOUBLE REBATE	900	2100	08	08
8	W4	1200 x 1200	DOUBLE REBATE	900	2100	02	02
9	W5	900 x 1200	DOUBLE REBATE	900	2100	04	04
10	W8	1200 x 900	DOUBLE REBATE	1200	2100	02	02
11	V1	600 x 450	DOUBLE REBATE	1650	2100	06	08

DRAWING NO.-:

SHEET NO.-:

DATE-: - 21-8-2012

AREA STATEMENT

One Unit Area -: 178.50 Sqm

Stair Case Area -: 17.25Sqm

Total Area(G.F.)-: 405.25

Total Area(F.F)- 295.36

STHAAPATYA

219 A Rajpur Road, Dehradun 248001

Tel: 2135 2734221 Email: str_arc@yahoo.com

STANDARD DRAWING OF

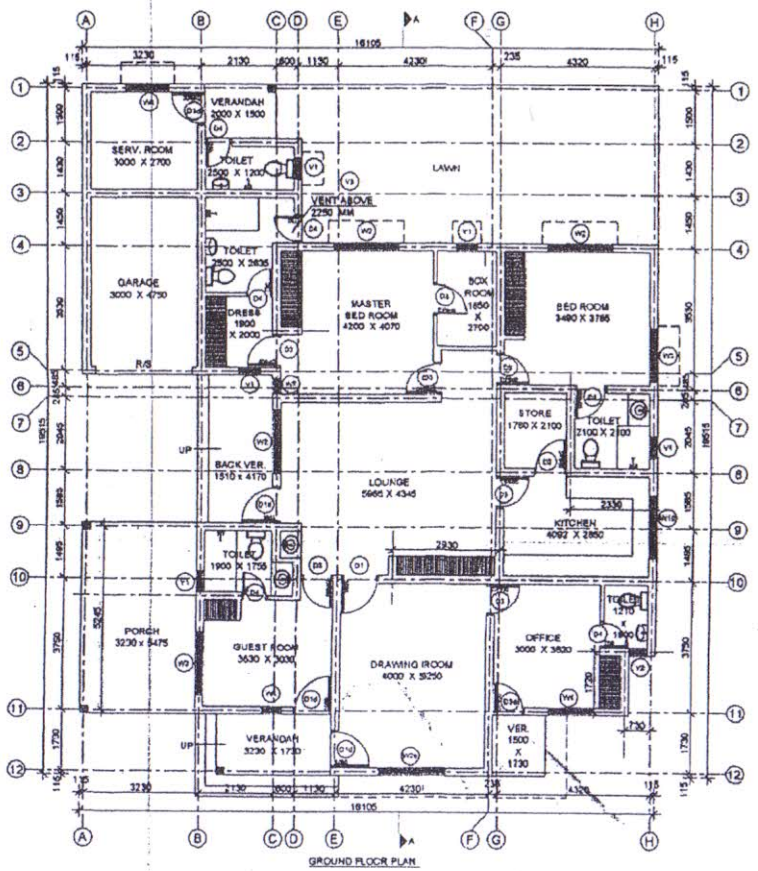
TYPE - IV SUPER CLASS RESIDENTIAL BUILDING GROUND FLOOR PLAN,FIRST FLOOR PLAN, SECTION, ELEVATIONS

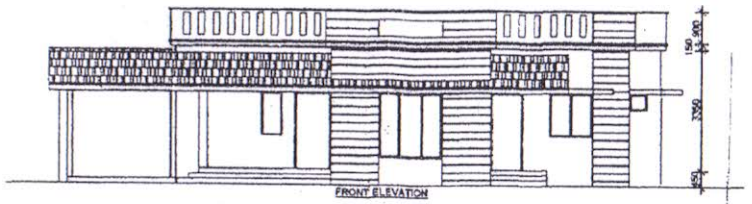
PUBLIC WORKS DEPARTMENT, UTTARAKHAND

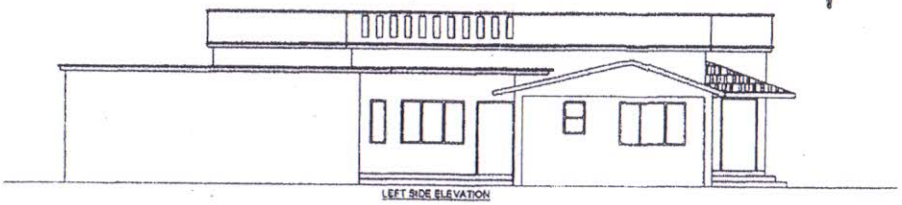
SCALE 1:100

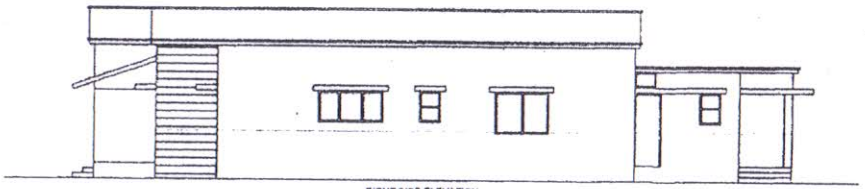
APPROVED BY

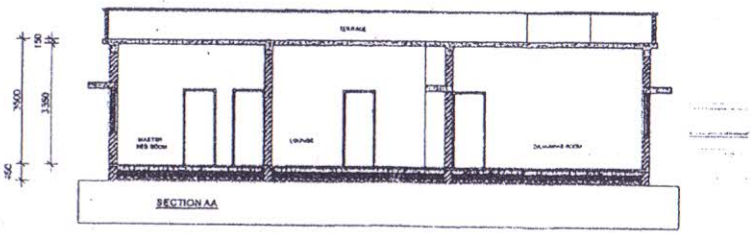
Type V











APPROVED BY ENC - VIDE LETTER NO 692/ 7444/30/12 Dt- 21-8-12.

SCHEDULE OF DOOR & WINDOWS

S.No	NAME	SIZE (W x H)	DESCRIPTION	SILL LVL	LINT.LVL	QTY
1	D1	1050 x 2100	DOOR SGL. REBATE	-	2100	01
2	D1d	1050 x 2100	DOOR DBL. REBATE	-	2100	03
3	D3	900 x 2100	DOOR SGL. REBATE	-	2100	09
4	D3d	900 x 2100	DOOR DBL. REBATE	-	2100	02
5	D4	750 x 2100	DOOR SGL. REBATE	-	2100	05
6	W2	1800 x 1200	DOUBLE REBATE	900	2100	04
7	W2a	1600 x 1600	DOUBLE REBATE	300	2100	01
8	W3	1500 x 1200	DOUBLE REBATE	900	2100	01
9	W4	1200 x 1200	DOUBLE REBATE	900	2100	02
10	W5	600 x 1200	DOUBLE REBATE	900	2100	01
11	W7	450 x 1200	DOUBLE REBATE	900	2100	01
12	W10	1800 x 900	DOUBLE REBATE	1200	2100	01
13	V1	600 x 450	DOUBLE REBATE	1650	2100	03
14	V2	500 x 450	DOUBLE REBATE	1650	2100	01
15	V3	450 x 300	DOUBLE REBATE	2250	2700	02

DRAWING NO.
SHEET NO.
DATED - 21 - 8 - 2012

STANDARD DRAWING OF 21-8-12.

TYPE - V RESIDENTIAL BUILDING
GROUND FLOOR PLAN,
ELEVATIONS & SECTION

AREA STATEMENT

Plinth Area (G.F.)	225.06 Sqm
Porch	17.70 Sqm
Total Area (G.F.)	242.76 Sqm

PUBLIC WORKS DEPARTMENT,
UTTARAKHAND.

SHAAPATYA

SCALE 1:100

APPROVED BY

अधीक्षण अभियन्ता एवं जिलाजज्ज
लोक निर्माण विभाग उत्तराखण्ड
31.8.12

के और स्वीकृति प्राप्त कर ली जाये। यह बात ध्यान में रखी जावे कि उतने ही कार्य हाथ में लि जितने कि मूल स्वीकृति लागत के अन्दर पूर्ण हो जाये। आवासीय भवनों की प्लानिंग इस तरह की सकती है कि प्लिन्थ स्तर तक कार्य पूर्ण करने के पश्चात सुपरस्ट्रक्चर केवल उतने ही भाग में ही जाये जितना कि मूल स्वीकृति लागत में पूर्ण हो जाये और साथ ही भवन उपयोग में आ सके अथवा आवे यदि अधिक संख्या में हो तो कम संख्या में ही आरम्भ किये जाये। किस प्रोजेक्ट में से कौन कौन आरम्भ किये जाये यह निर्णय सम्बन्धित विभाग के स्थानीय अधिकारी से सम्पर्क करके विचार विमर्श लिया जा सकता है। साथ ही आगणनों के पुनरीक्षित की कार्यवाही में भी तेजी लायी जाये।

कृपया यह नोट कर लें कि कार्यों को हर प्रकार से प्रगति दी जाये और उपलब्ध अनुदान का से पूरा पूरा उपयोग किया जाये।

मदन गोपाल भार्गव
अतिरिक्त मुख्य अभियन्ता (भवन)

प्रतिलिपि पत्रांक 1659 भवक/258(क)भवक/70 दिनांक लखनऊ 20 जुलाई 1979 प्रेषक, मु० अ० उ० प्र० सा० नि० वि० भवक (क) वर्ग संख्या में समस्त अधिशासी अभियन्ता तथा प्रति अन्य को।

विषय :—विभिन्न श्रेणी के कर्मचारियों के आवास गृहों के लिये फर्श क्षेत्रफल एवं वित्तीय सीमा का निर्धा

उपर्युक्त विषयक इस कार्यालय के पत्र संख्या 926 भवक/258(क)भवक/70 दिनांक 16.6.7 साथ संलग्न शासनादेश संख्या 1655 सी० बी०/23 सा० नि० अनु०–127 सी० बी०/73 दिनांक 31.5 पढ़ने से स्पष्ट प्रतीत होता है। 31.5.

