

F. NO.11014/1/2008-W.3
Government of India
Ministry of Urban Development

Nirman Bhavan, New Delhi-110011.
14th March 2008

Office Memorandum

Subject:- Additions/alterations in General Pool Residential Accommodation

1. The undersigned is directed to state that under this Ministry's Office Memoranda No.28012/1/2003-WI dated 19th Feb. 2004 and 20th Feb. 2004, it has been provided that works of addition/alteration of non-structural nature can be carried out in General Pool Residential Quarters at the request of the occupants and to provide these facilities on vacation of residential quarters and also on payment of a part of cost by the allottees in respect of occupied quarters.

2. It has now been decided to provide the prescribed facilities subject to availability of funds in all GPRA quarters as well as quarters in other pools which are being maintained by CPWD whether occupied or vacant (except for Type-I Quarters) in serial order in each colony with the consent of the concerned allottees. Instructions for type-I quarters shall be issued separately.

3. A list of permissible civil and electrical items/works of additions/alterations is enclosed as Annexure -I.

4. The list of civil and electrical items of addition/alteration which may be carried out at the request of the allottees and on the allottee paying the specified percentage of the cost of the works has been revised and is at Annexure- II.

5. No other work of addition/alteration which involves structural changes in the allotted quarters would be carried out. The decision of the CPWD as to whether any work of addition/alteration requested by an allottee is of a structural nature shall be final.

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6. The works of addition/alteration in a house as per prescribed specification shall be completed within a maximum period of two months from the dated of handing over the possession of house to CPWD.

7. This Memorandum issues in supersession of all previous instructions, including the OM mentioned in paragraph 1 above and with the concurrence of Integrated Finance Division. vide Dy. No. 02-F dated 01/01/2008.

Hindi version will follow.

Sd/-
(Surat Singh)
Under Secretary to the Government of India

To

1. All Ministries/Departments of the Government of India.

- 2. CAG of India, Bahadur Shah Zafar Marg, New Delhi.**
- 3. Secretary General, Rajya Sabha/Lok Sabha Secretariat, New Delhi.**
- 4. Director General (Works), CPWD, New Delhi.**
- 5. Chief Secretaries of Union Territories.**
- 6. Director of Estate, Ministry of Urban Development, New Delhi.**

Copy to:

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- 5. All Desks/Sections in M/o Urban Development, New Delhi.**
- 6. Hindi Section for Hindi version.**

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Specification prescribed for Up-gradation on vacation as well as in occupied quarters (Free of cost)

S.No	Description of Item	Type II	Type III	Type IV	Type V	Type VI
	A. Civil Works.					
1.0	Kitchen					
	1.1 General:					
	1.1.1 Removal of chimney wherever existing.	Y	Y	Y	Y	Y
	1.1.2 Covering of shelves below kitchen counter with cupboard shutter or built in cupboard where concrete/ stone shelves are not existing (except gas area) (Items to be done as per approved and demonstrated design)	Y	Y	Y	X	X

	<p>1.1.3 Covering of shelves below kitchen counter with cupboard shutter or built in cupboard where concrete/stone shelves are not existing (except gas area) and overhead cabinets (With pre-eliminated board with beige/grey shade) . (Items to be done as per approved and demonstrated design)</p>	X	X	X	Y	Y
	<p>1.1.4 Plumbing for water purifier and geyser.</p>	Y	Y	Y	Y	Y
	<p>1.1.5 Addition of water storage capacity upto 300lt per DU by providing additional tank at terrace. If not possible 100/150 litre capacity loft tank including connected plumbing work in kitchen and toilets</p>	Y	Y	Y	Y	Y
	<p>1.2 Kitchen sink:</p>					
	<p>1.2.1 Stainless steel kitchen sink without drain board.</p>	Y	Y	Y	X	X
	<p>1.2.2 Stainless steel kitchen sink with drain board wherever possible</p>	X	X	X	Y	Y

	1.3 Dado:					
	1.3.1 60 cm high white glazed tiles (Size 8"x12") above and along the work platform and around and below kitchen sink	Y	Y	Y	X	X
	1.3.2 60 cm high white glazed tiles (Size 8"x12") dado from skirting level upto 60cm height above the kitchen platform above and along the worktop and around and below kitchen sink excluding areas where built in cupboards are fixed.	X	X	X	Y	Y
	1.4 Worktop:					
	1.4.1 Green marble- prepolished with premoulded nosing	Y	Y	Y	X	X
	1.4.2 Granite with pre-polished and premoulded nosing .	X	X	X	Y	Y
	1.5 Flooring:					
	1.5.1 Ceramic floor tiles (Size 12"x12" Matt finish) flooring over existing floors.	Y	Y	Y	X	X

