

पत्रांक:-SE-AP-(भ) 47/2024.....

बिहार सरकार
भवन निर्माण विभाग।

प्रेषक,

ई० सुरेश प्रसाद प्रभाकर,
अभियंता प्रमुख-सह-अपर आयुक्त-सह-विशेष सचिव।

सेवा में,

सचिव,
विधि विभाग,
बिहार, पटना।

पटना, दिनांक-.....2025

विषय:- व्यवहार न्यायालय, पूर्वी चम्पारण, मोतिहारी के परिसर में प्रस्तावित 20-court Room (G+5) एवं 20 P.O. Quarter (G+6) के निर्माण कार्य हेतु तकनीकी अनुमोदित प्राक्कलन पर प्रशासनिक स्वीकृति प्रदान किये जाने के संबंध में।

प्रसंग:- मुख्य वास्तुविद, भवन निर्माण विभाग, बिहार, पटना का पत्रांक:- 495/वास्तु० अनु० दिनांक:- 22.07.2025

महाशय,

उपर्युक्त विषयक प्रासंगिक पत्र के आलोक में प्रस्तावित निर्माण कार्य का मुख्य वास्तुविद, भवन निर्माण विभाग, पटना द्वारा प्राप्त अनुमोदित स्थल प्लान एवं CPWD-Plinth Area Rate -2023 के आधार पर स्थूल प्राक्कलन का गठन किया गया है, जो निम्नवत् है:-

SL. No.	Name of Work	Estimated Cost (In Rs.)
1.	ESTIMATE FOR CONSTRUCTION OF 20 COURT BUILDING (G+5) AND 20 P.O. QUARTER (G+6) BUILDING IN EAST-CHAMPARAN, MOTIHARI.	Rs. 7278.99 Lakh

उक्त गठित प्राक्कलन पर सक्षम प्राधिकार द्वारा तकनीकी अनुमोदन प्रदान कर दिया गया है। तकनीकी अनुमोदित प्राक्कलन की प्रति मूल में समर्पित करते हुए अनुरोध है कि प्राक्कलन पर प्रशासनिक स्वीकृति संबंधित अग्रेतर कार्रवाई करने की कृपा की जाय।

अनु०:- प्राक्कलन की प्रति मूल में।

विश्वासभाजन

ह०/-

(ई० सुरेश प्रसाद प्रभाकर)

अभियंता प्रमुख-सह-अपर आयुक्त-सह-विशेष सचिव।

ज्ञापक:-.....

पटना, दिनांक-.....2025

प्रतिलिपि:-मुख्य अभियंता (उत्तर)/अधीक्षण अभियंता, भवन अंचल, मोतिहारी/कार्यपालक अभियंता, भवन प्रमंडल, मोतिहारी/निदेशक अनुश्रवण, भवन निर्माण विभाग, बिहार, पटना को सूचनार्थ प्रेषित। (प्राक्कलन की प्रति वेबसाइट <https://state.bihar.gov.in/bcd/CitizenHome.html> पर उपलब्ध है)

ह०/-

(ई० सुरेश प्रसाद प्रभाकर)

अभियंता प्रमुख-सह-अपर आयुक्त-सह-विशेष सचिव।

ज्ञापांक:-.....

पटना, दिनांक-.....2025

प्रतिलिपि:-मुख्य वास्तुविद्, भवन निर्माण विभाग, बिहार, पटना को प्राक्कलन की एक प्रति के साथ सूचनार्थ एवं अग्रेतर कार्रवाई हेतु प्रेषित।

अनु०:- यथोक्त।

ह०/-

(ई० सुरेश प्रसाद प्रभाकर)

अभियंता प्रमुख-सह-अपर आयुक्त-सह-विशेष सचिव।

पटना, दिनांक-.....2025

ज्ञापांक:-.....

प्रतिलिपि:-विद्युत मुख्य अभियंता, भवन निर्माण विभाग, बिहार, पटना को प्राक्कलन की प्रति के साथ सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

अनु०:-प्राक्कलन की प्रति।

ह०/-

(ई० सुरेश प्रसाद प्रभाकर)

अभियंता प्रमुख-सह-अपर आयुक्त-सह-विशेष सचिव।

पटना, दिनांक-.....2025

ज्ञापांक:-.....

प्रतिलिपि:-प्राक्कलन पदाधिकारी, अग्रिम योजना अंचल, भवन निर्माण विभाग, पटना को प्राक्कलन की प्रति के साथ सूचनार्थ प्रेषित।

अनु०:-प्राक्कलन की प्रति।

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(ई० सुरेश प्रसाद प्रभाकर)

अभियंता प्रमुख-सह-अपर आयुक्त-सह-विशेष सचिव।

पटना, दिनांक-.....2025

ज्ञापांक:-.....

