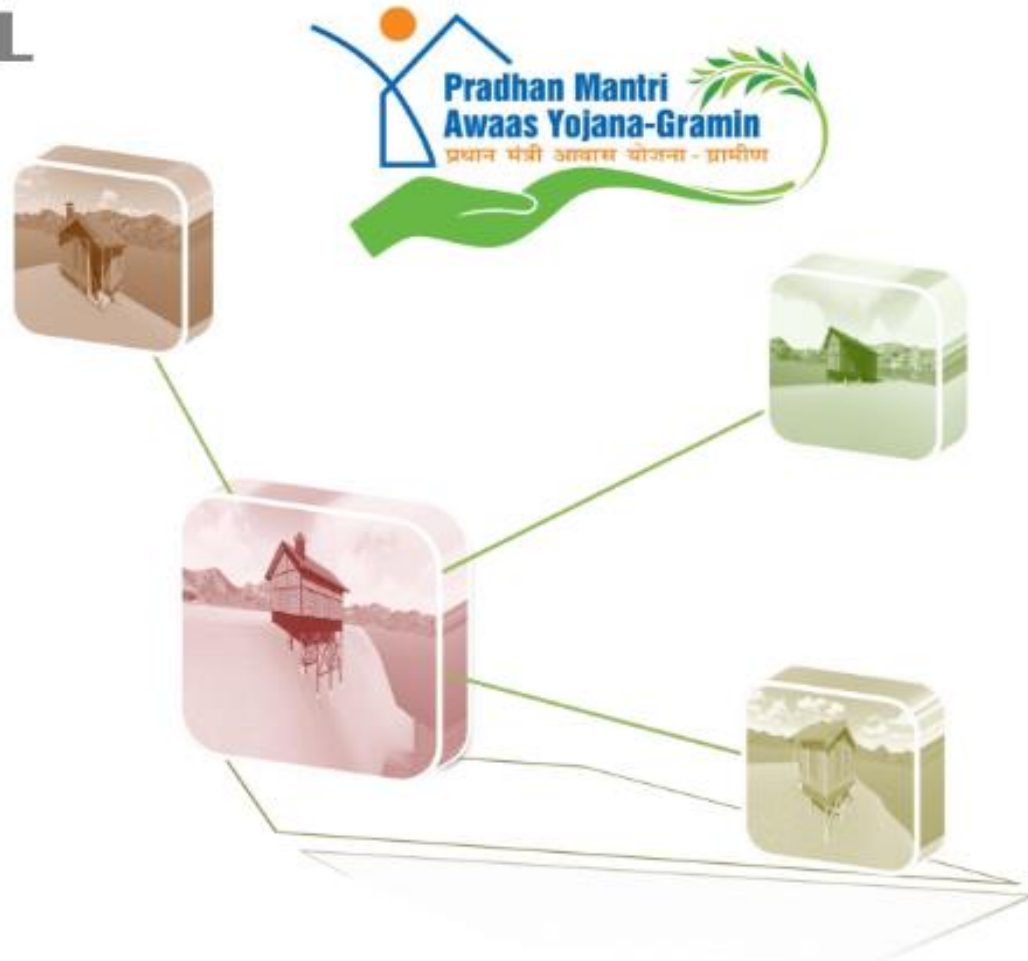


# PROPOSED MODEL PMAY-G BUILDING DESIGN FOR THE STATE OF MIZORAM

Prepared By:



State Institute of Rural Development & Panchayati Raj, Mizoram



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## **PMAY-G NIHPHUNG LEH A KEN TEL TE**

## **PMAY-G NIHPHUNG LEH A KEN TEL TE**

- PMAY-G building zauzawng chu a te berah 25 square metre a ni tur a ni.
- Tanpuina dawng tur te chu Gram Sabha kal tlangin Socio Economic and Caste Cencus(SECC 2011) behchhana thlan tur a ni.
- Tanpuina dawn theih zat hi Rs. 1,30,000/- a ni
- Tanpuina dawng te hian Toilet sakna atan Rs 12,000/- Swatch Bharat Mission (G) emaw MGNREGA atang an dawng thei ang.
- MGNREGS Convergence atang 95 person days tanpuina pek theih a ni.
- Loan 70,000/- thleng lak theih a ni.

- PMAY-G tanpuina dawng tute chu tui thianghlim an dawn ngei theih nan Ministry of Drinking Water and Sanitation hnuaia schemes, National Rural Drinking Water Programme (NRDWP) emaw Jal Jeevan Mission (JJM) hnuaiah tui connection convergence hmanga pek tur a ni.
- PMAY-G tanpuina dawng tute chu electricity connection an neih theih nan Ministry of Power scheme Deen Dayal Upadhyay Gram Jyoti Yojana (DDUGJY) hmangin connection pek tur a ni.
- PMAY-G tanpuina dawng tute chu Ministry of New and Renewable Energy atang Solar lalṭin, Solar Lighting Systems, Solar Street light an hmuh theih nan leh National Bio-Mass Cookstoves Programme (NBCP) hnuaiah Chhungkaw mil tawk Biogas plant an neih theih nan hmalak pui tur a ni.

- Bawlhhlawh Sakhat leh tui chhia sawngbawlina mumal tak a awm theih na sorkarin Swachh Bharat Mission kal tlangin hma a la ang.
- Building material (in sakna hmanrua) MGNREGA kal tlangin man tlawm zawka PMAY-G tanpuina dawng tuten an lei theih nan siam chhuah tum tur a ni.
- MGNREGA kal tlangin chenna tur insakna hmun siam rem te, Lei luangral tur ven(Soil Conservation) hna te, Leimin tur ven te, thing leh mau phun hmanga pal siam (bio-Fencing) te, Footpath, step leh approach road te siam theih a ni.

## MAU CHHE MAI LO TURA SAWNGBAWL DAN (BAMBOO PRESERVATION)

- **BORATES :BORAX-BORIC ACID SOLUTION HMANGA SAWNG BAWL**

Acid hmanga sawngbawl hian tlumpi leh rannung dang mau eichhe thin lakah a veng thei.

### 1) Borax-Boric Acid Solution siam dan

➤ Formula : 90 tui : 6% borax : 4% Boric

#### Entirna:

Solution litre sawm siam dawn chin ang

➤ 10 litre za a sawmkua = 9 litres tui

➤ 10 litre za a paruk = 0.6 lit or 600ml borax acid  
(600ml tui +600gm borax acid)

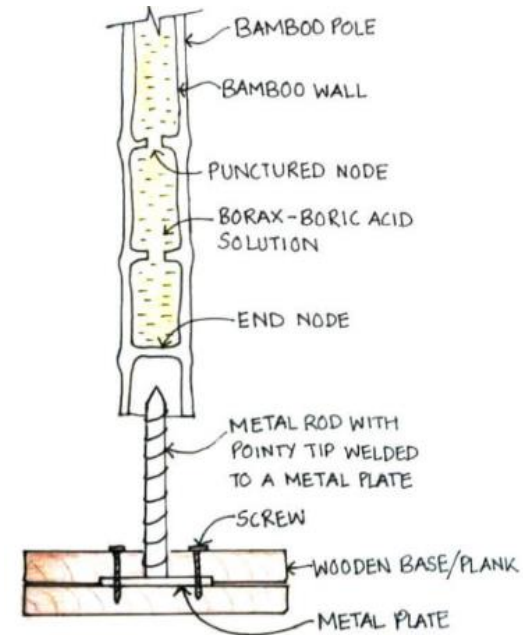
➤ 10 litre za pali = 0.4 lit or 400ml boric acid  
(400ml tui +400gm borax acid)

**Total = 10 litres**



## 2) Mau chhunga thun dan:

- Mau chang verh tlang hmasak tur a ni.
- A chang tawp ber chu a phuiin kan dah ang
- Tichuan kan solution siam chu mau chhungah chuan kan thun ang.
- Ni 14-18 chhung chiah tur a ni.
- A lo phai deuh a nih chuan thun belh zel tur a ni.
- Mau chhung lam rawng chu alo sen hnuah a mawng ber chu verh pawpin acid tui chu paih tur a ni.
- Tichuan, mau chu bang atan chikin thum bawhtah a tah tur a ni.



## 3) Sik leh sa, ruah lakah ven na tur:

- Dap bang hi tui , sik leh sa laka a him zawk nan coating tih theih a ni.
- Coating atan hian polyurethane (PU) clear hmanga coat theih a ni.
- Hei hian awlsam taka mawih mai tur leh chhe mai tur lakah a veng bawk dawn a ni.
- Clear coating weather proof hrang tam tak a awm a, engpawh hman theih a ni.



## DESIGN OPTION I




### PMAY-G BUILDING SPECIFICATIONS FOR TYPE-A: BAMBOO TURJA WALLING (THUM BAWHTAH)

#### Building nihphung

The building has a ban lei she chin atan RCC column and a, a bangah hian mau/rua thum bawhtah hman a ni.

- 1) **Column/Timber Post:** RCC column (upto plint 450mm) with Sawn Timber (Char-char) screwed upto roof for post.
- 2) **Timber Beam:** Sawn Timber (Char-Tin) for beams.
- 3) **Roof Structure:**
  - a) Sawn Timber (Char tin, Dui-tin etc.,) for wooden roof truss.
  - b) C.G.I sheet (Rangva) for Roofing bolted to wooden frame/truss.
  - c) Readymade SWR type rain-gutter (Tuidawn).
- 4) **Flooring:** Sawn timber (Wood Planck) for floors.
- 5) **Walls & Partitions:** Seasoned Bamboo Turja Walling(Thum bawhtah) bolted to wooden frame.
- 6) **Doors, Windows & Ventilations:** Wooden framed doors, windows & ventilations. Readymade glass adopted from local market.

#### **Building Color :**



- 1) **Skirting :** Green (Berger Safari D772) 
- 2) **Wall :** White (Asian Paints Fabulous White AC2G) 
- 3) **Roof :** Red/Maroon  

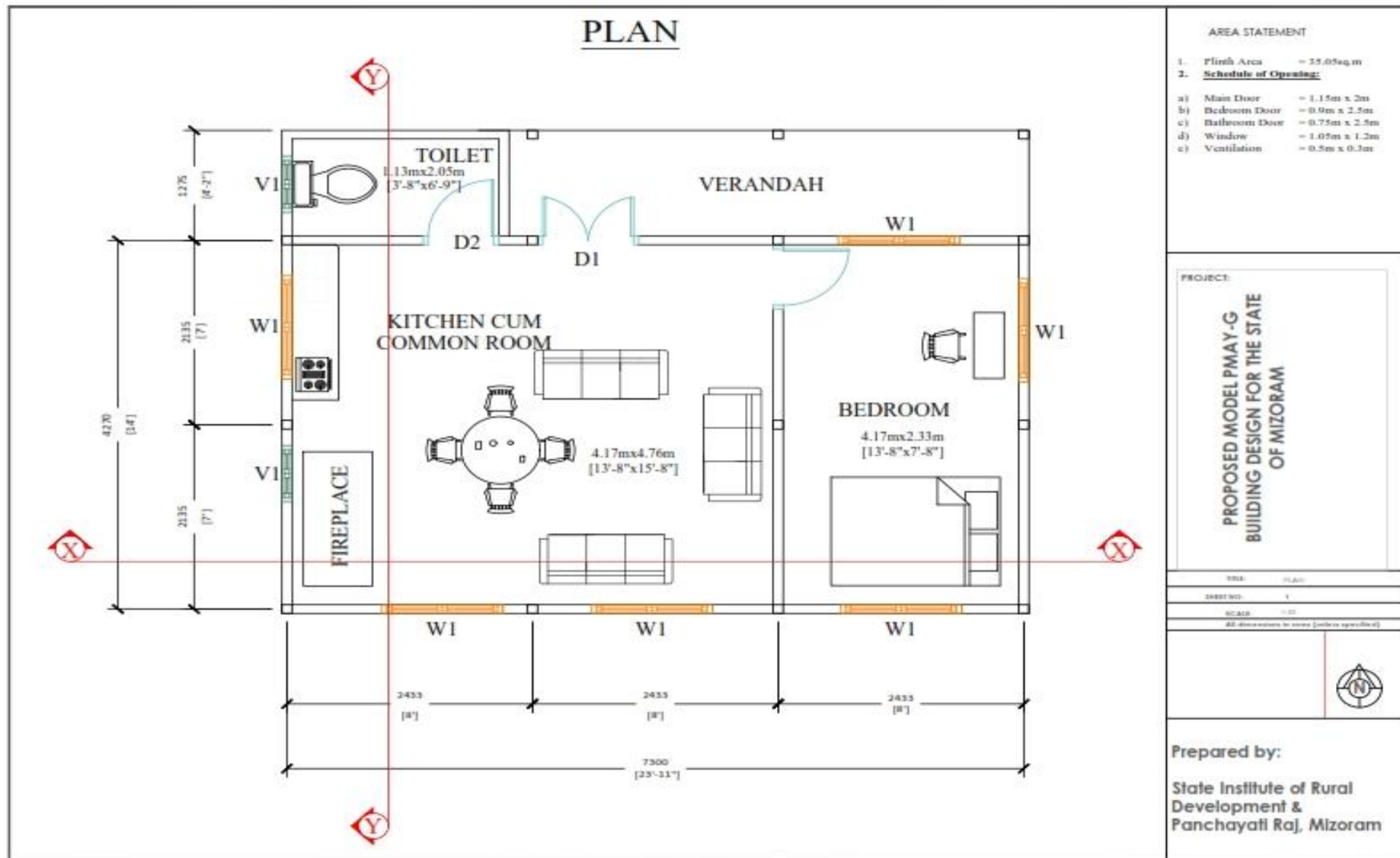
## TYPE-B: AC Walling (Tile Bang)

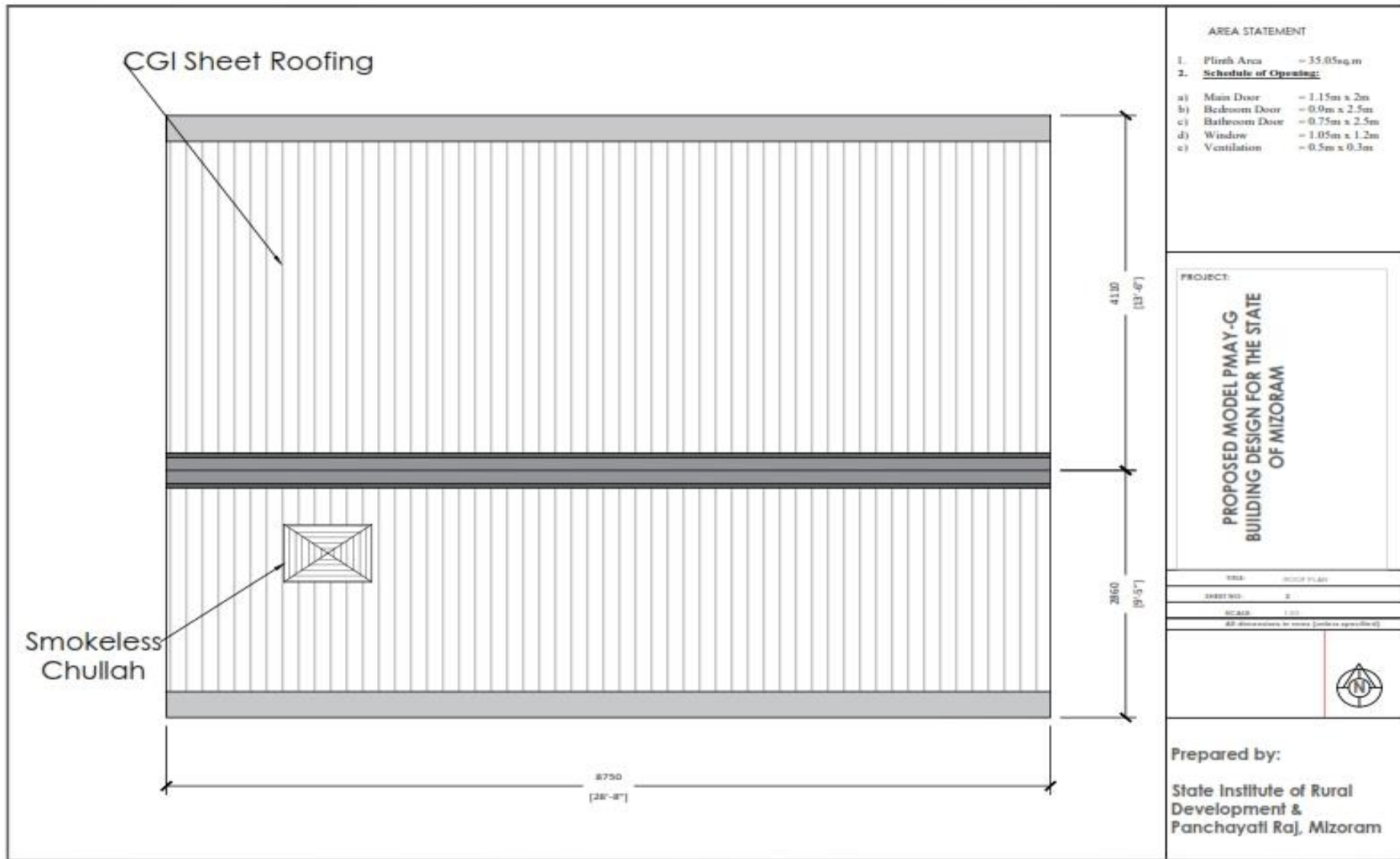
The building has a ban lei she chin atan RCC column and a, a bangah hian mau/rua thum bawhtah hman and a ni.

