

**Sikkim Housing & Development Board (SH&DB)**

AWAS Bhavan,  
Church Road,  
Gangtok, East Sikkim- 737101

**Development of Residential Housing Complex at SNT Colony Daragaon  
Tadong, Gangtok and Setipul near Saramsa Garden, Ranipul, East Sikkim**

**Draft Technical Schedules**

**2018**

**SCHEDULE - A**  
**(See Clause 2.1)**

**SITE OF THE PROJECT**

**1 The Site**

- 1.1 The Proposed Sites for project having a land at SNT Colony, Daragaon Tadong, Gangtok having an area of 21344 Sq.ft. and the land at Setipul near Saramsa Garden, Ranipul having an area of 6456 Sq.ft.
- 1.2 The land parcel comprising the Site is in possession of SH&DB and SH&DB owns the land title.
- 1.3 The broad specifications **SCHEDULE – A** for construction/development of Residential Property have been specified in **Schedule B** and utilities/facilities to be provided/included in construction/development of the Residential Property have been broadly set out in **Schedule C**.
- 1.4 The access to land parcels being granted to the DEVELOPER for the construction/development of Residential Property on the land parcel shall be specifically identified and physically demarcated by SH&DB for commencement of construction.
- a) Land at S.N.T Colony, Daragaon Tadong, Gangtok East Sikkim bearing Khatiyaan No. 2061 with plot no 135/1978 and 133/1979 having area 11,761.2 Sq.ft and 9,583.2 Sq.ft respectively, under Tadong Revenue Block. The land is bounded and butted by :-
- East: SNT land and Quarter
- West: Private holding lands
- North: SH&DB's Flats and Land
- South: Foot-Path and Private Holding Land

b) Land at Setipul,near Saramsa Garden,Ranipul, East Sikkim bearing Khatiyaan No. 110/190 with plot no 19/77079 having area 6456 Sq.ft, under Chota-Singtam Revenue Block.The land is bounded and butted by :-

East: Private holding land

West: Road

North: Road

South: Private holding.

**SCHEDULE - B**  
**(See Clause 2.1)**

**DEVELOPMENT OF THE PROJECT**

**1. Development of the Residential Property**

1.1 Development of the Residential Property shall involve the construction of 2/3 BHK flats in the ratio of 40:60(Subject to change as per Demand) and other amenities such as compound wall, internal roads, parks, parking, landscape & open spaces, etc. The specifications for development of residential land parcel have been specified in **Schedule B** and for utilities/facilities in **Schedule C** of this Agreement.

**2. Residential Flats**

2.1 The construction of the residential units would include the construction of standard layout & size BHK 2/3 type of residential flats in the proportion of 40:60(Subject to change as per Demand). The development of these flats would be undertaken as per the Technical Specifications and Standards set forth in Schedule D and Schedule E.

**3. Facilities Forming Part of Residential Property**

3.1 The construction of other facilities other than the residential flats units would include the construction of support infrastructure such as sewage tank, underwater reservoir, etc. and other amenities such as compound wall, internal roads, parks, parking, landscape & open spaces, as would be decided after preparation, review and approval of Design of the DEVELOPER.

**4. Break Up of Built-Up Areas forming part of Residential Property Development**

4.1 The composite summary of built up areas comprising the Residential Property Development would be as per design and drawings, prepared by the DEVELOPER as permissible under Applicable Laws.

4.2 Depending on the final approval of the site development plans by the relevant competent Authority, SH&DB & the Independent Engineer, the total unit area to be developed may increase/decrease marginally. However, the DEVELOPER is mandated to maintain the best possible adherence to the stipulated areas as permissible under Applicable Laws. Considering the possibility of marginal variation in Built Up Areas for Residential Flat the variation shall be limited to +/- 5%.

4.3 In case of marginal variations in Built up Areas for Residential Flat, the area provisioned for support spaces shall also be adjusted/modified accordingly, subject to approval by SH&DB & the Independent Engineer.

