

बिहार सरकार
भवन निर्माण विभाग।

प्रेषक,

ई0 सुरेश प्रसाद प्रभाकर,
अभियंता प्रमुख-सह-अपर आयुक्त-सह-विशेष सचिव।

सेवा में,

अपर मुख्य सचिव,
खेल विभाग,
बिहार, पटना।

पटना, दिनांक-.....2025

विषय:- निर्माणाधीन स्पोर्ट्स अकादमी-सह-अन्तर्राष्ट्रीय क्रिकेट स्टेडियम, राजगीर के परिसर में प्रस्तावित बिहार खेल विश्वविद्यालय के लिए अतिरिक्त संरचना के निर्माण कार्य हेतु तकनीकी अनुमोदित प्राक्कलन पर प्रशासनिक स्वीकृति प्रदान किये जाने के संबंध में।

प्रसंग:- मुख्य वास्तुविद्, भवन निर्माण विभाग, बिहार, पटना का पत्रांक:- 395 वास्तु0 (अनु0) दिनांक:- 19.06.2025

महाशय,

उपर्युक्त विषयक प्रासंगिक पत्र के आलोक में मुख्य वास्तुविद्, भवन निर्माण विभाग, पटना द्वारा प्राप्त अनुमोदित स्थल प्लान एवं वास्तुविदीय नक्शा के आधार पर प्रस्तावित निर्माण कार्य का कुर्सी क्षेत्रफल दर आधारित CPWD - PAR-2023 के आधार पर परामर्शी Arcop Associates Pvt. Ltd द्वारा समर्पित स्थूल प्राक्कलन जांचोपरान्त गठन की गई है, जो निम्नवत है:-

SL. No.	Name of Work	Estimated Cost (In Rs.)
1.	Estimate for Construction of Proposed Additional Buildings at Sports Academy at Rajgir, Bihar	₹ 13697.32 Lakh

उक्त गठित प्राक्कलन पर सक्षम प्राधिकार द्वारा तकनीकी अनुमोदन प्रदान कर दिया गया है। तकनीकी अनुमोदित प्राक्कलन (मूल में) संलग्न करते हुए अनुरोध है कि प्रशासनिक स्वीकृति संबंधित अग्रेत्तर कार्रवाई की कृपा की जाय।

अनु0:- तकनीकी अनुमोदित प्राक्कलन की प्रति।

विश्वासभाजन,

ह0/-

(ई0 सुरेश प्रसाद प्रभाकर)

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

ज्ञापांक:-.....

पटना, दिनांक-.....2025

प्रतिलिपि:- मुख्य अभियंता (दक्षिण)/मुख्य अभियंता (संरचना)/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)

ह0/-

(ई0 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 अग्रेत्तर कार्रवाई हेतु प्रेषित।

अनु0:- यथोक्त।

ह0/-

(ई0 सुरेश प्रसाद प्रभाकर)

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

ज्ञापांक:-.....

पटना, दिनांक-.....2025

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

अनु०:-यथोक्त।

ह०/-

(ई० सुरेश प्रसाद प्रभाकर)

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

पटना, दिनांक-.....2025

ज्ञापांक:-.....

प्रतिलिपि:-कार्यपालक अभियंता, अग्रिम योजना प्रमंडल संख्या:-2, भवन निर्माण विभाग, पटना को प्राक्कलन की प्रति के साथ सूचनार्थ प्रेषित।

अनु०:- यथोक्त।

ह०/-

(ई० सुरेश प्रसाद प्रभाकर)

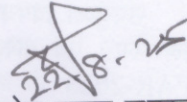
अभियंता प्रमुख-सह-अपर आयुक्त-सह-विशेष सचिव।

पटना, दिनांक-.....25/8/2025

ज्ञापांक:-.....

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

- (i) Name of Scheme/Project:- Estimate for Construction of Proposed Additional Buildings at Sports Academy at Rajgir, Bihar.
- (ii) Project Cost:- Rs. 13,697.32 Lakhs
- (iii) Reference of Authority:-
- (iv) Reference of Approval of Map :- Plan C/Sign by Chief Architect, BCD, Patna Dated.-19.06.2025
- (v) Description :

(a) This Estimate Includes:-

S. No.	Building Name	Built up Area	Total Built up Area	Building Cost (Rs.)	Building PAR (/Sft)
		Sqm	Sft		
1	ACADEMIC / ADMIN BLOCK	G. Floor:- 3241.80 1st Floor:- 2997.40 2nd Floor:- 2953.92 Terrace:- 167.00 Total :- 9360.12	100715.00	43,02,44,414	4272
2	HOSTELS & DINING BLOCK	G. Floor:- 2973.92 1st Floor:- 2369.40 2nd Floor:- 2691.38 3rd Floor:- 1778.34 4th Floor:- 1757.11 Terrace:- 176.71 Total :- 11746.86	126396.21	42,85,02,927	3390
3	VICE CHANCELLOR RESIDENCE	G. Floor:- 231.46 Terrace:- 13.84 Total :- 245.30	2639.43	81,36,113	3083
4	RESISTRAR RESIDENCE	G. Floor:- 222.06 Terrace:- 13.84 Total :- 235.90	2538.29	78,23,967	3082
5	SUBSTATION	G. Floor:- 250.00 Total :-250.00	2690.00	1,51,33,325	5626

Note:- Cost of Development of Site & Miscellaneous Works Items etc. are not Included in above table.

(b) No. of Man-days to be created (Approx) :- 20% of Total Amount/816.50
 $1,36,97,31,549 \times 20\% / 816.50 = 335513$ Nos.

- (c) Boundary wall :- Yes
- (d) Furniture & Furnishing:- Yes
- (e) Provision of A.C:- Yes (Academic Block)
- (f) 10% Extra shall be added, if approval is granted after 6 months.
- (g) After 12 months estimate shall be revised.
- (h) Rates are followed in framing Estimate :- CPWD Plinth Area Rates of 2023.