अतः उक्त शासनादेश दिनांक 31.5.79 की एक प्रतिलिपि पुनः संलग्न की जाती है।

कृते मुख्य अभियन्ता
सा० नि० वि०

संख्या 1655 सीबी/23 सा०नि०आ–127 सीबी/

प्रेषक,

पदम सिंह
उपसचिव
उ०प्र० शासन।

सेवा में,

समस्त विभागाध्यक्ष
मुख्य कार्यालयाध्यक्ष
उत्तर प्रदेश।

सार्वजनिक निर्माण अनुभाग–8

लखनऊ दिनांक 31 मई 197

विषय :–विभिन्न श्रेणी के सरकारी कर्मचारियों के आवास गृहों के लिये कार्य क्षेत्रफल और वित्तीय सी का निर्धारण।

(12)

मी हाथ में लिये ज
सी तरह से की
भाग में ही बढ़ा
अथवा आवास
कौन कौन से भ
विचार विमर्श कर
ये।

ध अनुदान का सम

पाल भार्गव
अभियन्ता (भवन

/79 प्रेषक कार्यालि
तथा प्रति लि

सीमा का निर्धारण
ाफ 16.6.79 के
दिनांक 31.5.79

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अभियन्ता
नि० वि०

-127 सीबी/73

31 मई 1979
वित्तीय सीमा

मुझे यह कहने का निदेश हुआ है कि विभिन्न श्रेणी के सरकारी कर्मचारियों के लिये फर्श क्षेत्रफल वित्तीय सीमा का निर्धारण शासनादेश संख्या 177 सी०बी०/23 सा०नि० ग–63 सी०बी०/68 दिनांक जनवरी 1970 द्वारा किया गया था उपरोक्त शासनादेश का संशोधन शासनादेश संख्या 2509 सी०बी०/ सा०नि० आठ–63 सी०बी०/68 दिनांक 20 सितम्बर 1970 द्वारा किया गया और उसमें फर्श क्षेत्रफल की प्रणाली के अनुसार दिया गया था। उक्त दिनांक 7 फरवरी 1970 के शासनादेश के पैरा 1 (3) में लिखा हुआ है कि इंगित वित्तीय सीमा 31-3-74 तक लागू रहेगी। चूँकि भवन निर्माण सामग्री एवं मजदूरी की दरों में इस बीच वृद्धि हो गई है अतः यह आवश्यक हो गया है कि उन वित्तीय सीमाओं का पुनः निर्धारण किया जाये। इस सम्बन्ध में विस्तार पूर्वक विचार कर राज्यपाल महोदय निम्नलिखित आदेश देते हैं :-

शासनादेश दिनांक 7–2–70 में आवासों के निर्माण के उद्देश्य से राज्य कर्मचारियों को उनके वेतन के आधार पर 5 वर्गों में विभक्त किया गया था। इसे शासनादेश दिनांक 7–2–70 में रखा गया था। जब इसे संशोधित किया गया है जो कि परिशिष्ट (क) में दर्शाया गया था। उक्त परिशिष्ट में दिये गये फर्श क्षेत्रफल केवल धरती पर बने मंजिल का है। इस बढ़ोत्तरी के कारण अथवा अपरिहार्य परिस्थितियों में भी फर्श क्षेत्रफल निर्धारित सीमा से अधिक बढ़ाया जा सकता है परन्तु प्रतिबन्ध यह होगा कि पूर्ण कार्य का व्यय निर्धारित वित्तीय सीमा के अन्दर ही रहेगा। फर्श क्षेत्रफल के ऊपर की मंजिल में जाने के लिये जीनों का भी प्रयोग होता हैं उसका क्षेत्रफल सम्मिलित नहीं है।

परिशिष्ट में दी गई वित्तीय सीमा एक मंजिल दो मंजिल एवं तीन मंजिल के आवासों के लिये हैं चार मंजिल एवं उससे अधिक मंजिल के भवन बनाने में जो बढ़ोत्तरी बुनियादी को मजबूत बनाने आदि में आयेगी उस हद तक यह वित्तीय सीमा बढ़ी मानी जायेगी।

यह वित्तीय सीमायें मैदानी क्षेत्रों में बनने वाले आवासों की है। पहाड़ी क्षेत्रों में काली कपास मिट्टी वाले स्थान पर या रेह पर मिट्टी के क्षेत्रों में भवन निर्माण करने में कुछ अधिक व्यय होगा, इसके लिये मुख्य अभियन्ता, सार्वजनिक निर्माण विभाग द्वारा अलग से आदेश पारित किये जायेंगे। उक्त वित्तीय सीमा के आवासों में जल-मल व भवनों का विद्युतीकरण का व्यय भी सम्मिलित है। जो वित्तीय नियमावली खण्ड, भाग 2–4 के मूल नियम 45–ए (ए) के नीचे उल्लिखित राज्यपाल के आदेश में निर्धारित अनुपात में दिया जायेगा।

2—उक्त नियमावली के ही सहायक अभियन्ता नियम 19वीं में इंगित वस्तु पर होने वाले व्यय को छोड़कर अन्य व्यय भी उक्त वित्तीय सीमा में सम्मिलित होगा। उक्त वित्तीय सीमायें 1–4–78 से लागू होकर और 1–4–83 तक लागू रहेगी किन्तु मुख्य अभियन्ता, सार्वजनिक निर्माण विभाग को यह अधिकार है कि भवनों के निर्माण सामग्री तथा मजदूरी आदि की दरों में वृद्धि होने के कारण (अन्य किन्हीं कारणों से भी) उक्त वित्तीय सीमाओं में अधिकतम 10 प्रतिशत प्रति वर्ष के हिसाब से बिना शासन की स्वीकृति प्राप्त किये स्वयं वृद्धि कर सकते हैं। मुख्य अभियन्ता सा०नि०वि० को यह भी अधिकार होगा कि आगणन बनाने की तिथि से तथा इसकी स्वीकृति की तिथि में जितने समय का अन्तर हो उस समय तक के लिये भी यह 10 प्रतिशत प्रति वर्ष के हिसाब से बिना शासन की स्वीकृति प्राप्त किये बढ़ोत्तरी करके आरम्भ कर सकता है, तत्पश्चात् जितना समय कार्यों में लगेगा उस काल के लिए भी आगणन में दर के हिसाब से बढ़ोत्तरी

करने का अधिकार रहेगा। यह छूट मुख्य अभियन्ता को केवल 5 वर्ष तक इस शर्त पर दी जायेगी ऐसा प्रमाण पत्र देगा कि दिनांक 1-4-78 की तुलना में वास्तव में उतनी प्रतिशत तक वृद्धि हो गई है दिनांक 1-4-78 की तुलना में वास्तव में उतनी प्रतिशत तक वृद्धि हो गई है जो इसके कारण शेड्यूल ं को भी उतने प्रतिशत तक बढ़ना पड़ रहा है इस प्रश्न पर 1982-83 के अन्त में विचार किया ताकि पुनरीक्षित आदेश जारी किये जा सकें।

(3) जैसा कि शासनादेश संख्या 2401-सी०बी०/23 सा०नि० (8)-63-सी०बी०-68 20-7-72 में आदेश दिये गये हैं कि जिला जज, विभागाध्यक्ष निबन्धक उच्च न्यायालय तथा समान ं अधिकारियों के आवासों का अर्ध फर्श क्षेत्रफल 156-5 वर्ग मीटर निर्धारित किया था यह क्षेत्र अतिरिक्त कार्यालय का 33-70 वर्ग मीटर के कारण है इसका वित्तीय सीमा 88,700 होगी।

(4) शासन ने आवासों के अहाते के सम्बन्ध में भी विचार किया है तदनुसार राज्यपाल यह देते हैं कि जहां तक सम्भव हो कानपुर, आगरा, वाराणसी, इलाहाबाद, मेरठ, बरेली, गोरखपुर आवासों के लिए ली गई भूमि का क्षेत्रफल 2000 वर्ग मीटर से अधिक न हो तथा अन्य शहरं प्रकार 3000 वर्ग मीटर से अधिक न हो। शासन ने यह भी निर्णय लिया है कि जहां तक सम्भव हो में आवासों का निर्माण नजूल भूमि पर कराया जाये।

(5) यह आदेश वित्त विभाग के अशासकीय पत्र संख्या जी (1) 888/दस-79 दिनांक 1979 में प्राप्त उनकी सहमति से दिये जा रहे हैं।

भवदीय
ह०/31-5
पदम सिंह उ

परिशिष्ट

क्र०सं०	वेतन व क्रम जो इस वेतन क्षेत्र से शामिल हो	कुर्सी क्षेत्रफल (वर्ग मीटर में)	स्पेशिफिकेशन	ला
1	2	3	4	
1	165-2-185 दरो-03-215 170-2-190 दरो-2-205-दरो-4-225 175-3-205 दरो-222-दरो-5-260 185-3-215 दरो-4-235-दरो-6-265	34-2	एक कमरा रसोईघर बरामदा के साथ स्नान ग्रह तथा सौचालय	1 12,8
2	200-5-250 दरो-6-280-दरो-8-320 230-6-290 दरो-8-330-दरो-10-380 250-7-285 दरो-9-375-दरो-10-425 280-8-320 दरो-9-410-दरो-10-450	57-7	दो कमरे रसोईघर बरामदा स्नानगृह तथा सौचालय	25,6 2

