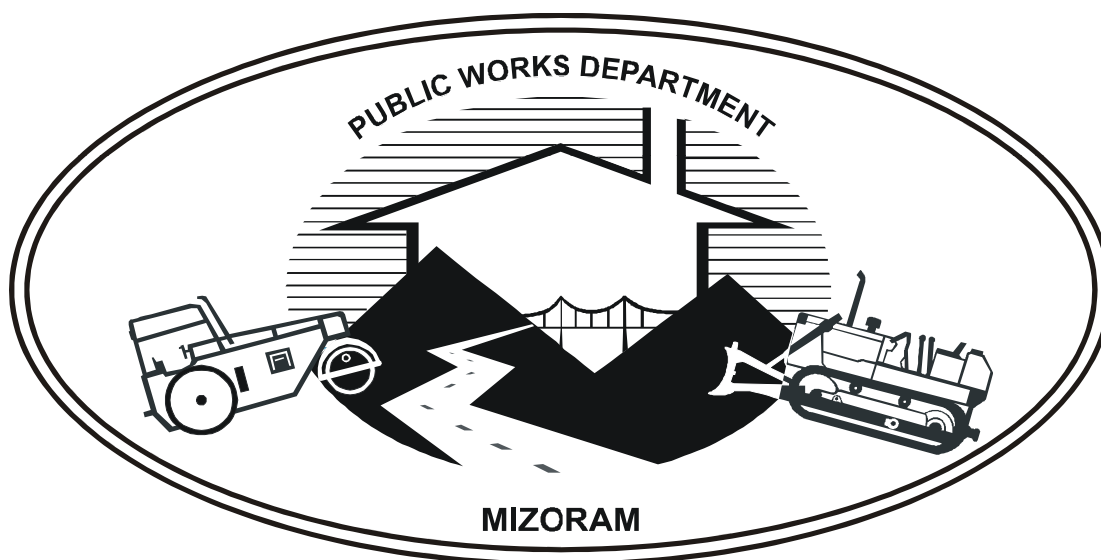




GOVERNMENT OF MIZORAM PUBLIC WORKS DEPARTMENT



VOLUME II

SCHEDULE OF RATES 2019 (PLINTH AREA RATES) (For Mizoram P.W.D)

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

Published by
Engineer-in-Chief
Public Works Department
Mizoram : Aizawl.

Copyrights reserved by the Publisher

Copies 1000

Layout Design : Work Cell
 Office of the Chief Engineer Buildings
 Public Works Department
 Mizoram : Aizawl

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise without the prior permission of the publisher.

Printed at
JP Offset Printers
Tuikhuahtlang, Aizawl
Ph : 9436195594/9436153678
Email : jpooffsetprinters@gmail.com

**Public Works Department
Government of Mizoram**

...

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.

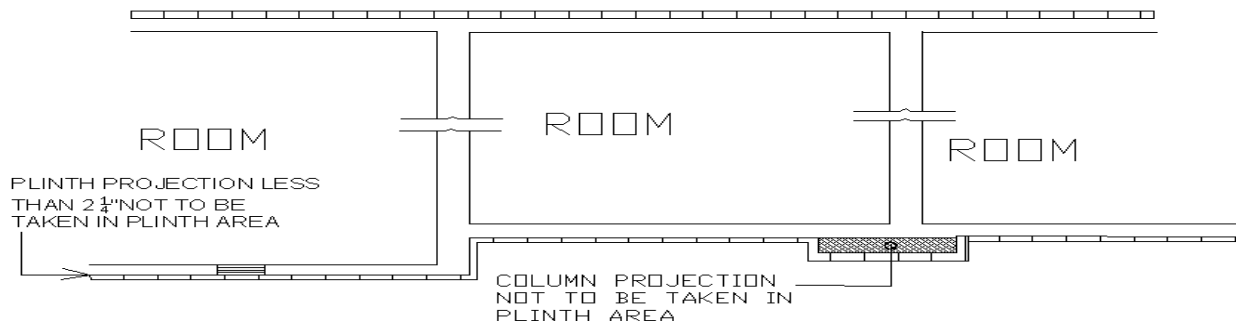
GENERAL

- 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.