[Signature]
14/08/2025
J.E.
Adv. Planning Div.-2
BCD, Patna

[Signature]
14.8.25
A.E.
Adv. Planning Div.-2
BCD, Patna
[Signature]
16/8/25
T.A.
Adv. Planning Circle
BCD, Patna

[Signature]
14/8/25
E.E.
Adv. Planning Div.-2
BCD, Patna
[Signature]
14/8/25
E.E.
Adv. Planning Circle
BCD, Patna

Estimate for Construction of Proposed Additional Buildings at Sports Academy at Rajgir, Bihar.

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023 GENERAL ABSTRACT OF COST

Sl.No.	Name Of Work		Cost In Rs.
1			54,79,60,728
A	ACADEMIC / ADMIN BLOCK		50,50,09,974
B	HOSTELS & DINING BLOCK		97,27,925
C	VICE CHANCELLOR RESIDENCE		93,95,148
D	RESISTRAR RESIDENCE		1,69,62,827
E	SUBSTATION		8,83,23,339
F	MISCELLANEOUS WORKS		(I) 1,17,73,79,941
G	Furniture/ Furnishing		
	Furniture @ 15 % of building basic costs (a) of a	28,84,75,200.00	4,32,71,280 a
	Furniture @ 15 % of building basic costs (a) of b	27,64,03,616.00	4,14,60,542 b
	Interior works @ 15 % of building basic costs (c	28,84,75,200.00	4,32,71,280 c
	Interior works @ 10 % of building basic costs (d	27,64,03,616.00	2,76,40,362 d
	Total (a+b+c+d)		(II) 15,56,43,464
H	CONTINGENCY @ 1.0 % upto Rs.100 Lac		1,00,000
	@ 0.5 % Above Rs.100 Lac	((A+B+C+D+E+F+G)-10000000)*0.5%	66,15,117
			(III) 67,15,117
		TOTAL (I+II+III)	1,33,97,38,522 a
I	Consultancy fee	2.25 % on total cost	(I+II) 2,99,93,027 b
J	GRAND TOTAL	TOTAL (a+b)	1,36,97,31,549

Say Rs. 13,697.32 Lakhs

NOTES :-

- 1 Estimate is based on Plan C/Sign by Chief Architect, BCD, Patna Dated.-19.06.2025
- 2 Rates are based on the CPWD Plinth Area Rates 2023
- 3 10% Extra shall be added, if approval is granted after 6 months.
- 4 After 12 months estimate shall be revised.
- 5 Art work cost not included
- 6 Operation and maintenance cost not included

J.E.
Adv. Planning Div.-2
BCD, Patna

A.E.
Adv. Planning Div.-2
BCD, Patna

E.E.
Adv. Planning Div.-2
BCD, Patna

E.O.
Adv. Planning Circle
BCD, Patna

T.A.
Adv. Planning Circle
BCD, Patna

S.E.
Adv. Planning Circle
BCD, Patna



Technically approved for amt. Rs 13,697.32 lakhs (thirteen thousand six hundred & ninety-seven lacs and thirty-two thousand rupees)

Chief Engineer (Design)
Building Construction Department
Bihar, Patna

Estimate for Construction of Proposed Additional Buildings at Sports Academy at Rajgir, Bihar.

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023

A. ACADEMIC / ADMIN BLOCK

AREA STATEMENT								
	Ground Floor	34881.77	Sft	or	3241.80	sqm		
	1st Floor	32252.02	Sft	or	2997.40	sqm		
	2nd Floor	31784.18	Sft	or	2953.92	sqm		
	Terrace	1796.92	Sft	or	167.00	sqm		
	Total Area	100714.89	Sft	or	9360.12	Sqm		
	Say	100715.00	Sft	or	9360.00	Sqm		
S. NO.	DESCRIPTION	QUANTITY	UNIT		RATE		AMOUNT	
1.0	BUILDING COST (SPECIFICATION AS PER ANNEXURE -1)							
1.1	RCC Framed Structure (upto Six Storeys)							
1.1.1	Floor height 3.600 mt	9360.00	sqm	@ Rs	30820	/sqm	288475200	
							Total Rs.	28,84,75,200 ..(a)
1.3.2	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.60 metre/3.00 metre (on area having additional/less height) Proposed floor ht.= 4.8 m							
	(4.8-3.6)/0.3 x 421 = 1684.00	6239.00	sqm	@ Rs	1684	/sqm	10506476	
1.3.2	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.60 metre/3.00 metre (on area having additional/less height) Proposed floor ht.= 4.5 m							
	(4.5-3.6)/0.3 x 421 = 1263.00	2954.00	sqm	@ Rs	1263	/sqm	3730902	
1.3.7	Pile foundation upto a depth of 15 metre (on Ground floor area only)							
		3241.80	sqm	@ Rs	19460	/sqm	63085428	
							Total Rs.	365798006 ..(A)
1.5	Fire Fighting							
1.5.2	With wet riser and sprinkler system	9360.00	Sqm	@ RS	1200	/Sqm	11232000	
1.6	Fire Alarm System							
1.6.2	Automatic fire alarm system	9360.00	Sqm	@ RS	600	/Sqm	5616000	
							Total Rs.	16848000 ..(B)
							Total (A+B) Rs.	382646006 ..(C)
2	SERVICES							
2.1	Internal water supply and sanitary Installations @ 4 % of building basic cost(a)	4%					11539008	
2.3	Internal electric installations @12.5% of building basic cost(a)	12.5%					36059400	
							Total Rs.	47598408 ..(D)
							Total (C+D)Rs.	430244414 ..(E)
							(Building+Services) PAR Rs	4272 /sft
1.7	Pressurized mechanical ventilation system in the basements with supply duct of exhaust blowers. (on areas where mechanical ventilation is required)- kitchen and toilets - 30% for total area	2808.00	Sqm	@ RS	1050	/Sqm	2948400	
3	2.2 External service connection							
2.2.1	Electrical External Service Connection @ 3.75 % of building basic cost(a)	3.75%					10817820	
2.2.2	Civil External Service Connection @ 1.25 % of building basic cost (a)	1.25%					3605940	
2.4.1	Power wiring Plug @ 4% of building basic cost(a)	4.00%					11539008	
2.4.2	Lightening Conductors @ 0.25% of building basic cost(a)	0.25%					721188	
2.4.3	Telephone Conduits @ 0.25% of building basic cost(a)	0.25%					721188	
							30353544 ..(F)	
4	3 Lifts with power operated centre opening doors and AC variable voltage & variable frequency control.							
3.1.3	Passenger lift (13 person) Less for 2 floors	4.00 -4.00	Each each	@ RS Rs.	1939000 244100	/ Each / Each	7756000 (9,76,400)	
4	RCC Water Tank							
4.1	Overhead tank without independent staging Size	35,000.00	Ltr.	@ Rs	23	/Ltr.	805000	
							Total Rs.	7584600 ..(G)
5	5 DEVELOPMENT OF SITE							
5.1	Levelling							
5.3	External Sewerage							
5.4	Filtered water Supply							
5.4.1	Distribution lines up to 100mm dia							
5.4.2	Peripheral grid 150mm to 3000 dia pipes							