2	3	4	5
3- 300-8-340 दरो-10-440-12-500 350-14-125-दरो-15-500 300-10-150-दरो-12-470-दरो-16-550 400-15-475--दरो-15-550 325-375-दरो-12-495-दरो-16-5-75 400-20-500-दरो-20-600 330-15-500-दरो-20-600-दरो-25-700 550-25-557-दरो-25-700 400-15-475-दरो-20-557-दरो-25-750 500-25-625-दरो-25-750 450-25-575-दरो-25-700-दरो-30-850	79-0	दो सोने के कमरे एक रहने का कमरा स्नानगृह रसोई, भन्डारगृह बरामदा तथा सोचालय	35000
4- 400-25-650-दरो-30-700-दरो-50-950 500-25-650-दरो-30-800-दरो-50-1000 880-50-650-दरो-40-850-दरो-50-1100 880-50-1100 550-30-700-दरो-50-900-दरो-50-1200 650-30-800-दरो-40-1000-दरो-50-1300 50-1450 1000-50-1250-दरो-50-1350 200-50-1050-दरो-50-1300-दरो-50-1450 850-50-1100-दरो-50-1350-दरो-50-1500 900-50-1150-दरो-50-1400-दरो-50-1600 1250-50-1500-दरो-50-1600 1150-50-1400-दरो-50-1700 1400-50-1500-दरो-60-1700 1000-50-1350-दरो-75-1950-50-2000 1600-50-1850-दरो-75-2000 1900-50-1950-दरो-75-2250 2200-100-2500	178-55	दो सोने के कमरे एक बैठक तथा भोजन का कमरा अतिथि का कमरा बाक्स रूम दो स्नानगृह तथा सौचालय रसोईघर भण्डारघर बरामदा मोटर गेरिज सोचालय नौकर का कमरा	83600
5- 2500-100-2750 डाईरेक्टर के जज, मण्डलों के आयुक्त, राजस्व परिषद के सदस्य, लोक सेवा आयोग के सदस्य तथा समान पद वाले अधिकारी।	225-4	दो सोने के कमरे बैठक तथा भोजन का कमरा अतिथि कक्ष अध्ययन का कमरा स्नानगृह तथा सौचालय रसोई व भंडारगृह बरामदा मोटर गेरिज तथा नौकरों के दो क्वाटर्स तथा एक सौचालय।	129000

(15)

संख्या- 1989 / IIIA(1)/05-सं0आवास(1)/05

प्रदीप सिंह रावत,
अ0 सचिव,
उत्तरांचल शासन।

सेवा में,

प्रभारी मुख्य अभियन्ता खण्ड-1,
लोक निर्माण विभाग,
देहरादून।

लोक निर्माण अनुभाग-1 देहरादून दिनांक 21 दिसम्बर, 2005

विषय-उत्तरांचल राज्य के लिए श्रेणी - एक के आवास गृहों के कार्पेट क्षेत्रफल मानदण्ड का पुनः निर्धारण।

उपर्युक्त विषयक आपको यह कहने का निदेश हुआ है कि उत्तरांचल चतुर्थ वर्गीय राज्य कर्मचारी महासंघ के प्रतिनिधि मण्डल के साथ मुख्यमंत्री जी की अध्यक्षता में दिनांक 10.8.05 को आयोजित बैठक में विचारोपरान्त लिए गए निर्णय के अनुसार श्रेणी एक के आवास गृहों हेतु दो कक्ष तथा कार्पेट क्षेत्रफल की पूर्व प्रचलित 34.07 वर्ग मी0 के स्थान पर 42.95 वर्ग मी0 निर्धारित किए जाने की श्री राज्यपाल महोदय सहर्ष स्वीकृति प्रदान करते हैं। इस सम्बन्ध में राज्य वित्त विभाग उत्तरांचल से प्राप्त श्रेणी एक में मानचित्र की प्रति संलग्न कर आवश्यक कार्यवाही हेतु प्रेषित की जा रही है।

2. उक्त शासनादेश निर्गत किये जाने के पूर्व उक्त श्रेणी के जो आवास 34.07 वर्ग मी0 की माप के अनुसार बनाये जा चुके हैं और उनका मानचित्र बनाकर उनका निर्माण प्रारम्भ हो चुका है अतः उन आवासों पर उक्तानुसार संशोधित कार्पेट क्षेत्रफल की व्यवस्था लागू नहीं होगी, वरन् भविष्य में बनने वाले समस्त आवासों के लिए उक्त पुनरीक्षित व्यवस्था लागू होगी।

वित्त अनुभाग के अशासकीय 224 / XXVII(2)/2005 दिनांक 19 दिसम्बर, 2005 द्वारा जारी किए जा रहे हैं।

अनुसचिव
मुख्य अभियन्ता खण्ड-1
लोक निर्माण विभाग
देहरादून

155 आवास/05 दिनांक 23/12/05

प्रदीप सिंह रावत,
अनुसचिव।

(16) (128)

संख्या–114/xxxii/2011

प्रेषक,

उत्पल कुमार सिंह,
प्रमुख सचिव,
उत्तराखण्ड शासन।

सेवा में,

1– समस्त प्रमुख सचिव/सचिव,
उत्तराखण्ड शासन।
2– जिलाधिकारी, देहरादून।
3– समस्त विभागाध्यक्ष/कार्यालयाध्यक्ष,
(केवल देहरादून)

राज्य सम्पत्ति अनुभाग–1

देहरादून: दिनांक 23 जून 2011

विषय– *देहरादून स्थित राज्य सम्पत्ति विभाग के नियंत्रणाधीन आवासों के आबंटन हेतु पात्रता/अर्हता निर्धारित किये जाने के सम्बन्ध में।*

महोदय,

राज्य सम्पत्ति विभाग के नियंत्रणाधीन शासकीय कालोनियों में विभिन्न श्रेणियों के आवासों के आवंटन हेतु "देहरादून स्थित सरकारी निवास स्थान (देहरादून स्थित समस्त सामान्य निवास स्थान) आबंटन नियमावली, 2004" के प्राविधानों के अनुसार प्रतिवर्ष **प्रथम आओ–प्रथम पाओ** सिद्धान्त के आधार पर आवास आबंटन प्रतीक्षा सूची निर्गत की जाती है। छठे वेतन आयोग की संस्तुतियों के आलोक में ग्रेड–पे के आधार पर आवासों की अनुमन्यता पुनर्निर्धारित किये जाने के प्रस्ताव विभिन्न माध्यमों से शासन में प्राप्त हुए हैं। प्राप्त प्रस्तावों के सम्यक् परीक्षणोपरान्त शासन द्वारा यह उपयुक्त पाया गया है कि राज्य सम्पत्ति विभाग के नियंत्रणाधीन विभिन्न कालोनियों में आवासों के आबंटन हेतु प्रतीक्षा सूची ग्रेड–पे के आधार पर बनाई जाय।

2– इस सन्दर्भ में मुझे यह कहने का निदेश हुआ है कि राज्य सम्पत्ति विभाग के नियंत्रणाधीन कालोनियों में विभिन्न श्रेणी के आवासों के आबंटन हेतु अनुमन्यता विषयक समस्त पूर्व आदेशों को अवक्रमित करते हुए ऐतदविषयक पात्रता/अर्हता ग्रेड–पे के आधार पर निम्नानुसार निर्धारित करने की श्री राज्यपाल सहर्ष स्वीकृति प्रदान करते हैं:–

क्र0 सं0	पंचम वेतनमान के अनुसार संगत वेतनमान (₹ में)	छठे वेतनमान के अनुसार सादृश्य वेतनमान (₹ में)	सादृश्य ग्रेड वेतन (₹ में)	अनुमन्य आवास श्रेणी
1.	26000 (नियत)	80000 (नियत)	—	टाईप–6
2.	22400–24500	37400–67000	12000	टाईप–5A
	18400–22400	37400–67000	10000	
3.	16400–20000	37400–67000	8900	टाईप–5B
4.	14300–18300	37400–67000	8700	टाईप–4
	12000–16500	15600–39100	7600	
	10650–15850	15600–39100	6600	
	10000–15200	15600–39100	6600	
	8550–14600	15600–39100	6600	
	8000–13500	15600–39100	5400	
	7500–12000	9300–34800	4800 (राजपत्रित पद)	
5.	7500–12000	9300–34800	4800 (अराजपत्रित पद)	टाईप–3
	7450–11500	9300–34800	4600	
	6500–10500	9300–34800	4200	
	5500–9000	9300–34800	4200	
	5000–8000	9300–34800	4200	
6.	4500–7250	5200–20200	2800	टाईप–2
	4500–7000	5200–20200	2800	
	4000–6000	5200–20200	2400	
	3200–4900	5200–20200	2000	
	3050–4590	5200–20200	1900	

7.	2750–4400	5200–20200	1800	टाईप–1
	2650–4000	4440–7440	1650	
	2610–3540	4440–7440	1400	
	2550–3200	4440–7440	1300	

3– कार्मिकों को आवास आवंटन हेतु श्रेणी का निर्धारण साधारण/मूल वेतनमान/ग्रेड पे के आधार पर किया जायेगा। इससे भिन्न किसी अन्य वेतनमान का संज्ञान नहीं लिया जायेगा।

4– यह भी स्पष्ट किया जाता है कि यदि किसी नियमित राजकीय कार्मिक का ग्रेड–पे ₹ 4800.00 है तथा उक्त पद राजपत्रित है, तो उसे टाईप–IV का आवास अनुमन्य होगा और यदि उक्त पद अराजपत्रित है तो उन्हें टाईप–III का आवास अनुमन्य होगा।