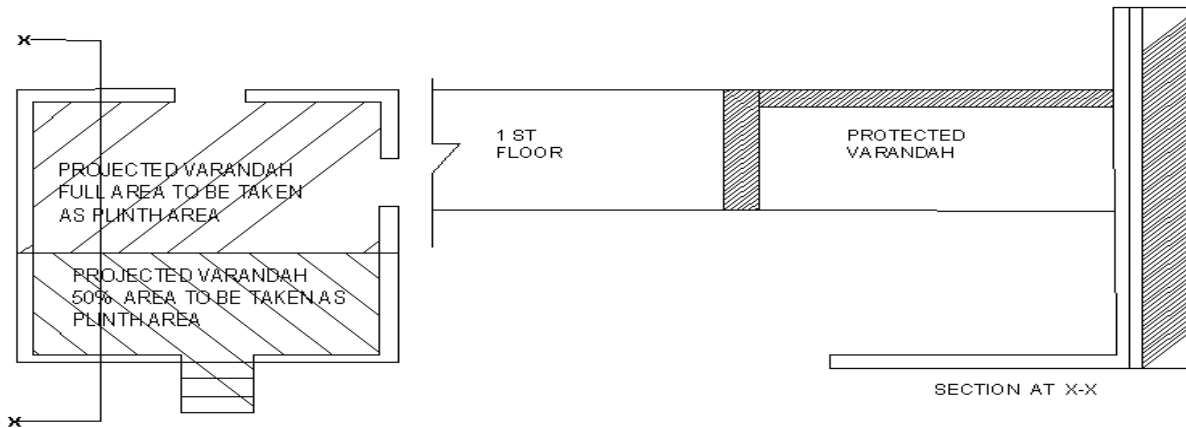


PLINTH AREA OF GROUND FLOOR

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.

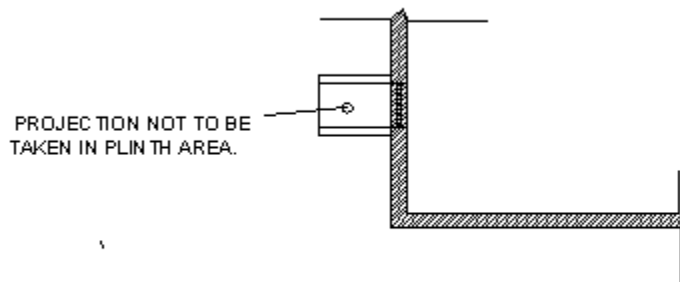


In case open verandah with parapets are protected at the ground floor projecting out of the building, the full area shall be taken up to the outer line of the external verandah lintel and only 50% of area shall be taken for the unprotected verandah. Open platform without parapets and terraces at ground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



