



266/ACW
19/5/22

Public Works Department (B&R) Haryana
Engineer-in-Chief (Buildings)
Nirman Sadan (PWD B&R Office Complex)
Sector- 33-A, Chandigarh-160020
Email: eicbldgs@gmail.com

To

1. All the Administrative Secretaries to Government of Haryana
2. All the Head of Departments of Haryana Government
3. All the Heads/MDS/CEOs of Boards/Corporations in the State.
4. All the Divisional Commissioners in the State.
5. All the Deputy Commissioners in the State.

State Vigilance
Plot No 1
SECTOR 23 P&L

No 67574 Dated :- 28.4.2022

Subject: Re-Revision of Specifications regarding Repair, Special Repair and Renovation of Government Houses.

The Government has approved the proposal in the subject cited matter vide this office U.O No 42303/WI dated 10.03.2022 as under:-

1. House allottee of Government residential accommodation being maintained by PWD B&R shall bear 60% cost of out of norms renovation work / items which are beyond norms and remaining 40% shall be borne by the Government.
2. The specifications of new construction /renovation with Makes of items for every category House are enclosed for ready reference.

27/4/2022

Executive Engineer (B-II)
for Engineer-In-Chief, (Bldgs) Haryana,
PW(B&R) Deptt. Chandigarh

DA/ As above

Endst No WI Dated

A copy of the above is forwarded to the following for information and necessary action.

1. PS /Dy CM, PS/CS, PS/ACSPW
2. All the Superintending Engineers Haryana PWD B&R Department.
3. All the Executive Engineers Haryana PWD B&R Department.
4. IT officer (Head office) for putting the instructions on website of Department.

DA/ As above

Executive Engineer (B-II)
for Engineer-In-Chief, (Bldgs) Haryana,
PW(B&R) Deptt. Chandigarh

Admn
23000 CHS
19/5/2022

SSJ-19/5/2022
ADY

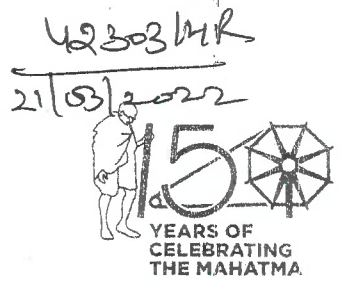


Subject:-Re-Revision of Specifications regarding Repair, Special Repair and Renovation of Govt. Houses.

Will the Additional Chief Secretary to Govt. of Haryana Public Works (B&R) Department kindly refer to the subject noted above?

1. Govt. had been requested vide this office U.O. No. 23439/WI dated 09.02.2022 (Annexure-I) for approval of –
 - i) House allottee should be asked to bear 100% cost of renovation works which are out of norms.
 - ii) Some new building materials/items, as under, have been introduced in the market, and the same need to be approved by Govt. so as to maintain and repair the Govt. Houses as per latest building materials/items in the market-
 - a) Modular Kitchen
 - b) Cup Boards shelves and Cup Board provided with 19 mm thick green ply.
 - c) Drive way finish with pre-polished checqured tiles.
 - d) False Ceilings
 - e) Shed for car parking
 - f) Jaguar fittings in bath and kitchen
 - g) POP on Ceilings
 - h) Wall Putti
 - i) Jafri on boundary wall
 - j) Provision for exhaust fan, geyser in toilet
 - k) Space for washing machine in toilet/ rear courtyard finish with Non skid tiles size 12"x12".
 - l) European WC to be provided
 - m) Stainless steel sink
 - n) PH & Electrical point to be made for exhaust fan/water filter/geyser.
2. The matter was discussed by Govt. with Hon'ble Deputy Chief Minister, Haryana and it was suggested and directed (as at page-4 of Annexure-I) that-
 - (i) House allottee shall be asked to bear 60% cost of renovation works taking out of norms. Remaining 40% shall be borne by the Govt.

