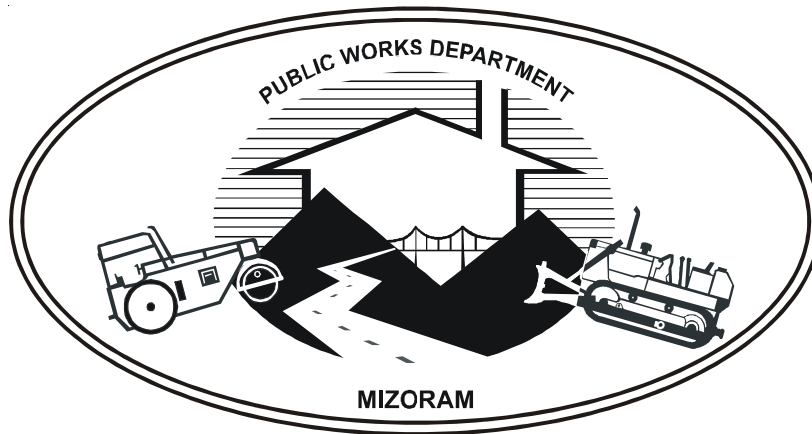


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GOVERNMENT OF MIZORAM
PUBLIC WORKS DEPARTMENT



**SCHEDULE OF RATES 2013
(PLINTH AREA RATES)**

(For Mizoram P.W.D.)

VOLUME II

CONFIDENTIAL

**SCHEDULE OF RATES 2013
(PLINTH AREA RATES)
(For Mizoram P.W.D)**

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PLINTH AREA RATES AS ON 15.01.2013**ANNEXURE - I**

Sl. No	Description	Office/College/Hospital/Schools/Auditorium	Hostels/Residential
1	2	3	4
1.0(A)	RCC FRAMED STRUCTURE (Specifications as per Annexure-II)	Rates in Rs. Per sq.metre	
1.1(A)	RCC framed structure upto six storeys		
1.1.1(A)	Floor ht.3.30 mtr.	25000.00	
1.1.2(A)	Floor ht.3.00 mtr.		30000.00
1.0(B)	RCC FRAMED STRUCTURE (Normal Buildings) (Specifications as per Annexure-V)		
1.1(B)	RCC framed structure upto six storeys		
1.1.1(B)	Floor ht.3.30 mtr.	22000.00	
1.1.2(B)	Floor ht.3.00 mtr.		26000.00
1.2	EXTRAS FOR		
1.2.1	Over six storeys upto nine storeys	590.00	590.00
1.2.2	Over nine storeys upto twelve storeys	600.00	600.00
1.2.3	Every 0.3 mt. additional height of floor above normal floor height of 3.30 mt./3.00 mts.	280.00	280.00
1.2.4	Every 0.3 mt. higher plinth over normal plinth height of 0.6 mt. (on G.F.area only)	280.00	280.00
1.2.5	Every 0.3 mt. deeper foundations over normal depth of 1.20 metre (on G.F.area only)	280.00	280.00
1.2.6	Making stronger foundations to take load of one additional floor at a later date (on area of additional floor only)	2350.00	2350.00
1.2.7	Strip foundations in poor soil having bearing capacity less than 10 tonnes/sqmt.	530.00	530.00
1.2.8	Resisting Earthquake forces	1190.00	1190.00
1.2.9	R.C.C. Raft foundations (ground floor only)	6690.00	6690.00
1.2.10	Pile foundation up to a depth of 15 mts (on ground floor area only.)	12200.00	12200.00
1.2.11	Stronger structural members to take heavy load above 500 Kgs./sqm. Upto 1000 Kgs./Sqm.	1590.00	1590.00
1.2.12	Larger modules over 35 sqm	1860.00	1860.00
1.3	BASEMENT FLOOR		
1.3.1	Floor ht. 3.30 mtrs with normal water proofing treatment with bituminous felt	19600.00	
1.3.2	EXTRA FOR BASEMENT WITH		
1.3.2.1	Mastic Asphalt W.P.T.	2150.00	
1.3.2.2	Every 0.3 mt. addl. Height (above 3.30 mt.)	2390.00	
1.3.2.3	Reduction for every 0.5 m. less height of basement than normal height 3.30mt.	(-) 1370.00	

1.4	FIRE FIGHTING		
1.4.1	With wet riser system	565.00	565.00
1.4.2	With sprinkler system	845.00	845.00
1.5	FIRE ALARM SYSTEM		
1.5.1	Manual Fire Alarm System		
1.5.2	Automatic Fire Alarm System	565.00	565.00
1.6	Operation Theatre (OPD) Extra provision)	2320.00	
1.7	Pressurized mechanical ventilation system in the basements (with supply of Exhaust blowers)	94.00	94.00
1.8.1	Stilt portion of a multi storey RCC structure (upto height of 3.30 m.)	10190.00	10190.00
1.8.2	Every 0.30 mts. Additional height (above 3.30mtr.)	490.00	490.00