5.4.3	Unfiltered Water supply distribution lines.								
5.5	Storm water drain.								
5.6	Rain water Harvesting (RWH)								
5.7	Trenches for services.								
	@ 7.5 % of building basic cost (a)								
	28,84,75,200	7.50%						2,16,35,640	
								2,16,35,640	..(H)
6	6.4	UNINTERRUPTED POWER SUPPLY							
	6.4.1	Suppling, Installation, Testing and Commissioning of online 3 phase UPS system with 30 minutes back up including batteries, interconnecting cables, battery racks etc.							
			80.00	KVA	@ Rs	21290	/KVA	17,03,200	
	6.5	CENTRAL AC PLANT							
	6.5.1	Suppling, Installation, Testing and Commissioning of energy efficient central AC plant including low side works.							
			400.00	TR	@ Rs	90380	/TR	3,61,52,000	
	6.9	SOLAR WATER HEATING SYSTEM							
	6.9.1	Suppling, Installation, testing and Commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water..							
			40.00	litre	@ Rs	23920	/100 litre	9,56,800	
	6.10	CCTV System							
	6.10.1	Suppling, Installation, testing and Commissioning of IP based CCTV system for building security comprising of PTZ/fixed camera, cabling, recording, display system.....							
			9,360.00	sqm	@ Rs	210	/sqm	19,65,600	
	6.12.1	Suppling, Installation, testing and Commissioning of commissioning of integrated building management system for digital/electronic display and monitoring of all E&M Systems like substation, DG sets, UPS, , solar power, lifts,.....							
			9,360.00	sqm	@ Rs	430	/sqm	40,24,800	
	6.14	LIGHTING AUTOMATION INCLUDING OCCUPANCY SENSORS							
	6.14.1	Suppling, Installation, testing and Commissioning of lighting automation including occupancy sensors (rate applicable on area to be specified by client)							
			9,360.00	sqm	@ Rs	220	/sqm	20,59,200	
	6.16	LAN SYSTEM							
	6.16.1	Suppling, Installation, testing and Commissioning of LAN system comprising of core switches & 12 switches with 10 G, 10 giga SFP modules, WIFI access point, WIFI controller, network management software, racks,.....							
			5,616.00	sqm	@ Rs	560	/sqm	31,44,960	
	6.17	IP BASED EPABX SYSTEM							
	6.17.1	Suppling, Installation, testing and Commissioning of IP based EPABX system comprising of core switches & L2 switches with 10 G, 10 giga SFP modules, industry standard appliance server, cloud based, enterprise-grade UC solution, MID/ENTRY....							
			5,616.00	sqm	@ Rs	580	/sqm	32,57,280	
	6.18	Conference Hall: supplying, installation, testing and commissioning of audio visual/conference system (Rate applicable on carpet area of Hall only)							
			393.00	sqm	@ Rs	11890	/sqm	46,72,770	
	6.28	EMERGENCY LIGHT & ILLUMINATED SIGNAGES							
	6.28.1	illuminated signages (Rate applicable on total plinth area)							
			9,360.00	sqm	@ Rs	22	/sqm	2,05,920	
								5,81,42,530	..(I)
								Grand Total (E+F+G+H+I) Rs.	54,79,60,728

B. HOSTELS & DINING BLOCK									
AREA STATEMENT									
		Ground Floor	31999.38	Sft	or	2973.92	sqm		
		1st Floor	25494.74	Sft	or	2369.40	sqm		
		2nd Floor	28959.25	Sft	or	2691.38	sqm		
		3rd Floor	19134.94	Sft	or	1778.34	sqm		
		4th Floor	18906.50	Sft	or	1757.11	sqm		
		Terrace	1901.40	Sft	or	176.71	sqm		
		Total Area	126396.21	Sft	or	11746.86	Sqm		
S. NO.	DESCRIPTION		QUANTITY	UNIT	RATE		AMOUNT		
1	1.0	BUILDING COST (SPECIFICATION AS PER ANNEXURE -1)							
	1.1	RCC Framed Structure (upto Six Storeys)							
	1.1.2	Floor height 3.00 mt							
			11746.86	sqm	@ Rs	23530	/sqm	27,64,03,616	
	1.3.2	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.60 metre/3.00 metre (on area having additional/less height)					Total Rs.	27,64,03,616	..(a)
		Proposed floor ht. = 3.1 m							
		(3.1-3.0)/0.3x 421 = 140.33	9029.00	sqm	@ Rs	140.33	/sqm	12,67,040	
	1.3.2	Every 0.3 meter or part thereof , additional / less height of floor above normal floor height of 3.60 meter / 3.00 meter (on areas having additional or less height.) - Floor to floor height 3.6 extra .6 m							
		(3.6-3.0)/0.3x 421 = 842	1,825.00	sqm	@ Rs	842.00	/sqm	15,36,650	