P.O.L



हरियाणा सरकार

42303
14/03/2022

- (ii) It was directed by Govt. the specific products (items)/ makes be finalized for every category house.
3. As per orders of the Govt., the Specifications for New Construction/Renovation have been prepared with makes for every category house and same is attached at **Annexure-II**.

Accordingly, the Govt. is requested for according approval for -


- (i) House allottee should be asked to bear 60% cost of renovation works taking out of norms. Remaining 40% shall be borne by the Govt. (as at page- 4 of Annexure-I)
- (ii) the Specifications for New Construction/Renovation with makes for every category house (**Annexure-II**)

,please


U.O. No. 42303 /WI
Dated 10/3/22


10/03/2022
(Tilak Raj Gupta)
EE (Building-II)

SE(Buildings)


(Anil Kumar Dahiya)
SE(Buildings)


C.E. (Buildings)

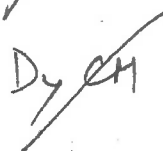

(Ashok Kumar)
CE (Buildings)

E.I.C(Buildings)


(P.K. Dahiya)
E-in-C(Buildings)

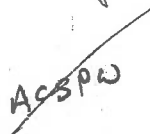
ACSPW(B&R)


18/3
(Anurag Rastogi), IAS
ACSPW (B&R) & Architecture



What is the content of revised Norms.


15/3
DUSHYANT CHAUTALA
Deputy Chief Minister, Haryana



E.I.C (B)
GOVERNMENT OF HARYANA
"बेटी बचाओ - बेटी पढ़ाओ"
21.3.22
CE(B) SE. I.M. . SR.

17-3-22

421/3

O/o Dy. Chief Minister
Dy. CM
12289
Date 17.03.2022

10000/11K
11/04/22



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42303

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11/04/22

U.O Note bearing No. 42303/WI dated 10.03.2022 (Flag-X) at NP-1 and 2, alongwith Hon'ble Deputy Chief Ministers' remarks " what is Status of revised Norms" may be seen by officers, please.

In this connection, it is brought out that as per order of Government to finalise the Specific products (items)/makes for every category house", as at page-4 of Annexure-I, the Specifications for New Construction/Renovation with 'Makes', for every category house are available at Annexure-II, alongwith above U.O. Note.

So, we may request to Govt again to bring the same into the notice of Hon'ble Deputy Chief Minister Haryana, for approval of 3 (i) and 3 (ii), as at 'Page 2' of U.O. Note No. 42303/WI dated 10.03.2022, please.

23/03/2022
EE (Budget-II)

~~SE (Budget)~~

24/3

~~CE (Bids)~~

~~EC (Bids)~~

27/3

~~ACSPW~~

by CM

28/3/22

DUSHYANT CHAUTALA
Deputy Chief Minister, Haryana

(Anurag Rastogi), IAS
ACSPW (B&A) & Architecture

O/o Dy. Chief Minister
Haryana
Date: 04.04.2022

~~ACSPW~~

~~EC (Bids)~~

11-04-22

11-4-22

~~CE (Bids)~~

GOVERNMENT OF HARYANA

"बेटी बचाओ - बेटी पढ़ाओ"

~~SE (Bids)~~

11/4

3/11/4

16/04/22
11/04/22

SPECIFICATIONS FOR NEW CONSTRUCTION/RENOVATION

4

HOUSE TYPES 2800 Sft., 2200 Sft. and 1900 Sft. AREAS (Earlier 1882, 2775 sft.)

