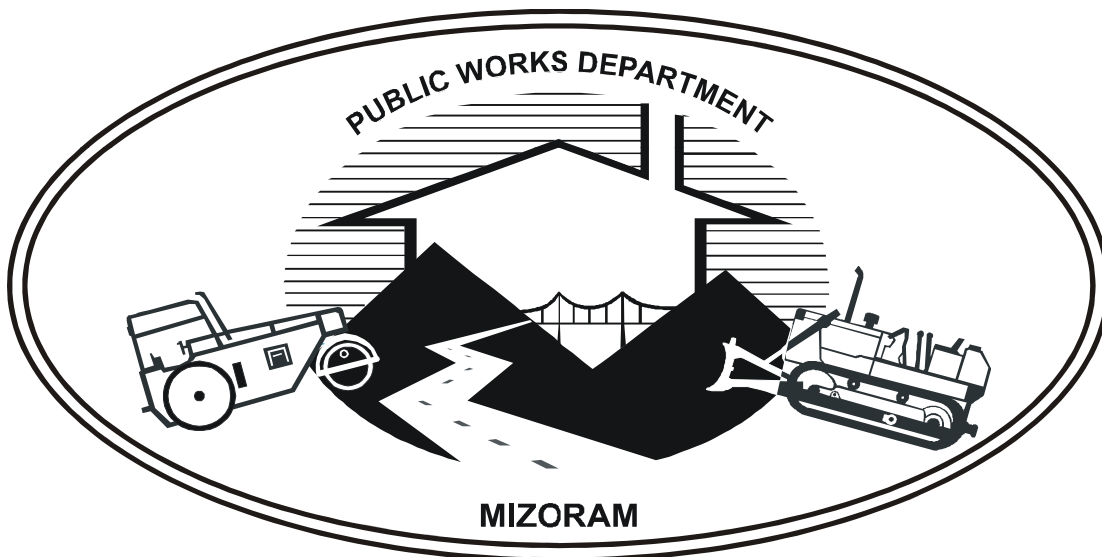




**GOVERNMENT OF MIZORAM
PUBLIC WORKS DEPARTMENT**



VOLUME III

**SCHEDULE OF RATES 2019
(PLINTH AREA RATES FOR ASSAM TYPE/SEMI
PERMANENT BUILDING)
(For Mizoram P.W.D)**

CONFIDENTIAL
SCHEDULE OF RATES 2019
(PLINTH AREA RATES)
VOL - III
(For Mizoram P.W.D)

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PLINTH AREA RATES 2019 FOR ASSAM TYPE/SEMI PERMANENT BUILDING
BASED ON SOR 2019

Sl.No	Description	Rates in Rs/sqm
<i>1</i>	<i>2</i>	<i>3</i>
1.0	SINGLE STOREYED BUILDING	
1.1	P.C.C Floor with CGI skirting and ACP walling on level ground.	18650.00
1.2	R.C.C Floor with 1st Class brick skirting and ACP walling on hill slope.	25910.00
2.0	SERVICES	
2.1	Internal water supply and sanitary Installation (% of building cost)	7.50%
2.2	External service connection for water supply (% of building cost)	1.00%
2.3	Internal Electrification (% of building cost)	7.50%
2.4	External service connection for power supply (% of building cost)	1.00%
2.5	Site development	5500.00/sqm of ground floor

SPECIFICATIONS FOR ASSAM TYPE BUILDING (ON LEVEL GROUND)

SI No	Item	Item No.	Type-I,II,III, IV
1	FOUNDATION	1.1	Earthwork in hard Soil
		1.2	RCC isolated footing
		1.3	Depth 1.00m below ground level
2	DAMP PROOF COURSE	2.1	For DPC water proofing chemical shall be mixed in specified amount in concrete and mortar at structures like plinth beams, plinth wall masonry etc at plinth level.
3	ANTI-TERMITE TREATMENT	3.1	Approved chemical shall be supplied to soil below flooring, near column side and plinth beams along external periphery of the building for a depth of at least 500mm below ground.
4	PLINTH WALLS	4.1	Plinth wall shall be regular coursed rubble masonry 300mm and the masonry below tie beam shall be 450mm deep including 50mm thick, cc 1:4:8 with and cement mortar 1:6 (admixed with water proofing compound) and the plinth height shall be 450mm.
5	PLINTH FILLING	5.1	Ground Floor (resting on plinth earth fill) shall consist of stone aggregate 90mm nominal size 22.50 cm thick, overlaid with 100mm thick PCC 1:2:4.
6	SUPERSTRUCTURE	6.1	RCC 1:2:4 columns 200x200mm upto skirting level joined with wooden post. 100x100mm from skirting to roof. The building height shall be 3.00m.
			a) Timber post 4"x4" shall be provided and all other member may not be less than 4"x3".
			b) Timber roof truss shall be as per structural design and local material available.
		6.2	External walls with 5mm thick AC sheet (5mm thick) on 4"x3" wooden frames.
		6.3	Internal partition with 3mm thick teak ply on both sides on 4"x3" removable frames.
		6.4	Toilet walls with half brick masonry in cement mortar 1:4.
		6.5	Kitchen counter with RCC slab supported on brick support.
6.6	Gutter and eavesboard etc.		
7	DOORS AND WINDOWS	7.1	Frames of 1 st class local wood.
		7.2	Door shutters of 1 st class local wood panelled or half glazed half panelled, internal doors doors panelled or flush doors.
		7.3	Window and ventilation shutters 35mm thick first class local wood with steel grills.
8	FLOORING AND SKIRTING	8.1	Kitchen top and toilet floor and dado with in-situ terrazzo/ceramic tile (matt finish for toilet), toilet skirting with white glazed ceramic tile dado 4.50mm high.
			Rest of area 40mm thick cement concrete flooring with 4mm glass strip @ 1.50m c/c both ways.
9	ROOFING	9.1	CGI sheets 0.63mm thick on 2 nd class wooden truss.