1.3.2	Every 0.3 meter or part thereof, additional / less height of floor above normal floor height of 3.60 meter / 3.00 meter (on areas having additional or less height.) - Floor to floor height 6.7 extra 3.7 m								
	(6.7-3.0)/0.3x 421 = 5192.33	481.00	sqm	@ Rs	5,192.33	/sqm	24,97,512		
1.3.2	Every 0.3 meter or part thereof, additional / less height of floor above normal floor height of 3.60 meter / 3.00 meter (on areas having additional or less height.) - Floor to floor height 3.75 extra 0.75 m								
	(3.75-3.0)/0.3x 421 = 1052.5	893.00	sqm	@ Rs	1,052.50	/sqm	9,39,883		
1.3.7	Pile foundation upto a depth of 15 metre (on Ground floor area only)								
		2973.92	sqm	@ Rs	19460	/sqm	5,78,72,483		
						Total Rs.	34,05,17,184	..(A)	
1.5	Fire Fighting								
1.5.2	With wet riser system								
		11746.86	Sqm	@ RS	890	/Sqm	1,04,54,705		
1.6	Fire Alarm System								
1.6.2	Automatic fire alarm system								
		11746.86	Sqm	@ RS	600	/Sqm	70,48,116		
						Total Rs.	1,75,02,821	..(B)	
						Total (A+B) Rs.	35,80,20,005	..(C)	
2	SERVICES								
2.1	Internal water supply and sanitary Installations @ 8 % of building basic cost(a)	8%					2,21,12,289		
2.2	External service connection								
2.2.1	Electrical External Service Connection @ 3.75 % of building basic cost(a)	3.75%					1,03,65,136		
2.2.2	Civil External Service Connection @ 1.25 % of building basic cost (a)	1.25%					34,55,045		
2.3	Internal electric installations @12.5% of building basic cost(a)	12.5%					3,45,50,452		
						Total Rs.	7,04,82,922	..(D)	
						Total (C+D)Rs.	42,85,02,927	..(E)	
						(Building+Services) PAR Rs	3390	/sft	
1.7	Pressurized mechanical ventilation system in the basements with supply duct of exhaust blowers. (on areas where mechanical ventilation is required)- Lifts, Toilet block & dining area								
		1323.00	Sqm	@ RS	1050	/Sqm	13,89,150		
3	2.4.1 Power wiring Plug @ 4% of building basic cost(a)	4.00%					1,10,56,145		
	2.4.2 Lightening Conductors @ 0.25% of building basic cost(a)	0.25%					6,91,009		
	2.4.3 Telephone Conduits @ 0.25% of building basic cost(a)	0.25%					6,91,009		
							1,38,27,313	..(F)	
4	3 Lifts with power operated centre opening doors and AC variable voltage & variable frequency control.								
	3.1.3 Passenger lift (13 person)	4.00	Each	@ RS	1939000	/ Each	77,56,000		
	4 RCC Water Tank								
	4.1 Overhead tank without independent staging Size	1,10,000	Ltr.	@ Rs	23	/Ltr.	25,30,000		
						Total Rs.	1,02,86,000	..(G)	
5	5 DEVELOPMENT OF SITE								
	5.1 Levelling								
	5.3 External Sewerage								
	5.4 Filtered water Supply								
	5.4.1 Distribution lines up to 100mm dia								
	5.4.2 Peripheral grid 150mm to 3000 dia pipes								
	5.4.3 Unfiltered Water supply distribution lines.								
	5.5 Storm water drain.								
	5.6 Rain water Harvesting (RWH)								
	5.7 Trenches for services.								
	@ 7.5 % of building basic cost (a)								
	27,64,03,616	7.50%					2,07,30,271		
							2,07,30,271	..(H)	
6	6.4 UNINTERRUPTED POWER SUPPLY								
	6.4.1 Supping, Installation, Testing and Commissioning of online 3 phase UPS system with 30 minutes back up including batteries, interconnecting cables, battery racks etc.								
		20.00	KVA	@ Rs	21290	/KVA	4,25,800		
	6.6 CRC/VRF AC system								
	6.6.1 Supping, Installation, Testing and Commissioning of VRV/VRF system including indoor/outdoor units, piping, electrical power distribution/wiring, electrical panel, treated fresh air system etc.								
		160.00	HP	@ Rs	58480	/HP	93,56,800		
	6.9 SOLAR WATER HEATING SYSTEM								
	6.9.1 Supping, Installation, testing and Commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water..								