**5. Provisions with regard to Charges for Utilities and Consumables in Residential Property**

5.1 During the construction period of the Residential Property, the DEVELOPER shall be required to consume power, water, chemicals and other consumables for the setting up of the Residential Property at its own cost.

**6. Detailed Designs for Each Component forming part of Residential Property**

6.1 The detailed designs and drawings for specific components and amenities will be prepared by the DEVELOPER as permissible under Applicable Laws and will be reviewed and approved by SH&DB.

**7. Broad Specifications of the Scheme**

Sl. No.	Description	Requirement
1	Number of Towers	As per design and drawings to be prepared by the DEVELOPER as permissible under Applicable Laws.
2	Floors in each Tower including ground floor	As per sanction /approved from competent authority.
3	Height of Building	As per design and drawings to be prepared by the DEVELOPER as permissible under Applicable Laws.
4	Parking	<p>Parking provision need not be considered as there is no road connectivity to site at SNT Colony,Daragaon Tadong.</p> <p>Parking Provision as per norms need to be provided for parking at proposed site at Setipul near Sarmsa Garden Ranipul.</p>
5	Number of Flats per Floor	As per design and drawings to be prepared by the DEVELOPER as permissible under Applicable Laws.
6	Type of Flats	2/3 BHK in the ratio of 40:60
7	Total Built-Up Area	As per design and drawings, built-up area to be prepared by the DEVELOPER as permissible under Applicable Laws.
8	Green Spaces & Parks	To be developed.
9	Water & Sewer Lines	<p>For Site at SNT Colony Daragaon Tadong. A dedicated connection needs to be taken from the point of water tapping source/point of WS&amp;PHED till the Project site in consultation with WS&amp;PHED. The bidder is instructed to check the locations of water supply points, sewerage points disposal so that same may be incorporated in its project cost.</p> <p>For Setipul site separate sewerage disposal system and water supply system has to be incorporated in his project cost by the developer as there is no sewer line nearby site and designated Water Supply line from WS&amp;PHED is not available.Water needs to be tapped from natural sources identified in consultation with SH&amp;DB. Raw water is available within a radius of 4Km from project Site.</p>

Sl. No.	Description	Requirement
10	Electricity Sub-Station	To be developed by the developer in consultation with Energy and Power Department Government of Sikkim.
11	Internal Roads	To be developed as per plan
12	Utilities and facilities	To be provided as per Technical Schedule-C.
13	Storm Water Drainage and catch water drain of Complex.	To be provided as per planning and design.

**SCHEDULE – C**  
**(See Clause 2.1)**

**UTILITIES / FACILITIES**

**1. Utilities at Residential Property**

The DEVELOPER shall provide the Utilities for the Residential Property in accordance with the provisions of this Contract. For the avoidance of doubt, the Parties hereto agree that the Utilities as provided in this Schedule C shall be required to be developed by the DEVELOPER forming part of the Residential Property Development. Utilities to be provided for the said Project are mentioned hereunder.

1. Roof top Solar Power for specific services.
2. Multi Purpose Community Hall.
3. Gymnasium.
4. Utility Shop.
5. Play area for children.
6. Indoor games.
7. Walking track.
8. Power back up system.
9. Rain water Harvesting.
10. Water Reservoir.
11. Landscaping.
12. Space for Doctor's chamber & pharmacy.
13. 3 Tier Security with CCTV Surveillance.
14. Driver and Security Toilet.
15. 3 to 4 Guest Rooms with attached toilet.

**2. Obligations of the DEVELOPER**

In case SH&DB provides for power, water, etc., during the construction phase of the Residential Property, the DEVELOPER shall be responsible for reimbursing to SH&DB, the cost of such power and water made available to the DEVELOPER.

**SCHEDULE – D**  
**(See Clause 2.1)**

**TECHNICAL SPECIFICATIONS AND STANDARDS**

The DEVELOPER shall construct the Residential Property in accordance with the overall Specifications and Standards set forth in **Schedule - D**.

