OFFICE MEMORANDUM

Sub:- Suggestions for Modification to PAR-2019 (for incorporating re-categorization of Non-Residential Buildings into 03 categories segregating school buildings as independent category).

Ref.:- The Office Memorandum issued vide this office even no. 43-H dated 28.06.2019.

Latest Plinth Area Rates-2019 was uploaded on CPWD website vide office memorandum as per reference, for official use by all concerned.

However, On requirements raised by some of the field units for including a category of schools as a separate category in PAR-2019, it is proposed to make the necessary amendments in PAR-2019 (as per draft OM enclosed).

All the field/planning units are requested to take note of these proposed changes in the rates as well as specifications for schools and submit their comments latest by 05.03.2020.

This issues with the approval of DG, CPWD.

Encl.: Draft OM (for PAR modification)

Executive Engineer (TAS-I)
CSQ, CPWD, Nirman Bhawan,
New Delhi

Dated: 20/02/2020

Copy to:-
1. The PPS to DG/CPWD, Nirman Bhawan, New Delhi.
2. All the SGs, ADGs, CEs, CPMs and PMs in CPWD.
3. The DDG (Works), and DDG (e-Gov.) for uploading and running marquee line, marked “Urgent”.

Executive Engineer (TAS-II)
Sub:- Modification to PAR-2019 incorporating re-categorization of Non-Residential Buildings into 03 categories segregating school buildings as independent category.

In partial modification to PAR-2019 issued vide OM of even no. dated 28.06.2019. The rates for school buildings have been segregated and incorporated as independent category from office and college. The rates have been worked out and inserted (modified as page no. 1).

Also Specifications for Non-Residential Buildings too have been segregated for school buildings (modified as per page no. 14 and 15). Therefore now onward page no. 1 and page no. 14 and 15 of the OM issued on 28.06.2019 may read as under.

PLINTH AREA RATES AS ON 01.04.2019

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Description</th>
<th>Non-Residential Buildings</th>
<th>Residential Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Office/ College</td>
<td>Hospital</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Rates in Rupees Per Sqm.)</td>
<td></td>
</tr>
</tbody>
</table>

1.0 BUILDING COST (Specifications as per Annexure-II)

1.1 RCC FRAMED STRUCTURE (Upto Six Storeys)
   1.1.1 Floor ht. 3.60 m. 25500 26800 20500
   1.1.2 Floor ht. 2.90 m. -- -- -- 19500

1.2 COMPOSITE (PARTIALLY LOAD BEARING AND RCC FRAMED) STRUCTURE (Upto Four Storeys)
   1.2.1 Floor ht. 3.60 m. 21700 22800 17500
   1.2.2 Floor ht. 2.90 m. -- -- -- 16600

Note:- Rates for schools as mentioned in 1.1.1 and 1.2.1 are with different specifications which are comparatively leaner with relation to office/college. If the specifications for schools to be followed are similar to those of college the rates mentioned for office and college in the respective items shall apply.

1.3 EXTRA FOR
   1.3.1 Extra for every additional storey over six storeys upto twelve storeys (For RCC Framed Structure only) 580
   1.3.2 Every 0.3 m. additional/lesser height of floor above normal floor height of 3.60 m./2.90 m. 335
<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION</th>
<th>SPECIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>FOUNDATION</td>
<td></td>
</tr>
<tr>
<td>1.1</td>
<td>For RCC framed structure</td>
<td>As per structural design based on soil investigation. (Primarily with RCC footings, columns, raft etc.)</td>
</tr>
<tr>
<td>1.2</td>
<td>For composite (partially load bearing and RCC framed structure)</td>
<td>As per structural design based on soil investigation. (Brick/stone work spread footings on cement concrete base upto 1.5 mtr. depth below GL, with or without RCC isolated combined footings with plinth beams/bands)</td>
</tr>
<tr>
<td>2.0</td>
<td>SUPER STRUCTURE</td>
<td></td>
</tr>
<tr>
<td>2.1</td>
<td>For RCC framed structure</td>
<td>R.C.C. framed construction having filler walls with fly ash bricks/brick work/ ACC blocks</td>
</tr>
<tr>
<td>2.2</td>
<td>For composite (partially load bearing and RCC framed structure)</td>
<td>Load bearing construction in brick work/stone masonry/ACC blocks/fly ash bricks with intermediate columns and RCC bends at lintel/ceiling levels as per design.</td>
</tr>
<tr>
<td>2.3</td>
<td>Internal partitions: Office/College/ Hospital</td>
<td>Light weight auto claved aerated concrete blocks.</td>
</tr>
<tr>
<td>2.3.1</td>
<td>Schools</td>
<td>Gypsum Blocks.</td>
</tr>
<tr>
<td>2.3.2</td>
<td>Schools</td>
<td>Fly ash bricks.</td>
</tr>
<tr>
<td>2.3.3</td>
<td>Schools</td>
<td>Light weight auto claved aerated concrete blocks/brick work</td>
</tr>
</tbody>
</table>

**SPECIFICATIONS FOR NON-RESIDENTIAL BUILDINGS**
### 3.1 Frames

**3.1.1 Door frames:- Office/College/Hospital**
Door frames of 2nd class Indian teakwood or equivalent in officer’s room. Anodized / Powder coated/ Polyester powder coated Aluminium sections/Extruded hollow M.S pipes (minimum 2mm thickness).