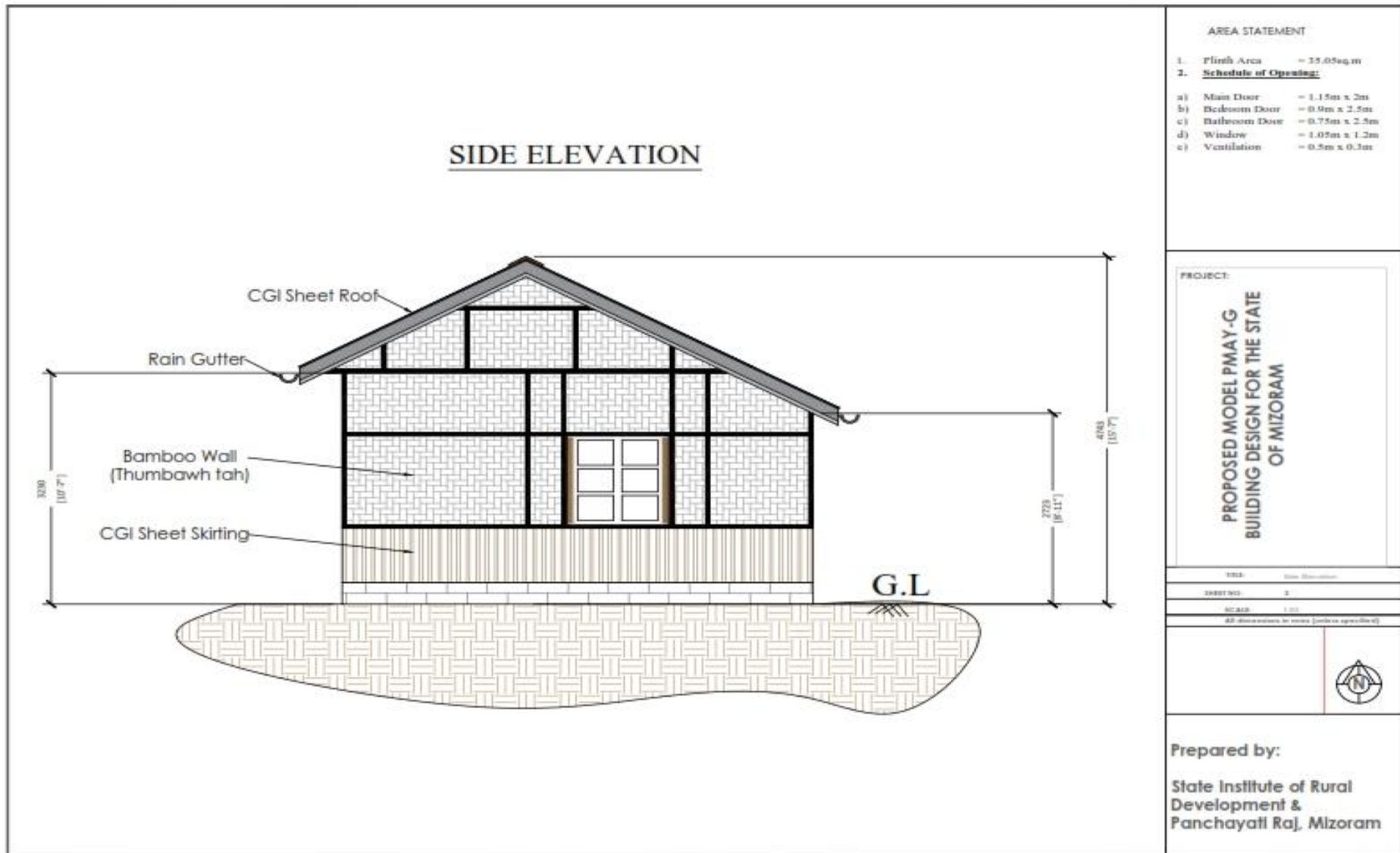
- 4) **Column/Timber Post:** RCC column (450mm) with Sawn Timber (Char-char) screwed upto roof for post.
- 5) **Timber Beam:** Sawn Timber (Char-Tin) for beams.
- 6) **Roof Structure:**
  - d) Sawn Timber (Char tin, Dui-tin etc,.) for wooden roof truss.
  - e) C.G.I sheet (Rangva) for Roofing bolted to wooden frame/truss.
  - f) Readymade SWR type rain-gutter (Tuidawn).
- 7) **Flooring:** Sawn timber (Wood Planck) for floors.
- 8) **Walls & Partitions:** AC Walling bolted to wooden frame.
- 9) **Doors, Windows & Ventilations:** Wooden framed doors, windows & ventilations. Readymade glass adopted from local mark

### Building Color :

- 1) **Skirting** : Green (Berger Safari D772) 
- 2) **Wall** : White (Asian Paints Fabulous White AC2G) 
- 3) **Roof** : Red/Maroon  







## FRONT ELEVATION



### AREA STATEMENT

1. Plinth Area = 15.05sq.m
2. Schedule of Opening:
  - a) Main Door = 1.15m x 2m
  - b) Bedroom Door = 0.9m x 2.5m
  - c) Bathroom Door = 0.75m x 2.5m
  - d) Window = 1.07m x 1.2m
  - e) Ventilation = 0.5m x 0.3m

### PROJECT:

PROPOSED MODEL PMAY-G  
BUILDING DESIGN FOR THE STATE  
OF MIZORAM

TYPE	House Construction
DRAWING NO.	A
SCALE	1:10
AS APPROVED BY OWNER (with signature)	



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## REAR ELEVATION



### AREA STATEMENT

1. Plinth Area = 35.05sq.m
2. **Schedule of Opening:**
  - a) Main Door = 1.15m x 2m
  - b) Bedroom Door = 0.9m x 2.5m
  - c) Bathroom Door = 0.75m x 2.5m
  - d) Window = 1.05m x 1.2m
  - e) Ventilation = 0.5m x 0.3m

### PROJECT:

PROPOSED MODEL PMAY-G  
BUILDING DESIGN FOR THE STATE  
OF MIZORAM

TITLE: Rural Rehabilitation

SHEET NO: 6

SCALE: 1:50

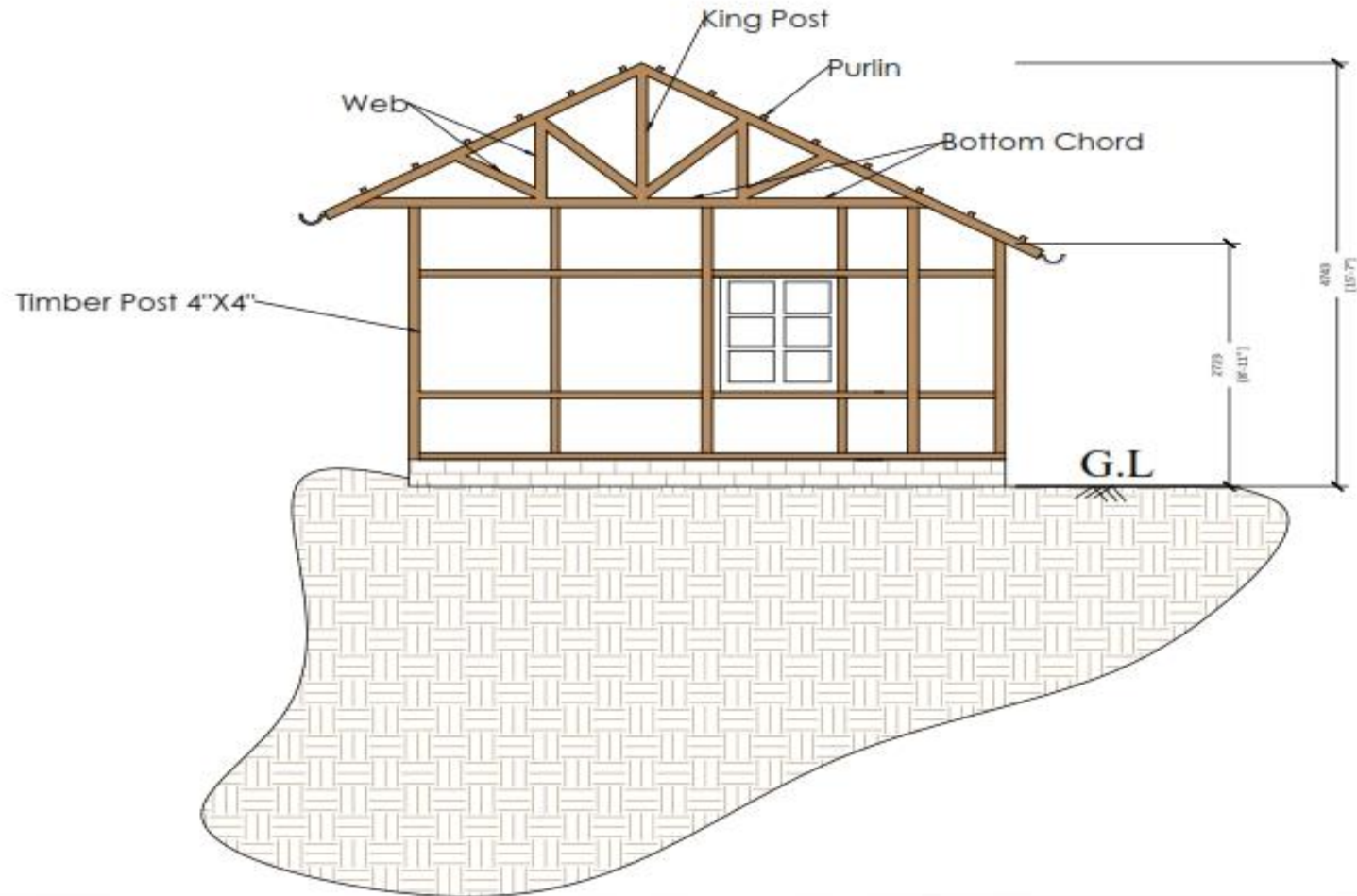
All dimensions in meter (unless specified)



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### SECTION ALONG Y-Y (FLAT)



#### AREA STATEMENT

1. Floor Area = 35.05sq.m
2. Schedule of Opening:
  - a) Main Door = 1.15m x 2m
  - b) Bedroom Door = 0.9m x 2.5m
  - c) Bathroom Door = 0.75m x 2.5m
  - d) Window = 1.05m x 1.2m
  - e) Ventilation = 0.5m x 0.3m

#### PROJECT:

PROPOSED MODEL PMAY-G  
BUILDING DESIGN FOR THE STATE  
OF MIZORAM

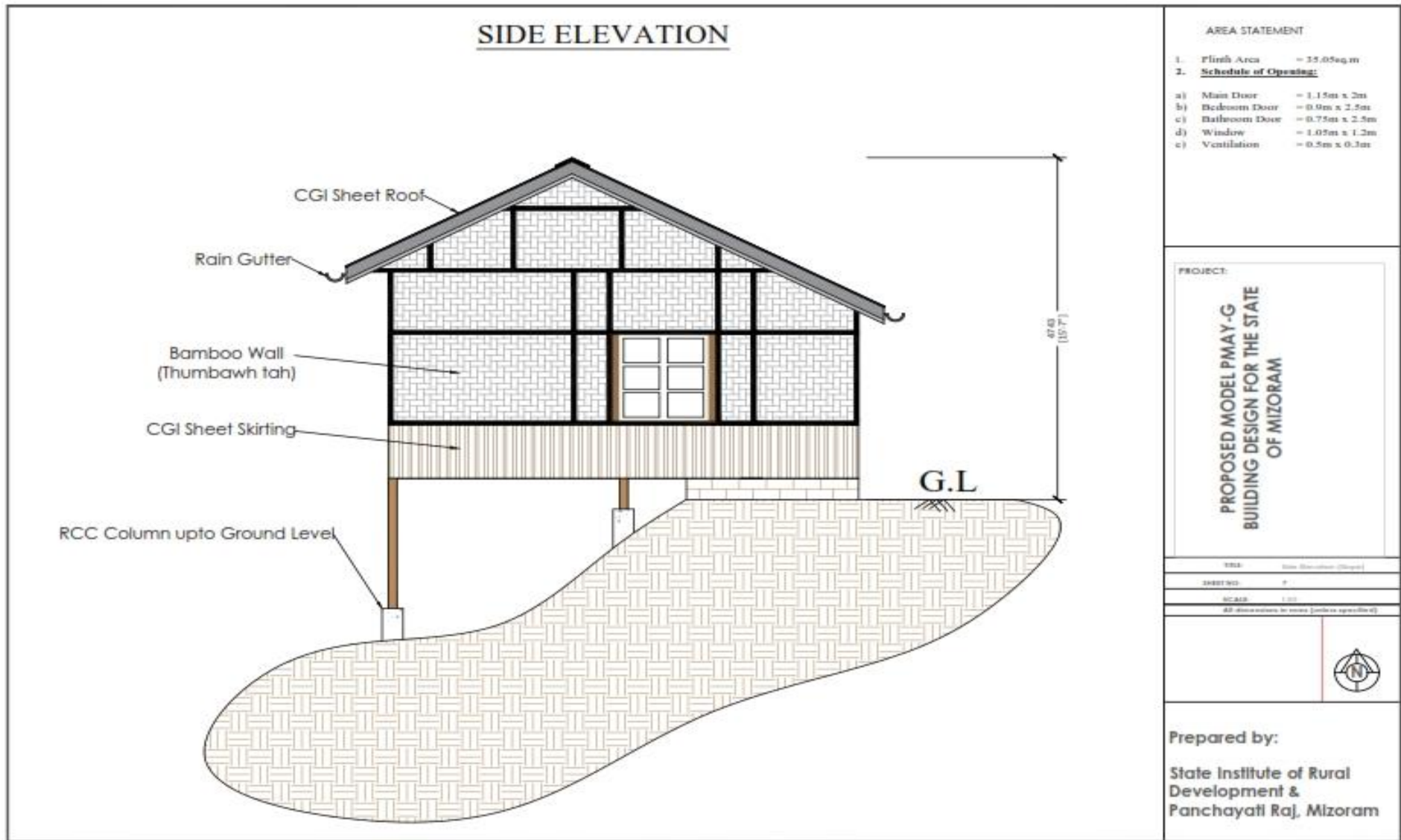
DATE	See Approval Drawings
DRAWING NO.	A
SCALE	1:20
All dimensions in mm (unless specified)	

