DETAILS PROJECT REPORT

Shimla Pistore District Rudrapur (Uttarakhand)

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Architect Signature
PAE CONSTRUCTION INDIA (OPC)

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAE CONSTRUCTION INDIA (OPC) PVT. LTD.
(PAL ARCHITECT AND ENGINEER) CONVENT ROAD , NEAR SBI MAIN BRANCH DEHRADUN UK-248001
palarchitectandengineer@gmail.com , paeconstructionindia@gmail.com
7895872139 , 9412143346

INDEX

		Pages
1	Abbreviations	3
2	Definations for the purpose of the mission	4
3	Background	5
4	Magnitude of Poverty:	6
5	Pradhan Mantri Awas Yojana (PMAY)- Housing for all	7-8
6	Need for Pilot Projects:	9-11
7	Location, Geography and Climate	12
8	About BELDI	13
9	Background of the Project	14-16
10	Project Concept:	16
11	Project Site , Location Google image & Key plan	17-18
13	Specification for EWS Houses Construction under PMAY	19-22
14	ABSTRACT of Proposed Physical Infrastructure	23-24
15	Project cost Details	
	Architectural drawing	
	Structural drawing	
	Electrical Drawing	
	3D drawing	
16	Project estimate	
17	Project ABSTRACT	

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

ABBREVIATIONS

A&OE	Administrative and Other Expenses	LIG	Low Income Group
AHP	Affordable Housing in Partnership	MD	Mission Directorate
AIP	Annual Implementation Plan	MoA	Memorandum of Agreement
BMTPC	Building Materials & Technology Promotion Council	MoHUPA	Ministry of Housing and Urban Poverty Alleviation
CDP	City Development Plan	MoU	Memorandum of Understanding
CLS	Credit linked subsidy	NA	Non Agricultural (NA)
CNA	Central Nodal Agencies	NBC	National Building Code
CPHEEO	Central Public Health and Environmental Engineering Organisation	NHB	National Housing Bank
CSMC	Central Sanctioning and Monitoring Committee	NOC	No Objection Certificate
DIPP	Department of Industrial Policy and Promotion	NPV	Net Present Value
DPR	Detailed Project Report	PLI	Primary Lending Institution
EMI	Equated Monthly Instalment	RWA	Residents' Welfare Association
EWS	Economically Weaker Section	SECC	Socio Economic and Caste Census
FAR	Floor Area Ratio	SFCPoA	Slum Free City Plan of Action
FSI	Floor Space Index	SLAC	State Level Appraisal Committee
HFA	Housing for All	SLNA	State level Nodal Agencies
HFAPoA	Housing for All Plan of Action	SLSMC	State Level Sanctioning and Monitoring Committee
HUDCO	Housing and Urban Development Corporation	TDR	Transfer of Development Rights
IEC	Information Education & Communication	TPQMA	Third Party Quality Monitoring Agency
IFD	Integrated Finance Division	ULB	Urban Local Body
IIT	Indian Institute of Technology	UT	Union Territory
IS	Indian Standard		

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Definations for the purpose of the mission

Affordable Housing Project:	Housing projects where 35% of the houses are constructed for EWS category
Beneficiary	A beneficiary family will comprise husband, wife and unmarried children. The beneficiary family should not own a pucca house (an all weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India.
Carpet Area	Area enclosed within the walls, actual area to lay the carpet. This area does not include the thickness of the inner walls
Central Nodal Agencies	Nodal Agencies identified by Ministry for the purposes of implementation of Credit linked subsidy component of the mission
Economically Weaker Section (EWS):	EWS households are defined as households having an annual income up to Rs.3,00,000 (Rupees Three Lakhs). States/UTs shall have the flexibility to re-define the annual income criteria as per local conditions in consultation with the Centre.
EWS House	An all weather single unit or a unit in a multi-storeyed super structure having carpet area of upto 30 sq. m. with adequate basic civic services and infrastructure services like toilet, water, electricity etc. States can determine the area of EWS as per their local needs with information to Ministry
"Floor Area Ratio" (FAR)/FSI	The quotient obtained by dividing the total covered area (plinth area) on all the floors by the area of the plot: $FAR = \frac{\text{Total covered area on all the floors} \times 100}{\text{Plot area}}$ If States/Cities have some variations in this definition, State/City definitions will be accepted under the mission
Implementing Agencies	Implementing agencies are the agencies such as Urban Local Bodies, Development Authorities, Housing Boards etc. which are selected by State Government/ SLSMC for implementing Housing for All Mission.
Low Income Group (LIG):	LIG households are defined as households having an annual income between Rs.3,00,001 (Rupees Three Lakhs One) up to Rs.6,00,000 (Rupees Six Lakhs). States/UTs shall have the flexibility to redefine the annual income criteria as per local conditions in consultation with the Centre.
Primary Lending Institutions (PLI)	Scheduled Commercial Banks, Housing Finance Companies, Regional Rural Banks (RRBs), State Cooperative Banks, Urban Cooperative Banks or any other institutions as may be identified by the Ministry
Slum	A compact area of at least 300 population or about 60-70 households of poorly built congested tenements, in unhygienic environment usually with inadequate infrastructure and lacking in proper sanitary and drinking water facilities.
State Land Nodal Agencies (SLNAs)	Nodal Agency designated by the State Governments for implementing the Mission
Transfer of Development Rights (TDR)	TDR means making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owner of the land, so that he can use extra built up area himself in some other land.

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Background:

Shelter is a basic human need next only to food and clothing. At the end of the 10th Five Year Plan, the housing short ageis estimated to be 24.7 million. However, urban areas in our country are also characterized by severe shortage of basic services like potable water, well laid out drainage system, sewerage network, sanitation facilities, electricity, roads and appropriate solid waste disposal. It is these shortages that constitute the rationale for policy focus on housing and basic services in urban areas. This policy intends to promote sustainable development of habitat in the country with a view to ensuring equitable supply of land, shelter and services at affordable prices to all sections of society. Given the magnitude of the housing shortage and budgetary constraints of both the Central and State Governments, it is amply clear that Public Sector efforts will not suffice in fulfilling the housing demand. In view of this scenario, the National Urban Housing and Habitat Policy, 2007 focuses the spotlight on multiple stake-holders namely, the Private Sector, the Cooperative Sector, the Industrial Sector for labour housing and the Services/Institutional Sector for employee housing. In this manner, the Policy will seek to promote various types of public-private partnerships for realizing the goal of Affordable Housing for All.

Housing Needs :

The magnitude of housing shortage was estimated by a Technical Group in the context of formulation of the 11th Five Year Plan. The Technical Group estimated the housing shortage at the end of the 10th Plan to be around 24.7 million for 67.4 million households. The Group further estimated that 99% of this shortage pertains To Economical Weaker Section (EWS) & Low Income Group (LIG) sectors. During the 11th Plan, the Group estimated that the total housing requirement (including backlog) will be to the tune of 26.53 million units for 75.01 million households. Whereas more than 23% of the urban population resides in slum (Census: 2001), a much higher proportion of the urban population of metropolitan cities lives in slums; it is estimated that 55% of the population of Mumbai lives in slums. It is of critical importance that the strategy of in-situ slum up gradation is adopted for preponderant proportion of the slum dwellers, since they provide valuable services to residents living close to their own dwelling places.

The Working Group on Urban Housing pertaining to the 11th Plan made different assumptions on unit cost of construction of houses in million plus cities and other urban areas for estimating the investment required for overcoming the housing shortage. The total estimated investment for meeting the housing requirement upto 2012 was estimated to be of the order of Rs.3,61,318.10 crores consisting of Rs.1,47,195 crores for mitigating housing shortage at the beginning of 11th Plan and Rs.2,14,123.10 crores for new additions

to be made during the 11th Plan period (this includes construction of pucca houses & upgradation of semi-pucca and kutcha housing units).

O/AS TOWNSHIPS PVT. LTD. NEW DELHI

THE ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Magnitude of Poverty:

Non-affordability of housing by economically weaker sections of society and low income families in urban areas is directly linked with the magnitude of urban poverty. Poverty in India has declined from 320.3 million in 1993- 94 to 301.7 million in 2004-05. While there has been a decline of 18 million persons in the total numbers of the poor in India, the National Sample Survey Organization (NSSO) reports that the number of the urban poor has risen by 4.4 million persons during the same period. One fourth of the country's total urban population, numbering 80.7 million persons is below the poverty line. The urban poor constitute 26.7% of the total poor in the country. The fact that the number of urban poor has risen is in stark contrast with rural poverty, where both the total number of rural poor and its incidence vis-à-vis the rural population has fallen. The urban poor have limited access to basic services. According to the 2001 census, there is a 9% deficiency in drinking water, 26% in toilets and 23% in drainage. It is quite understandable that most of this shortage pertains to Slums.

Scope of RAY RAY:

will provide the support to enable states to redevelop all existing slums in a holistic and integrated way and to create new affordable housing stock. The existing schemes of Affordable Housing in Partnership, and Interest Subsidy for Housing the Urban Poor (ISHUP), would be dovetailed into this scheme. No new projects under the BSUP and IHSDP scheme of the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) will be sanctioned once implementation of RAY scheme is taken up except to consume existing 11th Plan allocations that may be left uncommitted. However, projects sanctioned under the two schemes will continue to receive Central assistance as per the sanctions and the existing provision of the schemes.

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Pradhan Mantri Awas Yojana (PMAY)- Housing for all

The Hon'ble President of India has announced "By the time the Nation completes 75 years of its Independence, every family will have a pucca house with water connection, toilet facilities, 24x7 electricity supply and access.

" Hon'ble Prime Minister envisioned Housing for All by 2022 when the Nation completes 75 years of its Independence. In order to achieve this objective, Central Government has launched a comprehensive mission "Pradhan Mantri Awas Yojana – Housing for All (Urban)". Mission for urban area will be implemented during 2015-2022 and this Mission will provide central assistance to implementing agencies through States and UTs for providing houses to all eligible families/ beneficiaries by 2022.

The mission seeks to address the housing requirement of urban poor including slum dwellers through following programme verticals:

• Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource • Promotion of Affordable Housing for weaker section through credit linked subsidy

• Affordable Housing in Partnership with Public & Private sectors

• Subsidy for beneficiary-led individual house construction /enhancement.

The Mission will support construction of EWS (Economically Weaker Section) houses upto 30 square meter carpet area. As per **PMAY EWS households** are defined as households having an annual income up to Rs. **3,00,000 (Rupees Three Lakhs).** States/UTs will have flexibility in terms of determining the size of house and other facilities at the state level in consultation with the Ministry but without any enhanced financial assistance from Centre. According to PMAY guidelines, the minimum numbers of about 35% of the houses are constructed for EWS Category in such Affordable Housing project.

The PMAY mission will be implemented as **Centrally Sponsored Scheme (CSS)** except for the component of credit linked subsidy which will be implemented as a Central Sector Scheme. A beneficiary family will comprise husband, wife, unmarried sons and/or unmarried daughters. The beneficiary family should not own a pucca house either in his/her name or in the name of any member of his/her family in any part of India to be eligible to receive central assistance under the mission. The houses constructed/acquired with central assistance under the mission should be in the name

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. CO 22 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Mandatory Conditions:

Availability of urban land is the biggest constraint in providing housing to all including weaker sections. Therefore, to ease administrative and regulatory bottlenecks, a set of Mandatory Conditions has been included in the Mission to facilitate growth of housing sector including affordable housing. For participating in the mission and to avail of financial assistance from Central Government, States/ UTs should agree to fulfil following Mandatory Conditions:-

• States/UTs to make suitable changes in the procedure and rules for obviating the need for separate Non Agricultural (NA) Permission if land already falls in the residential zone earmarked in Master Plan of city or area.

• States/UTs shall prepare/amend their Master Plans earmarking land for Affordable Housing.

• A System should be put in place to ensure single-window; time bound clearance for layout approval and building permissions at ULB level.

• States/UTs shall adopt the approach of deemed building permission and layout approval on the basis of pre- approved lay outs and building plans for EWS/LIG housing or exempt approval for houses below certain built up area or plot area.

States/UTs would either legislate or amend existing rental laws on the lines of

• model Tenancy Act being prepared by Ministry. States/UTs shall provide additional FAR/FSI/TDR and relaxed density norms for

• slum redevelopment and low cost housing, if required.

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. CO 82 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Need for Pilot Projects:

Given that this is a path breaking approach being taken up by the Central, State and City governments, **there is a felt need to embark on a set of pilot projects with the aim of evolving, demonstrating and establishing models that can thereafter be scaled. A key objective of the programme would be to therefore incentivize innovation and encourage new approaches and solutions that can demonstrably improve the quality and quantity of shelter and services for the poor.**

Such innovation could encompass:

Projects with strong community participation i.e. Slum up gradation

• redevelopment projects initiated/spearheaded by the community; or with their demonstrable involvement and participation in design, planning and implementation.

• **Creation of Fresh Housing Stock and Transit Shelters.**

• State/UT Government and Implementing Agencies should encourage formation of associations of beneficiaries under the scheme like RWA etc. to take care of maintenance of houses being built under the mission

• New models of public-private partnerships whereby the private sector can be encouraged to take up affordable housing for the EWS/LIG

• Innovations in planning, demonstrating integrated livelihoods, shelter and services or convergence.

• Any other innovation for which the city feels it needs to design models and determine guidelines for larger application

With this intent the Ministry of Housing & Urban Poverty Alleviation, Government of India would encourage proposals and pilot projects from institutions/agencies as below:

The following institutions are eligible to apply for pilot projects under PMAY

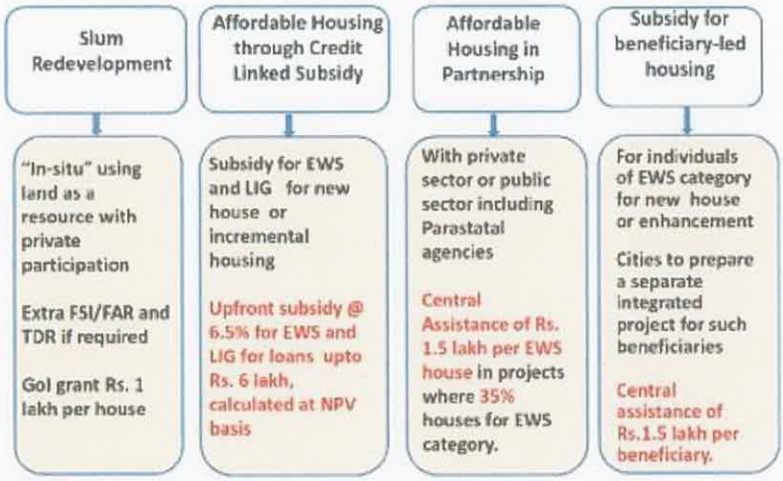
• States

• Urban Local Bodies through the State Level Nodal Agencies (SLNA)

• Central Government Departments and Central Public Sector

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

The PMAY mission will be implemented through four verticals giving option to beneficiaries, ULBs and State Governments. These four verticals are as below:



Application Modalities:

The application should consist of a Proposal containing a brief description of the project, the stage of slum free planning that the state is in. The proposal should clearly delineate the innovations and new models the project will be piloting in terms of its scope, objective, implementation strategies. It should also clearly bring out the envisaged outcomes; and implications for state wide or regional replicability. It is expected that the implementation of the pilot projects would catalyse an innovative and effective approach to the planning and implementation of the city plans for the PMAY scheme.

Pilot Project Detailed Project Report should clearly bring out:

• In-situ development projects, including infrastructure upgrading, replacement of kuccha structures with pucca structures, Incremental Housing, **Affordable Housing Projects**, **Transit Shelters** and Green field projects integrating shelter, services and livelihoods will be considered for pilots

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

COA NO. CA/2/96244 Date 18/11/22
Case No. 6262
Tapovan Road Infront of Ras Grand
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

• Land/dwelling space to be assigned to the all slum households living in the concerned slum which will be in the form of ownership. A project which envisages grant of collective property rights would be eligible.

•Basic services including roads, water supply, sewerage, drainage, waste management and street lighting infrastructure have to be planned.

• Desirable services beyond basic services including: Fire safety plan; community Centre; local shopping complex.

• Pilot projects would need to demonstrate that the building bye laws and planning norms should not be a constraint to the slum upgrading exercise.

• Timelines to complete the project and implications for the Slum free City planning process under the PMAY scheme should be clearly laid out in the Pilot Project DPR to connect it to the Proposal.

• The DPR would be prepared as per the Delhi Schedule of Rates-2016 and would need to be submitted after approval of State Level Sanction and Monitoring Committee. For proposals pertaining to Central Government and Undertakings, DPR would be based on their respective schedule of rates.

• **In view of the above considerations Urban Housing & Urban Development Authority (UHUDA), a "Development Authority or the Authority" in relation to the whole of the State Area shall be as the State Authority and in relation to any development area shall be the Local Development Authority (hereinafter referred to as the Local Authority) constituted and notified under section 4 of the Act : may be called the Uttarakhand Urban and Country Planning and Development (Amendment) Act, 2013 has prepared**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0062 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Location, Geography and Climate

Uttarakhand was formed on the 9th November 2000 as the 27th State of India, when it was carved out of northern Uttar Pradesh. Located at the foothills of the Himalayan mountain ranges, it is largely a hilly State, having international boundaries with China (Tibet) in the north and Nepal in the east. On its north-west lies Himachal Pradesh, while on

The south is Uttar Pradesh. It is rich in natural resources especially water and forests with many glaciers, rivers, dense forests and snow-clad mountain peaks. Char-dhams, the four most sacred and revered Hindu temples of Badrinath, Kedarnath , Gangotri and Yamunotri are nestled in the mighty mountains. It's truly God's Land (Dev Bhoomi). Dehradun is the Capital of Uttarakhand. It is one of the most beautiful resorts in the sub mountain tracts of India, known for its scenic surroundings. The town lies in the Dun Valley, on the watershed of the Ganga and Yamuna rivers.

It is blessed with a rare bio-diversity, inter-alia, 175 rare species of aromatic & medicinal plants are found in the State. It has almost all major climatic zones, making it amenable to a variety of commercial opportunities in horticulture, floriculture and agriculture. It has a vast tourism potential in adventure, leisure, and eco-tourism

ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of Cricket Ground
Near By IDBI Bank, Dehradun (UK)
Mob. 9358672139, 9412143346

About Shimla Pistore

Shimla Pistore:

Shimala Pistore village is located in Rudrapur block and Kichha tehsil of Udham Singh Nagar district. It comes under Shimla Pistore gram panchaya It is located 7 KM towards East from District head quarters Rudrapur. 240 KM from State capital Dehradun Simala Pistaur is surrounded by Baheri Block towards South , Bilaspur Block towards west , Gadarpur Block towards west , Sitarganj Block towards East . Rudrapur , kichha Nagla , Sitarganj are the near by Cities to Simala Pistaur. This Place is in the border of the Udam Singh Nagar District and Rampur District. Rampur District Bilaspur is west towards this place . It is near to the Uttar Pradesh State Border

Education Facilities at Shimala Pistore village, Udham Singh Nagar District

Below are the educational facilities available at Shimala Pistore village in Udham Singh Nagar district. Indicates the number of Primary Schools, Middle Schools, Secondary Schools, Senior Secondary Schools and Colleges in and around Shimala Pistore village.

Primary Schools - Govt	1
Nearest Middle School Location	Lalpur, <5 kms
Nearest Sec. School Location	Lalpur, <5 kms
Nearest Sr. Sec School Location	Lalpur, <5 kms
Nearest Arts/ Sc. Degree College	Rudrapur, 5-10 kms
Nearest Engg. College	Pantnagar, 10+ kms
Nearest Medical College	Haldwani, 10+ kms
Nearest Polytechnic	Pantnagar, 10+ kms
Nearest Vocational/ ITI	Dineshpur, 10+ kms

Health Facilities at Shimala Pistore village, Udham Singh Nagar District

Below are the Health facilities available at Shimala Pistore village in Udham Singh Nagar district. Indicates the number of Community Health Centres, Primary Health Centres, Hospitals and Dispensary in and around Shimala Pistore village.

Nearest Comm. Health Centre	5-10 kms
Nearest Pr. Health Centre	5-10 kms
Nearest Maternity Centre	5-10 kms
Nearest Hospital - Allopathic	5-10 kms
Nearest Dispensary	5-10 kms
Nearest Mobile Clinic	5-10 kms
Nearest Family Welfare Centre	5-10 kms

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Date 18/4/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Background of the Project

Shelter is a basic human need next only to food and clothing. However, urban areas in our country are also characterized by severe shortage of basic services like potable water, well laid out drainage system, sewerage network, sanitation facilities, electricity, roads and appropriate solid waste disposal. It is these shortages that constitute the rationale for policy focus on housing and basic services in urban areas. This policy intends to promote sustainable development of habitat in the country with a view to ensuring equitable supply of land, shelter and services at affordable prices to all sections of society. Given the magnitude of the housing shortage and budgetary constraints of both the Central and State Governments, it is amply clear that Public Sector efforts will not suffice in fulfilling the housing demand. In view of this scenario, Uttarakhand State government launched a scheme "Jan Awas Yojana" and Central Government has also launched a comprehensive mission "Pradhan Mantri Awas Yojana – Housing for All (Urban)". And in this connection, The Hon'ble President of India has also announced "By the time the Nation completes 75 years of its Independence, every family will have a pucca house with water connection, toilet facilities, 24x7 electricity supply and access."

Hon'ble Prime Minister envisioned Housing for All by 2022 when the Nation completes 75 years of its Independence. In order to achieve this objective, Central Government has launched a comprehensive mission "Pradhan Mantri Awas Yojana – Housing for All (Urban)". Mission for urban area will be implemented during 2015-2022 and this Mission will provide central assistance to implementing agencies through States and UTs for providing houses to all eligible families/ beneficiaries by 2022.

The mission seeks to address the housing requirement of urban poor including slum dwellers through following programme verticals:

- Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource
- Promotion of Affordable Housing for weaker section through credit linked subsidy
- Affordable Housing in Partnership with Public or Private Sectors.
- Subsidy for beneficiary-led individual house construction /enhancement.

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 6082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Defined as households having an annual income up to Rs. 3,00,000 (Rupees Three Lakhs). Uttarakhand state will have flexibility in terms of determining the size of house and other facilities at the state level in consultation with the Ministry but without any enhanced financial assistance from Centre. According to PMAY guidelines, the minimum numbers of about 35% of the houses are constructed for EWS Category as covered in the progamme verticals mentioned above of such Affordable Housing project

The PMAY mission will be implemented as Centrally Sponsored Scheme (CSS) except for the component of credit linked subsidy which will be implemented as a Central Sector Scheme. A beneficiary family will comprise husband, wife, unmarried sons and/or unmarried daughters. The beneficiary family should not own a pucca house either in his/her name or in the name of any member of his/her family in any part of India to be eligible to receive central assistance under the mission. The houses constructed/acquired with central assistance under the mission should be in the name of the female head of the household or in the joint name of the male head of the household and his wife, and only in cases when there is no adult female member in the family, the house can be in the name of male member of the household.

Mandatory Conditions:

Availability of urban land is the biggest constraint in providing housing to all including weaker sections. Therefore, to ease administrative and regulatory bottlenecks, a set of Mandatory Conditions has been included in the Mission to facilitate growth of housing sector including affordable housing. For participating in the mission and to avail of financial assistance from Central Government, Uttarakhand State should agree to fulfil following Mandatory Conditions:-

- Uttarakhand state to make suitable changes in the procedure and rules for
- obviating the need for separate Non Agricultural (NA) Permission if land already falls in the residential zone earmarked in Master Plan of city or area.
- Uttarakhand state shall prepare/amend their Master Plans earmarking land for
- Affordable Housing.
- Uttarakhand state would either legislate or amend existing rental laws on the
- lines of model Tenancy Act being prepared by Ministry.

OJAS TOWNSHIP PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0882 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K)
Mob.: 7895872139, 9412143348

Objectives:

The objectives of this project are:

• To provide affordable and liveable Shelter solution to Industrial Workers and¬ workers engaged in Construction projects/activities.

• To reduce temporary/permanent establishment of new slums lacking basic physical & social infrastructure.

• To provide alternative shelter to the slum dwellers who are not eligible for relocation houses and are likely to be displaced.

• To prevent unorganized growth in housing sector.

Project Concept:

It is proposed to construct Ground + Three storied building blocks along with civic amenities like Community Facilities, Open Spaces, Park/Garden, Local Shopping, Crèche, etc. with well-developed Infrastructure networks such as Roads, Drainage, Water Supply, Sewerage, Electrification, Rain Water Harvesting, Horticulture/Site Development, Street Light, Parking, Over Head Tank, Sewerage Treatment Plant, Substation, as well as planned circulation and other features. One such building will provide **8 unit & 16 units** at one floor and to provide **1344** units at total 26 Tower of such type of buildings need to be built up. The main concept behind the formulation of this scheme is to provide not just shelter for the Economical weaker Section /Lower Income Group /migrating population but also a healthy and enabling urban environment, to help them to come out of their poverty level and

• To integrate the residential areas with social network of the entire complex.
• Sustainable improvement in overall quality of life of Weaker Class / Lower income Group/industrial labours/migrating population.
• Sustainable improvement in standards of health, education and community life and increased income-earning potential of Weaker Class / Lower income Group/ migrating population by providing a livelihood training centre.
• Strong, committed and broad-based formal and informal community-based groups, which participate actively in sustainable development activities established and functioning.

PAL ARCHITECT AND ENGINEER
COA/UPCA/2018/96344
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Project Site , Location Google image & Key plan

Google Images

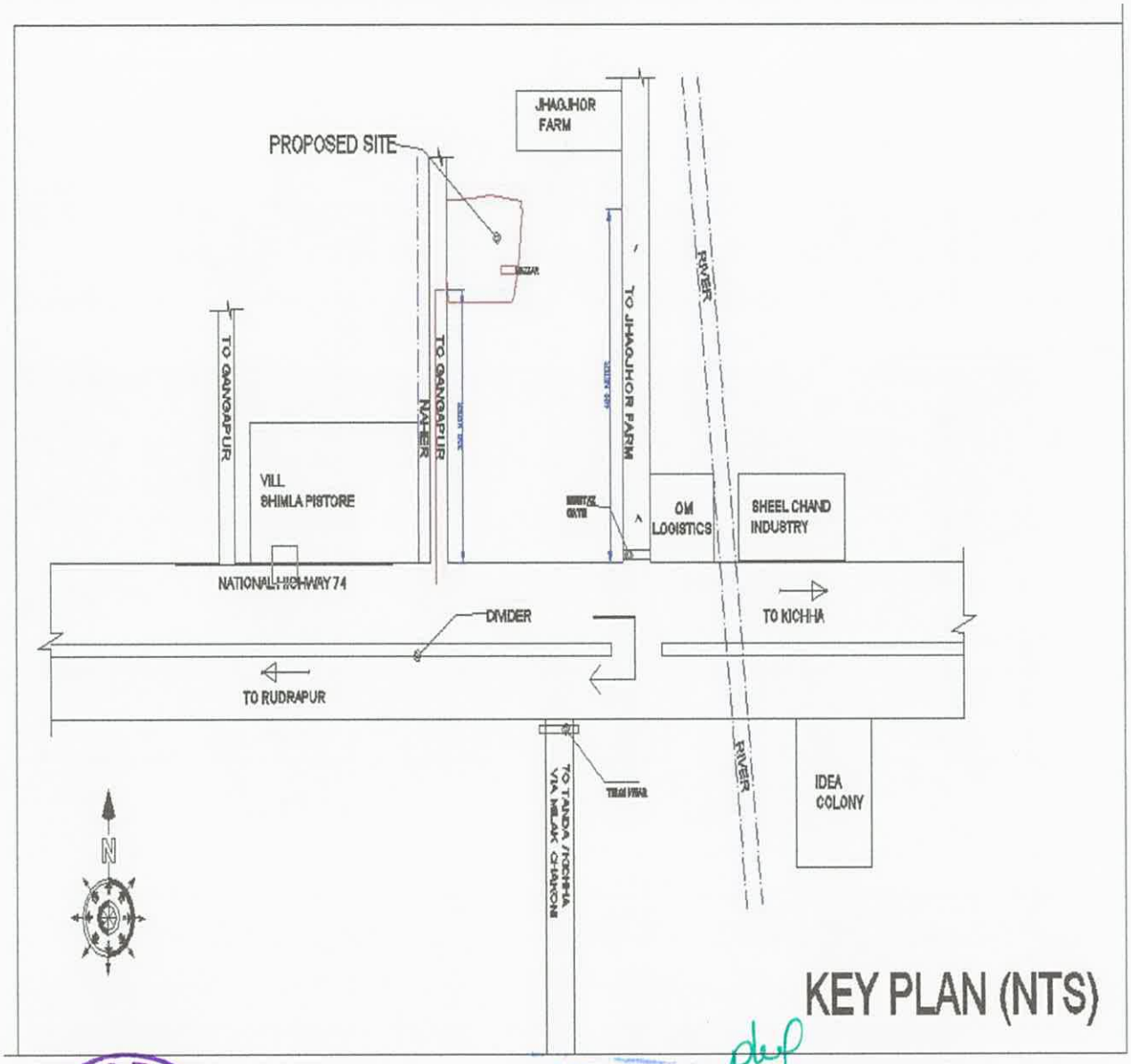
GOOGLE MAP LOCATION

PROPOSED SITE

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. CD 82 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Key Plan



OJAS TOWNSHIPS PVT. LTD.

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

SPECIFICATIONS FOR EWS HOUSES – CONSTRUCTED UNDER PMAY

Sl. No	ITEM	SPECIFICATION
1.	Earthwork excavation	The earthwork excavation shall be done as per CPWD specification. The foundation shall rest on firm base
	Filling in trenches	Same excavated good earth soil is to be filled.
2.	Foundation(monolithi c cement concrete structure)	M-20 grade of concrete is used for all the RCC works
	Base concrete	1:4:8 grade, 10 cm thick below building foundations on hard strata.
	Plinth Filling	If excavated soil or part of excavated soil seems to be good for filling, same shall be refilled as per direction of engineer in charge
	RCC Footing/Raft/Piles	M-20 grade of concrete is used for 450mm thick raft using Self Compacting Concrete Design Mix.
	Plinth beam/grade slab	M 20 grade of concrete is used for all the works using Self Compacting Concrete Design Mix
3.	Super structure	
	a) Slabs	M 20 grade of concrete is used for all the works using Self Compacting Concrete Design Mix.
	b) Projections	M 20 grade of concrete is used for all the works using Self Compacting Concrete Design Mix
4.	Flooring	1.Everywhere in EWS unit is having ordinary Cement flooring including staircase etc. with Colour Pigment. 2.Industrial tiles flooring in parking areas.
5.	Skirting	Skirting in ordinary cement with neat punning in all rooms shall be to the height of 100mm.
6.	Kitchen platform and sink	Ordinary RCC Slab with neat cement punning and with provision for cut-out of Stainless Steel Sink.
	Putty	Putty on inner walls and ceiling.
7.	Finishing	Internal:- White washing on internal walls and ceiling External:- Water proofing cement paint
8.	Waterproofing	Toilets cement slurry mixed with water proofing treatment.
9.	Joinery	
	a) Windows	Angle iron frames and glazed shutters for windows and clerestory windows using 4 mm thick float glass panes with hillock wood.
	b) Doors	a) Angle Iron Frames and shutters – 25 mm thick flush door shutter, non-decorative type for rooms b) Angle Iron Frames and Steel shutters for block entrance & mumty of staircase. c) FRP frame and shutter for Bath and WC
10.	Doors & Window Fixtures and Fitting	Oxidised MS fittings
11.	Railings	MS railings

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIP PVT. LTD. DEHRADUN

Public Health & Sanitary Works

Sl. No	ITEM	SPECIFICATION
1.	**Water Supply**	
	Internal Areas water supply pipe (inside the Block in shafts, terrace and rising main as per drawing and design)	Unplasticised-Rigid PVC rain water pipes conforming to IS :13592
	Bib-Cock	Long body CP Brass Bib-Cock.
	Control valves	CI Wheel Gun Metal Valve.
2.	**Sewerage (Sanitary & Rain water)**	
	Internal areas sanitary pipe (Inside the flats or inside the block and in all Bath, WC and kitchen)	Supplying, laying, jointing and testing of 110mm Dia. And 75 mm unplasticized Non-pressure Polyviny Chloride (PVC-U) Pipes.
	External Area	Stone Ware Pipes with all around concreting.
	Rain Water Drainage	Providing UPVC pipes of approved make for
	Pipe (inside the Block in shafts as per drawing and design)	4kg/Sq.Cms. of single socket pipe of ISI standard confirming to ISI 1352 with air tight joints, fixing with clamps and nails etc., complete for (Vent Shaft) WC Connection
3.	**Sanitary Fittings**	
	in W.C.	Indian type W.C. pan with 100 mm sand cast Iron P or S trap, 10 liter low level white P.V.C. flushing cistern, including flush pipe, with manually controlled device (handle lever) .
	Floor Trap	Providing 76.2mm (3") Dia. NAHANY TRAP with Jali for UPVC/SWR for toilets and kitchen
	Gully Chambers	Providing and fixing square-mouth S.W. gully trap grade 'A' complete with C.I. grating brick masonry chamber with water tight C.I. cover with frame of 300x300 mm size (inside) the weight of cover to be not less than 4.50 kg and frame to be not less than 2.70 kg as per standard design :
	Internal sanitary and collecting chambers	Sewage disposal from Indian type W.C. pan & waste water from kitchen with 100 mm PVC pipe & Bathroom with 75 mm diameter PVC pipe with fittings.

OJAS TOWNSHIP PVT. LTD. DEHRADUN

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895[illegible], 9412143346

Electrical Works:

Sl. No	ITEM	SPECIFICATION
1.	Point Wiring	Wiring for light point/ fan point/ exhaust fan point with 1.5 sq.mm FRLS PVC insulated copper conductor single core cable in surface / recessed PVC conduit, with Piano type switch.
2.	Wiring for circuit / Submain	Wiring for circuit/ sub main wiring along with earth wire with the following sizes of FRLS PVC insulated copper conductor, single core cable in surface/ recessed PVC conduit as required
		2 X 1.5 sq. mm + 1 X 1.5 sq. mm earth wire
		2 X 4 sq. mm + 1 X 4 sq. mm earth wire
		2 X 6 sq. mm + 1 X 6 sq. mm earth wire
3.	PVC conduit	Supplying and fixing of following sizes of PVC conduit of along with accessories in surface/recess or cutting the wall and making good the same in case of recessed conduit as required.
		20mm & 25mm dia with
4.	Switch and socket	Supplying and fixing following Piano Type switch/ socket on the switch box including connections
		5/6 amps switch
		15/16 amp switch
		3 pin 5/6 amp socket outlet
		3 pin 15/16 amp socket outlet
5	Fan regulator	Supplying and fixing stepped type electronic fan regulator
6	Switch box	Supplying and fixing of suitable size metal box with phenolic laminated sheet cover in front
7	Angle holder	Supplying and fixing brass batten/ angle holder including connection etc. as required.
8	MCCB	Providing and fixing MCCB in existing cubicle panel board including drilling holes in cubicle panel, making connections, etc. as required.

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob. 7895872139, 9412143346

	For Internal Flat	
9.	MCB Enclosure	Supplying and fixing SPN Distribution Board with IP43 Protection (Metal Door) as per 13032 for all incoming and outgoing (With MCB/ RCCB/ Isolator)
	For Common Area Service	
10.	TPN Distribution Board	Following way TPN distribution boards
		4 way Double door
		6 way Double door
		8 way Double door
		12 way Double door
11.	MCB	Supplying and fixing 5 amps to 32 amps rating, 240/415 volts, miniature circuit breaker suitable for inductive load of following poles in the existing MCB DB complete with connections,
		Single pole
		Single pole and neutral
		Double pole
		Triple pole
		Triple pole and neutral
12.	Isolator	Supplying and fixing following rating, double pole, 240 volts, isolator in the existing MCB DB complete with connections, testing and commissioning etc. as required.
		40 amps
		63 amps

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 6082 Date. 18/10/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS LTD. NEW DELHI

ABSTRACT OF PROPOSED PHYSICAL INFRASTRUCTURE

Buildings

1) Total 1344 units are provided under the scheme
2) 26 Tower are designed to accommodate 1344 units.
3) Ground + 3 storied building
4) Each building has 8 unit & 16 units on each floor.
5) Each unit has 1 Bedroom, Living Room, Kitchen, Bathroom and WC
6) Total no. of floors – 4
7) Total no of units per tower 8x4=32 units 16 X 4 = 64 units

Infrastructures

I. Storm Water Drainage

• Brick Masonry open Drain is proposed for collection of Rain Water

II. Roads and Pavers

• Internal concrete road of 7.0 mtr. and 4 mtr wide are proposed with 15 mtr. wide road as the main entry road.
• 600 mm thick factory made cement concrete inter locking paver blocks are proposed at open areas between buildings and other locations.

III. Compound Wall

• Brick Masonry Compound Wall

VII. Internal Water Supply and Sanitation Facilities

• WC's, Wash basins, Kitchen Sink, Urinal basins, water taps and all other necessary Water Supply & Sanitation facilities are proposed with proper fitting & fixtures at each floor of every building.

VIII. Internal Electrical Installations

• Sufficient nos. of electrical points for fans, Ceiling fans, call bell, light, chargers etc. are proposed in each room/corridors/stairs/baths/toilets/urinal/stores with metal box and proper wiring systems.

IX. Parking Facilities

• Sufficient Parking facilities for two Wheeler Vehicles are proposed.

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0682 Date. 18/01/22
Tapovan Road Infront of PRD Ground
Nearby IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

PROJECT COST DETAILS

As per the Scheme Guidelines of Pradhan Mantri Awas Yojana Housing for all an single unit or a unit in multi-storied super structure of EWS type Houses with all adequate basic civic services and infrastructure services like Toilet, Water, Electricity etc. So, we have designed the typical EWS dwelling unit of approx. 23.00 square meters carpet area which will have 2 rooms (i.e., living room and one bed room), a kitchen, separate bath and WC and balcony.

