

पत्रांक:—SE-AP- (भ) 05/2025.....

बिहार सरकार
भवन निर्माण विभाग।

प्रेषक,

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

सेवा में,

मुख्य अभियंता (पटना),
भवन निर्माण विभाग,
बिहार, पटना।

विषय:—

प्रस्तावित वरीय आवासन, दक्षिणी गौंधी मैदान, पटना में SSP आवास एवं एनेक्स भवन का निर्माण हेतु तकनीकी अनुमोदित प्राक्कलन पर प्रशासनिक स्वीकृति प्रदान किये जाने के संबंध में।

पटना, दिनांक—.....2025

प्रसंग:—

मुख्य वास्तुविद्, भवन निर्माण विभाग, पटना का पत्रांक:— 22 वास्तु0 (अनु0) दिनांक:— 13.01.2025

महाशय,

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

SL. No.	Name of Work	Estimated Cost (In Rs.)
1.	ESTIMATE FOR CONSTRUCTION OF PROPOSED BUILDING FOR SSP RESIDENCE & ANNEXE BUILDING AT SOUTH GANDHI MAIDAN, PATNA, BIHAR..	₹ 640.42 Lakh

उक्त गठित प्राक्कलन पर सक्षम प्राधिकार द्वारा तकनीकी अनुमोदन प्रदान कर दिया गया है। तकनीकी अनुमोदित प्राक्कलन (मूल में) संलग्न करते हुए प्रशासनिक स्वीकृति कि अग्रेत्तर कार्रवाई हेतु उपलब्ध करायी जा रही है।

अनु0:— यथोक्त।

विश्वासभाजन,

ह0/—

(ई0 सुरेश प्रसाद प्रभाकर)

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

पटना, दिनांक—.....2025

ज्ञापांक:—.....

प्रतिलिपि:— 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।

पटना, दिनांक—.....2025

ज्ञापांक:—.....

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-31/11/2025

ज्ञापांक:- 1119 (7)

प्रतिलिपि:-आईटी० मैनेजर, भवन निर्माण विभाग, बिहार, पटना को विभागीय वेबसाइट पर अपलोड करने हेतु निदेश दिया जाता है कि प्राक्कलन की प्रति को अपलोड करना सुनिश्चित करें।

अनु०:- प्राक्कलन की प्रति।

(ई० सुरेश प्रसाद प्रभाकर)

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

**ESTIMATE FOR CONSTRUCTION OF PROPOSED BUILDING FOR SSP RESIDENCE & ANNEXE
BUILDING AT SOUTH GANDHI MAIDAN, PATNA, BIHAR.**

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023

A. SSP RESIDENCE (G+1)

AREA STATEMENT

Ground Floor	2238.08 sft	or	208.00 sqm
1st Floor	1646.28 sft	or	153.00 sqm
Total Built up Area	3884.36 sft	or	361.00 sqm

Sl. No.	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
BUILDING COST (Specification as per Anx-I)					
1	1.1 RCC Framed Structure (upto Six Storeys)				
	1.1.2 Floor height 3.00 mt	361.00	sqm	@ RS 23530 /sqm	8494330
	1.3.2 Every 0.3 mtr. Or part thereof, additional height of floor above normal floor height of 3.60 mtr (on areas having less height). proposed floor ht. = 3.6 m (3.60-3.00)/0.30)x421=842.00	361.00	Sqm	@ RS 842.00 /Sqm	303962
				Total Rs.	8798292 ..(a)
	1.3.4 Every 0.30 m or part thereof, deeper foundations over normal depth of 1.20 m (on ground floor area only) Proposed Depth = 2.40 m = (2.4-1.2)/0.30x230 = 920.00	361.00	Sqm	@ Rs 920 /Sqm	332120
				Total Rs.	9130412 ..(A)
2	2.1 Internal water supply and sanitary Installations @ 9 % of building basic cost(a)	9%			791846
	2.2 External service connection				
	2.2.1 Electrical External Service Connection @ 3.75 % of building basic cost(a)	3.75%			329936
	2.2.2 Civil External Service Connection @ 1.25 % of building basic cost	1.25%			109979
	2.3 Internal electric Installations @12.5% of building basic cost(a)	12.5%			1099787
	2.4.1 Power wiring and Plugs @ 4.0% of building basic cost(a)	4.0%			351932
				Total Rs.	2683480 ..(B)
				Total (A+B) Rs.	11813892 ..(C)
				(BUILDING+Services) PAR	3,041 /Sft
4	4.0 RCC WATER TANK				
	4.1 Overhead tank without independent staging	6000	ltr.	@ Rs 23 /ltr.	138000
				Total Rs.	138000 ..(D)
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 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.				
	5.9 Horticulture work @ 7.5% of basic building cost (a) 8798292.00	7.50%			659872
				Total Rs.	659872 ..(E)
6	6.8 Solar Photo Voltaic Power Generation System				
	6.10.2 CCTV System	5.00	kWp	@ RS 58480 /kWp	292400
	6.16.1 Lan System	361.00	Sqm	@ RS 210 /Sqm	75810
		361.00	Sqm	@ RS 560 /Sqm	202160

