

बिहार सरकार
भवन निर्माण विभाग।

प्रेषक,

ई० सुरेश प्रसाद प्रभाकर,

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

सेवा में,

सचिव,

ग्रामिण विकास विभाग,

बिहार, पटना।

पटना, दिनांक—.....2025

विषय:—

प्रस्तावित “ जीविका मुख्यालय भवन” पटना का तकनीकी अनुमोदित प्राक्कलन पर प्रशासनिक स्वीकृति प्रदान किये जाने के संबंध में।

प्रसंग:—

मुख्य वास्तुविद्, भवन निर्माण विभाग, बिहार, पटना का पत्रांक:— 597 वास्तु० (अनु०) दिनांक:— 22.08.2025

महाशय,

उपर्युक्त विषयक प्रासंगिक पत्र के आलोक में मुख्य वास्तुविद्, भवन निर्माण विभाग, पटना द्वारा प्राप्त मॉडल वास्तुविदीय नक्शा के आधार पर प्रस्तावित निर्माण कार्य का कुर्सी क्षेत्रफल दर आधारित CPWD - PAR-2023 के आधार पर मॉडल स्थूल प्राक्कलन का गठन किया गया, जो निम्नवत है:—

SL. No.	Name of Work	Estimated Cost (In Rs.)
1.	Estimate for Construction of Proposed Jeevika Headquarters, Patna..	₹ 7366.15 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। ज्ञातव्य है कि भवन उपाविधि के लागू प्रावधानों के आलोक में FAR-1.5 के स्थान पर FAR-3.03 प्रावधानित है जिसके लिए सक्षम प्राधिकार से अनुमोदन आवश्यक है। अनु०:— प्राक्कलन की प्रति मूल में।

विश्वासभाजन,

ह०/—

(ई० सुरेश प्रसाद प्रभाकर)

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

ज्ञापांक:—.....

पटना, दिनांक—.....2025

प्रतिलिपि:— मुख्य अभियंता (पटना)/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।

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।

ज्ञापांक:-.....

पटना, दिनांक-.....2025

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।

ज्ञापांक:- 7920(7) 23

पटना, दिनांक- 25/8/.....2025

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।

Estimate for Construction of Proposed Jeevika Headquarters, Patna.

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023

Area of Statement

Plot Area	40503.61	sft or	3762.88	sqm
Ground Floor	5496.00	sft or	511.00	sqm
1st Floor	14681.00	sft or	1364.00	sqm
2nd Floor	16804.00	sft or	1562.00	sqm
3rd Floor	14738.00	sft or	1370.00	sqm
4th Floor	16804.00	sft or	1562.00	sqm
5th Floor	17572.00	sft or	1633.00	sqm
6th Floor	18257.00	sft or	1697.00	sqm
7th Floor	18257.00	sft or	1697.00	sqm
Total Built Up Area	122609.00	sft or	11395.00	sqm
Stilt area	9185.00	sft or	853.62	sqm
Total Area	131794.00	sft or	12248.62	sqm