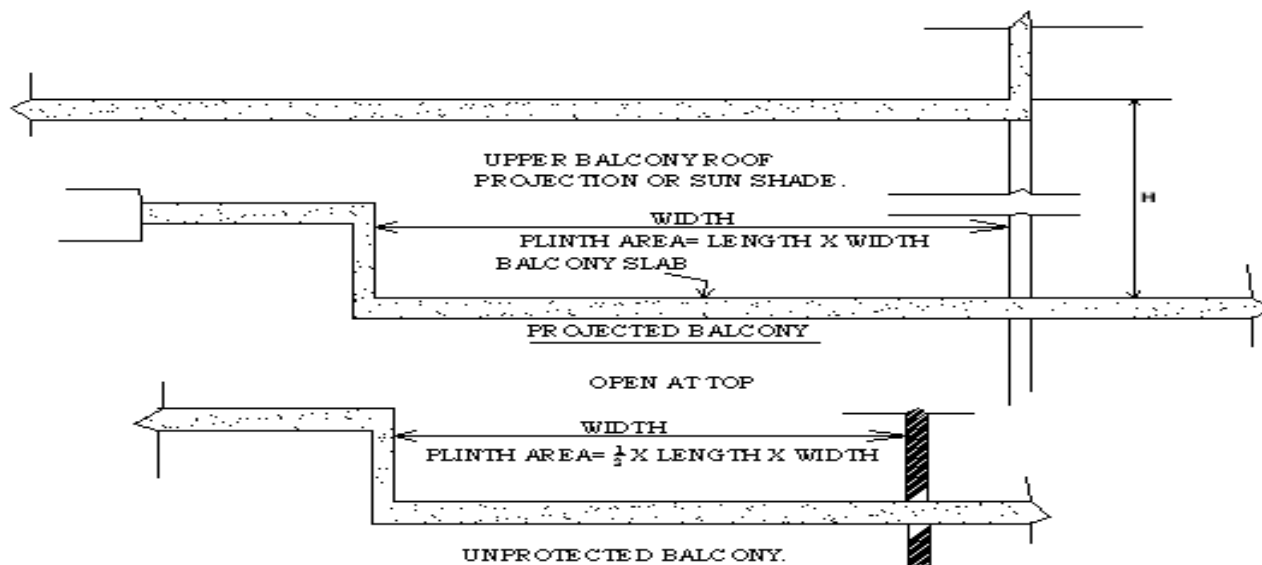
PLINTH AREA AT FIRST AND HIGHER FLOORS

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

PLINTH AREA RATES 2019

Sl.No	Description	Office/College/Hospital/ Schools/Auditorium	Hostels/Residential
1	2	3	4
1.0(A)	RCC FRAMED STRUCTURE (Specifications as per Annexure-I)	Rates in Rs/sqm	
1.1(A)	RCC framed structure upto six storeys		
1.1.1(A)	Floor height 3.30 m.	34000.00	
1.1.2(A)	Floor height 3.00 m.		38000.00
1.0(B)	RCC FRAMED STRUCTURE (Normal Buildings) (Specifications as per Annexure-II)		
1.1(B)	RCC framed structure upto six storeys		
1.1.1(B)	Floor height 3.30 m.	31000.00	
1.1.2(B)	Floor height 3.00 m.		34000.00
1.2	EXTRAS FOR		
1.2.1	Over six storeys upto nine storeys	802.40	802.40
1.2.2	Over nine storeys upto twelve storeys	816.00	816.00
1.2.3	Every 0.30 m additional height of floor above normal floor height of 3.30 m/3.00 m.	380.80	380.80
1.2.4	Every 0.30 m higher plinth over normal plinth height of 0.60 m. (on G.F.area only)	380.80	380.80
1.2.5	Every 0.30 m deeper foundations over normal depth of 1.20 m. (on G.F.area only)	358.40	358.40
1.2.6	Making stronger foundations to take load of one additional floor at a later date (on area of additional floor only)	3196.00	3196.00
1.2.7	Strip foundations in poor soil having bearing capacity less than 10 tonnes/sqm.	720.80	720.80
1.2.8	Resisting Earthquake forces	1618.40	1618.40
1.2.9	R.C.C. Raft foundations (ground floor only)	9098.40	9098.40
1.2.10	Pile foundation up to a depth of 15.00 m (on ground floor area only.)	16592.00	16592.00
1.2.11	Stronger structural members to take heavy load above 500 Kg/sqm. Upto 1000 Kg/Sqm.	2162.40	2162.40
1.2.12	Larger modules over 35.00 sqm	2529.60	2529.60

Sl.No	Description	Office/College/Hospital/ Schools/Auditorium	Hostels/Residential
1	2	3	4
1.3	BASEMENT FLOOR		
1.3.1	Floor ht. 3.30 m with normal water proofing treatment with bituminous felt	26656.00	
1.3.2	EXTRA FOR BASEMENT WITH		
1.3.2.1	Mastic Asphalt W.P.T.	2924.00	
1.3.2.2	Every 0.30 m addl. Height (above 3.30 m)	3250.40	
1.3.2.3	Reduction for every 0.50 m less height of basement than normal height 3.30 m.	(-) 1863.2	
1.4	FIRE FIGHTING		
1.4.1	With wet riser system	768.40	768.40
1.4.2	With sprinkler system	1149.20	1149.20
1.5	FIRE ALARM SYSTEM		
1.5.1	Manual Fire Alarm System	384.20	384.20
1.5.2	Automatic Fire Alarm System	768.40	768.40
1.6	Operation Theatre (OPD) (Extra provision)	3155.20	
1.7	Pressurized mechanical ventilation system in the basements (with supply of Exhaust blowers)	127.84	127.84
1.8.1	Stilt portion of a multi storey RCC structure (upto height of 3.30 m)	13858.40	13858.40
1.8.2	Every 0.30 m Additional height (above 3.30m)	666.40	666.40