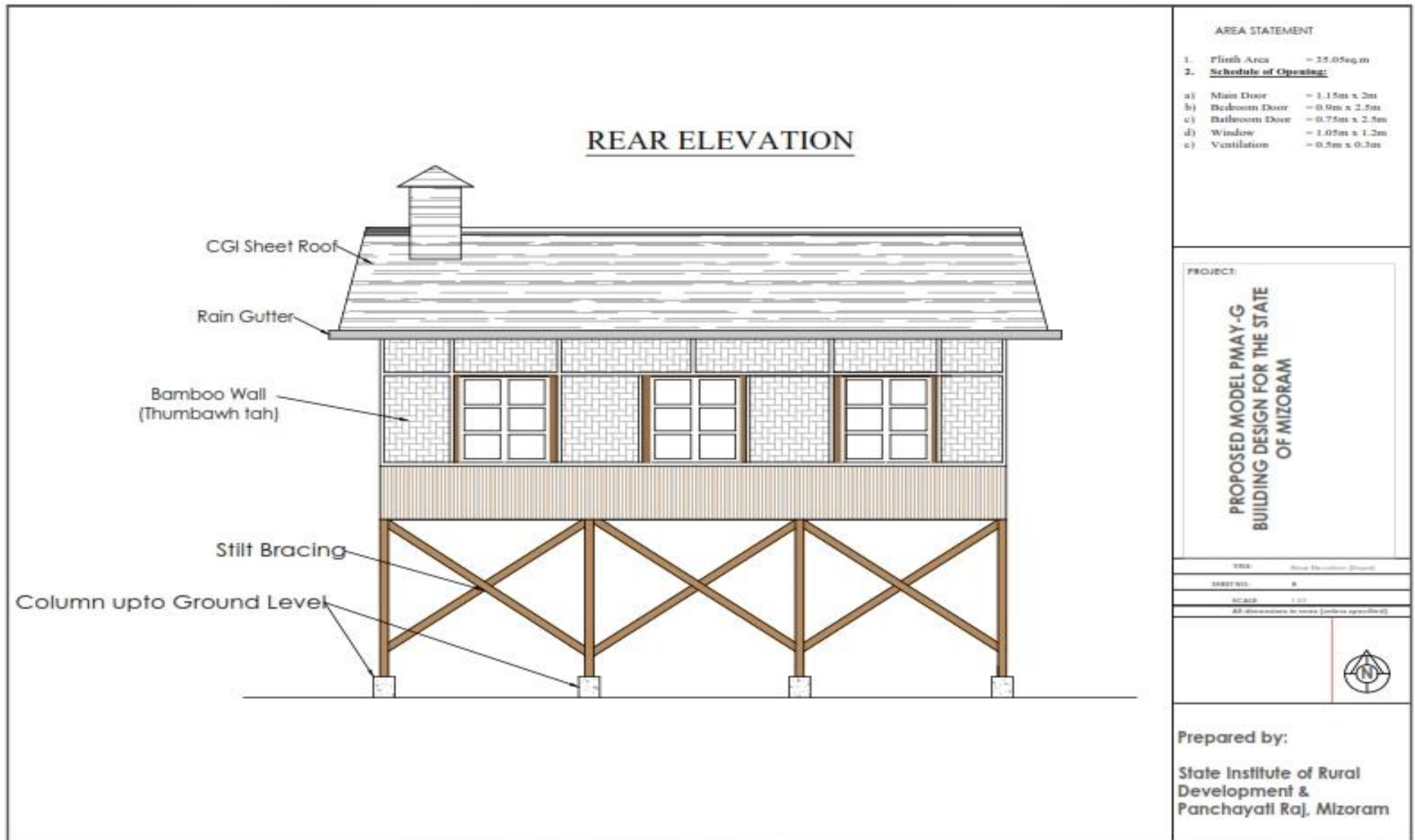


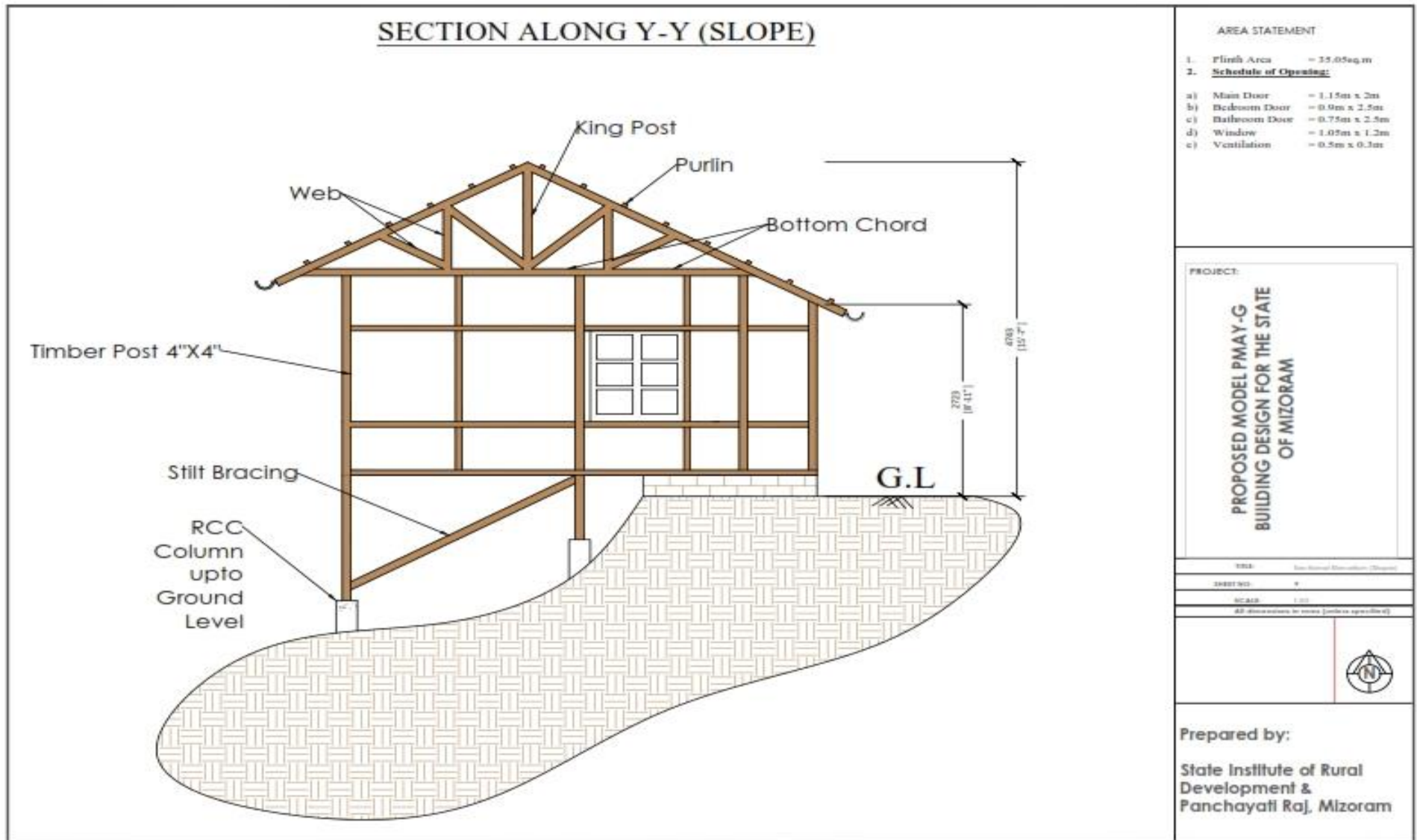
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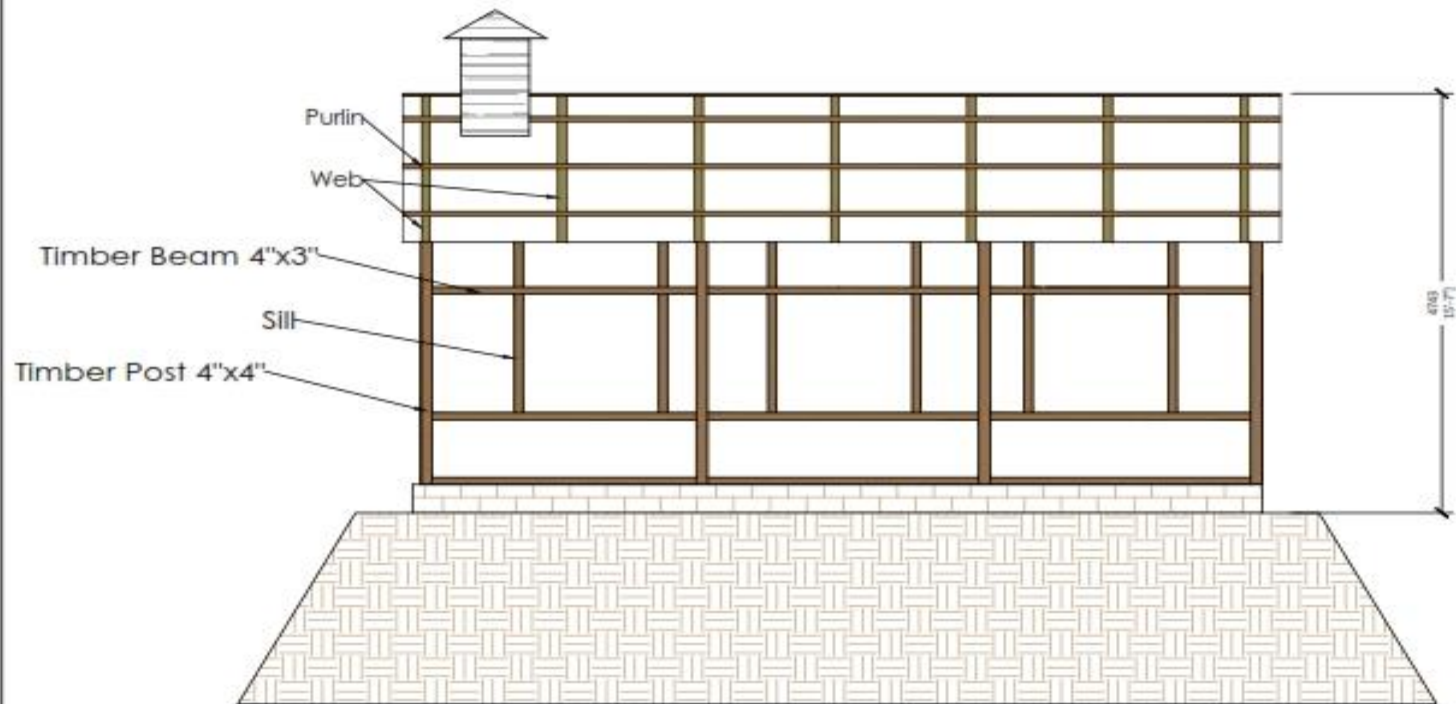








## SECTION ALONG X-X (FLAT)



### AREA STATEMENT

1. Floor Area = 35.05sq.m
2. **Schedule of Opening:**
  - a) Main Door = 1.15m x 2m
  - b) Bedroom Door = 0.9m x 2.5m
  - c) Bathroom Door = 0.75m x 2.5m
  - d) Window = 1.05m x 1.2m
  - e) Ventilation = 0.5m x 0.3m

### PROJECT:

PROPOSED MODEL PMAY-G  
BUILDING DESIGN FOR THE STATE  
OF MIZORAM

DATE: Day Month Year (Optional)

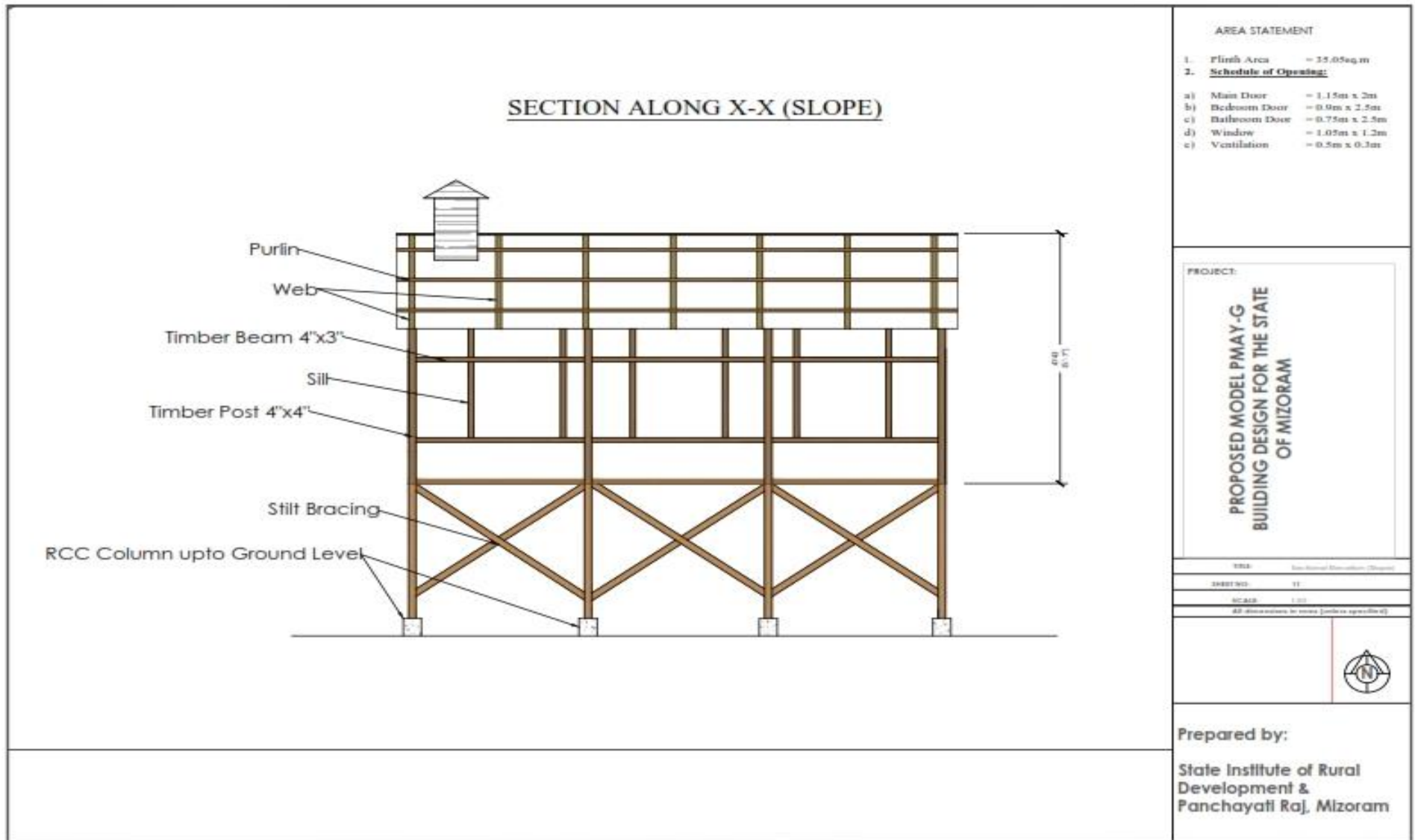
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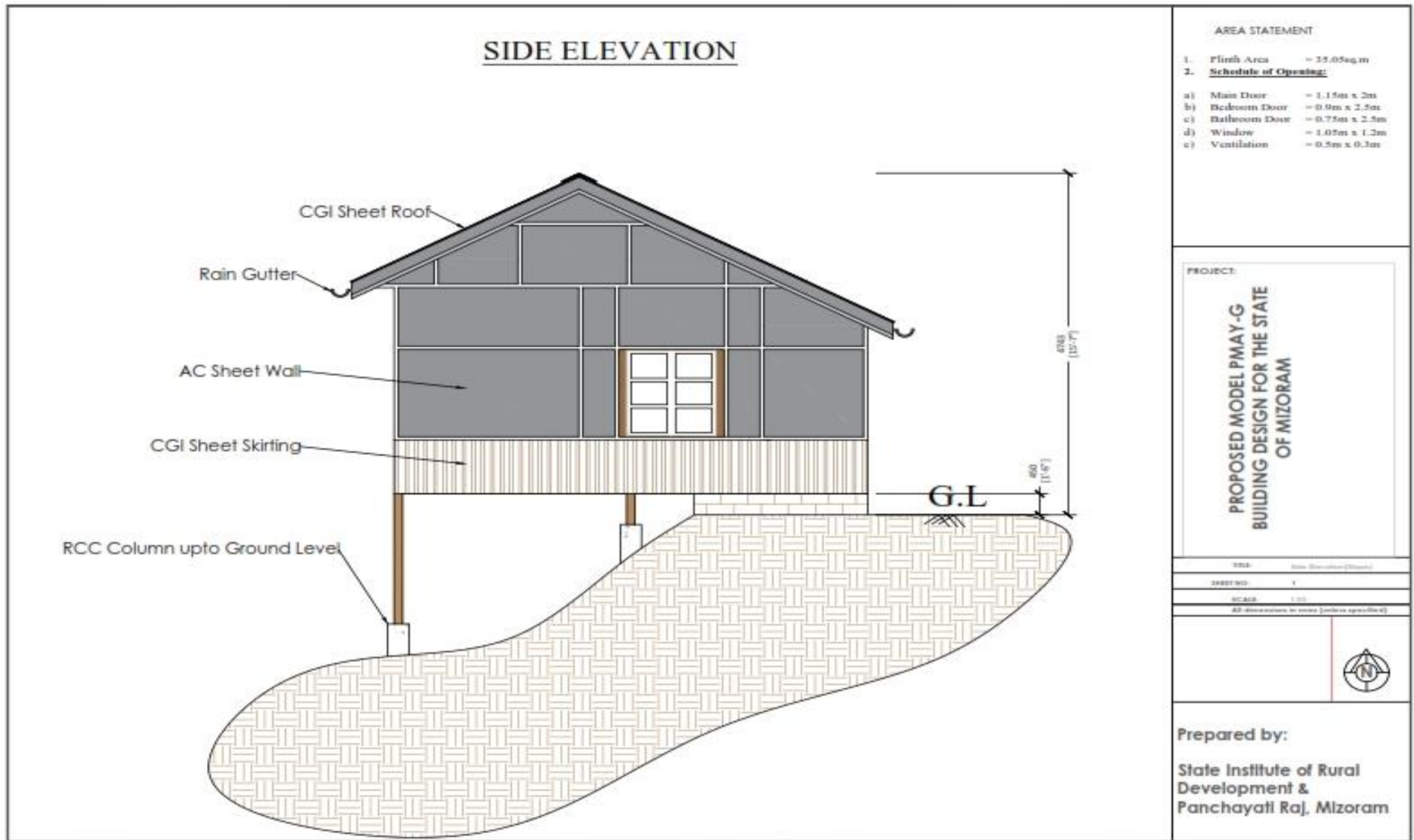
BY: Architect/Engineer (Professional)