5– उक्त आदेश तत्काल प्रभाव से मान्य होगा।

भवदीय,

(उत्पल कुमार सिंह),
प्रमुख सचिव।

संख्या–II/4/xxxii/2011, तद्दिनांक,

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:–

1– सचिव, श्री राज्यपाल, उत्तराखण्ड।
2– निजी सचिव, मा0 मुख्यमंत्री, उत्तराखण्ड।
3– निजी सचिव, समस्त मा0 मंत्रीगण, उत्तराखण्ड।
4– निजी सचिव, मुख्य सचिव, उत्तराखण्ड शासन।
5– सचिवालय/विधान सभा के समस्त अनुभाग।
6– मुख्य व्यवस्थाधिकारी (सी0ग्रेड), राज्य सम्पत्ति विभाग।
7– वरिष्ठ वित्त अधिकारी, उत्तराखण्ड शासन।
8– वित्त अधिकारी, विधान सभा सचिवालय, देहरादून।
9– अधिशासी अभियन्ता, सिविल/विद्युत, लो0नि0वि0 एवं सुरंग एवं विद्युत गृह खण्ड, सिंचाई विभाग, देहरादून।
10– कोषाधिकारी, कोषागार, देहरादून।
11– निदेशक, सूचना एवं लोक सम्पर्क विभाग, ई0सी0 रोड़, देहरादून।
12– एन0आई0सी0 सचिवालय परिसर, देहरादून।
13– गार्ड फाईल।

आज्ञा से,

(अरविन्द सिंह ह्यांकी),
अपर सचिव/राज्य सम्पत्ति अधिकारी।

G.O.

18

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 1987by 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.
Type- IV (Special)		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.
Type- V		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
Type- VI		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
Type- VII		Existing	There are no norms for multi-storeyed buildings.					

Type- VII Main Unit Servant Quarter-2	Rs. 75000 (Fixed)	New	287.00 21.50	7.00 7.00	35.00 4.00	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
Type- VIII		Existing	There are no norms for multi-storeyed buildings.					
Main Unit Servant Quarter-4	Rs. 80000 (Fixed) and above	New	403.00 21.50	7.00 3.50	45.00 4.00	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

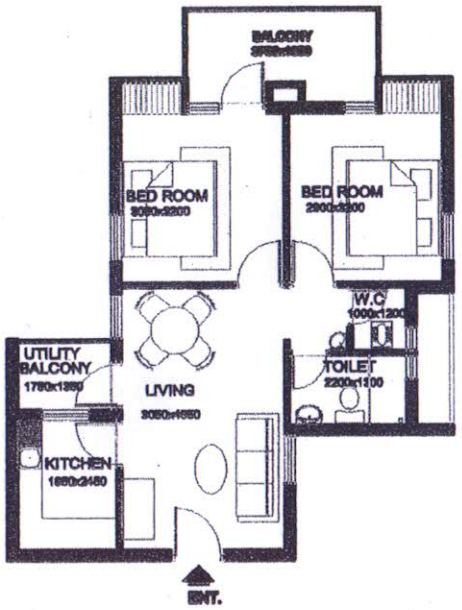
For multistoried flats, where the provision of lifts and lift lobbies, wider staircase, additional Fire Escape staircases and extra space for their entry is necessary, additional area over and above the standard plinth area have been provide in all the categories of houses in the revised plinth area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

(21)

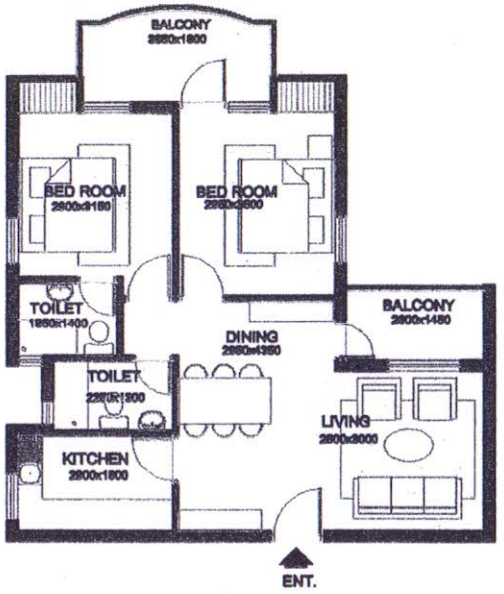
UNIT DESIGN (TYPICAL) FOR TYPE- II QRTS

(AS PER NEW NORMS)



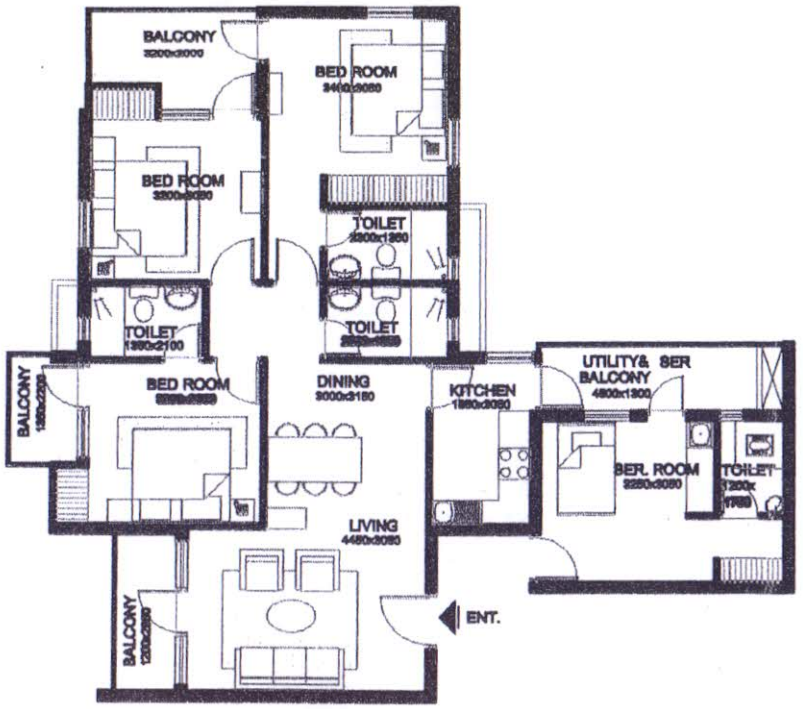
UNIT DESIGN (TYPICAL) FOR TYPE- III QRTS

(AS PER NEW NORMS)



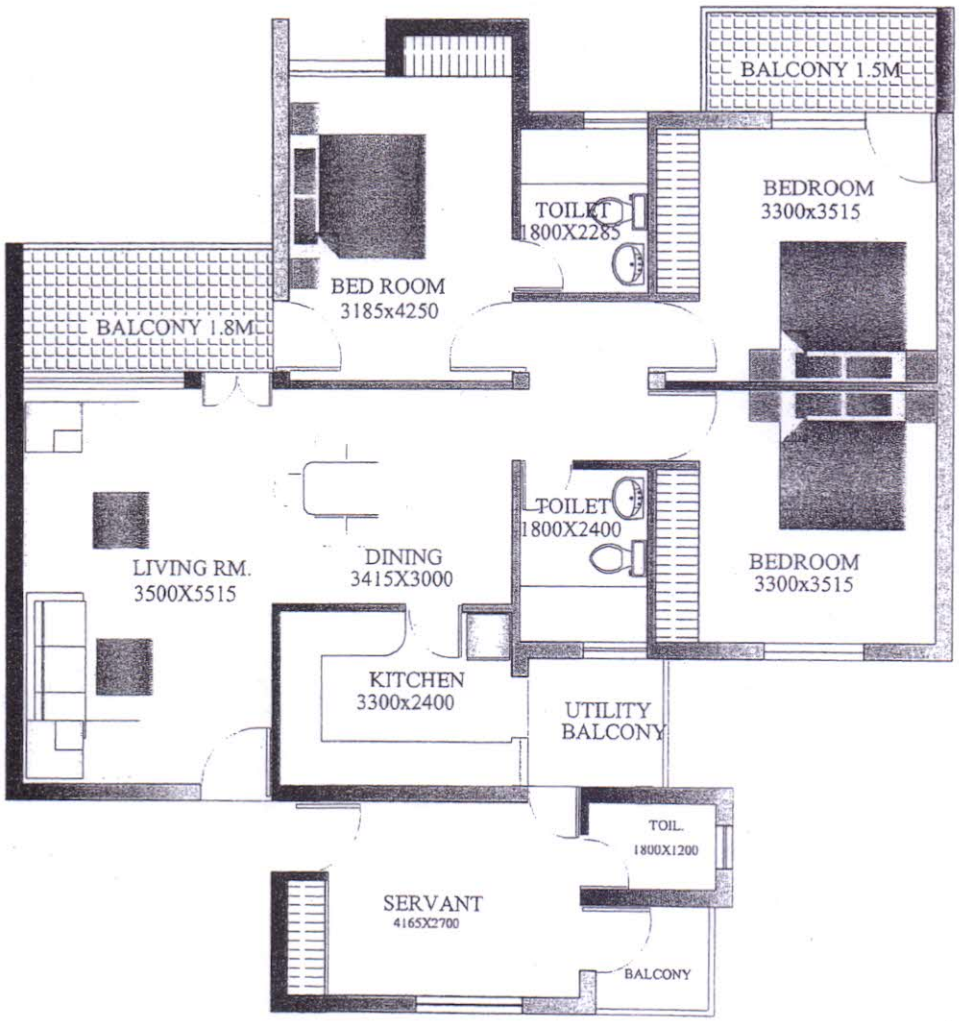
UNIT DESIGN (TYPICAL) FOR TYPE- IV QRTS

(AS PER NEW NORMS)