प्रतिलिपि:-कार्यपालक अभियंता, अग्रिम योजना प्रमंडल संख्या:-1, भवन निर्माण विभाग, पटना को प्राक्कलन की प्रति के साथ सूचनार्थ प्रेषित।

अनु०:-प्राक्कलन की प्रति।

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(ई० सुरेश प्रसाद प्रभाकर)

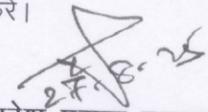
अभियंता प्रमुख-सह-अपर आयुक्त-सह-विशेष सचिव।

पटना, दिनांक-.....2025

ज्ञापांक:- 7988 (9)

प्रतिलिपि:-आई०टी० मैनेजर, भवन निर्माण विभाग, बिहार, पटना को विभागीय बेवसाइट पर अपलोड करने हेतु निदेश दिया जाता है कि प्राक्कलन की प्रति को अपलोड करना सुनिश्चित करे।

अनु०:-प्राक्कलन की प्रति।



(ई० सुरेश प्रसाद प्रभाकर)

अभियंता प्रमुख-सह-अपर आयुक्त-सह-विशेष सचिव।



TECHNICAL REPORT

- 1 Name of Scheme/Project:- ESTIMATE FOR CONSTRUCTION OF 20 COURT BUILDING (G+5) AND 20 P.O. QUARTER (G+6) BUILDING IN THE CAMPUS OF CIVIL COURT AT EAST-CHAMPARAN, MOTIHARI.
- 2 Project Cost:- Rs. 7278.99 Lakh
- 3 Reference of Authority:- मुख्य वास्तुविद, भवन निर्माण विभाग, पटना का पत्रांक:- 495 (वास्तु0) अनु0 दिनांक:- 22.07.2025
- 4 Reference of Approval of Map :- Site Plan approved by Registrar General Patna High Court Vide Letter No- 54845-931, Dated- 07.07.2025 and Signed by Chief Architect, BCD, Bihar, Patna Dated- 22.07.2025

5 Description :

(a) This Estimate Includes:-

S. No.	Building Name	Total Built up Area (In Sft)	Rate Per Sft (Building Work + Services) (Rs.) (per sft)
(i)	20 Court Building (G+5)	125828.00	3452
(ii)	20 P.O. QUARTER (G+6)	50691.00	2931

(b) No. Of Mandays to be created (Approx.):-

$$\begin{aligned} &= (20\% \text{ of total Amount}) / 816.50 \\ &= (727899425 \times 20\%) / 816.50 \\ &= 178297 \quad \text{Nos.} \end{aligned}$$

(C) Development of site

- (i) Levelling :- Yes
(ii) Rain water Harvesting (RWH) :- Yes
(iii) Proposed Road & Path :- Yes
(iv) Boundary wall :- Yes
(v) Horticulture Work :- Yes

(c) Furniture/Furnishing :- Yes (20 Court building(G+5))

- (d) Fire Fighting :- Yes
(e) 10% Extra shall be added, if approval is granted after 6 months.
(f) After 12 months estimate shall be revised.
(g) Rates are followed in framing Estimate :- CPWD Plinth Area Rates of 2023.

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E.E.

Adv. Planning Div.-1
BCD, Patna

Pr
14.08.25
E.O.

Adv. Planning Circle
BCD, Patna

T.A.

Adv. Planning Circle
BCD, Patna

Pr
14.08.25
S.E.

Adv. Planning Circle
BCD, Patna

ESTIMATE FOR CONSTRUCTION OF 20 COURT (G+5) BUILDING THE CAMPUS OF CIVIL COURT AT EAST-
CHAMPARAN, MOTIHARI.

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023

AREA STATEMENT

Ground Floor	4215.00 sft	or	392.00 sqm
1st Floor	20508.00 sft	or	1906.00 sqm
2nd Floor	20508.00 sft	or	1906.00 sqm
3rd Floor	20508.00 sft	or	1906.00 sqm
4th Floor	20508.00 sft	or	1906.00 sqm
5th Floor	20508.00 sft	or	1906.00 sqm
Total built up area	<u>106755.00 sft</u>	or	<u>9922.00 sqm</u>
Stilt area	19073.00 sft	or	1773.00 sqm
Total Area	<u>125828.00 sft</u>	or	<u>11695.00 sqm</u>

