

Revised Specifications & Scale of Amenities
for
General Pool Residential Accommodation (Type I to VI)

Specifications for Residential Buildings

S No.	Item	Type I, II, III & Servant Qrs.		Type IV		Type V and VI	
		Existing	Revised	Existing	Revised	Existing	Revised
3.1 (a)	Frames Window	Ist class Kail Wood or 2 nd class deodar wood or mild steel	Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with double rebate	T-Iron frames	Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with double rebate/scratch proof aluminium sheets/poly-propylene windows	IInd class teak wood or Ist class deodar wood or mild steel	Same as Type IV
	Door	-do-	T-Iron /Pressed steel/Pre-cast R.C.C. frames	-do-	Pressed steel frames made out of corrosion resistant coated sheet of 1.6 mm thick with single rebate/factory manufactured precast RCC frames	-do-	Same as Type IV

S No.	Item	Type I, II, III & Servant Qrs.		Type IV		Type V and VI	
		Existing	Revised	Existing	Revised	Existing	Revised
3.2	Shutters a) window	Ist class Kail wood or 2 nd class Deodar wood	M.S. tubular box section corrosion resistant coated shutters. Wire mesh shutters may also be provided at the discretion of Zonal Chief Engineer	a) 35mm panelled shutters with Ist class deodar wood for all rooms. b) 35mm panelled shutters with IInd class deodar wood for bath, W.C., Kitchen, Scooter Shed & Balcony.	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.	IInd class teakwood or Ist class deodar wood or mild steel	Same as Type IV

S No.	Item	Type I, II, III & Servant Qrs.		Type IV		Type V and VI	
		Existing	Revised	Existing	Revised	Existing	Revised
	Shutters b) Main Door	Ist class Kail wood or 2 nd class deodar wood	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.	35mm paneled shutters with Ist class deodar wood for all rooms.	Same as Type 1 to III	2 nd class Indian teak wood or commercial ply flush door.	Same ;as Type I to III except that panelling will be of both side decorative, pre-laminated particle board.
	c) W.C. Bath room	-do-	Solid PVC shutters 20 mm thick	35mm paneled shutters with IInd class deodar wood for bath W.C. Kitchen, Scooter shed and balcony	Same as Type I to III	IInd class Indian Teak wood or commercial ply flush door	Same as Type I to III

S No.	Item	Type I, II, III & Servant Qrs.		Type IV		Type V and VI	
		Existing	Revised	Existing	Revised	Existing	
	Shutters d)Kitchen door	-do-	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.	-do-	Same as Type I to III	-do-	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.
	e) Other doors	-do-	35 mm thick panelled shutters with hard wood style and rail with panelling of pre-laminated board, one side decorative	35mm panelled shutters with Ist class deodar wood for all rooms	Same as Type I to III	-do-	35 mm thick panelled shutters with hard wood style and rail with panelling of pre laminated board, both sides decorative.

Sl. No.	Item	Type I, II, III & Servant Qrs.		Type IV		Type V & VI	
		Existing	Revised	Existing	Revised	Existing	
3.3	Fittings	Oxidised Iron	Powder coated M.S. fittings/stainless steel fittings	Aluminium Fittings	Power coated aluminium/ stainless steel fittings	Anodized aluminium in external doors and internal doors oxidized iron	Same as type IV
3.4	Peep hole and security chain for external door only.	Yes	Yes	Yes	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.

S No.	Item	Type I, II, III & Servant Qrs.		Type IV		Type V and VI	
		Existing	Revised	Existing	Revised	Existing	Revised
4.1	Flooring a) In rooms, kitchen, internal circulation area	Mosaic flooring and skirting in 50% area	Mosaic flooring and skirting with ordinary cement except in common circulation area and stair case.	Marble chips flooring with ordinary cement in all rooms, kitchen, internal circulation area, store, W.C. and bath	Same as Type I to III	Mosaic flooring in living room, dining, drawing, bath and W.C. Rest cement concrete	Mosaic/ Terrazzo tile flooring with white cement. In kitchen, ceramic tiles/marbles flooring
	b) Common circulation area, staircase	- do -	Kota stone flooring and matching skirting. In staircase, single piece Kota stone shall be used.	Cement concrete flooring with matching skirting in common circulation area, stair case	Same as Type I to III	Cement Concrete	Same as type IV
	c) Kitchen work top	Kota stone	Kota stone	Kota stone slab for kitchen platform	Udaipur green marble/Granite stone	-	Granite Stone