**ESTIMATE FOR CONSTRUCTION OF PROPOSED BUILDING FOR SSP
RESIDENCE & ANNEXE BUILDING AT SOUTH GANDHI MAIDAN, PATNA, BIHAR.**

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023

GENERAL ABSTRACT OF COST

SI.No.	Name Of Work	Cost In Rs.
1	A. SSP RESIDENCE (G+1)	
	B. ANNEXE BUILDING (G+2)	1,31,82,134
	C. Internal Road & Boundary Wall	3,77,64,243
	C. SPECIALISED E&M WORKS	63,13,000
		38,56,000
2	CONTINGENCY @ 1.0 % upto Rs.100 Lac @ 0.5 % Above Rs.100 Lac	(I) 6,11,15,377 1,00,000 2,55,577
3	M.R. Provision for Split AC (For Annexe Building) 8.00 Nos. @ Rs 65000 / Nos.	(II) 3,55,577 5,20,000
4	Furniture/Furnishing (For Annexe Building) @ 10% of Building cost (a) of:- ANNEXE BUILDING (G+2) 2,05,15,230 10%	(III) 5,20,000 20,51,523
	Say Rs. 640.42 Lakh	(IV) 20,51,523
	GRAND TOTAL(I+II+III+IV)	6,40,42,477

NOTES :-

- 1 Estimate is based on Site Plan Approved by File No.- 438-9/2024 & Signed by Chief Architect, BCD, Patna Dtd.:- 03.01.2025
- 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 Sl. No. 4 is Approved by Competent Authority.

[Signature]
20.01.25
J.E.
Adv. Planning Div.-2
BCD, Patna

[Signature]
20/01/25
A.E.
Adv. Planning Div.-2
BCD, Patna

[Signature]
20.1.25
E.E.
Adv. Planning Div.-2
BCD, Patna

[Signature]
21/01/25
E.O.
Adv. Planning Circle
BCD, Patna

[Signature]
21/01/25
E.A.
Adv. Planning Circle
BCD, Patna

[Signature]
21.1.25
E.E.
Adv. Planning Circle
BCD, Patna

Technically approved for amt. Rs. 640.42 lakhs (six hundred forty two and forty-two thousand rupees) only.

[Signature]
27.1.25
Chief Engineer (Design)
Building Construction Department
Bihar, Patna
[Signature]
27/1/25

Total Rs. **570370** ..(F)
Total (C+D+E+F) Rs. **13182134**

B. ANNEXE BUILDING (G+2)

AREA STATEMENT

Ground Floor	3176.89 sft	or	295.25 sqm
1st Floor	3019.79 sft	or	280.65 sqm
2nd Floor	3019.79 sft	or	280.65 sqm
Total Built up Area	9216.48 sft	or	856.55 sqm

Sl. No.