Sl No.	Type	Nos. of Dwelling Units	Carpet Area of each unit	Super built up Area of each unit
1.	EWS	1344	23.24 sq.m	25.30 sq.m

Sl No	DESCRIPTION OF WORK	AMOUNT
1	Grand Total 16 Tower A TO H , J , K , W TO Z , Z1 , Z2	662297261.2
2	Grand Total 10 Tower L TO N & P TO V	212014320.7
3	Grand Total other service	142403210.6
	Grand total project cost	**101,67,14,793**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

(Architecture Drawing)

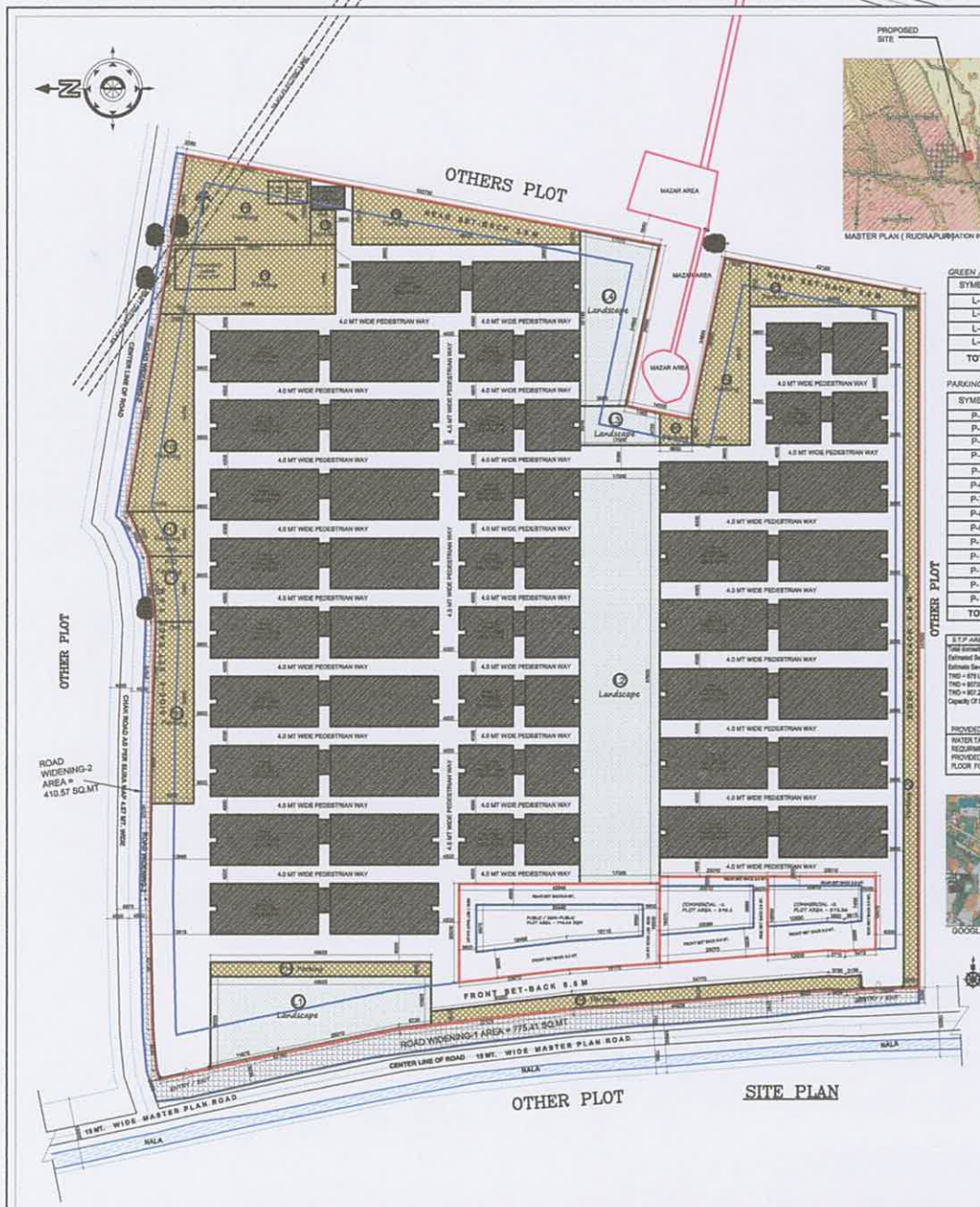
Pradhan Mantri Awas Vikas Yojna EWS

(SHIMLA PISTOR)

(Rudrapur, Uttrakhand)

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD.
NEW DELHI



SITE PLAN

MASTER PLAN (RUDRAPUR) LOCATION IN MASTER PLAN RUDRAPUR

AREA STATEMENT

S.NO.	DESCRIPTION	AREA IN SQM	REMARK
1	TOTAL SITE AREA	28343.76	
2	ROAD WIDENING-1 AREA	775.41	
	ROAD WIDENING-2 AREA	410.57	
3	NET PLOT AREA	27157.78	Total Plot Area - Roads widening
4	PERMISSIBLE GREEN AREA	2715.77	10% OF SITE AREA
5	PROVIDED GREEN AREA	2786.77	10.26% OF SITE AREA
6	MAXIMUM COMMERCIAL PLOT AREA	4073.66	7.5% OF PERMISSIBLE FAR
7	PROPOSED COMMERCIAL PLOT AREA	770.46	
	COMMERCIAL-1	398.10	1.41 % OF PERMISSIBLE FAR
	COMMERCIAL-2	372.36	
8	PERMISSIBLE PUBLIC /SEMI-PUBLIC PLOT AREA	750.00	FOR UPTO 15000 PERSONS
9	PROPOSED PUBLIC /SEMI-PUBLIC PLOT AREA	796.26	
10	PUBLIC /SEMI-PUBLIC GROUND COVERAGE	477.76	60 % OF PERMISSIBLE GROUND COVERAGE
11	COMMERCIAL GROUND COVERAGE (COM-1 + COM-2)	423.74	55 % OF PERMISSIBLE GROUND COVERAGE
12	RESIDENTIAL GROUND COVERAGE	9874.7	
15	RESIDENTIAL TOTAL COVERED AREA	39496.8	
16	TOTAL COVERED AREA RESIDENTIAL + COMMERCIAL(1.5FAR) + PSP (1.0FAR)	42068.09	
17	PERMISSIBLE GROUND COVERAGE	13576.89	50 %
18	PROPOSED GROUND COVERAGE RESIDENTIAL + COMMERCIAL + PSP	10776.20	39.67 %
19	PERMISSIBLE F.A.R	54315.56	2.0
20	PROPOSED F.A.R	42068.09	1.54
21	UNIT PERMISSIBLE (1HECT=500 UNIT)	1361 UNITS	
22	UNIT PROVIDED (EWS)	1344 UNITS	
23	POPULATION DENSITY (5 PERSON / UNIT)	6720 PAX.	5 X 1344 = 6720
24	PARKING AREA		
	(EWS) 1 ECS (23 SQM) FOR 8 UNITS	1344 / 8 = 168 ECS	
	PARKING AREA PROVIDED (ECS)	170 ECS	
	PARKING AREA PERMISSIBLE	3864.0 SQM	
	PARKING AREA RPOVIDED	3911.97 SQM	

GREEN / LANDSCAPE

SYMBOL	AREA (IN SQ.MT)
L-1	661.82
L-2	1494.28
L-3	134.81
L-4	476.06
TOTAL	2786.77

PARKING AREA CALCULATION

SYMBOL	AREA (IN SQ.MT)
P-1	252.93
P-2	432.79
P-3	206.14
P-4	362.41
P-5	41.16
P-6	383.26
P-7	39.03
P-8	498.90
P-9	182.82
P-10	443.54
P-11	110.13
P-12	121.66
P-13	329.33
P-14	140.75
TOTAL	3911.97

S.T.P AREA CALCULATION
Total Estimate [Net] water demand = TWD
Estimated Sewage X = 80 % of TWD
Estimate Sewerage X = 80/100 * TWD
TWD = 675 L Per Flat X 1344Flats
TWD = 907200 L
TWD = 907.2 CUM
Capacity Of S.T.P= 80/100 X TWD
= 80/100 X 907.2
= 818 CUM
PROVIDED = 850 CUM
WATER TANK OF 50 L REQUIRMENT FOR EACH HOUSE PROVIDED AT THE TERRACE FLOOR FOR 12 HOURS

RAIN WATER HARVESTING CALCULATION

GROUND COVERAGE AREA(ROOF AREA)	10776.20	SQM
RWHT VOLUME TILL 400 SQM	3.5	CUM
RWHT VOLUME BALANCE COVERAGE	103.76	CUM
TOTAL RWHT VOLUME PERMISSIBLE	107.26	CUM
PROPOSED VOLUME	110	CUM

NUMBER OF UNITS CHART

TYPE	NO. OF CLUSTERS	NUMBER OF UNITS				TOTAL
		GROUND	FIRST	SECOND	THIRD	
TYPE-A	18	18	18	18	18	1024 UNITS
TYPE-B	10	8	8	8	8	320 UNITS
TOTAL NO. OF UNITS						1344 UNITS

CLUSTER AREA CHART

TYPE	NO. OF CLUSTERS	AREA CHART (IN SQ.MT)				TOTAL COVERED AREA OF EACH CLUSTER	TOTAL COVERED AREA
		GROUND	FIRST	SECOND	THIRD		
TYPE-A	18	457.30	457.30	457.30	457.30	1828.2	32907.6 SQM
TYPE-B	10	226.79	226.79	226.79	226.79	906.16	9061.6 SQM
TOTAL AREA OF ALL CLUSTERS							41969.2 SQM

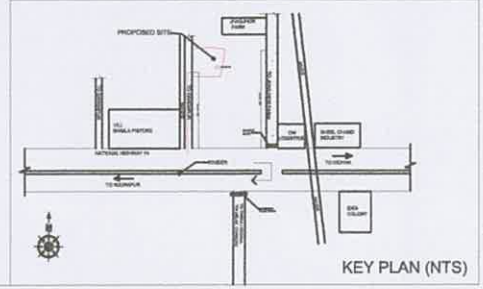
PARKING AREA IN SET BACK

	AREA AT SET-BACK (In SQM)	SET-BACK AREA USED IN PARKING
TOTAL SET-BACK	4127.14	2063.33 (49.9 %)

SET - BACK

SET BACK	PERMISSIBLE(MT.)	PROVIDE(MT.)
FRONT	8.5	8.5
REAR	5.0	5.0
SIDE-1	5.0	5.0
SIDE-2	5.0	5.0

GOOGLE MAP LOCATION



KEY PLAN (NTS)

OWNER SIGN

ARCHITECT SIGN

HDC Architects
Ar. Kishor Chhabra
C:+91-8077689005
Adarsh Colony, Rudrapur (U.S.N.)

STRUCTURE ENG. SIGN

PROJECT TILTLE

PROPOSED EWS GROUP HOUSING UNDER PRADHAN MANTRI AWASIYA YOJANA (MODEL 2)

SITE AT :
KHASRA NO. : 463,
VILL. SHIMLA PISTORE , TEH. - RUDRAPUR
UDHAM SINGH NAGAR, UTTRAKHAND

KHASRA NO. : 463 - 2.83437 HEC
28343.7 SQM

APPLICANT :

OJAS TOWNSHIP PVT. LTD.
Through Director Shri Ajay Mangal

G-127,12TH FLOOR HIMALAYA HOUSE
KASTURBA GANDHI MARG, NEW DELHI, INDIA

LAND OWNER

MR. SANJAY CHHABRA,
MR. SATISH KUMAR CHHABRA,
MR. TILAK RAJ CHHABRA,
MS. SANTOSH RANI
MR. DEEPAK KUMAR,
MS. PRITI RANI
MS. MEENA RANI
MS. SEEMA RANI
MS. SUMAN RANI

R/O - VILL-SHIMLA PISTORE, TEH-RUDRAPUR DISTT.- UDHAM SINGH NAGAR

ARCHITECT

HDC ARCHITECTS

C: +91- 8077689005, 9870451193
A : Adarsh colony, Opp. Savidha Hotel, Rudrapur, U.S.Nagar, UK 263153

DRWAWING TITLE

SITE PLAN

DATE		DWG. NO.	REV. NO.
		[illegible]	

SITE LAYOUT PLAN

NOTES

1. ALL DIMENSIONS ARE IN MM. UNLS.
2. ALL DIMENSIONS ARE TO BE READ ONLY AND NOT TO BE MEASURED SCALED.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, ARCHITECTURAL, SERVICES AND LANDSCAPE DRAWINGS.
4. ANY DISCREPANCIES IN THE DRAWINGS OR AT SITE SHOULD BE BROUGHT TO THE NOTICE OF THE ARCHITECTS IMMEDIATELY.
5. FOR DETAILS REFER RELEVANT LARGE SCALE DETAIL DRAWINGS AS INDICATED.
6. REINFORCEMENT TO BE PROVIDED FOR SLABS IN ALL SHAFTS AND CUTOUTS EXCEPT LIFT SHAFTS & VENTILATION OPENINGS FOR SLAB TO BE CAST TO SEAL THE SHAFT AFTER INSTALLATION OF ALL SERVICES.
7. PARAPET WALL AROUND SERVICE SHAFTS AND CUTOUTS TO BE KEPT AS LOW CONSTRUCTION WITH SERVICES CONSTRUCTION FOR INSTALLATION OF ALL SERVICES.
8. PLANTER WALL SHALL BE 100MM THICK UNLESS OTHERWISE SPECIFIED.
9. SLAB DROP IN TOILETS=50MM, IN BALCONIES= 100M, UNLESS OTHERWISE SPECIFIED.
10. ALL PARAPET WALLS TO BE 115 & 230 MM THK. BLACK WARE UNLESS OTHERWISE SPECIFIED AND ALL OPENING SIZES PROVIDED ARE APPROXIMATE PARAPET SIZES.
11. SLAPE DRY AREA PROVIDED FOR BALCONY GROUNDED/TOILETS SHALL BE 100M UNLESS NOTED OTHERWISE.
12. FOR BUILDING DETAIL REFER ARCHITECTURAL BUILDING DRAWING

REVISN.	DATE	DESCRIPTION
1	11.11.2022	G.F.C.(GRIHA-IV)

CLIENT

M/S OJAS TOWNSHIPS (P) LTD

PROJECT ARCHITECTS

GARG & ASSOCIATES
ARCHITECTS, ENGINEERS, PLANNERS
AN INDIAN BUILDING CONNAUGHT PLACE, NEW DELHI-110001.
office@gargandassociates.in

Project

PROPOSED PMAY (EWS) AWASIYA YOJANA
SHIMLA PISTORE, RUDRAPUR, UTTARAKHAND

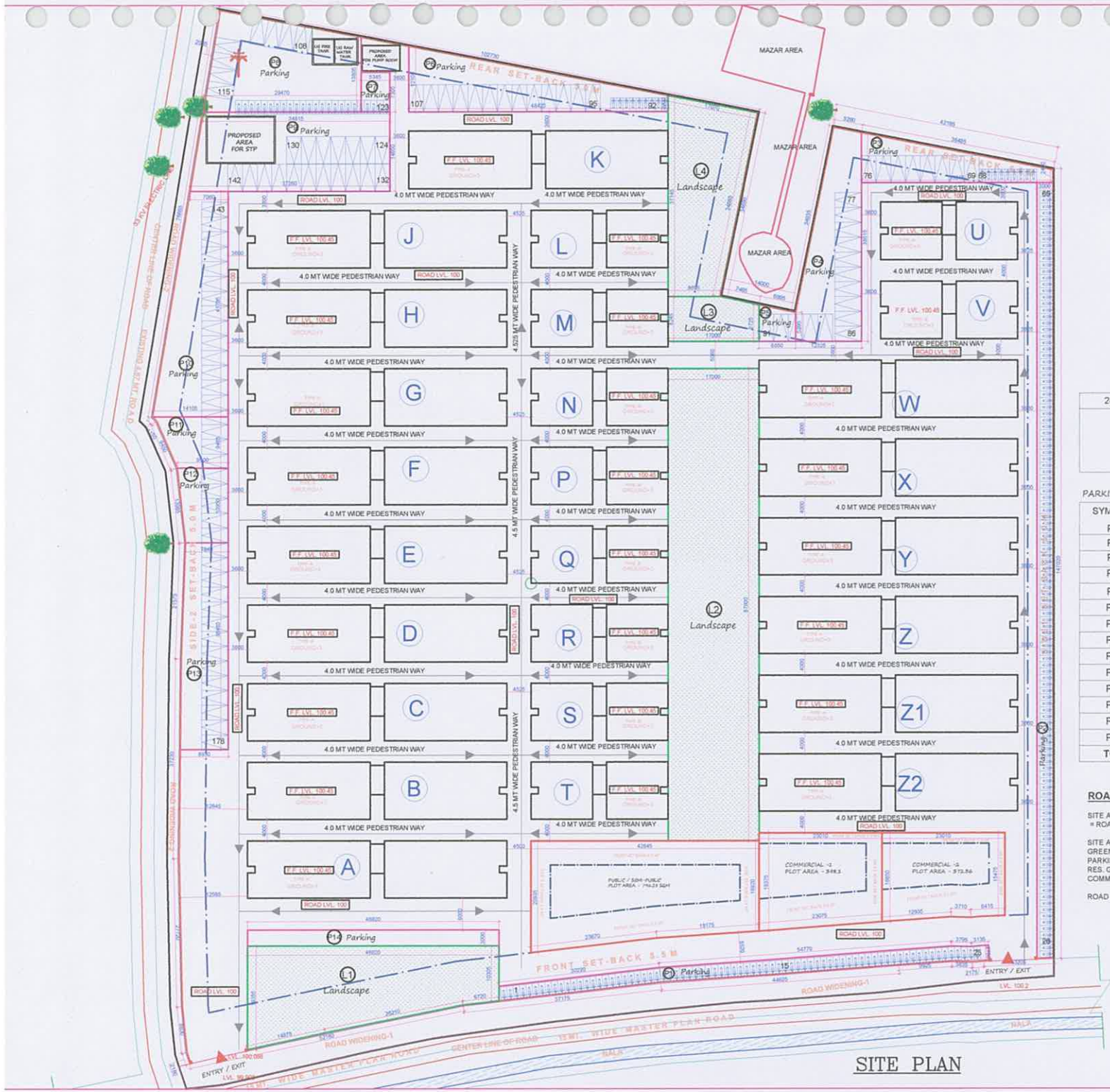
Drawing Title

SITE BLOCK LAYOUT PLAN

Drawing Purpose

GOOD FOR CONSTRUCTION

Job Number	Scale	North
	1:350	N
CAD file ref.	Date	
	MAR. 2022	
Drawn by	Checked by	Approved by
suman		
Drawing Number		Rev.
PMAY/W/03		Date Of Issue 11.11.22



SITE PLAN

24	PARKING AREA	
	(EWS) 1 ECS (23 SQM) FOR 8 UNITS	1344 / 8 = 168 ECS
	PARKING AREA PROVIDED (ECS)	170 ECS
	PARKING AREA PERMISSIBLE	3864.0 SQM
	PARKING AREA RPOVIDED	3911.97 SQM

PARKING AREA CALCULATION

SYMBOL	AREA (IN SQ.MT)
P-1	292.93
P-2	432.79
P-3	208.14
P-4	362.41
P-5	41.16
P-6	363.26
P-7	39.03
P-8	498.90
P-9	182.62
P-10	443.54
P-11	110.13
P-12	121.65
P-13	329.33
P-14	140.75
TOTAL	**3911.97**

ROAD AREA

SITE AREA - (PARKING + GREEN + RESIDENTIAL G. COVERED AREA + COMMERCIAL) = ROAD AREA

SITE AREA - 27157.78 SQ.MT.
GREEN AREA - 2785.95 SQ.MT.
PARKING AREA - 3911.97 SQ.MT.
RES. GR. COVERAGE - 9874.70 SQ.MT.
COMMERCIAL + SEMI PUBLIC AREA - 820.51+750 =1570.51 SQMT

ROAD AREA = 27157.78 - 18143.36 = 9014.42 SQ.MT.

REV.NO.	DATE	DESCRIPTION
1	11.11.2022	G.F.C.(OPINION)

CLIENT
M/S OJAS TOWNSHIPS (P) LTD

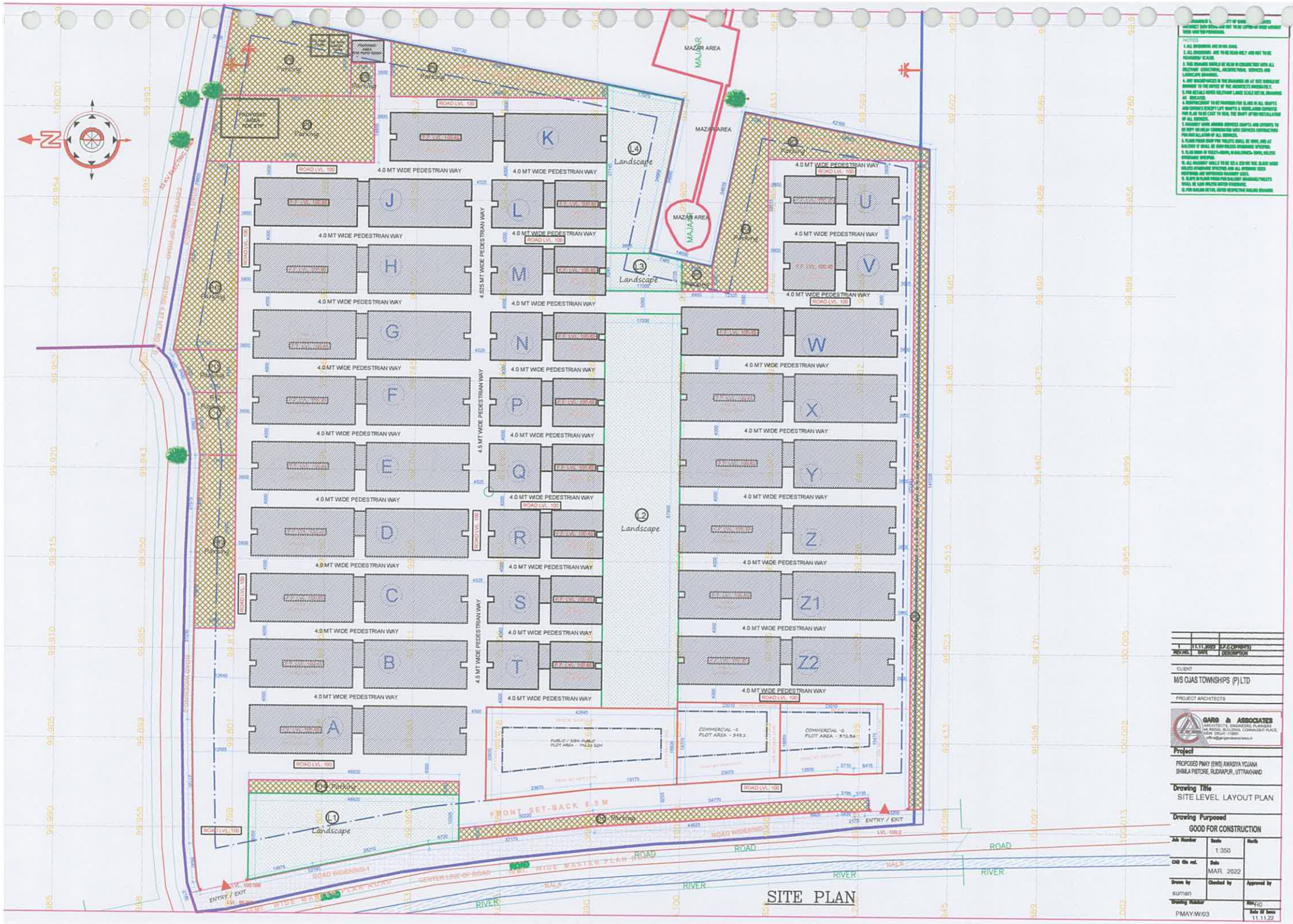
PROJECT ARCHITECTS
GARG & ASSOCIATES
ARCHITECTS, ENGINEERS, PLANNERS
AK-ROAL BUILDING, CONNAUGHT PLACE, NEW DELHI-110001
office@gargandassociates.in

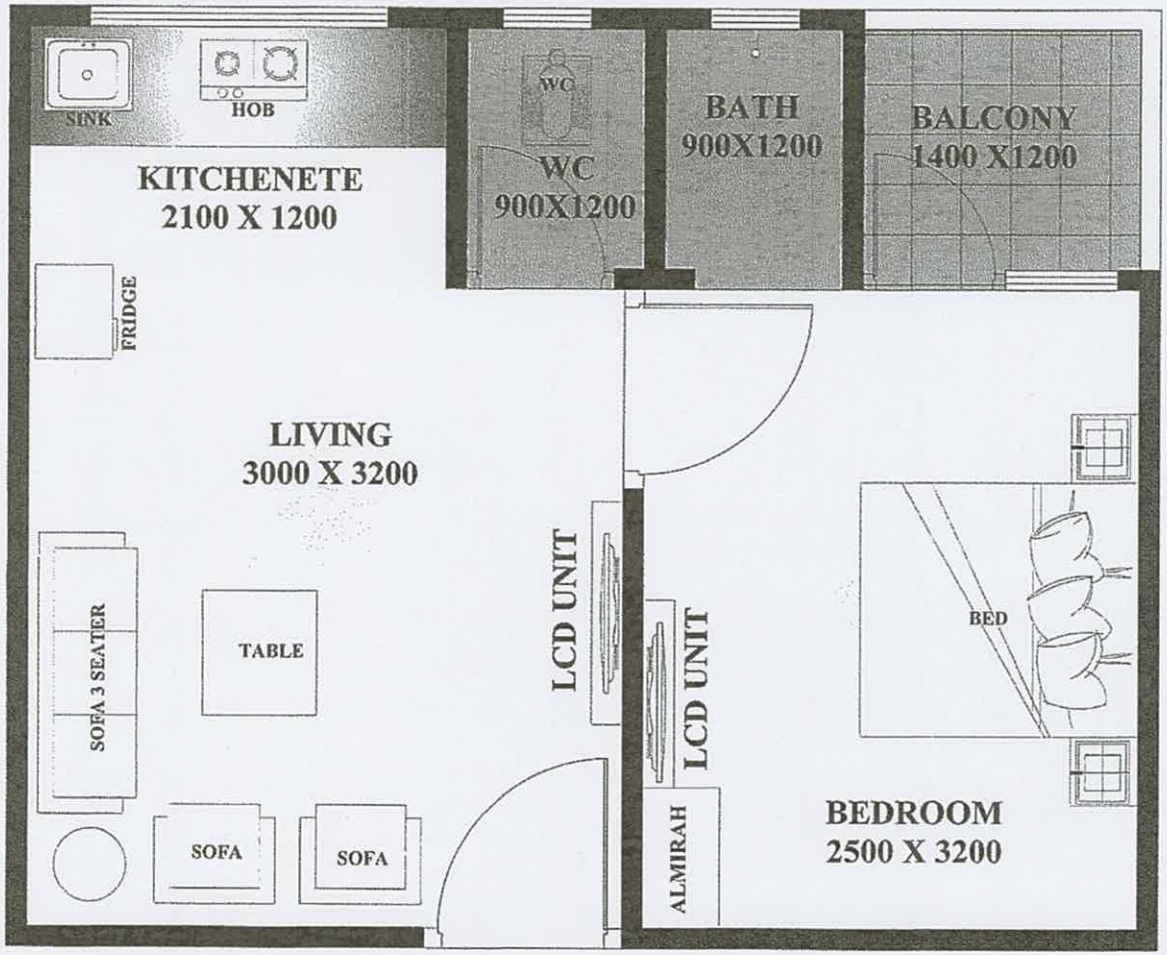
Project
PROPOSED PMAY (EWS) AWASIYA YOJANA
SHIMLA PISTORE, RUDRAPUR, UTTRAKHAND

Drawing Title
PARKING & DIRECTION OF MOVEMENT LAYOUT PLAN

Drawing Purposed
GOOD FOR CONSTRUCTION

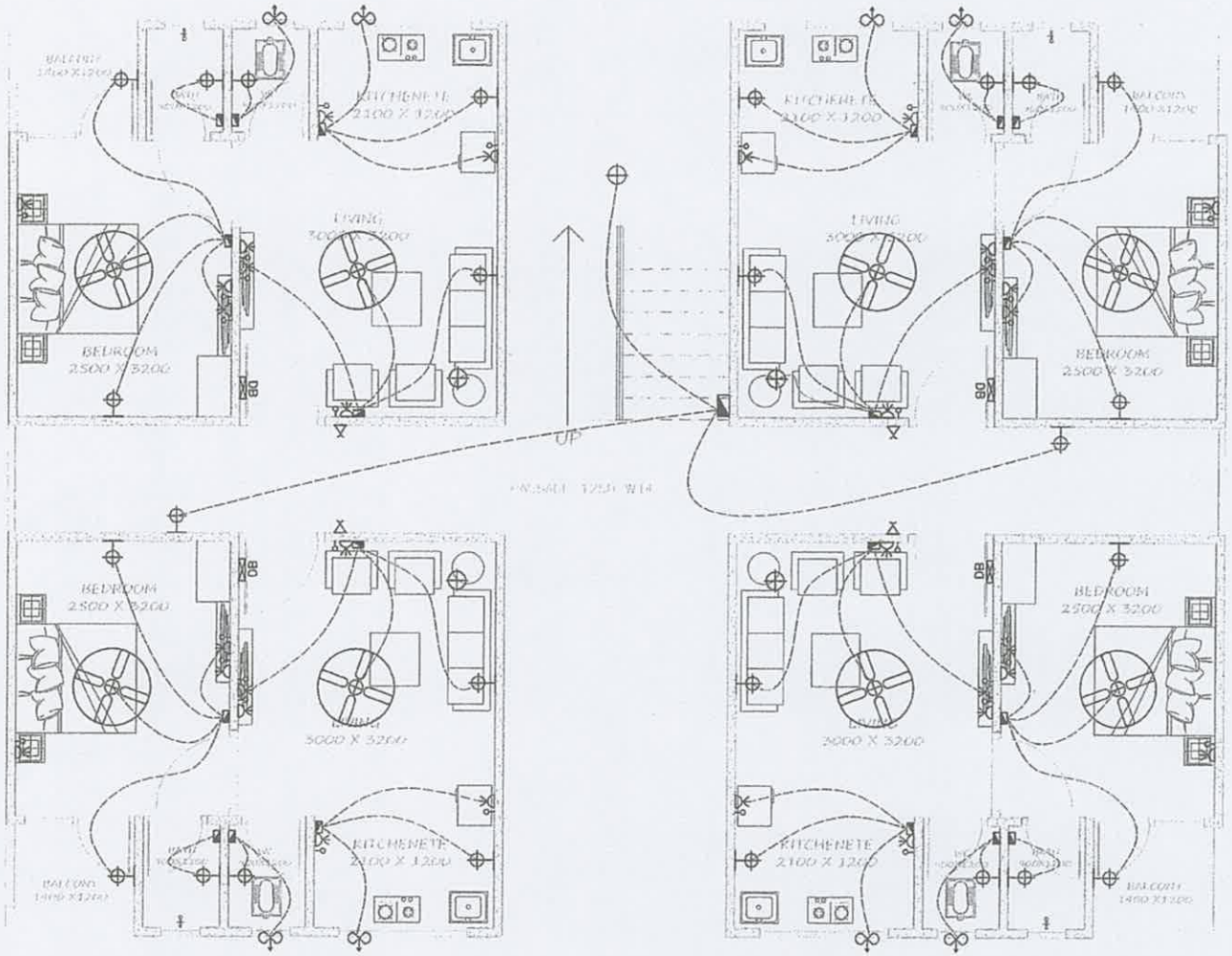
Job Number	Scale 1:350	North
CAD file ref.	Date MAR. 2022	
Drawn by suman	Checked by	Approved by
Drawing Number PMAY/W/03		Rev. R0
		Date Of Issue 11.11.22


SITE PLAN
MAZAR AREA
MAJAR
Landscape
L1
L2
L3
L4
4.0 MT WIDE PEDESTRIAN WAY
4.5 MT WIDE PEDESTRIAN WAY
4.525 MT WIDE PEDESTRIAN WAY
ROAD LVL. 100
Parking
COMMERCIAL -1
COMMERCIAL -2
FRONT SET-BACK 8.5 M
ROAD WIDENING
ROAD
RIVER
ENTRY / EXIT
CLIENT
M/S OJAS TOWNSHIPS (P) LTD
PROJECT ARCHITECTS
GARG & ASSOCIATES
Project
PROPOSED PMAY (EWS) AWASIYA YOJANA
SHIMLA PISTORE, RUDRAPUR, UTTRAKHAND
Drawing Title
SITE LEVEL LAYOUT PLAN
Drawing Purposed
GOOD FOR CONSTRUCTION
Scale
1:350
Date
MAR. 2022
Drawn by
suman
Checked by
Approved by
Drawing Number
PMAY-W-03
REV
R0
Date Of Issue
11.11.22



PROPOSED SINGLE UNIT PLAN FOR EWS

TYPE OF UNIT	CARPET AREA OF SINGLE UNIT (IN SQMT)	WALL AREA (IN SQMT)	TOTAL BUILT-UP AREA (IN SQMT)
EWS	23.24	2.38	25.30

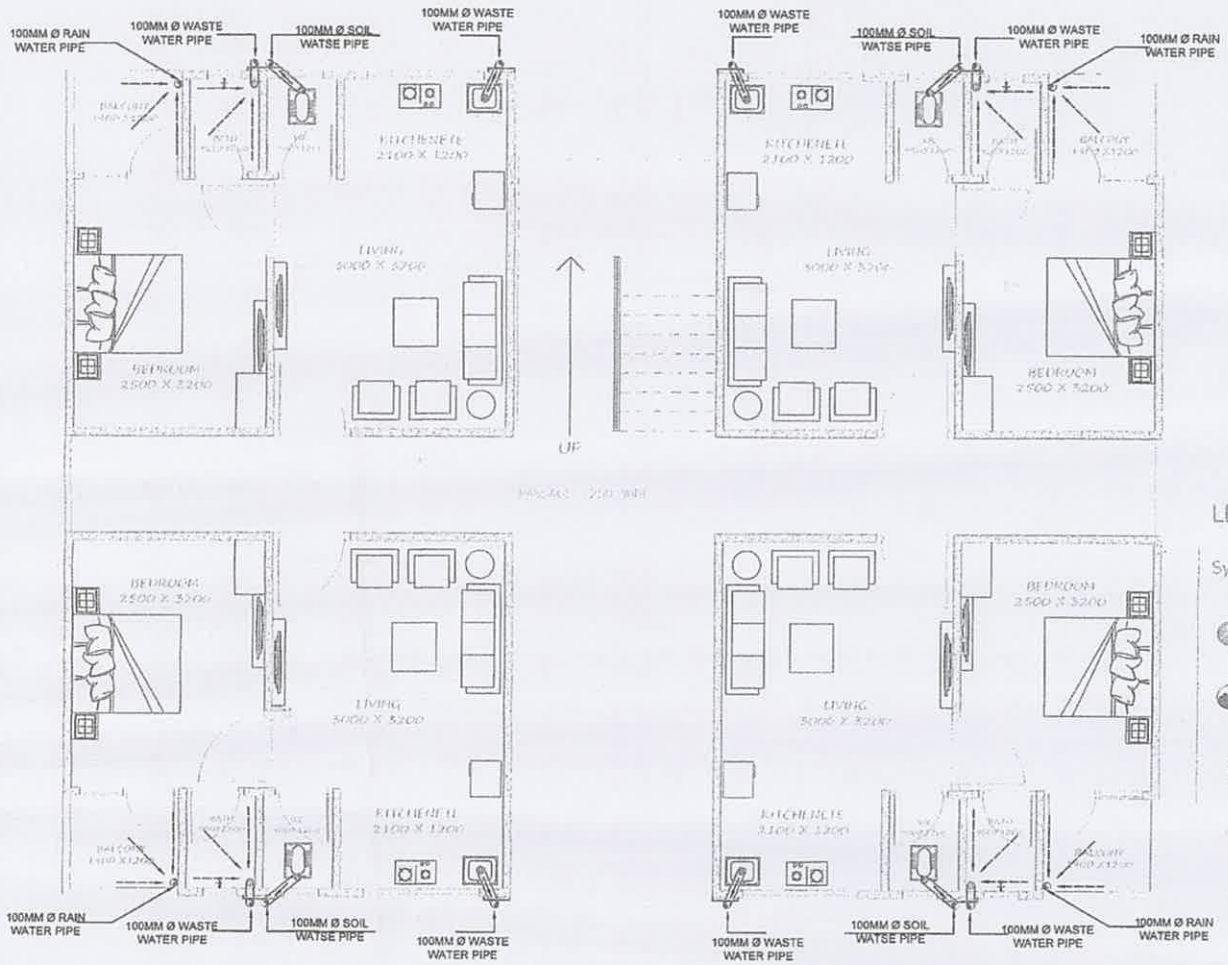


LEGENDS :-

Symbol	NAME
DB	DISTRIBUTION BOURD (DB)
	CEILING LIGHT
	BRACKET LIGHT WALL MOUNTED
	CEILING FAN 900 MM DIA
	16A / 5A POWER PLUNG
	SWITCH BOARD
	EXHAUST FAN
	DOOR BELL

ELECTRICAL LAYOUT

TYPICAL FLOOR PLAN EWS (GROUND, FIRST , SECOND & THIRD FLOOR)

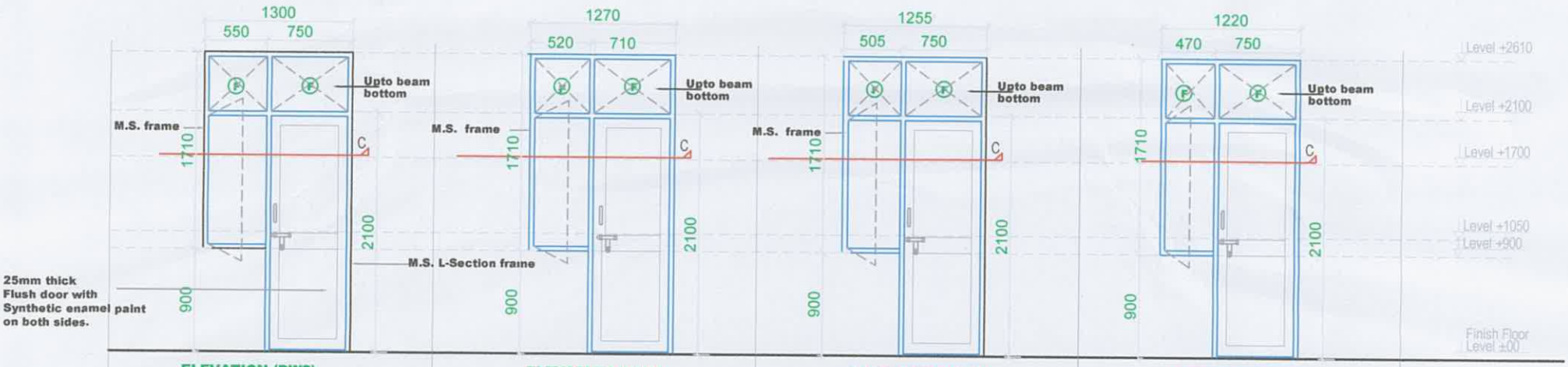


LEGENDS :-

Symbol	DESCRIPTION
	100 Ø PIPE FOR SOIL WASTE
	100 Ø PIPE FOR WASTE WATER
	100 Ø FLOOR TRAP

PLUMBING LAYOUT

TYPICAL FLOOR PLAN EWS (GROUND, FIRST , SECOND & THIRD FLOOR)