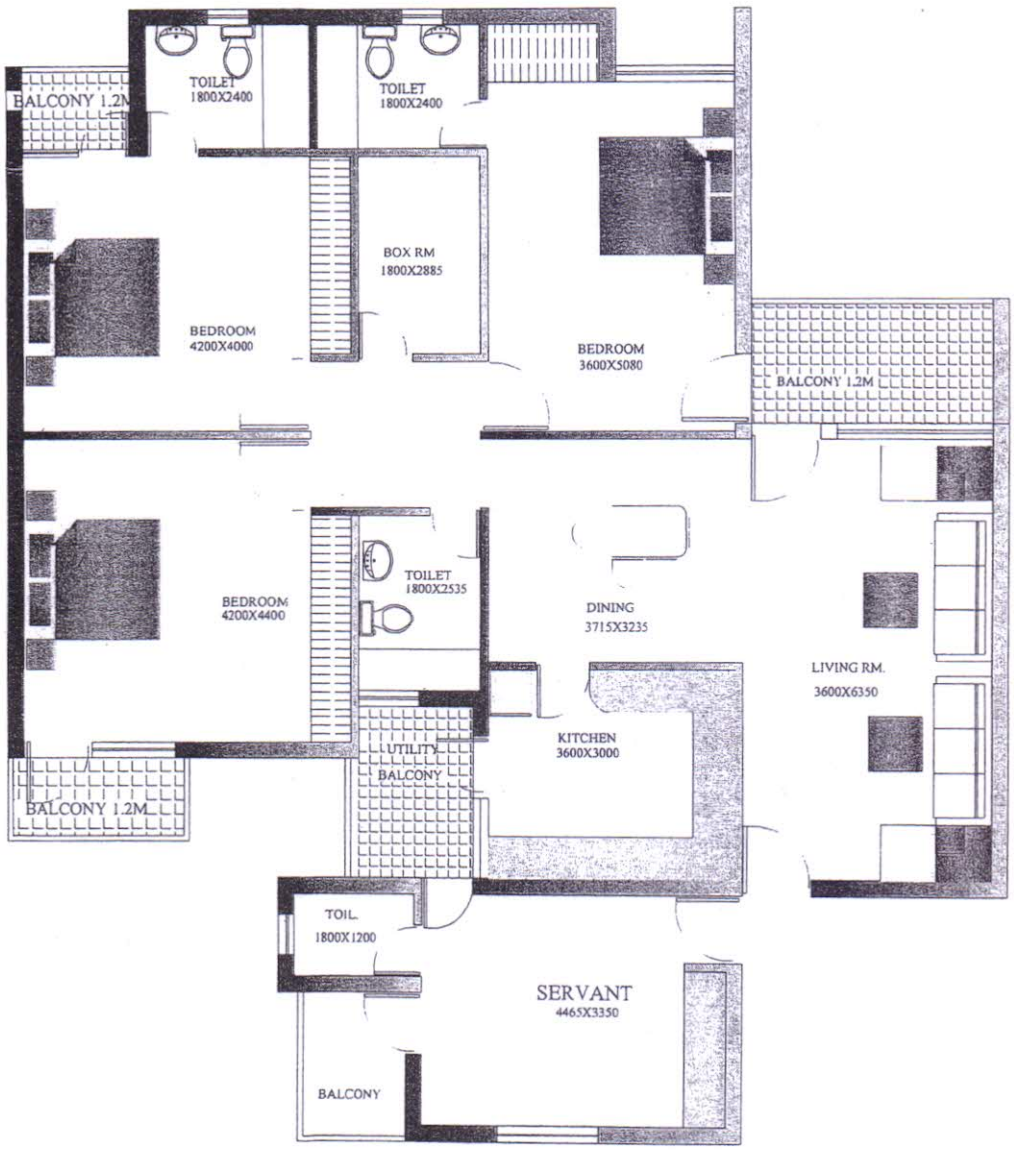
UNIT DESIGN FOR TYPE -4S QRTS.(TYPICAL)

AS PER NEW NORMS



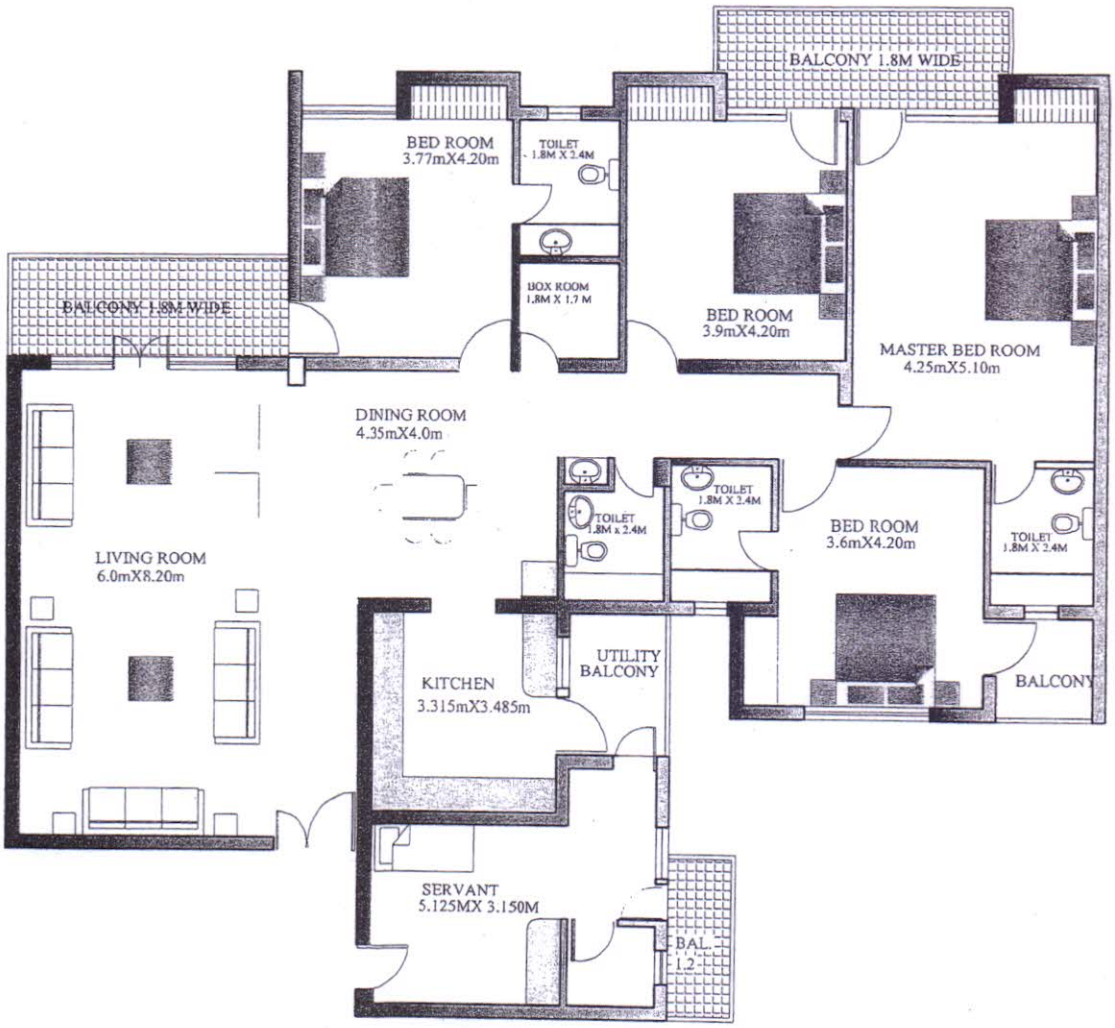
UNIT DESIGN FOR TYPE-V QRTS. (TYPICAL)

