

**TELANGANA STATE HOUSING CORPORATION LIMITED**  
**H# 3-6-184, STREET# 17, HIMAYATNAGAR, HYD: 500 029**

**Circular No: 7706/TSHCL/E&P/2BHK-GEN/2014,Dt:22-6-2016**

Sub: -TSHCL- 2 BHK Housing-Type designs, Specifications and required provisions – Communicated - Reg.

Ref: 1. G.O. MS No. 8 Housing Dept. DT: 26.09.2015

2. GO. MS No. 10 Housing Dept. DT: 15.10.2015

3. GO MS No.12 Housing Dept. DT: 26.11.2015

4. T.O.CircularNo.3236/TSHCL/E&P/2BHK-MDK/Preparationof Layouts & Building Plans/2015, DT: 17.11.2015

5. T.O.CircularNo.3236/TSHCL/E&P/2BHK-SoilTesting. Stru. Designs- BOQs/2015, DT:28.12.2015.

6. T.O. Lr.No.7535/E&P/Layout/TSHCL/20109,dt:19.02.2016.

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The Government of Telangana has come out with construction of 2 Bed Room houses of 560 Sft area with unit cost of Rs.5.04 lakhs andRs. 5.30 Lakhs in Rural & Urban areas respectively as one of its flagship programmes. For the year 2015-16, 72,596 houses have been sanctioned and planning to construct another 2 lakhs houses during 2016-17.Detailed guidelines for sanction and execution were issued in ref.2<sup>nd</sup> cited.

2.In order to explore the new technologies and methods of construction for cost reduction, a One Day Work Shop was organized on 13.04.2016 with reputed Contractors, Agencies offering technology and finances, Builder Association Members, Architects, experts called through an EOI.

3. During the work shop, Some Executive Agencies have requested to give common specifications and innovative technologies for execution of 2BHK houses. In view of the above, the following guidelines are issued.

**I. Layout&Type Design:**

- i. The sites proposed for 2BHK shall be preferably in hard soils with gentle slope. Ponds, Dumping lands, Low lying areas, Areas with boulders and furrows shall not be proposed as the cost of foundations and the required infrastructure in the colony would be high.
- ii. Architects have been empaneled vide ref. 4<sup>th</sup> and 5<sup>th</sup> cited, for preparing  
Lay-outs, structural designs, drawings& BOQs which is costing around 0.5% of the project cost.
- iii. Layouts shall be got prepared to the extent of the number of houses proposed to be taken up in the site. The estimates of Housing and Infrastructure shall be limited only to the extent of number of houses sanctioned by the District Collector during the financial year.
- iv. The proposed layout shall necessarily be approved by the competent authority viz., UDAs/ DTCP before grounding.
- v. A type design for the 2BHK house with 560 Sftwas communicated vide the G.O. at ref.2<sup>nd</sup> cited. The same shall be followed scrupulously without change in the room sizes. The orientation of rooms may be changed according to vastuin the field.

**II. Specifications:**

4. The following specifications are suggested in preparation of the estimates.
  - i. Government has exempted cost of sand including seigniorage vide GO MS No 3 I&C (Mines-1) Dept, dated: 08.01.2015, in construction of 2BHK houses. Hence, the cost of the sand need not be taken while

preparing the estimates. Care shall be taken to identify a dedicated source to avoid short supply/ additional leads at a later date.

- ii. Plinth height shall be a minimum of 45 cm. It shall be raised to a suitable height in low-lying areas.
- iii. All the 2BHK houses, unless taken up with innovative technologies, shall be taken up with RCC frame structure with flat roof and staircase. 20mm thick impervious coat with CM(1:3) shall necessarily be provided over the roof slab.
- iv. In case of RCC frame, the external walls shall be with 6" thick and the internal walls with 4" thick fly-ash brick masonry. 12mm thick Plastering shall be proposed in two coats with a base coat of 8mm thick in CM(1:6) and second coat of 4mm thick in CM(1:4) on both the sides.
- v. Floorings shall be limited to cement, which can be upgraded by the beneficiaries at a later date, in view of cost constraints.
- vi. The Ministry of Environment, Forests and Climate Change of GoI in its notification, dt:25.06.2016 under the Environment(Protection Act 1986) has notified that,

"Every construction agency engaged in construction of buildings within a radius of 300 Kms from a coal or lignite based thermal power plant shall use only fly-ash based products for construction, such as cement or concrete, fly-ash bricks or tiles, or clay fly-ash bricks or bricks, blocks or tiles, cement fly-ash bricks or blocks or similar products or a combination or aggregate of them, in every construction project".