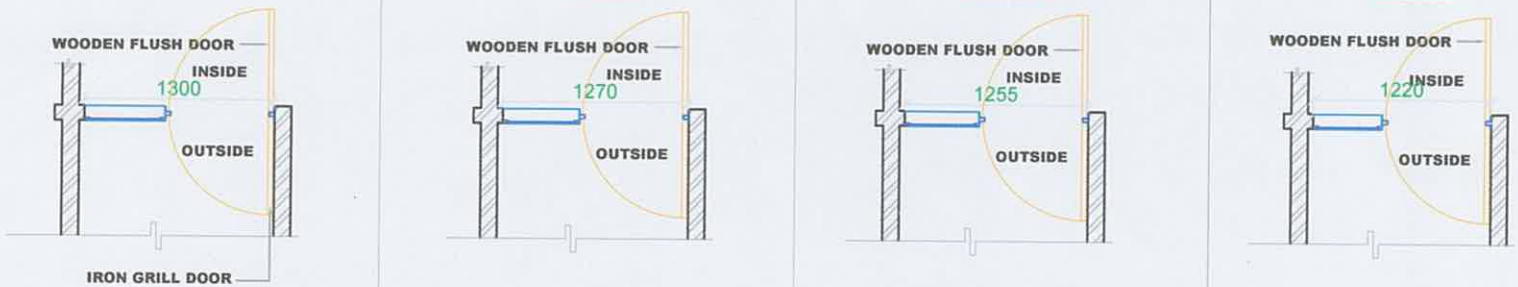


ELEVATION (DW2)
10 UNIT

ELEVATION (DW3)
10 UNIT

ELEVATION (DW4)
10 UNIT

ELEVATION (DW5)
10 UNIT



PLAN (DW2)

Type	DW2
Opening Size	1300 X 2100/1710
Frame Section	M.S. Section
Location	Bed room/balcony

PLAN (DW3)

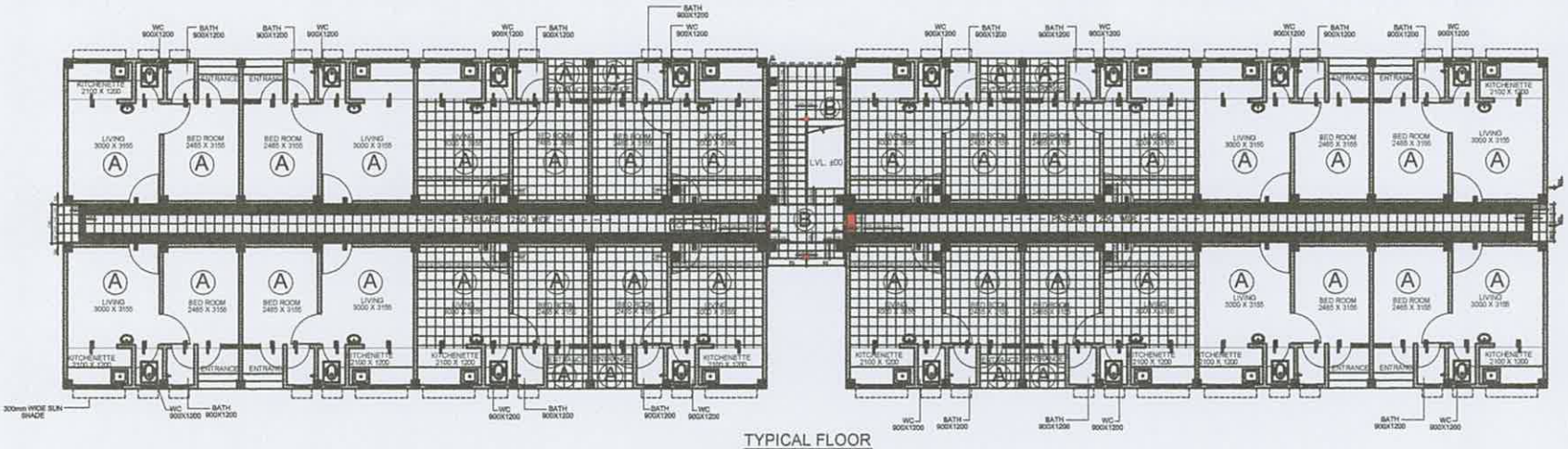
Type	DW3
Opening Size	1270 X 2100/1710
Frame Section	M.S. Section
Location	Bed room/balcony

PLAN (DW4)

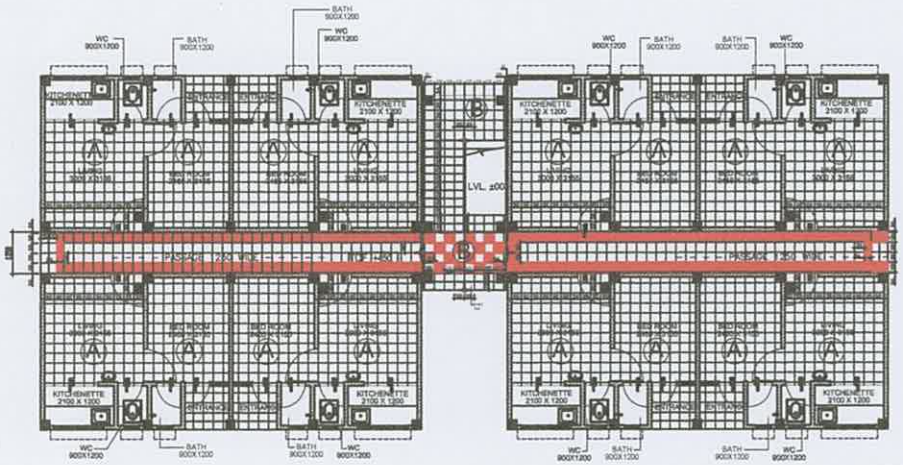
Type	DW4
Opening Size	1255X 2100/1710
Frame Section	M.S. Section
Location	Bed room/balcony

PLAN (DW5)

Type	DW5
Opening Size	1220 X 2100/1710
Frame Section	M.S. Section
Location	Bed room/balcony



TYPICAL FLOOR FLOORING PLAN
(TOWER-A,B,C,D,E,F,G,H, J,W,X,Y,Z,Z1,Z2)



TYPICAL FLOOR FLOORING PLAN (TOWER-L,M,N,P,Q,R,S,T,U,V)

LEGEND

A	MATTE FINISH CERAMIC FLOOR TILES & MATCHING SKIRTING UP TO 100MM ON WALLS (300MM X 300MM)
B	PRECAST CEMENT CONCRETE TILES (300MM X 300MM)

THIS DRAWING IS THE PROPERTY OF GARG & ASSOCIATES ARCHITECT (NEW DELHI) AND NOT TO BE COPIED OR USED WITHOUT THEIR WRITTEN PERMISSION.

NOTES
1. ALL DIMENSIONS ARE IN MM. U.N.O.
2. ALL DIMENSIONS ARE TO BE READ ONLY AND NOT TO BE MEASURED/ SCALED.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, ARCHITECTURAL SERVICES AND LANDSCAPE DRAWINGS.
4. ANY DISCREPANCIES IN THE DRAWINGS OR AT SITE SHOULD BE BROUGHT TO THE NOTICE OF THE ARCHITECTS IMMEDIATELY.
5. FOR DETAILS REFER RELEVANT LARGE SCALE DETAIL DRAWINGS AS INDICATED.
6. REINFORCEMENT TO BE PROVIDED FOR SLABS IN ALL SHAFTS AND CUTOUTS (EXCEPT LIFT SHAFTS & VENTILATION CUTOUTS) FOR SLAB TO BE CAST TO SEAL THE SHAFT AFTER INSTALLATION OF ALL SERVICES.
7. MASONRY WORK AROUND SERVICES SHAFTS AND CUTOUTS TO BE KEPT ON HOLD/ COORDINATED WITH SERVICES CONTRACTORS FOR INSTALLATION OF ALL SERVICES.
8. FLOOR FINISH DROP FOR TOILETS SHALL BE 10MM, AND AT BALCONY IT SHALL BE 15MM UNLESS OTHERWISE SPECIFIED.
9. SLAB DROP: IN TOILET=10MM, IN BALCONIES= 50MM, UNLESS OTHERWISE SPECIFIED.
10. ALL MASONRY WALLS TO BE 125 & 250 MM THK. BLOCK WORK UNLESS OTHERWISE SPECIFIED AND ALL OPENINGS SIZES MENTIONED ARE UNFINISHED MASONRY SIZES.
11. SLOPE IN FLOOR FINISH FOR BALCONY DRAINAGE/TOILETS SHALL BE 1:200 UNLESS NOTED OTHERWISE.
12. FOR RAILING DETAIL REFER RESPECTIVE RAILING DRAWING

REV.NO	DATE	DESCRIPTION
1	11.11.2022	GFC (2 PRINTS)

APPLICANT:

M/S OJAS TOWNSHIPS (P) LTD

PROJECT ARCHITECTS

GARG & ASSOCIATES
ARCHITECTS, ENGINEERS, PLANNERS
48 REGAL BUILDING, CONNAUGHT PLACE, NEW DELHI -110001
office@gargandassociates.in

Project

PROPOSED PMAY (EWS) AWASIYA YOJANA
SHIMLA PISTORE, RUDRAPUR , UTTRAKHAND

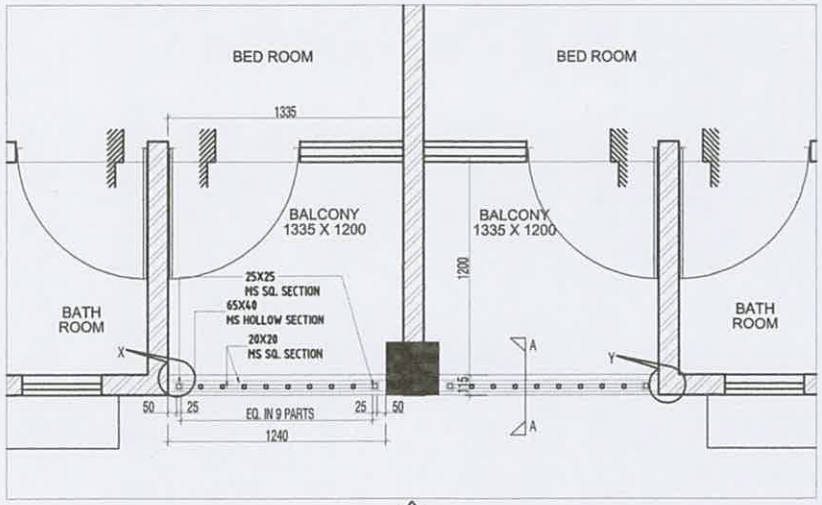
Drawing Title

FLOORING DETAIL

Drawing Purposed

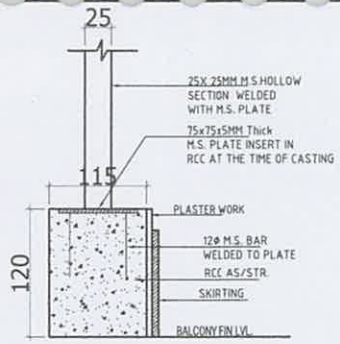
GOOD FOR CONSTRUCTION

Job Number	Scale	North
	1:100(A2)	
CAD file ref.	Date	
	APRIL, 2022	
Drawn by	Checked by	Approved by
R.RAWAT		
Drawing Number		Rev.
PMAY/W/DD-02		R0
		date of issue. 11.11.2022

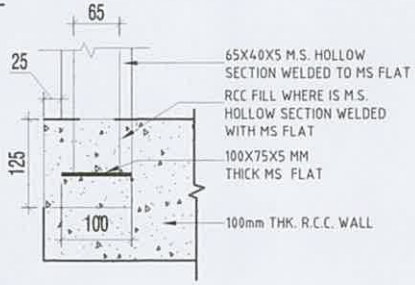


PLAN

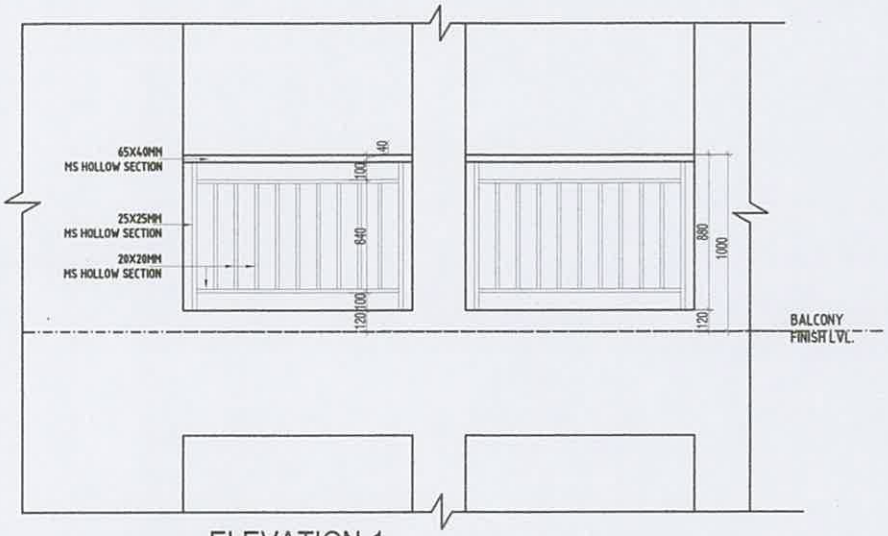
ELE-1



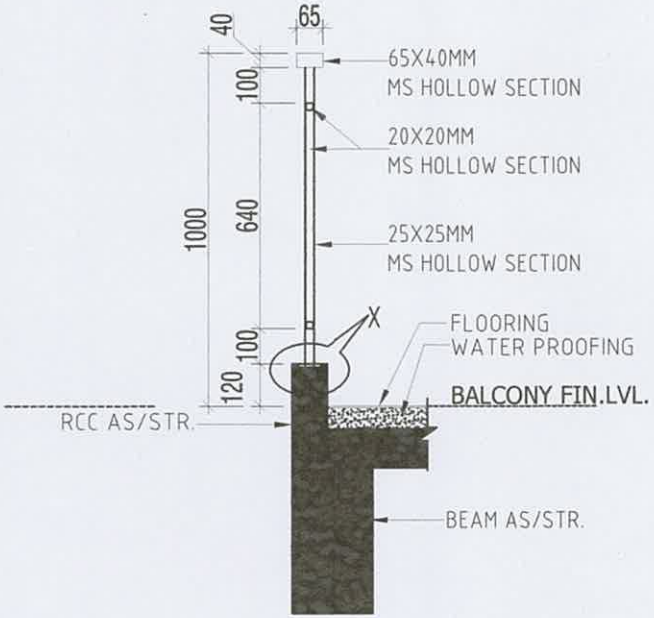
Det-X



Det-Y
Scale 1:5



ELEVATION-1

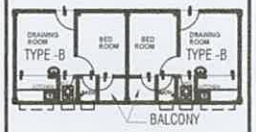


SECTION-A-A

THIS DRAWING IS THE PROPERTY OF GARG & ASSOCIATES ARCHITECT (NEW DELHI) AND NOT TO BE COPIED OR USED WITHOUT THEIR WRITTEN PERMISSION.

NOTES

1. ALL DIMENSIONS ARE IN MM. U.N.O.
2. ALL DIMENSIONS ARE TO BE READ ONLY AND NOT TO BE MEASURED/ SCALED.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, ARCHITECTURAL SERVICES AND LANDSCAPE DRAWINGS.
4. ANY DISCREPANCIES IN THE DRAWINGS OR AT SITE SHOULD BE BROUGHT TO THE NOTICE OF THE ARCHITECTS IMMEDIATELY.
5. FOR DETAILS REFER RELEVANT LARGE SCALE DETAIL DRAWINGS AS INDICATED.
6. REINFORCEMENT TO BE PROVIDED FOR SLABS IN ALL SHAFTS AND CUTOUTS (EXCEPT LIFT SHAFTS & VENTILATION CUTOUTS) FOR SLAB TO BE CAST TO SEAL THE SHAFT AFTER INSTALLATION OF ALL SERVICES.
7. MASONRY WORK AROUND SERVICES SHAFTS AND CUTOUTS TO BE KEPT ON HOLD/ COORDINATED WITH SERVICES CONTRACTORS FOR INSTALLATION OF ALL SERVICES.
8. FLOOR FINISH DROP FOR TOILETS SHALL BE 10MM, AND AT BALCONY IT SHALL BE 15MM UNLESS OTHERWISE SPECIFIED.
9. SLAB DROP- IN TOILET=100MM, IN BALCONIES= 50MM, UNLESS OTHERWISE SPECIFIED.
10. ALL MASONRY WALLS TO BE 125 & 250 MM THK. BLOCK WORK UNLESS OTHERWISE SPECIFIED AND ALL OPENINGS SIZES MENTIONED ARE UNFINISHED MASONRY SIZES.
11. SLOPE IN FLOOR FINISH FOR BALCONY DRAINAGE/TOILETS SHALL BE 1:200 UNLESS NOTED OTHERWISE.
12. FOR RAILING DETAIL REFER RESPECTIVE RAILING DRAWING



TYPICAL UNIT PLAN

REV.NO	DATE	DESCRIPTION
1	11.11.2022	GFC (2 PRINTS)

APPLICANT:

M/S OJAS TOWNSHIPS (P) LTD

PROJECT ARCHITECTS

GARG & ASSOCIATES
ARCHITECTS, ENGINEERS, PLANNERS
46,REGAL BUILDING, CONNAUGHT PLACE,
NEW DELHI-110001
office@gargandassociates.in

Project

PROPOSED PMAY (EWS) AWASIYA YOJANA
SHIMLA PISTORE, RUDRAPUR , UTTRAKHAND

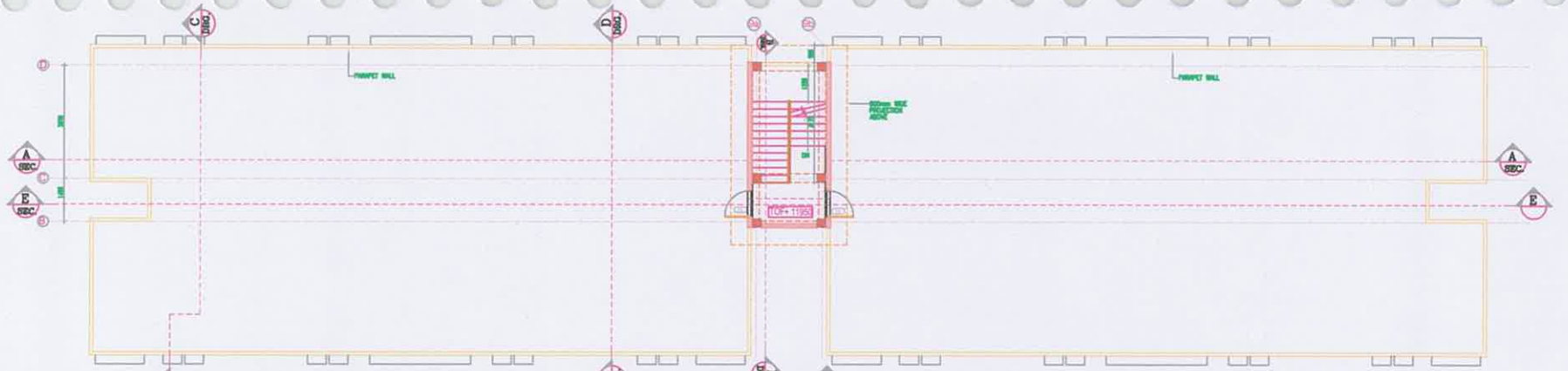
Drawing Title

BALCONY RAILING DETAIL

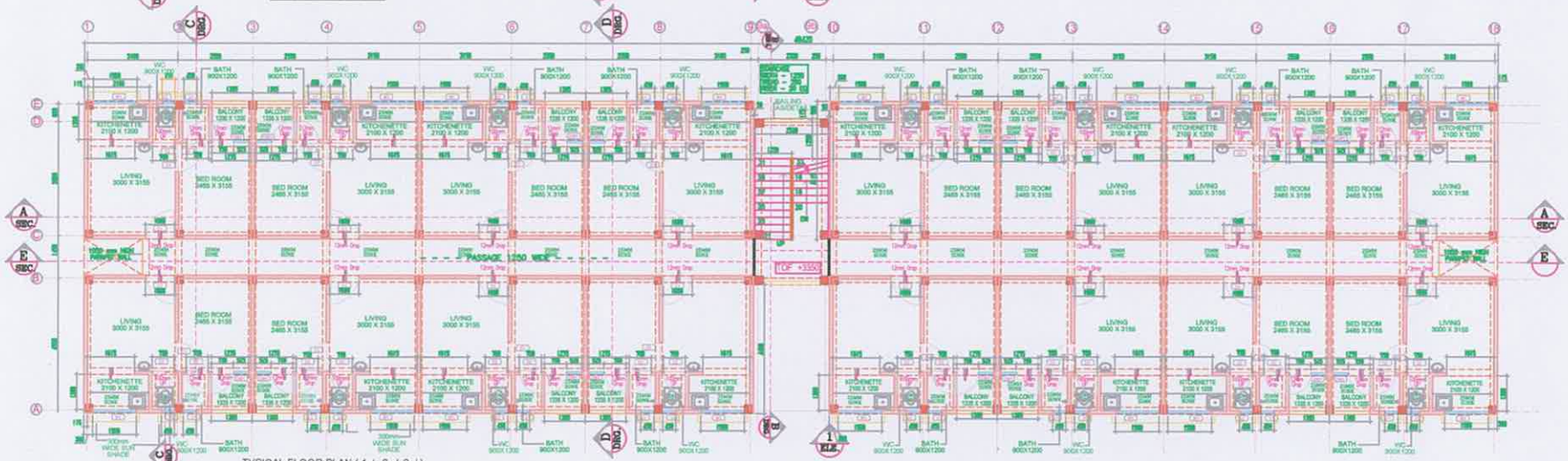
Drawing Purposed

GOOD FOR CONSTRUCTION

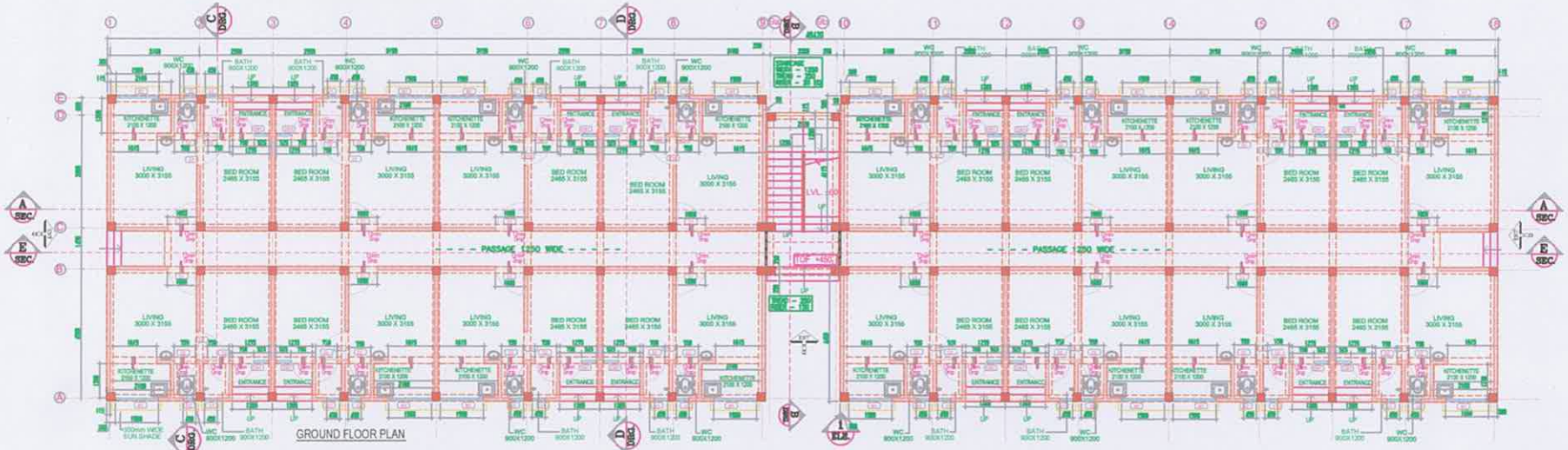
Job Number	Scale	North
	1:25(A2)	
CAD file ref.	Date	
	APRIL, 2022	
Drawn by	Checked by	Approved by
R.RAWAT		
Drawing Number		Rev.
PMAY/W/DD-04		R0
		Date of issue 11.11.2022



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN (1st , 2nd, 3rd)



GROUND FLOOR PLAN

NOTES

1. ALL DIMENSIONS ARE IN MM. UNLS.
2. ALL DIMENSIONS ARE TO BE READ ONLY AND NOT TO BE SCRAMBLED / SCALED.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, ARCHITECTURAL, SERVICES AND LANDSCAPE DRAWINGS.
4. ANY DISCREPANCIES IN THE DRAWINGS OR AT SITE SHOULD BE REPORTED TO THE OFFICE OF THE ARCHITECTS IMMEDIATELY.
5. PER DETAILS REFER RELEVANT LARGE SCALE DETAIL DRAWINGS AS INDICATED.
6. REINFORCEMENT TO BE PROVIDED FOR SLABS IN ALL SHAFTS AND CUTOUTS EXCEPT LIFT SHAFTS & VENTILATION OUTLETS FOR SLAB TO BE CAST TO SUIT THE SHAFT AFTER INSTALLATION OF ALL SERVICES.
7. PRIMARY WORK AROUND SERVICES SHAFTS AND CUTOUTS TO BE KEPT AS UNDER COORDINATION WITH SERVICES CONTRACTORS PRIOR INSTALLATION OF ALL SERVICES.
8. FLOOR FINISH STOP FOR TOILETS SHALL BE 10MM AND AT BALCONY IT SHALL BE 20MM UNLESS OTHERWISE SPECIFIED.
9. SLAB DROP IN TOILETS/BATHS, BALCONIES, TERRACE UNLESS OTHERWISE SPECIFIED.
10. ALL PARAPET WALLS TO BE 125 & 230 MM THK. BLOCK WORK UNLESS OTHERWISE SPECIFIED AND ALL OPENING SIZES MENTIONED ARE INFORMED PARAPET SIZES.
11. SLAB IN SLAB FINISH FOR BALCONY PARAPET/TOILETS SHALL BE 100 UNLESS REFER OTHERWISE.
12. FOR BUILDING DETAIL REFER RESPECTIVE BUILDING DRAWINGS

DOORS - WINDOWS SCHEDULE

SNO	NOMENCLATURE	WIDTH	HEIGHT	CILL	LINTEL
1	D	1000	2100	00	2100
2	D1	1000	2100	00	2100
3	D2	750	2000	00	2000
4	DWT	1000	1710	450	2610
5	DW3	1200	1710	450	2610
6	DW4	1200	1710	450	2610
7	DW5	1200	1710	450	2610
8	DW6	1200	1710	450	2610
9	W1	1500	1060	1140	2610
10	V1 (BATH & W.C.)	450	600	1750	2350
11	V2 (W.C.)	450	600	1750	2350

1	11.11.2022	GFC22 PHASE
REVISION	DATE	DESCRIPTION

CLIENT

M/S OJAS TOWNSHIPS (P) LTD

PROJECT ARCHITECTS

GARG & ASSOCIATES
ARCHITECTS, ENGINEERS, PLANNERS
46 RIGAL BUILDING, CONNAUGHT PLACE, NEW DELHI - 110001
office@gargandassociates.in

Project

PROPOSED PMAY (EWS) AWASIYA YOJANA
SHIMLA PISTORE, RUDRAPUR, UTTRAKHAND

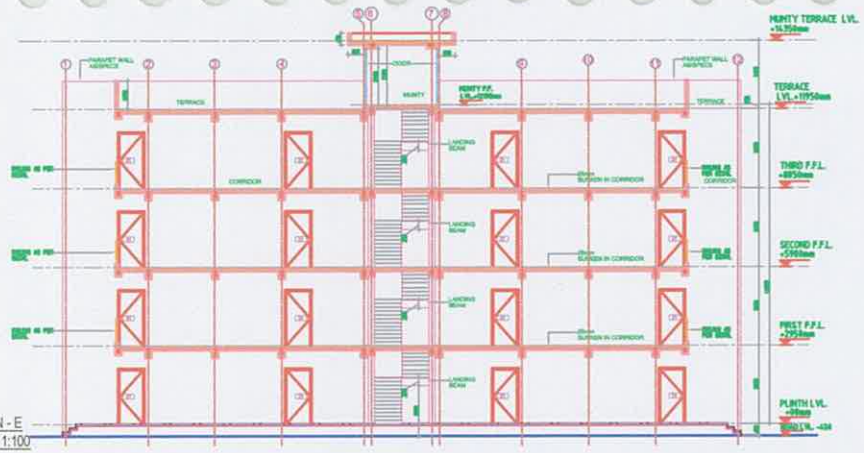
Drawing Title

FLOOR PLANS
UNIT - 16

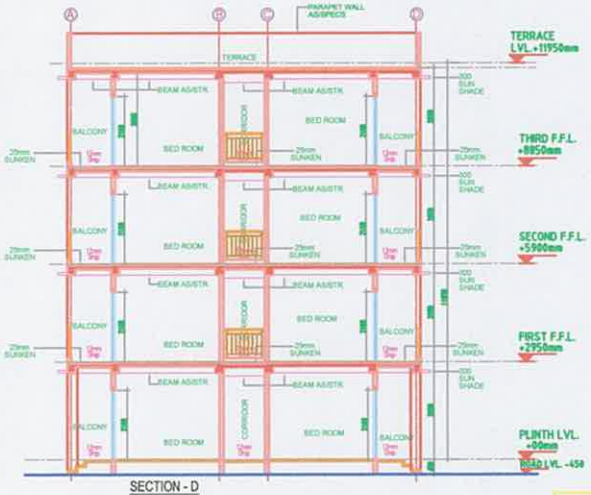
Drawing Purposed

GOOD FOR CONSTRUCTION

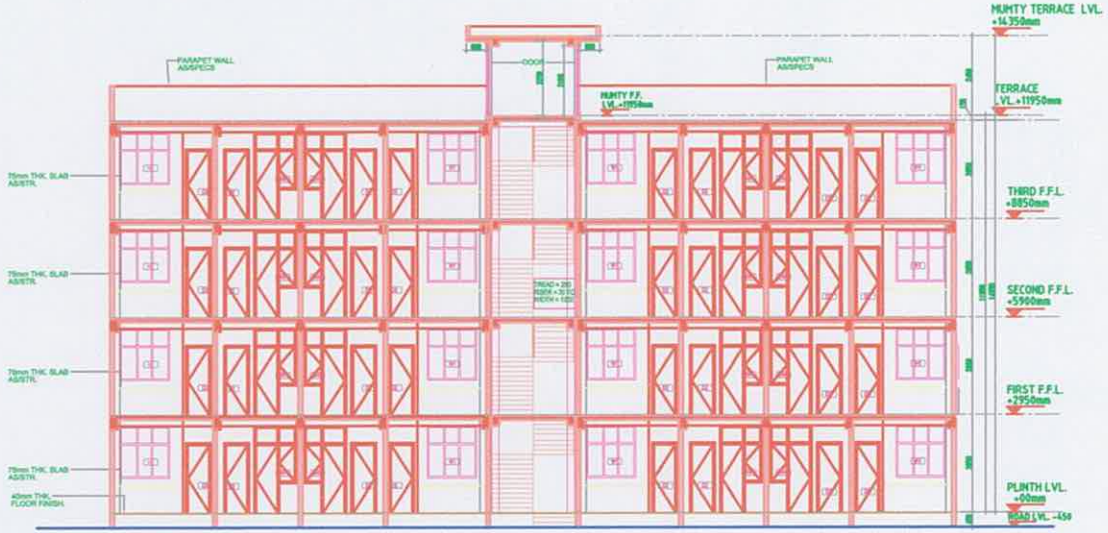
Job Number	Scale 1:60	North
CAD file ref.	Date MAR. 2022	
Drawn by SUTIMA	Checked by	Approved by
Drawing Number PMAYW/01	Rev. R0	Date of issue 11.11.2022



SECTION - E
SCALE - 1:100

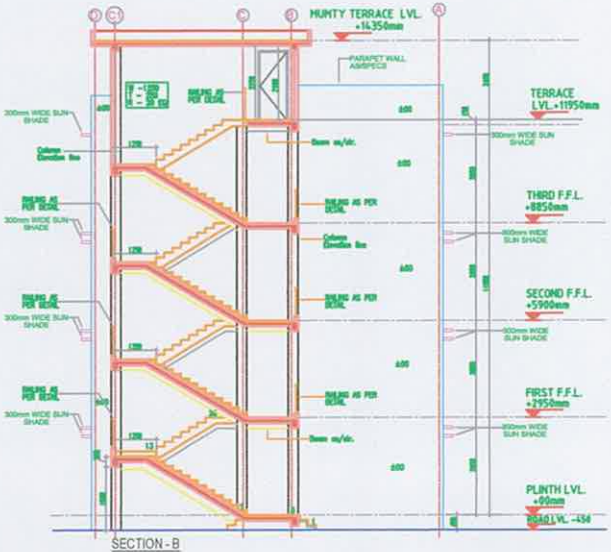


SECTION - D



TYPICAL SECTION "(A-A)"
SCALE - 1:80

FRONT ELEVATION - 1
SCALE - 1:80



SECTION - B

1.	11.11.2022	GFC (3 floors)
REVISION	DATE	DESCRIPTION

CLIENT
M/S OJAS TOWNSHIPS (P) LTD

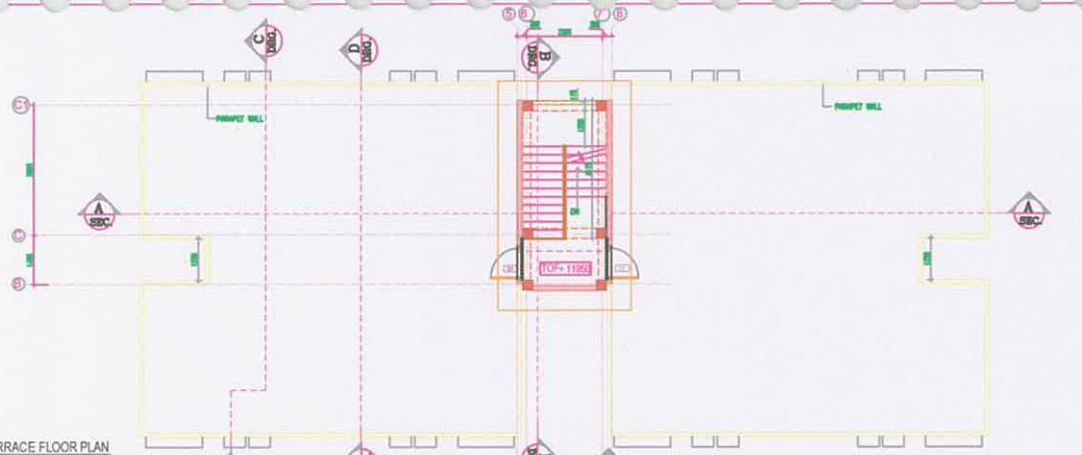
PROJECT ARCHITECTS
GARG & ASSOCIATES
ARCHITECTS, ENGINEERS, PLANNERS
48 PATEL BUILDING, CONNAUGHT PLACE, NEW DELHI-110001.
office@gargandassociates.in

Project
PROPOSED PMAY (EWS) AWASIYA YOJANA
SHIMLA PISTORE, RUDRAPUR, UTTRAKHAND

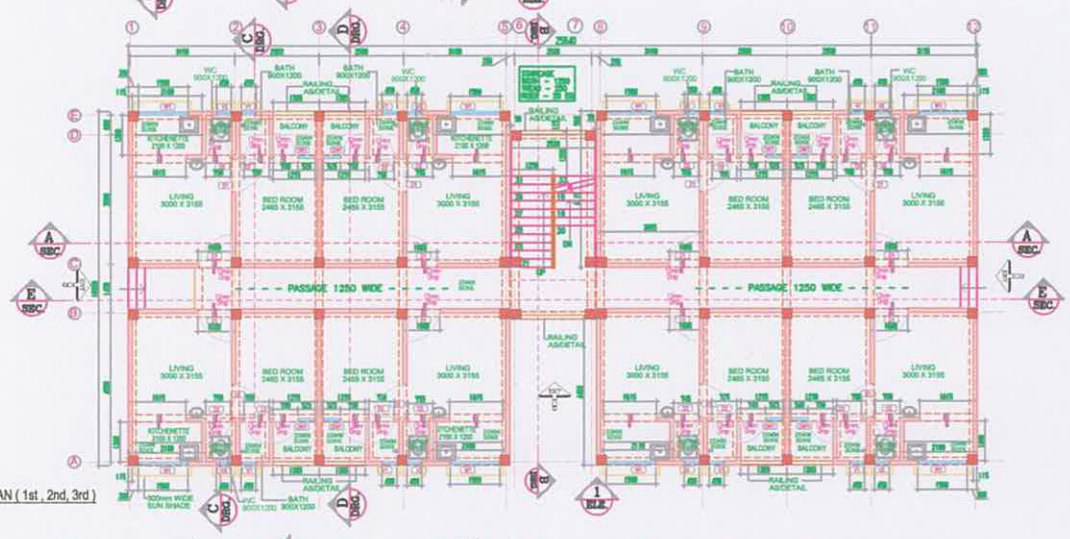
Drawing Title
ELEVATIONS , SECTIONS
UNIT - 8

Drawing Purposed
GOOD FOR CONSTRUCTION

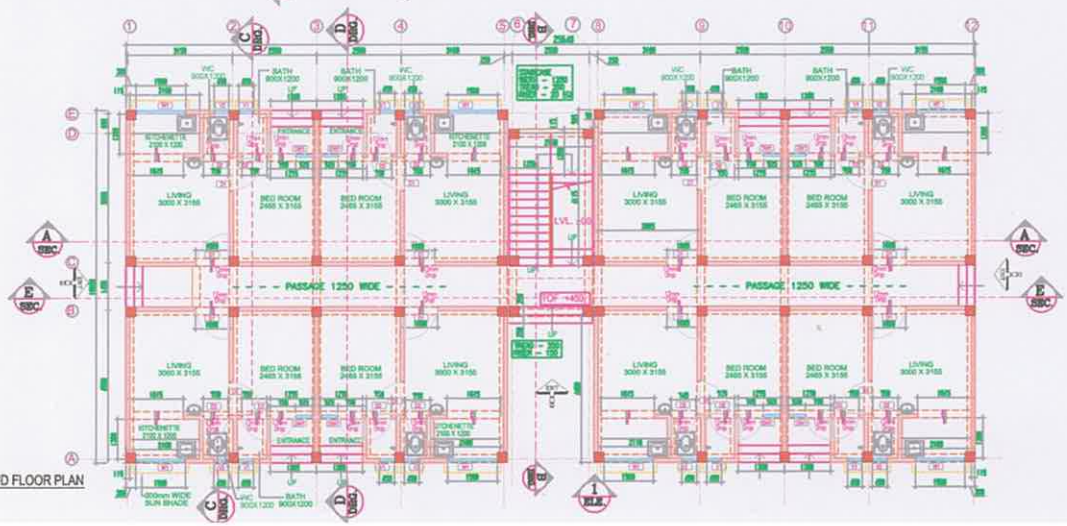
Job Number	Scale	North
	1:80	
CAD file ref.	Date	
	MAR. 2022	
Drawn by	Checked by	Approved by
suman		
Drawing Number		Rev.
PMAY/W/02		R0
		Date of issue. 11.11.2022



