

NOTES :-

1. The construction of different types of dwelling units indicated above is subject to adequate demand..
2. The area and cost in based on projected plan and present day cost with normal escalation. Minor cost may vary depending on alteration in design or other unforeseen reason The actual cost would be payable by allottees.
3. The above costs do not include the cost of geysers, cupboards/loft covers, fans, light fixtures, lamps etc. which will not be provided by IRWO.
4. The cost does not include transfer and other charges such as stamp duty, registration charges etc. required under the local bye-laws at the time of transfer of lease of land and dwelling unit. Any such charges would be payable by allottees.
5. Layouts are tentative and subject to change on finalisation of drawings. No claim shall be entertained on account of such variations/changes. The super areas indicated above comprises covered area of dwelling units inclusive of walls, verandah, cantilevered cupboard space, proportional common area etc.
6. Any enhancement in cost of demanded by Central State Government under Land Acquisition Act or any other reasons, shall also be payable by the Allottees. The additional amount determined shall also be payable by the Allottees within the period as specified by the concerned authorities.
7. Some plots may have additional area of land for which extra payment will have to be made at the rates to be determined by IRWO. There shall be additional cost towards additional area of plot, corner plots, plots facing parks or any special feature attributed to a specific dwelling unit, rates of which shall be as determined by IRWO.

6 TECHNICAL SPECIFICATIONS:

These are given in Table-2

All Type of dwelling units will have similar specifications when specified so.

TABLE 2
Technical Specifications

1. **Foundations:** RCC footing.
2. **Superstructure:** RCC in beams, lintels and roof slabs and walls in brick work with cement mortar.
3. **Door/Window Frames :** All door and Windows from shall be of kiln seasonal salwood
4. **Door/Window Shutters :** Main entrance door shutter shall be 35 mm thick flush door with one side teak finish and panels formed with 2nd class teak wood mouldings as approved by IRWO and polished inside of entrance door shall be painted and finished with synthetic enamel paint. Internal doors shall be provided 35 mm thick flush doors with both sides commercial veneering and finished with synthetic enamel paint. All window shutters shall be Meranti wood heving double shutters glazed and wire mesh shutter
5. **Flooring:** Verified tile flooring shall be provided in all rooms except Drawing & dining where ultra glazed vitrified tiles shall be provided. Matt finish tiles in Verandah / Balcolonies & bathrooms/Kota stones in staircase/porch/corridors shall be provided
6. **Toilets :** Ceramic glazed wall tiles upto full hight in bathroom / toilets shall be provided.
7. **Kitchen:** Granite stone working top with Ceramic tiles upto 600 mm ht shall be provided.
8. **Electrical:** Copper wiring in the concealed PVC conduits with MCBs. No light fixtures geysers or fans will be provided.
9. **Niches :** Only niches for ward-robres in bedrooms shall be provided wherever feasible.
10. **Wall Finishing :** All internal walls and ceiling shall be plastered with cement mortar and provided with White Cement putty and acrylic paint.
11. **External Facade :** Plain cement plaster with snowcem finish.
12. **Roof Water Proofing :** Brick-Bat coba or Mud-Phuska with brick tiles shall be provided over Roof.
13. **Earth Quake Resistant Structure :** Framed structure shall be provided as per IS code provisions to make the structure. Earthquake resistant.

Note: The above specification are tentative and subject to change on technical considerations. No claim on this account will be entertained.