<u>Sl. No</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>RATE</u>	<u>AMOUNT</u>
<u>BUILDING COST (Specification as per Anx-I)</u>					
1	1.1 RCC Framed Structure (upto Six Storeys)				
	1.1.2 Floor height 3.600 mt	9,922.00	sqm	@ Rs 30820 /sqm	<u>305796040.00</u>
				Total Rs.	305796040.00 ..(a)
	1.3.6 RCC Raft Foundation (on ground floor & stilt portion)				
		2,165.00	sqm	@ Rs 12170 /sqm	<u>26348050.00</u>
				Total Rs.	332144090.00 ..(A)
	1.8 Stilt Portion				
	1.8.1 Stilt Portion of multi storey buildings upto floor height of 3.60 meter(on stilt area only)	1,773.00	sqm	@ Rs 9560 /sqm	<u>16949880.00</u>
				Total Rs.	16949880.00
	1.5.2 Fire Fighting with wet riser and sprinkler system	11695.00	Sqm	@ RS 1200 /Sqm	14034000.00
	1.6.2 Automatic fire alarm system	11695.00	Sqm	@ RS 600 /Sqm	<u>7017000.00</u>
				Total Rs.	21051000.00 ...(B)
				Total (A+B) Rs.	370144970.00 ...(C)
2	<u>SERVICES</u>				
	2.1 Internal water supply and sanitary Installations @ 4 % of building basic cost(a)	4%			12231842.00
	2.3 Internal electric installations @12.5% of building basic cost(a)	12.5%			38224505.00
	2.4.1 Power wiring Plug @ 4% of (a)	4.00%			12231842.00
	2.4.2 Lightning conductors. @ 0.25% of building basic cost(a)	0.25%			764490.00
	2.4.3 Telephone conduit @ 0.25% of building basic cost(a)	0.25%			<u>764490.00</u>
				Total Rs.	64217169.00 ..(D)
				Total (C+D)Rs.	434362139.00 ..(E)
				(Building+Services) PAR Rs	3452.00 /sft
3	2.2 External service connection				
	2.2.1 Electrical External Service Connection @ 3.75 % of building basic cost(a)	3.75%			11467352.00
	2.2.2 Civil External Service Connection @ 1.25 % of building basic cost (a)	1.25%			<u>3822451.00</u>
				Total Rs.	15289803.00 ..(F)
4	3 Lifts with power operated centre opening doors and AC variable voltage & variable frequency control.				
	3.1.2 Passenger lift (8 prsn)	2	Each	@ RS 1939000 / Each	3878000.00

3.1.4	Passenger lift (13 prsn)	1	Each	@ RS	2155000 / Each	2155000	
					Total Rs.	6033000	
5	<u>DEVELOPMENT OF SITE</u>						
5.1	Levelling						
5.3	External Sewerage						
5.4	Filtred water Supply						
5.4.1	Distribution lines up to 100mm dia						
5.4.2	Peripheral grid 150mm to 300 mm dia pipes						
5.4.3	Unfiltred Water supply distribution lines.						
5.5	Storm water drain.						
5.6	Rain water Harvesting (RWH)						
5.7	Trenches for services.						
	(@ 7.5% of basic building cost (a))						
	305796040.00	7.50%					22934703.00
6	M.R. Provision for Split AC	100.00	No.	@ Rs	65000 /No.		65,00,000
6.10.1	CCTV System	11695.00	Sqm	@ RS	210 /Sqm		2455950.00
6.16.1	LAN System	9922.00	Sqm	@ RS	560 /Sqm		5556320.00
6.8.1	Solar Photo Voltaic power Generation System	39	kWp	@ Rs	58480 /kWp		2280720.00
					Total Rs.		39727693.00 ... (H)
					Total (E+F+G+H) Rs.		495412635.00

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**Estimate for Construction of Proposed 20 P.O. Quarter (G+6) In the Campus of Civil Court at
East Champaran, Motihari.**

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023

<u>AREA STATEMENT(G+6)</u>			
Ground Floor	1586.00	sft or	147.00 sqm
First Floor	7215.00	sft or	671.00 sqm
Second Floor	7215.00	sft or	671.00 sqm
Third Floor	7215.00	sft or	671.00 sqm
Fourth Floor	7215.00	sft or	671.00 sqm
Fifth Floor	7215.00	sft or	671.00 sqm
Sixth Floor	7401.00	sft or	688.00 sqm
Total built up area	45062.00	sft or	4190.00 sqm
Stilt area	5629.00	sft or	523.00 sqm
Total Area	50691.00	sft or	4713.00 sqm