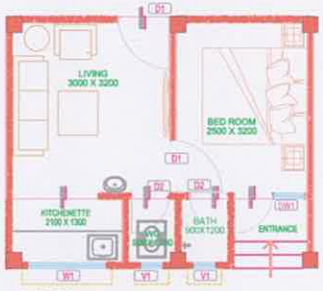
TERRACE FLOOR PLAN



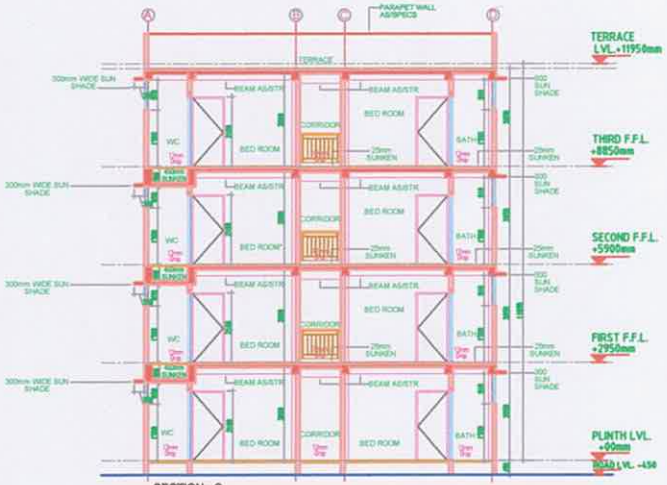
TYPICAL FLOOR PLAN (1st , 2nd, 3rd)



GROUND FLOOR PLAN



UNIT PLAN
SCALE - 1:50



SECTION - C

NOTES

1. ALL DIMENSIONS ARE IN MM. UNLS.
2. ALL DIMENSIONS ARE TO BE READ ONLY AND NOT TO BE MEASURED SCALED.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, ARCHITECTURAL, SERVICES AND LANDSCAPE DRAWINGS.
4. ANY DISCREPANCIES IN THE DRAWINGS OR AT SITE SHOULD BE BROUGHT TO THE NOTICE OF THE ARCHITECTS IMMEDIATELY.
5. FOR DETAILS REFER RELEVANT LARGE SCALE DETAIL DRAWINGS AS INDICATED.
6. REQUIREMENT TO BE PROVIDED FOR SLABS IN ALL SHAFTS AND CUTOUTS EXCEPT LIFT SHAFTS & VENTILATION CUTOUTS FOR SLAB TO BE CAST IN SITU, THE SHAFT AFTER INSTALLATION OF ALL SERVICES.
7. PROVIDE WIRE MESH SERVICES SHAFTS AND CUTOUTS TO BE KEPT OPEN/ COORDINATED WITH SERVICES CONTRACTOR FOR INSTALLATION OF ALL SERVICES.
8. FLOOR FINISH DROP FOR TOILETS SHALL BE 100mm, AND AT BALCONY 'B' SHALL BE CONTINUOUS WITH SLAB SPECIFIED.
9. SLAB DROP IN TOILET-CHAMBER, IN BALCONIES-TERR, UNLESS OTHERWISE SPECIFIED.
10. ALL PARAPET WALLS TO BE 100 & 230 MM THK. BLOCK WORK UNLESS OTHERWISE SPECIFIED AND ALL OPENING SIZES PROVIDED ARE REFERRED PARAPET SIZES.
11. SLOPE IN FLOOR PRESENT FOR BALCONY DRAINAGE/TOILETS SHALL BE NOT UNLESS NOTED OTHERWISE.
12. FOR BUILDING DETAIL REFER REFERENCE BUILDING DRAWING

DOORS - WINDOWS SCHEDULE

SYMB	NOMENCLATURE	WIDTH	HEIGHT	SILL	QUANTITY
1	D1	1000	2100	NIL	2100
2	D1	1000	2100	NIL	2100
3	D2	750	2100	NIL	2100
4	D2	750	2100	NIL	2100
5	D2	750	2100	NIL	2100
6	D2	750	2100	NIL	2100
7	D2	750	2100	NIL	2100
8	D2	750	2100	NIL	2100
9	D2	750	2100	NIL	2100
10	D2	750	2100	NIL	2100
11	D2	750	2100	NIL	2100
12	V1 (MATT & FROST)	900	1200	1100	2100
13	V1 (WC)	900	1200	1100	2100

REVISE	DATE	DESCRIPTION
1.	11.11.2022	APP. TO ARCHITECT

CLIENT

M/S OJAS TOWNSHIPS (P) LTD

PROJECT ARCHITECTS

GARG & ASSOCIATES
ARCHITECTS, ENGINEERS, PLANNERS
HA-REGAL BUILDING, CONNAUGHT PLACE,
NEW DELHI-110001
e-Mail:garg@gargassociates.in

Project

PROPOSED PMAY (EWS) AWASIYA YOJANA
SHIMLA PISTORE, RUDRAPUR, UTTRAKHAND

Drawing Title

FLOOR PLANS
UNIT - 8

Drawing Purposed

GOOD FOR CONSTRUCTION

Job Number	Scale	North
	1:50	
CAD file ref.	Date	
	MAR. 2022	
Drawn by	Checked by	Approved by
suman		
Drawing Number		Rev.
PMAY/W/01		R0

(Structure Drawing)

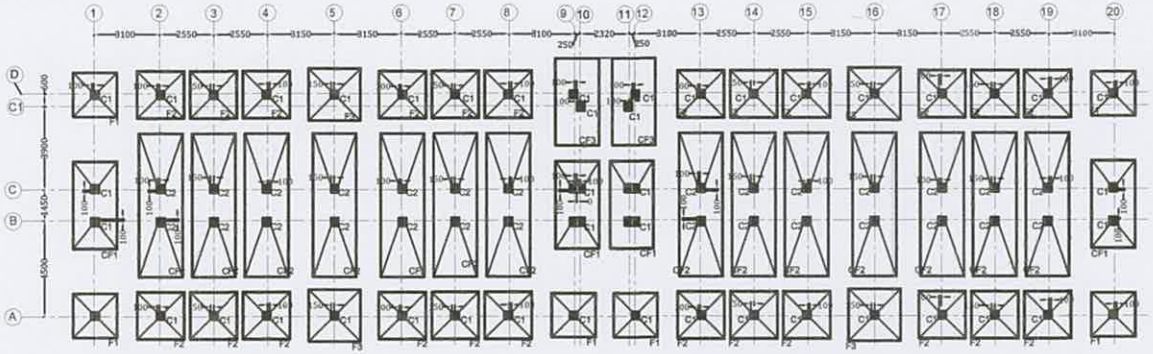
Pradhan Mantri Awas Vikas Yojna EWS

(SHIMLA PISTOR)

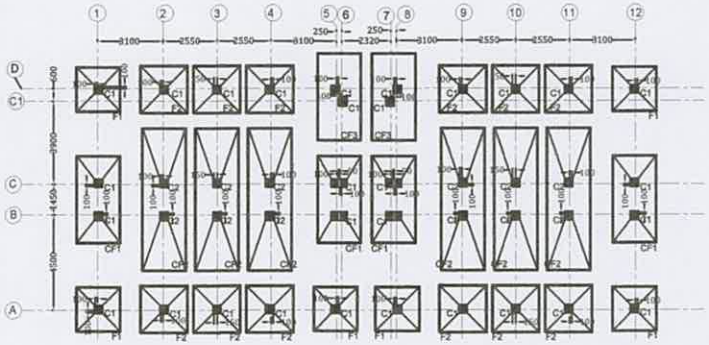
(Rudrapur, Uttrakhand)

OJAS TOWNSHIPS PVT. LTD.

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346



16 UNIT - COLUMN LAYOUT DIMENSIONS FROM GRID

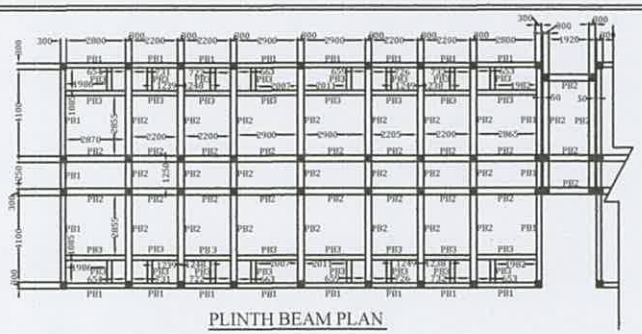


8 UNIT - COLUMN LAYOUT DIMENSIONS FROM GRID

NOTE :-

1. DRAWING NOT TO SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN M.M. UNLESS STATED OTHERWISE.
3. THE R.C.C. GRADE FOR FOUNDATION ,COLUMN, BEAM, SLAB & WALL SHALL BE OF M 20
4. STEEL REINFORCEMENT BARS ARE TO BE HIGH YIELD STRENGTH COLD TWISTED DEFORMED BARS (FE 500 GRADE) AS PER IS 1786: 2008.BEFORE USE IT SHOULD BE TESTED AND RECORDED.
5. THE QUALITY OF MATERIALS USED IN CONCRETE SHALL BE CHECKED REGULARLY AND LAB TEST SHALL BE DONE TO ENSURE THAT SPECIFICATIONS ARE MET.
6. THE CONCRETING SHALL BE DONE BY WEIGHT AND SITE RECORDS SHALL BE MAINTAINED.
7. REGULAR CUBE CASTING AND TESTING SHALL BE DONE AT SITE AND RECORD SHALL BE MAINTAINED.
8. P.C.C. SHALL BE OF GRADE M- 7.5 (1:4:8) 75 MM THICK IN FOUNDATION.
9. DEVELOPMENT LENGTH SHOULD BE MIN. 45d (WHERE d = DIA OF BAR)
10. CLEAR COVER OF 25 MM IN BEAM, 30 MM IN COLUMN AND 50 MM IN FOUNDATION.
11. ANY DIFFICULTY SHALL BE BROUGHT TO THE DESIGNER BEFORE TAKING ANY DECISION.
12. CLOSED LINKS SHALL BE PROVIDED OVER THE ENTIRE LENGTH OVER WHICH THE LONGITUDINAL BARS ARE SPLICED.SPACING OF THESE LINKS SHALL NOT EXCEED 150 MM IN BEAM AND 100 MM IN COLUMN.
13. LAP LENGTH SHALL NOT BE LESS THAN THE DEVELOPMENT LENGTH OF THE LARGEST LONGITUDINAL BAR IN TENSION.
14. LAP SPLICES SHALL NOT BE PROVIDED:
    A) WITHIN A JOINT.
    B) WITHIN A DISTANCE 2D FROM THE FACE OF COLUMN / BEAM
15. MORE THAN 50 % OF BARS SHALL NOT BE SPLICED AT ANY ONE SECTION.
16. STRUCTURE IS DESIGNED FOR A S.B.C. OF 7.5T/M2
17. All SLABS FROM GF TO FF TERRACE 110 MM THICK EXCEPT NOTED OTHERWISE

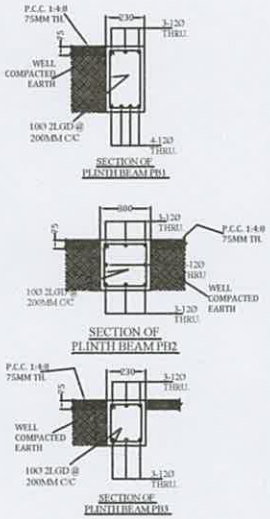
PROJECT	DRG. NO.	TITLE	REV.	DATE	STRUCTURE ENGG. SIGN	DESIGNED BY:	CONSULTANT
PROPOSED EWS GROUP HOUSING UNDER PRADHAN MANTRI AWASIYA YOJANA (MODEL 2) SHIMLA PISTORE, U.S. NAGAR, UTTARAKHAND	8	COLUMN LAYOUT PLAN	R4	19/09/2022	J.C. Belwal B.Tech, FIE,FIV,F-IA Struct-E, LM-ICI,LM-IRC Authorised Structural Engineer (ASE) Regd. No DOH-UK/G-IIASE-6/2019 203, Taraplace, Nainital Road, Haldwani Distt Nainital (Uttarakhand) Mo-9937774711	ER. HARIT VERMA B.TECH (C.E.) AM-IEI	M.V.P. CONSULTANT & ASSOCIATES 203, TARA PLACE NAINITAL ROAD HALDWANI Email: consultantmvp@gmail.com
				G.F.C			

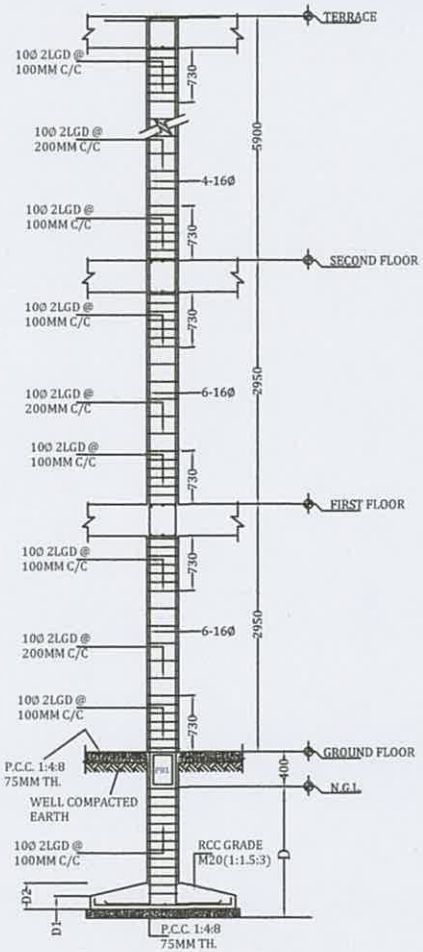


PLINTH BEAM PLAN

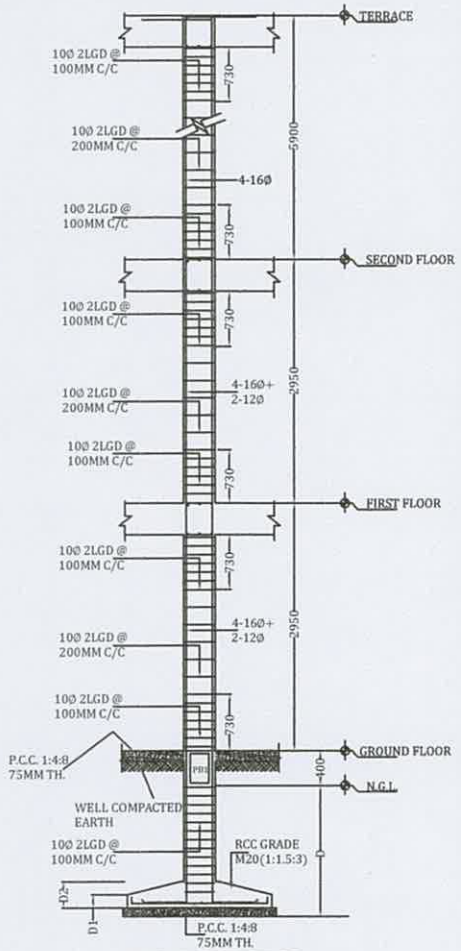
SCHEDULE FOR COLUMN DETAIL (M20 : FE 500)

COLUMN NAME	COLUMN DETAIL		
	B X D (MM)	REINFORCEMENT DETAIL	REMARKS
C1	300 X 300	2-16Ø, 2-12Ø, 2-16Ø; 10Ø 2LGD @100MM + 200MM C/C	FROM FOUNDATION TO SECOND FLOOR
		4-16Ø; 10Ø 2LGD @100MM + 200MM C/C	FROM SECOND FLOOR TO TERRACE
C2	300 X 300	6-16Ø; 10Ø 2LGD @100MM + 200MM C/C	FROM FOUNDATION TO SECOND FLOOR
		4-16Ø; 10Ø 2LGD @100MM + 200MM C/C	FROM SECOND FLOOR TO TERRACE





TYPICAL SECTION OF COLUMN C2



TYPICAL SECTION OF COLUMN C1

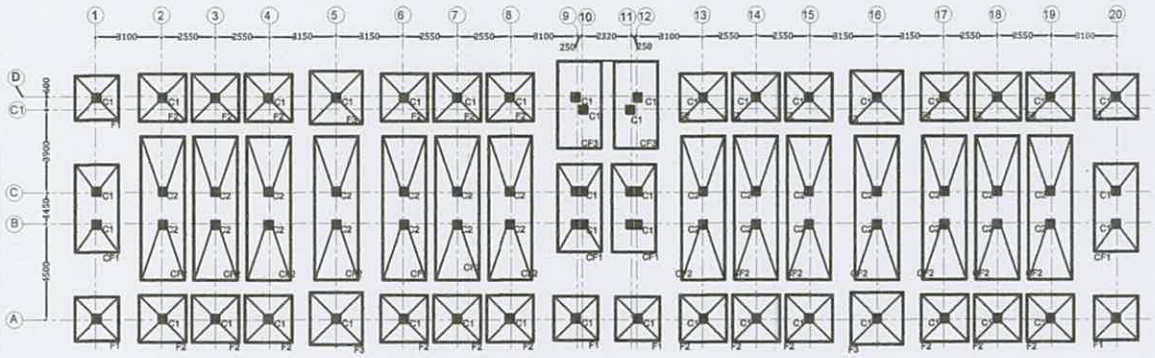
NOTE :-

1. DRAWING NOT TO SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN M.M. UNLESS STATED OTHERWISE.
3. THE R.C.C. GRADE FOR FOUNDATION,COLUMN, BEAM, SLAB & WALL SHALL BE OF M 20
4. STEEL REINFORCEMENT BARS ARE TO BE HIGH YIELD STRENGTH COLD TWISTED DEFORMED BARS (FE 500 GRADE) AS PER IS 1786:2008.BEFORE USE IT SHOULD BE TESTED AND RECORDED.
5. THE QUALITY OF MATERIALS USED IN CONCRETE SHALL BE CHECKED REGULARLY AND LAB TEST SHALL BE DONE TO ENSURE THAT SPECIFICATIONS ARE MET.
6. THE CONCRETING SHALL BE DONE BY WEIGHT AND SITE RECORDS SHALL BE MAINTAINED.
7. REGULAR CUBE CASTING AND TESTING SHALL BE DONE AT SITE AND RECORD SHALL BE MAINTAINED.
8. P.C.C. SHALL BE OF GRADE M-7.5 (1:4:8) 75 MM THICK IN FOUNDATION.
9. DEVELOPMENT LENGTH SHOULD BE MIN. 45d (WHERE d = DIA OF BAR)
10. CLEAR COVER OF 25 MM IN BEAM, 30 MM IN COLUMN AND 50 MM IN FOUNDATION.
11. ANY DIFFICULTY SHALL BE BROUGHT TO THE DESIGNER BEFORE TAKING ANY DECISION.
12. CLOSED LINKS SHALL BE PROVIDED OVER THE ENTIRE LENGTH OVER WHICH THE LONGITUDINAL BARS ARE SPLICED.SPACING OF THESE LINKS SHALL NOT EXCEED 150 MM IN BEAM AND 100 MM IN COLUMN.
13. LAP LENGTH SHALL NOT BE LESS THAN THE DEVELOPMENT LENGTH OF THE LARGEST LONGITUDINAL BAR IN TENSION.
14. LAP SPLICES SHALL NOT BE PROVIDED:
    A) WITHIN A JOINT.
    B) WITHIN A DISTANCE 2D FROM THE FACE OF COLUMN / BEAM
15. MORE THAN 50 % OF BARS SHALL NOT BE SPLICED AT ANY ONE SECTION.
16. STRUCTURE IS DESIGNED FOR A S.B.C. OF 7.5T/M2
17. All SLABS FROM GF TO FF TERRACE 110 MM THICK EXCEPT NOTED OTHERWISE

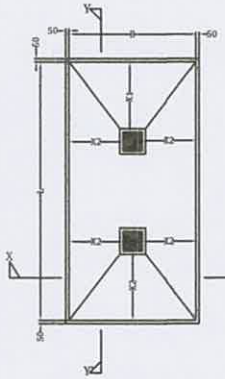
NOTE:

IF 8Ø 2 LGD STIRRUPS ARE USED THEN SPACING SHALL BE 8Ø 2LGD @ 150MM C/C IN PLINTH BEAM AND 8Ø 2LGD @ 100+150MM C/C (END & MID ZONE RESPECTIVELY) IN COLUMNS

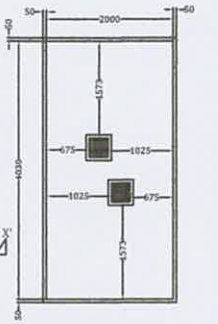
PROJECT	DRG. NO.	TITLE	REV.	DATE	STRUCTURE ENGG. SIGN	DESIGNED BY:	CONSULTANT
PROPOSED EWS GROUP HOUSING UNDER PRADHAN MANTRI AWASIYA YOJANA (MODEL 2) UNIT 16 SHIMLA PISTORE, U.S. NAGAR, UTTARAKHAND	2	PLINTH LEVEL PLAN AND DETAIL OF COLUMN AND TIE BEAM	R4	19/09/2022	J.C. Bahwal, B.Tech, FIE,FIV,F-IA Struct-E, LM-ICLLM-IRC, Authorised Structural Engineer (ASE), Regd. No DOH-UK/G-6/ASE-6/2019, 203, Taraplace, Nainital Road, Haldwani, Distt Nainital (Uttarakhand) Mo-9937774711	ER. HARIT VERMA, B.TECH (C.E.), AM-IEI	M.V.P. CONSULTANT & ASSOCIATES, 203, TARA PLACE NAINITAL ROAD HALDWANI, Email: consultantmvp@gmail.com
				G.F.C			



TRENCH PLAN OF FOUNDATION



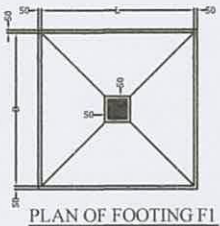
PLAN OF FOOTING CF1 & CF2



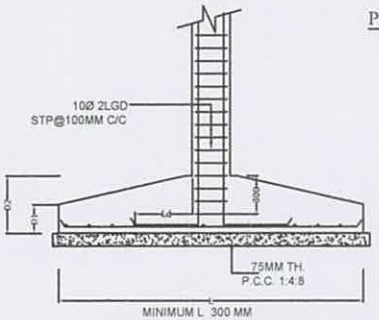
PLAN OF FOOTING CF3

SCHEDULE FOR ISOLATED FOOTING (M20 : FE 500)

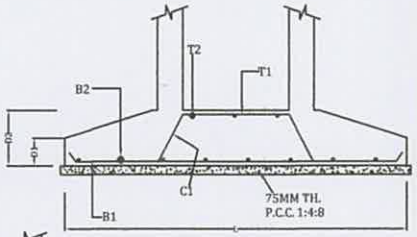
FOOTING NAME	FOUNDATION DETAIL			FOUNDATION REINFORCEMENT	
	L X B	D1	D2	ALONG SHORT SPAN	ALONG LONG SPAN
F1	2020 X 2020	150	300	12Ø @ 180 MM C/C	12Ø @ 200 MM C/C
F2	2160 X 2160	200	400	12Ø @ 180 MM C/C	12Ø @ 200 MM C/C
F3	2400 X 2400	200	400	12Ø @ 160 MM C/C	12Ø @ 180 MM C/C



PLAN OF FOOTING F1 F2 & F3



SECTION OF FOOTING F1, F2 & F3

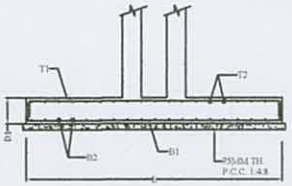


SECTION OF FOOTING CF1,CF2 AT Y-Y'

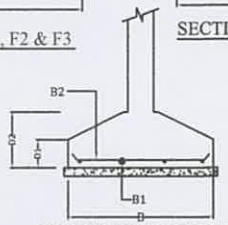
SCHEDULE FOR COMBINED FOOTING (M20 : FE 500)

FOOTING NAME	FOUNDATION DETAIL					FOUNDATION REINFORCEMENT				
						BAR MARK				
	L X B	D1	D2	X1	X2	T1	T2	B1	B2	C1
CF1	4030 X 2000	150	300	1090	850	4-12Ø	12Ø 250 MM C/C	8-12Ø	12Ø 250 MM C/C	4-12Ø
CF2	6650 X 2000	300	600	2400	850	6-20Ø	16Ø 250 MM C/C	11-20Ø	16Ø 250 MM C/C	6-20Ø
CF3	4030 X 2000	400	-	AS PER DRG.		6-16Ø	16Ø 200 MM C/C	10-16Ø	16Ø 200 MM C/C	-

NOTE: THE DEPTH OF FOUNDATION FROM N.G.L. SHALL BE 2000 MM



PLAN OF FOOTING CF3

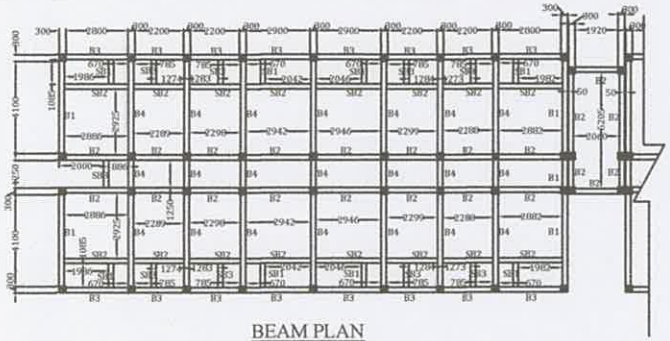


SECTION OF FOOTING CF1,CF2 AT X-X'

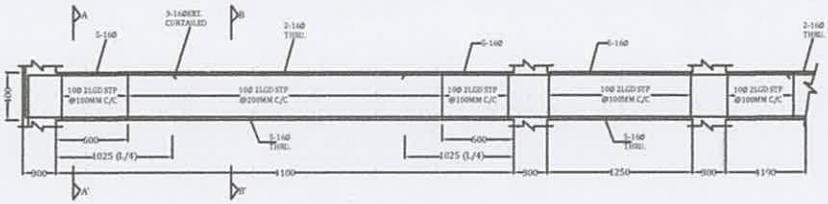
NOTE :-

1. DRAWING NOT TO SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN M.M. UNLESS STATED OTHERWISE.
3. THE R.C.C. GRADE FOR FOUNDATION ,COLUMN, BEAM, SLAB & WALL SHALL BE OF M 20
4. STEEL REINFORCEMENT BARS ARE TO BE HIGH YIELD STRENGTH COLD TWISTED DEFORMED BARS (FE 500 GRADE) AS PER IS 1786: 2008.BEFORE USE IT SHOULD BE TESTED AND RECORDED.
5.THE QUALITY OF MATERIALS USED IN CONCRETE SHALL BE CHECKED REGULARLY AND LAB TEST SHALL BE DONE TO ENSURE THAT SPECIFICATIONS ARE MET.
6.THE CONCRETING SHALL BE DONE BY WEIGHT AND SITE RECORDS SHALL BE MAINTAINED.
7.REGULAR CUBE CASTING AND TESTING SHALL BE DONE AT SITE AND RECORD SHALL BE MAINTAINED.
8. P.C.C. SHALL BE OF GRADE M- 7.5 (1:4:8) 75 MM THICK IN FOUNDATION.
9. DEVELOPMENT LENGTH SHOULD BE MIN. 45d (WHERE d = DIA OF BAR)
10. CLEAR COVER OF 25 MM IN BEAM, 30 MM IN COLUMN AND 50 MM IN FOUNDATION.
11. ANY DIFFICULTY SHALL BE BROUGHT TO THE DESIGNER BEFORE TAKING ANY DECISION.
12. CLOSED LINKS SHALL BE PROVIDED OVER THE ENTIRE LENGTH OVER WHICH THE LONGITUDINAL BARS ARE SPLICED.SPACING OF THESE LINKS SHALL NOT EXCEED 150 MM IN BEAM AND 100 MM IN COLUMN.
13. LAP LENGTH SHALL NOT BE LESS THAN THE DEVELOPMENT LENGTH OF THE LARGEST LONGITUDINAL BAR IN TENSION.
14. LAP SPLICES SHALL NOT BE PROVIDED:
A) WITHIN A JOINT.
B) WITHIN A DISTANCE 2D FROM THE FACE OF COLUMN / BEAM
15. MORE THAN 50 % OF BARS SHALL NOT BE SPLICED AT ANY ONE SECTION.
16. STRUCTURE IS DESIGNED FOR A S.B.C. OF 7.5T/M2
17.All SLABS FROM GF TO FF TERRACE 110 MM THICK EXCEPT NOTED OTHERWISE

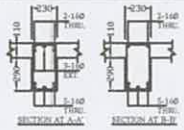
PROJECT	DRG. NO.	TITLE	REV.	DATE	STRUCTURE ENGG. SIGN	DESIGNED BY:	CONSULTANT
PROPOSED EWS GROUP HOUSING UNDER PRADHAN MANTRI AWASIYA YOJANA (MODEL 2) UNIT 16 SHIMLA PISTORE, U.S. NAGAR, UTTARAKHAND	1	PLAN & DETAIL OF FOUNDATION	R4	19/09/2022	J.C. Belwal B.Tech, FIE,FIV,F-IA Struct-E, LM-ICI,LM-IRC Authorised Structural Engineer (ASE) Regd. No DOH-UK/G-II/ASE-6/2019 203, Taraplace, Nainital Road, Haldwani Distt Nainital (Uttarakhand) Mo-9937774719	ER. HARIT VERMA B.TECH (C.E.) AM-IEI	M.V.P. CONSULTANT & ASSOCIATES 203, TARA PLACE NAINITAL ROAD HALDWANI Email: consultantmvp@gmail.com
				G.F.C			

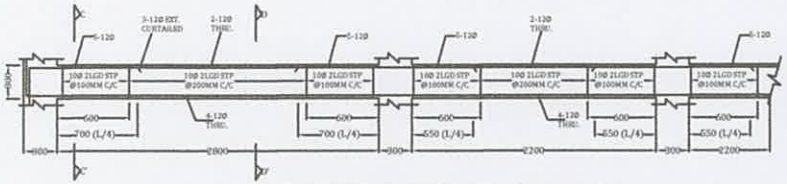


BEAM PLAN

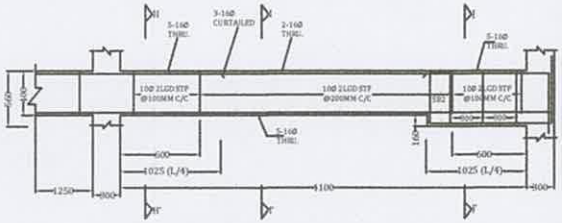


REINFORCEMENT DETAIL OF BEAM B1

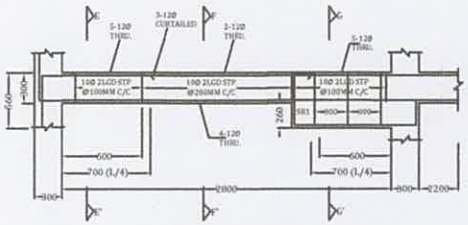




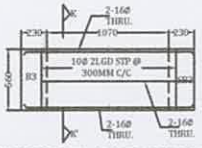
REINFORCEMENT DETAIL OF BEAM B2



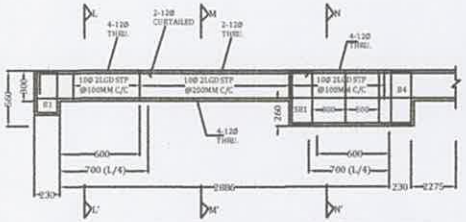
REINFORCEMENT DETAIL OF BEAM B4



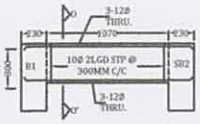
REINFORCEMENT DETAIL OF BEAM B3



REINFORCEMENT DETAIL OF BEAM SB1



REINFORCEMENT DETAIL OF BEAM SB2



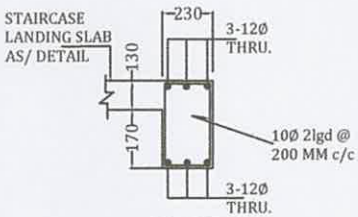
REINFORCEMENT DETAIL OF BEAM SB3

NOTE :-

1. DRAWING NOT TO SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN M.M. UNLESS STATED OTHERWISE.
3. THE R.C.C. GRADE FOR FOUNDATION,COLUMN, BEAM, SLAB & WALL SHALL BE OF M 20
4. STEEL REINFORCEMENT BARS ARE TO BE HIGH YIELD STRENGTH COLD TWISTED DEFORMED BARS (FE 500 GRADE) AS PER IS 1786:2008.BEFORE USE IT SHOULD BE TESTED AND RECORDED.
5.THE QUALITY OF MATERIALS USED IN CONCRETE SHALL BE CHECKED REGULARLY AND LAB TEST SHALL BE DONE TO ENSURE THAT SPECIFICATIONS ARE MET.
6.THE CONCRETING SHALL BE DONE BY WEIGHT AND SITE RECORDS SHALL BE MAINTAINED.
7.REGULAR CUBE CASTING AND TESTING SHALL BE DONE AT SITE AND RECORD SHALL BE MAINTAINED.
8. P.C.C. SHALL BE OF GRADE M-7.5 (1:4:8) 75 MM THICK IN FOUNDATION.
9. DEVELOPMENT LENGTH SHOULD BE MIN. 45d (WHERE d = DIA OF BAR)
10. CLEAR COVER OF 25 MM IN BEAM, 30 MM IN COLUMN AND 50 MM IN FOUNDATION.
11. ANY DIFFICULTY SHALL BE BROUGHT TO THE DESIGNER BEFORE TAKING ANY DECISION.
12. CLOSED LINKS SHALL BE PROVIDED OVER THE ENTIRE LENGTH OVER WHICH THE LONGITUDINAL BARS ARE SPLICED.SPACING OF THESE LINKS SHALL NOT EXCEED 150 MM IN BEAM AND 100 MM IN COLUMN.
13. LAP LENGTH SHALL NOT BE LESS THAN THE DEVELOPMENT LENGTH OF THE LARGEST LONGITUDINAL BAR IN TENSION.
14. LAP SPLICES SHALL NOT BE PROVIDED:
A) WITHIN A JOINT.
B) WITHIN A DISTANCE 2D FROM THE FACE OF COLUMN / BEAM
15. MORE THAN 50 % OF BARS SHALL NOT BE SPLICED AT ANY ONE SECTION.
16. STRUCTURE IS DESIGNED FOR A S.B.C. OF 7.5T/M2
17.All SLABS FROM GF TO FF TERRACE 110 MM THICK EXCEPT NOTED OTHERWISE

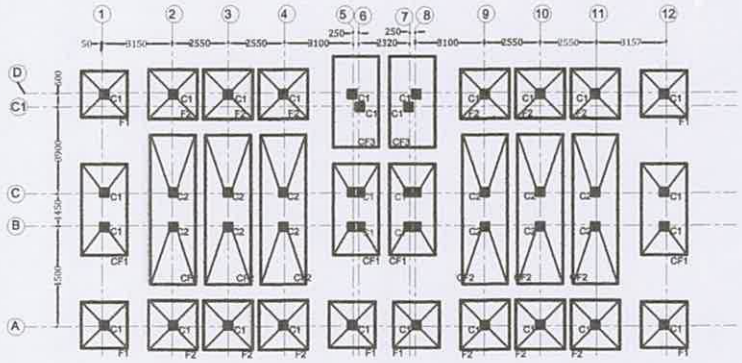
SCHEDULE FOR SLAB BEAM

BEAM	WIDTH (B)(MM)	DEPTH (D)(MM)	
			AT SUNK
B1	230	400	-
B2	230	300	-
B3	230	300	560
B4	230	400	560
SB1	230	560	-
SB2	230	300	560
SB3	230	300	-

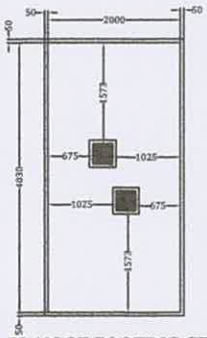


DETAIL OF LANDING BEAM

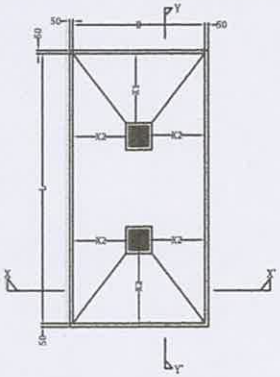
PROJECT	DRG. NO.	TITLE	REV.	DATE	STRUCTURE ENGG. SIGN	DESIGNED BY:	CONSULTANT
PROPOSED EWS GROUP HOUSING UNDER PRADHAN MANTRI AWASIYA YOJANA (MODEL 2) UNIT 16 SHIMLA PISTORE, U.S. NAGAR, UTTARAKHAND	3	DETAIL OF TYP. FIRST, SECOND,THIRD FLOOR SLAB BEAM	R4	19/09/2022	J.C. Bahwal B.Tech, FIE,FIV,F-IA Struct-E, LM-ICI,LM-IRC Authorised Structural Engineer (ASE) Regd. No DOH-UKG-4/ASE-6/2019 203, Tarapiace, Nainital Road, Haldwani Distt Nainital (Uttarakhand) Mo-9937774711	ER. HARIT VERMA B.TECH (C.E.) AM-IEI	M.V.P. CONSULTANT & ASSOCIATES 203, TARA PLACE NAINITAL ROAD HALDWANI Email: consultantmvp@gmail.com
				G.F.C			



TRENCH PLAN OF FOUNDATION



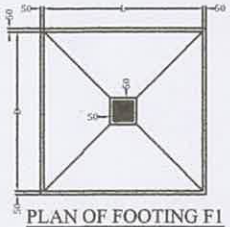
PLAN OF FOOTING CF3



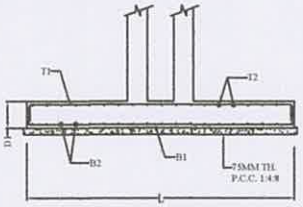
PLAN OF FOOTING CF1 & CF2

SCHEDULE FOR ISOLATED FOOTING (M20 : FE 500)

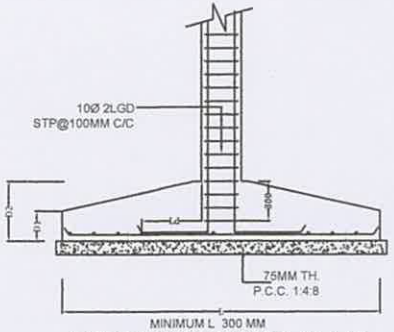
FOOTING NAME	FOUNDATION DETAIL			FOUNDATION REINFORCEMENT	
	L X B	D1	D2	ALONG SHORT SPAN	ALONG LONG SPAN
F1	2020 X 2020	150	300	12Ø @ 180 MM C/C	12Ø @ 200 MM C/C
F2	2160 X 2160	200	400	12Ø @ 180 MM C/C	12Ø @ 200 MM C/C
F3	2400 X 2400	200	400	12Ø @ 160 MM C/C	12Ø @ 180 MM C/C



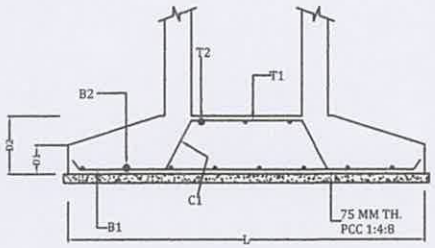
PLAN OF FOOTING F1 F2 & F3



PLAN OF FOOTING CF3



SECTION OF FOOTING F1, F2 & F3

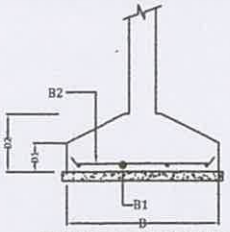


SECTION OF FOOTING CF1,CF2

SCHEDULE FOR COMBINED FOOTING (M20 : FE 500)