Sr. No.	Items	Sub Items	Present Specifications	Proposed Specifications & Makes
1.	FLOORING, DADO-SKIRTING	a) i. Drawing Room, Dining, Lobby, Entrance Hall. ii) Bed Room, Study room, Office room, b) Staircase. c) Kitchen	a) i. Vitrified tiles minimum size 2'-0" x 2'-0" ii. Ceramic tile Non Skid. b) Kotah Stone. c) (i) Non Skid Ceramic tiles flooring. (ii) Worktops to be finished with Granite. (iii) Glazed tiles dado upto 6'-9"	a) i. New Constn:- Marble Stone. Make : Simpolo, Kajaria, Jonshon & Johnson, Orient ii. Renovation:- Vitrified double charged tiles 2'-0"x 2'-0" or above./ wooden flooring of make Green Panel, Action Tesa and equivalent b) Baroda Green/White Marble. c) (i) New Constn:- Granite stone in flooring. Renovation:- Anti-Skid Ceramic tiles in flooring. (ii) Worktops to be finished with Granite stone. (iii) Ceramic rectified tiles 12"-18" or above in dado upto 6'-9" (iv) Modular Kitchen Cabinets under worktop and overhead with 20mm Block Board with Lamination. (v) Stainless steel double sink. Baroda Green marble with marble pattern/ Anti skid Vitrified double charged tiles of any size.
	d) Verandah, Balcony	e) Toilets. All PH fitting :-	d) Kotah stone. (i) Flooring- Non Skid Ceramic Tiles. (ii) Provision for installation of washing machine shall be made. (iii) Dado - Ceramic tiles upto 7'-0" with border, minimum size 8"x12".	(i) Flooring- Granite stone tiles. (ii) Provision for installation of washing machine shall be made separately by pvdg. Washing area. (iii) Dado- Ceramic rectified tiles upto 7' with border with size 12"x 18" or above. (iv) Undercounter Wash basin with Granite top. (v) Wall hung type WC. Makes all PH fitting :- Jaquar/ Hindware / Cera or equivalent
	f) Garage/ Camp office, Servant room, room, Store Room.	Security guard	Conglomerate flooring with skirting of relevant type.	Kotah stone/Vitrified 2'x2' in camp office.
	g) Servant Toilet.	Ceramic tile flooring. Ceramic tiles 8"x12" size upto 4'6" on Dado.	Coba Treatment.	Ceramic rectified tile flooring with Dado- 18"x12" size upto 7'.
	h) Sleeping Terrace.	-	-	Rustic tiles with pattern/Kotah stone, Marble.
	i) Driveway	Hardwood frames for all doors, windows, ventilators, operable & fixed with glazing.	-	Kotah Stone with marble pattern/ Antiskid 16"x16"
2.	JOINERY WORK FOR DOORS, WINDOWS AND VENTILATORS.	a) Frames b) Shutters. c) Wood to be used.	The shutters for doors, windows, hard wood except teak. ventilators shall be	Flush shutter 30mm thick ISI marked with 3mm thick Veneer on both sides ISI Marked. Windows, ventilators shall be hard wood except teak. Wooden chowkshais. Wood to be used shall be kiln seasoned hard wood as per I.S.I.

