

**Government of India
Central Public Works Department
Directorate General of Works
CSQ Organization
Contracts & Manual Unit**

No.DGW/MAN/29

Dated Nirman Bhawan, New Delhi, the 18th June, 1999.

OFFICE MEMORANDUM

Sub: Standard Schedule of Contract Periods for Building Works

Para 17.14 of CPWD Manual Vol.II, 1988 lays down that reasonable time for completion of work shall be stipulated in NIT as per guidelines given in Appendix 25 of the Manual. These guidelines were last revised in 1972 and are based on the type of building and its estimated cost. It has been felt more appropriate to link the construction time for buildings with their plinth areas rather than with the estimated cost. Accordingly, a new Standard Schedule of Contract Periods for Building Works has been approved by DG(W) and is enclosed herewith for following in NITs for future works. This Schedule shall be applicable for works where construction of buildings of total plinth area upto 25,000 Sqm is involved. For bigger works, the NIT approving authority shall decide the contract period based on the merits of the individual case.

CPWD Manual vol.II shall be amended in due course.

Encl: As above



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STANDARD SCHEDULE OF CONTRACT PERIODS FOR BUILDING WORKS

S.No.	Type of building	Contract periods (in months) for total plinth area of buildings in all the floors including basement					
		Upto 250 Sqm.	251 to 500 Sqm.	501 to 1000 Sqm.	1001 to 2500 Sqm.	2501 to 5000 Sqm.	Every additional 2500 Sqm.
1	SINGLE STOREYED LOAD BEARING STRUCTURES	4	6	8	10	11	1
2	SINGLE STOREYED FRAMED STRUCTURES	5	7	9	11	12	1
	Extra for every additional storey (for load bearing as well as framed structures): 1.5 months						

Notes :

1. This Schedule is applicable for works where construction of buildings of total plinth area upto 25,000 Sqm. is involved. For bigger works, the NIT approving authority shall decide the contract period based on the merits of the individual case.
2. The schedule is to serve us a general guide for fixing contract periods for building works under normal conditions, in large cities like Delhi, Calcutta, Madras etc. where the building trade is well organised. For small or out of the way places where normal facilities for construction of buildings may be lacking, contract periods should be fixed suitably after taking into consideration the local conditions, subject to a maximum increase in time period of 33-1/3%.
3. When the contract period runs through monsoons, extra period may be allowed for the same on the assumption that progress during monsoons is about half of the progress in fair weather. For example in Delhi, where the monsoons last for about 2 months, one month may be added, and in places like Calcutta and Mumbai, where monsoons last four months, two months may be added.
4. Where a basement is to be provided, an extra period of 3 to 4 months may be added depending on the extent of basement and depth of subsoil water table.

5. This schedule take into account the normal building specifications as per standard CPWD Plinth Area Rates. Extra period may be allowed for works having superior specifications and special features such as (i) domes, shells and coffered roofs, (ii) extensive stone work, stone veneering and sculpturing and (iii) special finishes and architectural feature.
6. In case of works consisting of number of small units, such as a group of residential quarters, scattered over a large area, an extra period of 1 to 3 months may be allowed depending on the number of units and their disposition.
7. When work is to be executed in congested areas and on small sites, the period may be suitably increased because of difficulties in storage of building materials.
8. This schedule takes into account about 3 months for foundations in the case of multistoreyed buildings of five or more storeys. In case of buildings on piles, normally the work of the piles would be executed through a separate contract and the time required for the superstructure should be fixed by reducing the period determined on the basis of the schedule by about 3 months.
9. Contract periods for internal and external services should be fixed according to the programme for completion of the building taking into consideration the local conditions.
10. For particular cases of urgent nature or cases where completion period is fixed and cannot be postponed and cases of national importance, workable time period may be fixed preferably by holding a pre-bid conference with the prospective tenderers.