FOOTING NAME	FOUNDATION DETAIL					FOUNDATION REINFORCEMENT				
						BAR MARK				
	L X B	D1	D2	X1	X2	T1	T2	B1	B2	C1
CF1	4030 X 2000	150	300	1090	850	4-12Ø	12Ø 250 MM C/C	8-12Ø	12Ø 250 MM C/C	4-12Ø
CF2	6650 X 2000	300	600	2400	850	6-20Ø	16Ø 250 MM C/C	11-20Ø	16Ø 250 MM C/C	6-20Ø
CF3	4030 X 2000	400	-	AS PER DRG.		6-16Ø	16Ø 200 MM C/C	10-16Ø	16Ø 200 MM C/C	-

NOTE: THE DEPTH OF FOUNDATION FROM N.G.L. SHALL BE 2000 MM

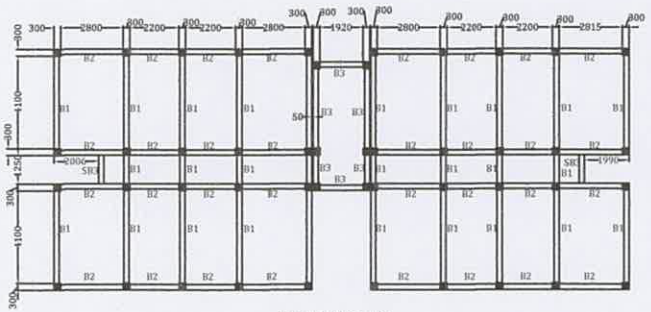


SECTION OF FOOTING CF1,CF2 AT X-X'

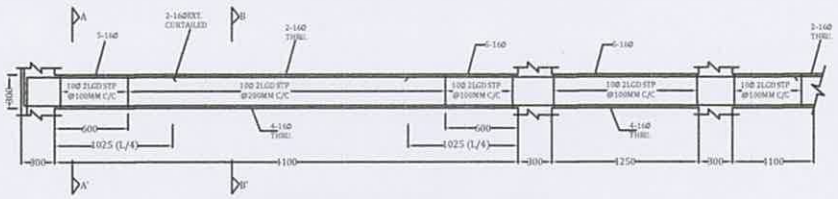
NOTE :-

1. DRAWING NOT TO SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN M.M. UNLESS STATED OTHERWISE.
3. THE R.C.C. GRADE FOR FOUNDATION,COLUMN, BEAM, SLAB & WALL SHALL BE OF M 20
4. STEEL REINFORCEMENT BARS ARE TO BE HIGH YIELD STRENGTH COLD TWISTED DEFORMED BARS (FE 500 GRADE) AS PER IS 1786: 2008.BEFORE USE IT SHOULD BE TESTED AND RECORDED.
5.THE QUALITY OF MATERIALS USED IN CONCRETE SHALL BE CHECKED REGULARLY AND LAB TEST SHALL BE DONE TO ENSURE THAT SPECIFICATIONS ARE MET.
6.THE CONCRETING SHALL BE DONE BY WEIGHT AND SITE RECORDS SHALL BE MAINTAINED.
7.REGULAR CUBE CASTING AND TESTING SHALL BE DONE AT SITE AND RECORD SHALL BE MAINTAINED.
8. P.C.C. SHALL BE OF GRADE M- 7.5 (1:4:8) 75 MM THICK IN FOUNDATION.
9. DEVELOPMENT LENGTH SHOULD BE MIN. 45d (WHERE d = DIA OF BAR)
10. CLEAR COVER OF 25 MM IN BEAM, 30 MM IN COLUMN AND 50 MM IN FOUNDATION.
11. ANY DIFFICULTY SHALL BE BROUGHT TO THE DESIGNER BEFORE TAKING ANY DECISION.
12. CLOSED LINKS SHALL BE PROVIDED OVER THE ENTIRE LENGTH OVER WHICH THE LONGITUDINAL BARS ARE SPLICED.SPACING OF THESE LINKS SHALL NOT EXCEED 150 MM IN BEAM AND 100 MM IN COLUMN.
13. LAP LENGTH SHALL NOT BE LESS THAN THE DEVELOPMENT LENGTH OF THE LARGEST LONGITUDINAL BAR IN TENSION.
14. LAP SPLICES SHALL NOT BE PROVIDED:
A) WITHIN A JOINT.
B) WITHIN A DISTANCE 2D FROM THE FACE OF COLUMN / BEAM
15. MORE THAN 50 % OF BARS SHALL NOT BE SPLICED AT ANY ONE SECTION.
16. STRUCTURE IS DESIGNED FOR A S.B.C. OF 7.5T/M2
17.All SLABS FROM GF TO FF TERRACE 110 MM THICK EXCEPT NOTED OTHERWISE

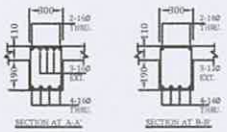
PROJECT	DRG. NO.	TITLE	REV.	DATE	STRUCTURE ENGG. SIGN	DESIGNED BY:	CONSULTANT
PROPOSED EWS GROUP HOUSING UNDER PRADHAN MANTRI AWASIYA YOJANA (MODEL 2) UNIT 8 SHIMLA PISTORE, U.S. NAGAR, UTTARAKHAND	1	PLAN AND DETAIL OF COLUMN AND FOUNDATION	R4	19/09/2022	J.C. Bellwal B.Tech, FIE,FIV,A-IA-Struct-E, LM-ICI,LM-IRC Authorised Structural Engineer (ASE) Regd. No DOH-UKG-VASE-6/2019 203, Taraplace, Nainital Road, Haldwani Distt Nainital (Uttarakhand) Mo-9997774711	ER. HARIT VERMA B.TECH (C.E.) AM-IEI	M.V.P. CONSULTANT & ASSOCIATES 203, TARA PLACE NAINITAL ROAD HALDWANI Email: consultantmvp@gmail.com
				G.F.C			

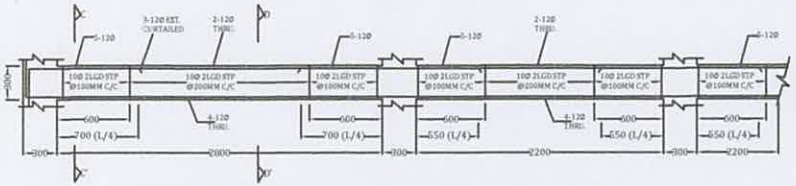


BEAM PLAN

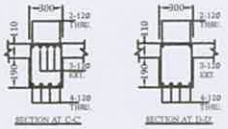


REINFORCEMENT DETAIL OF BEAM B1



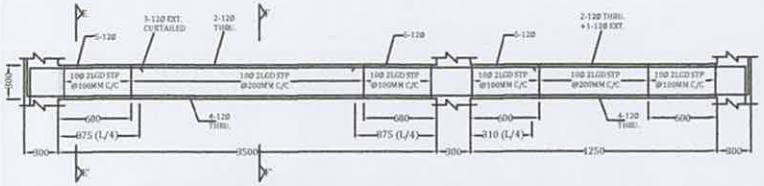


REINFORCEMENT DETAIL OF BEAM B2

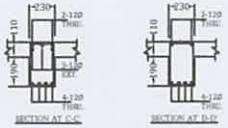


SCHEDULE FOR SLAB BEAM (TERRACE)

BEAM	WIDTH (B) (MM)	DEPTH (D) (MM)
B1	300	300
B2	300	300
B3	230	300



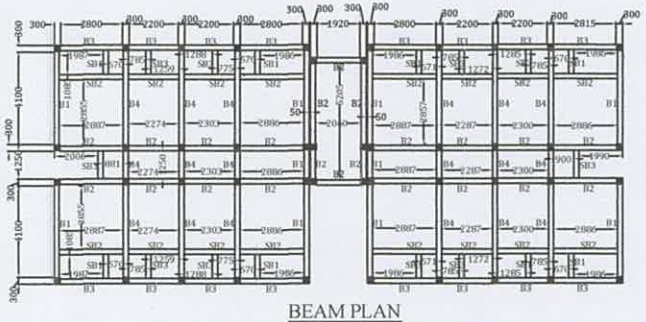
REINFORCEMENT DETAIL OF BEAM B3



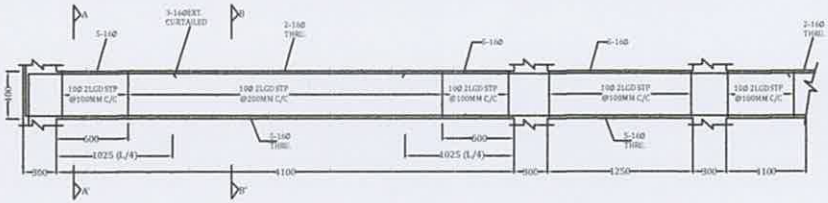
NOTE :-

1. DRAWING NOT TO SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN M.M. UNLESS STATED OTHERWISE.
3. THE R.C.C. GRADE FOR FOUNDATION,COLUMN, BEAM, SLAB & WALL SHALL BE OF M 20
4. STEEL REINFORCEMENT BARS ARE TO BE HIGH YIELD STRENGTH COLD TWISTED DEFORMED BARS (FE 500 GRADE) AS PER IS 1786: 2008.BEFORE USE IT SHOULD BE TESTED AND RECORDED.
5.THE QUALITY OF MATERIALS USED IN CONCRETE SHALL BE CHECKED REGULARLY AND LAB TEST SHALL BE DONE TO ENSURE THAT SPECIFICATIONS ARE MET.
6.THE CONCRETING SHALL BE DONE BY WEIGHT AND SITE RECORDS SHALL BE MAINTAINED.
7.REGULAR CUBE CASTING AND TESTING SHALL BE DONE AT SITE AND RECORD SHALL BE MAINTAINED.
8. P.C.C. SHALL BE OF GRADE M- 7.5 (1:4:8) 75 MM THICK IN FOUNDATION.
9. DEVELOPMENT LENGTH SHOULD BE MIN. 45d (WHERE d = DIA OF BAR)
10. CLEAR COVER OF 25 MM IN BEAM, 30 MM IN COLUMN AND 50 MM IN FOUNDATION.
11. ANY DIFFICULTY SHALL BE BROUGHT TO THE DESIGNER BEFORE TAKING ANY DECISION.
12. CLOSED LINKS SHALL BE PROVIDED OVER THE ENTIRE LENGTH OVER WHICH THE LONGITUDINAL BARS ARE SPLICED.SPACING OF THESE LINKS SHALL NOT EXCEED 150 MM IN BEAM AND 100 MM IN COLUMN.
13. LAP LENGTH SHALL NOT BE LESS THAN THE DEVELOPMENT LENGTH OF THE LARGEST LONGITUDINAL BAR IN TENSION.
14. LAP SPLICES SHALL NOT BE PROVIDED:
A) WITHIN A JOINT.
B) WITHIN A DISTANCE 2D FROM THE FACE OF COLUMN / BEAM
15. MORE THAN 50 % OF BARS SHALL NOT BE SPLICED AT ANY ONE SECTION.
16. STRUCTURE IS DESIGNED FOR A S.B.C. OF 7.5T/M2
17.All SLABS FROM GF TO FF TERRACE 110 MM THICK EXCEPT NOTED OTHERWISE

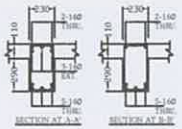
PROJECT	DRG. NO.	TITLE	REV.	DATE	STRUCTURE ENGG. SIGN	DESIGNED BY:	CONSULTANT
PROPOSED EWS GROUP HOUSING UNDER PRADHAN MANTRI AWASIYA YOJANA (MODEL 2) UNIT 8 SHIMLA PISTORE, U.S. NAGAR, UTTARAKHAND	5	DETAIL OF TERRACE SLAB BEAM	R4	19/09/2022	J.C. Baliwal B.Tech, FIE,FIV,F-IA Struct-E, LM-ICI,LM-IRC Authorised Structural Engineer (ASE) Regd. No DOH-UK/G-I/ASE-6/2019 203, Taraplace, Nainital Road, Haldwani Distt Nainital (Uttarakhand) Mo-9937774711	ER. HARIT VERMA B.TECH (C.E.) AM-IEI	M.V.P. CONSULTANT & ASSOCIATES 203, TARA PLACE NAINITAL ROAD HALDWANI Email: consultantmvp@gmail.com
				G.F.C			

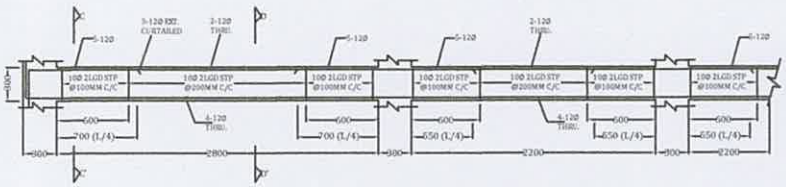


BEAM PLAN

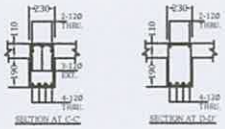


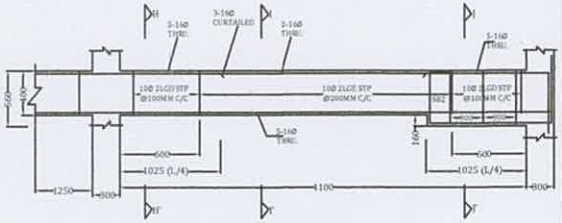
REINFORCEMENT DETAIL OF BEAM B1



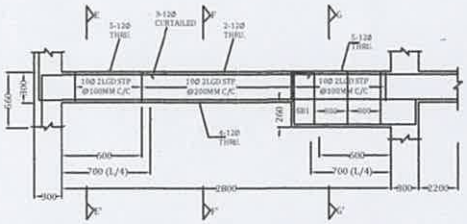


REINFORCEMENT DETAIL OF BEAM B2

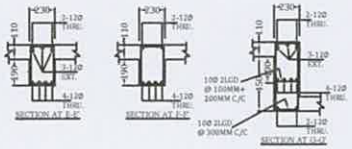


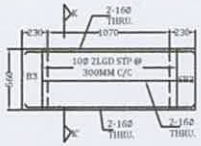


REINFORCEMENT DETAIL OF BEAM B4

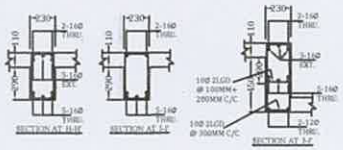


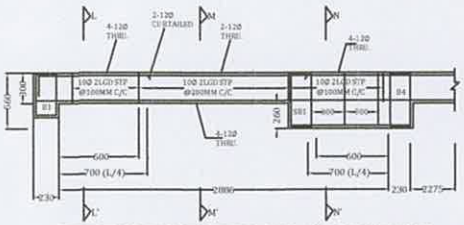
REINFORCEMENT DETAIL OF BEAM B3



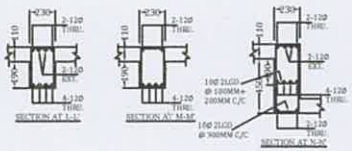


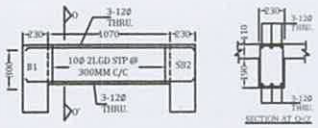
REINFORCEMENT DETAIL OF BEAM SB1





REINFORCEMENT DETAIL OF BEAM SB2





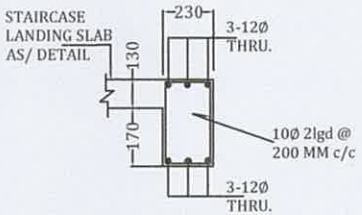
REINFORCEMENT DETAIL OF BEAM SB3

NOTE :-

1. DRAWING NOT TO SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN M.M. UNLESS STATED OTHERWISE.
3. THE R.C.C. GRADE FOR FOUNDATION,COLUMN, BEAM, SLAB & WALL SHALL BE OF M 20
4. STEEL REINFORCEMENT BARS ARE TO BE HIGH YIELD STRENGTH COLD TWISTED DEFORMED BARS (FE 500 GRADE) AS PER IS 1786:2008.BEFORE USE IT SHOULD BE TESTED AND RECORDED.
5.THE QUALITY OF MATERIALS USED IN CONCRETE SHALL BE CHECKED REGULARLY AND LAB TEST SHALL BE DONE TO ENSURE THAT SPECIFICATIONS ARE MET.
6.THE CONCRETING SHALL BE DONE BY WEIGHT AND SITE RECORDS SHALL BE MAINTAINED.
7.REGULAR CUBE CASTING AND TESTING SHALL BE DONE AT SITE AND RECORD SHALL BE MAINTAINED.
8. P.C.C. SHALL BE OF GRADE M-7.5 (1:4:8) 75 MM THICK IN FOUNDATION.
9. DEVELOPMENT LENGTH SHOULD BE MIN. 45d (WHERE d = DIA OF BAR)
10. CLEAR COVER OF 25 MM IN BEAM, 30 MM IN COLUMN AND 50 MM IN FOUNDATION.
11. ANY DIFFICULTY SHALL BE BROUGHT TO THE DESIGNER BEFORE TAKING ANY DECISION.
12. CLOSED LINKS SHALL BE PROVIDED OVER THE ENTIRE LENGTH OVER WHICH THE LONGITUDINAL BARS ARE SPLICED.SPACING OF THESE LINKS SHALL NOT EXCEED 150 MM IN BEAM AND 100 MM IN COLUMN.
13. LAP LENGTH SHALL NOT BE LESS THAN THE DEVELOPMENT LENGTH OF THE LARGEST LONGITUDINAL BAR IN TENSION.
14. LAP SPLICES SHALL NOT BE PROVIDED:
A) WITHIN A JOINT.
B) WITHIN A DISTANCE 2D FROM THE FACE OF COLUMN / BEAM
15. MORE THAN 50 % OF BARS SHALL NOT BE SPLICED AT ANY ONE SECTION.
16. STRUCTURE IS DESIGNED FOR A S.B.C. OF 7.5T/M2
17.All SLABS FROM GF TO FF TERRACE 110 MM THICK EXCEPT NOTED OTHERWISE

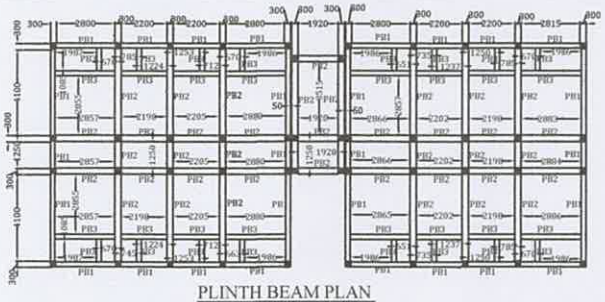
SCHEDULE FOR SLAB BEAM

BEAM	WIDTH (B)(MM)	DEPTH (D)(MM)	
			AT SUNK
B1	230	400	-
B2	230	300	-
B3	230	300	560
B4	230	400	560
SB1	230	560	-
SB2	230	300	560
SB3	230	300	-



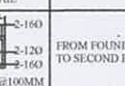
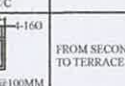
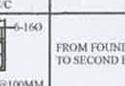
DETAIL OF LANDING BEAM

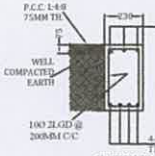
PROJECT	DRG. NO.	TITLE	REV.	DATE	STRUCTURE ENGG. SIGN	DESIGNED BY:	CONSULTANT
PROPOSED EWS GROUP HOUSING UNDER PRADHAN MANTRI AWASIYA YOJANA (MODEL 2) UNIT 8 SHIMLA PISTORE, U.S. NAGAR, UTTARAKHAND	3	DETAIL OF TYP. FIRST, SECOND,THIRD FLOOR SLAB BEAM	R4	19/09/2022	J.C. Bellwal B.Tech, FIE,FIV,F-IA Struct-E, LM-ICI,LM-IRC Authorised Structural Engineer (ASE) Regd. No DOH-UK/G-I/ASE-6/2019 203, Taraplace, Nainital Road, Haldwani Distt Nainital (Uttarakhand) Mo-9937774711	ER. HARIT VERMA B.TECH (C.E.) AM-IEI	M.V.P. CONSULTANT & ASSOCIATES 203, TARA PLACE NAINITAL ROAD HALDWANI Email: consultantmvp@gmail.com
				G.F.C			



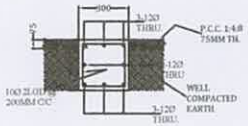
PLINTH BEAM PLAN

SCHEDULE FOR COLUMN DETAIL (M20 : FE 500)

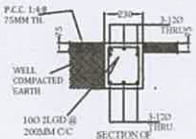
COLUMN NAME	COLUMN DETAIL			
	B X D (MM)	REINFORCEMENT DETAIL		REMARKS
C1	300 X 300		100 2LGD @100MM + 200MM C/C	FROM FOUNDATION TO SECOND FLOOR
			100 2LGD @100MM + 200MM C/C	FROM SECOND FLOOR TO TERRACE
C2	300 X 300		100 2LGD @100MM + 200MM C/C	FROM FOUNDATION TO SECOND FLOOR
			100 2LGD @100MM + 200MM C/C	FROM SECOND FLOOR TO TERRACE



SECTION OF PLINTH BEAM PB1

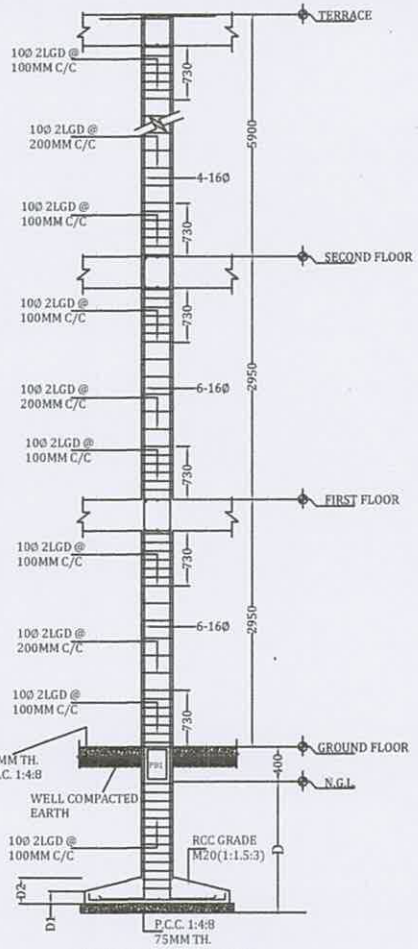


SECTION OF PLINTH BEAM PB2

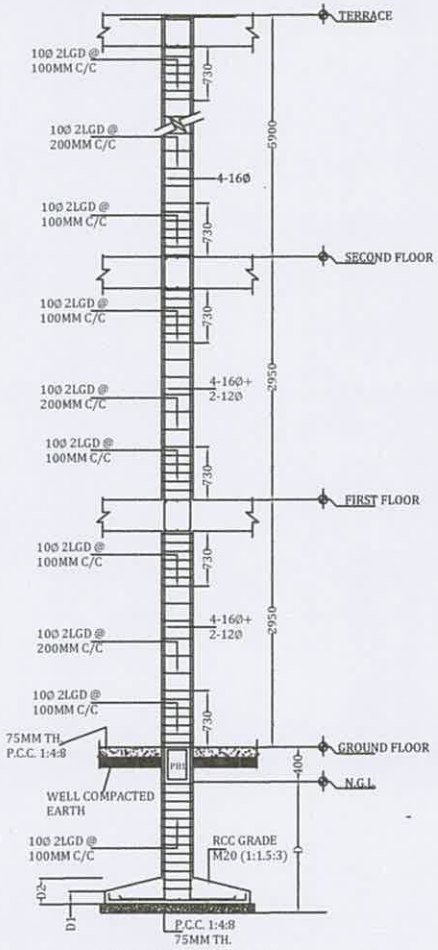


SECTION OF PLINTH BEAM PB3

NOTE:
IF 8Ø 2 LGD STIRRUPS ARE USED THEN SPACING SHALL BE 8Ø 2LGD @ 150MM C/C IN PLINTH BEAM AND 8Ø 2LGD @ 100+150MM C/C (END & MID ZONE RESPECTIVELY) IN COLUMNS



TYPICAL SECTION OF COLUMN C2



TYPICAL SECTION OF COLUMN C1

NOTE :-
1. DRAWING NOT TO SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN M.M. UNLESS STATED OTHERWISE.
3. THE R.C.C. GRADE FOR FOUNDATION,COLUMN, BEAM, SLAB & WALL SHALL BE OF M 20
4. STEEL REINFORCEMENT BARS ARE TO BE HIGH YIELD STRENGTH COLD TWISTED DEFORMED BARS (FE 500 GRADE) AS PER IS 1786:2008.BEFORE USE IT SHOULD BE TESTED AND RECORDED.
5.THE QUALITY OF MATERIALS USED IN CONCRETE SHALL BE CHECKED REGULARLY AND LAB TEST SHALL BE DONE TO ENSURE THAT SPECIFICATIONS ARE MET.
6.THE CONCRETING SHALL BE DONE BY WEIGHT AND SITE RECORDS SHALL BE MAINTAINED.
7.REGULAR CUBE CASTING AND TESTING SHALL BE DONE AT SITE AND RECORD SHALL BE MAINTAINED.
8. P.C.C. SHALL BE OF GRADE M-7.5 (1:4:8) 75 MM THICK IN FOUNDATION.
9. DEVELOPMENT LENGTH SHOULD BE MIN. 45d (WHERE d = DIA OF BAR)
10. CLEAR COVER OF 25 MM IN BEAM, 30 MM IN COLUMN AND 50 MM IN FOUNDATION.
11. ANY DIFFICULTY SHALL BE BROUGHT TO THE DESIGNER BEFORE TAKING ANY DECISION.
12. CLOSED LINKS SHALL BE PROVIDED OVER THE ENTIRE LENGTH OVER WHICH THE LONGITUDINAL BARS ARE SPLICED.SPACING OF THESE LINKS SHALL NOT EXCEED 150 MM IN BEAM AND 100 MM IN COLUMN.
13. LAP LENGTH SHALL NOT BE LESS THAN THE DEVELOPMENT LENGTH OF THE LARGEST LONGITUDINAL BAR IN TENSION.
14. LAP SPLICES SHALL NOT BE PROVIDED:
A) WITHIN A JOINT.
B) WITHIN A DISTANCE 2D FROM THE FACE OF COLUMN / BEAM.
15. MORE THAN 50 % OF BARS SHALL NOT BE SPLICED AT ANY ONE SECTION.
16. STRUCTURE IS DESIGNED FOR A S.B.C. OF 7.5T/M2
17.All SLABS FROM GF TO FF TERRACE 110 MM THICK EXCEPT NOTED OTHERWISE

PROJECT	DRG. NO.	TITLE	REV.	DATE	STRUCTURE ENGG. SIGN	DESIGNED BY:	CONSULTANT
PROPOSED EWS GROUP HOUSING UNDER PRADHAN MANTRI AWASIYA YOJANA (MODEL 2) UNIT 8 SHIMLA PISTORE, U.S. NAGAR, UTTARAKHAND	2	PLINTH LEVEL PLAN AND DETAIL OF COLUMN AND TIE BEAM	R4	19/09/2022	J.C. Bahal, B.Tech, FIE,FIV,F-IA Struct-E, LM-ICLLM-IRC, Authorised Structural Engineer (ASE), Regd. No DOH-UK/G-II/ASE-6/2019, 203, Taraplace, Nainital Road, Haldwani, Distt. Nainital (Uttarakhand) Mo-9997774711	ER. HARIT VERMA B.TECH (C.E.) AM-IEI	M.V.P. CONSULTANT & ASSOCIATES 203, TARA PLACE NAINITAL ROAD HALDWANI Email: consultantmvp@gmail.com
			G.F.C				

(16 Tower No A To H ,J ,K ,W ,TO Z ,Z1,Z2)

Bill Of Quantity PMAY EWS

SHIMLA PISTOR

(RUDRAPUR)

(Uttrakhand)

(Civil Work)

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082..... Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

16 TOWER A TO H , J , K , W TO Z , Z1 , Z2 BILL OF QUANTITY PMAY EWS SHIMLA PISTORE (RUDRAPUR) (UTTARAKHAND)

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
EARTH WORK						
1	2.28	Surface dressing of the ground including removing vegetation and in equalities not exceeding 15 cm deep and disposal of rubbish, lead up to 50 m and lift up to 1.5 m.				
2	2.28.1	All kinds of soil	sqm	28343.78	28.15	797877.407
3	2.32	Clearing grass and removal of the rubbish up to a distance of 50 m outside the periphery of the area cleared.	sqm	5668.75	7.4	41948.75
4	2.6	Earth work in excavation by mechanical means (Hydraulic excavator)/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in charge. 2.6.1 All kinds of soil				
5	2.6.1	All kinds of soil	cum	12609.68	205.45	2590658.756
6	2.36	Extra for levelling & neatly dressing of disposed soil completely as directed by Engineer-in-charge.	cum	1891.31	76.7	145063.477
		SUB TOTAL				3575548.39
CONCRETE WORK						
7	4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :				
8	4.1.8	1:4:8 (1 Cement : 4 coarse sand (zone-III) derived from natural sources : 8 graded stone aggregate 40 mm nominal size derived from natural sources)	cum	1295.15	6326.1	8193183.658
9	4.20.1	4.20.1 All works upto plinth level :				
10	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum	cum	3116.12	8387.2	26135365.86
11	4.20.2	All works above plinth and upto floor V level				
12	4.20.2.3	Concrete of M20 grade with minimum cement content of 270 kg /cum	cum	6318.29	10010	63242923.76
		SUB TOTAL				97571473.27

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 9082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

16 TOWER A TO H , J , K , W TO Z , Z1 , Z2 BILL OF QUANTITY PMAY EWS SHIMLA PISTORE (RUDRAPUR) (UTTARAKHAND)

FORM WORK						
12	5.9	Centering and shuttering including strutting, propping etc. and removal of form for				
13	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	sqm	10374.82	307.95	3194925.819
14	5.9.3	Suspended floors, roofs, landings, balconies and access platform	sqm	136390.73	766.55	104550314.1
16	5.9.6	Columns, Pillars, Piers, Abutments, Posts and Struts	sqm	21168	657.75	13923252
17	5.9.7	Stairs, (excluding landings) except spiral-staircases	sqm	4430.037	657.75	2913856.837
		SUB TOTAL				**124582348.7**
STEEL REINFORCEMENT						
18	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level				
19	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more	kg	1051404.63	89.65	**94258425.08**
		SUB TOTAL				**94258425.08**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

QJAS TOWNSHIPS PVT. LTD. NEW DELHI

16 TOWER A TO H , J , K , W TO Z , Z1 , Z2 BILL OF QUANTITY PMAY EWS SHIMLA PISTORE (RUDRAPUR) (UTTARAKHAND)

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
A.C.C BLOCK WORK						
20	6.38	Providing and laying autoclaved aerated cement blocks masonry with 100 mm thick AAC blocks in super structure above plinth level up to floor V level in cement mortar 1:4 (1 cement : 4 coarse sand). The rate includes providing and placing in position 2 Nos 6 mm dia M.S. bars at every third course of masonry work.	cum	5082.24	8890.8	45185179.39
		SUB TOTAL				**45185179.39**
CLADDING WORK						
21	8.6	Mirror polishing on marble work/Granite work/stone work where ever required to give high gloss finish complete.	sqm	625.6	417.6	261250.56
22	8.9	Stone tile (polished) work for wall lining over 12 mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand) and cement slurry @ 3.3 kg/sqm including pointing in white cement complete				
		SUB TOTAL				**261250.56**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 8082..... Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

GJAS TOWNSHIPS PVT. LTD. NEW DELHI

16 TOWER A TO H , J , K , W TO Z , Z1 , Z2 BILL OF QUANTITY PMAY EWS SHIMLA PISTORE (RUDRAPUR) (UTTARAKHAND)

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
23	9.18	Providing and fixing Pre-laminated flat pressed 3 layer (medium density) particle board or graded wood particle board IS : 3087 marked, with one side decorative and other side balancing lamination Grade I, Type II exterior grade IS : 12823 marked, in shelves with screws and fittings wherever required, edges to be painted with polyurethane primer (fittings to be paid separately)				
24	9.18.2	25 mm thick	sqm	9139.2	1501	13717939.2
25	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.				
26	10.25.2	n gratings, frames, guard bar, ladder, railings, brackets, gates and similar works	KG	250880	142.3	35700224
27	10.26	Providing and fixing hand rail of approved size by welding etc. to steel ladder railing, balcony railing, staircase railing and similar works, including applying priming coat of approved steel primer.				
	10.26.1	M.S. tube		10803.2	157.15	1697722.88
28	9.12	Extra for providing frosted glass panes 4 mm thick instead of ordinary float glass panes 4 mm thick in doors, windows and clerestory window shutters. (Area of opening for glass panes excluding portion inside rebate shall be measured).	SQM	2488.32	148.5	369515.52
		SUB TOTAL				**51485401.6**
FLOORING WORK						
29	11.37	Providing and laying Ceramic glazed floor tiles of size 300x300 mm (thickness to be specified by the manufacturer) of 1st quality conforming to IS : 15622 of approved make in colours such as White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick cement mortar 1:4 (1 Cement : 4 Coarse sand), Jointing with grey cement slurry @ 3.3 kg/sqm including pointing the joints with white cement and matching pigment etc., complete.	SQM	34624	935.6	32394214.4
		SUB TOTAL				**32394214.4**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

16 TOWER A TO H , J , K , W TO Z , Z1 , Z2 BILL OF QUANTITY PMAY EWS SHIMLA PISTORE (RUDRAPUR) (UTTARAKHAND)

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
FINISHING WORK						
30	13.1	12 mm cement plaster of mix :				
31	13.1.2	1:6 (1 cement: 6 fine sand)	sqm	212816.84	294.85	62749045.27
32	13.8	Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.	sqm	212817	123.85	26357385.45
33	13.48	Finishing with Deluxe Multi surface paint system for interiors and exteriors using Primer as per manufacturers specifications :				
34	13.48.1	Two or more coats applied on walls @ 1.25 ltr/10 sqm over and including one coat of Special primer applied @ 0.75 ltr /10 sqm	sqm	212817	158.95	33827262.15
33	13.47	Finishing walls with Premium Acrylic Smooth exterior paint with Silicone additives of required shade:				
34	13.47.1	New work (Two or more coats applied @ 1.43 ltr/10 sqm over and including priming coat of exterior primer applied @ 2.20 kg/10 sqm)	sqm	21735.41	162.35	3528743.814
35	13.83	Wall painting with premium acrylic emulsion paint of interior grade, having VOC (Volatile Organic Compound) content less than 50 grams/ litre of approved brand and manufacture, including applying additional coats wherever required to achieve even shade and colour				
36	13.83.2	Two coats	sqm	187301.052	121.55	22766442.87
		SUB TOTAL				**149228879.6**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

16 TOWER A TO H , J , K , W TO Z , Z1 , Z2 BILL OF QUANTITY PMAY EWS SHIMLA PISTORE (RUDRAPUR) (UTTARAKHAND)

PLUMBING AND SANITARY INSTALLATIONS						
37	17.3	Plumbing and sanitary installation of 1024 EWS per floor 16 unit G+3 (64 Unit) total 16 tower				**20832189.44**
	17.3.1	Internal Electrical work of 1024 EWS per floor 16 unit G+3 (64 Unit) total 16 tower				**41412352**
WATER PROFFING						
38	22.6	Providing and laying water proofing treatment on roofs of slabs by applying cement slurry mixed with water proofing cement compound consisting of applying:				
39	(a)	after surface preparation, first layer of slurry of cement @ 0.488 kg/sqm mixed with water proofing cement compound @ 0.253 kg/sqm.				
40	(b)	laying second layer of Fibre glass cloth when the first layer is still green. Overlaps of joints of fibre cloth should not be less than 10 cm.				
41	(c)	third layer of 1.5 mm thickness consisting of slurry of cement @ 1.289 kg/sqm mixed with water proofing cement compound @ 0.670 kg/sqm and coarse sand @ 1.289 kg/sqm. This will be allowed to air cure for 4 hours followed by water curing for 48 hours. The entire treatment will be taken upto 30 cm on parapet wall and tucked into groove in parapet all around				
42	(d)	fourth and final layer of brick tiling with cement mortar (which will be paid for separately.				
		For the purpose of measurement the entire treated surface will be measured.	2578.77	15	585.55	**1509998.774**
		GRAND TOTAL OF 16 Tower				**662297261.2**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD.

16 TOWER A TO H & J , K , W TO Z , Z1 , Z2 DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
1	2.6	Earth work in excavation by mechanical means (Hydraulic excavator)/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in charge. 2.6.1 All kinds of soil										
	2.6.1	**All kinds of soil**										
		(F1)		2.02	2.02	2	8.16	6	48.96			
		(F2)		2.16	2.16	2	9.331	24	223.94			
		(F3)		2.4	2.4	2	11.52	4	46.08			
		(CF1)		4.03	2	2	16.12	4	64.48			
		(CF2)		6.65	2	2	26.6	14	372.40			
		(CF3)		4.03	2	2	16.12	2	32.24			
									788.10	**CUM**	**205.45**	161915.97
	2.25	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 m and lift upto 1.5 m.										
		(F1)		2.02	2.02	0.3	1.224	6	7.34			
		(F2)		2.16	2.16	0.3	1.399	24	33.59			
		(F3)		2.4	2.4	0.3	1.728	4	6.91			
		(CF1)		4.03	2	0.3	2.418	4	9.67			
		(CF2)		6.65	2	0.3	3.99	14	55.86			
		(CF3)		4.03	2	0.3	2.418	2	4.84			
									118.21	**CUM**	**253.95**	30018.92
		SUB TOTAL										**191934.89**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 6082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

16 TOWER A TO H & J , K , W TO Z , Z1 , Z2 DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
2	4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :										
	4.1.8	1:4:8 (1 Cement : 4 coarse sand (zone-III) derived from natural sources : 8 graded stone aggregate 40 mm nominal size derived from natural sources)										
		Foundation (F1) P.C.C		2.02	2.02	0.075	0.306	6	1.836			
		Foundation (F2) P.C.C		2.16	2.16	0.075	0.3449	24	8.398			
		Foundation (F3) P.C.C		2.4	2.4	0.075	0.432	4	1.728			
		Foundation (CF1) P.C.C		4.03	2	0.075	0.6	4	2.418			
		Foundation (CF2) P.C.C		6.65	2	0.075	0.997	14	13.965			
		Foundation (CF3) P.C.C		4.03	2	0.075	0.6	2	1.2			
		Sub Total							**29.545**	**cum**	**6326.05**	186903.147
		Plinth beam (PB1) P.C.C		164.1	0.3	0.075			3.692			
		Plinth beam (PB2) P.C.C		238.2	0.3	0.075			5.359			
		Plinth beam (PB3) P.C.C		164.1	0.3	0.075			3.692			
									12.743	**cum**	**6326.05**	80612.85
		Ground floor pcc		48.42	10.65	0.075			**38.675**	**cum**	**6326.05**	244659.98
		SUB TOTAL										**512175.977**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OLAS TOWNSHIPS PVT. LTD. NEW DELHI

16 TOWER A TO H & J , K , W TO Z , Z1 , Z2 DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
3	4.20.1	**4.20.1 All works upto plinth level :**										
	4.20.1.3	**Concrete of M20 grade with minimum cement content of 270 kg /cum**										
		Foundation (F1) R.C.C		2.02	2.02	0.3	1.22	6	7.34			
		Foundation (F2) R.C.C		2.16	2.16	0.4	1.86	24	44.78			
		Foundation (F3) R.C.C		2.4	2.4	0.4	2.3	4	9.216			
		Foundation (CF1) R.C.C		4.03	2	0.3	2.418	4	9.672			
		Foundation (CF2) R.C.C		6.65	2	0.3	3.99	14	55.86			
		Foundation (CF3) R.C.C		4.03	2	0.4	3.224	2	6.448			
									133.316	**cum**	**8387.15**	1118141.29
		Plinth beam (PB1) R.C.C		164.1	0.23	0.4			15.09			
		Plinth beam (PB2) R.C.C		238.18	0.3	0.3			16.43			
		Plinth beam (PB3) R.C.C		164.1	0.23	0.3			11.32			
									42.84	**cum**	**8387.15**	359305.5
		Column (C1) R.C.C upto plinth beam level		0.3	0.3	2	0.2385	50	11.925			
		Column (C2) R.C.C upto plinth beam level		0.3	0.3	2	0.2385	28	6.678			
									18.603	**cum**	**8387.15**	156026.15
	4.20.2	**All works above plinth and upto floor V level**										
	4.20.2.3	**Concrete of M20 grade with minimum cement content of 270 kg /cum**										
		Column (C1) R.C.C upto terrace level		0.3	0.3	11.95	1.0755	50	53.775			
		Column (C2) R.C.C upto terrace level		0.3	0.3	11.95	1.0755	28	30.114			
									83.889	**cum**	**10009.5**	839686.94

OJAS TOWNSHIPS PVT. LTD.