DESCRIPTION

QUANTITY UNIT

RATE

AMOUNT

BUILDING COST (Specification as per Anx-I)					
1	1.1	RCC Framed Structure (upto Six Storeys)			
	1.1.2	Floor height 3.00 mt	856.55	sqm	@ RS 23530 /sqm 20154622
	1.3.2	Every 0.3 mtr. or part thereof, additional height of floor above normal Proposed floor ht. = 3.30 m (3.30-3.00)/0.30*421=421.00	856.55	Sqm	@ RS 421.00 /Sqm 360608
	1.3.7	Pile foundation upto a depth of 15 metre (on ground floor area only)			Total Rs. 20515230 ..(a)
	1.5	Fire Fighting	295.25	Sqm	@ RS 19460 /Sqm 5745565
	1.5.2	With wet riser system			Total Rs. 26260795 ..(A)
	1.6	Fire Alarm System	856.55	Sqm	@ RS 890 /Sqm 762330
	1.6.2	Automatic Fire alarm system	856.55	Sqm	@ RS 600 /Sqm 513930
					Total Rs. 1276260 ..(B)
2	2.1	Internal water supply and sanitary Installations @ 9 % of building basic cost(a)	9%		1846371
	2.2	External service connection			
	2.2.1	Electrical External Service Connection @ 3.75 % of building basic cost(a)	3.75%		769321
	2.2.2	Civil External Service Connection @ 1.25 % of building basic cost	1.25%		256440
	2.3	Internal electric installations @12.5% of building basic cost(a)	12.5%		256440
					Total Rs. 5436536 ..(C)
					Total (A+B+C) Rs. 32973591 ..(D)
					(BUILDING+Services) PAR 3,578 /Sft
3	2.4.1	Power wiring and Plugs @ 4.0% of building basic cost(a)	4.0%		820609
	2.4.2	Lightning conductors @ 0.25% of building basic cost(a)	0.25%		51288
	2.4.3	telephone conduits @ 0.25% of building basic cost(a)	0.25%		51288
					Total Rs. 923185 ..(E)
4	4.0	RCC WATER TANK			
	4.1	Overhead tank without independent staging			
	4.5	Underground sump	6000	ltr.	@ Rs 23 /ltr. 138000
			25000	ltr.	@ Rs 23 /ltr. 575000
					Total Rs. 713000 ..(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 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.

5.9 Horticulture work

@ 7.5% of basic building cost (a)

20515230.00

7.50%

6 6.8 Solar Photo Voltaic Power Generation System

Total Rs. 1538642
1538642 ..(G)

6.10.2 CCTV System

8.00 kWp @ RS 58480 /kWp 467840

6.16.1 Lan System

856.55 Sqm @ RS 210 /Sqm 179876

6.18 Conference hall: supplying, installation, testing and commissioning of audio visual/conference system (Rate applicable on carpet area of Hall only)

856.55 Sqm @ RS 560 /Sqm 479668

Meeting Room

41.08 Sqm @ RS 11890 /Sqm 488441

Total Rs. 1615825 ..(H)

Total (D+E+F+G+H) Rs. 37764243

C. Internal Road & Boundary Wall

5.2 Internal Road & path.

5.2.3 Cement Concrete Pavement with Vacuum dewatered concrete.

1,100.00 (Approx) sqm

@ Rs 2320 /sqm 2552000

5.8 Boundary wall with 1500mm high wall from 600 mm high MS grill including 2100mm high steel gates at every 100 mtr.

5.8.1 With brick work structure and RCC band at ground level and coping.

300.00 (Approx) sqm

@ Rs 10870 /sqm 3261000

6.29 Motorized steel gates upto 6.00 metre width

1.00 gate

@ Rs 500000 /gate 500000

Total 6313000

D. SPECIALISED E&M WORKS

6.2 Sub-Station Equipment

6.2.1 Supplying, installation, testing and commissioning of 33 kV/0.433 kV or 11 kV/0.433 kV substation equipment comprising HT panel, transformer, power factor.....

300.00 kVA

@ Rs 9000 /kVA 2700000

6.3 Diesel Generating Sets

6.3.1 Supplying, installation, testing and commissioning of silent type DG sets, set, AMF panel, bus ducting/cables.....

100 kVA

@ Rs 11560 /kVA 1156000

Total 3856000

S.K.M.
20.01.25

J.E.

Adv. Planning Div.-2
BCD, Patna

High
20/01/25

A.E.

Adv. Planning Div.-2
BCD, Patna

V.K.
20.01.25

E.E.

Adv. Planning Div.-2
BCD, Patna