Sl.No	Description	Rates in Rupees
2	WATER TANK (RCC ONLY)	
2.1	Overhead tank without independent staging	25.00/Litre.
2.2	Overhead tank upto staging height 20 metres	45.00/Litre
2.3	Overhead tank with staging height between 20 metres and upto 30 metres	53.00/Litre
2.4	Overhead tank with staging height between 30 metres and 40 metres	65.00/Litre
2.5	Underground sump	25.00/Litre.
3	DEVELOPMENT OF SITE	5500.00/sqm of ground floor

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									
3.6.4	Upto 4 storeys building	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
3.6.5	5 to 8 storeys buildings	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%	0.33%
3.6.6	Beyond 8 storeyed buildings	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
3.6.7	Telephone conduits	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
3.6.8	Centalized Intercom system					1%	1%	1%	1%	1%
3.6.9	Computer conduiting	0.50%	0.50%	0.50%	0.50%					
3.6.10	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
4.0	LIFTS								
4.1	Passenger lifts								
4.1.1	Passenger lift	8	544 Kg.	1	G+4	Power operated	ACV VVF	40.00	2.40
4.1.2	Passenger lift	8	544 Kg.	1.5	G+4	Power operated	ACV VVF	50.00	2.40
4.1.3	Passenger lift	13	884 Kg.	1	G+4	Power operated	ACV VVF	50.00	2.40
4.1.4	Passenger lift	13	884 Kg.	1.5	G+4	Power operated	ACV VVF	50.00	2.40
4.1.5	Passenger lift	16	1088 Kg.	1	G+4	Power operated	ACV VVF	50.00	3.12
4.1.6	Passenger lift	16	1088 Kg.	1.5	G+4	Power operated	ACV VVF	50.00	3.12
4.1.7	Passenger lift	16	1088 Kg.	2.5	G+4	Power operated	ACV VVF	160.00	3.12
4.1.8	Passenger lift	20	1360 Kg.	0.75	G+4	Power operated	ACV VVF	60.00	2.40
4.1.9	Passenger lift	20	1360 Kg.	1.5	G+4	Power operated	ACV VVF	80.00	3.12
4.1.10	Passenger lift	20	1360 Kg.	2.5	G+4	Power operated	ACV VVF	170.00	3.60
4.2	Goods lifts (2 speed)								
4.2.1		1 Ton	-	0.5	G+4			40.00	1.44
4.2.2		2 Ton	-	0.5	G+4			50.00	1.44
4.2.3		3 Ton	-	0.25	G+4			70.00	1.68

Note:- ACVVVF=AC variable voltage variable frequency

I. SPECIFICATIONS FOR RESIDENTIAL BUILDINGS

Item No.	Item	Type-I,II,III, IV, V, VI, Servant Qtrs & Hostels
1	Foundation	As per structural design based on soil investigation.
2	Super structure	
2.1	Frame 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	Internal partition in brick masonry

Item No.	Item	Type-I,II,III & Servant Qtrs.	Type-IV	Type-V/VI
3.1	Frames			
3.1.1	Window	Black anodised aluminium/Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with double rebate.		
3.1.2	Door	1st Class Local/Teak wood/T-Iron/Pressed steel/Pre-cast R.C.C. frames.		
3.2	Shutters			
3.2.1	Window	Black anodised aluminium /M.S.tubular box section corrosion resistant coated shutters. Wire mesh shutters may also be provided at the discretion of Zonal Chief Engineer.		
3.2.2	Door	35mm thick panelled shutter with hard wood style and rail with panelling of pre-laminated particle board, Teak veneer finish. Double door for main door.	35mm thick panelled shutter with hard wood style and rail with panelling of pre-laminated particle board, Teak veneer finish. Double door for main door.	
3.2.3	W.C/Bathroom	Solid PVC shutters 28 mm thick		
3.3	Fittings	Powder coated M.S. fittings/stainless steel fittings.	Powder coated alluminium/stainless steel fittings.	
3.4	Peep hole and security chain for external door only.	Yes	Yes	Yes

