

बिहार सरकार
भवन निर्माण विभाग।

प्रेषक,

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

सेवा में,

सचिव,
कला, संस्कृति एवं युवा विभाग,
बिहार, पटना।

पटना, दिनांक—.....2025

विषय:—

620 क्षमता वाले ऑडिटोरियम (मॉडल) के निर्माण कार्य का तकनीकी अनुमोदित मानक प्राक्कलन पर प्रशासनिक स्वीकृति के संबंध में।

प्रसंग:—

मुख्य वास्तुविद्, भवन निर्माण विभाग, बिहार, पटना का पत्रांक:— 35/वास्तु0 (अनु0) दिनांक:—
17.01.2025

महाराय,

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

SL. No.	Name of Work	Estimated Cost (In Rs.)
1.	Estimate For Construction of Proposed 620 Capacity Auditorium. (Model)	₹ 1973.26 Lakh

उक्त गठित प्राक्कलन पर सक्षम प्राधिकार द्वारा तकनीकी अनुमोदन प्रदान कर दिया गया है। तकनीकी अनुमोदित मानक प्राक्कलन (मूल में) संलग्न करते हुए अनुरोध है कि विषयांकित निर्माण कार्य के वास्तुविदीय नक्शा को अनुमोदित करते हुए प्रशासनिक स्वीकृति संबंधित अग्रेत्तर कार्रवाई करने की कृपा की जाय। इस मानक प्राक्कलन के आधार पर राज्य के किसी भी स्थल के लिए प्रशासनिक स्वीकृति प्रदान की जा सकती है।

अनु0:— तकनीकी अनुमोदित प्राक्कलन एवं वास्तुविदीय नक्शा की प्रति।

विश्वासभाजन,

ह0/—

(ई0 सुरेश प्रसाद प्रभाकर)

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

पटना, दिनांक—.....2025

ज्ञापांक:—.....

प्रतिलिपि:— मुख्य अभियंता (पटना), (उत्तर) (दक्षिण)/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।

ज्ञापांक:-.....

पटना, दिनांक-.....2025

प्रतिलिपि:-कार्यपालक अभियंता, अग्रिम योजना प्रमंडल संख्या:-1/2, 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:-.....

पटना, दिनांक-.....20/11/2025

प्रतिलिपि:-आई०टी० 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 करे।

अनु०:- प्राक्कलन की प्रति।

(ई० सुरेश प्रसाद प्रभाकर)

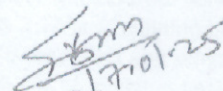
अभियंता प्रमुख-सह-अपर आयुक्त-सह-विशेष सचिव।

		3,018.40	Sqm	@ Rs	210	/Sqm	6,33,864
6.10.2	For external surveillance (Rate applicable on total plot area minus plinth area at ground floor)	3,018.40	Sqm	@ Rs	210	/Sqm	6,33,864
6.14	LIGHTING AUTOMATION INCLUDING OCCUPANCY SENSORS						
6.14.1	supplying installation, testing, and commissioning of lighting automation including occupancy sensors (Rate applicable on area to be specified by client)	3,018.40	Sqm	@ Rs	220	/Sqm	6,64,048
6.16	LAN SYSTEM						
6.16.1	supplying installation, testing, and commissioning of LAN system comprising of core switches & L2 switches with 10g, 10giga SFP modules, WIFI access points, WIFI controller, network management software, racks CAT 6A cable, patch panels, OFC etc. (Rate applicable on plinth area excluding service/common area)	2,278.62	Sqm	@ Rs	560	/Sqm	12,76,027
6.18	Conference Hall						
	supplying installation, testing, and commissioning of audio visual/conference system (Rate applicable on carpet area of Hall only)	880.00	Sqm	@ Rs	11890	/Sqm	1,04,63,200
6.29	Motorized steel gates upto 6.00 metre width	2.00	gate	@ Rs	500000	/gate	10,00,000
						(H)	3,71,40,984
						Total (D+E+F+G+H)	17,72,26,241
						(I)	17,72,26,241
7	CONTINGENCY	@ 1.0 % upto Rs.100 Lac					1,00,000
		@ 0.5 % Above Rs.100 Lac					8,36,131
						(J)	9,36,131
8	Furniture & Furnishing						
a.	Furniture	@ 10 % of building basic cost 1 (a)					
		9,58,19,722		10%			95,81,972
b.	Furnishing including false ceiling, wall panneling, Stage Lighting System etc. work	@ 10 % of building basic cost 1 (a)					
		9,58,19,722		10%			95,81,972
						(K)	1,91,63,944
						Grand Total (I+J+K)	19,73,26,316