			80.00	litre	@ Rs	23920	/100 litre	19,13,600	
6.10	CCTV System								
6.10.1	Suppling, Installation, testing and Commissioning of IP based CCTV system for building security comprising of PTZ/fixed camera, cabling, recording, display system.....								
			11,746.86	sqm	@ Rs	210	/sqm	24,66,841	
6.12.1	Suppling, Installation, testing and Commissioning of commissioning of integrated building management system for digital/electronic display and monitoring of all E&M Systems like substation, DG sets, UPS, , solar power, lifts,.....								
			11,746.86	sqm	@ Rs	430	/sqm	50,51,150	
6.12.2	Add extra for built up area above 10,000 sqm (Rate applicable on total plinth area)								
			1,746.85	sqm	@ Rs	130	/sqm	2,27,091	
6.14	LIGHTING AUTOMATION INCLUDING OCCUPANCY SENSORS								
6.14.1	Suppling, Installation, testing and Commissioning of lighting automation including occupancy sensors (rate applicable on area to be specified by. the client)								
			11,746.86	sqm	@ Rs	220	/sqm	25,84,309	
6.16	LAN SYSTEM								
6.16.1	Suppling, Installation, testing and Commissioning of LAN system comprising of core switches & 12 switches with 10 G, 10 giga SFP modules, WIFI access point, WIFI controller, network management software, racks,.....								
	70% area		8,227.58	sqm	@ Rs	560	/sqm	46,07,445	
6.17	IP BASED EPABX SYSTEM								
6.17.1	Suppling, Installation, testing and Commissioning of IP based EPABX system comprising of core switches & L2 switches with 10 G, 10 giga SFP modules, industry standard appliance server, cloud7based, enterprise-grade UC solution, MID/ENTRY....								
	70% area		8,227.58	sqm	@ Rs	580	/sqm	47,71,996	
6.26	EMERGENCY LIGHT & ILLUMINATED SIGNAGES								
6.28.1	illuminated signages (Rate applicable on total plinth area)								
			11,746.86	sqm	@ Rs	22	/sqm	2,58,431	
								3,16,63,463	..(I)
								Grand Total (E+F+G+H+I) Rs.	50,50,09,974

C. VICE CHANCELLOR RESIDENCE

	AREA STATEMENT								
	Ground Floor	2490.51	Sft	or	231.46	sqm			
	Terrace	148.92	Sft	or	13.84	sqm			
	Total Area	2639.43	Sft	or	245.30	Sqm			
S. NO.	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT				
1	1.0 BUILDING COST (SPECIFICATION AS PER ANNEXURE -1)								
	1.1 RCC Framed Structure (upto Six Storeys)								
	1.1.2 Floor height 3.00 mt	245.30	sqm	@ Rs	23530	/sqm	57,71,909		
							Total Rs.	57,71,909	..(a)
	1.3.2 Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.60 metre/3.00 metre (on area having additional/less height) Proposed floor ht.= 3.30 m								
	(3.30-3.0)/0.3x 421 = 421.00	245.30	sqm	@ Rs	421	/sqm	1,03,271		
	1.3.4 Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre (on ground floor area only)								
	Proposed Depth = 2.4 m								
	(2.4-1.2)/ 0.3 x 230 = 920.00	231.46	sqm	@ Rs	920	/sqm	2,12,943		
							Total Rs.	6088123	..(A)
	1.5 Fire Fighting								
	1.5.1 Down comer system	245.30	Sqm	@ RS	460	/Sqm	1,12,838		
	1.6 Fire Alarm System								
	1.6.1 Manual fire alarm system	245.30	Sqm	@ RS	280	/Sqm	68,684		
	1.7 Pressurized mechanical ventilation system in the basements with supply duct of exhaust blowers. (on areas where mechanical ventilation is required)- Lifts, Toilet block & dinning area	73.50	Sqm	@ RS	1050	/Sqm	77,175		
							Total Rs.	2,58,697	..(B)
							Total (A+B) Rs.	63,46,820	..(C)
2	SERVICES								
	2.1 Internal water supply and sanitary Installations @ 9 % of building basic cost(a)	9%					5,19,472		
	2.2 External service connection								
	2.2.1 Electrical External Service Connection @ 3.75 % of building basic cost(a)	3.75%					2,16,447		
	2.2.2 Civil External Service Connection @ 1.25 % of building basic cost (a)	1.25%					72,149		
	2.3 Internal electric installations @12.5% of building basic cost(a)	12.5%					7,21,489		
	2.4.1 Power wiring Plug @ 4% of building basic cost(a)	4.00%					2,30,876		
	2.4.2 Lightening Conductors @ 0.25% of building basic cost(a)	0.25%					14,430		
	2.4.3 Telephone Conduits @ 0.25% of building basic cost(a)	0.25%					14,430		

Total Rs. 17,89,293 ..(D)
Total (C+D)Rs. 81,36,113 ..(E)
(Building+Services) PAR Rs 3083 /sft

4	4	RCC Water Tank							
	4.1	Overhead tank without independent staging Size	2,000	Ltr.	@ Rs	23	/Ltr.	46000	
								Total Rs.	46000 ..(F)
5	5	DEVELOPMENT OF SITE							
	5.1	Levelling							
	5.3	External Sewerage							
	5.4	Filtered water Supply							
	5.4.1	Distribution lines up to 100mm dia							
	5.4.2	Peripheral grid 150mm to 3000 dia pipes							
	5.4.3	Unfiltered Water supply distribution lines.							
	5.5	Storm water drain.							
	5.6	Rain water Harvesting (RWH)							
	5.7	Trenches for services.							
		@ 7.5 % of building basic cost (a)							
		57,71,909	7.50%					4,32,893	
								4,32,893	..(G)
6	6.6	CRC/VRF AC system							
	6.6.1	Supping, Installation, Testing and Commissioning of VRV/VRF system including indoor/outdoor units, piping, electrical power distribution/wiring, electrical panel, treated fresh air system etc.	16.00	HP	@ Rs	58480	/HP	9,35,680	
	6.9	SOLAR WATER HEATING SYSTEM							
	6.9.1	Supping, installation, testing and Commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water..							
			3.00	litre	@ Rs	23920	/100 litre	71,760	
	6.10	CCTV System							
	6.10.1	Supping, Installation, testing and Commissioning of IP based CCTV system for building security comprising of PTZ/fixed camera, cabling, recording, display system....	245.30	sqm	@ Rs	210	/sqm	51,513	
	6.14	LIGHTING AUTOMATION INCLUDING OCCUPANCY SENSORS							
	6.14.1	Supping, Installation, testing and Commissioning of lighting automation including occupancy sensors (rate applicable on area to be specified by client)	245.30	sqm	@ Rs	220	/sqm	53,966	
								11,12,919	..(H)
								97,27,925	Grand Total (E+F+G+H) Rs.