4	Flooring			
4.1	Bedrooms/ living rooms	Vitrified floor tiles (size12" x 12") general quality of approved design		Vitrified floor tiles (size 16" x 16") Nano tech and above quality of approved design/ Vinyl flooring/ laminated flooring.
4.2	Kitchen, internal circulation area	Vitrified floor tiles (size12" x 12") general quality of approved design		Vitrified floor tiles (size 16" x 16") Nano tech and above quality of approved design.
Item No.	Item	Type-I,II,III & Servant Qtrs.	Type-IV	Type-V/VI
4.3	Common circulation area, staircase	Kota stone flooring and matching skirting. In staircase, single piece pre-polished kota stone slab with pre-finsihed nosing be used/ Matt or Antiscratch ceramic glazed tiles.		
4.4	Kitchen work top	Green marble pre-polished with pre-moulded nosing		Granite with pre-polished and premoulded nosing.
4.5	Toilets	Ceramic floor tiles (size 12" x 12") Matt finish/antiskid of approved design.		Rectified ceramic floor tiles (size 16" x 16") Matt finish/antiskid of approved design.
4.6	Skirting/Dado in toilets	Ceramic white glazed tiles (min.size 8" x 12") upto door lintel level.		Ceramic white glazed tiles (min.size 8" x 12") upto ceiling ht. with decorative band of tiles.
5	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.	
5.2	Internal	All walls and ceilings to be treated with 1mm thick wall putty 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.		

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. Waterproof roof treatment on roofing in all type of quarters.

II. SPECIFICATIONS FOR NON - RESIDENTIAL BUILDING

Item No	DESCRIPTION	SPECIFICATION
1.0	FOUNDATION	As per structural design based on soil investigation.
2.0	SUPER 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.
2.1	Frame	
2.2	Internal partitions	Half brick masonry/ Light weight auto claved aerated concrete blocks/ Gypsum Blocks/ Non asbestos double skin cement boards/ Fly ash bricks.
3.0	DOORS & WINDOWS	Door frames of 1 st class Indian teakwood or equivalent in officer's room.
3.1	Door & Window Frames	Anodized / Powder coated/Polyester powder coated Aluminium windows/doors. Glazing with reflective glass or double glass using float glass.
3.2	Door Shutters:	
3.2.1		Panelled type in 1 st 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. 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.
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 Marble/Granite flooring.
4.2	Corridors	Matt finished vitrified tiles/Granite flooring.
4.3	Rooms	Granite tiles/Vitrified tiles/Ceramic tile flooring.
4.4	Flooring in basement	PCC with glass strip.
4.5	Rest of the area	PCC/Parking tile flooring.
5.0	STAIRCASE	
5.1	Internal staircase	Matt finish/antiskidd vitirfied tile flooring. Matching tile for dado.
5.2	Fire escape straircase	Matt finish/antiskidd vitirfied tile flooring. Matching tile for dado.
6.0	RAILING	Stainless steel railings.

7.0	TOILETS	Matt finish/antiskidd ceramic tile flooring. Glazed tiles of size not less than 300 x 450 mm in dado. Granite counters. Ceramic sinks. Mirrors with moulded PVC frame. FRP/PVC doors with frames.
8.0	ROOFING	
8.1	Roof treatment	Waterproof treatment fro flat roof.
8.2	False ceiling	False ceiling in office area & toilets to cover the services as per design requirement.
Item No	DESCRIPTION	SPECIFICATION
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		Cement Plaster with wall putty 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.

I. SPECIFICATIONS FOR RESIDENTIAL BUILDINGS

Item no.	Item	Type-I,II,III, IV, V, VI, Servant Qtrs & Hostels
1.0	Foundation	As per structural design based on soil investigation.
2.0	Super structure	
2.1	Frame	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	Half brick masonry

Item no.	Item	Type-I, II, III & Servant Qtrs.	Type-IV	Type-V and VI
3.1	Frames			
3.1.1	Window	Natural colour aluminium/Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with double rebate.		
3.1.2	Door	1st Class Local/Teak wood/T-Iron/Pressed steel/Pre-cast R.C.C. frames.		
3.2	Shutters			
3.2.1	Window	Natural colour aluminium /M.S.tubular box section corrosion resistant coated shutters.		
3.2.2	Door	35mm thick panelled shutter with hard wood style and rail with panelling of pre-laminated particle board, White primer finish. Double door for main door.	35mm thick panelled shutter with hard wood style and rail with panelling of pre-laminated particle board, White primer finish. Double door for main door.	
3.2.3	W.C/Bath room	Solic PVC shutters 28 mm thick		
3.3	Fittings	Powder coated M.S. fittings/stainless steel fittings	Power coated aluminium/stainless steel fittings.	
3.4	Peep hole and security chain for external door only.	Yes	Yes	Yes
4.0	Flooring			
4.1	In rooms, kitchen, internal circulation area	PCC Flooring		
4.2	Common circulation area. staircase	PCC Flooring		