Subject to the provisions of this Schedule D, the construction of the Residential Property shall comply with Specifications and Standards laid down by the Building & Housing Department (BHD), Government of Sikkim and Central Public Works Department (CPWD), under the Ministry of Urban Development (MoUD), for the construction of Residential Units. The technical specifications covered by each Annexure shall be as listed below.

**(SCHEDULE - D)**  
**Specifications for Residential Buildings**

<b>Sl. No.</b>	<b>Item</b>	<b>Type</b>	<b>Grade</b>
1	Structure	R.C.C. framed structure with column and slabs.	As per Architects / Engineering. Specification, confirming to NBC
2	Walls	150 mm. thick wall on the external face and all partition wall 100 mm. thick wall for partition of the two flats and 100 mm. thick brick wall for all internal walls, inside plastered walls should be finished with Plaster of Paris and all outside plastered walls will be painted with two coats weather coat or equivalent quality.	Preferably Eco friendly light weight concrete blocks.
3	Doors	All doors frame would be salwood and all doors are commercial flush doors	32mm factory made compressed Phenol bonded Ply.



Sl. No.	Item	Type	Grade
		finished with synthetic paint. Main Door of the flat would be Teak Finish Flush Door and fitted with eye-hole and night latches.	
4	Windows	All windows will be of anodized aluminum frames with glass panels (sliding window).	
5	Flooring	All floors will be vitrified tiles with skirting up to height 4" and floor of the bathroom and kitchen will be anti skid vitrified tiles floor.	Minimum tiles size 2'X2' of branded quality.
6	Kitchen	One granite kitchen cooking platform with 2½' height glazed tiles to be fitted over the cooking bench of kitchen and one granite sink of 2' / 2' size fitted with one C.P. Sink-cock, one C.P. Stop-cock and one C.P. Pillar-Cock.	As per Kitchen design.
7	Toilets	Fittings with vitreous European, Wash basin with chromium plated bib-cock, PVC low down cistern with one C.P. Shower, one C.P. Stop-cock and two C.P. Water-taps, all of ISI standard and walls will be fitted with glazed tiles up to 7'-0" height including skirting. A basin will be fitted in drawing room in a set back area. All plumbing connections will be in concealed form with hot & cold distribution line.	

<b>Sl. No.</b>	<b>Item</b>	<b>Type</b>	<b>Grade</b>
8	Electrical	All electrical wiring will be concealed All electrical wiring will be done with Branded Copper wire and all Electrical fittings will be of branded quality.	
8A	Drawing-cum-Dining Room	Shall have 4 light points, 2 fans, 1 TV Point, 1 Telephone Point, 1 Freeze Point, 1 Washing Machine Point (at a convenient place close to bath room / kitchen, 1 Cable Line Point, 1 Plug and 1 Power Point.	
8B	Bedroom	Shall have 1 Fan, 2 Lights and 2 Plug Point (in all bed rooms and one heater Point in bed room only.	
8C	Kitchen	Shall have 1 light point, 1 plug point and 2 point for chimney or exhaust fan and micro-oven etc.	
8D	Toilet	Shall have 1 light point, 1 exhaust fan point and 1 geyser point.	
8E	Balcony	Shall have 1 light point and 1 plug point.	
8F	Entrance	1 light point and 1 calling bell point will be provided.	
9	Water Supply	Construction of water reservoir, water harvesting, filtration plant and other necessary arrangements to accommodate water supply from available sources. Dedicated water supply from WS & PHED, Government	As per Architects/Engineering specification, confirming to NBC

<b>Sl. No.</b>	<b>Item</b>	<b>Type</b>	<b>Grade</b>
		of Sikkim is to be taken and necessary infrastructure developed to bring the water at site. For Setipu,near Saramsa Garden,Ranipul water refer RFP.	
10	Staircase	All landings, staircase and passages etc. will be of marble/kota stone floor. Fire exit and fire safety equipments as per Safety norms.	
11	Elevators	As per recommendations and requirement (Brand- Otis or Equivalent)	
12	Waste Disposal	Proper waste disposal mechanism confirming to rules prescribed by Pollution Control Board and concern authorities.	As per Architects / Engineering specification, confirming to NBC
13	Power	Adequate arrangements for uninterrupted Power supply and power back-up through various sources.	Solar power (for areas outside the building), Gen-set.