AS PER NEW NORMS



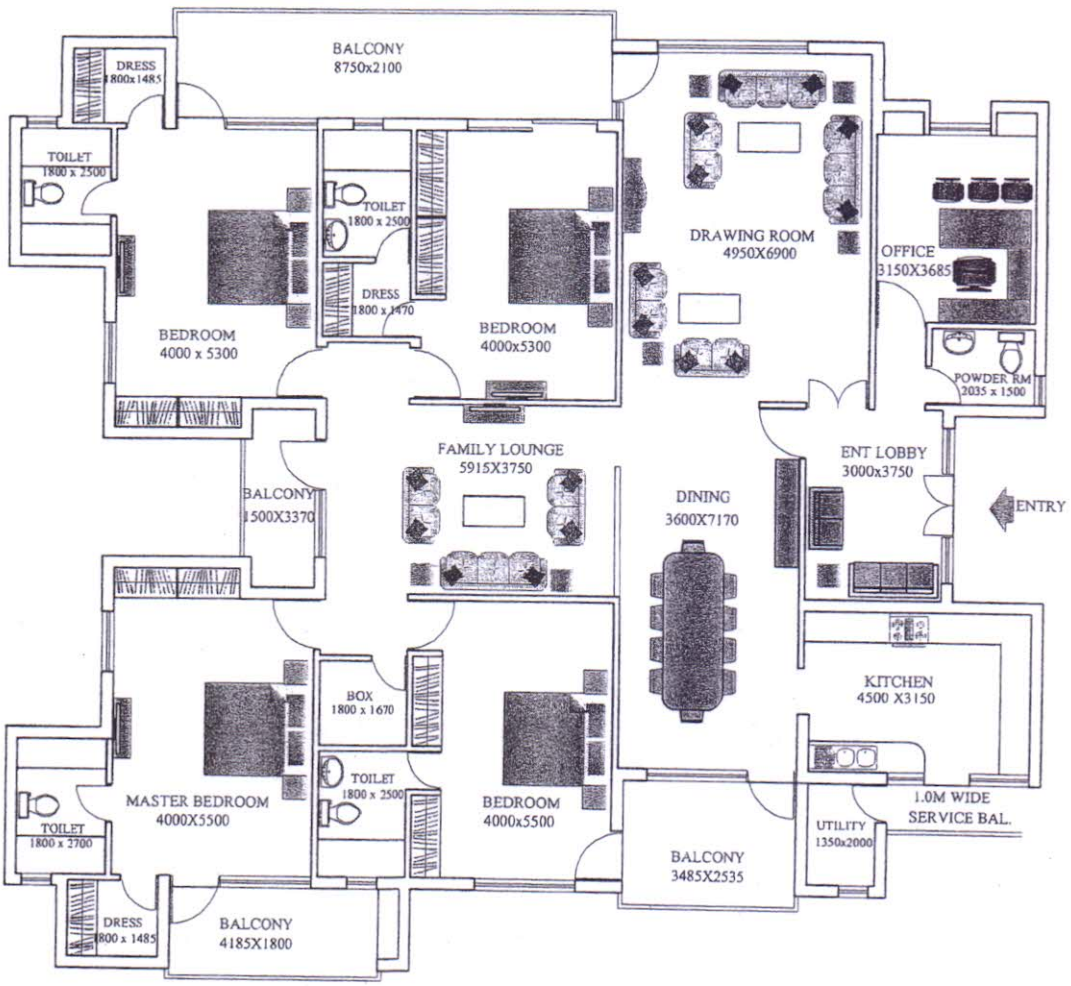
UNIT DESIGN FOR TYPE-VI QRTS.(TYPICAL)

AS PER NEW NORMS



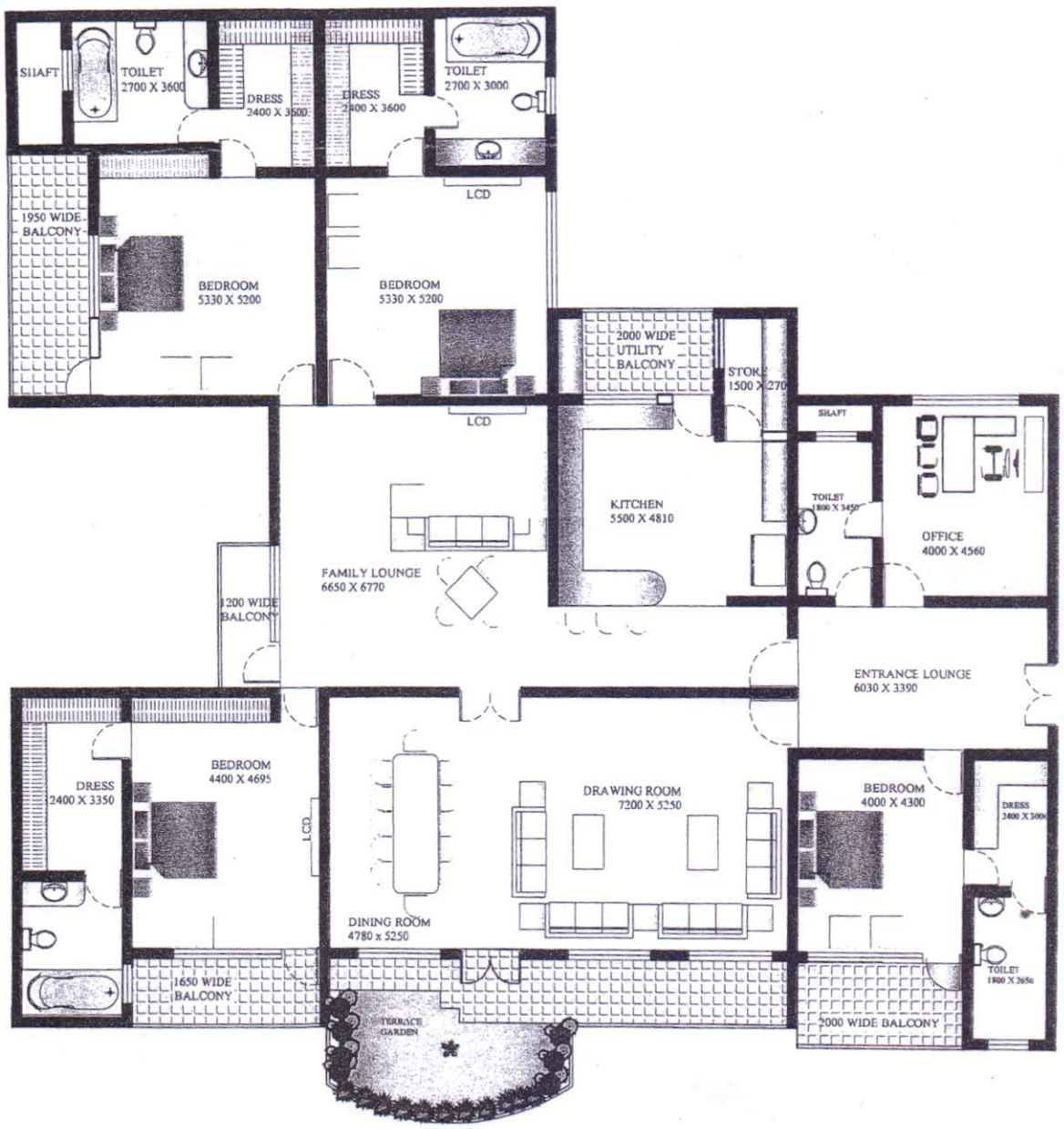
UNIT DESIGN FOR TYPE-VII QRTS. (TYPICAL)

AS PER NEW NORMS



UNIT DESIGN FOR TYPE-VIII QRTS. (TYPICAL)

AS PER NEW NORMS



RB/L&A No 007/2013

GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
(RAILWAY BOARD)

No. 2013/LMB/10/15 **New Delhi, dated: 11 /12/2013**

The General Managers,
All Zonal Railways/Production Units,
DG/RDSO,
IRICEN/PUNE,

Sub: Revision of Plinth Area Norms for Residential Accommodation to be constructed for Indian Railway Employees.

1. Board have decided to revise the Plinth Areas of the staff quarters. The revised plinth area as indicated in the O.M No. 22011/01/2008-W.3 dated 7/8/2013 of the Ministry of Urban Development will be adopted in construction of staff quarters, in supersession to all the earlier orders on the subject. Accordingly, the Ministry of Railways have decided the following:

1.1 Revised Plinth Area Norms

Revised Plinth Area Norms for Dwelling Units from Type-I to Type-V and new Plinth Area Norms for Type-VI & Type VIII Quarters applicable for construction on Indian Railways for Railway Employees shall be as per Table Below:

S No	Type of Quarters		Unit Area (Main) (sqm)	Staircase/ Circulation (sqm)	Balcony (sqm)	Utility area / balcony (sqm)
1*	I*		40.80	7.00	6.45	2.50
2	II		54.00	7.00	6.50	2.50
3	III		63.00	7.00	6.50	3.50
4	IV	*Main Unit* *Servant Room-1*	86.00 17.00	7.00	6.50	3.50
5	**Type IV Special**	*Main Unit* *Servant Room-1*	106.00 17.00	7.00 -	12.00 2.50	3.50
6	V	*Main Unit* *Servant Quarter-1*	145.00 21.50	7.00 7.00	12.00 2.50	4.50
7	VI	*Main Unit* *Servant Quarter-1*	203.5 21.50	7.00 7.00	21.50 3.50	4.50
8	VII	*Main Unit* *Servant Quarter-2*	287.00 2×21.50	7.00 7.00	35.00 4.00	9.00
9	VIII	*Main Unit* *Servant Quarter-4*	403.00 4×21.50	7.00 3.50	45.00 4.00	12.00

* Not applicable as construction of type-I quarters has been stopped in Indian Railways vide Railway Board's letter No.2008/LMB/10/26 dated 20/04/2009.

1.2 The entitlements of Railway employees for type-I to type-V shall be as per Railway Board's letter No. 2008/LMB/10/6 dated 27/01/2011, while entitlements for Type-VI to Type-VIII would be as under:

SN.	Description	Type
1.	Gazetted Officers with Grade Pay Rs. 10000 and above	Type - VI
2.	Gazetted Officers with Fixed Pay Rs. 75500 (Fixed)	Type - VII
3.	Gazetted Officers with Fixed Pay Rs. 80000 (Fixed)	Type - VIII

1.3 General Conditions for Calculation of Plinth Areas are as under:

1. The areas earmarked for specific uses like balconies and staircase are not to be interchanged in any way and not to be used in designing the main unit area.
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 separates 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.
3. The proposed Plinth Area Norms are based on standard single brick thick wall of 230mm (9"apprpx) and shall be applicable for modular brick size of 200mm (8"approx) 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.
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.
5. Staircase/Circulation area is based on single staircase having width up to 1250 mm 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.
6. Staircase/Circulation area in these Plinth area norms cater for low-rise construction having a staircase of 1250 mm width 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.
7. Wherever necessary, Additional Area required for services like Porch, ESS, Pump room, Meter room and Guard room with frisking area where ever required etc. will be allowed over & above these prescribed plinth area.
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.

Public sector enterprises need not follow these norms if the houses are built for specific user group.