S.
NO.

DESCRIPTION

QUANTITY

UNIT

RATE

AMOUNT

1	1	BUILDING COST (Specification as per Anx-I)						
	1.1	RCC Framed Structure (Upto six storeys)						
	1.1.1	Floor height 3.60 mt	11,395.00	sqm	@ Rs	30820	/sqm	35,11,93,900
	1.3.1	Set of six additional storey (i.e. from 7th to 8 th storey) (1697+1697) = 3394 sqm	3,394.00	sqm	@ Rs	120	/sqm	4,07,280
	1.3.3	Every 0.3 metre or part of thereof, higher plinth height over normal plinth height of 0.60 metre (on ground floor area only) =421x3 =1263.00	1,364.62	sqm	@ Rs	1263	/sqm	17,23,521
	1.3.7	Pile foundation upto a depth of 15 m (on ground floor area only)	1,364.00	sqm	@ Rs	19460	/sqm	2,65,43,440
	1.5	Fire Fighting						(A)
	1.5.3	With wet riser and sprinkler system	12,248.62	sqm	@ Rs	1200	/sqm	1,46,98,349
	1.6	Fire alarm system						(B)
	1.6.2	Automatic fire alarm system	12,248.62	sqm	@ Rs	600	/sqm	73,49,175
	1.8	Stilt Portion						(B)
	1.8.1	Stilt Portion of multi-storey building upto floor height of 3.60 metre (on Stilt area only)	853.62	sqm	@ Rs	9560	/sqm	81,60,607
2	2	SERVICES						
	2.1	Internal water supply and sanitary Installations @ 4 % of building basic cost(a)	4%					
	2.2	External service connection						1,41,32,988
	2.2.1	Electrical Externa Service Connection @ 3.75 % of building basic cost(a)	3.75%					
	2.2.2	Civil Externa Service Connection @ 1.25 % of building basic cost	1.25%					1,32,49,676
	2.2.3	Local body approvals including tree cutting etc @1.25% of building basic cost(a)	1.25%					44,16,559
	2.3	Internal electric installations @12.5% of building basic cost(a)	12.5%					44,16,559
	2.4.1	Power wiring Plug @ 4% of building basic cost(a)	4.00%					4,41,65,588
	2.4.2	Lightning conductors. @ 0.25% of building basic cost(a)	0.25%					1,41,32,988
	2.4.3	Telephone Conduits. @ 0.25% of building basic cost(a)	0.25%					8,83,312
								8,83,312
								(C)
								9,62,80,982
								SUM (A+B+C)
								49,81,96,647 ..(D)
								3,780 /sft
3	3.0	Lifts						
	3.1.2	8 Persons	1.00	No.	@ Rs	1939000	/No.	19,39,000
	3.1.2	8 Persons (Extra for add 2 floor)	2.00	No.	@ Rs	99860	/No.	1,99,720
	3.1.6	16 Person	3.00	No.	@ Rs	2801000	/No.	84,03,000
	3.1.6 (a)	Extra For Each Additional Floor	6.00	No.	@ Rs	122050	/No.	7,32,300
4	4.0	RCC Water Tank						(E)
	4.1	Overhead tank without independent staging Size						1,12,74,020