			per I.S.I. specification.	specification.
	d) Cupboards.	(i) ¾ thick Block board shelves. (ii) Flush shutters 25mm thick ISI marked.	(i) 20 mm thick Block board ISI Marked Box type cupboard doors. (ii) Flush shutters 25mm thick ISI marked with 3mm thick Teak veneer on one side.	
	e) Toilets.	Bath and toilets shall have Hard wood chowkhats and paneled shutters with cement bonded particle board panel inserts.	Bath and toilets shall have Hard wood chowkhats Flush shutters ISI Marked with one side Lamination and one side 3mm thick veneer.	
	f) Wires gauge shutters.	Fly mesh shutters to all outer doors / windows to be provided.	Fly mesh shutters to all outer doors/ windows to be provided.	
	g) Door Fittings.	Aluminium fitting to be used, ISI marked.	Stainless Steel Grade 304 fittings [SJ Marked.	
	a) Internal walls & Ceiling	Oil bound Distem per, Ceiling to be white washed with non sticking material.	Plastic Emulsion. Asian paint, Nerolac, Delux, Shalimar or equivalent.	
3	INTERNAL AND EXTERNAL FINISHES	b) Joinery painting. c) External finish	Joinery shall be painted with Spirit polishing. (i) Plastered/Painted with appropriate external paint as per color scheme with combination of tiles. (ii) All RCC work shall be plastered unless otherwise specified.	
		Joinery shall be painted with synthetic enamel paint. (i) Painting / Plastered / Grit finished / Brick facing / Painted with appropriate external paint as per color scheme. (ii) All RCC work shall be plastered unless otherwise specified.		
4	SOIL WASTE & RAIN WATER PIPES.	a) Rain water pipes. b) Soil waste pipes. c) Grills	(i) All R. W.P.s be laid in approachable shall be concealed in ducts. (ii) PVC pipes shall be used. (iii) RWP's need not be embedded in brick walls in general.	
		All the soil waste pipes shall not be exposed. Steel grills to outer windows to be provided in all the categories of houses to give greater security to the house.	All Soil waste pipes shall not be exposed. Steel Grills to outer windows / Ventilators to be provided.	
	ELECTRIC WIRING	a) Wires. b) Switches, MCBs	Copper wiring in concealed conduits be provided. Havelis, R.R, KEI Modular Switches, MCBs ISI marked. Anchor, Havelis SSK or equivalent.	
5	COMPOUND WALLS AND GATES.	a) Compound walls. b) Gates.	Standard compound walls shall be provided. The outer faces of walls shall have exposed brick face and the inner faces shall be plastered. Standard gates of 5' - 11 ½ high shall be provided.	
6	INTERNET & OTHER COMMUNICATIONS SYSTEMS	a) Communication system	Telephone / Internet / TV conduits should be provided for needs for future.	
7	RAIN WATER HARVESTING		As per Hr. Govt. Notifications.	
8	SOLAR WATER HEATING		As per Hr. Govt. Notifications.	

Note:- 1. Hon'ble P/W/M has ordered for change of Norms for Renovation but existing norms are applicable for New Constn. & Renovation. Accordingly Proposed norms are also for New Constn. Renovation. 2. Marble has been taken in the proposed specification for New Constn. only and Tiles for Renovation. P/f Marble Flooring in Renovation will be quite cumbersome and time consuming thus not proposed. P/f tile is quicker and feasible.

SPECIFICATIONS FOR NEW CONSTRUCTION/RENOVATION

HOUSE TYPES 1300 SFT. AREA. (Earlier 1220 Sft.)

Sr. No	Items	Sub Items	Present Specifications	Proposed Specifications
1.	FLOORING, DADO-SKIRTING	a) Drawing Room, Dining, Bedrooms and Lobby b) Bed Rooms. c) Staircase. d) Kitchen.	a) Silver grey Terrazzo/ Ceramic tile Silver grey Terrazzo. Kotah Stone.	i) New Constrn. :- Marble Stone Make :- Simpolo, Kajaria, Jonshon & Johnson, Orient ii) Renovation: Vitrified double charged tiles 2;0" x 2'-0" Vitrified double charged tiles 2'-0" x 2'-0". Baroda Green Marble (i) New Constrn:- Granite stone in flooring. Renovation:- Non Skid Ceramic tiles in flooring. (ii) Worktops to be finished with Granite stone. (iii) Ceramic rectified tiles 24"-18" in dado upto 6'-9" (iv) Cabinets under slab and overhead with 20mm Block Board with Lamination. (v) Stainless steel sink.
		e) Toilets- Cera f) All PH fitting :-	(i) Non Skid Ceramic tile. (ii) glazed tile dado upto 6'-9" height.	(i) Flooring- Anti-Non Skid Ceramic Tiles. (ii) Provision for Installation of Washing machine shall be made in toilet/rear courtyard. (iii) Dado- Ceramic rectified tiles upto 7' with size 24"x 18" or above. Makes: Hindware/ Perryware,, Kajaria, Cerra or equivalent.
		g) Garages and Stores. h) Terrace. i) Driveway	Conglomerate flooring with matching skirting. Brick bats Coba Treatment.	Kotah stone. Kotah stone with marble/ Anti skid Ceramic tiles. Kotah Stone with marble pattern.
2.	JOINERY WORK FOR DOORS, WINDOWS AND VENTILATORS	a) Frames. b) Shutters.	Pressed steel. (i) Flush shutter with hard wood frame 35 mm thick. ISI marked. (ii) Windows, ventilators shall have Hard Wood shutter. (iii) Fly mesh shutters on all outer doors & windows. (iv) Solid flush shutters for cupboards 25mm thick. ISI marked factory manufactured.	(i) Flush shutter ISI Marked. Windows, ventilators shall be hard wood except teak. (ii) Windows, ventilators shall have Hard Wood glazed shutter. (iii) Fly mesh shutters on all outer doors & windows. Make:- Century, Duro or equivalent.