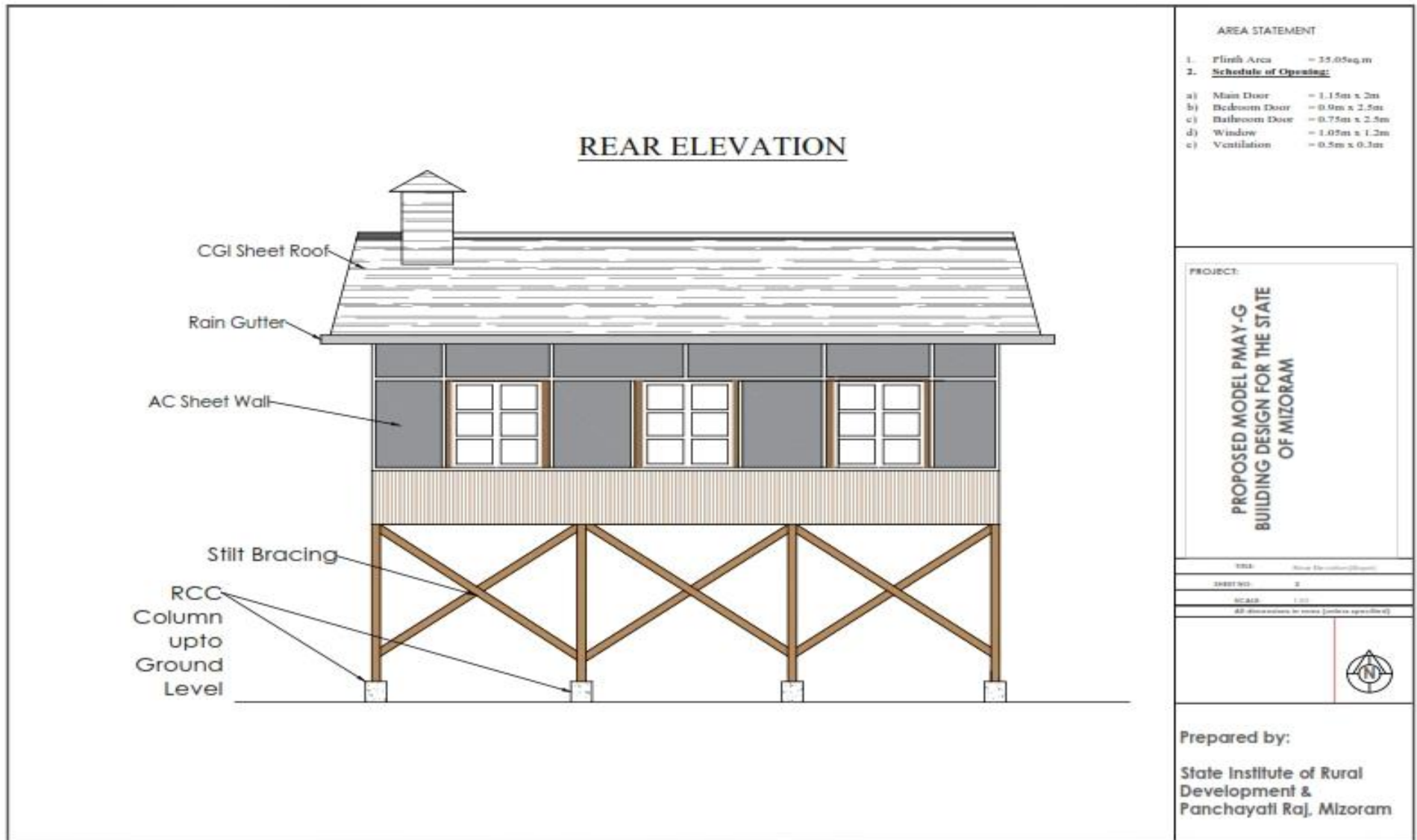


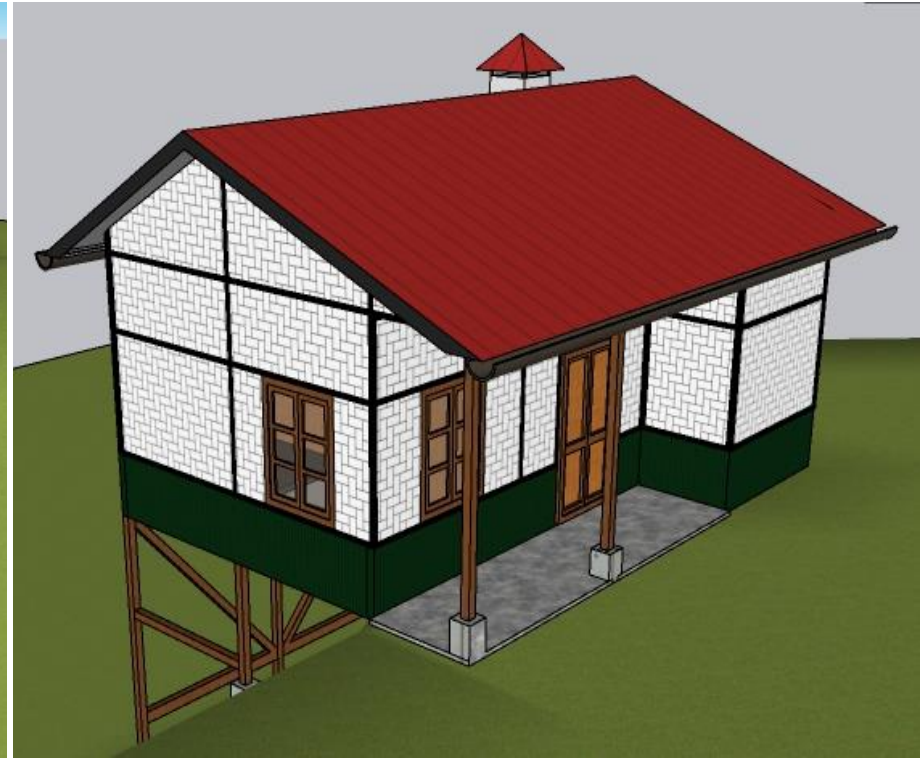
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Development &  
Panchayati Raj, Mizoram









**Type A : Bamboo walling on slopy ground**





**Type A : Bamboo walling Plan**



**Type A** : Bamboo walling on levelled ground



**Type B** : AC sheet walling on levelled ground



**Type B : AC Sheet walling Plan**

## **SAMPLE MATERIAL & ESTIMATION**

DETAILED ESTIMATE FOR PMAY-G (DRAFT ESTIMATE): Model-1 (Thum Bawhtah)											
(Based on Local Market Rate (LMR) & PWD Building SOR, 2019)											
S/No.	SOR	DESCRIPTION	Nos.	L	B	H	QTY.	UNIT	RATE(INR)	AMOUNT(INR)	
<b>Sub Head-1 : Earthwork</b>											
1.1		Earthwork in excavation in foundation . [Ban Khur Laih]	9	0.5	0.5	1	2.25 cum		₹ 800.00	₹ 1,800.00	
<b>Sub Head-2 : RCC (1cement : 2Balu : 4Rawra)</b>											
2.1		Column	9	0.2	0.2	1.6	0.576 cum				
		Cement					3.6864 Bags		₹ 500.00	₹ 1,843.20	
		Balu					1.152 cum		₹ 1,500.00	₹ 1,728.00	
		Rawra					2.304 cum		₹ 1,200.00	₹ 2,764.80	
		Rod (12mm)					2 qtls		₹ 7,500.00	₹ 15,000.00	
		Ring Rod & Black Wire					LS		₹ 3,000.00	₹ 3,000.00	
<b>Sub Head-3 : Brickwork</b>											
3.1		Brick Masonry upto 0.45m from plinth (Skirting) A chhawng zawng a rem in	1	22	0.08	0.45	0.7425 cum				
		Bricks					279.9225 Bricks		₹ 25.00	₹ 6,998.06	
		Cement					3 bags		₹ 500.00	₹ 1,500.00	
		Balu					0.6 cum		₹ 1,500.00	₹ 900.00	
<b>Sub Head-4 : Timber Works</b>											
4.1		Sawn Timber for Post									
4.1.1		Main Post- Thingzai (4" x 4")					12 Nos		₹ 700.00	₹ 8,400.00	
4.1.2		Web- Thingzai (4" x 3")					4 Nos		₹ 600.00	₹ 2,400.00	
4.2		Sawn Timber for Beam									
4.2.1		Long Beam- Thingzai (4" x 4")					13 Nos		₹ 700.00	₹ 9,100.00	
4.2.3		Short Beam- Thingzai (4" x 3")					9 Nos		₹ 600.00	₹ 5,400.00	
4.3		Sawn Timber for Floor									
4.3.1		Planck- Thingphek (12" x 1")					30 Nos		₹ 700.00	₹ 21,000.00	
4.3.2		Thingzai (4" x 3")					9 Nos		₹ 600.00	₹ 5,400.00	
4.4		Roofing Structure-Truss									
4.4.1		Thingzai (4" x 3")					20 Nos		₹ 600.00	₹ 12,000.00	

<b>4.5</b>	<b>Doors, Windows &amp; Ventilation</b>				
	Window- Thingzai (4' x 3')	6 Nos	₹ 700.00	₹ 4,200.00	
	Ventilation- Thingzai (3' x 1'6")	4 Nos	₹ 400.00	₹ 1,600.00	
	Main Door- Braced Door (6' x 3'6")	1 Nos	₹ 2,200.00	₹ 2,200.00	
	Bedroom Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00	
	Toilet Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00	
<b>Sub Head-5 :</b>		<b>Walls and Partition, Ceiling</b>			
5.1	Exterior-bamboo turja walling woven in <i>thumbawh</i> pattern (Deducting Doors, Windows & Ventilations)	40 sq.m	₹ 292.20	₹ 11,688.00	
5.2	13.14 Interior-bamboo turja walling woven in <i>thumbawh</i> pattern (Deducting Doors, )	12 sq.m	₹ 292.20	₹ 3,506.40	
5.3	Ceiling-bamboo turja walling woven in <i>thumbawh</i> pattern	30 sq.m	₹ 292.20	₹ 8,766.00	
5.4	13.01 Providing and fixing plain, chamfered edged 1st class local wood beading with screws or nails for walls, ceiling, etc. complete.	120 rm	₹ 229.30	₹ 27,516.00	
<b>Sub Head-6 : Roofing</b>					
6.1	CGI Sheet	3.5 Bundle	₹ 4,000.00	₹ 14,000.00	
<b>Sub Head-7 : Roofing</b>					
7.1	Rain Gutter-Readymade Plain Sheet	10 Nos.	₹ 150.00	₹ 1,500.00	
<b>Sub Head-8 : Glass for Windows and Ventilation</b>					
8.1	2mm thick glass	24 Nos.	₹ 50.00	₹ 1,200.00	
<b>Sub Head-9 : Miscellaneous</b>					
9.1	Screws	4 Nos	₹ 140.00	₹ 560.00	
9.3	Paints	20 ltrs	₹ 350.00	₹ 7,000.00	
9.4	Hinges, Sketch Bolt, Handle etc.	LS		₹ 6,000.00	
9.5	Wages of skilled labour	15 MDS	₹ 700.00	₹ 10,500.00	
9.6	Flat Iron for joining RCC and Timber Post 0.50mx0.045mx4mm	24 Nos	₹ 60.00	₹ 1,440.00	
			<b>G.TOTAL</b>	<b>₹ 2,03,310.46</b>	
			Say	₹ 2,03,300.00	

In Words : Rupees (Two Lakhs Three Thousand and Three Hundred) only.

DETAILED ESTIMATE FOR PMAY-G (DRAFT ESTIMATE): Model-1 (Thum Bawhtah)										
[Based on Local Market Rate (LMR) & PWD Building SOR, 2019]										
S/No.	SOR	DESCRIPTION	Nos.	L	B	H	QTY.	UNIT	RATE(INR)	AMOUNT(INR)
<b>Sub Head-1 : Earthwork</b>										
1.1		Earthwork in excavation in foundation . [Ban Khur Laih]	9	0.5	0.5	1	2.25 cum		₹ 800.00	₹ 1,800.00
<b>Sub Head-2 : RCC (1cement : 2Balu : 4Rawra)</b>										
2.1		<b>Column</b>	9	0.2	0.2	1.6	0.576 cum			
		Cement					3.6864 Bags		₹ 500.00	₹ 1,843.20
		Balu					1.152 cum		₹ 1,500.00	₹ 1,728.00
		Rawra					2.304 cum		₹ 1,200.00	₹ 2,764.80
		Rod (12mm)					2 qtls		₹ 7,500.00	₹ 15,000.00
		Ring Rod & Black Wire					LS		₹ 3,000.00	₹ 3,000.00
<b>Sub Head-3 : Brickwork</b>										
3.1		CGI Sheet upto 0.45m from plinth (Skirting)					1.6 Bundle		₹ 4,000.00	₹ 6,400.00
<b>Sub Head-4 : Timber Works</b>										
4.1		<b>Sawn Timber for Post</b>								
4.1.1		Main Post- Thingzai (4" x 4")					12 Nos		₹ 700.00	₹ 8,400.00
4.1.2		Web- Thingzai (4" x 3")					4 Nos		₹ 600.00	₹ 2,400.00
4.2		<b>Sawn Timber for Beam</b>								
4.2.1		Long Beam- Thingzai (4" x 4")					13 Nos		₹ 700.00	₹ 9,100.00
4.2.3		Short Beam- Thingzai (4" x 3")					9 Nos		₹ 600.00	₹ 5,400.00
4.3		<b>Sawn Timber for Floor</b>								
4.3.1		Planck- Thingphek (12" x 1")					30 Nos		₹ 700.00	₹ 21,000.00
4.3.2		Thingzai (4" x 3")					9 Nos		₹ 600.00	₹ 5,400.00
4.4		<b>Roofing Structure-Truss</b>								
4.4.1		Thingzai (4" x 3")					20 Nos		₹ 600.00	₹ 12,000.00
4.5		<b>Doors, Windows &amp; Ventilation</b>								
		Window- Thingzai (4' x 3')					6 Nos		₹ 700.00	₹ 4,200.00
		Ventilation- Thingzai (3' x 1'6")					4 Nos		₹ 400.00	₹ 1,600.00
		Main Door- Braced Door (6' x 3'6")					1 Nos		₹ 2,200.00	₹ 2,200.00



	Bedroom Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
	Toilet Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
<b>Sub Head-5 : Walls and Partition, Ceiling</b>				
5.1	Exterior-bamboo turja walling woven in <i>thumbawh</i> pattern (Deducting Doors, Windows & Ventilations)	40 sq.m	₹ 292.20	₹ 11,688.00
5.2	13.14 Interior-bamboo turja walling woven in <i>thumbawh</i> pattern (Deducting Doors, )	12 sq.m	₹ 292.20	₹ 3,506.40
5.3	Ceiling-bamboo turja walling woven in <i>thumbawh</i> pattern	30 sq.m	₹ 292.20	₹ 8,766.00
5.4	13.01 Providing and fixing plain, chamfered edged 1st class local wood beading with screws or nails for walls, ceiling, etc. complete.	120 rm	₹ 229.30	₹ 27,516.00
<b>Sub Head-6 : Roofing</b>				
6.1	CGI Sheet	3.5 Bundle	₹ 4,000.00	₹ 14,000.00
<b>Sub Head-7 : Roofing</b>				
7.1	Rain Gutter-Readymade Plain Sheet	10 Nos.	₹ 150.00	₹ 1,500.00
<b>Sub Head-8 : Glass for Windows and Ventilation</b>				
8.1	2mm thick glass	24 Nos.	₹ 50.00	₹ 1,200.00
<b>Sub Head-9 : Miscellaneous</b>				
9.1	Screws	4 Nos	₹ 140.00	₹ 560.00
9.2	Nails	8 Nos	₹ 100.00	₹ 800.00
9.3	Paints	20 ltrs	₹ 350.00	₹ 7,000.00
9.4	Hinges, Sketch Bolt, Handle etc.	LS		₹ 6,000.00
9.5	Wages of skilled labour	15 MDS	₹ 700.00	₹ 10,500.00
9.6	Flat Iron for joining RCC and Timber Post			
	0.50mx0.045mx4mm	24 Nos	₹ 60.00	₹ 1,440.00
			<b>G.TOTAL</b>	<b>₹ 2,00,312.40</b>
			Say	₹ 2,00,300.00

In Words : Rupees (Two Lakhs and Three Hundred) only.