<u>S. NO.</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>RATE</u>	<u>AMOUNT</u>
1	1 BUILDING COST (Specification as per Anx-I)				
1.1	RCC Framed Structure (upto Six Storeys)				
1.1.2	Floor height 3.00 mt	4,190.00	sqm	@ Rs 23530 /sqm	9,85,90,700
1.3.2	Every 0.3 mt. or Part there of,additional /lesser height of floor above normal floor height 3.00 mtr. Proposed floor height is 3.35 m = $(3.35-3.00)/0.30 \times 421 = 491.17$	4,713.00	sqm	@ Rs 491.17 /sqm (a)	23,14,884 10,09,05,584
1.3.6	Raft foundation (on ground floor & Stilt area only)	670.00	sqm	@ Rs 12170 /sqm	81,53,900
1.8	Stilt Portion				
1.8.1	Stilt Portion of multi storey buildings upto floor height of 3.60 meter(on stilt area only)	523.00	sqm	@ Rs 9560 /sqm (A)	49,99,880 11,40,59,364
1.5	Fire Fighting				
1.5.1	Downcomer system	4,713.00	sqm	@ Rs 460 /sqm	21,67,980
1.6	Fire Alarm System				
1.6.1	Manual fire alarm system	4,713.00	sqm	@ Rs 280 /sqm (B)	13,19,640 34,87,620
2	2 SERVICES				
2.1	Internal water supply and sanitary Installations @ 9 % of building basic cost(a)	9%			90,81,503
2.2	External service connection				
2.2.1	Electrical Externa Service Connection @ 3.75 % of building basic cost(a)	3.75%			37,83,959
2.2.2	Civil Externa Service Connection @ 1.25 % of building basic cost	1.25%			12,61,320
2.3	Internal electric installations @12.5% of building basic cost(a)	12.5%			1,26,13,198
2.4.1	Power wiring Plug @ 4% of building basic cost(a)	4.00%			40,36,223
2.4.2	Lightning conductors. @ 0.25% of building basic cost(a)	0.25%			2,52,264
				(C)	3,10,28,467
				Total (A+B+C)	14,85,75,451
				(D)	14,85,75,451
				Building PAR	2,931 /Sft
3	3.0 LIFTS with power operated centre opening doors and AC variable voltage & variable frequency controls.				
3.1	Passenger Lift.				
3.1.2	Passenger Lift.(8 prsn)	1.00	nos.	@ Rs 2038860 each (E)	20,38,860 20,38,860
4	4.0 RCC WATER TANK				
4.1	Overhead tank Without independent staging	13,000.00	ltr	@ Rs 23 /ltr	2,99,000

(F)

5 5 DEVELOPMENT OF SITE

- 5.1 Levelling
- 5.3 External Sewerage
- 5.4 Filtred water Supply
- 5.4.1 Distribution lines up to 100mm dia
- 5.4.2 Peripheral grid 150mm to 3000 dia pipes
- 5.4.3 Unfiltred Water supply distribution lines.
- 5.5 Storm water drain.
- 5.6 Rain water Harvesting (RWH)
- 5.7 Trenches for services.

@ 7.5 % of basic building cost (a)

10,09,05,584 7.50%

75,67,919

(G)

75,67,919

6 M.R. Provision for Split AC (For Transit Cum Guest House)

15.00 No. @ Rs 65000 /No. 9,75,000

- 6.8 Solar Photo Voltaic Power Generation System
- 6.8.1 supplying installation, testing, and commissioning of grid interactive roof top solar photo voltaic power generation system including space frame

34.00 KWp @ Rs 58480 /KWp 19,88,320

6.16 LAN SYSTEM

- 6.16.1 supplying installation, testing, and commissioning of LAN system comprising of core switches & 12 switches with 10G, 10giga SFP modules, WIFI access.....

4,190.00 sqm @ Rs 560 /sqm 23,46,400

(H)

53,09,720

Grand Total (D+E+F+G+H) 16,37,90,950

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Adv. Planning Div.-1
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ESTIMATE FOR CONSTRUCTION OF 20 COURT BUILDING (G+5) AND 20 P.O. QUARTER (G+6) BUILDING IN THE CAMPUS OF CIVIL COURT AT EAST-CHAMPARAN, MOTIHARI.

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023
FOR PROPOSED ROAD , HORTICULTURE AND BOUNDRY WALL

<u>Sl.No.</u>	<u>DESCRIPTION</u>	<u>QUANTITY UNIT</u>	<u>RATE</u>	<u>AMOUNT</u>
5.2	Internal road & path			
5.2.3	Cement concrete pavement with vacume dewatered concrete (Approx Area)	10861.00 Sqm @ Rs	2320 /Sqm	25197520.00
5.9	Horticulture Work			
5.9.1	Horticultue operation including 300 mm earth filling, grassing, tree plantation/shrubs and plotted plant etc. (Approx Area)	3333.00 Sqm @ Rs	312 /Sqm	1039896.00
5.8	Boundry wall with 1500 mm ht from ground level & 600 mm high MS grill including 2100 mm high steel gates at every 100 mtr.			
5.8.1	With brick structure and RCC band at ground level and coping.	676.00 m @ Rs	10870 /m	7348120.00
			Total Rs.	33585536.00

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ESTIMATE FOR CONSTRUCTION OF 20 COURT BUILDING (G+5) AND 20 P.O. QUARTER (G+6) BUILDING IN THE CAMPUS OF CIVIL COURT AT EAST-CHAMPARAN, MOTIHARI.

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023
FOR PROPOSED ROAD , HORTICULTURE AND BOUNDRY WALL

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