		c) Wood to be used. d) Cupboard.	Any hard wood except teak. 25 mm thick block board for shelves.	Wood to be used shall be kiln seasoned hard wood as per I.S.I. specification. 25 mm thick Block board ISI Marked shelves. (ii) Flush shutters 25mm thick ISI marked teak veneered with spirit polish. Anodized Aluminium fitting ISI marked.
		e) Fittings. a) Internal Finishes.	Aluminium fitting. ISI marked. All internal walls shall have oil bound distemper in designated area and rest white washed.	Plastic Emulsion. Asian paint, Nerolac, Delux, Shalimar or equivalent..
3.	INTERNAL AND EXTERNAL FINISHES.	b) Joinery Paint. c) External finishes	Joinery to be painted with synthetic enamel 1 st quality paint of approved shade. Deep struck Pointing / Plastered / Grit finished / Brick face to be painted with external paint as per color scheme.	Joinery shall be painted with synthetic enamel paint. Asian paint, Nerolac, Delux, Shalimar or equivalent. (i) Plastered / Painted with appropriate external paint as per color scheme. (ii) All RCC work shall be plastered unless otherwise specified.
4.	SOIL WASTE & RAIN WATER PIPES.	a) Rain water pipes. b) Soil Waste pipes.	i) All rain water pipes shall be concealed in ducts. Soil waste pipes shall be concealed in ducts. On all floors.	(i) All R.W.P.s be laid in approachable ducts. (ii) P.V.C. pipes ISI Marked. C.I. Soil waste pipes shall not exposed. On all floors.
5.	GRILLS	a) Grills.	The building shall have concealed copper wiring.	Copper wiring in concealed conduits be provided.
6.	ELECTRIC WIRING	a) Wiring b) Communication system	Telephone / TV/ Internet conduits be also provided as per need of the future.	Telephone/ Internet / TV conduits and wiring. Make: North west, Legrand, Grand ley
6A		Switches MCB.	Telephone / TV/ Internet conduits be also provided as per need of the future.	Modular switches MCB. Make:- Anchor, cona, Legrand or equivalent
7.	COMPOUND WALLS AND GATES	a) Compound walls. b) Gates.	Standard compound walls shall be provided. The outer faces of walls shall have exposed brick face and the inner faces shall be plastered. Standard gates shall be provided.	Standard compound walls shall be provided. The outer faces of walls shall have plastered with pattern if any. Wooden or Fiber Glass Jaffi 26" high on front B/wall. Standard gates of 5'-11 1/2 high shall be provided.
8.	PROVISION OF RAIN & WATER HARVESTING	-	As per Hr.Govt. Notification.	Mandatory
9.	SOLAR WATER HEATING	-	As per Hr.Govt. Notification.	-

Note: 1 Hon'ble PWM has ordered for change of Norms for Renovation but existing norms are applicable for New Constn./ & Renovation/ Accordingly Proposed Norms are also for New Constn./Renovation.

2. Marble has been taken in the proposed specification for New Constn. only and Tiles for Renovation. P/F Marble Flooring in Renovation will be quite cumbersome and time consuming thus not proposed. P/F tile is quicker & feasible.