DETAILED ESTIMATE FOR PMAY-G (DRAFT ESTIMATE): Model-2 (AC Sheet)											
(Based on Local Market Rate (LMR) & PWD Building SOR, 2019)											
S/No.	SOR	DESCRIPTION	Nos.	L	B	H	QTY.	UNIT	RATE(INR)	AMOUNT(INR)	
<b>Sub Head-1 : Earthwork</b>											
1.1		Earthwork in excavation in foundation . <i>[Ban Khur Laih]</i>	9	0.5	0.5	1	2.25 cum		₹ 800.00	₹ 1,800.00	
<b>Sub Head-2 : RCC (1cement : 2Balu : 4Rawra)</b>											
2.1		<b>Column</b>	9	0.2	0.2	1.6	0.576 cum				
		Cement					3.6864 Bags		₹ 500.00	₹ 1,843.20	
		Balu					1.152 cum		₹ 1,500.00	₹ 1,728.00	
		Rawra					2.304 cum		₹ 1,200.00	₹ 2,764.80	
		Rod (12mm)					2 qtls		₹ 7,500.00	₹ 15,000.00	
		Ring Rod & Black Wire					LS		₹ 3,000.00	₹ 3,000.00	
<b>Sub Head-3 : Brickwork</b>											
3.1		<b>Brick Masonry upto 0.45m from plinth (Skirting)</b>									
		<i>A chhawng zawng a rem in</i>	1	22	0.08	0.45	0.7425 cum				
		Bricks					279.9225 Bricks		₹ 25.00	₹ 6,998.06	
		Cement					3 bags		₹ 500.00	₹ 1,500.00	
		Balu					0.6 cum		₹ 1,500.00	₹ 900.00	
<b>Sub Head-4 : Timber Works</b>											
4.1		<b>Sawn Timber for Post</b>									
4.1.1		Main Post- Thingzai (4" x 4")					12 Nos		₹ 700.00	₹ 8,400.00	
4.1.2		Web- Thingzai (4" x 3")					4 Nos		₹ 600.00	₹ 2,400.00	
4.2		<b>Sawn Timber for Beam</b>									
4.2.1		Long Beam- Thingzai (4" x4")					13 Nos		₹ 700.00	₹ 9,100.00	
4.2.3		Short Beam- Thingzai (4" x3")					9 Nos		₹ 600.00	₹ 5,400.00	
4.3		<b>Sawn Timber for Floor</b>									
4.3.1		Planck- Thingphek (12" x 1")					30 Nos		₹ 700.00	₹ 21,000.00	
4.3.2		Thingzai (4" x3")					9 Nos		₹ 600.00	₹ 5,400.00	
4.4		<b>Roofing Structure-Truss</b>									
4.4.1		Thingzai (4" x3")					20 Nos		₹ 600.00	₹ 12,000.00	

4.5	<b>Doors, Windows &amp; Ventilation</b>				
		Window- Thingzai (4' x 3')	6 Nos	₹ 700.00	₹ 4,200.00
		Ventilation- Thingzai (3' x 1'6")	4 Nos	₹ 400.00	₹ 1,600.00
		Main Door- Braced Door (6' x 3'6")	1 Nos	₹ 2,200.00	₹ 2,200.00
		Bedroom Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
		Toilet Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
<b>Sub Head-5 :</b>		<b>Walls and Partition, Ceiling</b>			
5.1		Exterior-AC Sheet (Deducting Doors, Windows & Ventilations)	40 sq.m	₹ 400.00	₹ 16,000.00
5.2	13.14	Interior-AC Sheet (Deducting Doors, )	12 sq.m	₹ 400.00	₹ 4,800.00
5.3		Ceiling-AC Sheet	30 sq.m	₹ 400.00	₹ 12,000.00
5.4	13.01	Providing and fixing plain, chamfered edged 1st class local wood beading with screws or nails for walls, ceiling, etc. complete.	120 rm	₹ 229.30	₹ 27,516.00
<b>Sub Head-6 : Roofing</b>					
6.1		CGI Sheet	3.5 Bundle	₹ 4,000.00	₹ 14,000.00
<b>Sub Head-7 : Roofing</b>					
7.1		Rain Gutter-Readymade Plain Sheet	10 Nos.	₹ 150.00	₹ 1,500.00
<b>Sub Head-8 : Glass for Windows and Ventilation</b>					
8.1		2mm thick glass	24 Nos.	₹ 50.00	₹ 1,200.00
<b>Sub Head-9 : Miscellaneous</b>					
9.1		Screws	4 Nos	₹ 140.00	₹ 560.00
9.2		Nails	8 Nos	₹ 100.00	₹ 800.00
9.3		Paints	20 Itrs	₹ 350.00	₹ 7,000.00
9.4		Hinges, Sketch Bolt, Handle etc.	LS		₹ 6,000.00
9.5		Wages of skilled labour	15 MDS	₹ 700.00	₹ 10,500.00
9.6		Flat Iron for joining RCC and Timber Post 0.50mx0.045mx4mm	24 Nos	₹ 60.00	₹ 1,440.00
				<b>G.TOTAL</b>	<b>₹ 2,12,150.06</b>
				Say	<b>₹ 2,12,200.00</b>

In Words : Rupees (Two Lakhs Twelve Thousand and Two Hundred) only.

DETAILED ESTIMATE FOR PMAY-G (DRAFT ESTIMATE): Model-2 (AC Sheet)											
[Based on Local Market Rate (LMR) & PWD Building SOR, 2019]											
S/No.	SOR	DESCRIPTION	Nos.	L	B	H	QTY.	UNIT	RATE(INR)	AMOUNT(INR)	
<b>Sub Head-1 : Earthwork</b>											
1.1		Earthwork in excavation in foundation . [Ban Khur Laih]	9	0.5	0.5	1	2.25 cum		₹ 800.00	₹ 1,800.00	
<b>Sub Head-2 : RCC (1cement : 2Balu : 4Rawra)</b>											
2.1		Column	9	0.2	0.2	1.6	0.576 cum				
		Cement					3.6864 Bags		₹ 500.00	₹ 1,843.20	
		Balu					1.152 cum		₹ 1,500.00	₹ 1,728.00	
		Rawra					2.304 cum		₹ 1,200.00	₹ 2,764.80	
		Rod (12mm)					2 qtls		₹ 7,500.00	₹ 15,000.00	
		Ring Rod & Black Wire					LS		₹ 3,000.00	₹ 3,000.00	
<b>Sub Head-3 : Brickwork</b>											
3.1		CGI Sheet upto 0.45m from plinth (Skirting)					1.6 Bundle		₹ 4,000.00	₹ 6,400.00	
<b>Sub Head-4 : Timber Works</b>											
4.1		Sawn Timber for Post									
4.1.1		Main Post- Thingzai (4" x 4")					12 Nos		₹ 700.00	₹ 8,400.00	
4.1.2		Web- Thingzai (4" x 3")					4 Nos		₹ 600.00	₹ 2,400.00	
4.2		Sawn Timber for Beam									
4.2.1		Long Beam- Thingzai (4" x 4")					13 Nos		₹ 700.00	₹ 9,100.00	
4.2.3		Short Beam- Thingzai (4" x 3")					9 Nos		₹ 600.00	₹ 5,400.00	
4.3		Sawn Timber for Floor									
4.3.1		Planck- Thingphek (12" x 1")					30 Nos		₹ 700.00	₹ 21,000.00	
4.3.2		Thingzai (4" x 3")					9 Nos		₹ 600.00	₹ 5,400.00	
4.4		Roofing Structure-Truss									
4.4.1		Thingzai (4" x 3")					20 Nos		₹ 600.00	₹ 12,000.00	
4.5		Doors, Windows& Ventilation									
		Window- Thingzai (4' x 3')					6 Nos		₹ 700.00	₹ 4,200.00	
		Ventilation- Thingzai (3' x 1'6")					4 Nos		₹ 400.00	₹ 1,600.00	
		Main Door- Braced Door (6' x 3'6")					1 Nos		₹ 2,200.00	₹ 2,200.00	

	Bedroom Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
	Toilet Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
<b>Sub Head-5 :</b>	<b>Walls and Partition, Ceiling</b>			
5.1				
5.2	Exterior-AC Sheet (Deducting Doors, Windows & Ventilations)	40 sq.m	₹ 400.00	₹ 16,000.00
5.3	Interior-AC Sheet (Deducting Doors, )	12 sq.m	₹ 400.00	₹ 4,800.00
5.4	Ceiling-AC Sheet	30 sq.m	₹ 400.00	₹ 12,000.00
13.01	Providing and fixing plain, chamfered edged 1st class local wood beading with screws or nails for walls, ceiling, etc. complete.	120 rm	₹ 229.30	₹ 27,516.00
<b>Sub Head-6 : Roofing</b>				
6.1	CGI Sheet	3.5 Bundle	₹ 4,000.00	₹ 14,000.00
<b>Sub Head-7 : Roofing</b>				
7.1	Rain Gutter-Readymade Plain Sheet	10 Nos.	₹ 150.00	₹ 1,500.00
<b>Sub Head-8 : Glass for Windows and Ventilation</b>				
8.1	2mm thick glass	24 Nos.	₹ 50.00	₹ 1,200.00
<b>Sub Head-9 : Miscellaneous</b>				
9.1	Screws	4 Nos	₹ 140.00	₹ 560.00
9.2	Nails	8 Nos	₹ 100.00	₹ 800.00
9.3	Paints	20 ltrs	₹ 350.00	₹ 7,000.00
9.4	Hinges, Sketch Bolt, Handle etc.	LS		₹ 6,000.00
9.5	Wages of skilled labour	15 MDS	₹ 700.00	₹ 10,500.00
9.6	Flat Iron for joining RCC and Timber Post 0.50mx0.045mx4mm	24 Nos	₹ 60.00	₹ 1,440.00
			<b>G.TOTAL</b>	<b>₹ 2,09,152.00</b>
			Say	₹ 2,09,200.00

In Words : Rupees (Two Lakhs Nine Thousand and Two Hundred) only.

## DESIGN OPTION II

### PMAY-G BUILDING SPECIFICATIONS FOR TYPE-A: BAMBOO TURJA WALLING (THUMBAWH TAH)

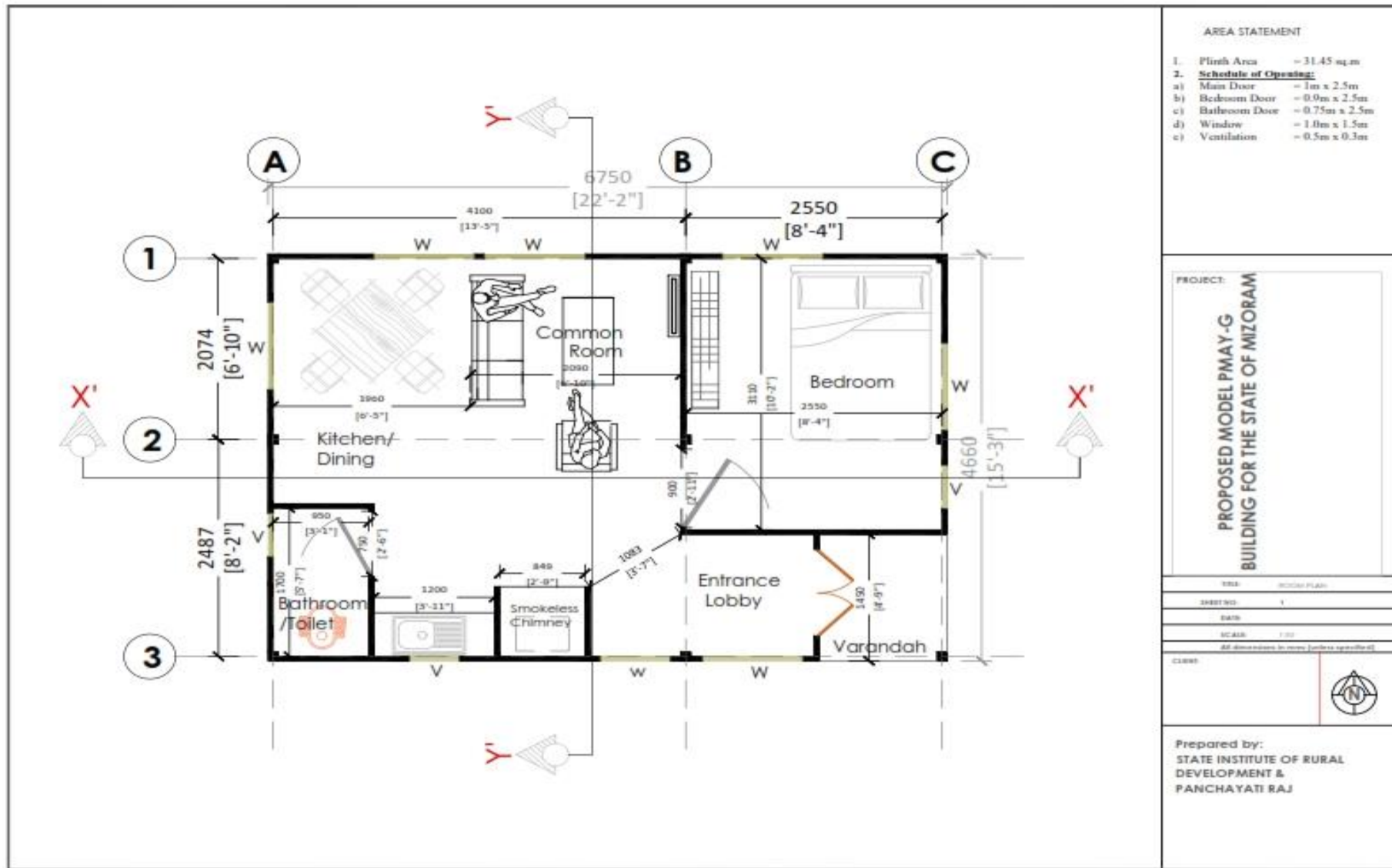
- 10) **Column/Timber Post:** RCC column (450mm) with Sawn Timber (Char-char) screwed upto roof for post.
- 11) **Timber Beam:** Sawn Timber (Char-Tin) for beams.
- 12) **Roof Structure:**
  - g) Sawn Timber (Char tin, Dui-tin etc,.) for wooden roof truss.
  - h) C.G.I sheet (Rangva) for Roofing bolted to wooden frame/truss.
  - i) Readymade SWR type rain-gutter (Tuidawn).
- 13) **Flooring:** Sawn timber (Wood Planck) for floors.
- 14) **Walls & Partitions:** Bamboo Turja Walling bolted to wooden frame.
- 15) **Doors, Windows & Ventilations:** Wooden framed doors, windows & ventilations.  
Readymade glass adopted from local market.

#### **Building Color:**

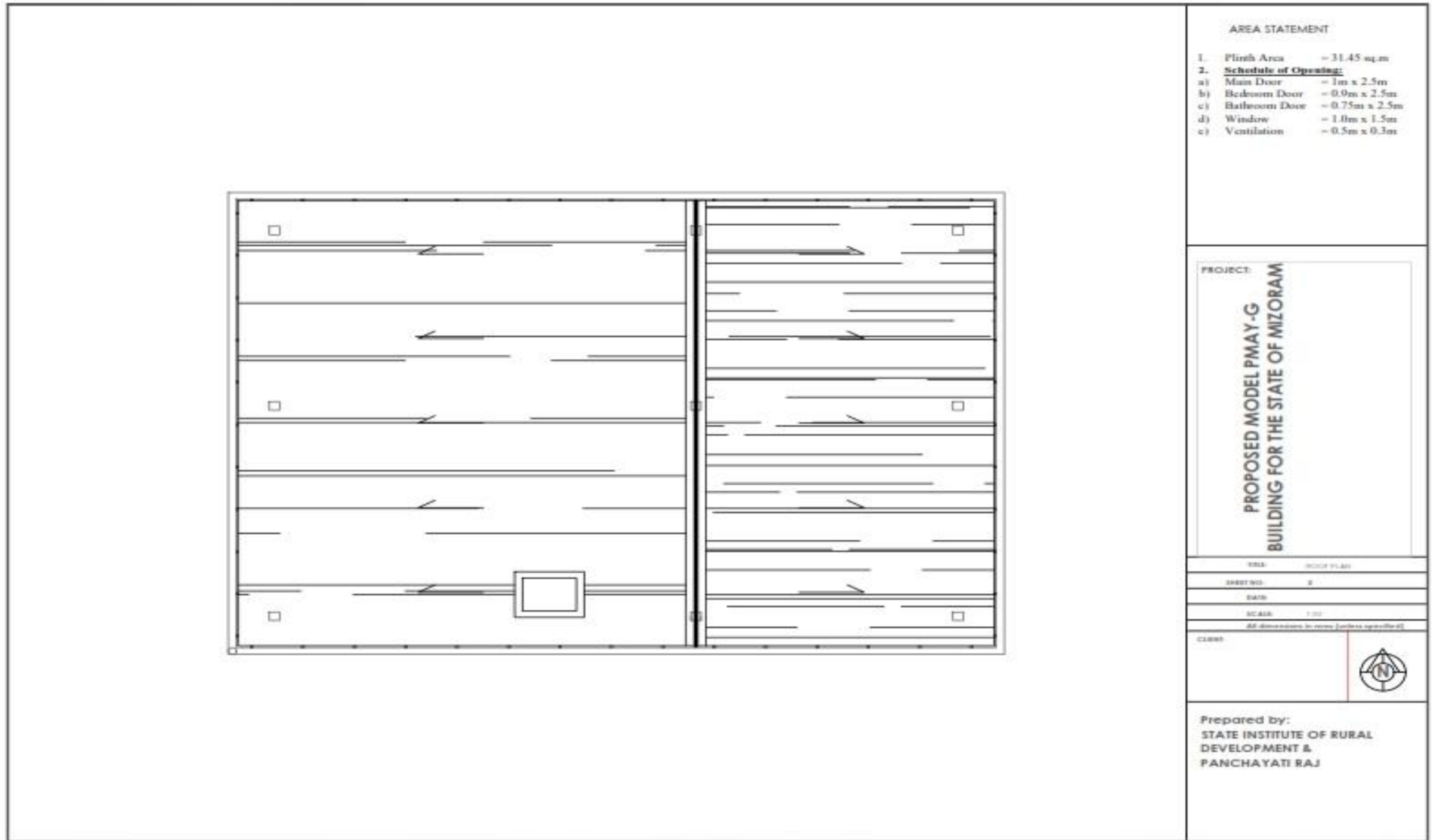
- 1) **Skirting** : Green (Berger Safari D772) 
- 2) **Wall** : White (Asian Paints Fabulous White AC2G) 
- 3) **Roof** : Red/Maroon  