Sl. No	Description	Office & College	Hospitals	Schools	Hostels	Type of Quarters				
						I	II	III	IV	V,VI & above
1	2	3	4	5	6	7	8	9	10	11
3.0	SERVICES.									
3.1	Internal water supply & sanitary installation	4%	10%	5%	15% with attached woilets, 10% with common toilets.	12%	12%	12%	12%	12%
						% age means % age of building cost of normal Building (1.0B)				
3.2	External service connections	5%	5%	5%	5%	5%	5%	5%	5%	5%
3.3	Internal electric installations	12.50%	12.50%	12.50%	12.50%	12.50%	12.50%	12.50%	12.50%	12.50%
						Note : The above does not include service connection Charges & electrification				
3.4	Internal electric installations for laboratories of schools			15% of building cost of normal building (1.0B)						
3.5	Internal electric installations for terminal building and other allied structures in airports	15% of building cost								
3.6	Extra for :									
3.6.1	Power wiring and plugs	4%	4%							
3.6.2	Central Call bell system	1%								
3.6.3	Lightening conductors									
3.6.3.1	Upto 4 storeys building	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
3.6.3.2	5 to 8 storeys buildings	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%
3.6.3.3	Beyond 8 storeyed buildings	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
3.6.4	Telephone conduits	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
3.6.5	Centalized Intercom system					1%	1%	1%	1%	1%
3.6.6	Computer conduiting	0.50%	0.50%	0.50%	0.50%					
3.6.7	Quality assurance	1%	1%	1%	1%	1%	1%	1%	1%	1%

Sl.No.	Type of lift	Capacity/ Persons	Weight	Speed in M/Sec.	Travel	Doors	Control	Price (Rs. In lacs)	Addl. Price for each additional floor (Rs in Lakhs)
1	2	3	4	5	6	7	8	9	10
4	LIFTS								
4.1	Passenger lifts								
4.1.1	Passenger lift	8	544 Kg.	1	G+4	Power operated	ACV VVF	32.00	2.00
4.1.2	Passenger lift	8	544 Kg.	1.5	G+4	Power operated	ACV VVF	42.00	2.00
4.1.3	Passenger lift	13	884 Kg.	1	G+4	Power operated	ACV VVF	42.00	2.00
4.1.4	Passenger lift	13	884 Kg.	1.5	G+4	Power operated	ACV VVF	44.50	2.00
4.1.5	Passenger lift	16	1088 Kg.	1	G+4	Power operated	ACV VVF	40.00	2.60
4.1.6	Passenger lift	16	1088 Kg.	1.5	G+4	Power operated	ACV VVF	45.80	2.60
4.1.7	Passenger lift	16	1088 Kg.	2.5	G+4	Power operated	ACV VVF	134.00	2.60
4.1.8	Passenger lift (Bed lift)	20	1360 Kg.	0.75	G+4	Power operated	ACV VVF	50.50	2.00
4.1.9	Passenger lift	20	1360 Kg.	1.5	G+4	Power operated	ACV VVF	63.50	2.60
4.1.10	Passenger lift	20	1360 Kg.	2.5	G+4	Power operated	ACV VVF	138.50	3.00
4.2	Goods lifts (2 speed)								
4.2.1		1 Ton	-	0.5	G+4			34.50	1.20
4.2.2		2 Ton	-	0.5	G+4			44.50	1.20
4.2.3		3 Ton	-	0.25	G+4			54.50	1.40

Note:- ACVVVF=AC variable voltage variable frequency

Sl.No	Description	Rates in Rupees
5	WATER TANK (RCC ONLY)	
5.1	Overhead tank without independent staging	20.00/Litre.
5.2	Overhead tank upto staging height 20 metres	35.00/Litre
5.3	Overhead tank with staging height between 20 metres and upto 30 metres	40.00/Litre
5.4	Overhead tank with staging height between 30 metres and 40 metres	50.00/Litre
5.5	Underground sump	20.00/Litre.
6	DEVELOPMENT OF SITE	4400.00/sqm of ground floor

SPECIFICATIONS FOR RESIDENTIAL BUILDINGS

Item No.	Item	Type-I,II,III & Servant Qtrs.	Type-IV	Type-V/VI	Hostel
1.1	Foundation	Bearing capacity 10 tonnes per sq.metre.			
1.2		Type-spread foundation in RCC isolated/combined, continuous wall footing with lean concrete.			
1.3		Depth upto 1.2 metres below ground level			
2.1	Super structure	RCC framed construction with filler walls in brick work or load bearing construction if brick/stone masonry with intermediate columns where found necessary.			
2.2		Internal partition-half brick masonry in cement mortar 1:4			
SI No.	Item	Type-I,II,III & Servant Qtrs.	Type-IV	Type-V/VI	
3.1	Frames				
3.1.1	Window	Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with double rebate	Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with double rebate/scratch proof aluminium sheets/polypropylene	Same as Type IV	
3.1.2	Door	T-Iron/Pressed steel/Pre-cast R.C.C. frames			
3.2	Shutters				
3.2.1	Window	M.S. tubular box section corrosion resistant coated shutters. Wire mesh shutters may also be provided at the discretion of Zonal Chief engineer.	M.S. tubular box section corrosion resistant coated shutters. Wire mesh shutters may also be provided at the discretion of Zonal Chief Engineer/Scratch proof aluminium window. Shutters to match with frame.	Same as Type IV	
3.2.2	Main Door	Double door, one with iron grill with wire mesh mosquito proof and other 35mm thick panelled shutter with hard wood style and rail with panelling of pre-laminated particle board, one side decorative other side balancing.			
3.2.3	W.C/Bathroom	Solid PVC shutters 28 mm thick	Same as Type-I to III	Same as Type-I to III	
3.2.4	Kitchen door	Partly panelled and partly wire mesh with stainless steel wire mesh. The panelling with pre-laminated particle board, one side decorative-35 mm thick panelled shutter with hard wood style and rails.	Same as Type-I to III	Partly panelled and partly wire mesh with stainless steel wire mesh. The panelling with pre-laminated particle board, both sides decorative-35mm thick panelled shutter with hard wood style and rails.	