S No.	Item	Type I, II, III & Servant Qrs.		Type IV		Type V and VI	
		Existing	Revised	Existing	Revised	Existing	Revised
	Flooring d) Toilets	Mosaic flooring	Mosaic	Marble chips flooring with ordinary cement	Ceramic Tiles	Mosaic flooring	Ceramic tiles
	e) Skirting/ Dado.	Mosaic and white glazed dado in W.C. & Bath (90/150 cm.)	Ceramic glazed tiles in Indian Type WC upto 90 cm. Height and bath room upto door jamb height.	White glazed tiles in W.C., bath (90/150 cm height) white glazed tiles dado for 60cm above work top of kitchen platform	Same as Type I to III	-	Ceramic glazed tiles upto ceiling height with a decorative band of tiles.
6.2	Finishing External	Water proof cement paint or washed stone grit plaster or exposed brick work	Acrylic smooth exterior finish or washed stone grit plaster or exposed brick work	a) washed mosaic plaster in ordinary cement for external walls b) water proof cement paint on roof parapets (inner side), soffit and inner fins of chajjas etc.	Premium Acrylic smooth exterior finish with additive of silicone or washed mosaic plaster in ordinary cement or exposed brick work.	External colour wash	Premium Acrylic smooth exterior finish with additives of silicone or washed mosaic plaster in ordinary cement or exposed brick work.

S No.	Item	Type I, II, III & Servant Qrs.		Type IV		Type V and VI	
		Existing	Revised	Existing	Revised	Existing	Revised
6.3	Finishing Internal	Dry distemper in all rooms and synthetic enamelled paint on wood/steel work white washing on ceiling.	All walls & ceilings to be treated with 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.	Dry distemper in drawing and dining space. White wash/colour wash in other rooms i/c stair cases	All walls & ceiling to be treated with 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.	Distemper in drawing and dining, bedrooms and study room and white washing in rest.	All walls & ceiling to be treated with 2 mm thick POP plaster and cornices followed with a coat of plastic emulsion paint except kitchen, bath and 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	
		Existing	Revised	Existing	Revised	Existing	Revised	Existing	Revised	Existing	Revised
1	Kitchen Shelves in tiers not more than 400mm wide along one wall 1" thick	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Covered cup boards above sill level with pre-laminated decorative board	Yes	Same as Type IV
(ii)	Kitchen sink	Fiber glass with drain board	Stainless steel sink without drain board size 610 x 510 mm with bowl depth 200 mm	Same as Type I	Same as Type –I	Same as Type – I	Same as Type II	White vitreous glazed kitchen sink with drain board	Stainless steel sink with drain board size 510 x 1040 mm with bowl depth 200 mm	Same as Type – IV	Stainless steel sink of size 510 x 1040 mm with bowl depth of 250 mm with draining board/vitreous china sink with draining board of size 600 x 450 x 250 mm

Item No.	Item	Type I		Type II		Type III		Type IV		Type V/VI	
		Existing	Revised	Existing	Revised	Existing	Revised	Existing	Revised	Existing	Revised
(iii)	Dado Ceramic glazed tiles for 60cm above work top and around sunken floor	Yes	Yes	Yes	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	One	Yes with 2 drawers	One	Yes with 2 drawers

Item No.	Item	Type I		Type II		Type III		Type IV		Type V/VI	
		Existing	Revised	Existing	Revised	Existing	Revised	Existing	Revised	Existing	Revised
(v)	Cooking platform standing	Yes	Yes	Yes	Yes	Yes	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	One in each Bed Room, 7'-00'' height	One in one Bed Room	(One in one each Bed Room), 7' – 00'' height	Two in two bed rooms	(One in each Bed Room) upto ceiling height	Three in three bed rooms	One in each Bed Room upto ceiling height
(ii)	Magic eye in front door	-	One	-	One	One	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	All rooms	All rooms	All rooms	Same as Type III	Drapery rods	With Pelnets	Drapery rods
(v)	Set of Pegs	In bath and bed rooms	In bath and bed rooms	In bath, and bed rooms	In bath and bed rooms	In bath room	In bath bed and wardrobes	In bath room	In bath, bed and wardrobes	In bath room	In bath, bed and wardrobes