1.4 Scale of Amenities

1. General design guidelines for Railway quarters(Annexure-1).
2. Scale of amenities for Architectural Services(Annexure-2).
3. Scale of Amenities for Civil Services(Annexure-3).
4. Scale of amenities for Electrical Services(Annexure-4).

1.5 General specifications – From type I to Type-VIII Categories are placed (Annexure-5).

1.6 Parking Norms for all the categories of houses shall be as per Annexure-6.

This issues in consultation with Finance Directorate of Railway Board.

DA: As above

4/12/13

(Ramesh Kumar)
Director/ Land & Amenities
Railway Board

Copy to:-

1. The General Secretary, NFIR
2. The General Secretary, AIRF
3. The Secretary General, FROA
4. The Secretary General, IRPOF
5. The Secretary General, All Indian RPF Association.
6. The GM, NF Railway (Const.),Chief Administrative Officer (Construction) All Indian Railways.
7. The General Manager and the FA&CAO, Metro Railway, Kolkata.
9. The General Manager and the FA&CAO, CORE, Allahabad.
10. The Director General, National Academy of Indian Railways/Vadodara.
12. The Director, IRICEN/Pune, IRIEEN/Nasik Road, IRIMEE/Jamapur, IRISET/Secunderabad.
13. PPSs/PSs to:- All AMs and Advisers, Railway Board
14. E/G, G/ACC., E/WELFARE, E/LR, F/X-I Branches of Railway Board.

4/12/13

(Ramesh Kumar)
Director/ Land & Amenities
Railway Board

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SPECIFICATION FOR RESIDENTIAL BUILDINGS

Sl No	Item	As Per PWD Specification	Proposed Specifications
1	**SUB STRUCTURE**		
1.1	Foundation and Plinth	As per Structural design - open foundation or Raft foundation and Brick work will be in 1:6 cement Sand mortar (For Earthquake Zone V Area as per IS Code recommendation) over Plain cement concrete in 1:5:10 in Base	Open/ Raft foundation as per Structural design. Brick Masonry work will be in 1:6 cement Sand mortar over Plain cement concrete in 1:5:10 in Base.
1.2	Foundation Depth	As per Design	As per Design/ Site Conditions
1.3	Plinth Height	As per Site Condition	As per Design/ Site Conditions. (Minimum 0.45 for Single Story and 0.60m for Multi-Story Buildings from Natural Ground Level)
1.4	Damp Proof provisions	Plinth Beam or Plinth Band as per design & Damp Proof Chemical. And Plaster with Damp Proof Chemical on Surface of Brick Work Below Plinth Beam	Plinth Beam / Band as per design with Damp Proof Chemical. Damp Proof Plaster with Approved Chemical over Damp Proof Coating on Surface of Brick Work Below Plinth Beam
1.5	Plinth filling	Earth filling free from harmful salt & 15cm thick Sand filling	15cm thick Sand filling over Earth filling free from harmful salt and
1.6	Anti- termite treatment	Anti- termite treatment to be done as per requirement with Approved Measures	Anti- termite treatment to be done as per requirement with Approved Measures
2	**SUPER STRUCTURE**		
2.1	Clear Height	**Type I, II & III :-** 3.05 m; **Type IV & V :-** 3.30 m	**Type I, II & III :-** 3.05 m; **Type IV, IV(S)& V :-** 3.30 m

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2.2	Super- structure /Wall masonry	1. RCC Framed Construction with Filler Walls in Brick work in 1:6 cement mortar (For Earthquake Zone V Area as per IS Code recommendation) or 2. Load Bearing Construction in Brick/ Stone Masonry Internal Partition Wall (if Mentioned in Drawing) of Half Brick thick Wall in 1:4 cement mortar with 2 nos. M.S. bars of 6 mm dia. at every third course	RCC Framed Construction with Filler Walls in Brick work in 1:6 cement mortar or Load Bearing Construction in Brick/ Stone masonry with Earthquake resistance measures. Internal Partition Wall (if Mentioned in Drawing) of Half Brick thick Wall in 1:4 cement mortar with 2 nos. M.S. bars of 8 mm dia. at every third course.
2.3	Lintels	R.C.C. lintels / Lintel Band as per design with M 20 Grade of Concrete	RCC Lintel Beam/ Band as per Structural design.
2.4	Sun-Shades	--	Minimum 0.60m Projection
2.5	Almirah Shelves and Kitchen Counter	2.5 cm thick of R.C.C shelves or stone (Agra Dholpur) in room Almirah and 5 cm thick R.C.C. slab in Kitchen Counter.	RCC Slab (minimum 5 cm Thick)
2.6	Plastering	12mm thick cement sand mortar in 1:6 Cement Sand Mortar	12mm thick cement sand mortar in 1:6 Cement Sand Mortar
2.7	Roof	**Intermediate roof :-** RCC Slab as per Structural design **Top roof:-** RCC Slab as per design or CGI / Galuvalium Sheet Roofing with False-Ceiling in Hilly Area	**Intermediate roof :-** RCC Slab as per Structural design **Top roof:-** RCC Slab as per Structural design or CGI / Galuvalium Profile Sheet Roofing in Hilly Area with Slope as per Snow Condition.
2.8	False Ceiling on Sloppy Roof	**Type I, II & III:-**4 mm th. A.C. Sheet False Ceiling. **Type IV& V:-** Decorative False Ceiling	**Type I, II & III:-**6 mm thick Cement fiber board false ceiling. **Type IV, IV(S) & V:-**min 12 mm thick Gypsum board false ceiling or equivalent.
2.9	Water Proofing Treatment	in RCC Roof 50mm thick M-20 Grade Concrete with Chicken Mesh Over One coat of prescribed/ approved chemical. Or Other Approved Measures	water proofing treatment in sunken portion of WCs/ bathroom, top roof slab, balconies, terraces etc. to be done as per requirement with Approved Measures

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3	**Earth quake Resistance Provisions**	Earthquake resistance measure to be taken As per Respective IS Code	Earthquake resistance measure to be taken As per Respective IS Code.
4	**Water supply Line**	G.I./ P.P.R./ U.P.V.C. / P.P.V.C. Pipe	G.I./ PE-AL-PE/ CPVC /PP-R pipes
5	**Sewerage System**	PVC Heavy Duty (6kg Pressure) / S.W./ C.I. Pipe	SWR (Class-B) / PVC (6kg/sq-cm pressure) with PCC Casing/ Non Pressure R.C.C. pipes/ Sand cast iron pipe/ Centrifugally cast (spun) iron pipe. (minimum 100mm dia)
6	**Rain water pipe**	150 mm dia P.V.C. (6kg pressure) pipe	Min 100 mm dia P.V.C. (6kg/sq-cm pressure) / SWR (Class-B) pipe/ S.C.I Pipe
7	**Plinth Protection / Apron**	**Type I, II &III :-**60 cm wide plain Cement Concrete 1:2:4 Flooring with 8 cm thick base concrete in 1:4:8 with glass strips. **Type IV & V:-**1.00 m wide Kota stone Flooring or Path Way Tiles flooring with Base Concrete	Minimum 60cm wide 52 mm thick cement concrete 1:2:4 flooring Apron with Drain
8	**DOORS, WINDOWS/ Ventilators**		
8.1	Frame of Doors	**Type I, II, III & IV :-** Pressed steel frame made out of corrosion resistant coated sheet of 1.6 mm thick / T-Iron **Type V :-** Sal wood Chaukhats.	**Type I, II, III &IV :-**Pressed steel door frames made of 1.60 mm thick commercial mild steel sheet. Or Factory made MS Hollow Section Frame. **Type IV (S) &V :-**Sal wood with Teak wood facing.
	Frame of Windows & Ventilators	**Type I, II & III :-** Pressed steel frame made out of corrosion resistant coated sheet of 1.6 mm thick Double rebate **Type IV :-**Pressed steel frame made out of corrosion resistant coated sheet of 1.6 mm thick Double rebate or Scratch Proof Aluminium Sheet Window. **Type V :-**Sal Wood Frame or Scratch Proof Aluminium Sheet Window.	

8.2	DOOR Shutter	**Type I, II &III** :-35mm thick flush door shutters. **Type IV**:-35mm th.Sheesham Wood Panelled Shutter with 12mm th. Water Proof Ply Panelling **Type V** :-***Main Doors*** - 35mm th.Sheesham Wood Panelled Shutter with 12mm th. Both Side Decorative Water Proof Ply Panelling. ***Other Doors*** - 35mm th.Sheesham Wood Panelled Shutter with 12mm th. Water Proof Ply Panelling	**Type I, II &III** :-Water and termite Proof 35 mm thick non-decorative type flush door shutters. **Type IV, IV (S) &V** :-Water and termite Proof 35 mm thick decorative type flush door shutters with teak ply veneering on both faces.
8.3	Windows Shutter	**Type I, II & III** :- M.S. Tubular Box Section in Pressed Steel window, Double leaf for Fully Glazed & Wire Mesh Shutters With Grill of 10 mm Sq. Bar **Type IV** :- M.S. Tubular Box Section in Pressed Steel Window, Double leaf for Fully Glazed & Wire Mesh Shutters With Grill of 10 mm Sq. Bar or Scratch Proof Aluminium Shutter to Match Window. **Type V** :-Sheesham Wood Fully Glazed And Mosquito Proof Jali Shutters with Grill of 10 mm Sq. Bar or Scratch Proof Aluminium Shutter to Match Window.	**Type I, II & III** :- Double leaf M.S. Tubular Box Section for Fully Glazed & Wire Mesh Shutters With Grill of 10 mm MS Sq. Bar **Type IV, IV (S) & V** :- Teak Wood Fully Glazed And Mosquito Proof Jali Shutters with Grill of 10 mm Sq. Bar
8.4	Wire gauge DOOR shutters	Sheesham wood shutters in Outer Doors.	**Type I, II, III & IV** :- M.S. Hollow Square Pipe Shutters With Mosquito-proof Net. **Type IV(S) & V** :- Teak wood 35 mm thick shutters with SS Mosquito-proof Net.