3.2.5	Other doors	35 mm thick panelled shutters with hard wood style and rail with panelling of pre-laminated board, one side decorative	Same as Type-I to III	35 mm thick panelled shutters with hard wood style and rail with panelling of pre-laminated board, both sides decorative.
3.3	Fittings	Powder coated M.S. fittings/stainless steel fittings.	Powder coated aluminium/stainless steel fittings.	Same as Type IV
3.4	Peep hole and security chain for external door only.	Yes	Yes Yes	

- Note :**
1. In item no.3 of Wood work, if any other option of local material is available, the same can also be used by the respective Chief Engineers.
 2. External sliding door bolt and handles will be in powder coated M.S. or stainless steel
 3. Koba treatment on roofing in all type of quarters.

Sl. No.	Item	Type-I,II,III & Servant Qtrs.	Type-IV	Type-V/VI
approved design.	Flooring Bedrooms/ living rooms	Grey/Beige colour ceramic floor tiles (size 12" x 12" Matt finish) of approved design	Same as Type-I to III	Grey/Beige color rectified ceramic floor tiles (size 16" x 16" Matt finish) of approved design.
4.2	Kitchen, internal circulation area	Ceramic floor tiles (size 12" x 12" Matt finish) of approved design.	Same as Type-I to III	Rectified ceramic floor tiles (size 16" x 16" Matt finish) of approved design.
4.3	Common circulation area, staircase	(i) Kota stone flooring and matching skirting. In staircase, single piece pre-polished kota stone slab with pre-finished nosing be used. (ii) Dado of ceramic tile light grey/dull green shade 12" x 12" size upto 120cm ht. above skirting i/c green marble nosing.	Same as Type-I to III	Same as Type IV
4.4	Kitchen work top	Green marble pre-polished with pre-moulded nosing	Same as Type-I to III	Granite with pre-polished and pre-moulded nosing.
4.5	Toilets	Ceramic floor tiles (size 12" x 12") Matt finish/anti skid of approved design.	Same as Type-I to III	Rectified ceramic floor tiles (size 16" x 16") Matt finish/anti skid of approved design.
4.6	Skirting/Dado in toilets	Ceramic white glazed tiles (min.size 8" x 12") upto door lintel level.	Same as Type-I to III	Ceramic white glazed tiles (min.size 8" x 12") upto ceiling ht. with decorative band of tiles.
5 5.1	Finishing External	Acrylic smooth exterior finish or washed stone grit plaster or exposed brick work	Premium Acrylic smooth exterior finish with additive of silicone or washed mosaic plaster in ordinary cement or exposed brick work.	Premium Acrylic smooth exterior finish with additives of silicone or washed mosaic plaster in ordinary cement or exposed brick work.

5.2	Internal	All walls and ceilings to be treated with the 2 mm thick POP followed with a coat of acrylic/oil bound distemper except ceiling which will be done with white wash. Synthetic enamel paint on all wood work and steel works.	Same as Type-I to III	All walls and ceilings to be treated with the 2 mm thick POP followed by plastic emulsion paint except ceiling which will be done with white wash. Synthetic enamel paint on all wood work and steel works.
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SCALE OF AMENITIES FOR GENERAL POOL ACCOMMODATION

Item No	Item	Type-I	Type-II	Type-III	Type-IV	Type-V/VI
1	Kitchen					
(i)	Shelves in tiers not more than 400mm wide along one wall 1 " thick	Yes	Yes	Yes	Covered cup boards above sill level with pre-laminated decorative board.	Same as Type IV
(ii)	Kitchen sink	Stainless steel sink without drain board	Same as type-I	Same as type-I	Stainless steel sink with drain board	Same as Type IV/vitreous china sink with draining board
(iii)	Dado Ceramic glazed tiles (size 8" x 12") for 60cm along above and along work top and around and below kitchen sink.	Yes	Yes	Yes	Yes	Ceramic glazed tiles (size 8" x 12") 60cm high dado from skirting level upto 60cm/-ht.above kitchen platform above and along the work top and around and below kitchen sink excluding areas where built in cupboards are fixed.
(iv)	Built in cupboard with open shelves below cooking platform shutters of pre-laminated particle board 18mm thick below window sill level of cooking platform along one wall.	Yes	Yes	Yes	Yes with 2 drawers	Yes with 2 drawers
(v)	Cooking platform standing	Yes	Yes	Yes	Yes	Yes
2(i)	Wardrobes Built in cupboard with R.C.C./pre-laminated particle board/Kota stone shelves and shutter upto ceiling height	(One in each Bed Room) 7'-00"height	One in each Bed Room 7'-00"height	(One in each Bed Room) 7'-00"height	(One in each Bed Room) upto ceiling height	One in each Bed Room upto ceiling height
(ii)	Magic eye in front door	One	One	One	One	One
(iii)	Window sill lining 18mm thick projected with Kota stone/marble	Kota Stone	Kota Stone	Kota Stone	Kota Stone	Kota Stone
(iv)	Curtain rods with brackets	All rooms	All rooms	All rooms	Drapery rods	Drapery rods
(v)	Set of Pegs	In bath and bed rooms	In bath and bed rooms	In bath bed and wardrobes	In bath, bed and wardrobes	In bath, bed and wardrobes