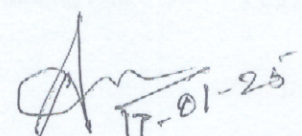
Say Rs. 1973.26 Lakh

NOTES :-

- Estimate is based on Site Plan Approved& signed by chief Architect, BCD, Patna date
- Rates are based on the CPWD Plinth Area Rates 2023.
- 10% Extra shall be added, if approval is granted after 6 months.
- After 12 months estimate shall be revised.
- Sl. No. 8 is Approved by Competent Authority.

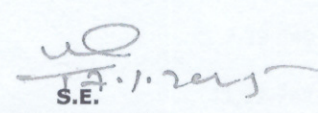

J.E.
Adv. Planning Div.-2
BCD, Patna

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

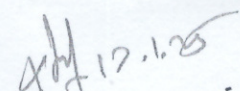

E.E.
Adv. Planning Div.-2
BCD, Patna

E.O.
Adv. Planning Circle
BCD, Patna

T.A.
Adv. Planning Circle
BCD, Patna


S.E.
Adv. Planning Circle
BCD, Patna

Technically approved for Rs. 1973.26 lakh (Rupees One thousand nine hundred Seventy-three lakh and twenty six thousand) only.


Chief Engineer (Design)
Building Construction Department
Bihar, Patna

Estimate for Construction of Proposed 620 Capacity Auditorium. (Model)

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023

AREA STATEMENT

Ground Floor	23943.00	Sft or	2225.19	sqm
First Floor	8535.00	Sft or	793.22	sqm
Total	32478.00	Sft or	3018.40	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	3,018.40	sqm @ Rs	30820 /sqm	9,30,27,134
1.3.2	Every 0.30 m or part thereof, additional height of floor above normal floor height of 3.60 m.				
(a) G.F. Proposed Floor height = 13'6" = 4.12 m					
= (4.12-3.60)/0.30x421 = 729.73	2,225.19	sqm @ Rs	729.73 /sqm	16,23,785	
(b) F.F. Proposed Floor height = 15'6" = 4.65 m					
= (4.65-3.60)/0.30x421 = 1473.50	793.22	sqm @ Rs	1473.50 /sqm	11,68,803	
				(a)	9,58,19,722
1.3.4	Every 0.30 meter or part thereof, deeper foundation over normal depth of 1.20 meter (on ground floor area only)				
Proposed depth = 2.40 m					
= (2.4-1.2)/0.30x230 = 920.00					
	3,018.40	sqm @ Rs	920 /sqm	27,76,929	
				(A)	9,85,96,651
1.5	Fire Fighting				
1.5.3	With wet riser System	3,018.40	sqm @ Rs	890 /sqm	26,86,377
1.6	Fire alarm system				
1.6.2	Automatic Fire alarm system	3,018.40	sqm @ Rs	600 /sqm	18,11,041
				(B)	44,97,418
2	2 SERVICES				
2.1	Internal water supply and sanitary Installations @ 4 % of building basic cost (a)	4%			38,32,789
2.3	Internal electric Installations @12.5% of building basic cost (a)	12.5%			1,19,77,465
				(C)	1,58,10,254
				Total (A+B+C)	11,89,04,324
				(D)	11,89,04,324
				Building PAR	3,661 /Sft
3	2.2 External service connections				
2.2.1	Electrical External service connections @ 3.75% of building basic cost (a)	3.75%			1,00,739
2.4.1	Power wiring and plugs @ 4% of building basic cost 1 (a)	4%			38,32,789
2.4.2	Lightening Conductors @ 0.25% of building basic cost 1 (a)	0.25%			2,39,549
2.4.3	telephone Conduits @ 0.25% of building basic cost 1 (a)	0.25%			2,39,549
2.2.2	Civil External service connections @ 1.25% of building basic cost (a)	1.25%			11,97,747
				(E)	56,10,373
4	4 RCC Water Tank				
4.2	Overhead tank with independent staging	27,900.00	Ltr. @ Rs	23 /Ltr.	6,41,700
4.5	Underground Sump	45,000.00	Ltr. @ Rs	23 /Ltr.	10,35,000
				(F)	16,76,700
5	5 Development of Site				
5.1	Levelling				