SI No	Item	Item No.	Type-I,II,III, IV
10	CEILING	10.1	Ceiling: AC sheet (4mm thick) ceiling with 2 nd class timber frame and necessary beadings.
11	FINISHING	11.1	Internal room with white washing.
		11.2	External room with white washing.
		11.3	All timber frames, shutters and grills shall be painted with primer with two coats of synthetic Paints over wood and Zinc chromate primer
12	SANITARY FITTINGS	12.1	Orrisa type WC shall be used for common toilets and european type WC shall be used for attached toilets. Low level flushing cistern shall be used. All fittings shall be CP fittings.
13	WATER SUPPLY	13.1	GI pipes medium class to be used for water supply pipes.

SPECIFICATIONS FOR ASSAM TYPE BUILDING (ON HILL SLOPE)

SI No	Item	Item No.	Type-I,II,III, IV
1	FOUNDATION	1.1	Earthwork in hard Soil.
		1.2	RCC isolated footings and columns.
		1.3	Depth 1.00m below ground level.
2	DAMP PROOF COURSE	2.1	For DPC water proofing chemical shall be mixed in specified amount in concrete and mortar at structures like plinth beams, plinth wall masonry etc at plinth level.
3	ANTI-TERMITE TREATMENT	3.1	Approved chemical shall be supplied to soil below flooring, near column side and plinth beams along external periphery of the building for a depth of at least 500m below ground.
4	SUPERSTRUCTURE	6.1	RCC 1:1.5:3 columns 250x250mm upto floor level joined with wooden post. 100x100mm from skirting to roof, RCC 1:1.5:3 floor slab as per structure design. The building height shall be 3.00m.
			a) Timber post 4"x4" shall be provided and all other member may not be less tha 4"x3".
			b) Timber roof truss shall be as per structural design and local material available.
		6.2	External walls with 5mm thick AC sheet (5mm thick) on 4"x3" wooden frames.
		6.3	Internal partition with 3mm thick teak ply on both sides on 4"x3" removable frames.
		6.4	Toilet walls with half brick masonry in cement mortar 1:4.
		6.5	Kitchen coumter with RCC slab supported on brick support.
6.6	Gutter and eavesboard etc.		
5	DOORS AND WINDOWS	7.1	Frames of 1 st class local wood.
		7.2	Door shutters of 1 st class local wood panelled or half glazed half panelled, internal doors doors panelled or flush doors.
		7.3	Window and ventilation shutters 35mm thick first class local wood with steel grills.
6	FLOORING ANS SKIRTING	8.1	Kitchen top and toilet floor and dado with in-situ terrazo/ceramic tile (matt finish for toilet), toilet skirting with white glazed ceramic tile dado 4.50mm high.
			Rest of area 40mm thick cement concrete flooring with 4mm glass strip @ 1.50m c/c both ways.
7	ROOFING	9.1	CGI sheets 0.63mm thick on 2 nd class wooden truss.
8	CEILING	10.1	Ceiling: AC sheet (4mm thick) ceiling with 2 nd class timber frame and necessary beadings.
9	FINISHING	11.1	Internal room with white washing.
		11.2	External room with white washing.
		11.3	All timber frames, shutters and grills shall be painted with primer with two coats of synthetic Paints over wood or Zinc chromate primer.

SI No	Item	Item No.	Type-I,II,III, IV
10	SANITARY FITTINGS	12.1	Orrisa type WC shall be used for common toilets and european type WC shall be used for attached toilets. Low level flushing cistern shall be used. All fittings shall be CP fittings.
11	WATER SUPPLY	13.1	GI pipes medium class to be used for water supply pipes.