Note: For masonry work, if any other option of local materials is available, the same can also be used by the DEVELOPER, with the approval of the Independent Engineer.

## **SCHEDULE E**

### **GENERAL TECHNICAL SPECIFICATIONS**

1. All the electrical works related to the Residential Property shall be those conforming to the Standards Code of Practice for Electrical Wiring Installations, National Building Code and Safety Procedures of Indian Electricity Rules.
2. In the absence of any definite provisions on any particular issue in the aforesaid specifications, reference may be made to the latest codes and specifications of BIS in that order. Where even these are silent, the construction and completion of the Residential Property shall conform to sound engineering practice as approved by the Independent Engineer.
3. The work shall be carried out in the best workmanship like manner and in strict accordance with C.P.W.D. guidelines and as per specific order of the Independent Engineer or his representative from time to time.
4. The DEVELOPER shall submit day-to-day account of the materials also monthly progress and program of work.
5. The Developer will make arrangements for power and water to the residential complex at his cost and the same is deemed in the rates quoted by him.(Ex:-Establishing required transformer,Laying Pipe lines from point of Connection of WS&PHED department to site)
6. The cost of safeguarding the environment (Example:-Disposal of debris and excavated earth)and statutory norms lies with the developer. SH&DB shall not bear any extra cost therein.

## **SCHEDULE F**

### **Design Criteria and Drawings Design Criteria for Structural Design of Buildings**

#### **1. General Requirements:**

The design shall generally fulfill the following requirements:

- i. It shall ensure soundness of design and strength and durability of the structure, basing designs on requirement of adequate strength and satisfactory serviceability.
- ii. It shall ensure speedy and easy construction and lead to appreciable economy.
- iii. It shall be accompanied by preliminary but detailed drawings and detailed description of work and specification of materials and items. If called upon, the DEVELOPER shall furnish any additional information.
- iv. At the time of detailed design, the DEVELOPER shall not normally deviate from the basic scheme proposed by it initially.
- v. It shall maintain the aesthetics as per the architect's plan and architectural beauty as a whole.
- vi. It shall evolve good engineering designs based on the latest state of the art technology.
- vii. The designs shall be of a high professional standard and shall be complete and shall cover all the structural members.
- viii. The necessary certificate of structural stability shall be obtained on completion from competent agency, before issue of the Completion Certificate by the Independent Engineer.

## **2. Restrictions on Type of Structures:**

The design shall generally fulfill the following requirements:

- i. It shall ensure soundness of design and strength and durability of the structure, basing designs on requirement of adequate strength and satisfactory serviceability.
- ii. It shall ensure speedy and easy construction and lead to appreciable economy.
- iii. It shall be accompanied by preliminary but detailed drawings and detailed description of work and specification of materials and items. If called upon, the DEVELOPER shall furnish any additional information.
- iv. At the time of detailed design, the DEVELOPER shall not normally deviate from the basic scheme proposed by it initially.
- v. It shall maintain the aesthetics as per the architect's plan and architectural beauty as a whole.
- vi. It shall evolve good engineering designs based on the latest state of the art technology.
- vii. The designs shall be of a high professional standard and shall be complete and shall cover all the structural members.
- viii. The necessary certificate of structural stability shall be obtained on completion from competent agency, before issue of the Completion Certificate by the Independent Engineer.