SCALES OF SANITARY FITTINGS FOR GENERAL POOL RESIDENTIAL QUARTERS

Item No	Item	Type-I	Type-II	Type-III	Type-IV	Type-V/VI
1	Indian W.C. Pan with flushing cistern	One WC Pan Orissa pattern with low level PVC Flushing Cistern	One same as Type-I	One same as Type-I	One same as Type-I	One + One for servant quarter
2	European type W.C. with low level flushing cistern	-	-	-	One with low level PVC flushing cistern	One (syphonic type) with matching low level cistern
2(a)	Water Jet with low level European W.C.	-	-	-	One	One
3	Wash basin with one pillar tap each	One	One	One	Two CP Brass mixer type for hot and cold water with single lever	Three CP Brass mixer type for hot and cold water with single lever
4	Tap (kitchen bath & W.C.) C.P. Brass/PTMT	4 PTMT	4 PTMT	4 C.P. brass	5 C.P. brass	12 (1 PTMT + 11 CP brass)
5	Shower C.P. Brass/PTMT	One PTMT	One PTMT	One PTMT	Two C.P. brass	Three CP Brass
6	Towel rail C.P. Brass/PTMT	One PTMT	One PTMT	One PTMT	Two C.P. brass	Two C.P. brass
7	Mirror /Bevelled edge/P.V.C. frame with PTMT glass shelf	One	One	One	Two	Three
8	Soap rack (Nitch in W.C./Bath)	One	One	One	Two	Three
9	Liquid soap container	-	-	-	Two	Three
10	Storage tank	500 ltr.	500 ltr.	500 ltr.	750 litre	1000 litre + 500 litre for servant quarters.
11	Nitch with Kota stone sill in bath room	One	One	One	Two	3 + 1 for servant quarter
12	Plumbing for water purifier and Geysar	Yes	Yes	Yes	Yes	Yes

Note: Waste coupling in wash basins and grating over the floor trap shall be only of PTMT

SPECIFICATIONS FOR ELECTRICAL INSTALLATION IN RESIDENTIAL QUARTERS

Item No	Description	Type-I	Type-II	Type-III	Type-IV	Type-V	Type-VI	Servant Qtrs & Garage
1	Power Points (15 amperes, 6 pins)	2	3	4	5	6	7	1
2	MCB connected socket outlet for A.C. unit/Geysers complete with wiring	1	1	1	2	4	5	-
3	Ceiling Fans	2	3	4	5	6	7	1
4	Exhaust Fans	1	1	2	2	3	3	-
5	Call bells	1	1	1	1	2	3	-
6	Light/Fans/Call bell/5A Plu Points	17	20	23	27	38	44	5
7	F.I.Fittings excluding Tube and Starter	2	3	4	5	7	8	1
	Type of wiring	Recessed Conduit wiring			Concealed conduit wiring			
8	EDB MCB Type							
	A. Single Phase	1	1	1	-	-	-	1
	B. 3 Phase	-	-	-	1	1	1	-
9	Cable TV Point	1	1	1	1	2	2	-
10	Telephone Point	-	-	-	1	2	2	-

SPECIFICATIONS FOR NON - RESIDENTIAL BUILDING

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 for load bearing construction in fly ash bricks/brick/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 of 2 nd class Indian teakwood or equivalent in officer's room.
3.1.2		Anodized / Powder coated/Polyester powder coated Aluminium windows/doors. Glazing with reflective glass or double glass using float glass.
3.1.3		
3.2	Door Shutters:	
3.2.1		Panelled type in 2 nd 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 float glass panelling where required.
3.2.3		PVC/FRP door frames & shutters in wet areas.
3.3	Window shutters	Factory made Anodised/powder coated/Polyester powder coated 'Z' section aluminium frames & shutters for windows.
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.
4.3	Rooms	Granite tiles/Vitrified tiles/Ceramic tile flooring.
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 staircase	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 mm in dado. Granite counters. Stainless steel sinks. Mirrors with moulded PVC frame. FRP/PVC doors with frames.
8.0	ROOFING	
8.1	Roof treatment	Coba treatment
8.2	False ceiling	False ceiling in office area & toilets to cover the services as per design requirement.
9.0	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 distemper in service area & basement.
9.2.4		Oil bound distemper/Acrylic emulsion paint/Textured paint.
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.
11.0	LANDSCAPING	10% of the building cost will be kept in Preliminary Estimate for murals and/Landscape related construction i/c pavement/ paving.

Public Works Department

Government of Mizoram

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Subject: Rules for working out plinth area from plans

In order to ensure the adoption of a uniform method of working out plinth areas from plans, the following rules are laid down. These rules are general in nature and should be taken as a guide. At picture of the covered floor area provided in the plan.