SPECIFICATIONS FOR NEW CONSTRUCTION/RENOVATION OF HOUSES

HOUSE TYPES 950 sqft., 800 Sqft. (Earlier 770 sqft)

Sr. No.	Items	Sub Items		Present Specifications	Revised Specifications						
		Rooms, Lobby, Balcony, Verandah	Store								
1.	FLOORING, DADO -SKIRTING	a) Rooms, Lobby, Balcony, Verandah	Store	Terrazzo flooring Silver grey colour.							
								b) Kitchen	(i) Non Skid Ceramic tiles flooring.	(i) Renovation:- Non Skid Ceramic tiles in flooring. New Consn. :- Marble.	
									(ii) Ceramic tiles dado upto 6'-9"		(ii) Worktops to be finished with Baroda Green marble.
									(iii) Working top shall be finished in Baroda Green marble.		(iii) Ceramic rectified tiles 18"x12" in dado upto 6'-9"
											(iv) Cabinets overhead with 20mm Block Board ISI Marked with Lamination. Laminated shutters with Pressed steel chowkhats under worktop.
c) Toilets	(i) Non Skid Ceramic Tiles flooring.	(i) Provision for Installation of 'washing machine shall be made in toilet/rear courtyard.									
	(ii) Glazed tiles dado upto 6'-9" height.		(ii) Dado- Ceramic rectified tiles upto 7'-0" with border with size 18"x 12" or above.								
			Makes: Hindware, Cera or equivalent. Makes: Baroda Green/White Marble.								
d) Staircase	-	Ceramic antiskid tiles.									
	e) Driveway										
2.	JOINERY WORK FOR DOORS, WINDOWS AND VENTILATORS.	a) Frames.	Pressed steel frames for all doors, windows ventilators, openable and fixed with glazing.		Flush shutter ISI Marked. Windows, ventilators shall be Hardwood except teak with Pressed steel chowkhats.						
								b) Door shutters.	The shutters for doors, windows, ventilators, shall be of hard wood. Doors shall have lush shutters.	(i) Renovation:- Marble stone. ii) Renovation:- Vitrified Double Charged-2'x2'. Make:- Simporto, Kajaria, Jonshon & Johnson, Orient, Dalal tiles.	
									Wood to be used shall be kiln seasoned hardwood as per ISI specifications except teak.		Wood to be used shall be kiln seasoned hard wood as per I.S.I. specification.
c) Wood to be used.											

		d) Cupboards	(i) Ferro cement / RCC 25mm thick shelves incupboards. (ii) Pressed steel chowkhats & shutters of hardwood frame with 4 mm thick commercial Ply face on both side. ISI marked.	(i) 25 mm thick Block board ISI Marked shelves. (ii) Flush shutters 25mm thick ISI marked.
		e) Door fittings	Anodized aluminium fittings shall be used . ISI marked.	Anodized Aluminium fittings ISI marked.
		f) Toilets	Bath & Toilets shall have Pressed steel chowkhats with paneled shutters of hard wood (Hollock)/PVC/Cement bonded particle board panel inserts shall be used.	Bath and toilets shall have Pressed steel chowkhats and Laminated Flush shutters ISI Marked.
		PH fittings:		All PH fitting: Hindware/ Perryware, Kajaria, Cerra or equivalent.
		g) Wire gauge shutters.	Fly mesh shutters to all the outer doors and windows shall be provide.	Fly mesh shutters to all outer doors / windows to be provided.
1, 3.	INTERNAL AND EXTERNAL FINISHES	a) Internal walls and Ceiling	All internal walls shall have OBD & Ceiling to be white washed.	Oil Bond Distemper.
		b) Joinery paint.	Joinery to be painted with synthetic enamel paint as per colour scheme.	Joinery shall be painted with synthetic enamel paint.
		c) External walls/ surfaces.	i) Exposed brick surfaces shall be finished with deep struck pointing with matching pigment and with cement based paint. (ii) All RCC works shall be plastered unless otherwise specified. (iii) Plastered surfaces shall have cement based paint.	(i) Plastered / Painted with appropriate external paint as per colour scheme. (ii) All RCC work shall be plastered unless otherwise specified.
4.	SOIL WASTE & RAIN WATER PIPES.	a) Rain water pipes	(i) All R.W.P.s to be laid in approachable and openable ducts. (ii) C.I rain water pipes shall be preferred. (iii)	(i) All R.W.P.s to be laid in approachable and openable ducts. (ii) PVC pipes ISI Marked.
5.	ELECTRIC WIRING	a) Wires b) Switches/ MCB's	Copper wiring in concealed conduits be used. Switches/ MCB's be of empanelled Cos.	Copper wiring in concealed conduits be provided. Makes: Plaza, Polycab. Switches, MCBs ISI marked. Makes: Indasian, C&S.