4.3	Kitchen work top	Kota stone	Green marble pre-polished with pre-moulded nosing	
4.4	Toilets	Ceramic floor tiles (size 12" x 12") Matt finish/antiskid of approved design.		Rectified ceramic floor tiles (size 16" x 16") Matt finish/antiskid of approved
Item no.	Item	Type-I, II, III & Servant Qtrs.	Type-IV	Type-V and VI
4.5	Skirting/Dado	Ceramic glazed tiles in Indian Type WC upto 90 cm. height and bath room upto door jamb height.		Ceramic glazed tiles upto ceiling height with a decorative band of tiles.
5.0	Finishing	Acrylic smooth exterior finish or washed stone grit plaster or exposed brick work.		
5.1	External			
5.2	Internal			
		All walls and ceilings to be treated 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.		

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. Waterproof roof treatment on roofing in all type of quarters.

II. SPECIFICATIONS FOR NON-RESIDENTIAL BUILDINGS

Item No.	Description	Office	Hospitals	Schools
1	FOUNDATION	As per structural design based on soil investigation.		
2	SUPER STRUCTURES			
2.1	Frame	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	Internal partition in brick masonry		
3	DOORS & WINDOWS			
3.1	Frames	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 White primer panelled door as per CPWD Specifications.		
3.3	Window shutters	2 nd class Indian teak wood/ Natural colour aluminium.	2 nd class Indian teak wood/ Natural colour aluminium. 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.	2 nd class Indian Teak wood/ Natural colour aluminium/ Steel windows.
3.4	Fittings	Anodized aluminium or equivalent		
4	FLOORING			
4.1	Main entrance hall, Staircase, Corridors	Cement Concrete flooring.		
4.2	Rest of area	Rest of the area ordinary cement concrete with glass strip for larger areas.		
5	ROOFING	Water-proofing treatment for flat roof.		
6	FINISHING			
6.1		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 work as per design requirement.		

SCALE OF AMENITIES FOR GENERAL POOL ACCOMMODATION

Item No	Item	Type-I	Type-II	Type-III	Type-IV	Type-V/VI
1	Kitchen 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
2	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
3	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.
4	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
5	Cooking platform standing	Yes	Yes	Yes	Yes	Yes
6	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
7	Magic eye in front door	One	One	One	One	One
8	Window sill lining 18mm thick projected with Kota stone/marble	Kota Stone	Kota Stone	Kota Stone	Kota Stone	Kota Stone
9	Curtain rods with brackets	All rooms	All rooms	All rooms	Drapery rods	Drapery rods
10	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
3	Water Jet with low level European W.C.	-	-	-	One	One
4	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
5	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)
6	Shower C.P. Brass/PTMT	One PTMT	One PTMT	One PTMT	Two C.P. brass	Three CP Brass
7	Towel rail C.P. Brass/PTMT	One PTMT	One PTMT	One PTMT	Two C.P. brass	Two C.P. brass
8	Mirror /Bevelled edge/P.V.C. frame with PTMT glass shelf	One	One	One	Two	Three
9	Soap rack (Nitch in W.C./Bath)	One	One	One	Two	Three
10	Liquid soap container	-	-	-	Two	Three
11	Storage tank	500 ltr.	500 ltr.	500 ltr.	750 litre	1000 litre + 500 litre for servant quarters.
12	Nitch with Kota stone sill in bath room	One	One	One	Two	3 + 1 for servant quarter
13	Plumbing for water purifier and Geyser	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/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	2	2	3	3	-
5	Call bells	1	1	1	1	2	3	-
6	Light/Fans/Call bell/5A Plug Points	17	20	23	27	38	44	5
7	F.I.Fittings excluding Tube and Starter	2	3	4	5	7	8	1
8	Type of wiring	Recessed Conduit wiring			Concealed conduit wiring			
9	EDB MCB Type							
10	A. Single Phase	1	1	1	-	-	-	1
11	B. 3 Phase	-			1	1	1	-
12	Cable TV Point	1	1	1	1	2	2	-
13	Telephone Point	-			1	2	2	-