1. GENERAL

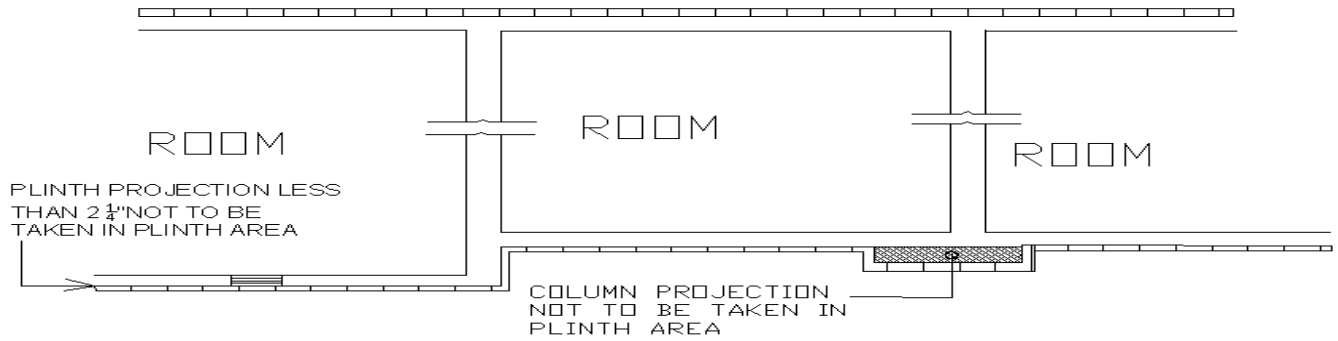
- a) The total plinth area of a building shall be the sum total of the plinth area at every floor including the basement, if any.
- b) Internal sanitary shafts shall not be included in the plinth area in the case of a residential building at any floor level.
- (c) In case of non-residential building internal shafts for sanitary installations, air-conditioning owers, turrducts lifts etc. shall be included in the plinth area at all floor levels.
- (d) The area of the mumty at terrace level shall not be included in the plinth area. If a Barsati is provided jointly with mumty then the area of Barsati excluding mumty at the terrace level *shall be included in the plinth area as shown below in the hatched area.*



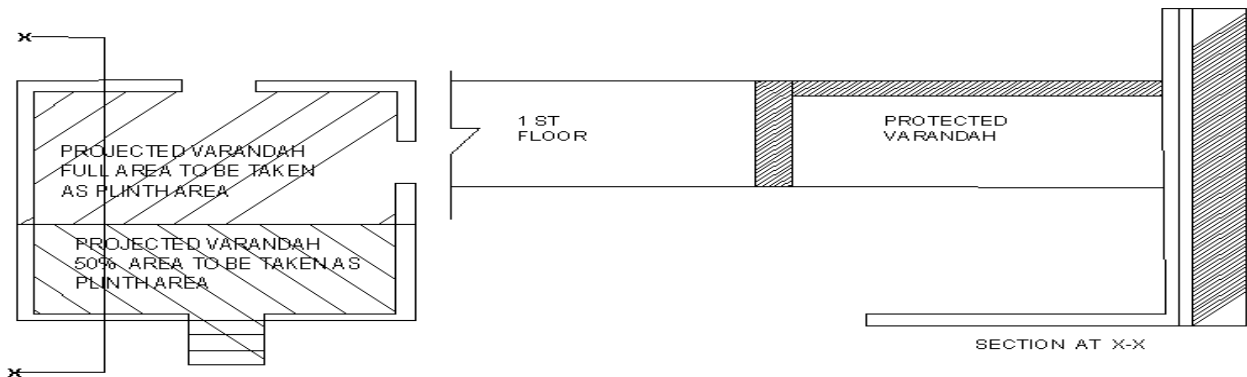
(e) Towers, turrets domes projecting above the terrace shall not be included in the plinth area at terrace level, but shall be allowed for separately for costing purposes.

PLINTH AREA OF GROUND FLOOR

The plinth area of the ground floor shall be calculated at the plinth level excluding the plinth off-sets provided such plinth off-sets are not more than 2 ¼". In cases where the building consists of –columns projecting beyond cladding, the plinth area shall be taken up to the external face of the cladding and shall not be included the projections of the columns.

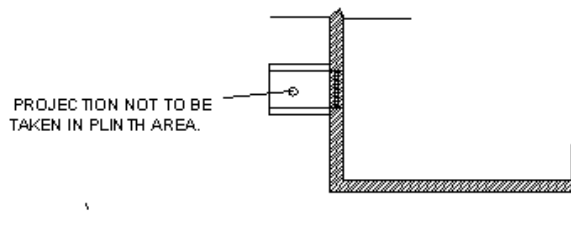


In case open verandah with parapets are protected at the ground floor projecting out of the building, the full area shall be taken up to the outer line of the external verandah lintel and only 50% of area shall be taken for the unprotected verandah. Open platform without parapets and terraces at ground floor and porches, shall not be included in the plinth area but shall be allowed for separately for costing purposes.