	c) Communication system to be adopted SPECIFICATIONS FOR	Telephone / TV conduits be also provided.	Telephone / Internet/ TV conduits and wiring.
		NEW CONSTRUCTION/RENOVATION	OF HOUSES
	d) Grills.	Steel Grills to outer windows / Ventilators to be provided.	Steel Grills to outer windows / Ventilators to be provided on all floors.
6.	a) Compound walls. b) Gates.	Standard compound walls shall be provided. The outer faces of walls shall have exposed brick face and the inner faces shall be plastered. Standard provision shall be made.	Standard compound walls shall be provided. The outer faces of walls shall have plastered with pattern. Standard gates shall be provided.
7.	-	As per Hr. Govt. Notification.	As per Hr. Govt. Notification.
8.	-	As per HAREDA Guidelines.	As per HAREDA Guidelines.

- Note: 1. Hon'ble PWM has ordered for change of Norms for Renovation but existing norms are applicable for New Consn. & Renovation. Accordingly, Proposed Norms are also for New Consn. /Renovation.
2. Marble has been taken in the proposed specification for New Consn. only and Tiles for Renovation. P/F Marble Flooring in Renovation will be quite cumbersome and time consuming thus not proposed. P/F tile is quicker & feasible.

HOUSE TYPES 650 Sft. and 450 Sft. (Earlier 600 sft, 440 sft, 350 Sft)

Sr. No.	Items	Sub Items	Present Specifications	Revised Specifications makes
1.	FLOORING, SKIRTING	a) Rooms, Lobby, Balcony, Verandah b) Kitchen	Terrazzo flooring Silver grey colour. (i) Non Skid Ceramic tiles flooring. (ii) Ceramic tiles dado upto 6'-9" (iii) Working top shall be finished in Baroda Green marble.	i) New Constrn:-Marble Stone. ii) Renovation:- Vitrified tiles 2'x2'. Make :- Simpolo, Kajaria, Jonshon & Johnson, Orient, Dalal Tiles 1. Renovation:- Non Skid Ceramic tiles in Flooring. 2. New Constrn:- (i) Worktops to be finished with Baroda Green marble. (ii) Ceramic rectified tiles 18"x12" in dado upto 6'-9" (iii) Cabinets overhead with 20mm Block Board ISI Marked with Lamination. Laminated shutters for doors with Pressed steel chowkhats under worktop. (iv)Stainless steel sink.
		c) Toilets	(i) Non Skid Ceramic Tiles flooring. (ii) Glazed tiles dado upto 6'-9" height.	(i) Provision for Installation of washing machine shall be made in toilet/rear courtyard. (ii) Dado- Ceramic rectified tiles upto 7'-0" with border with size 18"x 12" or above. (iii) Renovation-Non skid Ceramic tiles. Makes: Silko, excel or equivalent
		d) Staircase		Kotak stone & Marble Stone combination.
		e) Driveway		Paver blocks -80mm ISI marked / antiskid tiles
2.	JOINERY WORK FOR DOORS, WINDOWS AND VENTILATORS.	a) Frames. b) Door shutters. c) Wood to be used. d) Cupboards	Pressed steel frames for all doors, windows ventilators, openable and fixed with glazing. The shutters for doors, windows, ventilators, shall be of hard wood. Doors shall have lush shutters. Wood to be used shall be kiln seasoned hard wood as per ISI specifications except teak. (i) Ferro cement / RCC 25mm thick shelves in cupboards. (ii) Pressed steel chowkhats & shutters of hard wood frame with 4 mm thick commercial Ply face on both side. ISI marked.	Steel frames for all Doors, openable Windows, Ventilators, & fixed with glazing. Flush Shutter ISI Marked. Windows, Ventilators shall be Hard wood except teak with Pressed steel chowkhats. Wood to be used shall be kiln seasoned hard wood as per L.S.I. specification. (i) 25 mm thick Block board ISI Marked shelves. (ii) Flush Shutters 25mm thick ISI marked.
		e) Door fittings	Anodized aluminium fittings shall be used. ISI marked.	Anodized Aluminium fittings ISI marked.