Since every location in Telangana is falling within 300 Kms from the thermal plants, it is necessary to use PPC cement and the superstructure of all the 2BHK houses shall be constructed with fly-ash bricks. The same shall be included into the BOQs while calling Tenders.

For further utilization of fly-ash, the District Collector shall activate the NirmithiKendras for production of Fly-ash blocks, Lintels, Lintels-cum-Sunshades and Ventilators required in construction, for supply to the Contractors on payment basis.

- vii. A Kitchen platform and two lofts - one in Bed Room and the other in Kitchen shall be provided.
- viii. Use of wood is banned for construction of buildings with Govt. support. Therefore, the door and window frames shall necessarily be with CRCA/ RCC and shutters with secondary wood.
- ix. Building Services:
  - a) Three water points – one for the kitchen, one for bath and one for WC with UPVC pipeline be provided. The OH tank of 300 liters per house may be included in to the infrastructure estimate.
  - b) Three Nahani Traps for kitchen, bath and WC and two inspection chambers one for toilet and one for kitchen and bath per house shall be provided.
  - c) No independent septic tanks shall be provided. Combined septic tank/STP shall be proposed under infrastructure.
  - d) Cost of one Individual House Hold Sanitary Latrine(IHHSL) may be sanctioned per beneficiary and its cost Rs.12,000/- may be added to the unit cost of the house.
  - e) One main switch (32 amps)three fan points, seven light points, one 3-pin sockets of 16 amp (in Kitchen) and two 3-pin plug sockets of 6 amp shall be provided. The cost of control panel boards in respect of G+ houses be included in the infrastructure.

5. If the District Collectorsconsider to follow any other innovative technology, the District Level Tender Committee (DLTC) shall ensure the

structural stability, durability and maintainability as per IS codes and acceptance of the beneficiaries. Any new item, for use of any new technology/material, which do not find place in Departmental Standard DATAs and IS codes, the same shall be referred to the Chief Engineer of the concerned Executing Department for taking necessary approvals.

### **III. PROVISIONS:**

6. The following provisions shall be made in the estimates for the house and infrastructure:

- i. Only one provision @ 5% towards VAT shall be made in the estimate of the house.
- ii. The general norm of adding 13.65% towards Contractor's profit and other overheads need not be added. However, a suitable provision not exceeding 5% may be considered towards engaging Technical personnel, Minimum Amenities and Insurance to labour and establishment of site Quality Control Laboratory by the Contractor may be considered in the DATA for the rates.
- iii. In view of the limited unit cost for the house, instructions were issued vide ref. 6<sup>th</sup> cited, to meet the cost of consultancy and other charges of the project from out of the Administrative Charges of Infrastructure. In order to meet the entire over heads of the project, the following provisions shall be made in the estimates of infrastructure.

VAT	.....5%
Consultancy & TPQC charges (Layouts, Soil Testing, Designs, Drawings & Third Party Quality Control etc.)	.....5%
Administrative Charges (Wages, Paper notification, Documentations etc.)	.....5%

7. The District Collector shall identify source of funding locally for any additional cost over and above the unit cost of the house.

**IV. Calling of Tenders:**

8. Tenders shall be called for houses and infrastructure together.

9. The Hon'ble Chief Minister during the District Collectors Conference held on 23.05.2016 have suggested to call tenders colony wise for wide participation of bidders. Hence, action may be taken accordingly.

- i. Tenders shall be called as per the guidelines in GO MS No. 94, dt:01.07.2003 of I&CAD with subsequent amendments thereon, for tendering of houses to be constructed with conventional technology. In case of innovative technologies, necessary permissions may be taken from the Government.
- ii. In case the unit cost is getting insufficient, tenders may be called with the "item rate" or "Sft rate" specifying the plinth area and minimum specifications to be followed.
- iii. The clause off "price escalation" and "Mobilisation Advance" shall be deleted in the Notice inviting Tender & Tender document.

Sd/- 22.06.2016

**MANAGING DIRECTOR**

**To**

All the District Collectors in the State.

The Commissioner, GHMC, Hyderabad.