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

		Column (C1) R.C.C terrace to mumty		0.3	0.3	2.4		6	**1.296**	**cum**	**10009.5**	12611.97
		(B1)		36	0.23	0.4			3.312			
		(B2)		126	0.23	0.3			8.694			
		(B3)		92	0.23	0.3			6.348			
		(B4)		26	0.23	0.4			2.392			
		(SB1)		21.63	0.23	0.56			2.785			
		(SB2)		92	0.23	0.3			6.348			
		(SB3)		21.63	0.23	0.3			1.492			
		G.F		48.42	10.65	0.125			64.459			
		F.F		48.42	10.65	0.125			64.459			
		S.F		48.42	10.65	0.125			64.459			
		T.F		48.42	10.65	0.125			64.459			
		Staircase landing		2.06	1.25	0.125		4	1.287			
		20 Steps(0.5*20*1*0.15*0.145)		1	0.15	0.145		4	0.435			
		projection 4 floor		1.7	0.45	0.125	0.0956	16	6.12			
		projection 4 floor		0.65	0.45	0.125	0.0365	16	2.34			
		projection 4 floor		0.65	0.45	0.125	0.0365	16	2.34			
		projection 4 floor		1.65	0.45	0.125	0.0928	2	0.7425			
		Kitchen Counter 4 floor		2.07	0.6	0.075	0.09315	16	5.9616			
		Mumty slab		5.91	2.23	0.125			1.6474			
									310.0805	**cum**	**10009.5**	3100034.23
		SUB TOTAL										**5585806.08**

OJAS TOWNSHIPS PVT. LTD. NOIDA

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

16 TOWER A TO H & J , K , W TO Z , Z1 , Z2 DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
4	5.9	**Centering and shuttering including strutting, propping etc. and removal of form for**										
	5.9.1	**Foundations, footings, bases of columns, etc. for mass concrete**										
		(F1)	2 side	2.02		0.45	1.818	6	10.908			
				2.02		0.45	1.818	6	10.908			
		(F2)	2 side	2.16		0.45	1.94	24	46.65			
				2.16		0.45	1.94	24	46.65			
		(F3)	2 side	2.4		0.45	2.16	4	8.64			
				2.4		0.45	2.16		8.64			
		(CF1)	2 side	4.03		0.45	3.627	4	14.508			
				2		0.45	1.8	4	7.2			
		(CF2)	2 side	6.65		0.45	5.985	14	83.79			
				2		0.45	1.8	14	25.2			
		(CF3)	2 side	4.03		0.45	5.427	2	10.854			
				2		0.45	0.9	2	1.8			
									275.748	**sqm**	**307.95**	84916.5966
		Plinth beam (PB1)	2 side	164.1		0.4	65.64	2	131.28			
		Plinth beam (PB2)		238.18		0.3	71.454	2	142.908			
		Plinth beam (PB3)		164.1		0.3	49.23	2	98.46			
									372.648	**sqm**	**307.95**	114756.952
	5.9.6	**Columns, Pillars, Piers, Abutments, Posts and Struts**										
		C1 upto plinth beam level	4 side	0.3		2	2.4	50	120			
		C2 upto plinth beam level		0.3		2	2.4	28	67.2			
									187.2	**sqm**	**804.25**	150555.6
		C1 G+3 upto terrace level	4 side	0.3		11.95	14.34	50	717			
		C2 G+ 3 upto terrace level		0.3		11.95	14.34	28	401.52			
									1118.52	**sqm**	**804.25**	899569.71
		C1 upto terrace TO Mumty level	4 side	0.3		2.4	2.88	6	**17.28**	**sqm**	**804.25**	13897.44

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

	5.9.3	**Suspended floors, roofs, landings, balconies and access platform**										
		(B1)		36		0.4	14.4	2	28.8			
		(B2)		126		0.3	37.8	2	75.6			
		(B3)		92		0.3	27.6	2	55.2			
		(B4)		26		0.4	10.4	2	20.8			
		(SB1)		21.63		0.56	12.112	2	24.225			
		(SB2)		92		0.3	27.6	2	55.2			
		(SB3)		21.63		0.3	6.489	2	12.978			
									272.803	**sqm**	**766.55**	209117.14
		G.F		48.42		10.65	515.673	4	2062.92			
		F.F		48.42		10.65	515.673	4	2062.92			
		S.F		48.42		10.65	515.673	4	2062.92			
		T.F		48.42		10.65	515.673	4	2062.92			
									8251.68	**sqm**	**766.55**	6325325.3
	5.9.7	**Stairs, (excluding landings) except spiral-staircases**										
		Staircase landing		2.06	1.25		2.575	4	10.3			
				8	1.25		10	4	40			
		projection		1.7	0.45		0.765	64	48.96			
		projection		0.65	0.45		0.2925	64	18.72			
		projection		0.65	0.45		0.2925	64	18.72			
		projection		1.65	0.45		0.7425	64	47.52			
		Kitchen Counter		2.07	0.6		1.242	64	79.488			
		Mumty slab		5.91	2.23		13.17	1	13.17			
									276.878	**sqm**	**657.75**	182116.505
		SUB TOTAL										**7980255.25**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

16 TOWER A TO H & J , K , W TO Z , Z1 , Z2 DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
5	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level										
	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more										
		Foundation (F1) steel	12 mm	44.44			39.107	6	234.64			
		Foundation (F2) steel	12 mm	49.68			43.718	24	1049.24			
		Foundation (F3) steel	12 mm	69.9			61.512	4	246.048			
		Foundation (CF1) steel	08 mm	32.24			12.73	4	50.93			
			12 mm	48.24			42.45	4	169.8			
		Foundation (CF2) steel	20 mm	65.2			160.98	14	2253.82			
			16 mm	75			118.5	14	1659			
		Foundation (CF3) steel	16 mm	118			186.44	2	372.88			
									6036.358	**kg**	**89.65**	541158.77
		Column (C1) steel Steel upto plinth beam level	16 mm	10			15.8	50	790			
			12 mm	5			4.4	50	220			
			10 mm	16			9.76	50	488			
		Column (C2) steel Steel upto plinth beam level	16 mm	15			23.7	28	663.6			
			10 mm	5			4.4	28	123.2			
									2284.8	**kg**	**89.65**	204832.32
		Column (C1) steel Steel upto Terrace level G+3	16 mm	48			75.84	50	3792			
			12 mm	24			22	50	1100			
			10 mm	72			44	50	2200			
		Column (C2) steel Steel upto Terrace level G+3	16 mm	72			113.76	28	3185.28			
			10 mm	72			44	28	1232			
									11509.28	**kg**	**89.65**	1031806.95
		Column (C1) steel Steel upto Terrace to mumty level	16 mm				22.75	6	136.512			
			12 mm				4.224	6	25.344			
			10 mm				5.688	6	34.128			
									195.984	**kg**	**89.65**	17569.9656

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. CDB2 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

		Plinth beam (PB1) steel	12 mm	164.1			144.4	7	1010.85			
			10 mm	1.26			0.768	820	630.25			
		Plinth beam (PB2) steel	12 mm	238.18			209.59	6	1257.9			
			10 mm	1.2			0.732	792	579.74			
		Plinth beam (PB3) steel	12 mm	164.1			144.4	7	1010.85			
			10 mm	1.26			0.768	820	630.25			
		Slab steel (B1)							**5119.84**	**kg**	**89.65**	458993.656
			16 mm	131.12			206.98	7	1448.86			
			16 mm	64			101.12	3	303.36			
		Slab steel (B2)	10 mm	5.04			3.07	655	2013.73			
			12 mm	124.5			109.56	6	657.36			
			12 mm	62.25			54.78	3	164.34			
		Slab steel (B3)	10 mm	4.24			2.586	622	1608.74			
			12 mm	124.5			109.56	6	657.36			
			12 mm	62.25			54.78	3	164.34			
		Slab steel (SB1)	10 mm	4.24			2.586	622	1608.74			
			16 mm	69.44			109.71	4	438.86			
			16 mm	32			50.56	2	101.12			
		Slab steel (SB2)	10 mm	6.32			3.855	347	1338.45			
			12 mm	124.5			109.56	6	657.36			
			12 mm	62.25			54.78	3	164.34			
		Slab steel (SB2)	10 mm	4.24			2.586	622	1608.74			
			12 mm	101.25			89.1	6	534.6			
		Slab	10 mm	4.8			2.928	622	1821			
			10 mm	2614.68			1594.95	4	6379.81			
			10 mm	2556			1559.16	4	6236.64			
			10 mm	1307.34			797.47	4	3189.9			
		Staircase	10 mm	1278.4			779.82	4	3119.29			
		prjection	12 mm	260			228.8	25	5720			
			10 mm	258			157.38	4	629.52			
		SUB TOTAL							**40566.46**	**kg**	**89.65**	3636783.14
												5891144.8

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OLAS TOWNSHIPS PVT. LTD. DEHRADUN

16 TOWER A TO H & J , K , W TO Z , Z1 , Z2 DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
6	6.38	Providing and laying autoclaved aerated cement blocks masonry with 100 mm thick AAC blocks in super structure above plinth level up to floor V level in cement mortar 1:4 (1 cement : 4 coarse sand). The rate includes providing and placing in position 2 Nos 6 mm dia M.S. bars at every third course of masonry work.										
		WALL (G+3 building)	4	2.8		2.65	29.68	16	474.88			
			4	4.1		2.65	43.45	16	695.304			
			4	2.8		2.65	29.68	16	474.88			
			4	1.3		2.65	13.77	16	220.382			
			4	0.6		2.65	6.359	16	101.75			
			4	1		2.65	10.6	16	169.6			
			4	0.35		2.65	3.706	16	59.304			
			4	2.2		2.65	23.31	16	373.11			
			4	3		2.65	31.79	16	508.66			
			4	1.4		2.65	14.83	16	237.43			
			4	1.4		2.65	14.83	16	237.43			
			4	1.2		2.65	1.59	12.72	25.44			
		WALL							**3578.17**	SQM		
		(Door & window) Deduction no of unit 16 x 4 floor	D1	1		2.1	2.1	2	268.8			
			D2	0.75		2.1	1.575	2	201.6			
			DW1	0.75		2.1	1.575	1	201.6			
			DW1	0.6		1.2	0.72	1	46.08			
			W1	1.5		0.9	1.35	1	86.4			
			V1	0.45		0.4	0.18	2	11.52			
									816	SQM		
		wall							3578.17			
		Deduction							816			
									2762.17	SQM		
		wall			0.115		2762.17		**317.64**	**cum**	**8890.8**	2824073.71
		SUB TOTAL										**2824073.71**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

16 TOWER A TO H & J , K , W TO Z , Z1 , Z2 DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
7	9.18	Providing and fixing Pre-laminated flat pressed 3 layer (medium density) particle board or graded wood particle board IS : 3087 marked, with one side decorative and other side balancing lamination Grade I, Type II exterior grade IS : 12823 marked, in shelves with screws and fittings wherever required, edges to be painted with polyurethane primer (fittings to be paid separately)										
	9.18.2	**25 mm thick**										
		D1		1		2.1	2.1	2	4.2			
		D2		0.75		2.1	1.575	2	3.15			
		DW1		0.75		2.1	1.575	1	1.575			
									8.925			
		64 unit G+3					8.925	64	**571.2**	**sqm**	1501	857371.2
	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.										
	10.25.2	n gratings, frames, guard bar, ladder, railings, brackets, gates and similar works										
		Door chowkhats (16 UNIT)										
		D1					30	2	60			
		D2					30	2	60			
		DW1					45	1	45			
		W1					50	1	50			
		V1					15	2	30			
									245			
		64 UNIT G+3 FLOOR					245	64	**15680**	**kg**	**142.3**	2231264

OJAS TOWNSHIP PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

	10.26	Providing and fixing hand rail of approved size by welding etc. to steel ladder railing, balcony railing, staircase railing and similar works, including applying priming coat of approved steel primer.										
	10.26.1	**M.S. tube**										
		65x40				1.25		1	1.25			
		25x25				0.84		2	1.68			
		20x20				1.25		2	2.5			
		20x20				0.64		8	5.12			
									10.55			
		per floor 16 unit					10.55	16	168.8			
		G+3 Floor					168.8	4	**675.2**	**kg**	157.15	106107.68
	9.12	Extra for providing frosted glass panes 4 mm thick instead of ordinary float glass panes 4 mm thick in doors, windows and clerestory window shutters. (Area of opening for glass panes excluding portion inside rebate shall be measured).										
		DW1		0.6		1.2	0.72	1	0.72			
		W1		1.5		0.9	1.35	1	1.35			
		V1		0.45		0.4	0.18	2	0.36			
									2.43			
		Per floor 16 unit					2.43	16	38.88			
		G+3 Floor Building					38.88	4	**155.52**	**sqm**	**148.5**	23094.72
		Sub Total										**2360466.4**

OJAS TOWNSHIP PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

16 TOWER A TO H & J , K , W TO Z , Z1 , Z2 DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
8	13.1	12 mm cement plaster of mix :										
	13.1.2	1:6 (1 cement: 6 fine sand)										
			wall	2.8		2.95	8.26	16	132.16			
			wall	4.1		2.95	12.095	16	193.52			
			wall	2.8		2.95	8.26	16	132.16			
			wall	1.3		2.95	3.835	16	61.36			
			wall	0.6		2.95	1.77	16	28.32			
			wall	1		2.95	2.95	16	47.2			
			wall	0.35		2.95	1.0325	16	16.52			
			wall	2.2		2.95	6.49	16	103.84			
			wall	3		2.95	8.85	16	141.6			
			wall	1.4		2.95	4.13	16	66.08			
			wall	1.4		2.95	4.13	16	66.08			
			wall	1.2		2.95	3.54	16	56.64			
		G.F , F.F , S.F , T.F ceilling		48.42		10.65	515.673	4	2062.69			
									3108.17			
		INNER WALL					3108.17	4	**12432.68**			
			D1	1		2.1	2.1	2	4.2			
			D2	0.75		2.1	1.575	2	3.15			
			DW1	0.75		2.1	1.575	1	1.575			
			DW1	0.6		1.2	0.72	1	0.72			
			W1	1.5		0.9	1.35	1	1.35			
			V1	0.45		0.4	0.18	2	0.36			
									11.355	SQM		
		(Door & window) Deduction no of unit 16 x 4 floor					11.355	64	**726.4**			
		INNER WALL							12432.7			
		DEDUCTION							726.4			
		TOTAL							**11706.3**	SQM	294.85	3451602.56

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

		OUTER WALL		4.361		2.95	12.865	16	205.8392			
				2.8		2.95	8.26	16	132.16			
		CORRIDOOR		10.65		2.95	31.4175	2	62.835			
									400.8342			
		G+3 FLOOR					400.815	4	**1603.26**			
		DEDUCTION	W1	1.5		0.9	1.35	16	21.6			
			DW1	0.75		2.1	1.575	16	25.2			
			DW1	0.6		1.2	0.72	16	11.52			
			V1	0.45		0.4	0.18	16	2.88			
									61.2			
		G+3 FLOOR					61.2	4	**244.8**			
		WALL							1603.26			
		DEDUCTION							244.8			
		TOTAL							**1358.46**	SQM	294.85	400541.931
		PARAPET WALL		48.42		1	48.42	4	193.68			
				10.65		1	10.65	4	42.6			
									236.28	SQM	294.85	69667.158
		Sub total										**3921811.64**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. C082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

16 TOWER A TO H & J , K , W TO Z , Z1 , Z2 DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
9	11.37	Providing and laying Ceramic glazed floor tiles of size 300x300 mm (thickness to be specified by the manufacturer) of 1st quality conforming to IS : 15622 of approved make in colours such as White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick cement mortar 1:4 (1 Cement : 4 Coarse sand), Jointing with grey cement slurry @ 3.3 kg/sqm including pointing the joints with white cement and matching pigment etc., complete.										
		Living Room										
			floor	3.27	3.002		9.8165	16	157.064			
			skiarting	12.54	0.1		1.254	16	20.064			
		Kitchen										
			floor	2.101	1.2		2.521	16	40.336			
			skarting	6.602	0.1		0.6602	16	10.5632			
		toilet										
			floor	0.9	1.2		1.08	16	17.28			
			wall	0.9		1.52	1.368	16	21.88			
			wall	1.2		1.52	1.824	16	29.18			
		Bed room										
			floor	2.465	3.155		7.77	16	124.32			
			skarting	11.2	0.1		1.12	16	17.92			
		Entrance										
			floor	1.335	1.335		1.7822	16	28.515			
			skarting	5.34	0.1		0.534	16	8.544			
		Corridor										
			floor	48.42	1.25				60.525			
			skarting	48.42	0.1				4.842			
		G+3 floor							**541.0332**			
	8.6	Mirror polishing on marble work/Granite work/stone work where ever required to give high gloss finish complete.					541.033	4	**2164.012**	sqm	**935.6**	2024649.63
				0.3	1.5		0.45	20	**7.2**			
				2.06	1.25		2.575	1	**2.575**			
		G+3 Floor										
		Sub total					9.775	4	**39.1**	sqm	**417.6**	16328.16
												2040977.79

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

16 TOWER A TO H & J , K , W TO Z , Z1 , Z2 DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
10	13.8	Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.										
			wall	2.8		2.95	8.26	16	132.16			
			wall	4.1		2.95	12.095	16	193.52			
			wall	2.8		2.95	8.26	16	132.16			
			wall	1.3		2.95	3.835	16	61.36			
			wall	0.6		2.95	1.77	16	28.32			
			wall	1		2.95	2.95	16	47.2			
			wall	0.35		2.95	1.0325	16	16.52			
			wall	2.2		2.95	6.49	16	103.84			
			wall	3		2.95	8.85	16	141.6			
			wall	1.4		2.95	4.13	16	66.08			
			wall	1.4		2.95	4.13	16	66.08			
			wall	1.2		2.95	3.54	16	56.64			
		G.F , F.F , S.F , T.F .ceilling		48.42		10.65	515.673	4	2062.69			
									3108.17			
		INNER WALL					3108.17	4	**12432.68**			
			D1	1		2.1	2.1	2	4.2			
			D2	0.75		2.1	1.575	2	3.15			
			DW1	0.75		2.1	1.575	1	1.575			
			DW1	0.6		1.2	0.72	1	0.72			
			W1	1.5		0.9	1.35	1	1.35			
			V1	0.45		0.4	0.18	2	0.36			
									11.355	SQM		
		(Door & window) Deduction Per floor unit 16 (64 unit)					11.355	64	**726.4**			
		INNER WALL							12432.7			
		DEDUCTION							726.4			
		TOTAL							**11706.3**	SQM	123.85	1449825.26

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0062 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

		OUTER WALL		4.361		2.95	12.865	16	205.8392			
				2.8		2.95	8.26	16	132.16			
		CORRIDOOR		10.65		2.95	31.4175	2	62.835			
									400.8342			
		G+3 FLOOR					400.815	4	**1603.26**			
		DEDUCTION	W1	1.5		0.9	1.35	16	21.6			
			DW1	0.75		2.1	1.575	16	25.2			
			DW1	0.6		1.2	0.72	16	11.52			
			V1	0.45		0.4	0.18	16	2.88			
									61.2			
		G+3 FLOOR					61.2	4	**244.8**			
		WALL							1603.26			
		DEDUCTION							244.8			
		TOTAL							**1358.46**	SQM	123.85	168245.271
		PARAPET WALL		48.42		1	48.42	4	193.68			
				10.65		1	10.65	4	42.6			
									236.28	SQM	123.85	29263.278
	13.48	Finishing with Deluxe Multi surface paint system for interiors and exteriors using Primer as per manufacturers specifications :										
	13.48.1	Two or more coats applied on walls @ 1.25 ltr/10 sqm over and including one coat of Special primer applied @ 0.75 ltr /10 sqm										
		primer qty							**13301.04**	SQM	158.95	2114200.31
	13.47	Finishing walls with Premium Acrylic Smooth exterior paint with Silicone additives of required shade:										
	13.47.1	New work (Two or more coats applied @ 1.43 ltr/10 sqm over and including priming coat of exterior primer applied @ 2.20 kg/10 sqm)										
		exterior paint qty							**1358.46**	SQM	162.35	220545.981
	13.83	Wall painting with premium acrylic emulsion paint of interior grade, having VOC (Volatile Organic Compound) content less than 50 grams/ litre of approved brand and manufacture, including applying additional coats wherever required to achieve even shade and colour										
	13.83.2	Two coats										
		interior paint qty							**11706.3**		121.55	1422900.77
		Sub total										**5404980.86**

TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0062 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
11	22.6	Providing and laying water proofing treatment on roofs of slabs by applying cement slurry mixed with water proofing cement compound consisting of applying:										
	(a)	after surface preparation, first layer of slurry of cement @ 0.488 kg/sqm mixed with water proofing cement compound @ 0.253 kg/sqm.										
	(b)	laying second layer of Fibre glass cloth when the first layer is still green. Overlaps of joints of fibre cloth should not be less than 10 cm.										
	(c)	third layer of 1.5 mm thickness consisting of slurry of cement @ 1.289 kg/sqm mixed with water proofing cement compound @ 0.670 kg/sqm and coarse sand @ 1.289 kg/sqm. This will be allowed to air cure for 4 hours followed by water curing for 48 hours. The entire treatment will be taken upto 30 cm on parapet wall and tucked into groove in parapet all around										
	(d)	fourth and final layer of brick tiling with cement mortar (which will be paid for separately.										
		For the purpose of measurement the entire treated surface will be measured.		1.915	1.315		2.518	16	40.29			
		G+3 Floor					40.29	4	161.166	sqm	585.55	94370.7513
		Sub total										**94370.7513**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

INTERNAL WORK

Pradhan Mantri Awas Vikas Yojna EWS

(SHIMLA PISTOR)

(Rudrapur, Uttrakhand)

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 12/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

DETAILED ESTIMATED FOR INTERNAL ELECTRICAL PER FLOOR 16 UNIT G+3 (64 UNIT)

S.NO	DSR -2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
1	1.8	Wiring for light point /fanpaoint/exhaust fan point with 1.5 sq.mm FRLS PVC insulated copper coductor single core in surface / recessed medium class pvc condult , with piano type switch , phenolic leminated sheet, suitable size ,M.S box and earthing the point with 1.5 sq,mm FRLS PVC insulated copper conductor single core cable etc. as required.				
	1.8.1	Group A point	Nos.	436	1221	532356
	1.2	Wiring for twin control light point with 1.5 sq.mm FRLS PVC insulated copper conductor single core cable in surface / recessed medium class PVC conduit, 2 way piano type switch, phenolic laminated sheet, suitable size MS box and earthing the point with 1.5 sq.mm FRLS PVC insulated copper conductor single core cable etc. as required.	Point	40	1835	73400
	1.3	Wiring of circuit / sub main wiring along with earth wire with the following sizes of FRLS PVC insulated copper conductor, single core cable in surface / recessed medium class PVC conduit as required				
	1.7.2	2 X 1.5 sq. mm + 1 X 1.5 sq. mm earth wire	Meter	1920	327	627840
	1.7.3	2 x 4 sq. mm. + 1 x 4 sq. mm. earth wire	Meter	960	428	410880
	1.7.4	2 x 6 sq. mm. + 1 x 6 sq. mm. earth wire	Meter	480	589	282720
	1.27	Supplying and fixing following size/ modules, GI box alongwith modular base & cover plate for modular switches in recess etc. as required.				
	1.27.1	1 or 2 Module (75 mmX75 mm)	Each	64	298	19072
	1.27.2	3 Module (100 mmX75 mm)	Each	256	327	83712
	1.23	Supplying and fixing following piano type switch/ socket on the existing switch box/ cover including connections etc. as required.				
		5/6 amps switch	Each	64	103	6592
		15/16 amp switch	Each	64	156	9984
		3 pin 5/6 amp socket outlet	Each	64	122	7808
		6 pin 15/16 amp socket outlet	Each	64	197	12608
		TV antenna socket outlet	Each	64	148	9472
		Bell Push	Each	64	140	8960
	1.38	Supplying and fixing call bell / buzzer suitable for single phase, 230 volts, complete as required.	Each	64	99	6336
	1.25	Supplying and fixing two module stepped type electronic fan regulator on the existing modular plate switch box including connections but excluding modular plate etc. as required.	Each	64	369	23616
	1.32	Supplying and fixing brass batten/ angle holder including connection etc. as required.	Each	192	131	25152

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96344
Case No. ...CC 282... Date...18/11/22...
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

		Supplying and fixing of following sizes of medium class PVC conduit along with accessories in surface/recess including cutting the wall and making good the same in case of recessed conduit as required.				
	1.21.2	: 25 mm	Meter	384	145	55680
		Distribution board				
2	2.3	Supplying and fixing following way, single pole and neutral, sheet steel, MCB distribution board, 240 Volts, on surface / recess complete with tinned copper bus bar, neutral bus bar, earth bar, din bar, interconnections, powder painted including earthing etc .as required . (But without MCB/RCBO/Isolator)				
	2.3.1	6 way double door	Each	64	2206	14184
	2.1	Supplying and fixing 5amps to 32 amps rating 240/415 volts, "C" curve, miniature circuit breaker suitable for inductive load of following poles in existing MCB DB complete with connections, testing and commissioning etc. as required.				
	2.10.1	single pole	Each	192	256	49152
	2.14	Supplying and fixing following rating, double pole, (single phase and neutral), 240 volts, residual current circuit breaker (RCCB) having sensitivity up to 30 milli ampere in the existing MCB DB complete with connections, testing commissioning etc. as required				
	2.14.2	40 amps	Each	64	2642	169088
3	9.1	Supplying and making of end terminations with brass compression gland and AL./CU. lugs for following size PVC insulated and PVC sheated /XLPE Al Armored /Unarmored conductor cable of 1.1 kV grade as required				
	9.1.23	3.5C x 70 sq. mm (Al. Armored Cable)	Each	8	468	3744
4	5.4	Earthing with G.I. earth plate 600 mm X 600 mm X 6 mm thick including accessories, and providing r	Each	8	7472	59776
		2.7 meter long etc. with charcoal/ coke and salt as required.				
	5.7	Supplying and laying 6 SWG GI wire at 0.50 Meter below ground level for conductor earth electrode including connections / termination with GI thimble etc. as required.	meter	36	51	1836
	5.15	Providing and fixing 25 mm X 5 mm G.I. strip on surface or in recess for connections etc. as required.	meter	36	1162	41832
		Providing and fixing of lightning conductor finial , made of 25mm dia 300mm long G.I tube ,having single prong at top, with 85mm dia 6mm thick G.I base plate including holes etc. complete as required.	Each	4	518	2072
		Providing and fixing G.I tape 20mm x 3mm thick on parapet or surface of wall for lightining conductor complete as required.(for horizontal run)	meter	400	126	50400
		Sub Total				**2588272**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

TOWNSHIPS PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF INTERNAL PLUMBING WORK 16 UNIT PER FLOOR G+3 64 UNITS

S. No.	DSR 2021	DESCRIPTION OF WORK	UNIT	Qty	Rate (Rs)	Amount (Rs)
		Sanitary Fixtures				
1	17.1	Providing and fixing water closet squatting pan (Indian type W.C. pan) with 100 mm sand cast Iron P or S trap, 10 litre low level white P.V.C. flushing cistern, including flush pipe, with manually controlled device(handle lever) conforming to IS : 7231, with all fittings and fixtures complete, including cutting and making good the walls and floors wherever required :				
a)	17.1.1	White Vitreous china Orissa pattern W.C. pan of size 580x440 mm with integral type foot rests.	Each	64	5781.35	370006.4
	17.10	Providing and fixing Stainless Steel A ISI 304 (18/8) kitchen sink as per IS 13983 with C.I. brackets and stainless steel plug 40 mm, including painting of fittings and brackets, cutting and making good the walls wherever required :				
i	17.10.2 17.10.2.2	Kitchen sink without drain board 610x460 mm bowl depth 200 mm	Each	64	3337.85	213622.4
		Providing and fixing P.V.C. waste pipe for sink or wash basin including P.V.C. waste fittings complete.				
	17.28.2	Flexible pipe				
	17.28.2.1	32 mm dia	Each	64	104.35	1669.6
	18.51	Providing and fixing C.P. brass long body bib cock of approved quality conforming to IS standards and weighing not less than 690 gms.				
a)	18.51.1	15 mm nominal bore	Each	192	594.75	114192
	18.7	**WATER SUPPLY SYSTEM** Providing and fixing Chlorinated Polyvinyl Chloride (CPVC) pipes, having thermal stability for hot & cold water supply, including all CPVC plain & brass threaded fittings, including fixing the pipe with clamps at 1.00 m spacing. This includes jointing of pipes & fittings with one step CPVC solvent cement and testing of joints complete as per direction of Engineer in Charge. : Internal work - Exposed on wall				
b) c)	18.7.2 18.7.3	20 mm nominal outer dia. Pipes. 25 mm nominal outer dia .Pipes.	metre metre	400 112	325.10 408.55	130040 45757.6
d)	18.7.4	32 mm nominal outer dia. Pipes.	metre	192	500.95	96182.4
e)	18.7.5	40 mm nominal outer dia. Pipes.	metre	48	674.35	32368.8

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96214
Case No. 0001 Date 18/11/21
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF INTERNAL PLUMBING WORK 16 UNIT PER FLOOR G+3 (64 unit)

S. No.	DSR 2021	DESCRIPTION OF WORK	UNIT	Qty	Rate (Rs)	Amount (Rs)
	18.8	Providing and fixing Chlorinated Polyvinyl Chloride (CPVC) pipes, having thermal stability for hot & cold water supply, including all CPVC plain & brass threaded fittings, i/c fixing the pipe with clamps at 1.00 m spacing. This includes jointing of pipes & fittings with one step CPVC solvent cement and the cost of cutting chases and making good the same including testing of joints complete as per direction of Engineer in Charge. :Concealed work, including cutting chases and making good the walls etc.				
a)	18.8.1 18.8.2	15 mm nominal outer dia .Pipes. 20 mm nominal outer dia Pipes	Metre metre	96 128	441.15 712.75	42350 91232
	18.8.3	25 mm nominal outer dia Pipes	metre	16	626.05	10016.8
		Providing and fixing gun metal gate valve with CI wheel of approved quality (screwed end)				
	18.17.3	40 mm dia nominal bore	Each	32	707.30	22633.6
	18.17.5	65 mm dia nominal bore	Each	12	1490.70	17888.4
	18.18	Providing and fixing ball valve (brass) of approved quality, High or low pressure, with plastic floats complete :				
b)	18.18.2	20 mm nominal bore	Each	64	397.45	25436.8
c)	18.18.3	25 mm nominal bore	Each	4	399.15	1596.6
	18.21	Providing and fixing uplasticised PVC connection pipe with brass unions :				
a)	18.21.1	30 cm length				
(i)	18.21.1.1	15 mm nominal bore	Each	64	74.80	1196.8
	18.33	Constructing masonry Chamber 60x60x75 cm inside, in brick work in cement mortar 1:4 (1 cement : 4 coarse sand) for sluice valve, with C.I. surface box 100 mm top diameter, 160 mm bottom diameter and 180 mm deep (inside) with chained lid and RCC top slab 1:2:4 mix (1cement :2 coarse sand : 4 graded stone aggregate 20mm nominal size), i/c necessary excavation, foundation concrete 1:5:10 (1cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size) and inside plastering with cement mortar 1:3 (1 cement : 3 coarse sand) 12 mm thick finished with a floating coat of neat cement complete as per standard design :				
a)	18.33.1	With common burnt clay F.P.S.(non modular) bricks of class designation 7.5	No.	4	10102.50	40410
	18.58	Providing and fixing PTMT grating of approved quality and colour.				
a)	18.58.1	Circular type.				
(ii)	18.58.1.2	125 mm nominal dia with 25 mm waste hole.	No.	128	45.25	5795.84

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96344
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OASIS TOWNSHIP PVT. LTD.
NEW DELHI

DETAILED ESTIMATE OF INTERNAL PLUMBING WORK 16 UNIT PER FLOOR G+3 (64 unit)						
S. No.	DSR 2021	DESCRIPTION OF WORK	UNIT	Qty	Rate (Rs)	Amount (Rs)
	12.43	Providing and fixing un plasticised -PVC pipe clips of approved design to un plasticised - PVC rain water pipes by means of 50x50x50 mm hard wood plugs, screwed with M.S. screws of required length, including cutting brick work and fixing in cement mortar 1:4 (1 cement : 4 coarse sand) and making good the wall etc. complete.			309.5	39616
	12.43.2	110 mm	Each	128		
Total cost for single (G+3) tower						1302011.84

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

QUAS TOWNSHIPS PVT. LTD.

10 TOWER L TO N & P TO V
BILL OF QUNTITY PMAY EWS
SHIMLA PISTOR
(RUDRAPUR ,UTTRAKHAND)

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

(CIVIL WORK)

10 TOWER L TO N & P TO V BILL OF QUANTITY PMAY EWS SHIMALA PISTORE (RUDRAPUR) (UTTARAKHAND)

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
1	2.28.1	All kinds of soil				
2	2.32	Clearing grass and removal of the rubbish up to a distance of 50 m outside the periphery of the area cleared.				
3	2.6	Earth work in excavation by mechanical means (Hydraulic excavator)/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in charge. 2.6.1 All kinds of soil				
4	2.6.1	All kinds of soil	cum	3850	205.45	790982.5
5	2.36	Extra for levelling & neatly dressing of disposed soil completely as directed by Engineer-in-charge.	cum	570.572	76.7	43762.8724
		SUB TOTAL				**834745.3724**
CONCRETE WORK						
6	4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :				
7	4.1.8	1:4:8 (1 Cement : 4 coarse sand (zone-III) derived from natural sources : 8 graded stone aggregate 40 mm nominal size derived from natural sources)	cum	395.25	6326.05	2500371.263
8	4.20.1	4.20.1 All works upto plinth level :				
9	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum	cum	993.9	8387.15	8335988.385
10	4.20.2	All works above plinth and upto floor V level				
11	4.20.2.3	Concrete of M20 grade with minimum cement content of 270 kg /cum	cum	2050.64	10009.5	20525881.08
		SUB TOTAL				**31362240.73**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

TOWNSHIPS PVT. LTD. NEW DELHI OJAS

10 TOWER L TO N & P TO V BILL OF QUANTITY PMAY EWS SHIMALA PISTORE (RUDRAPUR) (UTTARAKHAND)

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
12	5.9	Centering and shuttering including strutting, propping etc. and removal of form for				
13	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	sqm	3450.5	307.95	1062581.475
14	5.9.3	Suspended floors, roofs, landings, balconies and access platform	sqm	42610.3	766.55	32662925.47
15	5.9.6	Columns, Pillars, Piers, Abutments, Posts and Struts	sqm	7870.38	657.75	5176742.445
16	5.9.7	Stairs, (excluding landings) except spiral-staircases	sqm	1630.63	657.75	1072546.883
		SUB TOTAL				**39974796.27**
STEEL REINFORCEMENT						
17	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level				
18	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more	kg	340280	89.65	30506102
		SUB TOTAL				**30506102**
A.C.C BLOCK WORK						
19	6.38	Providing and laying autoclaved aerated cement blocks masonry with 100 mm thick AAC blocks in super structure above plinth level up to floor V level in cement mortar 1:4 (1 cement : 4 coarse sand). The rate includes providing and placing in position 2 Nos 6 mm dia M.S. bars at every third course of masonry work.	cum	1602.5	8890.8	14247507
		SUB TOTAL				**14247507**
CLADDING WORK						
20	8.6	Mirror polishing on marble work/Granite work/stone work where ever required to give high gloss finish complete.	sqm	391	417.6	163281.6
		SUB TOTAL				**163281.6**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0002 Date 18/01/22
...an Road Infront of PRD Ground
...k. Dehradun (U.K.)
...3246

CASTOWNSHIPS PVT. LTD.