	4.5	Underground sump for fighting	1,00,000	Ltr.	@ Rs	23	/Ltr.	23,00,000
			2,00,000	Ltr.	@ Rs	23	/Ltr.	46,00,000
5	5	DEVELOPMENT OF SITE					(F)	69,00,000
	2.2	Semi compact/semi scattered site comprising of few blocks of midrise (btween 6 to 12 storeys) buildings in a gated compound (6.0% of 1.1.1)						
	5.8	Boundary Wall						2,11,99,482
	5.8.1	with brickwork structure with RCC column of size 300x300 mm @3.00 metre centre ito centre and RCC plinth beam of size 300x300 mm at ground level and coping						
	5.9	Horticulture Works	(Approx) 251.26	m	@ Rs	10870	/m	27,31,196
	5.9.1	Horticulture operations including 300 mm filling, grassing, tree plantations/shrubs and potted plants etc.						
		(Approx)	700.00	sqm	@ Rs	312	/sqm	2,18,400
6	6.2	SUB-STATION EQUIPMENT					(G)	2,41,49,078
	6.2.1	Supplying installation, testing and commissiong of 33 kV/0.133.....	1,250.00	kVA	@ Rs	9000	/kVA	1,12,50,000
	6.3	DISEL GENERATING SETS						
	6.3.1	Suppling installation testing and commissionning of silent type DG sets AMF panel, bus ducting/cables from DG sets to essential panel, synchronizing panel where required, DG set enclosure room sound insulation/ ventilation/smoke exhaust as required, earthing of DG set system, control cabling,fuel tank/piping, DG set exhaust pipina/exhaust	1,500.00	Per KVA	@ Rs	11560	/KVA	1,73,40,000
	6.6	VRV/VRF AC system						
	6.6.1	supplying installation, testing, and commissioning of VRV/VRF system including indoor/outdoor units,	718.29	HP	@ Rs	58480	/HP	4,20,05,599
	6.8	Solar Photo Voltaic Power Generation System	100.00	kwp	@ Rs	58480	/kwp	* 5848000
	6.8.1	Supping, Installation, Testing and Commissioning of Grid Interactive rooftop solar Photo voltaic power						
	6.10	CCTV SYSTEM						
	6.10.1	supplying installation, testing, and commissioning of IP based CCTV System for building security comprising of PTZ/fixed camera, cabling, digital recording, HD display system with minimum display of 5" x 8" per camera and hard ware to 15 % of the total plinth area as per requirement software support for indoor only (Rate applicable on otal plinth area but CCTV coverage shall be limited	12,248.62	Sqm	@ Rs	210	/SqM	25,72,211
	6.10.2	For External surveillance (Rate applicable on total plot area minus plinth area at ground floor)						
	6.16	LAN SYSTEM	2,398.88	Sqm	@ Rs	210	/SqM	5,03,765
	6.16.1	supplying installation, testing, and commissioning of LAN system comprising of core switches & 12 switches with 10G, 10giga SFP modules, WIFI access.....						
	6.18	Conference hall suppling installation, testing and commissioning of audio visual/ conference system (Rate applicable on carpet area of Hall only)	11,395.00	sqm	@ Rs	560	/sqm	63,81,200
	6.17	IP BASED EPBAX SYSTEM	992.20	sqm	@ Rs	11890	/sqm	1,17,97,258
	6.17.1	SITC of IP based EPABX system etc (Plinth area taken as 80%)	9,116.00	sqm	@ Rs	580	/sqm	52,87,280
7	6.20	STP/ETP PLANT						
		supplying installation, testing, and commissioning of STP/ETP of appropriate technology including....						
	6.20.1	Plant size upto 50 KLD	50.00	KLD	@ Rs	75000	/KLD	37,50,000
	6.20.2	Add extra for every KLD for plant size above 50 KLD and upto 100 KLD	50.00	KLD	@ Rs	60000	/KLD	30,00,000
		Total						10,97,35,313 ..(H)
8		Add for model interior, Furniture/ Furnishing @ 20 % of building basic cost (a)						
		Sub Total (D+E+F+G+H+I)						7,06,64,940 ..(I) 72,09,19,998 ..(J)

9	CONTINGENCY	@ 1.0 % upto Rs.100 Lac @ 0.5 % Above Rs.100 Lac		1,00,000 35,54,600 36,54,600 ..(K)
10	2.4.4 Third Party Quality Assurance @ 1% of building basic cost(a)			
11	Consultants Fee 1.00%	1.00%		35,33,247
12	GST @ 18.00%			35,33,247 ..(L) 72,09,200 ..(M) 12,97,656 ..(N) 73,66,14,701
Grand Total (J+K+L+M+N)				Rs.

Say Rs. 7,366.15 Lakh

- NOTES :-
- 1 Estimate is based on Site Plan Signed by Chief Architect, BCD, Patna Dtd.: 22.08.2025.
 - 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.

P. J. K. S.
25/8/25
J.E.
Adv. Planning Div.-2
BCD, Patna

A. E.
25.8.25
A.E.
Adv. Planning Div.-2
BCD, Patna

K. M. A. S.
25/8/25
E.E.
Adv. Planning Div.-2
BCD, Patna

E.O.
Adv. Planning Circle
BCD, Patna

T.A.
Adv. Planning Circle
BCD, Patna

S. E.
25.8.25
S.E.
Adv. Planning Circle
BCD, Patna

Technically approved for 7366.15 lakhs (Rupees Seven thousand three hundred sixty six lakhs fifteen thousand)

25-8-25
Chief Engineer (Design)
Building Construction Department
Bihar, Patna

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Chief Engineer (Design)
Building Construction Department
Bihar, Patna