## **3. Requirements and Data**

- i. The design of building, number of floors and other details shall satisfy prevailing developmental regulations of the local authorities.
- ii. If there is any vertical expansion planned in future the design shall cater for that expansion.
- iii. If there is any horizontal expansion planned in future, provision for the same shall be made by way of providing expansion joints, combined footings, etc., or other provisions required for the same. Foundation near

such joint also shall be designed accordingly; taking this factor into account.

#### **4. Obligatory Provisions**

#### **5. Clarifications**

Any clarifications about design criteria, if required, may be obtained in advance from the Independent Engineer.

#### **6. Boring Data and Soil at Site**

The DEVELOPER shall make his own assessment regarding safe bearing capacity, depth of foundation and other relevant soil characteristics, dewatering during execution, if any, before preparing the structural design.

#### **7. Expansion Joints**

Expansion joints of water proof type shall be adequately designed to suit the structure proposed by the DEVELOPER. Relevant IS Code shall prevail.

#### **8. Document and Instrumentation:**

- a) All final drawings and micro films of all approved drawings and ‘as built’ drawings and calculations shall be supplied by the DEVELOPER free of cost for the whole project.
- b) Three video film CD/VCD/Pendrive of 180 minutes duration each of the Scheme covering the different phase of construction from start to finish shall be supplied by the DEVELOPER free of cost for the whole project.
- c) A “Quality Assurance Manual” covering designs and drawings, mix designs, materials, testing, soil and rock properties, statistical quality control etc. shall be prepared by the DEVELOPER free of cost well before starting the work and get it approved from Independent Engineer.

#### **9. Procedure for Scrutiny of Detailed Calculations and Working Drawings and their Approval**

- a) The DEVELOPER shall submit to the Independent Engineer a program of submission of designs. The program of submission of designs of various

components should be consistent with the program of work prepared by the DEVELOPER and approved by the Independent Engineer.

- b) Detailed design calculations and working drawings of all the component parts of the building shall be submitted well in advance of execution, in accordance with the above program. Two (2) sets of such design calculations and three (3) sets of drawings accompanied by complete information and sufficient data shall be submitted to the Independent Engineer for checking the design calculations. The design and drawings for various component parts shall be submitted progressively. If computer is used for design and/or analysis; the DEVELOPER shall submit with design, the detailed description of method of analysis with explanatory notes. Manually done sample calculations for adequate number of typical cases shall be submitted, if programs developed in house are used for designs. The computer program as submitted will be further tested by comparison with solutions of worked examples. The DEVELOPER should submit along with its design, a note giving design approach and construction scheme conforming to the basic requirements which should be approved by SH&DB/Independent, so as to avoid the possibility of major changes being required in the design at a later date.
- c) Drawings and designs shall be in metric units only. Calculations shall be neat and clean and supplemented by full explanatory notes and sketches wherever required. The drawings of initial submission and for final approval shall be stenciled and in A-1 Size only. If during the scrutiny of detailed design calculations and working drawings, any changes there in which are found necessary in the opinion of the Independent Engineer shall be incorporated. It is entirely the responsibility of the DEVELOPER to submit the designs in good time to enable the Independent Engineer to approve them in time. No claims shall be granted on account of late approval to the design and consequently delay in the execution. Schedule of reinforcement and rate of reinforcement per cum of concrete quantity and also percentage with respect to gross cross sectional area of the component should also be shown on each drawing.
- d) Nine (9) sets of approved drawings and four sets of approved design calculations shall then be supplied by the DEVELOPER which will be formally authenticated by the Independent Engineer. Five (5) copies of drawings and one (10) set of design calculations for field officers, one (1) set to be returned to the DEVELOPER and three [3] to be retained by the Independent Engineer.



- e) Approval to drawings and design calculations by Independent Engineer shall not in any way relieve the DEVELOPER of its responsibility for the correctness, soundness and structural stability and safety of the structure.
- f) The approved drawings and the design calculations of the buildings shall be the property of SH&DB.

The DEVELOPER's designer shall attend all the design review meetings conducted by the Independent Engineer from time to time without any extra cost and shall also remain present as and when required during the checking of designs.