D. RESISTRAR RESIDENCE									
		AREA STATEMENT							
		Ground Floor	2389.37	Sft	or	222.06	sqm		
		Terrace	148.92	Sft	or	13.84	sqm		
		Total Area	2538.29	Sft	or	235.90	Sqm		
S. NO.		DESCRIPTION	QUANTITY	UNIT		RATE		AMOUNT	
1	1.0	BUILDING COST (SPECIFICATION AS PER ANNEXURE -1)							
	1.1	RCC Framed Structure (upto Six Storeys)							
	1.1.2	Floor height 3.00 mt	235.90	sqm	@ Rs	23530	/sqm	55,50,727	
								Total Rs.	55,50,727 ..(a)
	1.3.2	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.60 metre/3.00 metre (on area having additional/less height)							
		Proposed floor ht. = 3.30 m							
		(3.30-3.0)/0.3 x 421 = 421.00	235.90	sqm	@ Rs	421	/sqm	99,314	
	1.3.4	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre (on ground floor area only)							
		Proposed Depth = 2.4 m							
		(2.4-1.2)/ 0.3 x 230 = 920.00	222.06	sqm	@ Rs	920	/sqm	2,04,295	
								Total Rs.	58,54,336 ..(A)
	1.5	Fire Fighting							
	1.5.1	Down comer system	235.90	Sqm	@ RS	460	/Sqm	1,08,514	
	1.6	Fire Alarm System							
	1.6.1	Manual fire alarm system	235.90	Sqm	@ RS	280	/Sqm	66,052	
	1.7	Pressurized mechanical ventilation system in the basements with supply duct of exhaust blowers. (on areas where mechanical ventilation is required)- Lifts, Toilet block & dinning area	70.80	Sqm	@ RS	1050	/Sqm	74,340	
								Total Rs.	2,48,906 ..(B)
								Total (A+B) Rs.	61,03,242 ..(C)
###		SERVICES							
	2.10	Internal water supply and sanitary Installations @ 9 % of building basic cost(a)	0.09						
	2.20	External service connection						4,99,565.00	

Total Rs. 17,89,293 ..(D)
Total (C+D)Rs. 81,36,113 ..(E)
(Building+Services) PAR Rs 3083 /sft

4	4	RCC Water Tank							
	4.1	Overhead tank without independent staging Size	2,000	Ltr.	@ Rs	23	/Ltr.	46000	
							Total Rs.	46000	..(F)
5	5	DEVELOPMENT OF SITE							
	5.1	Levelling							
	5.3	External Sewerage							
	5.4	Filtered water Supply							
	5.4.1	Distribution lines up to 100mm dia							
	5.4.2	Peripheral grid 150mm to 3000 dia pipes							
	5.4.3	Unfiltered Water supply distribution lines.							
	5.5	Storm water drain.							
	5.6	Rain water Harvesting (RWH)							
	5.7	Trenches for services.							
		@ 7.5 % of building basic cost (a)							
		57,71,909	7.50%					4,32,893	
								4,32,893	..(G)
6	6.6	CRC/VRF AC system							
	6.6.1	Supping, Installation, Testing and Commissioning of VRF/VRF system including indoor/outdoor units, piping, electrical power distribution/wiring, electrical panel, treated fresh air system etc.	16.00	HP	@ Rs	58480	/HP	9,35,680	
	6.9	SOLAR WATER HEATING SYSTEM							
	6.9.1	Supping, Installation, testing and Commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water..							
			3.00	litre	@ Rs	23920	/100 litre	71,760	
	6.10	CCTV System							
	6.10.1	Supping, Installation, testing and Commissioning of IP based CCTV system for building security comprising of PTZ/fixd camera, cabling, recording, display system....	245.30	sqm	@ Rs	210	/sqm	51,513	
	6.14	LIGHTING AUTOMATION INCLUDING OCCUPANCY SENSORS							
	6.14.1	Supping, Installation, testing and Commissioning of lighting automation including occupancy sensors (rate applicable on area to be specified by client)	245.30	sqm	@ Rs	220	/sqm	53,966	
								11,12,919	..(H)
								97,27,925	Grand Total (E+F+G+H) Rs.

D. RESISTRAR RESIDENCE									
		AREA STATEMENT							
		Ground Floor	2389.37	Sft	or	222.06	sqm		
		Terrace	148.92	Sft	or	13.84	sqm		
		Total Area	2538.29	Sft	or	235.90	Sqm		
S. NO.		DESCRIPTION	QUANTITY	UNIT		RATE		AMOUNT	
1	1.0	BUILDING COST (SPECIFICATION AS PER ANNEXURE -1)							
	1.1	RCC Framed Structure (upto Six Storeys)							
	1.1.2	Floor height 3.00 mt							
			235.90	sqm	@ Rs	23530	/sqm	55,50,727	
							Total Rs.	55,50,727	..(a)
	1.3.2	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.60 metre/3.00 metre (on area having additional/less height)							
		Proposed floor ht. = 3.30 m							
		(3.30-3.0)/0.3 x 421 = 421.00	235.90	sqm	@ Rs	421	/sqm	99,314	
	1.3.4	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre (on ground floor area only)							
		Proposed Depth = 2.4 m							
		(2.4-1.2)/ 0.3 x 230 = 920.00	222.06	sqm	@ Rs	920	/sqm	2,04,295	
							Total Rs.	58,54,336	..(A)
	1.5	Fire Fighting							
	1.5.1	Down comer system	235.90	Sqm	@ RS	460	/Sqm	1,08,514	
	1.6	Fire Alarm System							
	1.6.1	Manual fire alarm system	235.90	Sqm	@ RS	280	/Sqm	66,052	
	1.7	Pressurized mechanical ventilation system in the basements with supply duct of exhaust blowers. (on areas where mechanical ventilation is required)- Lifts, Toilet block & dinning area	70.80	Sqm	@ RS	1050	/Sqm	74,340	
							Total Rs.	2,49,906	..(B)
							Total (A+B) Rs.	61,03,242	..(C)
##		SERVICES							
	2.10	Internal water supply and sanitary Installations @ 9 % of building basic cost(a)	0.09						
	2.20	External service connection						4,99,565.00	