**Schools**
Locally available Hardwood/Extruded hollow M.S pipes (minimum 2mm thickness).

**3.1.2 Window frame:- Office/College/ Hospital**
Standard sections of UPVC window frame members/Extruded Aluminium tubular sections

**Schools**
Standard sections of UPVC window frame members/Standard M.S. Z-section steel frame members.

### 3.2 Door Window Shutters

**3.2.1 Door Shutter:- Office/College/Hospital**
Panelled type in 2nd class teak wood or flush door with teak veneered ply/ commercial ply or Anodized/powder coated Polyester powder coated Aluminium shutters with toughened glass glazing/paneling where required as per CPWD Specifications/as per design.

**Schools**
Flush door shutters with teak ply veneering/commercial ply veneering.

**3.2.3 Frame and shutters in wet area**
PVC/FRP door frames & shutters in wet areas.

### 3.3 Window shutters:- Office/College/ Hospital
Factory made Anodised/ powder coated/ Polyester powder coated ‘Z’ section aluminium shutters/ standard UPVC section for windows with toughened glass glazing

**Schools**
Standard uPVC window sash shutters with double layered glazing/M.S. Z-section steel shutter members.

### 3.4 Fittings

**3.5 Fire check door**
As per fire safety specifications

### 4.0 FLOORING

**4.1 Main entrance hall:- Office/College/ Hospital**
Pre polished granite flooring.

**Schools**
Pre polished granite flooring in entrance lobby.

**4.2 Corridors:- Office/College/Hospital**
Matt finished vitrified tiles/Granite flooring/combination of marble and granite

**Schools**
Kota stone flooring and corresponding skirting.

**4.3 Rooms:- Office/College/Hospital**
Granite tiles/Vitrified tiles/Engineered wood flooring (in officers chambers)

**Schools**
Kota stone flooring and corresponding skirting. In principal room and office area vitrified tiles of size 600x600 mm and matching skirting/dado.

**4.4 Lavatory Blocks:- Office/College/ Hospital**
Granite flooring.

**Schools**
Rectified antiskid tiles (of size not less than 400/400 mm).

**4.5 Laboratories in Schools**
Rectified antiskid tiles (of size not less than 400/400 mm) and Chemical resistance tiles in floor/counters/shelves of chemistry labs.

### 4.6 Flooring in basement

Vacuum dewatered concrete.

### 4.7 Rest of the area

Kota Stone flooring.

### 5.0 STAIRCASE

**5.1 Internal staircases:- Office/College/ Hospital**
Single piece Granite or marble flooring in treads & risers with dado of matching permanent finish specifications.

**Schools**
Single piece kota stone flooring in treads & risers with 1.2 mtr high dado of ceramic glazed tiles of size 300/450 mm.

**5.2 Fire escape staircase**
Single piece kota stone flooring in treads & risers with dado of matching permanent finish specifications.

### 6.0 RAILING:- Office/College/Hospital

**Schools**
Stainless steel railings.

**6.0.1 1.2 mtr. high parapets minimum 100 mm thick/stainless steel raling.**

### 7.0 TOILETS:- Office/College/Hospital

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...
<table>
<thead>
<tr>
<th>8.0</th>
<th>ROOFING</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.1</td>
<td>Roof treatment</td>
</tr>
<tr>
<td>8.2</td>
<td>False ceiling:- Office/College/Hospital</td>
</tr>
<tr>
<td>Schools</td>
<td>Fall ceiling in office area, principal room and in toilets (If needed to height sanitary pipes)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9.</th>
<th>FINISHING</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.1</td>
<td>External:- Office/College/Hospital</td>
</tr>
<tr>
<td>Schools</td>
<td>Dry stone cladding/washed grit plaster upto certain specified heights rest cement plastered surface with white cement based putty and acrylic smooth exterior paints.</td>
</tr>
<tr>
<td>9.2</td>
<td>Internal:- Office/College/Hospital</td>
</tr>
<tr>
<td>9.2.1</td>
<td></td>
</tr>
<tr>
<td>9.2.2</td>
<td>Dry acrylic distemper in service area &amp; basement.</td>
</tr>
<tr>
<td>9.2.3</td>
<td>Acrylic emulsion paint/ Textured paint (low V.O.C)</td>
</tr>
<tr>
<td>9.2.5</td>
<td>Wall panelling as per approved Architecture Design upto sill level/1.2 meter, height or ceiling height.</td>
</tr>
<tr>
<td>Schools</td>
<td>Cement plastered wall surfaces with POP (one tile) and acrylic smooth interior paints in classrooms, corridors and labs etc. In principal room and office texture paint over POP surface.</td>
</tr>
<tr>
<td>9.3</td>
<td>Painting:- Office/College/Hospital</td>
</tr>
<tr>
<td>Schools</td>
<td>Doors and windows to be painted with synthetic enamel paint and in corridors upto 1.5 mtr. height on the exterior of classroom walls and upto parapet height on the other side to be painted with synthetic enamel paint.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10.0</th>
<th>PROVISION FOR BARRIER FREE BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ramps, toilets for physically challenged, chequered tiles use of Braille signages &amp; lifts etc.GRC (Glass reinforced concrete) tiles in Ramp area.</td>
</tr>
</tbody>
</table>

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Page no. 14 and 15

Executive Engineer (TAS)
CSQ, CPWD, Nirman Bhawan,
New Delhi.

No. 62/SE (TAS)/PAR/2020
Dated: /02/2020

Copy to:- All the SDG/ADG/CEs/CPMs through CPWD website http://cpwd.gov.in.

Executive Engineer (TAS)