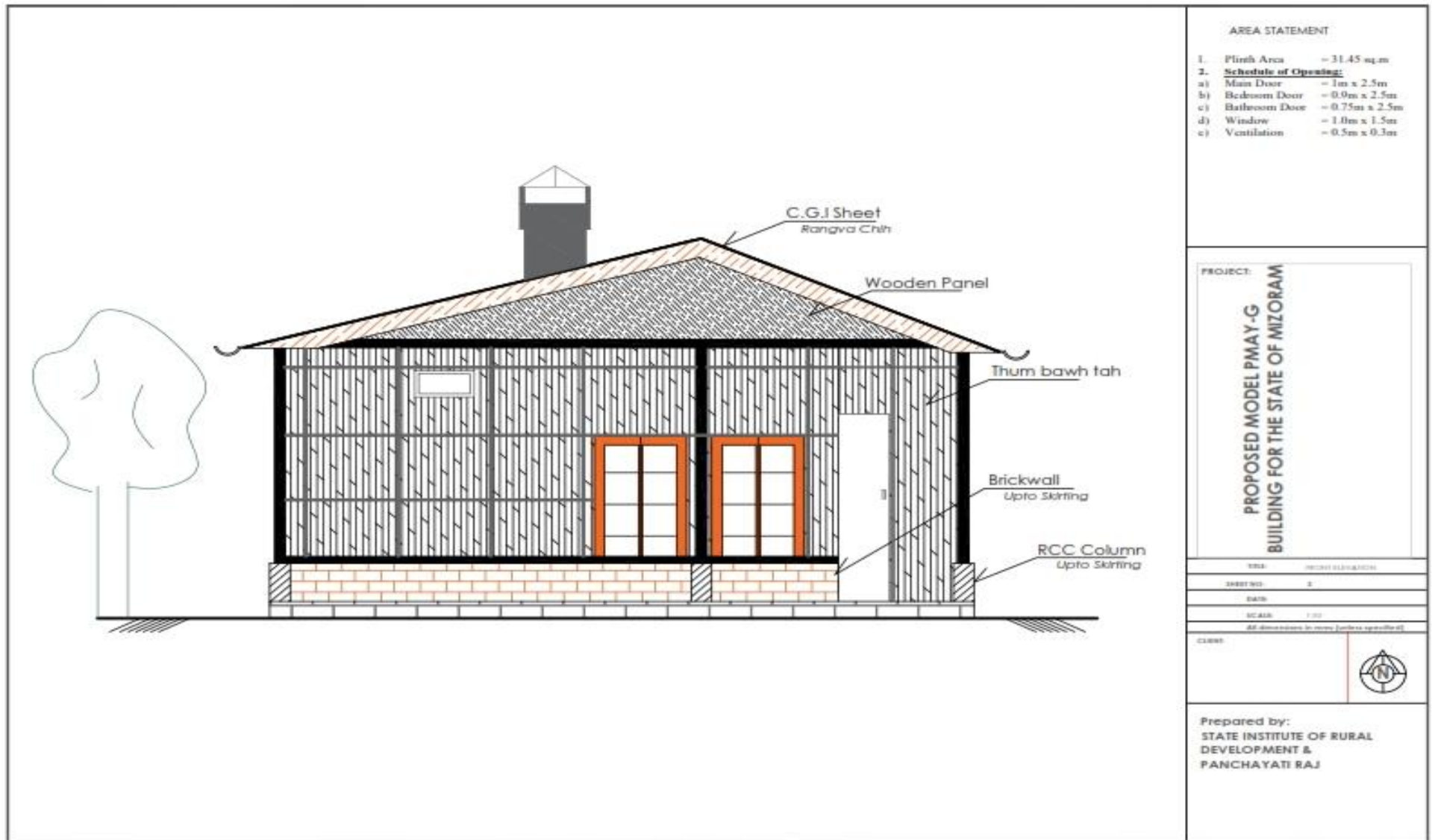
## **TYPE-B: AC Walling (Tile Bang)**

- 16) **Column/Timber Post:** RCC column (450mm) with Sawn Timber (Char-char) screwed upto roof for post.
- 17) **Timber Beam:** Sawn Timber (Char-Tin) for beams.
- 18) **Roof Structure:**
  - j) Sawn Timber (Char tin, Dui-tin etc,.) for wooden roof truss.
  - k) C.G.I sheet (Rangva) for Roofing bolted to wooden frame/truss.
  - l) Readymade SWR type rain-gutter (Tuidawn).
- 19) **Flooring:** Sawn timber (Wood Planck) for floors.
- 20) **Walls & Partitions:** AC Walling bolted to wooden frame.
- 21) **Doors, Windows & Ventilations:** Wooden framed doors, windows & ventilations. Readymade glass adopted from local mark









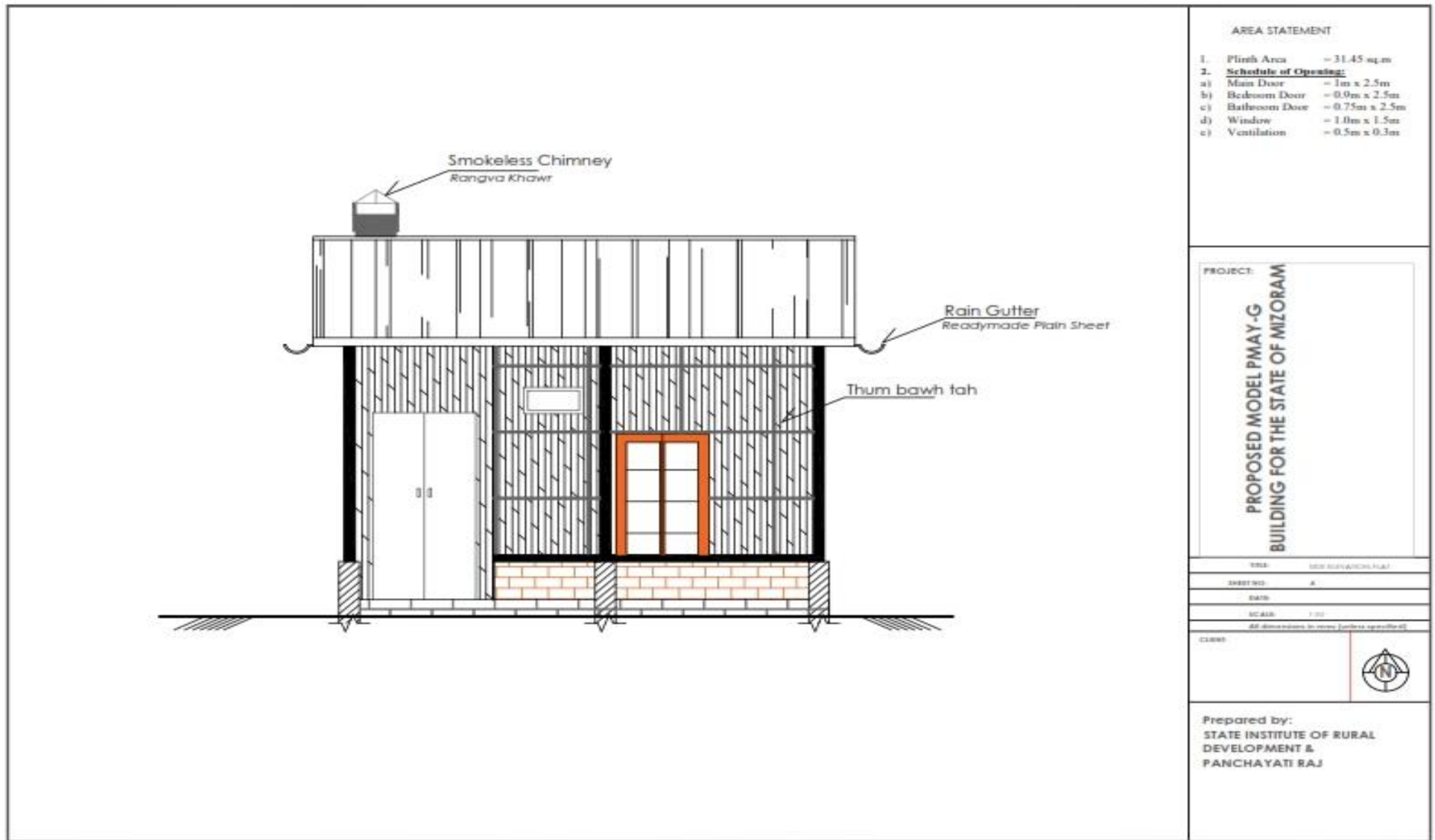
AREA STATEMENT

1. Plinth Area = 31.45 sq.m
2. Schedule of Opening:
  - a) Main Door = 1m x 2.5m
  - b) Bedroom Door = 0.9m x 2.5m
  - c) Bathroom Door = 0.75m x 2.5m
  - d) Window = 1.0m x 1.5m
  - e) Ventilation = 0.5m x 0.3m

PROJECT:  
**PROPOSED MODEL PMAY-G  
BUILDING FOR THE STATE OF MIZORAM**

TYPE:	PROVIDE SPECIFICATION
DRAWING NO.:	2
DATE:	
SCALE:	1:50
All dimensions in mm (unless specified)	
CLIENT:	

Prepared by:  
STATE INSTITUTE OF RURAL  
DEVELOPMENT &  
PANCHAYATI RAJ



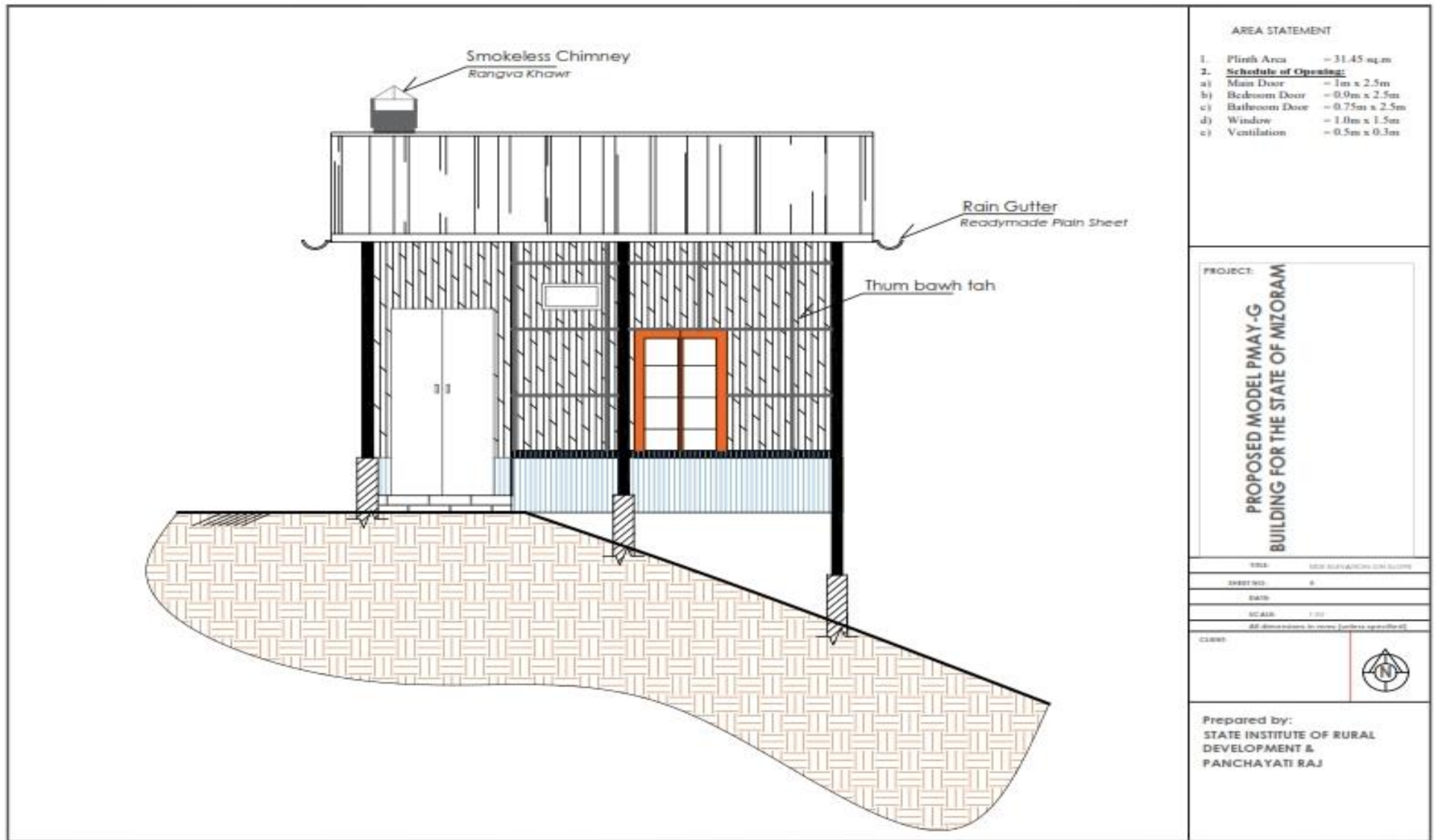
AREA STATEMENT

1. Plinth Area = 31.45 sq.m
2. **Schedule of Opening:**
  - a) Main Door = 1m x 2.5m
  - b) Bedroom Door = 0.9m x 2.5m
  - c) Bathroom Door = 0.75m x 2.5m
  - d) Window = 1.0m x 1.5m
  - e) Ventilation = 0.5m x 0.3m

PROJECT:  
**PROPOSED MODEL PMAY-G  
BUILDING FOR THE STATE OF MIZORAM**

TITLE	SRDP MIZORAM PLAN
SHEET NO.	A
DATE	
SCALE	1:50
All dimensions in mm unless specified	
CHECK	

Prepared by:  
STATE INSTITUTE OF RURAL  
DEVELOPMENT &  
PANCHAYATI RAJ



AREA STATEMENT

1. Plinth Area = 31.45 sq.m
2. Schedule of Opening:
  - a) Main Door = 1m x 2.5m
  - b) Bedroom Door = 0.9m x 2.5m
  - c) Bathroom Door = 0.75m x 2.5m
  - d) Window = 1.0m x 1.5m
  - e) Ventilation = 0.5m x 0.3m

PROJECT:  
**PROPOSED MODEL PMAY-G  
BUILDING FOR THE STATE OF MIZORAM**

TITLE: RDP SUB-PANCHAYATI GUN BLOCKS

SHEET NO: 4

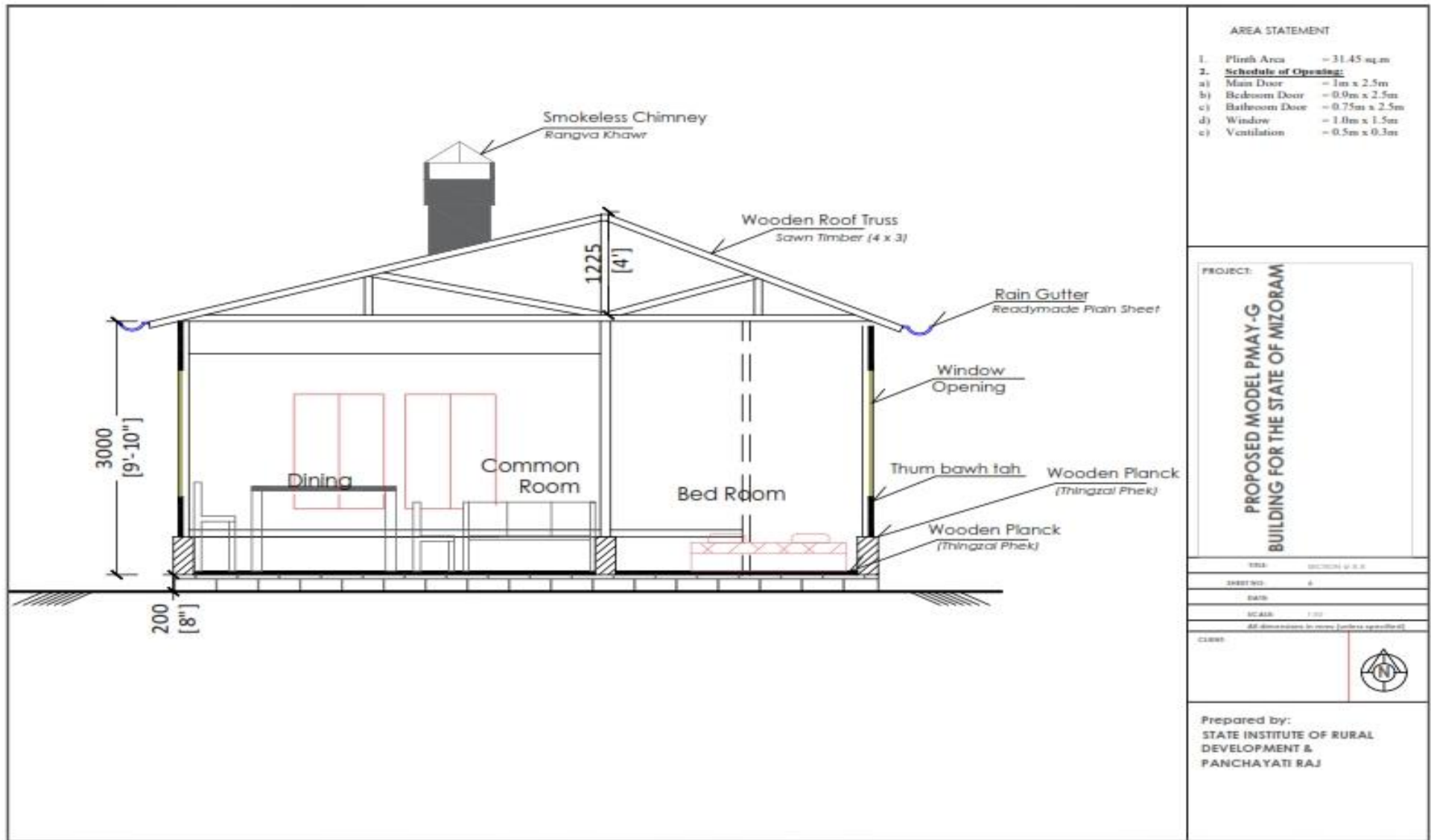
DATE:

SCALE: 1:50

All dimensions in meters (unless specified)



Prepared by:  
STATE INSTITUTE OF RURAL  
DEVELOPMENT &  
PANCHAYATI RAJ



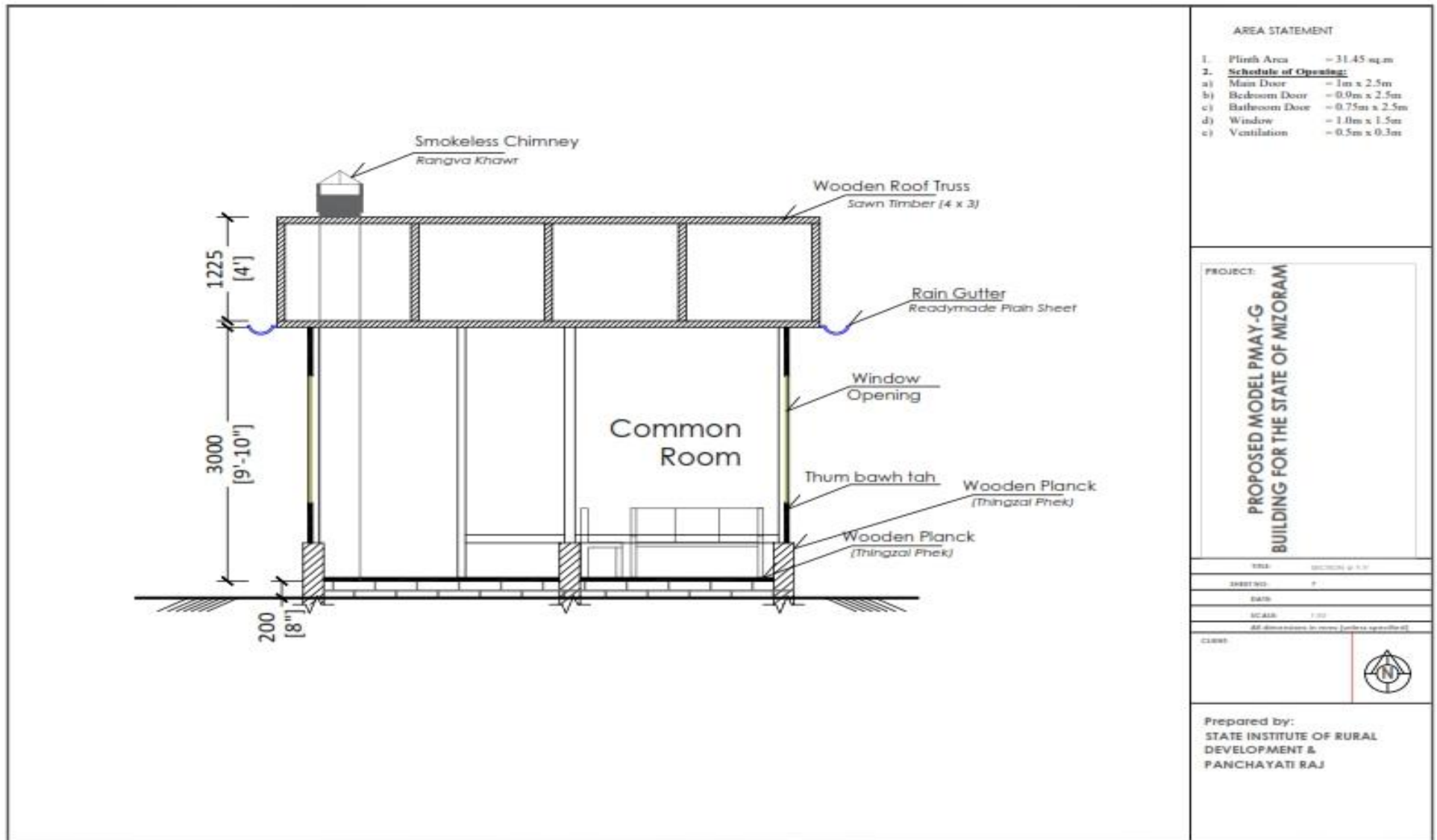
AREA STATEMENT

1. Plinth Area = 31.45 sq.m
2. Schedule of Opening:
  - a) Main Door = 1m x 2.5m
  - b) Bedroom Door = 0.9m x 2.5m
  - c) Bathroom Door = 0.75m x 2.5m
  - d) Window = 1.0m x 1.5m
  - e) Ventilation = 0.5m x 0.3m

PROJECT:  
**PROPOSED MODEL PMAY-G  
BUILDING FOR THE STATE OF MIZORAM**

TITLE	SECTION W 6.6
SHEET NO.	6
DATE	
SCALE	1:20
All dimensions in mm unless specified	
CHECKED	

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PANCHAYATI RAJ



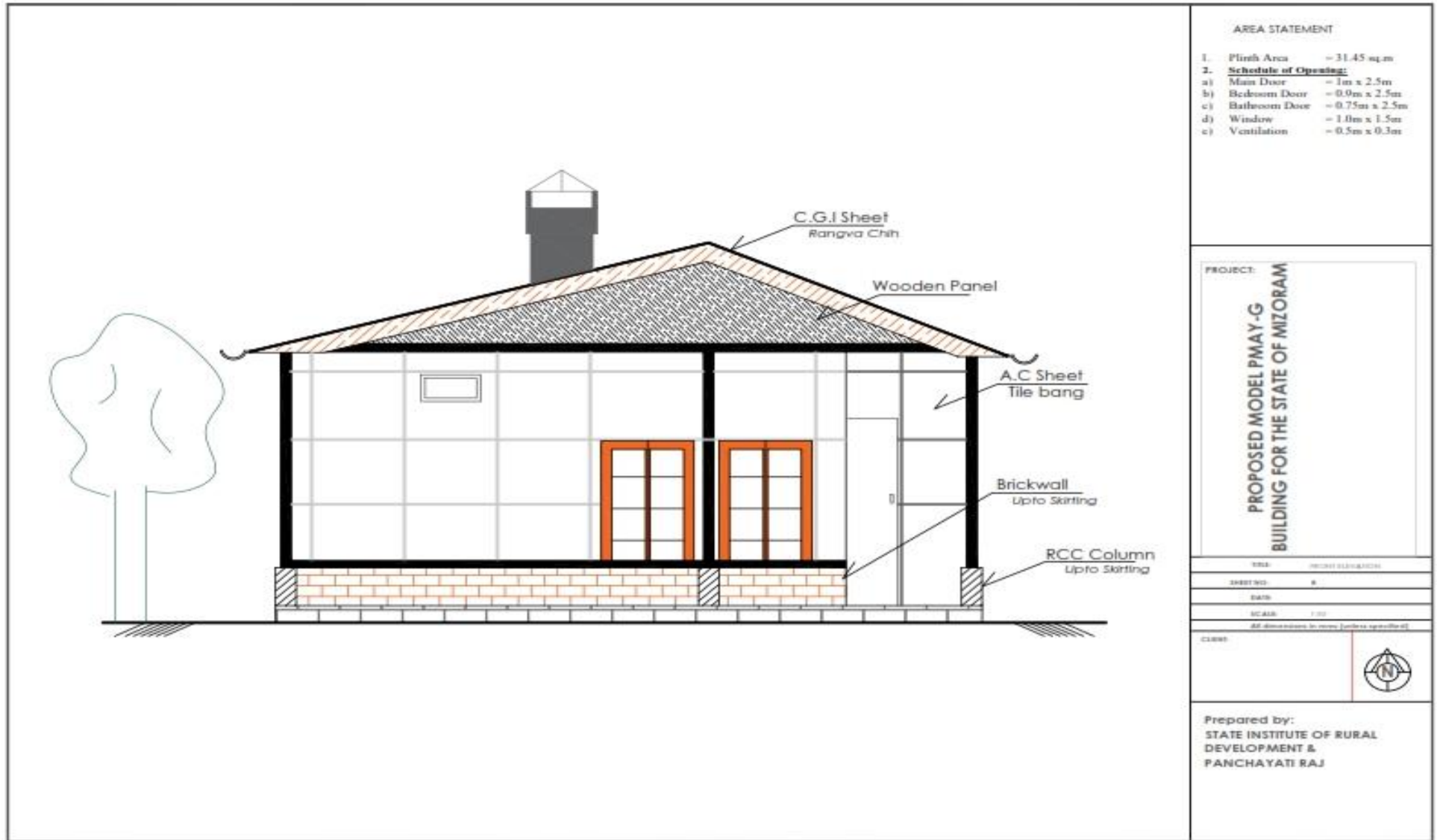
AREA STATEMENT

1. Plinth Area = 31.45 sq.m
2. Schedule of Opening:
  - a) Main Door = 1m x 2.5m
  - b) Bedroom Door = 0.9m x 2.5m
  - c) Bathroom Door = 0.75m x 2.5m
  - d) Window = 1.0m x 1.5m
  - e) Ventilation = 0.5m x 0.3m

PROJECT:  
PROPOSED MODEL PMAY-G  
BUILDING FOR THE STATE OF MIZORAM

NO.	SECTION W-1-1
SHEET NO.	7
DATE	
SCALE	1:10
All dimensions in mm (unless specified)	
CHECK	

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PANCHAYATI RAJ





AREA STATEMENT

1. Plinth Area = 31.45 sq.m
2. Schedule of Opening:
  - a) Main Door = 1m x 2.5m
  - b) Bedroom Door = 0.9m x 2.5m
  - c) Bathroom Door = 0.75m x 2.5m
  - d) Window = 1.0m x 1.5m
  - e) Ventilation = 0.5m x 0.3m

PROJECT:  
**PROPOSED MODEL PMAY-G  
BUILDING FOR THE STATE OF MIZORAM**

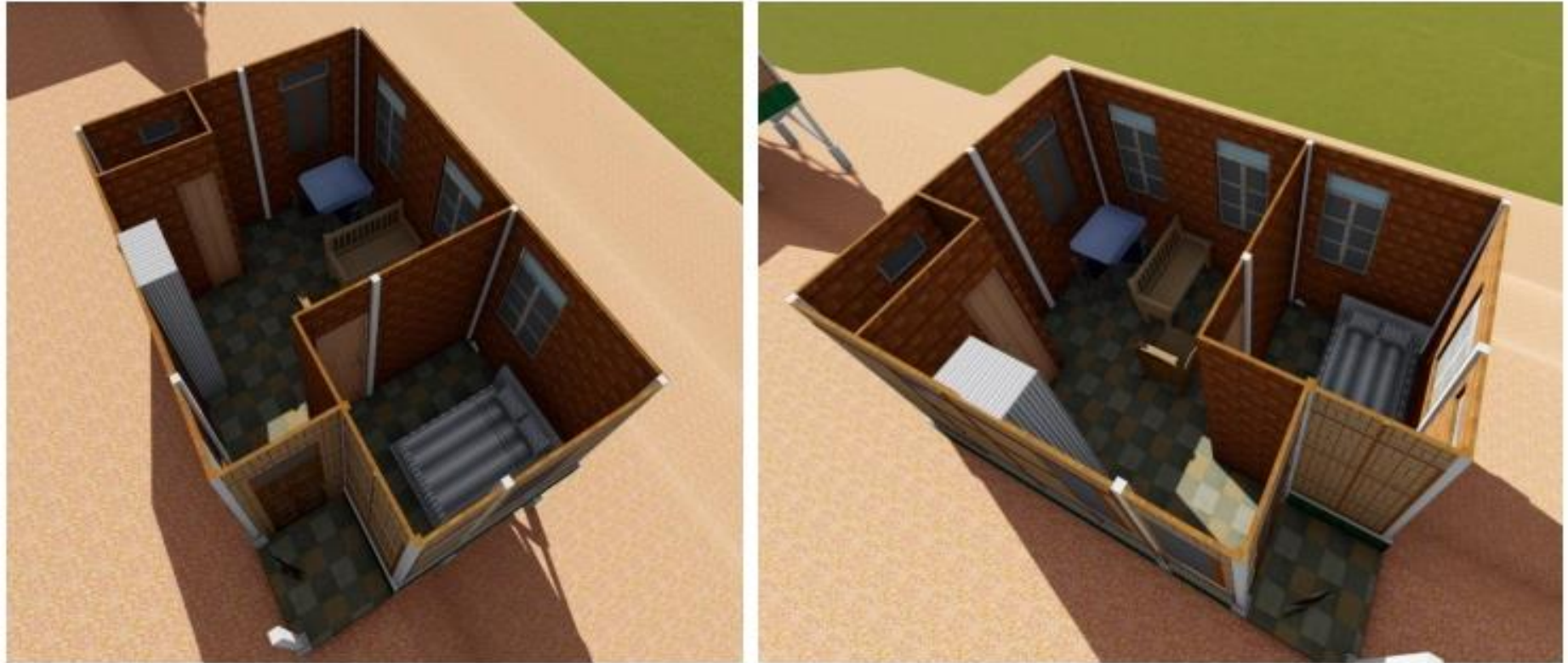
TITLE	SEE ELEVATION PLAN
SHEET NO.	4
DATE	
SCALE	1:10
All dimensions in mm unless specified	
CHECK	

Prepared by:  
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**Type A : Bamboo walling on slopy ground**



**Type A : Bamboo walling Plan**



**Type B** : Bamboo walling on levelled ground



**Type B : AC Sheet walling on slopy ground**



**Type B : AC Sheet walling Plan**

## **SAMPLE MATERIAL & ESTIMATION**

DETAILED ESTIMATE FOR PMAY-G (DRAFT ESTIMATE): Model-1 On Flat Ground										
{Based on Local Market Rate (LMR) & PWD Building SOR, 2019}										
S/No.	SOR	DESCRIPTION	Nos.	L	B	H	QTY.	UNIT	RATE(INR)	AMOUNT(INR)
<b>Sub Head-1 : Earthwork</b>										
1.1		Earthwork in excavation in foundation . <i>[Ban Khur Laih]</i>	16	0.5	0.5	1	4 cum		₹ 800.00	₹ 3,200.00
<b>Sub Head-2 : RCC (1cement : 2Balu : 4Rawra)</b>										
2.1		<b>Column</b>	16	0.2	0.2	1.6	1.024 cum			
		Cement					6.5536 Bags		₹ 500.00	₹ 3,276.80
		Balu					2.048 cum		₹ 1,500.00	₹ 3,072.00
		Rawra					4.096 cum		₹ 1,200.00	₹ 4,915.20
		Rod (12mm)					8 nos		₹ 750.00	₹ 6,000.00
		Ring Rod & Black Wire					LS		₹ 3,000.00	₹ 3,000.00
2.2		Foundation	14				0.081 cum		₹ 8,633.00	₹ 9,789.82
2.3		Bathroom Floor					0.174 cum		₹ 8,324.60	₹ 1,448.48
<b>Sub Head-3 : Brickwork</b>										
3.1		<i>CGI Sheet upto 0.45m from plinth (Skirting)</i>					1.6 Bundle		₹ 4,000.00	₹ 6,400.00
<b>Sub Head-4 : Timber Works</b>										
4.1		<b>Sawn Timber for Post</b>								
4.1.1		Main Post- Thingzai (4" x 4")	16				Nos		₹ 700.00	₹ 11,200.00
4.2		<b>Sawn Timber for Beam</b>								
4.2.1		Long Beam- Thingzai (4" x 3")	12				Nos		₹ 700.00	₹ 8,400.00
4.2.2		Short Beam- Thingzai (4" x 3")	11				Nos		₹ 600.00	₹ 6,600.00
4.2.3		Sill-Thingzai (4" x 3")	22				Nos		₹ 600.00	₹ 13,200.00
4.3		<b>Sawn Timber for Floor</b>								
4.3.1		Planck- Thingphek (12" x 1")	26				Nos		₹ 700.00	₹ 18,200.00
4.3.2		Thingzai (4" x 3")	12				Nos		₹ 600.00	₹ 7,200.00
4.4		<b>Roofing Structure-Truss</b>								
4.4.1		Thingzai (4" x 3")	18				Nos		₹ 600.00	₹ 10,800.00
4.5		<b>Doors, Windows &amp; Ventilation</b>								
		Window- Thingzai (4' x 3')	5				Nos		₹ 700.00	₹ 3,500.00
		Ventilation- Thingzai (3' x 1'6")	2				Nos		₹ 400.00	₹ 800.00
		Main Door- Braced Door (6' x 3'6")	1				Nos		₹ 2,200.00	₹ 2,200.00

	Bedroom Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
	Toilet Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
<b>Sub Head-5 :</b>	<b>Walls and Partition, Ceiling</b>			
5.1	Exterior-Bamboo turja walling (Thumbawh) (Deducting Doors, Windows & Ventilations)	40 sq.m	₹ 180.00	₹ 7,200.00
5.3	Ceiling-Bamboo turja ceiling woven in thumbawh tah	32.34 sq.m	₹ 180.00	₹ 5,821.20
5.4	13.01 Providing and fixing plain, chamfered edged 1st class local wood beading with screws or nails for walls, ceiling, etc. complete.	80 rm	₹ 229.30	₹ 18,344.00
<b>Sub Head-6 : Roofing</b>				
6.1	CGI Sheet	16 nos	₹ 800.00	₹ 12,800.00
6.2	Ridging	2 nos	₹ 200.00	₹ 400.00
<b>Sub Head-7 : Roofing</b>				
7.1	Rain Gutter-Readymade SWR type	10 Nos.	₹ 150.00	₹ 1,500.00
7.2	Hook/Holder	25 Nos.	₹ 80.00	₹ 2,000.00
<b>Sub Head-8 : Glass for Windows and Ventilation</b>				
8.1	2mm thick glass	5 Nos.	₹ 750.00	₹ 3,750.00
<b>Sub Head-9 : Miscellaneous</b>				
9.1	Screws	4 Nos	₹ 140.00	₹ 560.00
9.2	Nails	8 Nos	₹ 100.00	₹ 800.00
9.3	Paints	25 Nos	₹ 350.00	₹ 8,750.00
9.4	Hinges, Sketch Bolt, Handle etc.	LS		₹ 6,000.00
9.5	Wages of skilled labour	15 MDS	₹ 700.00	₹ 10,500.00
9.6	Flat Iron for joining RCC and Timber Post 0.50mx0.045mx4mm	24 Nos	₹ 60.00	₹ 1,440.00
			<b>G.TOTAL</b>	<b>₹ 2,04,667.50</b>
			Say	<b>₹ 2,04,700.00</b>

In Words : Rupees (Two Lakhs Four Thousand and Seven Hundred) only.