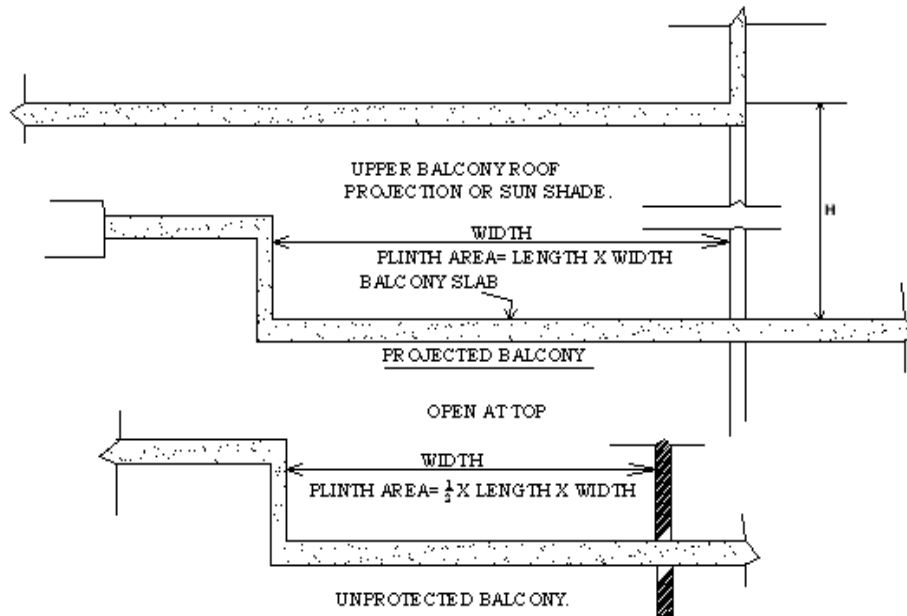
PLINTH AREA AT FIRST AND HIGHER FLOORS

The plinth area of first and higher floors shall be calculated at the relevant floor levels. Architectural bonds, cornice etc. shall not be included in the plinth area even though they may occur at the floor level, vertical sun breakers or box louvers projecting out also shall not be include in plinth area. See illustrative sketch below :



BOX, CHAJJAS, LOUVERS ETC. (SECTION)

In the case of projecting balconies protected to their full width by the shades full width roof projections or by upper in the case of unprotected balconies equivalent area to the extent of 50% of the area of the balconies shall be included in the plinth area. See illustrative sketch given below :



GALLERIES, MEZZANINE FLOORS, LOFTS

- Area galleries i.e. upper floor of seats in an assembly hall, Auditorium, theatres, etc. shall be fully included in the plinth area.
- Area of mezzanine floor i.e. an intermediate floor introduced between two main floors shall be included in the plinth area, if no separate provision is made for the same.
- The area of a loft i.e. an intermediate slab just beneath the floor of roof without any direct staircase leading to it and used for storage purpose shall not be included in the plinth area.

Sd/-Chief Engineer, P.W.D (Buildings)
Mizoram, Aizawl

SPECIFICATIONS FOR BUILDINGS NON-RESIDENTIAL

Sl. No	Description	Item No.	Office	Hospitals	Schools
1	2	3	4	5	6
1	FOUNDATION	1.1	Bearing capacity 10 tonnes/square metre.		
		1.2	Type - Spread foundations isolated/combined		
		1.3	Depth - Upto 1.2 metres below ground level		
2	SUPER STRUCTURES	2.1	RCC framed construction with filler walls in brick work or load bearing construction in brick/stone masonry with intermediate columns where found necessary.		
		2.2	Internal partition in brick masonry		
		2.3	RCC chajjas, fins, jalis etc.		
3	DOORS & WINDOWS	3.1	Frames of 2nd class Indian teakwood or equivalent or T-iron frame, pressed steel frame as per CPWD Specifications.		
		3.2	Door shutters; Panelled type in 2nd class teak wood or flush door with commercial ply as per CPWD Specifications.		
		3.3	Window shutters 2nd class Indian teak wood	Window shutters 2 nd class Indian teak wood. Fly proof shutters for all doors & windows and iron grills for windows in ground floor shall be provided for which provision for extra rate will be made or steel windows.	Window shutters 2 nd class Indian Teak wood or Steel windows.
		3.4	Fittings	Anodized aluminium or equivalent	
4	FLOORING	4.1	Main entrance hall terrazzo tiles, kota stone and the like. Lavatory blocks and corridors & some officers room. Mosaic limited upto 25% of total area	Main entrance hall terrazzo tiles, kota stone & the like. Lavatory blocks corridors and other rooms except stores, weather-maker rooms etc. mosaic flooring with dado upto 7'0" height. In corridors & upto sill level in other rooms, the flooring & dado to be limited to 50% in ordinary cement and 50% in white cement.	Main entrance hall, staircase, lavatory blocks in-situ mosaic.
		4.2	Rest of the area ordinary cement concrete	Rest of the area ordinary cement concrete	Rest of the area ordinary cement concrete
5	ROOFING	5.1	Filling for drainage lime concrete	Filling for drainage lime concrete	Filling for drainage lime concrete finished with brick tiles.
		5.2	Water-proofing treatment 4 course treatment finished with brick tiles	Water-proofing treatment 4 course treatment finished with brick tiles	Water-proofing treatment 4 course treatment finished with brick tiles
6	FINISHING	6.1	External water proofing cement paint	External water proofing cement paint	External water proofing cement paint
		6.2	Internal Officers rooms & important rooms such as Committee Rooms dry distemper to be limited upto 25% of the total area. Rest either colour or white wash. Main entrance hall plastic emulsion paint or the like.	Internal dry distemper in doctors room, operation theatre other important rooms, such as committee room, X-ray room etc. Limited upto 25% of total area. Rest either colour or white wash. Main entrance hall, OPD Plastic emulsion paint or the like.	Internal - entrance hall, principals room, Committee room etc. dry distemper. Rest of the area white or colour wash.
		6.3	Door & windows - painting	Door & windows - painting	Door & windows - painting