5.3	External Sewerage					
5.4	Filtred water supply					
5.4.1	Distribution lines upto 100 mm dia					
5.4.2	Peripheral grid 150 mm to 300 dia pipes					
5.4.3	Unfiltred water supply distribution lines.					
5.5	Storm water drains					
5.6	Rain Water Harvesting (RWH)					
5.7	Trenches for services.					
5.9	Horticulture Works					
	@ 7.5% of building basic cost 1 (a)	9,58,19,722	4.50%			43,11,887
5.2	Internal roads & paths					
	@ 5% of building basic cost 1 (a)					
	(Depart. Memo no 4824 dated 25.08.2021)	9,58,19,722	5.00%			47,90,986
5.8	Boundary wall					
	@ 5% of building basic cost 1 (a)					
	(Depart. Memo no 4824 dated 25.08.2021)	9,58,19,722	5.00%			47,90,986
						1,38,93,860
6	6.2 SUB-STATION EQUIPMENT				(G)	
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, dry type-Oil type transformers, HT cable, bus trunking from transformer to LT panel, LT panels automatic power factor correction panel, active harmonic filters, TVSS (transient voltage, suppression system), SPD (surge protection system), essential panel, earthing, required inter-connections, substation safety equipments including LT cabling from substation to the buildings fed by the substation.	315.00	KVA @ Rs	9000	/KVA	28,35,000
6.3	DIESEL GENERATING SETS					
6.3.1	supplying installation, testing, and commissioning of DG Sets, sub-station Equipment comprising HT panel, transformers Panel sub station earthing safety equipment, inter connections, 11 KV ht underground cabling to the distribution substation on ring main system, substation eathing, substation safety equipment.	300.00	KVA @ Rs	11560	/KVA	34,68,000
6.3.2	Extra for synchronizing panels wherever required	300.00	KVA @ Rs	1070	/KVA	3,21,000
6.4	UNINTERRUPTED POWER SUPPLY					
6.4.1	supplying installation, testing, and commissioning of online 3 phase UPS system with 30 m back up including batteries, interconnecting cables, battery racks etc.	30.00	KVA @ Rs	21290	/KVA	6,38,700
6.4.2	Add for every additional 30 minutes backup	30.00	KVA @ Rs	9580	/KVA	2,87,400
6.5	Central AC Plant					
6.5.1	supplying installation, testing, and commissioning of energy efficient central AC Plant including low side works 2278.62 sqm (1 tonne/15 sqm)X70% = 116 TR	107.00	TR @ Rs	90380	/TR	96,70,660
6.5.2	Extra for stand-by chilling units high side	107.00	TR @ Rs	40860	/TR	43,72,020
6.8	SOLAR PHOTO VOLTAIC POWER GENERATION SYSTEM					
6.8.1	suppling, installation, testing and commisioning of grid interactive roof top solar photo voltaic power generation system including space frame	15.00	Sqm @ Rs	58480	/Sqm	8,77,200
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 indoors only (Rate applicable on otal plinth area but CCTV coverage shall be limited					