DETAILED ESTIMATE FOR PMAY-G (DRAFT ESTIMATE): Model-1 On Slopy Ground										
{Based on Local Market Rate (LMR) & PWD Building SOR, 2019}										
S/No.	SOR	DESCRIPTION	Nos.	L	B	H	QTY.	UNIT	RATE(INR)	AMOUNT(INR)
<b>Sub Head-1 : Earthwork</b>										
1.1		Earthwork in excavation in foundation . <i>[Ban Khur Laih]</i>	16	0.5	0.5	1	4 cum		₹ 800.00	₹ 3,200.00
<b>Sub Head-2 : RCC (1cement : 2Balu : 4Rawra)</b>										
2.1		<b>Column</b>	16	0.2	0.2	1.6	1.024 cum			
		Cement					6.5536 Bags		₹ 500.00	₹ 3,276.80
		Balu					2.048 cum		₹ 1,500.00	₹ 3,072.00
		Rawra					4.096 cum		₹ 1,200.00	₹ 4,915.20
		Rod (12mm)					8 nos		₹ 750.00	₹ 6,000.00
		Ring Rod & Black Wire					LS		₹ 3,000.00	₹ 3,000.00
2.2		Foundation	14				0.081 cum		₹ 8,633.00	₹ 9,789.82
2.3		Bathroom Floor					0.174 cum		₹ 8,324.60	₹ 1,448.48
<b>Sub Head-3 : Brickwork</b>										
3.1		<i>CGI Sheet upto 0.45m from plinth (Skirting)</i>					1.6 Bundle		₹ 4,000.00	₹ 6,400.00
<b>Sub Head-4 : Timber Works</b>										
4.1		<b>Sawn Timber for Post</b>								
4.1.1		Main Post- Thingzai (4" x 4")					22 Nos		₹ 700.00	₹ 15,400.00
4.2		<b>Sawn Timber for Beam</b>								
4.2.1		Long Beam- Thingzai (4" x 3")					12 Nos		₹ 700.00	₹ 8,400.00
4.2.2		Short Beam- Thingzai (4" x 3")					11 Nos		₹ 600.00	₹ 6,600.00
4.2.3		Sill-Thingzai (4" x 3")					22 Nos		₹ 600.00	₹ 13,200.00
4.3		<b>Sawn Timber for Floor</b>								
4.3.1		Planck- Thingphek (12" x 1")					26 Nos		₹ 700.00	₹ 18,200.00
4.3.2		Thingzai (4" x 3")					12 Nos		₹ 600.00	₹ 7,200.00
4.4		<b>Roofing Structure-Truss</b>								
4.4.1		Thingzai (4" x 3")					18 Nos		₹ 600.00	₹ 10,800.00
4.5		<b>Doors, Windows &amp; Ventilation</b>								
		Window- Thingzai (4' x 3')					5 Nos		₹ 700.00	₹ 3,500.00
		Ventilation- Thingzai (3' x 1'6")					2 Nos		₹ 400.00	₹ 800.00
		Main Door- Braced Door (6' x 3'6")					1 Nos		₹ 2,200.00	₹ 2,200.00

	Bedroom Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
	Toilet Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
<b>Sub Head-5 : Walls and Partition, Ceiling</b>				
5.1	Exterior-Bamboo turja walling (Thumbawh) (Deducting Doors, Windows & Ventilations)	40 sq.m	₹ 180.00	₹ 7,200.00
5.3	Ceiling-Bamboo turja ceiling woven in thumbawh tah	32.34 sq.m	₹ 180.00	₹ 5,821.20
5.4	13.01 Providing and fixing plain, chamfered edged 1st class local wood beading with screws or nails for walls, ceiling, etc. complete.	80 rm	₹ 229.30	₹ 18,344.00
<b>Sub Head-6 : Roofing</b>				
6.1	CGI Sheet	16 nos	₹ 800.00	₹ 12,800.00
6.2	Ridging	2 nos	₹ 200.00	₹ 400.00
<b>Sub Head-7 : Roofing</b>				
7.1	Rain Gutter-Readymade SWR type	10 Nos.	₹ 150.00	₹ 1,500.00
7.2	Hook/Holder	25 Nos.	₹ 80.00	₹ 2,000.00
<b>Sub Head-8 : Glass for Windows and Ventilation</b>				
8.1	2mm thick glass	5 Nos.	₹ 750.00	₹ 3,750.00
<b>Sub Head-9 : Miscellaneous</b>				
9.1	Screws	4 Nos	₹ 140.00	₹ 560.00
9.2	Nails	8 Nos	₹ 100.00	₹ 800.00
9.3	Paints	20 Nos	₹ 350.00	₹ 7,000.00
9.4	Hinges, Sketch Bolt, Handle etc.	LS		₹ 6,000.00
9.5	Wages of skilled labour	15 MDS	₹ 700.00	₹ 10,500.00
9.6	Flat Iron for joining RCC and Timber Post 0.50mx0.045mx4mm	24 Nos	₹ 60.00	₹ 1,440.00
			<b>G.TOTAL</b>	<b>₹ 2,07,117.50</b>
			Say	<b>₹ 2,07,100.00</b>

In Words : Rupees (Two Lakhs Seven Thousand and One Hundred) only.

DETAILED ESTIMATE FOR PMAY-G (DRAFT ESTIMATE): Model-2 On Flat Ground										
{Based on Local Market Rate (LMR) & PWD Building SOR, 2019}										
S/No.	SOR	DESCRIPTION	Nos.	L	B	H	QTY.	UNIT	RATE(INR)	AMOUNT(INR)
<b>Sub Head-1 : Earthwork</b>										
1.1		Earthwork in excavation in foundation . <i>[Ban Khur Laih]</i>	16	0.5	0.5	1	4 cum		₹ 800.00	₹ 3,200.00
<b>Sub Head-2 : RCC (1cement : 2Balu : 4Rawra)</b>										
2.1		<b>Column</b>	16	0.2	0.2	1.6	1.024 cum			
		Cement					6.5536 Bags		₹ 500.00	₹ 3,276.80
		Balu					2.048 cum		₹ 1,500.00	₹ 3,072.00
		Rawra					4.096 cum		₹ 1,200.00	₹ 4,915.20
		Rod (12mm)					8 nos		₹ 750.00	₹ 6,000.00
		Ring Rod & Black Wire					LS		₹ 3,000.00	₹ 3,000.00
2.2		Foundation	14				0.081 cum		₹ 8,633.00	₹ 9,789.82
2.3		Bathroom Floor					0.174 cum		₹ 8,324.60	₹ 1,448.48
<b>Sub Head-3 : Brickwork</b>										
3.1		CGI Sheet upto 0.45m from plinth (Skirting)					1.6 Bundle		₹ 4,000.00	₹ 6,400.00
<b>Sub Head-4 : Timber Works</b>										
4.1		<b>Sawn Timber for Post</b>								
4.1.1		Main Post- Thingzai (4" x 4")					16 Nos		₹ 700.00	₹ 11,200.00
4.2		<b>Sawn Timber for Beam</b>								
4.2.1		Long Beam- Thingzai (4" x 3")					12 Nos		₹ 700.00	₹ 8,400.00
4.2.2		Short Beam- Thingzai (4" x 3")					11 Nos		₹ 600.00	₹ 6,600.00
4.2.3		Sill-Thingzai (4" x 3")					22 Nos		₹ 600.00	₹ 13,200.00
4.3		<b>Sawn Timber for Floor</b>								
4.3.1		Planck- Thingphek (12" x 1")					26 Nos		₹ 700.00	₹ 18,200.00
4.3.2		Thingzai (4" x 3")					12 Nos		₹ 600.00	₹ 7,200.00
4.4		<b>Roofing Structure-Truss</b>								
4.4.1		Thingzai (4" x 3")					18 Nos		₹ 600.00	₹ 10,800.00
4.5		<b>Doors, Windows &amp; Ventilation</b>								
		Window- Thingzai (4' x 3')					5 Nos		₹ 700.00	₹ 3,500.00
		Ventilation- Thingzai (3' x 1'6")					2 Nos		₹ 400.00	₹ 800.00

	Main Door- Braced Door (6' x 3'6")	1 Nos	₹ 2,200.00	₹ 2,200.00
	Bedroom Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
	Toilet Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
<b>Sub Head-5 :</b>	<b>Walls and Partition, Ceiling</b>			
5.1				
	Exterior-AC Sheet (Deducting Doors, Windows & Ventilations)	40 sq.m	₹ 400.00	₹ 16,000.00
5.3				
	Ceiling-Bamboo turja ceiling woven in thumbawh tah	32.34 sq.m	₹ 180.00	₹ 5,821.20
5.4				
13.01	Providing and fixing plain, chamfered edged 1st class local wood beading with screws or nails for walls, ceiling, etc. complete.	80 rm	₹ 229.30	₹ 18,344.00
<b>Sub Head-6 : Roofing</b>				
6.1	CGI Sheet	16 nos	₹ 800.00	₹ 12,800.00
6.2	Ridging	2 nos	₹ 200.00	₹ 400.00
<b>Sub Head-7 : Roofing</b>				
7.1	Rain Gutter-Readymade SWR type	10 Nos.	₹ 150.00	₹ 1,500.00
7.2	Hook/Holder	25 Nos.	₹ 80.00	₹ 2,000.00
<b>Sub Head-8 : Glass for Windows and Ventilation</b>				
8.1	2mm thick glass	5 Nos.	₹ 750.00	₹ 3,750.00
<b>Sub Head-9 : Miscellaneous</b>				
9.1	Screws	4 Nos	₹ 140.00	₹ 560.00
9.2	Nails	8 Nos	₹ 100.00	₹ 800.00
9.3	Paints	25 Nos	₹ 350.00	₹ 8,750.00
9.4	Hinges, Sketch Bolt, Handle etc.	LS		₹ 6,000.00
9.5	Wages of skilled labour	15 MDS	₹ 700.00	₹ 10,500.00
9.6	Flat Iron for joining RCC and Timber Post 0.50mx0.045mx4mm	24 Nos	₹ 60.00	₹ 1,440.00
			<b>G.TOTAL</b>	<b>₹ 2,13,467.50</b>
			Say	<b>₹ 2,13,500.00</b>

In Words : Rupees (Two Lakhs Thirteen Thousand and Five Hundred) only.

DETAILED ESTIMATE FOR PMAY-G (DRAFT ESTIMATE): Model-2 On Slopy Ground										
{Based on Local Market Rate (LMR) & PWD Building SOR, 2019}										
S/No.	SOR	DESCRIPTION	Nos.	L	B	H	QTY.	UNIT	RATE(INR)	AMOUNT(INR)
<b>Sub Head-1 : Earthwork</b>										
1.1		Earthwork in excavation in foundation . <i>[Ban Khur Laih]</i>	16	0.5	0.5	1	4 cum		₹ 800.00	₹ 3,200.00
<b>Sub Head-2 : RCC (1cement : 2Balu : 4Rawra)</b>										
2.1		<b>Column</b>	16	0.2	0.2	1.6	1.024 cum			
		Cement					6.5536 Bags		₹ 500.00	₹ 3,276.80
		Balu					2.048 cum		₹ 1,500.00	₹ 3,072.00
		Rawra					4.096 cum		₹ 1,200.00	₹ 4,915.20
		Rod (12mm)					8 nos		₹ 750.00	₹ 6,000.00
		Ring Rod & Black Wire					LS		₹ 3,000.00	₹ 3,000.00
2.2		Foundation	16				0.081 cum		₹ 8,633.00	₹ 11,188.37
2.3		Bathroom Floor					0.174 cum		₹ 8,324.60	₹ 1,448.48
<b>Sub Head-3 : Brickwork</b>										
3.1		<b>CGI Sheet upto 0.45m from plinth (Skirting)</b>					1.6 Bundle		₹ 4,000.00	₹ 6,400.00
<b>Sub Head-4 : Timber Works</b>										
4.1		<b>Sawn Timber for Post</b>								
4.1.1		Main Post- Thingzai (4" x 4")					22 Nos		₹ 700.00	₹ 15,400.00
4.2		<b>Sawn Timber for Beam</b>								
4.2.1		Long Beam- Thingzai (4" x 3")					12 Nos		₹ 700.00	₹ 8,400.00
4.2.2		Short Beam- Thingzai (4" x 3")					11 Nos		₹ 600.00	₹ 6,600.00
4.2.3		Sill-Thingzai (4" x 3")					22 Nos		₹ 600.00	₹ 13,200.00
4.3		<b>Sawn Timber for Floor</b>								
4.3.1		Planck- Thingphek (12" x 1")					26 Nos		₹ 700.00	₹ 18,200.00
4.3.2		Thingzai (4" x 3")					12 Nos		₹ 600.00	₹ 7,200.00
4.4		<b>Roofing Structure-Truss</b>								
4.4.1		Thingzai (4" x 3")					18 Nos		₹ 600.00	₹ 10,800.00
4.5		<b>Doors, Windows&amp; Ventilation</b>								
		Window- Thingzai (4' x 3')					5 Nos		₹ 700.00	₹ 3,500.00
		Ventilation- Thingzai (3' x 1'6")					2 Nos		₹ 400.00	₹ 800.00

	Main Door- Braced Door (6' x 3'6")	1 Nos	₹ 2,200.00	₹ 2,200.00
	Bedroom Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
	Toilet Door(6' x 2'6")	1 Nos	₹ 800.00	₹ 800.00
<b>Sub Head-5 :</b>	<b>Walls and Partition, Ceiling</b>			
5.1				
	Exterior-AC Sheet (Deducting Doors, Windows & Ventilations)	40 sq.m	₹ 350.00	₹ 14,000.00
5.3				
	Ceiling-Bamboo turja ceiling woven in thumbawh tah	32.34 sq.m	₹ 180.00	₹ 5,821.20
5.4				
		80 rm	₹ 229.30	₹ 18,344.00
<b>Sub Head-6 : Roofing</b>				
6.1		CGI Sheet	16 nos	₹ 800.00
6.2		Ridging	2 nos	₹ 200.00
<b>Sub Head-7 : Roofing</b>				
7.1	Rain Gutter-Readymade SWR type	10 Nos.	₹ 150.00	₹ 1,500.00
7.2	Hook/Holder	25 Nos.	₹ 80.00	₹ 2,000.00
<b>Sub Head-8 : Glass for Windows and Ventilation</b>				
8.1	2mm thick glass	5 Nos.	₹ 750.00	₹ 3,750.00
<b>Sub Head-9 : Miscellaneous</b>				
9.1	Screws	4 Nos	₹ 140.00	₹ 560.00
9.2	Nails	8 Nos	₹ 100.00	₹ 800.00
9.3	Paints	25 Nos	₹ 350.00	₹ 8,750.00
9.4	Hinges, Sketch Bolt, Handle etc.	LS		₹ 6,000.00
9.5	Wages of skilled labour	15 MDS	₹ 700.00	₹ 10,500.00
9.6	Flat Iron for joining RCC and Timber Post 0.50mx0.045mx4mm	24 Nos	₹ 60.00	₹ 1,440.00
			<b>G.TOTAL</b>	<b>₹ 2,17,066.05</b>
			Say	<b>₹ 2,17,100.00</b>

In Words : Rupees (Two Lakhs Seventeen Thousand and One Hundred) only.