SPECIFICATIONS FOR RESIDENTIAL BUILDINGS

Item no.	Item	Type-I, II, III & Servant Qtrs.	Type-IV	Type-V/VI	Hostel
1.1	Foundation	Bearing capacity 10 tonnes per sq.metre.	Applicable to all		
1.2		Type- spread foundation in RCC isolated/combined, continous wall footing with lean concrete.			
1.3		Depth upto 1.2 metres below ground level			
2.1	Super structure	RCC framed construction with filler walls in brick work or load bearing construction in brick/stone masonry with intermediate columns whre found necessary.			
2.2		Internal partition-half brick masonry in cement mortar 1:4			

Sl.No.	Item	Type-I, II, III & Servant Qtrs.	Type-IV	Type-V and VI				
3.1	Frames Window	Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with double rebate.	Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with double rebate/scratch proof aluminium sheets/polypropylene windows	Same as Type-IV				
3.1.1								
3.1.2	Door	T-Iron/Pressed steel/Pre-cast R.C.C. frames.	Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with single rebate/factory manufactured precast RCC frames.	Same as Type-IV				
3.2	Shutters Window	M.S.tubular box section corrosion resistant coated shutters. Wire mesh shutters may also be provided at the discretion of Zonal Chief Engineer.	M.S. tubular box section corrosion resistant coated shutters. Wire mesh shutters may also be provided at the discretion of Zonal Chief Engineer/Scratch proof aluminium window. Shutters to match with frame.	Same as Type-IV				
3.2.1								
3.2.2					Main door	Double door, one with iron grill with wire mesh mosquito proof and other 35 mm thick panelled shutter with hard wood style and rail with panelling of pre-laminated particle board, one side decorative other side balancing.	Same as Type-I to III	Same as Type-I to III except that panelling will be of both side decorative, pre-laminated particle board.
3.2.3					W.C/Bath room	Solic PVC shutters 28 mm thick	Same as Type-I to III	Same as Type-I to III
3.2.4					Kitchen door	Partly panelled and partly wire mesh with stainless steel wire mesh. The panelling with pre-laminated particle board, one side decorative-35 mm thick panelled shutter with hard wood style and rails.	Same as Type-I to III	Partly panelled and partly wire mesh with stainless steel wire mesh. The panelling with pre-laminated particle board, both sides decorative-35 mm thick panelled shutter with hard wood style and rails.

Sl.No	Item	Type-I, II, III & Servant Qtrs.	Type-IV	Type-V and VI
3.2.5	Other doors	35 mm thick panelled shutters with hard wood style and rail with panelling of prelaminated board, one side decorative.	Same as Type-I to III	35 mm thick panelled shutters with hard wood style and rail with panelling of prelaminated board, both sides decorative.
3.3	Fittings	Powder coated M.S. fittings/stainless steel fittings	Power coated aluminium/stainless steel fittings.	Same as type-IV
3.4	Peep hole and security chain for external door only.	Yes	Yes	Yes

Note: 1. In item no.3 of Wood work, if any other option of local material is available, the same can also be used by the respective Chief Engineers.

2 External sliding door bolt and handles will be in powder coated M.S. or stainless steel.

3 Koba treatment on roofing in all type of quarters.

Sl.No	Item	Type-I, II, III & Servant Qtrs.	Type-IV	Type-V and VI
4.0	Flooring			
4.1	In rooms, kitchen, internal circulation area	Mosaic flooring and skirting with ordinary cement except in common circulation area and staircase.	Same as Type-I to III	Mosaic terrazzo tile flooring with white cement. In kitchen, ceramic tiles/marbles flooring
4.2	Common circulation area, staircase	Kota stone flooring and matching skirting. In staircase, single piece Kota stone shall be used.	Same as Type-I to III	Same as Type-IV
4.3	Kitchen work top	Kota stone	Udaipur green marble/Granite stone	Granite stone
4.4	Toilets	Mosaic	Ceramic Tiles	Ceramic Tiles
4.5	Skirting/Dado	Ceramic glazed tiles in Indian Type WC upto 90 cm. height and bath room upto door jamb height.	Same as Type-I to III	Ceramic glazed tiles upto ceiling height with a decorative band of tiles.
5.0	Finishing			
5.1	External	Acrylic smooth exterior finish or washed stone grit plaster or exposed brick work.	Premium Acrylic smooth exterior finish with additive of silicone or washed mosaic plaster in ordinary cement or exposed brick work.	Premium Acrylic smooth exterior finish with additives of silicone or washed mosaic plaster in ordinary cement or exposed brick work.
5.2	Internal	All walls and ceilings to be treated with the 2 mm thick POP followed with a coat of acrylic /oil bound distemper except kitchen, bath & WC and all ceiling, which will be done with white wash. Synthetic enamel paint on all wood work and steel work.	All walls and ceilings to be treated with the 2 mm thick POP followed with a coat of acrylic /oil bound distemper except kitchen, bath & WC and all ceilings, which will be done with white wash. Synthetic enamel paint on all wood work and steel work.	All walls and ceilings to be treated with the 2 mm thick POP plaster and cornices followed with a coat of plastic emulsion paint except kitchen, bath & WC and all ceilings, which will be done with white wash. Synthetic enamel paint on all wood work and steel work.