Revised Scales of Sanitary Fittings for General Pool Residential Quarters

Item No.	Item	Type I		Type II		Type III		Type IV		Type V/VI	
		Existing		Existing		Existing		Existing		Existing	
1.	Indian W.C. Pan with flushing cistern	One	One WC Pan Orissa pattern with low level PVC Flushing Cistern	One	One Same as Type I	One	One same as Type I	One	One same as Type I	1 + 1 (for servant quarter)	One + One for servant quarters
2.	European type W.C. with high level flushing	-	-	-	-	-	-	One With high level flushing cistern	One with low level PVC flushing cistern	One with high level flushing cistern	One (syphonic type)with matching low level cistern
2(a)	Water Jet with low level European W.C.	-	-	-	-	-	-	-	One	-	One

Item No.	Item	Type I				Type III		Type IV		Type V/VI	
		Existing	Revised	Existing	Revised	Existing	Revised	Existing	Revised	Existing	Revised
3.	Wash basin with one tap each	One	One	One	One	One	One	One	Two mixer type for hot & cold water	Two	Three Mixer type for hot & cold water
4.	Tap (kitchen bath & W.C.) C.P. Brass/PTMT bib cock	3	4 PTMT	3	4 PTMT	3 + 1 for sink	4 C.P. brass	3 + 1 for sink	5 C.P. brass	5 + 2 (for servant quarter)	12 (1 PTMT + 11 CP brass)
5	Shower C.P. Brass / PTMT	-	One PTMT	One	One PTMT	One	One PTMT	One	Two C.P.brass	Two	Three C.P. brass
6.	Towel rail C.P. Brass/PTMT	One	One PTMT	One	One PTMT	One	One PTMT	One	Two C.P. brass	One Towel rail outside near the wash basin	Two C.P. brass

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

Item No.	Item	Type I		Type II		Type III		Type IV		Type V/VI	
		Existing	Revised	Existing	Revised	Existing	Revised	Existing	Revised	Existing	Revised
7.	Mirror / Bevelled edge / P.V.C. frame with PTMT glass shelf	One	One	One	One	One	One	One	Two	One	Three
8.	Soap rack (Nitch in W.C./ Bath)	One	One	One	One	One	One	One	Two	One	Three
9.	Liquid soap container	-	-	-	-	-	-	-	Two	-	Three
10.	Storage tank	One 270 Litre	500 ltr.	One 270 Litre	500 ltr.	One 270 Litre	500 ltr.	One 270 Litre	750 litre	One 270 Litre	1000 litre + 500 litre for servant quarters
11.	Nitch with Kota stone sill in bath room	One	One	One	One	One	One	-	Two	-	3 + 1 for servant quarters

Specifications for Electrical Installation in Residential Quarters

Item No.	Description	Type I		Type II		Type III		Type IV		Type V (excluding servant quarter & Garage)		Type VI (excluding servant quarter & garage)		Servant Qtrs & Garage	
		Existing	Revised	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Revised
1.	Power Points (15 amperes , 6 pins	3	2	3	3	3	4	3	5	4	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	2	3	3	4	4	5	5	5	6	-	7	1	1
4.	Exhaust Fans	-	1	-	1	-	1	1	1	-	1	-	1	-	-
5.	Call bells	1	1	1	1	1	1	1	1	1	2	-	3	-	-
6.	Light/Fans/Call bell/5A Plug Points	17	17	20	20	23	23	24	27	33	38	-	44	5	5
7.	F.I. Fittings excluding Tube and Starter	2	2	2	3	3	4	4	5	-	7	-	8	1	1
	Type of Wiring	Recessed Conduit Type ----													
8.	EDB MCB Type											1			
	A. Single Phase	1	1	1	1	1	1	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	-	-