	1.5.2 Rectified Ceramic floor tiles (Size 16"x16" Matt finish) flooring over existing floors.	X	X	X	Y	Y
2.0	Toilets & Bathrooms					
	2.1 Wash basin & Mirror:					
	2.1.1 One wash basin with one pillar tap at appropriate location..	Y	Y	Y	X	X
	2.1.2 One looking mirror with PTMT frame and with one glass shelf with anodized aluminum frame.	Y	Y	Y	X	X
	2.1.3 Anodized aluminium Pegs in bathroom/ towel rings (1 no) as per feasibility.	Y	Y	Y	X	X
	2.1.4 CP Brass pegs and towel rail in bathroom, towel ring at washbasin with CP brass mixer tap (preferably single lever)	X	X	X	Y	Y
	2.1.5 Looking mirror with PTMT frame and glass shelves with stainless steel/CP Brass frame at washbasins.	X	X	X	Y	Y
	2.1.6 Plumbing for geysers.	Y	Y	Y	Y	Y
	2.2 Flooring & Dado:					

	2.2.1 Flooring					
	2.2.1.1 Ceramic floor tile (Size 12"x12" Matt finish) of approved design.	Y	Y	Y	X	X
	2.2.1.2 Rectified ceramic floor tiles (Size 16" X 16") of approved design	X	X	X	Y	Y
	2.2.1.3 Pre-finished/Pre-polished granite threshold 100mm high and 100 mm wide in shower area in combined toilet	X	X	X	Y	Y
	2.3 Dado					
	2.3.1 Ceramic white glazed tile (Minimum Size 8"x12") up to door lintel level.	Y	Y	Y	Y	Y
3.0	<u>Bed Rooms / Living Rooms</u>					
	3.1 Flooring in rooms and internal areas-					
	3.1.1 Grey/Beige color Ceramic floor tile (Size 12"x12" Matt finish) of approved design.	Y	Y	Y	X	X
	3.1.2 Grey/Beige color rectified ceramic floor tile (Size 16"x16" Matt finish) of approved design.	X	X	X	Y	Y

4.0	In common circulation areas and staircases-					
	4.1 Kota stone flooring and matching skirting. In staircase, single piece pre-polished kota stone slab with pre-finished nosing shall be used.	Y	Y	Y	Y	Y
	4.2 Dado of ceramic tile light grey/dull green shade 12"X12"size up to 120 cm height above skirting including green marble nosing.	Y	Y	Y	Y	Y
5.0	<u>Others fixtures and amenities:-</u>					
	5.1 Magic eye in the main entry door.	Y	Y	Y	Y	Y
	5.2 Curtain rods with brackets.	Y	Y	X	X	X
	5.3 Drapery rods with brackets.	X	X	Y	Y	Y

	<p>5.4 Built in cupboards in bedrooms as per standard drawings where no cupboard provided earlier, where openings are available the same will be covered with built in cupboard as per approved drawings. In case of such openings with existing concrete/stone shelves, only cupboard shutters with wooden frames shall be provided.</p>	Y	Y	Y	Y	Y
	<p>5.5 Glazing of verandah/balcony, using M.S. window section. (to be done as per approved design) if requisitioned by the allottee.</p>	Y	Y	Y	X	X
	<p>5.6 Glazing of verandah/balcony, with powder coated aluminum section of matching shade. (to be done as per approved design) if requisitioned by the allottee.</p>	X	X	X	Y	Y
	<p>5.7 Wire-gauze shutters for windows, with hard wood/LVL.</p>	Y	Y	Y	X	X
	<p>5.8 Wire-gauze shutters for windows with 2nd class teakwood.</p>	X	X	X	Y	Y