10 TOWER L TO N & P TO V BILL OF QUANTITY PMAY EWS SHIMALA PISTORE (RUDRAPUR) (UTTARAKHAND)

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
21	9.18	Providing and fixing Pre-laminated flat pressed 3 layer (medium density) particle board or graded wood particle board IS : 3087 marked, with one side decorative and other side balancing lamination Grade I, Type II exterior grade IS : 12823 marked, in shelves with screws and fittings wherever required, edges to be painted with polyurethane primer (fittings to be paid separately)				
22	9.18.2	25 mm thick	sqm	2850.6	1501	4278750.6
23	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.				
24	10.25.2	in gratings, frames, guard bar, ladder, railings, brackets, gates and similar works	KG	78400	142.3	11156320
25	10.26	Providing and fixing hand rail of approved size by welding etc. to steel ladder railing, balcony railing, staircase railing and similar works, including applying priming coat of approved steel primer.				
26	10.26.1	M.S. tube		3376	157.15	530538.4
27	9.12	Extra for providing frosted glass panes 4 mm thick instead of ordinary float glass panes 4 mm thick in doors, windows and clerestory window shutters. (Area of opening for glass panes excluding portion inside rebate shall be measured).	SQM	777.6	148.5	115473.6
		SUB TOTAL				**16081082.6**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

10 TOWER L TO N & P TO V BILL OF QUANTITY PMAY EWS SHIMALA PISTORE (RUDRAPUR) (UTTARAKHAND)

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
29	11.37	Providing and laying Ceramic glazed floor tiles of size 300x300 mm (thickness to be specified by the manufacturer) of 1st quality conforming to IS : 15622 of approved make in colours such as White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick cement mortar 1:4 (1 Cement : 4 Coarse sand), Jointing with grey cement slurry @ 3.3 kg/sqm including pointing the joints with white cement and matching pigment etc., complete.	SQM	10821	935.6	10124127.6
		SUB TOTAL				**10124127.6**
FINISHING WORK						
30	13.1	12 mm cement plaster of mix :				
31	13.1.2	1:6 (1 cement: 6 fine sand)	sqm	67975	294.85	20042428.75
32	13.8	Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.	sqm	67975	123.85	8418703.75
33	13.48	Finishing with Deluxe Multi surface paint system for interiors and exteriors using Primer as per manufacturers specifications :				
34	13.48.1	Two or more coats applied on walls @ 1.25 ltr/10 sqm over and including one coat of Special primer applied @ 0.75 ltr /10 sqm	sqm	67955	158.95	10801447.25
35	13.47	Finishing walls with Premium Acrylic Smooth exterior paint with Silicone additives of required shade:				
36	13.47.1	New work (Two or more coats applied @ 1.43 ltr/10 sqm over and including priming coat of exterior primer applied @ 2.20 kg/10 sqm)	sqm	8049.1	162.35	1306771.385

DA ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0081 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

CHAS TOWNSHIP PVT. LTD. NEW DELHI

37	13.83	Wall painting with premium acrylic emulsion paint of interior grade, having VOC (Volatile Organic Compound) content less than 50 grams/ litre of approved brand and manufacture, including applying additional coats wherever required to achieve even shade and colour				
38	13.83.2	Two coats	sqm	58531	121.55	7114443.05
		SUB TOTAL				**47683794.19**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 6082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

10 TOWER L TO N & P TO V BILL OF QUANTITY PMAY EWS SHIMALA PISTORE (RUDRAPUR) (UTTARAKHAND)

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
39		Plumbing and sanitary installation of 320 EWS per floor 8 unit G+3 (32 Unit) 10 tower				**7213075.6**
ELECTRICAL WORK						
40		Internal Electrical work of 320 EWS per floor 8 unit G+3 (32 Unit) 10 tower				**13352200**
WATER PROFFING						
41	22.6	Providing and laying water proofing treatment on roofs of slabs by applying cement slurry mixed with water proofing cement compound consisting of applying:				
42	(a)	after surface preparation, first layer of slurry of cement @ 0.488 kg/sqm mixed with water proofing cement compound @ 0.253 kg/sqm.				
43	(b)	laying second layer of Fibre glass cloth when the first layer is still green. Overlaps of joints of fibre cloth should not be less than 10 cm.				
44	(c)	third layer of 1.5 mm thickness consisting of slurry of cement @ 1.289 kg/sqm mixed with water proofing cement compound @ 0.670 kg/sqm and coarse sand @ 1.289 kg/sqm. This will be allowed to air cure for 4 hours followed by water curing for 48 hours. The entire treatment will be taken upto 30 cm on parapet wall and tucked into groove in parapet all around				
45	(d)	fourth and final layer of brick tiling with cement mortar (which will be paid for separately.				
46		For the purpose of measurement the entire treated surface will be measured.	805	4	585.55	**471367.75**
		Grand total amount of 10 Tower				**212014320.7**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 6062 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

10 TOWER L TO N & P TO V DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 8 UNIT G+3 (32 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
1	2.6	Earth work in excavation by mechanical means (Hydraulic excavator) manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in charge. 2.6.1 All kinds of soil										
	2.6.1	**All kinds of soil**										
		(F1)		2.02	2.02	2	8.1608	6	48.966			
		(F2)		2.16	2.16	2	9.33	12	111.96			
		(CF1)		4.03	2	2	16.12	2	32.24			
		(CF2)		6.65	2	2	26.6	6	159.6			
		(CF3)		4.03	2	2	16.12	2	32.24			
									385.006	**CUM**	**205.45**	79099.4827
	2.25	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 m and lift upto 1.5 m.										
		(F1)		2.02	2.02	0.3	1.224	6	7.344			
		(F2)		2.16	2.16	0.3	1.399	12	16.796			
		(CF1)		4.03	2	0.3	2.418	2	4.836			
		(CF2)		6.65	2	0.3	3.99	6	23.94			
		(CF3)		4.03	2	0.3	2.418	2	4.836			
									57.752	**CUM**	**253.95**	14666.1204
		SUB TOTAL										**93765.6031**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

10 TOWER L TO N & P TO V DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 8 UNIT G+3 (32 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
2	4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :										
	4.1.8	1:4:8 (1 Cement : 4 coarse sand (zone-III) derived from natural sources : 8 graded stone aggregate 40 mm nominal size derived from natural sources)										
		(F1) Foundation P.C.C		2.02	2.02	0.075	0.306	6	1.836			
		(F2) Foundation P.C.C		2.16	2.16	0.075	0.3499	12	4.199			
		(CF1) Foundation P.C.C		4.03	2	0.075	0.6045	2	1.209			
		(CF2) Foundation P.C.C		6.65	2	0.075	0.9975	6	5.985			
		(CF3) Foundation P.C.C		4.03	2	0.075	0.3022	2	0.6045			
		Sub Total							**13.8335**	**cum**	**6326.05**	186903.147
		Plinth beam (PB1) P.C.C		82.05	0.3	0.075			1.846			
		Plinth beam (PB2) P.C.C		119.1	0.3	0.075			2.67			
		Plinth beam (PB3) P.C.C		82.05	0.3	0.075			1.846			
									6.362	**cum**	**6326.05**	80612.85
		Ground floor pcc		24.21	10.65	0.075			**19.33**	**cum**	**6326.05**	122282.5465
		SUB TOTAL										**389798.5435**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

10 TOWER L TO N & P TO V DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 8 UNIT G+3 (32 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
3	4.20.1	4.20.1 All works upto plinth level :										
	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum										
		Foundation (F1) R.C.C		2.02	2.02	0.3	1.22	6	7.32			
		Foundation (F2) R.C.C		2.16	2.16	0.4	1.86	12	22.32			
		Foundation (CF1) R.C.C		4.03	2	0.3	2.418	2	4.836			
		Foundation (CF2) R.C.C		6.65	2	0.3	3.99	6	23.94			
		Foundation (CF3) R.C.C		4.03	2	0.4	3.224	2	6.448			
									64.864	cum	8387.15	544024.0976
		Plinth beam (PB1) R.C.C		82.05	0.23	0.4			7.5486			
		Plinth beam (PB2) R.C.C		119.1	0.3	0.3			10.719			
		Plinth beam (PB3) R.C.C		82.05	0.23	0.3			5.661			
									23.9286	cum	8387.15	200692.7575
		Column (C1) R.C.C upto plinth beam level		0.3	0.3	2	0.2385	34	8.126			
		Column (C2) R.C.C upto plinth beam level		0.3	0.3	2	0.2385	12	2.868			
									10.994	cum	8387.15	92208.3271
	4.20.2	**All works above plinth and upto floor V level**										
	4.20.2.3	**Concrete of M20 grade with minimum cement content of 270 kg /cum**										
		Column (C1) R.C.C upto terrace level		0.3	0.3	11.95	1.0755	34	36.58			
		Column (C2) R.C.C upto terrace level		0.3	0.3	11.95	1.0755	12	12.906			
									49.486	cum	10009.5	495330.117

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

		Column (C1) R.C.C terrace to mumty		0.3	0.3	2.4		6	**1.296**	cum	10009.5	12611.97
		(B1)		18	0.23	0.4			1.656			
		(B2)		63	0.23	0.3			4.347			
		(B3)		46	0.23	0.3			3.174			
		(B4)		13	0.23	0.4			1.196			
		(SB1)		10.82	0.23	0.56			1.393			
		(SB2)		46	0.23	0.3			3.174			
		(SB3)		10.82	0.23	0.3			0.746			
		G.F		24.21	10.65	0.125			32.23			
		F.F		24.21	10.65	0.125			32.23			
		S.F		24.21	10.65	0.125			32.23			
		T.F		24.21	10.65	0.125			32.23			
		Staircase landing		1.03	1.25	0.125		4	0.644			
		20 Steps(0.5*20*1*0.15*0.145)		0.5	0.15	0.145		4	0.218			
		projection 4 floor		0.85	0.45	0.125		16	3.06			
		projection 4 floor		0.325	0.45	0.125		16	1.17			
		projection 4 floor		0.325	0.45	0.125		16	1.17			
		projection 4 floor		0.852	0.45	0.125		2	0.186			
		Kitchen Counter 4 floor		1.035	0.6	0.075		16	2.981			
		Mumty slab		2.955	2.23	0.125			0.824			
									154.859	**cum**	**10009.5**	1550061.161
		SUB TOTAL										**2894928.43**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

10 TOWER L TO N & P TO V DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 8 UNIT G+3 (32 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
4	5.9	Centering and shuttering including strutting, propping etc. and removal of form for										
	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete										
		(F1)	2-Side	2.02		0.45	1.818	6	10.908			
				2.02		0.45	1.818	6	10.908			
		(F2)	2-Side	2.16		0.45	2.099	12	25.194			
				2.16		0.45	1.944	12	23.328			
		(CF1)	2-Side	4.03		0.45	3.627	2	7.254			
				2		0.45	3.627	2	7.254			
		(CF2)	2-Side	6.65		0.45	5.427	6	32.56			
				2		0.45	1.8	6	10.8			
		(CF3)	2-Side	4.03		0.45	3.627	2	7.254			
				2		0.45	3.627	2	7.254			
									142.714	sqm	307.95	43948.7763
		Plinth beam (PB1)	2 side	82.05		0.4	32.82	2	65.64			
		Plinth beam (PB2)		119.1		0.3	35.73	2	71.46			
		Plinth beam (PB3)		82.05		0.3	32.82	2	65.64			
									202.74	sqm	307.95	62433.783
	5.9.6	**Columns, Pillars, Piers, Abutments, Posts and Struts**										
		C1 upto plinth beam level	4 side	0.3		2	2.4	34	81.6			
		C2 upto plinth beam level	4 side	0.3		2	2.4	12	28.8			
									110.4	sqm	804.25	88789.2
		C1 G+3 upto terrace level	4 side	0.3		11.95	14.34	34	487.56			
		C2 G+ 3 upto terrace level	4 side	0.3		11.95	14.34	12	172.08			
									659.64	sqm	804.25	530515.47
		C1 upto terrace TO Mumty level	4 side	0.3		2.4	2.88	6	**17.28**	sqm	804.25	13897.44

OJAS TOWNSHIPS PVT. LTD.

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

	5.9.3	**Suspended floors, roofs, landings, balconies and access platform**										
		(B1)		18		0.4	14.4	2	14.4			
		(B2)		63		0.3	37.8	2	37.8			
		(B3)		46		0.3	27.6	2	27.6			
		(B4)		13		0.4	10.4	2	10.4			
		(SB1)		10.82		0.56	12.112	2	12.11			
		(SB2)		46		0.3	27.6	2	27.6			
		(SB3)		10.82		0.3	6.489	2	6.489			
									136.399	sqm	766.55	104556.6535
		G.F		24.21		10.65	257.836	4	1031.34			
		F.F		24.21		10.65	257.836	4	1031.34			
		S.F		24.21		10.65	257.836	4	1031.34			
		T.F		24.21		10.65	257.836	4	1031.34			
									4125.36	sqm	766.55	3162294.708
	5.9.7	**Stairs, (excluding landings) except spiral-staircases**										
		Staircase landing		2.06	1.25		2.575	4	10.3			
				8	1.25		10	4	40			
		projection		1.7	0.45		0.765	32	24.48			
		projection		0.65	0.45		0.2925	32	9.376			
		projection		0.65	0.45		0.2925	32	9.376			
		projection		1.65	0.45		0.7425	32	23.776			
		Kitchen Counter		2.07	0.6		1.242	32	39.744			
		Mumty slab		5.91	2.23		13.17	1	6.585			
									163.637	sqm	657.75	107632.2368
		SUB TOTAL										**4114068.268**

OASIS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

10 TOWER L TO N & P TO V DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 8 UNIT G+3 (32 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
5	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level										
	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more										
		Foundation (F1) steel	12 mm	44.44			39.107	6	234.642			
		Foundation (F2) steel	12 mm	49.68			43.718	12	524.616			
		Foundation (CF1) steel	08 mm	32.24			12.73	2	25.46			
			12 mm	48.24			42.45	2	84.9			
		Foundation (CF2) steel	20 mm	65.2			160.98	6	965.88			
			16 mm	75			118.5	6	711			
		Foundation (CF3) steel	16 mm	118			186.44	2	372.88			
									2919.378	kg	89.65	261722.2377
		Column (C1) steel Steel upto plinth beam level	16 mm	10			15.8	34	537.2			
			12 mm	5			4.4	34	149.6			
			10 mm	16			9.76	34	331.84			
		Column (C2) steel Steel upto plinth beam level	16 mm	15			23.7	12	284.4			
			10 mm	5			4.4	12	52.8			
									1355.84	kg	89.65	121551.056
		Column (C1) steel Steel upto Terrace level G+3	16 mm	48			75.84	34	2578.56			
			12 mm	24			22	34	748			
			10 mm	72			44	34	1496			
		Column (C2) steel Steel upto Terrace level G+3	16 mm	72			113.76	12	1365.12			
			10 mm	72			44	12	528			
									6715.68	kg	89.65	602060.712
		Column (C1) steel Steel upto Terrace to mumty level	16 mm				22.75	6	136.512			
			12 mm				4.224	6	25.344			
			10 mm				5.688	6	34.128			
									195.984	kg	89.65	17569.9656

QUAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 6082 Date 18/4/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

		Plinth beam (PB1) steel	12 mm	82.05			72.204	7	505.428			
			10 mm	0.63			0.3843	820	315.126			
		Plinth beam (PB2) steel	12 mm	119.09			104.799	6	628.794			
			10 mm	0.6			0.366	792	289.872			
		Plinth beam (PB3) steel	12 mm	82.05			72.204	7	505.428			
			10 mm	0.63			0.3843	820	315.126			
									2559.774	kg	89.65	229483.7391
		Slab steel (B1)	16 mm	65.56			103.49	7	724.43			
			16 mm	32			50.56	3	151.68			
			10 mm	2.52			1.535	655	1005.425			
		Slab steel (B2)	12 mm	62.25			54.78	6	328.68			
			12 mm	31.13			27.39	3	82.17			
			10 mm	2.12			1.293	622	804.246			
		Slab steel (B3)	12 mm	62.25			54.78	6	328.68			
			12 mm	31.13			27.39	3	82.17			
			10 mm	2.12			1.293	622	804.246			
		Slab steel (SB1)	16 mm	34.72			54.855	4	219.42			
			16 mm	16			25.28	2	50.56			
			10 mm	3.16			1.9275	347	668.8425			
		Slab steel (SB2)	12 mm	62.25			54.78	6	328.68			
			12 mm	31.13			27.39	3	82.17			
			10 mm	2.12			1.293	622	804.246			
		Slab steel (SB2)	12 mm	50.63			44.55	6	267.3			
			10 mm	2.4			1.464	622	910.608			
		Slab	10 mm	1307			797.475	4	3189.9			
			10 mm	1278			779.58	4	3118.32			
			10 mm	653.7			398.735	4	1594.94			
			10 mm	639.2			389.91	4	1559.64			
		Staircase	12 mm	130			114.4	25	2860			
		prjection	10 mm	129			78.69	4	314.76			
									20281.1135	kg	89.65	1818201.825
		SUB TOTAL										**3050589.536**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

10 TOWER L TO N & P TO V DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 8 UNIT G+3 (32 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
6	6.38	Providing and laying autoclaved aerated cement blocks masonry with 100 mm thick AAC blocks in super structure above plinth level up to floor V level in cement mortar 1:4 (1 cement : 4 coarse sand). The rate includes providing and placing in position 2 Nos 6 mm dia M.S. bars at every third course of masonry work.										
		WALL (G+3 building)	4	2.8		2.65	29.68	8	237.44			
			4	4.1		2.65	43.45	8	347.6			
			4	2.8		2.65	29.68	8	237.44			
			4	1.3		2.65	13.77	8	110.16			
			4	0.6		2.65	6.359	8	50.872			
			4	1		2.65	10.6	8	84.8			
			4	0.35		2.65	3.706	8	29.648			
			4	2.2		2.65	23.31	8	186.48			
			4	3		2.65	31.79	8	254.32			
			4	1.4		2.65	14.83	8	118.64			
			4	1.4		2.65	14.83	8	118.64			
		corridoor wall	4	1.2		2.65	12.72	2	25.44			
		wall							**1801.48**	SQM		
		(Door & window) Deduction no of unit 8 x 4 floor	D1	1		2.1	2.1	2	134.4			
			D2	0.75		2.1	1.575	2	100.8			
			DW1	0.75		2.1	1.575	1	100.8			
			DW1	0.6		1.2	0.72	1	23.04			
			W1	1.5		0.9	1.35	1	43.2			
			V1	0.45		0.4	0.18	2	5.76			
									408	SQM		
		wall							1801.48			
		Deduction							408			
									1393.5	SQM		
					0.115		1393.5		**160.25**	**cum**	**8890.8**	1424750.7
		SUB TOTAL										**1424750.7**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

10 TOWER L TO N & P TO V DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 8 UNIT G+3 (32 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
7	9.18	Providing and fixing Pre-laminated flat pressed 3 layer (medium density) particle board or graded wood particle board IS : 3087 marked, with one side decorative and other side balancing lamination Grade I, Type II exterior grade IS : 12823 marked, in shelves with screws and fittings wherever required, edges to be painted with polyurethane primer.										
	9.18.2	**25 mm thick**										
		D1	8	1	2.1		2.1	2	4.2			
		D2	8	0.75	2.1		1.575	2	3.15			
		DW1	8	0.75	2.1		1.575	1	1.575			
									8.925			
		32 unit G+3					8.925	32	**285.6**	**sqm**	1501	428685.6
	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.										
	10.25.2	n gratings, frames, guard bar, ladder, railings, brackets, gates and similar works										
		Door chowkhats (8 UNIT)										
		D1	8				30	2	60			
		D2	8				30	2	60			
		DW1	8				45	1	45			
		W1	8				50	1	50			
		V1	8				15	2	30			
		32 UNIT G+3 FLOOR							**245**			
							245	32	**7840**	**kg**	**142.3**	1115632

OJAS TOWNSHIP PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0086 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

	10.26	Providing and fixing hand rail of approved size by welding etc. to steel ladder railing, balcony railing, staircase railing and similar works, including applying priming coat of approved steel primer.										
	10.26.1	M.S. tube										
		65x40				1.25		1	1.25			
		25x25				0.84		2	1.68			
		20x20				1.25		2	2.5			
		20x20				0.64		8	5.12			
									10.55			
		Per floor 8 unit					10.55	8	84.4			
		G+3 Floor					84.4	4	**337.6**	**kg**	157.15	53053.84
	9.12	Extra for providing frosted glass panes 4 mm thick instead of ordinary float glass panes 4 mm thick in doors, windows and clerestory window shutters. (Area of opening for glass panes excluding portion inside rebate shall be measured).										
		DW1		0.6		1.2	0.72	1	0.72			
		W1		1.5		0.9	1.35	1	1.35			
		V1		0.45		0.4	0.18	2	0.36			
									2.43			
		Per floor 8 unit					2.43	8	19.44			
		G+3 Floor Building					19.44	4	**77.76**	**sqm**	**148.5**	11547.36
		Sub Total										**1180233.2**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

10 TOWER L TO N & P TO V DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 8 UNIT G+3 (32 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
8	13.1	12 mm cement plaster of mix :										
	13.1.2	1:6 (1 cement: 6 fine sand)										
			wall	2.8		2.95	8.26	8	66.08			
			wall	4.1		2.95	12.095	8	96.76			
			wall	2.8		2.95	8.26	8	66.08			
			wall	1.3		2.95	3.835	8	30.68			
			wall	0.6		2.95	1.77	8	14.16			
			wall	1		2.95	2.95	8	23.6			
			wall	0.35		2.95	1.0325	8	8.26			
			wall	2.2		2.95	6.49	8	51.92			
			wall	3		2.95	8.85	8	70.8			
			wall	1.4		2.95	4.13	8	33.04			
			wall	1.4		2.95	4.13	8	33.04			
			wall	1.2		2.95	3.54	8	28.32			
		G.F , F.F , S.F , T.F ceilling		24.21		10.65	257.83	4	1031.34			
									1554.08			
		INNER WALL					1554.08	4	**6216.32**			
			D1	1		2.1	2.1	2	4.2			
			D2	0.75		2.1	1.575	2	3.15			
			DW1	0.75		2.1	1.575	1	1.575			
			DW1	0.6		1.2	0.72	1	0.72			
			W1	1.5		0.9	1.35	1	1.35			
			V1	0.45		0.4	0.18	2	0.36			
									11.355	SQM		
		(Door & window) Deduction Per floor 8 unit (32 unit)				.	11.35	32	**363.2**			
		INNER WALL							6216.32			
		DEDUCTION							363.2			
		TOTAL							**5853.1**	SQM	294.85	1725786.535

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. ..0082..... Date..8/11/22.....
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

		OUTER WALL		4.361		2.95	12.864	8	102.912			
				2.8		2.95	8.26	8	66.08			
		CORRIDOOR		10.65		2.95	31.417	2	62.835			
									231.827			
		G+3 FLOOR					231.827	4	**927.308**			
		DEDUCTION	W1	1.5		0.9	1.35	8	10.8			
			DW1	0.75		2.1	1.575	8	12.6			
			DW1	0.6		1.2	0.72	8	5.76			
			V1	0.45		0.4	0.18	8	1.44			
									30.6			
		G+3 FLOOR					30.6	4	**122.4**			
		WALL							927.308			
		DEDUCTION							122.4			
		TOTAL							**804.908**	SQM	294.85	237327.1238
		PARAPET WALL		24.21		1	48.42	2	96.84			
				10.65		1	10.65	2	42.6			
									139.44	SQM	294.85	41113.884
		Sub total										**2004227.543**

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

10 TOWER L TO N & P TO V DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 8 UNIT G+3 (32 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
9	11.37	Providing and laying Ceramic glazed floor tiles of size 300x300 mm (thickness to be specified by the manufacturer) of 1st quality conforming to IS : 15622 of approved make in colours such as White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick cement mortar 1:4 (1 Cement : 4 Coarse sand), Jointing with grey cement slurry @ 3.3 kg/sqm including pointing the joints with white cement and matching pigment etc., complete.										
		Living Room	floor	3.27	3.002		9.8165	8	78.532			
			skiarting	12.54	0.1		1.254	8	10.032			
		Kitchen	floor	2.101	1.2		2.521	8	20.168			
			skarting	6.602	0.1		0.6602	8	5.2816			
		toilet	floor	0.9	1.2		1.08	8	8.64			
			wall	0.9		1.52	1.368	8	10.944			
			wall	1.2		1.52	1.824	8	14.592			
		Bed room	floor	2.465	3.155		7.77	8	62.16			
			skarting	11.2	0.1		1.12	8	8.96			
		Entrance	floor	1.335	1.335		1.7822	8	14.2576			
			skarting	5.34	0.1		0.534	8	4.272			
		Corridor	floor	24.21	1.25				30.2625			
			skarting	24.21	0.1				2.421			
									270.5227			
		G+3 floor					270.523	4	**1082.092**	**sqm**	**935.6**	1012405.275
	8.6	Mirror polishing on marble work/Granite work/stone work where ever required to give high gloss finish complete.										
				0.3	1.2		0.36	20	**7.2**			
				2.06	1.25		2.575	1	**2.575**			
		G+3 Floor					9.775	4	**39.1**	**sqm**	**417.6**	16328.16
		Sub total										**1028733.435**

OJAS TOWNSHIRS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

10 TOWER L TO N & P TO V DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 8 UNIT G+3 (32 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
10	13.8	Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.										
			wall	2.8		2.95	8.26	8	66.08			
			wall	4.1		2.95	12.095	8	96.76			
			wall	2.8		2.95	8.26	8	66.08			
			wall	1.3		2.95	3.835	8	30.68			
			wall	0.6		2.95	1.77	8	14.16			
			wall	1		2.95	2.95	8	23.6			
			wall	0.35		2.95	1.0325	8	8.26			
			wall	2.2		2.95	6.49	8	51.92			
			wall	3		2.95	8.85	8	70.8			
			wall	1.4		2.95	4.13	8	33.04			
			wall	1.4		2.95	4.13	8	33.04			
			wall	1.2		2.95	3.54	8	28.32			
		G.F , F.F , S.F , T.F ceilling		24.21		10.65	257.83	4	1031.34			
									1554.08			
							1554.08	4	**6216.32**			
		INNER WALL										
			D1	1		2.1	2.1	2	4.2			
			D2	0.75		2.1	1.575	2	3.15			
			DW1	0.75		2.1	1.575	1	1.575			
			DW1	0.6		1.2	0.72	1	0.72			
			W1	1.5		0.9	1.35	1	1.35			
			V1	0.45		0.4	0.18	2	0.36			
									11.355	SQM		
		(Door & window) Deduction Per floor 8 unit (32 unit)					11.35	32	**363.2**			
		INNER WALL							6216.32			
		DEDUCTION							363.2			
		TOTAL							**5853.1**	SQM	123.85	724906.435
		OUTER WALL		4.361		2.95	12.864	8	102.912			
				2.8		2.95	8.26	8	66.08			
		CORRIDOOR		10.65		2.95	31.417	2	62.835			
									231.827			
		G+3 FLOOR					231.827	4	**927.308**			
		DEDUCTION	W1	1.5		0.9	1.35	8	10.8			
			DW1	0.75		2.1	1.575	8	12.6			
			DW1	0.6		1.2	0.72	8	5.76			
			V1	0.45		0.4	0.18	8	1.44			
									30.6			
		G+3 FLOOR					30.6	4	**122.4**			

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 2082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

		WALL							927.308			
		DEDUCTION							122.4			
		TOTAL							**804.908**	SQM	123.85	99687.8558
		PARAPET WALL		24.21		1	48.42	2	96.84			
				10.65		1	10.65	2	42.6			
									139.44	SQM	123.85	17269.644
	13.48	Finishing with Deluxe Multi surface paint system for interiors and exteriors using Primer as per manufacturers specifications :										
	13.48.1	Two or more coats applied on walls @ 1.25 ltr/10 sqm over and including one coat of Special primer applied @ 0.75 ltr /10 sqm										
		primer qty							**6635.32**	SQM	158.95	1054684.114
	13.47	Finishing walls with Premium Acrylic Smooth exterior paint with Silicone additives of required shade:										
	13.47.1	New work (Two or more coats applied @ 1.43 ltr/10 sqm over and including priming coat of exterior primer applied @ 2.20 kg/10 sqm)										
		exterior paint qty							**804.908**	SQM	162.35	130676.8138
	13.83	Wall painting with premium acrylic emulsion paint of interior grade, having VOC (Volatile Organic Compound) content less than 50 grams/ litre of approved brand and manufacture, including applying additional coats wherever required to achieve even shade and colour										
	13.83.2	Two coats										
		interior paint qty							**5853.1**		121.55	711444.305
		Sub total										**2738669.168**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

10 TOWER L TO N & P TO V DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 8 UNIT G+3 (32 UNIT)

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
	22.6	Providing and laying water proofing treatment on roofs of slabs by applying cement slurry mixed with water proofing cement compound consisting of applying:										
	(a)	after surface preparation, first layer of slurry of cement @ 0.488 kg/sqm mixed with water proofing cement compound @ 0.253 kg/sqm.										
	(b)	laying second layer of Fibre glass cloth when the first layer is still green. Overlaps of joints of fibre cloth should not be less than 10 cm.										
	(c)	third layer of 1.5 mm thickness consisting of slurry of cement @ 1.289 kg/sqm mixed with water proofing cement compound @ 0.670 kg/sqm and coarse sand @ 1.289 kg/sqm. This will be allowed to air cure for 4 hours followed by water curing for 48 hours. The entire treatment will be taken upto 30 cm on parapet wall and tucked into groove in parapet all around										
	(d)	fourth and final layer of brick tiling with cement mortar (which will be paid for separately.										
		For the purpose of measurement the entire treated surface will be measured.		1.915	1.315		2.518	8	20.144			
		G+3 Floor					**20.144**	**4**	**80.576**	**sqm**	**585.55**	**47181.2768**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OASIS TOWNSHIPS PVT. LTD. NEW DELHI

INTERNAL WORK

Pradhan Mantri Awas Vikas Yojna EWS

(SHIMLA PISTOR)

(Rudrapur, Uttrakhand)

OASIS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/2022
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

DETAILED ESTIMATED FOR INTERNAL ELECTRICAL PER FLOOR 8 UNIT G+3 (32 UNIT)

S.NO	DSR -2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
1	1.8	Wiring for light point /fanpaoint/exhaust fan point with 1.5 sq.mm FRLS PVC insulated copper coductor single core in surface / recessed medium class pvc condult , with piano type switch , phenolic leminated sheet, suitable size ,M.S box and earthing the point with 1.5 sq,mm FRLS PVC insulated copper conductor single core cable etc. as required.				
	1.8.1	Group A point	Nos.	218	1221	266178
	1.2	Wiring for twin control light point with 1.5 sq.mm FRLS PVC insulated copper conductor single core cable in surface / recessed medium class PVC conduit, 2 way piano type switch, phenolic laminated sheet, suitable size MS box and earthing the point with 1.5 sq.mm FRLS PVC insulated copper conductor single core cable etc. as required.	Point	20	1835	36700
	1.3	Wiring of circuit / sub main wiring along with earth wire with the following sizes of FRLS PVC insulated copper conductor, single core cable in surface / recessed medium class PVC conduit as required				0
	1.7.2	2 X 1.5 sq. mm + 1 X 1.5 sq. mm earth wire	Meter	960	327	313920
	1.7.3	2 x 4 sq. mm. + 1 x 4 sq. mm. earth wire	Meter	480	428	205440
	1.7.4	2 x 6 sq. mm. + 1 x 6 sq. mm. earth wire	Meter	240	589	141360
	1.27	Supplying and fixing following size/ modules, GI box alongwith modular base & cover plate for modular switches in recess etc. as required.				0
	1.27.1	1 or 2 Module (75 mmX75 mm)	Each	32	298	9536
	1.27.2	3 Module (100 mmX75 mm)	Each	128	327	41856
	1.23	Supplying and fixing following piano type switch/ socket on the existing switch box/ cover including connections etc. as required.				0
		5/6 amps switch	Each	32	103	3296
		15/16 amp switch	Each	32	156	4992
		3 pin 5/6 amp socket outlet	Each	32	122	3904
		6 pin 15/16 amp socket outlet	Each	32	197	6304
		TV antenna socket outlet	Each	32	148	4736
		Bell Push	Each	32	140	4480
	1.38	Supplying and fixing call bell / buzzer suitable for single phase, 230 volts, complete as required.	Each	32	99	3168

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/6/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OASIS TOWNSHIPS PVT. LTD. NEW DELHI

	1.25	Supplying and fixing two module stepped type electronic fan regulator on the existing modular plate switch box including connections but excluding modular plate etc. as required.	Each	32	369	11808
	1.32	Supplying and fixing brass batten/ angle holder including connection etc. as required.	Each	96	131	12576
		Supplying and fixing of following sizes of medium class PVC conduit along with accessories in surface/recess including cutting the wall and making good the same in case of recessed conduit as required.				0
	1.21.2	: 25 mm	Meter	192	145	27840
		Distribution board				0
2	2.3	Supplying and fixing following way, single pole and neutral, sheet steel, MCB distribution board, 240 Volts, on surface / recess complete with tinned copper bus bar, neutral bus bar, earth bar, din bar, interconnections, powder painted including earthing etc .as required . (But without MCB/RCBO/Isolator)				0
	2.3.1	6 way double door	Each	32	2206	70592
	2.1	Supplying and fixing 5amps to 32 amps rating 240/415 volts, "C" curve, miniature circuit breaker suitable for inductive load of following poles in existing MCB DB complete with connections, testing and commissioning etc. as required.				0
	2.10.1	single pole	Each	96	256	24576
	2.14	Supplying and fixing following rating, double pole, (single phase and neutral), 240 volts, residual current circuit breaker (RCCB) having sensitivity up to 30 milli ampere in the existing MCB DB complete with connections, testing commissioning etc. as required				0
	2.14.2	40 amps	Each	32	2642	84544
3	9.1	Supplying and making of end terminations with brass compression gland and AL./CU. lugs for following size PVC insulated and PVC sheated /XLPE Al Armored /Unarmored conductor cable of 1.1 kV grade as required				0
	9.1.23	3.5C x 70 sq. mm (Al. Armored Cable)	Each	4	468	1872
4	5.4	Earthing with G.I. earth plate 600 mm X 600 mm X 6 mm thick including accessories, and providing masonry enclosure with cover plate having locking arrangement and watering pipe of	Each	1	7472	7472
		2.7 meter long etc. with charcoal/ coke and salt as required.				0

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)

OASIS TOWNSHIPS PVT. LTD. NEW DELHI

	5.7	Supplying and laying 6 SWG GI wire at 0.50 Meter below ground level for conductor earth electrode including connections / termination with GI thimble etc. as required.	meter	18	51	918
	5.15	Providing and fixing 25 mm X 5 mm G.I. strip on surface or in recess for connections etc. as required.	meter	18	1162	20916
		Providing and fixing of lightning conductor finial , made of 25mm dia 300mm long G.I tube ,having single prong at top, with 85mm dia 6mm thick G.I base plate including holes etc. complete as required.	Each	2	518	1036
		Providing and fixing G.I tape 20mm x 3mm thick on parapet or surface of wall for lightining conductor complete as required.(for horizontal run)	meter	200	126	25200
		Sub Total				**1335220**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF INTERNAL PLUMBING WORK PER FLOOR 8 UNIT G+3 32 UNITS						
S. No.	DSR 2021	DESCRIPTION OF WORK	UNIT	Qty	Rate (Rs)	Amount (Rs)
		Sanitary Fixtures				
1	17.1	Providing and fixing water closet squatting pan (Indian type W.C. pan) with 100 mm sand cast Iron P or S trap, 10 litre low level white P.V.C. flushing cistern, including flush pipe, with manually controlled device(handle lever) conforming to IS : 7231, with all fittings and fixtures complete, including cutting and making good the walls and floors wherever required :				
a)	17.1.1	White Vitreous china Orissa pattern W.C. pan of size 580x440 mm with integral type foot rests.	Each	32	5781.35	185003.2
	17.10	Providing and fixing Stainless Steel A ISI 304 (18/8) kitchen sink as per IS 13983 with C.I. brackets and stainless steel plug 40 mm, including painting of fittings and brackets, cutting and making good the walls wherever required :				
i	17.10.2 17.10.2.2	Kitchen sink without drain board 610x460 mm bowl depth 200 mm	Each	32	3337.85	106811.2
		Providing and fixing P.V.C. waste pipe for sink or wash basin including P.V.C. waste fittings complete.				
	17.28.2	Flexible pipe				
	17.28.2.1	32 mm dia	Each	32	104.35	3339.2
	18.51	Providing and fixing C.P. brass long body bib cock of approved quality conforming to IS standards and weighing not less than 690 gms.				
a)	18.51.1	15 mm nominal bore	Each	96	594.75	57096
	18.7	**WATER SUPPLY SYSTEM** Providing and fixing Chlorinated Polyvinyl Chloride (CPVC) pipes, having thermal stability for hot & cold water supply, including all CPVC plain & brass threaded fittings, including fixing the pipe with clamps at 1.00 m spacing. This includes jointing of pipes & fittings with one step CPVC solvent cement and testing of joints complete as per direction of Engineer in Charge. : Internal work - Exposed on wall				
b)	18.7.2	20 mm nominal outer dia. Pipes.	metre	200	325.10	65020
c)	18.7.3	25 mm nominal outer dia .Pipes.	metre	56	408.55	22879.36
d)	18.7.4	32 mm nominal outer dia. Pipes.	metre	96	500.95	48091.2
e)	18.7.5	40 mm nominal outer dia. Pipes.	metre	24	674.35	16184.4

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF INTERNAL PLUMBING WORK PER FLOOR 8 UNIT G+3 (32 unit)						
S. No.	DSR 2021	DESCRIPTION OF WORK	UNIT	Qty	Rate (Rs)	Amount (Rs)
	18.8	Providing and fixing Chlorinated Polyvinyl Chloride (CPVC) pipes, having thermal stability for hot & cold water supply, including all CPVC plain & brass threaded fittings, i/c fixing the pipe with clamps at 1.00 m spacing. This includes jointing of pipes & fittings with one step CPVC solvent cement and the cost of cutting chases and making good the same including testing of joints complete as per direction of Engineer in Charge. :Concealed work, including cutting chases and making good the walls etc.				
a)	18.8.1	15 mm nominal outer dia .Pipes.	Metre	48	441.15	21175
	18.8.2	20 mm nominal outer dia Pipes	metre	64	712.75	45616
	18.8.3	25 mm nominal outer dia Pipes	metre	8	626.05	50008.4
		Providing and fixing gun metal gate valve with CI wheel of approved quality (screwed end)				
	18.17.3	40 mm dia nominal bore	Each	16	707.30	11316.8
	18.17.5	65 mm dia nominal bore	Each	6	1490.70	8944.2
	18.18	Providing and fixing ball valve (brass) of approved quality, High or low pressure, with plastic floats complete :				
b)	18.18.2	20 mm nominal bore	Each	32	397.45	12718.4
c)	18.18.3	25 mm nominal bore	Each	4	399.15	1596.6
	18.21	Providing and fixing uplasticised PVC connection pipe with brass unions :				
a)	18.21.1	30 cm length				
(i)	18.21.1.1	15 mm nominal bore	Each	32	74.80	2393.6
	18.33	Constructing masonry Chamber 60x60x75 cm inside, in brick work in cement mortar 1:4 (1 cement : 4 coarse sand) for sluice valve, with C.I. surface box 100 mm top diameter, 160 mm bottom diameter and 180 mm deep (inside) with chained lid and RCC top slab 1:2:4 mix (1cement :2 coarse sand : 4 graded stone aggregate 20mm nominal size), i/c necessary excavation, foundation concrete 1:5:10 (1cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size) and inside plastering with cement mortar 1:3 (1 cement : 3 coarse sand) 12 mm thick finished with a floating coat of neat cement complete as per standard design :				
a)	18.33.1	With common burnt clay F.P.S.(non modular) bricks of class designation 7.5	No.	4	10102.50	40410
	18.58	Providing and fixing PTMT grating of approved quality and colour.				
a)	18.58.1	Circular type.				
(ii)	18.58.1.2	125 mm nominal dia with 25 mm waste hole.	No.	64	45.25	

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 8082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIP PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF INTERNAL PLUMBING WORK PER FLOOR 8 UNIT G+3 (32 unit)						
S. No.	DSR 2021	DESCRIPTION OF WORK	UNIT	Qty	Rate (Rs)	Amount (Rs)
	12.43	Providing and fixing un plasticised -PVC pipe clips of approved design to un plasticised - PVC rain water pipes by means of 50x50x50 mm hard wood plugs, screwed with M.S. screws of required length, including cutting brick work and fixing in cement mortar 1:4 (1 cement : 4 coarse sand) and making good the wall etc. complete.			309.5	19808
	12.43.2	110 mm	Each	64		
					Total cost for single (G+3) tower	721307.56

