



सत्यमेव जयते

भारत सरकार
Government of India



केन्द्रीय लोक निर्माण विभाग CENTRAL PUBLIC WORKS DEPARTMENT



PLINTH AREA RATES 2019



DIRECTOR GENERAL, CPWD, NIRMAN BHAWAN, NEW DELHI



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June 2019

Director General, CPWD, Nirman Bhawan, New Delhi

SPECIFICATIONS FOR NON - RESIDENTIAL BUILDINGS

ITEM NO.	DESCRIPTION	SPECIFICATION
1.0	FOUNDATION	As per structural design based on soil investigation.
2.0	SUPER STRUCTURE	
2.1	Structure	R.C.C. framed construction with filler walls with fly ash bricks /brick work/ ACC blocks or load bearing construction in /brick work/fly ash bricks/ stone masonry with intermediate columns as per design.
2.2	Internal partitions.	
2.2.1		Light weight auto claved aerated concrete blocks.
2.2.2		Gypsum Blocks.
2.2.3		Non asbestos double skin cement boards.
2.2.4		Fly ash bricks.
3.0	DOORS & WINDOWS	
3.1	Frames	
3.1.1	Door frames	Door frames of 2nd class Indian teakwood or equivalent in officer's room. Anodized/ Powder coated/ Polyester powder coated Aluminium sections/
3.1.2	Window frame	Standard sections of UPVC window frame members/Extruded Aluminium tubular sections
3.2	Door Window Shutters	
3.2.1	Door Shutter	Panelled type in 2nd class teak wood or flush door with teak veneered ply/ commercial ply as per CPWD Specifications/as per design.
3.2.2		Anodized/powder coated/ Polyester powder coated Aluminium shutters with toughened glass glazing/paneling where required.
3.2.3	Frame and shutters in wet area	PVC/FRP door frames & shutters in wet areas.
3.3	Window shutters	Factory made Anodised/ powder coated/ Polyester powder coated 'Z' section aluminium shutters/ standard UPVC section for windows with toughened glass glazing
3.4	Fittings	Anodized aluminium /stainless steel or equivalent.
3.5	Fire check door	As per fire safety specifications
4.0	FLOORING	
4.1	Main entrance hall	Pre polished granite flooring.
4.2	Corridors	Matt finished vitrified tiles/Granite flooring/combination of marble and granite
4.3	Rooms	Granite tiles/Vitrified tiles/Engineered wood flooring (in officers chambers)
4.4	Lavatory Blocks	Granite flooring.
4.5	Flooring in basement	Vacuum dewatered concrete.
4.6	Rest of the area	Kota Stone flooring.
5.0	STAIRCASE	
5.1	Internal staircases	Single piece Granite or marble flooring in treads & risers with dado of matching permanent finish specifications.
5.2	Fire escape staircase	Single piece Kota stone flooring in treads & risers with dado of matching permanent finish specifications.
6.0	RAILING	Stainless steel railings.
7.0	TOILETS	Granite flooring. Glazed tiles of size not less than 300 x 450/400 x 600 mm in dado upto ceiling height. Granite counters. Rimless counter sunk basins/Stainless steel sinks. Mirrors with moulded PVC frame. FRP/PVC doors with frames.

8.0	ROOFING	
8.1	Roof treatment	Coba treatment/over deck insulation with Puf slab.
8.2	False ceiling	False ceiling in office area & toilets to cover the services as per design requirement.
9.	FINISHING	
9.1	External	Dry stone cladding/washed grit plaster/water proof weather coat paints/ Structural Glazing/ ACP cladding conforming to Energy Conservation Building Code.
9.2	Internal	
9.2.1		Gypsum plaster in dry areas.
9.2.2		Cement plaster in wet areas
9.2.3		Dry acrylic distemper in service area & basement.
9.2.4		Acrylic emulsion paint/ Textured paint (low V.O.C)
9.2.5		Wall panelling as per approved Architecture Design upto sill level/1.2 meter, height or ceiling height.
9.3	Painting	Doors & windows – Painting/polishing on wood work as per design requirement.
10.0	PROVISION FOR BARRIER FREE BUILDING	Ramps, toilets for physically challenged, chequered tiles use of Braille signages & lifts etc.GRC (Glass reinforced concrete) tiles in Ramp area.