6.2.1	Supplying, installation, testing and commissioning of 33 KC/0.433 kv or 11 kv/0.433 kv substation equipment comprising HT panel, transformers, HT cable, bus trunking.....	3000	KVA	@ Rs	9,000.00 /KVA	2,70,00,000	
6.3	DIESEL GENERATING SETS						
6.3.1	supplying, installation, testing and commissioning of silent type DG sets, AMF panel, bus ducting/cables from DG sets to essential panel, synchronizing.....	1500	KVA	@ Rs	11,560.00 /KVA	1,73,40,000	
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	100	KWp	@ Rs	58,480.00 /KWp	58,48,000	
6.10	CCTV SYSTEM						
6.10.2	for external surveillance (rate applicable on total plot area minus plinth area at ground floor)	24000	sqm	@ Rs	210.00 /sqm	50,40,000	
6.13	HYDROPNEUMATIC WATER SUPPLY SYSTEM						
6.13.1	supplying, installation, testing and commissioning of lighting automation including occupancy sensors (rate applicable on area to be specified by Clint)	900	LPM	@ Rs	1,640.00 /LPM	14,76,000	
6.19	STREET LIGHTING WITH LED						
6.19.1	supplying, installation, testing and commissioning of LED street/compound/high mast/pathway/landscape lighting for the entire campus (Rate applicable on total plot area)	24000	sqm	@ Rs	160.00 /LPM	38,40,000	
6.20	STP/ETP PLANT						
	Supplying, installation, testing and commissioning of STP/ ETP of appropriate technology including civil works (except plant room), Tertiary Treatment etc. for the Building/ Campus						
6.20.1	Plant size upto 50 KLD.	50	KLD	@ Rs	75,000.00 Per KLD	37,50,000	
6.20.2	Add extra for every KLD for plant size above 50 KLD and upto 100 KLD	50	KLD	@ Rs	60,000.00 Per KLD	30,00,000	
6.20.3	Add extra for every KLD for plant size above 100 KLD	50	KLD	@ Rs	60,000.00 Per KLD	30,00,000	
6.28	EMERGENCY LIGHT & ILLUMINATED SIGNAGES						
6.28.1	illuminated signage (Rate applicable on total plinth area)	24000	sqm	@ Rs	22.00 /LPM	5,28,000	
					Total Rs.	7,08,22,000	..(B)
					Total (A+B)	8,83,23,339	

G Furniture/ Furnishing

Furniture @ 15 % of building basic costs (a) of Academic Block
 Furniture @ 15 % of building basic costs (a) of Hostels & Dining
 Interior works @ 15 % of building basic costs (a) of Academic Block
 Interior works @ 10 % of building basic costs (a) of Hostel & Dining Block

a
b
c
d

28,84,75,200.00
 27,64,03,616.00
 28,84,75,200.00
 27,64,03,616.00
 Total (a+b+c+d)