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

QJAS TOWNSHIPS PVT. LTD. NEW DELHI

(Other services)

Bill of Quantity PMAY EWS (Uttrakhand)

1- External Sewrage System

2- Extrnal Water Supply System

3- Extrnal Drainage System

4- C.C Paving Work Cost

5- Boundry Wall Construction 734M

6- Tube Wall Cost

7- Main Entrance gate

8- UG Tank And Pump room

9- S.T.P Tank Construction

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OLAS TOWNSHIPS PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF EXTERNAL SEWERAGE SYSTEM

S.NO	DSR -2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	2.1	EARTHWORK				
		Excavation in trench in all kinds of soil of required width for pipes with working space including excavation for sockets, and dressing of sides, ramming of bottoms, depth upto 1.5m including getting out the excavated soil, and then returning the soil as required, in layers not exceed 20cm in depth including consolidating each deposited layer by ramming, watering, etc. and disposing of surplus excavated soil as directed, wherever required within the site area/boundary,item including shoring, struting,dewatering (except sub-soil water) all complete as per direction of the Project manager at site.				
	2.10.1.2	Pipes, cables etc. exceeding 80 mm dia. but not exceeding 300 mm dia	Rm	4968.5	417.35	2073603.475
	2.10.1.3	Pipes, cables etc. exceeding 300 mm dia but not exceeding 600 mm	Rm	56	651.55	36486.8
	2.11	Extra for excavating trenches for pipes, cables etc. in all kinds of soil for depth exceeding 1.5 m, but not exceeding 3 m. (Rate is over corresponding basic item for depth upto 1.5 metre).	Rm	1960	127	248920
	19.1	Providing, laying and jointing glazed stoneware pipes class SP-1 with stiff mixture of cement mortar in the proportion of 1:1 (1 cement : 1 fine sand) including testing of joints etc. complete :				
	19.1.3	200 mm diameter	Rm	3795	830.4	3151368
	19.1.4	250 mm diameter	Rm	456.2	1293.9	590277.18
	19.1.5	300 mm diameter	Rm	230.5	1774.5	409022.25
	19.2	Providing and laying cement concrte 1:5:10 (1 cement:5 coarse sand:10 graded stone aggregate 20 mm nominal size) all-round				
		S.W. Pipes including 150 mm thick bed concrte as per standard design:				
	19.2.3	200 mm dia	Rm	4968.5	830.4	4125842.4
	19.3	Providing and laying cement concrte 1:5:10 (1 cement:5 coarse sand:10 graded stone aggregate 20 mm nominal size) up to haunches of S.W. Pipes including 150 mm thick bed concrte as per standard design:				
	19.3.5	300 mm dia	Rm	168.5	1089.1	183513.35
	19.4	Providing and fixing square-mouth S.W. gully trap class SP-1 complete with C.I. grating brick masonry chamber with water tight C.I. cover with frame of 300 x300 mm size (inside) the weight of cover to be not less than 4.50 kg and frame to be not less than 2.70 kg as per standard design :				
	19.4.1	100x100 mm size P type				
	19.4.1.1	With common burnt clay F.P.S. (non modular) bricks of class designation 7.5	Each	1682	2453.55	4126871.1

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

	19.9	Constructing brick masonry circular type manhole 0.91 m internal dia at bottom and 0.56m dia at top in cement mortar 1:4 (1 cement : 4 coarse sand), inside cement plaster 12 mm thick with cement mortar 1:3 (1 cement : 3 coarse sand) finished with a floating coat of neat cement, foundation concrete 1:3:6 mix (1 cement : 3 coarse sand : 6 graded stone aggregate 40 mm nominal size), and making necessary channel in cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size) finished with a floating coat of neat cement, all complete as per standard design				
	19.9.1	0.91 m deep with S.F.R.C. cover and frame (heavy duty, HD-20 grade designation) 560 mm internal diameter con forming to I.S. 12592, total weight of cover and frame to be not less than 182 kg., fixed in cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size) including centering, shuttering all complete. (Excavation, foot rests and 12mm thick cement plaster at the external surface shall be paid for separately) :				
	19.9.1.1	With common burnt clay F.P.S. (non modular) bricks of class designation 7.5	Each	935	11886.45	11113830.75
	19.11	Constructing brick masonry circular manhole 1.22 m internal dia at bottom and 0.56 m dia at top in cement mortar 1:4 (1 cement :4 coarse sand) inside cement plaster 12 mm thick with cement mortar 1:3 (1 cement : 3 coarse sand) finished with a floating coat of neat cement foundation concrete 1:3:6 (1 cement : 3 coarse sand : 6 graded stone aggregate 40 mm nominal size) and making necessary channel in cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size) finished with a floating coat of neat cement, all complete as per standard design :				
	19.11.1	.68 m deep with SFRC Cover and frame (heavy duty HD 20 grade designation) 560 mm internal diameter conform ing to I.S. 12592, total weight of cover and frame to be not less than 182 kg. fixed in cement concrete 1:2:4 (1 ce ment : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size) including centering, shuttering all complete. (Excavation, foot rests and 12 mm thick cement plaster at the external surface shall be paid for separately) :				
	19.11.1.2	With Sewer bricks conforming IS : 4885	Each	154	22463.9	3459440.6

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/21
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OASIS TOWNSHIP PVT. LTD.
NEW DELHI

	19.16	Providing orange colour safety foot rest of minimum 6 mm thick plastic encapsulated as per IS : 10910, on 12 mm dia steel bar conforming to IS: 1786, having minimum cross section as 23 mmx25 mm and over all minimum length 263 mm and width as 165 mm with minimum 112 mm space between protruded legs having 2 mm tread on top surface by ribbing or chequering besides necessary and adequate anchoring projections on tail length on 138 mm as per standard drawing and suitable to with stand the bend test and chemical resistance test as per specifications and having manufacture's permanent identification mark to be visible even after fixing, including fixing in manholes with 30x20x15 cm cement concrete block 1:3:6 (1 cement : 3 coarse sand : 6 graded stone aggregate 20 mm nominal size) complete as per design.	Each	1896	487.1	923541.6
	19.1	Extra depth for circular type manhole 0.91m internal dia (at bottom) beyond 0.91 m to 1.67 m	Meter	163	6693.95	1091113.85
	19.10.2	With Sewer bricks conforming IS : 4885				
	19.3	Constructing brick masonry chamber for underground C.I. inspection chamber and bends with bricks in cement mortar 1:4 (1 cement : 4 coarse sand) C.I. cover with frame (light duty) 455x610 mm internal dimensions, total weight of cover with frame to be not less than 38 kg (weight of cover 23 kg and weight of frame 15 kg), R.C.C. top slab with 1:1.5:3 mix (1 cement : 1.5 fine sand : 3 graded stone aggregate 20 mm nominal size), foundation concrete 1:5:10 (1 cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size), inside plastering 12 mm thick with cement mortar 1:3 (1 cement : 3 coarse sand), finished smooth with a floating coat of neat cement on walls and bed concrete etc. complete as per standard design:				
	19.30.1	Inside dimensions 455x610 mm and 45 cm deep for single pipe line :				
	19.30.1.1	With common burnt clay F.P.S. (non modular) bricks of class designation 7.5	Each	546	6431.3	3511489.8
		Sub Total				**35045321.16**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 10/11/21
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF EXTERNAL WATER SUPPLY SYSTEM

S.NO	DSR -2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
		EARTHWORK				
	2.1	Excavating trenches of required width for pipes, cables, etc including excavation for sockets, and dressing of sides, ramming of bottoms, depth upto 1.5 m, including getting out the excavated soil, and then returning the soil as required, in layers not exceeding 20 cm in depth, including consolidating each deposited layer by ramming, watering, etc. and disposing of surplus excavated soil as directed, within a lead of 50 m :				
	2.10.1	All kinds of soil				
	2.10.1.1	Pipes, cables etc, not exceeding 80 mm dia.				
	2.10.1.2	Pipes, cables etc. exceeding 80 mm dia. but not exceeding 300 mm dia	Meter	1547	417.35	645640.45
		Sand filling				
	18.41	Providing and filling sand of grading zone V or coarser grade, allround the G.I. pipes in external work :				
	18.41.9	100 mm diameter pipe		1450.5	304.75	442039.875
	18.41.10	150 mm diameter pipe		1058.2	453.95	480369.89
		Pipe work				
	18.7	Providing push-on-joints to Centrifugally (Spun) Cast Iron Pipes or Ductile Iron Pipes including testing of joints and the cost of rubber gasket				
	18.70.1	100 mm dia pipes		525	96.15	50478.75
	18.70.2	150 mm dia pipes		525	156.05	81926.25
	18.70.3	200 mm dia pipes		60	229.5	13770
	18.72	Providing and laying S&S Centrifugally Cast (Spun) / Ductile Iron Pipes conforming to IS : 8329 :				
	18.72.1	100 mm dia Ductile Iron Class K-7 pipes	Rm	629	1121.1	705171.9
	18.72.2	150 mm dia Ductile Iron Class K-7 pipes	Rm	629	1601.3	1007217.7
	18.72.3	200 mm dia Ductile Iron Class K-7 pipes	Rm	1048	1975.95	2070795.6
	18.8	Disinfecting C.I. water mains by flushing with water containing bleaching powder @ 0.5 gms per litre of water and cleaning the same with fresh water, operation to be repeated three times including getting the sample of water from the disinfected main tested in the municipal laboratory.				
	18.80.2	100 mm diameter C.I. pipe	100 m	8.65	1996.5	17269.725
	18.80.4	150 mm diameter C.I. pipe	100 m	8.65	2974.9	25732.885
	18.80.5	200 mm diameter C.I. pipe	100 m	8.65	3954.45	34205.9925
		VALVES AND ACCESSORIES				

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 2082 Date 10/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)

SOAS TOWNSHIPS PVT. LTD. NEW DELHI

	18.31	Providing and fixing C.I. sluice valves (with cap) complete with bolts, nuts, rubber insertions etc. (the tail pieces if required will be paid separately)				
	18.31.1	100 mm diameter				
	18.31.1.2	Class II	Each	20	4097.9	81958
	18.31.3	150 mm diameter				
	18.31.3.2	Class II	Each	9	13512.6	121613.4
	18.31.4	200 mm diameter				
	18.31.4.2	Class II	Each	5	27521.5	137607.5
	18.59	Providing and fixing C.I. double acting air valve of approved quality with bolts, nuts, rubber insertions etc. complete (The tail pieces, tapers etc if required will be paid separately) :				
	18.59.1	50 mm dia	each	5	5171.75	25858.75
	18.59.2	80 mm dia	each	3	6255.45	18766.35
	18.6	Providing and fixing enclosed type water meter (bulk type) conforming to IS : 2373 and tested by Municipal Board complete with bolts, nuts, rubber insertions etc. (The tail pieces if required will be paid separately) :				
	18.60.2	100 mm dia nominal bore	Each	5	4995.9	24979.5
	18.60.3	150 mm dia nominal bore	Each	3	7357.35	22072.05
	18.34	Constructing masonry chamber 90x90x100 cm inside, in brick work in cement mortar 1:4 (1 cement : 4 coarse sand) for sluice valve, with C.I. surface box 100 mm top diameter, 160 mm bottom diameter and 180 mm deep (inside) with chained lid and RCC top slab 1:2:4 mix (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size), i/c necessary excavation, foundation concrete 1:5:10 (1 cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size) and inside plastering with cement mortar 1:3 (1 cement : 3 coarse sand) 12 mm thick, finished with a floating coat of neat cement complete as per standard design :	Each			
	18.34.1	With common burnt clay F.P.S.(non modular) bricks of class designation 7.5	Each	52	17577.9	914050.8
	19.6	Providing and laying non-pressure NP2 class (light duty) R.C.C. pipes with collars jointed with stiff mixture of cement mortar in the proportion of 1:2 (1 cement : 2 fine sand) including testing of joints etc. complete :				
	19.6.3	250 mm dia. R.C.C. pipe	meter	100	811.15	81115
	19.6.4	300 mm dia. R.C.C. pipe	meter	100	902.05	90205
	18.61	Providing and fixing C.I. dirt box strainer for bulk type water meter with nuts, bolts, rubber insertions etc. complete conforming to IS : 2373 :				
	18.61.3	150 mm dia	each	5	8394.25	41971.25
		Sub Total				**7134816.618**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/21
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OASIS TOWNSHIPS PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF CIVIL WORKS OF EXTERNAL DRAINAGE SYSTEM

S.No.	DSR No.	DESCRIPTION	UNIT	QTY.	RATE (Rs)	AMOUNT(Rs)
	21	EARTH WORK				
1	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.				
	2.8.1	All kinds of soil	Cum	3325.00	286.85	953776.25
	a	Extra over item no. 1 for depth exceeding 1.5 m but not exceeding 3.0 m	cum	475.00	286.85	136253.75
2	2.25	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 m and lift up to 1.5 m.	cum	631.75	253.95	160242.45
		CEMENT CONCRTE WORKS				
4	4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :				
	4.1.4	1:2:4 (1 Cement : 2 coarse sand (zone-III) : 4 graded stone aggregate 40 mm nominal size).	cum	133.00	7226.95	961184.35
	4.1.11	1:5:10 (1 cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size).	cum	332.50	5660.45	1882099.62
5	6.4	Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in superstructure above plinth level up to floor V level in all shapes and sizes in :				
	6.4.2	Cement mortar 1:6 (1 cement : 6 coarse sand)	cum	2141.3	8288.35	17747843.85
6		Centering and shuttering including strutting, propping etc. and removal of form for :				
	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete.	Sqm	997.50	307.95	307180.125
	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.	Sqm	13300.00	669.55	8905015
	13.4	12 mm cement plaster :				
	13.4.2	1:6 (1 cement : 6 coarse sand)	sqm	8179.50	294.35	2407635.82
	13.18	Neat cement punning	sqm	9310.00	67.80	631218
		Total for Civil work				**34092449.21**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/21
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIP PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF CC ROAD & PAVING

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
12	2.27	Supplying and filling in plinth with sand under floors, including watering, ramming, consolidating and dressing complete.		6528		0.03	195.84	1	195.84	cum	2161.2	423249.408
	4.3	Centering and shuttering including strutting, propping etc. and removal of form work for :										
	4.3.1	Foundations, footings, bases for columns		1888		0.12	226.56	2	453.12	cum	307.95	139538.304
	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re-rolling the sub grade and disposal of surplus earthwith lead upto 50 metres.		18568				1	18568	sqm	180.5	3351524
	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.										
	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30										
		P1		292.93		0.125		1	36.61625			
		P2		432.79		0.125		1	54.09875			
		P3		208.14		0.125		1	26.0175			
		P4		362.41		0.125		1	45.30125			
		P5		41.16		0.125		1	5.145			
		P6		363.26		0.125		1	45.4075			
		P7		39.03		0.125		1	4.87875			
		P8		498.9		0.125		1	62.3625			
		P9		182.62		0.125		1	22.8275			
		P10		443.54		0.125		1	55.4425			
		P11		110.13		0.125		1	13.76625			
		P12		121.65		0.125		1	15.20625			
		P13		329.33		0.125		1	41.16625			
		P14		140.75		0.125		1	17.59375			
									445.83	cum	2658.1	1185060.72

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

	16.75	Providing and laying C.C. pavement of mix M-25 with ready mixed concrete from batching plant. The ready mixed concrete shall be laid and finished with screed board vibrator , vacuum dewatering process and finally finished by floating, brooming with wire brush etc. complete as per specifications and directions of Engineer-in charge. (The panel shuttering work shall be paid for separately).		18568		0.125		1	**2321**	cum	8277.55	19212193.6
		STEEL REINFORCEMENT										
	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level										
	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.		30	1889			1	**56670**	kg	89.65	5080465.5
	16.47	Painting runway/taxi track/apron marking with adequate nos of coats to give uniform finish with road marking paint of superior make as approved by the Engineer-in-charge, i/c cleaning the surface of ail dirt, scales, oil, grease and other foreign material etc. and lining out complete.										
	16.47.1	New work (Two or more coats)		2858		1		1	**2858**	sqm	158.5	452993
	16.68	Providing and laying 60mm thick faciory made cement concrete interlocking paver block of M -30 grade made by block making machine with strong vibratory compaction, of approved size, design & shape, laid in required colour and pattern over and including 50mm thick compacted bed of coarse sand, filling the joints with line sand etc. all complete as per the direction of Engineer-in-charge.										
		P1		292.93				1	292.93			
		P2		432.79				1	432.79			
		P3		208.14				1	208.14			
		P4		362.41				1	362.41			
		P5		41.16				1	41.16			
		P6		363.26				1	363.26			
		P7		39.03				1	39.03			
		P8		498.9				1	498.9			
		P9		182.62				1	182.62			
		P10		443.54				1	443.54			
		P11		110.13				1	110.13			
		P12		121.65				1	121.65			
		P13		329.33				1	329.33			
		P14		140.75				1	140.75			
									3566.64	sqm	951	3391874.64
		Sub-Total										**29845024.5**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96344
Case No. 008L Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139

OJAS TOWNSHIP PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF BOUNDARY WALL CIVIL CONSTRUCTION

sno	DSR - 21 CODE NO.	Description of work	Item	Measurement			Qty	No	Total Qty	Unit	Rate	Amount
				L	B	H						
		ALL WORK FROM 30 M LENGTH										
12	2.6	Earth work in excavation by mechanical means (Hydraulic excavator)/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in charge.										
	2.6.1	All kinds of soil		30	0.9	0.75	20.25	1	20.25	CUM	205.45	4160.36
	4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :										
	4.1.10	1:5:10 (1 cement : 5 coarse sand (zone-III) derived from natural sources : 10 graded stone aggregate 40 mm nominal size derived from natural sources)		30	0.9	0.15	4.05	1	4.05	CUM	6050.65	24505.13
	4.1.3	1:2:4 (1 cement : 2 coarse sand (zone-III) derived from natural sources : 4 graded stone aggregate 20 mm nominal size derived from natural sources)		30	0.46	0.05	0.69	1	0.69	CUM	7365.15	5081.95
	5.2	Reinforced cement concrete work in walls (any thickness), including attached pilasters, buttresses, plinth and string courses, fillets, columns, pillars, piers, abutments, posts and struts etc. above plinth level up to floor five level, excluding cost of centering, shuttering, finishing and reinforcement :										
	5.2.2	1:1.5:3 (1 cement : 1.5 coarse sand(zone-III) derived from natu ral sources : 3 graded stone aggregate 20 mm nominal size derived from natural sources)		30	0.23	0.15	1.035	1	1.035	CUM	10185.05	10541.475
	5.22A	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.		1.035		120	124.2	1	124.2	KG	89.65	11134.53
	5.22A.6	Thermo-Mechanically Treated bars of grade Fe-500D or more										

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

	6.2	Brick work with common burnt clay modular bricks of class designation 7.5 in foundation and plinth in:										
	6.2.2	Cement Mortar 1:6 (1 cement : 6 coarse sand).										
				30	0.68	0.15	3.1	1	3.1			
				30	0.575	0.15	2.6	1	2.6			
				30	0.46	0.15	2.1	1	2.1			
				30	0.345	0.15	1.6	1	1.6			
									9.4	CUM	5549.95	52169.53
	6.4	Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in superstructure above plinth level up to floor V level in all shapes and sizes in :										
	6.4.2	Cement mortar 1:6 (1 cement : 6 coarse sand)										
		Length of wall=30-0.46*11 (below RCC band)		24.94	0.23	0.15	0.8604	1	0.8604			
		Above RCC Band		24.94	0.23	1.2	0.6883	1	6.88			
		Column		0.46	0.46	1.8	0.3808	11	4.189			
	13.4	12 mm cement plaster of mix :							**11.9294**	cum	8288.35	98875.04
	13.4.1	1:4 (1 cement: 4 coarse sand)										
				24.94		1.2	29.28	1	29.28			
				0.46		1.8	0.828	11	9.108			
				0.115		1.8	0.207	22	4.554			
	13.5	15 mm cement plaster on rough side of single or half brick wall of mix:							**42.942**	sqm	307.25	13193.92
	13.5.1	1:4 (1 cement: 4 coarse sand)										
				24.94		1.2	29.28	1	29.28			
				0.46		1.8	0.828	11	9.108			
				0.115		1.8	0.207	22	4.554			
									42.942	sqm	354.5	15222.93

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date. 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

	13.44	Finishing walls with water proofing cement paint of required shade :										
	13.44.1	New work (Two or more coats applied @ 3.84 kg/10 sqm)						1	174.5		97.6	17013.75
	2.25	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 m and lift upto 1.5 m.										
		back filling							10.98	cum	253.95	2788.371
	5.9	Centering and shuttering including strutting, propping etc. and removal of form for										
	5.9.5	Lintels, beams, plinth beams, girders, bressumers and cantilevers										
		GB		30	0.15	9	40.5	2	81	SQM	608.35	49276.35
	10.2	Structural steel work riveted, bolted or welded in built up sections, trusses and framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer all complete										
		MS flats 20x5mm L=30m		30	0.75		22.5	2	45	KG	78.2	3519
		12x12mm square bar c/c 150mm		6	1.13		6.78	21	142.38	KG	78.2	11134.116
		Cost of Boundary Wall for 30 m										318616.452
		Cost of Boundary Wall for 1m										10620.54
		Total Length 734 M							**734**	**RM**	**10620.54**	**7795476.36**

PAL ARCHITECT AND ENGINELR
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OSAS TOWNSHIPS PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF TUBE WELL

S.NO	DSR -2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	23.1	Boring/drilling bore well of required dia for casing/ strainer pipe, by suitable method prescribed in IS: 2800 (part I), including collecting samples from different strata, preparing and submitting strata chart/ bore log, including hire & running charges of all equipments, tools, plants & machineries required for the job, all complete as per direction of Engineer-in-charge, upto 90 metre depth below ground level				
	23.1.1	All types of soil				
	23.1.1.1	300 mm dia	metre	62	592.05	36707.1
	23.2	Boring/drilling bore well of required dia for casing/ strainer pipe, by suitable method prescribed in IS: 2800 (part I), including collecting samples from different strata, preparing and submitting strata chart/ bore log, including hire & running charges of all equipments, tools, plants & machineries required for the job, all complete as per direction of Engineer -in-charge, beyond 90 metre & upto 150 metre depth below ground level.				
	23.2.1.1	300 mm dia	metre	154	690.7	106367.8
	23.1	Supplying, assembling, lowering and fixing in vertical position in bore well, ERW (Electric Resistance Welded) FE 410 mild steel screwed and socketed/plain ended casing pipes of required dia, conforming to IS: 4270, of reputed & approved make, including painted with outside surface with two coats of anticorrosive paint of approved brand and manufacture, including required hire & labour charges, fittings & accessories, all complete, for all depths, as per direction of Engineer-in-charge.				
	23.10.3	200 mm nominal size dia having minimum wall thickness 5.40 mm	metre	78.5	2082.1	163444.85
	23.11	Supplying, assembling, lowering and fixing in vertical position in bore well, ERW (Electric Resistance Welded) FE 410 plain slotted (having slot of size 1.6/3.2 mm) mild steel threaded and socketed/ plain bevel ended pipe (type A) of required dia, conforming to IS: 8110, of reputed and approved make, having wall thickness not less than 5.40 mm, including painted with outside surface with two coats of anticorrosive bitumestic paint of approved brand and manufacture, including hire & labour charges, fittings & accessories, all complete, for all depths, as per direction of Engineer-in-charge.				
	23.11.3	200 mm nominal size dia	metre	12.6	2194.85	159346.11

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/21
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

	23.6	Supplying, filling, spreading & leveling gravels of size range 5 mm to 10 mm, in the recharge pit, over the existing layer of boulders, in required thickness, for all leads & lifts, all complete as per direction of Engineer-in-charge.	cum	5.69	1309	7448.21
	23.12	Development of tube well in accordance with IS : 2800 (part I) and IS: 11189, to establish maximum rate of usable water yield without sand content (beyond permissible limit), with required capacity air compressor, running the compressor for required time till well is fully developed, measuring yield of well by "V" notch method or any other approved method, measuring static level & draw down etc. by step draw down method, collecting water samples & getting tested in approved laboratory, i/c disinfection of tubewell, all complete, including hire & labour charges of air compressor, tools & accessories etc., all as per requirement and direction of Engineer-in-charge.	hour	45	916.8	41256
	23.13	Providing and fixing suitable size threaded mild steel cap or spot welded plate to the top of bore well housing/ casing pipe, removable as per requirement, all complete for borewell of:				
	23.13.3	200 mm dia	each	1	280.95	280.95
	23.14	Providing and fixing M.S. clamp of required dia to the top of casing/ housing pipe of tubewell as per IS: 2800 (part I), including necessary bolts & nuts of required size complete.				
	23.14.3	200 mm clamp	each	1	1827	1827
	23.15	Providing and fixing Bail plug/ Bottom plug of required dia to the bottom of pipe assembly of tubewell as per IS:2800 (part I).				
	23.15.3	200 mm dia	each	1	308.55	308.55
		TOTAL Drill of Tube well civil + Electrical cost				
		Total 1 No Drilling of Tube wel				**516986.57**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIP PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF MAIN GATE

S.NO	DSR -2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	4.1	P/L cement concrete - all works upto plinth level :				
	4.1.10	1:5:10 (1 cement : 5 coarse sand derived from natural sources : 10 graded stone aggregate 40 mm nominal size derived from natural sources)	cum	25.12	6050.65	151992.328
	9.71	Providing and fixing IS : 12817 marked stainless steel butt hinges (heavy weight) with stainless steel screws etc. complete :				
	9.71.2	100x60x2.50 mm	each	6	85.45	512.7
	10.16	Steel work in built up tubular (round, square or rectangular hollow tubes etc.) trusses etc., including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer, including welding and bolted with special shaped washers etc. complete.				
	10.16.1	Hot finished welded type tubes	kg			
		HollowSSBOXsection 80x40x2mm	kg	76.8712		
		HollowSSBOXsection 40x20x1.5mm	kg	134.4244		
		TOTAL		211.2956	154.9	32729.68844
		Providing and fixing carbon steel galvanised (minimum coating 5 micron) dash fastener of 10 mm dia double threaded 6.8 grade (yieldstrength 480 N/mm2), counter sunk head, comprising of 10 m dia polyamide PA 6 grade sleeve, including drilling of hole in frame , concrete/ masonry, etc. as per direction of Engineer-in- charge.				
	10.27.2	10 x 80 mm	each	36	117.3	4222.8
		MAIN ENTRANCE GATE				
	4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :				
	4.1.10	1:5:10 (1 cement : 5 coarse sand (zone-III) derived from natural sources : 10 graded stone aggregate 40 mm nominal size derived from natural sources)	cum	0.072	6050.65	435.6468
	9.71	Providing and fixing IS : 12817 marked stainless steel butt hinges (heavy weight) with stainless steel screws etc. complete :				
	9.71.2	100x60x2.50 mm	each	6	85.45	512.7
	10.16	Steel work in built up tubular (round, square or rectangular hollow tubes etc.) trusses etc., including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer, including welding and bolted with special shaped washers etc. complete.				
	10.16.1	Hot finished welded type tubes				
		HollowSSBOXsection 80x40x2mm	kg	110.25	154.9	
		HollowSSBOXsection 40x20x1.5mm	kg	180.25	154.9	

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

QUAS TOWNSHIPS PVT. LTD. NEW DELHI

				290.5	154.9	44998.45
	10.27	Providing and fixing carbon steel galvanised (minimum coating 5 micron) dash fastener of 10 mm dia double threaded 6.8 grade (yield strength 480 N/mm2), counter sunk head, comprising of 10 mm dia polyamide PA 6 grade sleeve, including drilling of hole in frame , concrete/ masonry, etc. as per direction of Engineer-in-charge.				
	10.27.2	10 x 80 mm	each	36	117.3	4222.8
		Total cost of 2 Main gate	each	2	239627.11	**479254.22**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/21
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIP PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF UNDER GROUND TANK AND PUMP ROOM

S.NO	DSR -2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	2.6	Earth work in excavation by mechanical means (Hydraulic excavator)/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in charg				
	2.6.1	All kinds of soil	cum	970.8	205.45	199450.86
		Extra over item no. 1 for depth exceeding 1.5 m but not exceeding 3.0 m	cum	780	205.45	160251
		Extra over item no. 1 for depth beyond 3.0 m.	cum	47	205.45	9656.15
	2.25	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 m and lift upto 1.5 m.	cum	466.2	253.95	118391.49
	4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level				
	4.1.3	1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size)	cum	5.46	7365.15	40213.719
	4.1.11	1:5:10 (1 cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size).	cum	66.2	5660.45	374721.79
	5.33	Providing and laying in position machine batched and machine mixed design mix M-25 grade cement concrete for reinforced cement concrete work, using cement content as per approved design mix, including pumping of concrete to site of laying but , excluding the cost of centering, shuttering, finishing and reinforcement, including admixtures in recommended proportions as per IS: 9103 to accelerate, retard setting of concrete, improve workability without impairing strength and durability as per direction of Engineer-in-charge. (Note :- Cement content considered in this item is @ 330 kg/cum. Excess/less cement used as per design mix is payable/recoverable separately).				
	5.33.1	All works up to plinth level.	cum	568.2	7997.3	4544065.86
		Centering and shuttering including strutting, propping etc. and removal of form for				
	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete.	Sqm	63	307.95	19400.85
	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.	Sqm	1647	669.55	1102748.85
	5.9.3	Suspended floors, roofs, landings, balconies and access platform.	Sqm	462.5	766.55	354529.375
	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.				
	5.22A.6	Thermo-Mechanically Treated bars	Kg	58645.2	89.65	5257542.18
		Providing and fixing in recommended proportion admixtures as per IS code for water profing concrete as per manufacturer specification and direction of Construction manager				
	22.4.1	Serrated with central bulb (225 mm wide, 8-11 mm thick)	metre	86.3	285.6	24647.28

Reg. ARCHITECT & ENGINEER
COA No. CA/2013/96244
Case No. 0082 Date 18/11/21
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI

	11.26	Kota stone slab flooring over 20 mm (average) thick base laid over and jointed with grey cement slurry mixed with pigment to 10 match the shade of the slab, including rubbing and polishing complete with base of cement mortar 1 : 4 (1 cement : 4 coarse sand) :				
		25 mm thick	sqm	44	0.1491	6.5604
	22.14	Grading roof for water proofing treatment with				
	22.14.1	Cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size)	cum	20.5	3.2	65.6
	22.1	Providing and laying integral cement based treatment for water proofing on horizontal surface at all depth below ground level for under ground structures as directed by Engineer-in-Charge and consisting of : i) I st layer of 22mm to 25mm thick approved and specified rough stone slab over a 25mm thick base of cement mortar 1:3 (1 cement : 3 coarse sand) mixed with water proofing compound conforming to IS:2645 in the recommended proportion over the leveling course (leveling course to be paid separately). Joints sealed and grouted with cement slurry mixed with water proofing compound. ii) 2nd layer of 25mm thick cement mortar 1:3 (1 cement: 3 coarse sand) mixed with water proofing compound in recommended proportions. iii) Finishing top with stone aggregate of 10mm to 12mm nominal size spreading @ 8 cudm/sqm thoroughly embedded in the 2nd layer.				
	22.1.1	Using rough kota stone sqm	Sqm	450	0.342	153.9
		Providing and laying integral cement based treatment for water proofing on the vertical surface by fixing specified stone slab 22 mm to 25 mm thick with cement slurry mixed with water proofing compound conforming to IS:2645 in recommended proportions with a gap of 20 mm (minimum) between stone slabs and the receiving surfaces and filling the gaps with neat cement slurry mixed with water proofing compound and finishing the exterior of stone slab with cement mortar 1:3 (1 cement : 3 coarse sand) 20 mm thick with neat cement punning mixed with water proofing compound in recommended proportion complete at all levels and as directed by Engineer-in-charge :				
	22.2.1	Using rough Kota stone	sqm	250	0.443	110.75
	6.3	Brick work with common burnt clay machine moulded perforated bricks of class designation 12.5 conforming to IS: 2222 in superstructure above plinth level up to floor five level in cement mortar 1:6 (1 cement : 6 coarse sand) :				
	6.3.1	With F.P.S.(non modular) bricks	cum	18	8030.6	144550.8
	13.4.2	1:6 (1 cement: 6 coarse sand)	sqm	612.2	294.35	180201.07
	13.37	White washing with lime to give an even shade :				
	13.37.1	New work (three or more coats)	sqm	215.3	32.45	6986.485
		Sub Total				**12537694.57**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 ..... Date 08/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

TOWNSHIPS PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF SEWAGE TREATEMENT PLANT FOR CONSTRUCTION OF 1344 HOUSES

SR NO	DSR-21.	DESCRIPTION	UNIT	QTY.	RATE (Rs)	AMOUNT (Rs)
		EARTH WORK				
1	2.6	Earth work in excavation by mechanical means (Hydraulic excavator)/manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in-charge.				
	2.6.1	All kinds of soil.	cum	932.40	205.45	191561.58
	a	Extra over item no. 1 for depth exceeding 1.5 m but not exceeding 3.0 m.	cum	941.63	205.45	193457.88
	b	Extra over item no. 1 for depth beyond 3.0 m.	cum	1255.50	205.45	257942.47
2	2.25	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 m and lift up to 1.5 m.	cum	202.50	253.95	51424.875
		CEMENT CONCRTE WORKS				
4		Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :				
	4.1.11	1:5:10 (1 cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size).	cum	94.16	6050.65	569729.04
5	5.5	Providing and laying in position machine batched and machine mixed design mix M-25 grade cement concrete for reinforced cement concrete work, using cement content as per approved design mix, including pumping of concrete to site of laying but , excluding the cost of centering, shuttering, finishing and reinforcement, including admixtures in recommended proportions as per IS: 9103 to accelerate, retard setting of concrete, improve workability without impairing strength and durability as per direction of Engineer-in-charge. (Note :- Cement content considered in this item is @ 330 kg/cum. Excess/less cement used as per design mix is payable/recoverable separately).				
	5.33.1	All works up to plinth level.				
		using M20 grade instead	cum	652.60	8320.05	5429664
6		Centering and shuttering including strutting, propping etc. and removal of form for :				
	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete.	Sqm	59.20	307.95	18230.64
	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.	Sqm	2320.00	669.55	1553356
	5.9.3	Suspended floors, roofs, landings, balconies and access platform.	Sqm	598.50	766.55	458780.175
7	5.22A.6	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level. Thermo-Mechanically Treated bars.	Kg	63578.00	89.65	5699767.7
8		Providing and fixing in recommended proportion admixtures as 50per IS code for water profing concrete as per manufacturer specification and direction of Construction manager	Per bag of Kg of cement used in the mix			-
8	22.4	Providing and Placing in position suitable PVC water stops conforming to IS:12200 for construction/ expansion joints between two RCC members and fixed to the reinforcement with binding wire before pouring concrete etc. complete :				
	22.4.1	Serrated with central bulb (225mm wide, 8-11mm thick).	M	234.00	285.60	66830.4

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

TOWNSHIPS PVT. LTD. NEW DELHI

DETAILED ESTIMATE OF SEWAGE TREATEMENT PLANT FOR CONSTRUCTION OF 1344 HOUSES

SR NO	DSR-21	DESCRIPTION	UNIT	QTY.	RATE (Rs)	AMOUNT (Rs)
9		Providing and fixing 500 mm dia CI manhole cover and frame (medium duty). Weight of cover not less than 58 Kg.				-
10	11.26	Kota stone slab flooring over 20 mm (average) thick base laid over and jointed with grey cement slurry mixed with pigment to match the shade of the slab, including rubbing and polishing complete with base of cement mortar 1 : 4 (1 cement : 4 coarse sand) : 25 mm thick	sqm	178.70	1706.60	304969.42
11	22.14	Grading roof for water proofing treatment with				
12	22.14.1	Cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size)	cum	8.94	3.20	28.608 -
13	22.1	Providing and laying integral cement based treatment for water proofing on horizontal surface at all depth below ground level for under ground structures as directed by Engineer-in-Charge and consisting of : i) I st layer of 22mm to 25mm thick approved and specified rough stone slab over a 25mm thick base of cement mortar 1:3 (1 cement : 3 coarse sand) mixed with water proofing compound conforming to IS:2645 in the recommended proportion over the leveling course (leveling course to be paid separately). Joints sealed and grouted with cement slurry mixed with water proofing compound. ii) 2nd layer of 25mm thick cement mortar 1:3 (1 cement: 3 coarse sand) mixed with water proofing compound in recommended proportions. iii) Finishing top with stone aggregate of 10mm to 12mm nominal size spreading @ 8 cudm/sqm thoroughly embedded in the 2nd layer.				
	22.1.1	Using rough kota stone.	Sqm	626.22	0.342	214.167
	22.2	Providing and laying integral cement based treatment for water proofing on the vertical surface by fixing specified stone slab 22 mm to 25 mm thick with cement slurry mixed with water proofing compound conforming to IS:2645 in recommended proportions with a gap of 20 mm (minimum) between stone slabs and the receiving surfaces and filling the gaps with neat cement slurry mixed with water proofing compound and finishing the exterior of stone slab with cement mortar 1:3 (1 cement : 3 coarse sand) 20 mm thick with neat cement punning mixed with water proofing compound in recommended proportion complete at all levels and as directed by Engineer-in charge :				
	22.2.1	Using rough Kota stone	sqm	311.10	0.443	137.817
	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels/ subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guaranteed for 10 years against any leakage.				

OJAS TOWNSHPS PVT. LTD. MEERUT

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

DETAILED ESTIMATE OF SEWAGE TREATEMENT PLANT FOR CONSTRUCTION OF 1344 HOUSES

SR.NO	DSR-21	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
15	6.3	Brick work with common burnt clay machine moulded perforated bricks of class designation 12.5 conforming to IS: 2222 in superstructure above plinth level up to floor five level in cement mortar 1:6 (1 cement : 6 coarse sand) :				
	6.3.1	With F.P.S.(non modular) bricks.	CUM	13.56	8030.60	108894.93
	13.4	12 mm cement plaster of mix :				
16	13.4.2	1:6 (1 cement: 6 coarse sand)	Sqm	152.40	294.35	44858.94
17	13.37	White washing with lime to give an even shade :				
	13.37.1	New work (three or more coats)	One Square Metre	195.34	32.45	6338.78
			TOTAL CIVIL WORK OF STP			14956187.42

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

TOWNSHIPS PVT. LTD.

OTHER SERVIES						
1		External sewerage system				35045321.16
2		External water supply system				7134816.618
3		External Drainage system				34092449.21
4		C.C Paving work cost				29845024.5
5		Boundary wall construction 734 M				7795476.36
6		Tube well cost				516986.57
7		Main Entrance gate				479254.22
8		U.G Tank and Pump Room				12537694.57
9		S.T.P Construction				14956187.42
		other service				**142403210.6**

Grand Total 16 Tower A TO H , J , K , W TO Z , Z1 , Z2	662297261.2
Grand Total 10 Tower L TO N & P TO V	212014320.7
Grand Total other service	142403210.6
Grand total project cost	**1016714793**

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0082 Date 18/11/21
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

OJAS TOWNSHIPS PVT. LTD. NEW DELHI