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8.5	Shutter which are liable to wetting	**Type I, II & III :-** 32mm thick flush door shutters with U lining by Aluminum sheet at bottom &upto 90 cm high on Wet Side & 15cm on Dry Side **Type IV & V:-** 28mm th Solid PVC Shutter or 35mm thick flush door shutters with U lining by Aluminum sheet at bottom &upto 90 cm high on Wet Side & 15cm on Dry Side or Fiber sheet water proof shutter for W.C. & bath	U lining by Aluminium sheet at bottom &upto 90 cm high on Wet Side & 15cm on Dry Side will be provided. Or PVC Shutters
8.6	Wardrobes Shutter	Built in RCC Cupboard Covered By 19mm th Ply Board Shutters	**Type I, II & III :-** Built in RCC Cupboard Covered By 19mm th Ply Board Shutters **Type IV & IV(S) :-** 25 mm thick decorative type flush door Shutters For Built in RCC Cupboard. **Type V:-**25 mm thick decorative type flush door Shutters For Built in RCC Cupboard And kitchen cabinet.
8.7	Door, Windows Fittings	**Type I, II & III :-** Aluminum – Anodized fitting **Type IV :-**Stainless steel Fittings. **Type V :-**Brass Fittings.	**Type I, II &III :-**Oxidised M.S. Fittings. **Type IV, IV(S) &V :-**Stainless steel Fittings.
8.8	Curtain Rod	**Type I, II & III :-** PVC Coated Iron curtain rods **Type IV & V :-** Powder Coated Aluminium curtain rod	**Type I, II & III :-** Nickel plated M.S. pipe curtain rods **Type IV, IV(S) & V :-** S.S. curtain rod
9	**FINISHING**		
9.1	External finish	**Type I, II & III :-** Acrylic Smooth Exterior Finish **Type IV & V :-** Premium Acrylic smooth exterior finish additive of silicon	**Type I, II & III :-** Acrylic Smooth Exterior Finish **Type IV, IV (S) & V :-** Premium Acrylic smooth exterior finish additive of silicon
9.2	Internal finish	**Type I, II & III :-** Acrylic / Oil Bond Distemper **Type IV:-** Plastic Emulsion Paint **Type V :-**Plastic Emulsion Paint with 2mm th. POP Putty	**Type I, II & III :-** Acrylic / Oil Bond Distemper **Type IV, IV (S) & V :-** Plastic Emulsion Paint with Cement Putty

8.5	Shutter which are liable to wetting	**Type I, II & III :-** 32mm thick flush door shutters with U lining by Aluminum sheet at bottom &upto 90 cm high on Wet Side & 15cm on Dry Side **Type IV & V:-** 28mm th Solid PVC Shutter or 35mm thick flush door shutters with U lining by Aluminum sheet at bottom &upto 90 cm high on Wet Side & 15cm on Dry Side or Fiber sheet water proof shutter for W.C. & bath	U lining by Aluminium sheet at bottom &upto 90 cm high on Wet Side & 15cm on Dry Side will be provided. Or PVC Shutters
8.6	Wardrobes Shutter	Built in RCC Cupboard Covered By 19mm th Ply Board Shutters	**Type I, II & III :-** Built in RCC Cupboard Covered By 19mm th Ply Board Shutters **Type IV & IV(S) :-** 25 mm thick decorative type flush door Shutters For Built in RCC Cupboard. **Type V:-**25 mm thick decorative type flush door Shutters For Built in RCC Cupboard And kitchen cabinet.
8.7	Door, Windows Fittings	**Type I, II & III :-** Aluminum – Anodized fitting **Type IV :-**Stainless steel Fittings. **Type V :-**Brass Fittings.	**Type I, II &III :-**Oxidised M.S. Fittings. **Type IV, IV(S) &V :-**Stainless steel Fittings.
8.8	Curtain Rod	**Type I, II & III :-** PVC Coated Iron curtain rods **Type IV & V :-** Powder Coated Aluminium curtain rod	**Type I, II & III :-** Nickel plated M.S. pipe curtain rods **Type IV, IV(S) & V :-** S.S. curtain rod
9	**FINISHING**		
9.1	External finish	**Type I, II & III :-** Acrylic Smooth Exterior Finish **Type IV & V :-** Premium Acrylic smooth exterior finish additive of silicon	**Type I, II & III :-** Acrylic Smooth Exterior Finish **Type IV, IV (S) & V :-** Premium Acrylic smooth exterior finish additive of silicon
9.2	Internal finish	**Type I, II & III :-** Acrylic / Oil Bond Distemper **Type IV:-** Plastic Emulsion Paint **Type V :-**Plastic Emulsion Paint with 2mm th. POP Putty	**Type I, II & III :-** Acrylic / Oil Bond Distemper **Type IV, IV (S) & V :-** Plastic Emulsion Paint with Cement Putty

11	**WATER SUPPLY AND SANITARY FITTINGS**		
11.1	WC Pan and Flushing Cistern	**Type I &II** :-Orrisa Pattern 58cm White China Ware . **Type III & IV**:-European / Orissa Pattern White China Ware. **Type V** :- European/ Orrisa Pattern Coloured China Ware	**Type I &II** :-Vitreous china orrisa type W.C. pan of size 580 mm with white P.V.C. flushing cistern. **Type III &IV** :-In One Toilet Orrisa type W.C. pan of size 580 mm with white P.V.C. flushing cistern and in others White vitreous china pedestal type water closet (European type W.C. pan) with white P.V.C. flushing cistern. **Type IV(S) &V** :-Wall hang water closet with integrated flushing cistern. * All Cistern Should have Twin flush system.
11.2	Wash Basin	**Type I, II &III** :-One of White China Glazed with Pillar Cock. **Type IV** :- One in Each Toilet & One in Dinning area of White China Glazed with CP Brass Mixture for hot & Cold Water. **Type V** :- One in Each Toilet & One in Dinning area of Coloured China Glazed with CP Brass Mixture for hot & Cold Water	**Type I, II, III &IV** :-White Vitreous China Wash basin size 550x400 mm with single hole basin mixer in each Toilet. **Type IV(S) &V** :-630x450 mm White Vitreous China Wash basin including pedestal or Counter Type with single lever basin mixer in each Toilet & One in Dinning area.
11.3	Kitchen Sink	**Type I, II & III** :- Stainless steel sink 600x450mm size **Type IV** :- Stainless steel Double Bowl sink 1200x450mm size **Type V** :-Stainless steel Double Bowl sink 1200x450mm size. With drain board.	**Type I, II & III** :- Stainless steel kitchen sink 610x460 mm **Type IV, IV(S) & V** :- Stainless steel kitchen sink with drain board 510 x 1040 mm
11.4	Shower	**Type I, II &III** :-One Over Head Shower in Each Toilet. **Type IV, IV(S) &V** :-One Over Head Shower with wall mixture in Each Toilet.	**Type I, II &III** :-One Over Head Shower in each . **Type IV, IV(S) &V** :-One Over Head Shower in each toilet with single lever telescopic wall mixture.

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11.5	Fittings	**Type I, II & III :-** C.P. Brass (JaquarEsco or equivalent) Fittings **Type IV :-** C.P. Brass (Jaquar Continental or equivalent) Fittings **Type V :-** C.P. Brass (JaquarFlorntine or equivalent) Fittings	**Type I, II & III :-** C.P. Brass (JaquarEsco or equivalent) Fittings **Type IV :-** C.P. Brass (Jaquar Continental or equivalent) Fittings **Type V :-** C.P. Brass (JaquarFlorntine or equivalent) Fittings
11.6	Other Fixtures every Wash Basin	Mirror Glass, Towel Rail, And Shop Disc One Set with every Wash Basin	**Type I, II &III :-**Rectangular shape 453x357 mm mirror of superior glass with plastic moulded frame. 600x120x5 mm glass shelf, towel rail, Soap Dish/Holder **Type IV, IV(S) & V :-** 600x450 mm beveled edge mirror of superior glass with every Wash Basin, 600x120x5 mm glass shelf, towel rail, Soap Dish/Holder
11.7	Overhead Storage Tank	**Type I, II &III :-**500 Ltr. PVC water storage tank. **Type IV & IV(S):-** 1000 Ltr. PVC water storage tank **Type V :-** 1500 Ltr. PVC water storage tank	**Type I, II &III :-**500 Ltr. PVC water storage tanks. **Type IV & IV(S):-** 2 x 500 Ltr. PVC water storage tanks **Type V :-** 3 x 500 Ltr. PVC water storage tanks
11.8	Other	Plumbing for Water Purifier and a Direct Water Supply Connection of Fresh Water Provided in Kitchen Plumbing for Geyser Line in Bath And Kitchen Provided, Whenever Geyser is provided or not	Plumbing for Water Purifier and a Direct Water Supply Connection of Fresh Water Provided in Kitchen. Plumbing for Geyser Line in Bath And Kitchen Provided, Whenever Geyser is provided or not.
11.9	Underground Storage Tank	--	One Combined Underground Water Storage Tank is to be provided for Each Block of equal to double capacity of Overhead Storage
12	Provision in Servant Quarter		For Servant Quarters specification of Type I quarter shall be applicable.

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