4,32,71,280 a
 4,14,60,542 b
 4,32,71,280 c
 2,76,40,362 d
 15,56,43,464

H CONTINGENCY

@ 1.0 % upto Rs.100 Lac
 @ 0.5 % Above Rs.100 Lac

A+B+C+D+E+F+G

((A+B+C+D+E+F+G)-10000000)*0.5%

Total
A+B+C+D+E+F+G+H

1,33,30,23,405
 1,00,000
 66,15,117
 67,15,117
 1,33,97,38,522 a
 2,99,93,027 b

I Consultancy fee J GRAND TOTAL

2.25 % on total cost

a+b

1,36,27,31,549

Adv. Planning Div.-2
 BCD, Patna

Adv. Planning Div.-2
 BCD, Patna

Adv. Planning Div.-2
 BCD, Patna

18/08/25
 E.O

18/08/25
 T.A

18.8.25
 S.E
 Adv. Planning Div.-2
 BCD, Patna

NAME OF WORK : PROPOSED ADDITIONAL BUILDINGS AT SPORTS ACADEMY AT RAJGIR (BIHAR)							
AREA STATEMENTS							
PLOT AREA - 5C	sqm	5,343.00					
PLOT AREA - 7 MLN Q.R	sqm	7,110.00					
		12,453.00					
PLOT AREA	sqft	1,34,044.09					
1 Academic block	unit	No	Length / area in sqm	Width	Total in sqm	Total in sqft	floor 2 floor ht in m
Floor							
Floor							
Ground floor	sqm		2500.23		2,500.23	26,912.48	4.80
Lecture halls, Meeting rooms, Toilets, staircase							
Outer corridor	sqm	1.00	741.57	1.00	741.57	7,982.26	
FIRST FLOOR							
LABS, CONFERENCE ROOMS, Meeting rooms, work stations, toilets, staircases	sqm		2365.54		2,365.54	25,462.67	4.80
Outer corridor	sqm	1.00	631.86	1.00	631.86	6,801.34	
SECOND FLOOR							
ADMIN OFFICE, CONFERENCE ROOMS, MEETING ROOMS, TOILETS, STAIRCASES	sqm	1	2365.54		2,365.54	25,462.67	4.50
Outer corridor	sqm	1.00	588.38	1.00	588.38	6,333.32	
TERRACE							
MUMTY	sqm	2	83.58		167.16	1,799.31	3.00
Total in sqm					9,360.28	1,00,754.05	
Total in sqm					9,360.00		
Total in sqft					1,00,754.00		
2 Hostels (Girls & Boys) & Dining Block							
Hostel Blocks							
Ground floor	sqm	1	1,825.16		1,825.16	19,646.02	3.60
First floor	sqm	1	1,701.41		1,701.41	18,313.98	3.10
Second floor	sqm	1	1,798.82		1,798.82	19,362.50	3.10
Third floor	sqm	1	1,778.36		1,778.36	19,142.27	3.10
Fourth floor	sqm	1	1,757.10		1,757.10	18,913.42	3.10
Mumties	sqm	1	176.69		176.69	1,901.89	3.00
Dining Block							
Ground floor (double height area)		1	480.77		480.77	5,175.01	6.70
Ground floor		1	667.99		667.99	7,190.24	3.60
First floor		1	667.99		667.99	7,190.24	3.10
Second floor		1	892.56		892.56	9,607.52	3.75
Total area					11,746.85	1,26,443.00	
VC Residence							
GROUND FLOOR	sqm		231.46		231.46	2,491.44	3.30
Mumty	sqm		13.84		13.84	148.97	2.80
Total BUA					245.30	2,640.41	
Registrar Residence							
GROUND FLOOR	sqm		222.06		222.06	2,390.25	3.30
Mumty	sqm		13.84		13.84	148.97	2.80
Total BUA					236.00	2,540.30	
SUBSTATION BUILDING	sqm	1	250.00		250.00	2,691.00	6.00
Total built up area					21,838.43	2,35,068.77	
Extra height							
Academic Block							
Every 0.3 meter or part thereof , additional / less height of floor above normal floor height of 3.60 meter / 3.00 meter (on areas having additional or less height. 1. Floor to floor height 4.8 M							
Ground floor	sqm		4.8				
Ground floor	sqm	1	3,241.80		3,241.80		
First floor		1	2,997.40		2,997.40		
					6,239.20		
				say	6,239.00		
Every 0.3 meter or part thereof , additional / less height of floor above normal floor height of 3.60 meter / 3.00 meter (on areas having additional or less height. 1. Floor to floor height 4.5 M							
Second floor	sqm		4.5				

2.2.1	Electrical External Service Connection @ 3.75 % of building basic cost(a)	0.04					2,08,152.00	
2.2.2	Civil External Service Connection @ 1.25 % of building basic cost (a)	0.01					69,384.00	
2.30	Internal electric installations @12.5% of building basic cost(a)	0.13					6,93,840.88	
2.4.1	Power wiring Plug @ 4% of building basic cost(a)	0.04					2,22,029.00	
2.4.2	Lightening Conductors @ 0.25% of building basic cost(a)	0.00					13,877.00	
2.4.3	Telephone Conduits @ 0.25% of building basic cost(a)	0.00					13,877.00	
						Total Rs.	17,20,724.88	..(D)
						Total (C+D)Rs.	78,23,966.88	..(E)
						(Building+Services) PAR Rs	3,082.38	/sft
4	RCC Water Tank							
4.1	Overhead tank without independent staging Size	2,000	Ltr.	@ Rs	23	/Ltr.	46000	
						Total Rs.	46000	..(F)
5	DEVELOPMENT OF SITE							
5.1	Levelling							
5.2	External Sewerage							
5.4	Filtered water Supply							
5.4.1	Distribution lines up to 100mm dia							
5.4.2	Peripheral grid 150mm to 3000 dia pipes							
5.4.3	Unfiltered Water supply distribution lines.							
5.5	Storm water drain.							
5.6	Rain water Harvesting (RWH)							
5.7	Trenches for services.							
	@ 7.5 % of building basic cost (a)							
	55,50,727	7.50%					4,16,305	
							4,16,305	..(G)
6	CRC/VRF AC system							
6.6.1	Supping, Installation, Testing and Commissioning of VRV/VRF system including indoor/outdoor units, piping, electrical power distribution/wiring, electrical panel, treated fresh air system etc.	16.00	HP	@ Rs	58480	/HP	9,35,680	
6.9	SOLAR WATER HEATING SYSTEM							
6.9.1	Supping, Installation, testing and Commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water..	3.00	litre	@ Rs	23920	/100 litre	71,760	
6.10	CCTV System							
6.10.1	Supping, Installation, testing and Commissioning of IP based CCTV system for building security comprising of PTZ/fixd camera, cabling, recording, display system.....	235.90	sqm	@ Rs	210	/sqm	49,539	
6.14	LIGHTING AUTOMATION INCLUDING OCCUPANCY SENSORS							
6.14.1	Supping, Installation, testing and Commissioning of lighting automation including occupancy sensors (rate applicable on area to be specified by client)	235.90	sqm	@ Rs	220	/sqm	51,898	
							11,08,877	..(H)
						Grand Total (E+F+G+H) Rs.	93,95,148	

E. SUBSTATION								
AREA STATEMENT								
	Total Area	2690.00	Sft	or	250.00	sqm		
S. NO.	DESCRIPTION	QUANTITY	UNIT		RATE		AMOUNT	
1	BUILDING COST (SPECIFICATION AS PER ANNEXURE -1)							
1.1	RCC Framed Structure (upto Six Storeys)							
1.1.1	Floor height 3.600 mt	250.00	sqm	@ Rs	30820	/sqm	77,05,000	
						Total Rs.	77,05,000	..(A)
1.3.2	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.60 metre/3.00 metre (on area having additional/less height) Proposed floor ht. = 6.00 m (6.0-3.6)/0.3x 421 = 3368.00	250.00	sqm	@ Rs	3368	/sqm	8,42,000	
1.3.7	Pile foundation upto a depth of 15 metre (on Ground floor area only)	250.00	sqm	@ Rs	19460	/sqm	48,65,000	
						Total Rs.	1,34,12,000	..(B)
1.5	Fire Fighting							
1.5.2	With wet riser and sprinkler system	250.00	Sqm	@ RS	1200	/Sqm	3,00,000	
1.6	Fire Alarm System							
1.6.2	Automatic fire alarm system	250.00	Sqm	@ RS	600	/Sqm	1,50,000	
						Total Rs.	4,50,000	..(B)