6.0	Internal finishing :-					
	6.1 All walls and ceiling to be treated with 2mm thick POP (one time only) followed by oil bound distemper. Synthetic enamel paint on all wood work and steel work.	Y	Y	Y	X	X
	6.2 All walls and ceiling to be treated with 2mm thick POP (one time only) followed by plastic emulsion paint. Synthetic enamel paint on all wood work and steel work.	X	X	X	Y	Y
	B. Electrical Works					
1.0	1.1 Power Points(15 Amp. 6 - Pins) (in Numbers)	3	4	5	6	7
	1.2 Power Points(15 Amp. 6 - Pins) Servant quarter and garage where ever available (in Numbers)	X	X	X	1	1
	1.3 Power sockets (DP-MCB type) for air conditioner/geyser (in Numbers)	1	1	2	4	5
2.0	Ceiling Fans (in Numbers)					

	2.1 Additional ceiling fan to be provided in balcony /verandah. (in Numbers)	3	4	5	6	7
	2.2 Additional ceiling fan to be provided in balcony/verandah	Y	Y	Y	Y	Y
3.0	3.1 Fluorescent light fittings (excluding tube lights and starter) (in Numbers)	3	4	5	7	8
	3.2 Servant quarters/garage (1 Number)	Y	Y	Y	Y	Y
4.0	4.1 Electrical Points including light, fan, call bell and 5 Amp.Plug points (in Numbers)	20	23	27	38	44
5.0	Others					
	5.1 One No. Door call bell	Y	Y	Y	Y	Y
	5.2 Call bell from main house to servant's qtr. and from main gate pillar to the qtr.(Wherever existing)	X	X	X	Y	Y
	5.3 Recessed conduit wiring.	Y	Y	Y	Y	Y
	5.4 Call bell point from ground floor at stair entrance to first floor quarters where grill door has been provided on stair entry.	Y	Y	Y	Y	Y

	5.5 Fresh air fan in kitchen and toilets (In Numbers).	1	2	2	3	3
	5.6 Tube light fittings with tube light/CFL fitting with CFL in common circulation areas /staircases.	Y	Y	Y	Y	Y
	5.7 Cable TV point(in Numbers)	1	1	1	2	2
	5.8 Telephone Points(in Numbers)	X	X	1	2	2

Annexure II

Items of works under payment basis of the estimated cost.

(Balance items excluding the items already covered in up-gradation works)

A. CIVIL WORKS

(i) Items for which 10% of the estimated cost is to be charged from allottees:

- **Pavement of areas around the premises with suitable material in an approved manner.**

Note: Pavement of areas to be done with chequered tile or plain cement concrete or interlocking blocks including C.C. edging

(ii) Items for which 100% of the estimated cost is to be charged from allottees:

- **Changing of Indian WC to European WC & vice versa. (It will be free of cost once for an allottee.**

Note: All connected costs of dismantling, relaying tiles, finishing etc to be included for changing of Indian WC to European WC & vice versa.

B. ELECTRICAL WORKS

(i) Items for which 10% of the estimated cost is to be charged from allottees:

- **Additional power plug points/light plug points/light points.**

Note: Additional points to be provided only when feasible as per electrical load.

(ii) Items for which 100% of the estimated cost is to be charged from allottees:

- **Fancy light fittings.**
- **Change of cable from feeder pillar to house, if required due to increased load in house.**

F. NO.11014/1/2008-W.3

**Government of India
Ministry of Urban Development
(Works Division)**

**Nirman Bhavan, New Delhi,
dated : 22nd April, 2008**

CORRIGENDUM

Subject:- Additions/alterations in General Pool Residential Accommodation

**In partial modification of O.M. of even number dated 14.3.2008,
the following items shall be inserted under the heading " A- Civil Works" and**

sub-heading "5-Other fixtures and amenities" after item No. 5.8 as item Nos. 5.9 & 5.10 in Annexure-I of the said O.M. dated 14.3.2008: -

Specification prescribed for Up-gradation on vacation as well as in occupied quarters (Free of cost)						
	Description of item	Type-II	Type-III	Type-IV	Type-V	Type-VI
	<p>"5.9 Wire gauze shutters for main entrance door. This will be made of MS tube/angle iron with grills and wire gauge as per approved design.</p> <p>In case of balcony, wire gauge shutters for door to be provided only in those quarters where balconies have not been covered.</p>	Y	Y	Y	Y	Y
	<p>5.10 Pre-coated chain link fencing with iron gate, if feasible. The height of pre-coated chain link fencing with 90 cm over 30 cm high toe wall with permanent finish to be provided. (Area around the quarter to be defined/restricted for proper aesthetics and to facilitate parking of vehicles of upper floor houses as per site condition and in an approved uniform manner)."</p>	Y	Y	Y	Y	Y

Note: 'Y' for Yes.