SCALE OF AMENITIES FOR GENERAL POOL ACCOMMODATION

Item No	Item	Type-I	Type-II	Type-III	Type-IV	Type-V/VI
1	(i) Kitchen Shelves in tiers not more than 400 mm wide along one wall 1" thick	Yes	Yes	Yes	Covered cup boards above sill level with pre-laminated decoarative board.	Same as Type-IV
	(ii) Kitchen sink	Stainless steel sink without drain board size 610 x 510 mm with bowl depth 200 mm	Same as Type-I	Same as Type-I	Stainless steel sink without drain board size 510 x 1040 mm with bowl depth 200 mm	Stainless steel sink of size 510 x 1040 mm with bowl depth 250 mm with draining board/vitreous china sink with draining board of size 600 x 450 x 250 mm
	(iii) Dado Ceramic glazed tiles for 60cm. above work top and around sunken floor.	Yes	Yes	Yes	Yes	Ceramic glazed tiles upto 60 cm above cooking platform all around.
	(iv) Built in cupboard with open shelves below cooking platform shutters of pre-laminated particle board 18mm thick below window sill level of cooking platform along one wall	Yes	Yes	Yes	Yes with 2 drawers	Yes with 2 drawers
	(v) Cooking platform standing	Yes	Yes	Yes	Yes	Yes
2	(i) Wardrobes Built in cupboard wutg R.C.C./pre-laminated particle board/Kota stone shelves and shutter upto ceiling height.	One in each Bed Room 7'-00" height	One in each Bed Room 7'-00" height	One in each Bed Room 7'-00" height	One in each Bed Room upto ceiling height	One in each Bed Room upto ceiling height
	(ii) Magic eye in front door	One	One	One	One	One
	(iii) Window sill lining 18mm thick projected with Kota stone/marble	Kota stone	Kota stone	Kota stone	Kota stone	Marble
	(iv) Curtain rods with brackets	All rooms	All rooms	All rooms	Drapery rods	Drapery rods
	(v) Set of Pegs	In bath and bed rooms	In bath and bed rooms	In bath, bed and wardrobes	In bath, bed and wardrobes	In bath, bed and wardrobes

SCALES OF SANITARY FITTINGS FOR GENERAL POOL RESIDENTIAL QUARTERS

Item No	Item	Type-I	Type-II	Type-III	Type-IV	Type-V/VI
1	Indian W.C. Pan with flushing cistern	One WC Pan Orissa pattern with low level PVC Flushing Cistern	One same as Type-I	One same as Type-I	One same as Type-I	One + One for servant quarter
2	European type W.C. with low level flushing cistern	-	-	-	One with low level PVC flushing cistern	One (syphonic type) with matching low level cistern
2(a)	Water Jet with low level European W.C.	-	-	-	One	One
3	Wash basin with one pillar tap each	One	One	One	Two mixer type for hot and cold water	Three mixer type for hot and cold water
4	Tap (kitchen bath & W.C.) C.P. Brass/PTMT bib cock	4 PTMT	4 PTMT	4 C.P. brass	5 C.P. brass	12 (1 PTMT + 11 CP brass)
5	Shower C.P. Brass/PTMT	One PTMT	One PTMT	One PTMT	Two C.P. brass	Three CP Brass
6	Towel rail C.P. Brass/PTMT	One PTMT	One PTMT	One PTMT	Two C.P. brass	Two C.P. brass
7	Mirror /Bevelled edge/P.V.C. frame with PTMT glass shelf	One	One	One	Two	Three
8	Soap rack (Nitch in W.C./Bath)	One	One	One	Two	Three
9	Liquid soap container	-	-	-	Two	Three
10	Storage tank	500 ltr.	500 ltr.	500 ltr.	750 litre	1000 litre + 500 litre for servant quarters.
11	Nitch with Kota stone sill in bath room	One	One	One	Two	3 + 1 for servant quarter

Note: Waste coupling in wash basins and grating over the floor trap shall be only of PTMT

**SPECIFICATIONS FOR ELECTRICAL INSTALLATION IN RESIDENTIAL
QUARTERS**

Item No	Description	Type-I	Type-II	Type-III	Type-IV	Type-V	Type-VI	Servant Qtrs & Garage
1	Power Points (15 amperes, 6 pins)	2	3	4	5	6	7	1
2	MCB connected socket outlet for A.C. unit/Geyser complete with wiring	1	1	1	2	4	5	-
3	Ceiling Fans	2	3	4	5	6	7	1
4	Exhaust Fans	1	1	1	1	1	1	-
5	Call bells	1	1	1	1	2	3	-
6	Light/Fans/Call bell/5A Plu Points	17	20	23	27	38	44	5
7	F.I.Fittings excluding Tube and Starter	2	3	4	5	7	8	1
	Type of wiring	Recessed Conduit wiring			Concealed conduit wiring			
8	EDB MCB Type							
	A. Single Phase	1	1	1	-	-	-	1
	B. 3 Phase	-	-	-	1	1	1	-
9	Cable TV Point	1	1	1	1	2	2	-
10	Telephone Point	-	-	-	1	2	2	-