SPECIFICATIONS FOR NEW CONSTRUCTION/RENOVATION OF HOUSES

3	INTERNAL AND EXTERNAL FINISHES	1) Wire gauge shutters.	Bath & Toilets shall have Pressed steel steel chowkhats with paneled shutters of hard wood (Hollock)/PVC/Cement bonded particle board Panel inserts shall be used.	Bath and Toilets shall have Pressed steel Chowkhats and laminated Flush shutters ISI Marked.
		a) Internal walls and Ceiling	Fly mesh shutters to all the outer doors and windows shall be provide.	Fly mesh Shutters to all outer doors/ windows to be provided.
		b) Joinery paint.	All internal walls shall have OBD & Ceiling to be white washed.	Oil Bond Distemper.
	c) External walls/ surfaces.	Joinery to be painted with synthetic enamel paint as per colour scheme.	i) Exposed brick surfaces shall be finished with deep struck pointing with matching pigment and with cement based paint.	(i) Plastered / Painted with appropriate external paint as per colour scheme.
			(ii) All RCC works shall be plastered unless otherwise specified.	(ii) All RCC work shall be plastered unless otherwise specified.
			(iii) Plastered surfaces shall have cement hased paint.	
4.	POOL WASTE & RAIN WATER PIPES.	a) Rain water pipes	(i) All R.W.P.s to be laid in approachable and openable ducts.	(i) All R.W.P.s to be laid in approachable and openable ducts.
		a) Wires	(ii) C.I rain water pipes shall be preferred.	(ii) PVC pipes ISI Marked.
5.	ELECTRIC WIRING	a) Wires	Copper wiring in concealed conduits be used.	Copper wiring in concealed conduits be provided. Makes: Plaza, Polycab
		b) Switches/ MCB's	Switches / MCB's be of empanelled Cos.	Modular Switches, MCBs ISI marked. Makes: Indosian, C&S.
		c) Communication system to be adopted.	Tele phone / TV conduits be also provided.	Telephone / Internet / TV conduits and wiring.
	GRILLS	a) Grills.	Steel Grills to outer windows/ Ventilators to be provided.	Steel Grills to outer windows / Ventilators to be provided on all floors.
6.	COMPOUND WALLS AND GATES	a) Compound walls.	Standard compound walls shall be provided. The outer faces of walls shall have exposed brick face and the inner faces shall be plastered.	Standard Compound walls shall be provided with plaster on exposed surface.
		b) Gates.	Standard provision shall be made.	Standard Gates shall be provided.
7.	PROVISION OF SOLAR WATER HEATING SYSTEM	-	As per H r. Govt. Notification.	As per Hr. Govt. Notification.
8.	RAIN WATER HEATING SYSTEM.	-	As per HAREDA Guidelines.	As per HAREDA Guidelines.

Note: 1. Non 'ble' P/V/M has ordered for change of Norms for Renovation but existing norms are applicable for New Constn. & Renovation. Accordingly, Proposed Norms are also for New Constn. /Renovation.

2. Marble has been taken in the proposed specification for New Constn. only and Tiles for Renovation. P/F Marble Flooring in Renovation will be quite cumbersome and time consuming thus not proposed. P/F tile is quicker & feasible.