Sd/-

(Surat Singh)

Under Secretary to the Government of India

To

- 1. All Ministries/Departments of the Government of India.**
- 2. CAG of India, Bahadur Shah Zafar Marg, New Delhi.**
- 3. Secretary General, Rajya Sabha/Lok Sabha Secretariat, New Delhi.**
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- 6. Hindi Section for Hindi version.**

F. No.11014/1/2009-W.3
Government of India
Ministry of Urban Development

Nirman Bhavan, New Delhi-110011.
Dated the 12th October 2009

Office Memorandum

Subject:- Additions/alterations in Type-I General Pool Residential Accommodation.

It is to mention that norms for addition/alterations for quarters from Type-II to Type-VI are already existed and there has been a demand for fixing of norms for addition/alteration of Type-I quarters also. It has now been decided to provide the prescribed facilities free of cost subject to availability of funds in Type-I GPRA quarters in serial order with the consent of the concerned allottees. In exceptional cases, Chief Engineer, after recording the reasons in writing, may allow in-situ upgradation of quarters on out of turn basis. A list of permissible civil and electrical items/works of additions/alterations is enclosed as Annexure.

2. No other work of addition/alteration which involves structural changes in the allotted quarters would be carried out. The decision of the CPWD as to whether any work of addition/alteration requested by an allottee is of a structural nature shall be final.

3. The works of addition/alteration in a house as per prescribed specification shall be completed within a maximum period of 30 days from the date of handing over the possession of house to CPWD.

Hindi version will follow.

Sd/-
(Surat Singh)
Under Secretary to the Government of India

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5. **All Joint Secretaries/Directors/DSs/USs in M/o Urban Development, New Delhi.**
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7. **Director (NIC) for uploading it in Ministry's website.**
8. **Hindi Section for Hindi version.**

ANNEXURE	
Specification prescribed for up-gradation of Type-I GPRA quarters (Free of cost)	
S.No	Description of Item
	A. Civil Works
1.0	<u>Kitchen</u>

	1.1 General:
	1.1.1 Removal of chimney wherever existing
	1.1.2 Addition of water storage capacity upto 150lt per DU by providing additional loft tank including connected plumbing work in kitchen and toilets
	1.2 Kitchen sink:
	1.2.1 Ceramic kitchen sink without drain board.
	1.3 Dado:
	1.3.1 60 cm high white glazed tiles (Size 8"x8") above and along the work platform and around and below kitchen sink
	1.4 Worktop:
	1.4.1 Green marble- prepolished with premoulded nosing
	1.5 Flooring:
	1.5.1 Ceramic floor tiles (Size 8"x8" Matt finish) flooring over existing floors.
2.0	<u>Toilet & Bathroom</u>
	2.1 Wash basin & Mirror:
	2.1.1 One wash basin with one pillar tap at appropriate location as per the space available.
	2.1.2 Plumbing for geysers.
	2.2 Flooring & Dado:
	2.2.1 Flooring
	2.2.1.1 Ceramic floor tile (Size 8"x8" Matt finish) of approved design.
	2.2.1.2 Dado - Ceramic white glazed tile (Size 8"x8") upto door built level
3.0	<u>Bed Room / Living Room</u>
	3.1 Flooring in rooms and internal areas-

	3.1.1 Grey/Beige color Ceramic floor tile (Size 8"x8" Matt finish) of approved design.
4.0	<u>In common circulation areas and staircases-</u>
	4.1 Kota stone flooring and matching skirting in common circulation area. In staircase, single piece pre-polished kota stone slab with pre-finished nosing shall be used.
5.0	<u>Others fixtures and amenities:-</u>
	5.1.1 Curtain rods with brackets.
	5.1.2 Wire-gauze shutters for windows, with steel section.
6.0	<u>Internal finishing</u>
	6.1 Repair of all walls and ceiling (one time only) followed by colour-wash. Synthetic enamel paint on all wood work and steel work.
	B. <u>Electrical Works</u>
1.0	1.1 Power Points one in kitchen and one in bedroom (DP-MCB Type) Total in Numbers - Two.
2.0	2.1 Ventilation fan one in kitchen and one for WC (in Numbers)- Two.
