

बिहार सरकार
भवन निर्माण विभाग।

प्रेषक,

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

सेवा में,

अपर मुख्य सचिव,
सामान्य प्रशासन विभाग,
बिहार, पटना।

पटना, दिनांक—.....2025

विषय:— अनुमंडल कार्यालय महुआ में अनुमंडल स्तरीय पदाधिकारी/कर्मियों के आवासीय भवन निर्माण कार्य हेतु तकनीकी अनुमोदित प्राक्कलन पर प्रशासनिक स्वीकृति प्रदान किये जाने के संबंध में।

प्रसंग:— 1. सरकार के अवर सचिव, सामान्य प्रशासन विभाग का पत्रांक— 9063 दिनांक— 22.05.2025
2. मुख्य वास्तुविद्, भवन निर्माण विभाग, बिहार, पटना का पत्रांक:— 225/वास्तु० अनु० दिनांक:— 16.04.2025

महाशय,

उपर्युक्त विषयक प्रासंगिक पत्र 2 के आलोक में प्रस्तावित निर्माण कार्य का मुख्य वास्तुविद्, भवन निर्माण विभाग, पटना द्वारा प्राप्त अनुमोदित स्थल प्लान, वास्तुविदीय नक्शा एवं CPWD-Plinth Area Rate -2023 के आधार पर स्थूल प्राक्कलन का गठन किया गया था। प्रासंगिक पत्र 1 में दिये गये निदेश के अलोक में सामान्य प्रशासन विभाग के नियंत्रणाधीन आवास के कार्य को अलग कर प्राक्कलन उपलब्ध कराया जा रहा है, जो निम्नवत् है:—

SL. No.	Name of Work	Estimated Cost (In Rs.)
1.	Estimate for Construction of Proposed Civil S.D.O. Residence/Type- D & Type-C Quarter at- Mahuwa Mandal, Hajipur.	Rs. 835.89 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। पूर्व में विभागीय पत्रांक:— 3935 (भ) अनु० दिनांक— 05.05.2025 द्वारा भेजे गए प्राक्कलन को इस हद तक संशोधित समझा जाय।
अनु०:— यथोक्त।

विश्वासभाजन

ह०/—

(ई० सुरेश प्रसाद प्रभाकर)

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

ज्ञापांक:—.....

पटना, दिनांक—.....2025

प्रतिलिपि:—मुख्य अभियंता (उत्तर)/अधीक्षण अभियंता, भवन अंचल, मुजफ्फरपुर/कार्यपालक अभियंता, वैशाली भवन प्रमंडल, हाजीपुर/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।

ह०/-

(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।

ह०/-

(ई० सुरेश प्रसाद प्रभाकर)

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

पटना, दिनांक-12/06/2025

ज्ञापांक:-.....

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।

ह०/-

(ई० सुरेश प्रसाद प्रभाकर)

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

TECHNICAL REPORT

- (i) Name of Scheme/Project:- Estimate for Construction of Proposed Civil S.D.O. Residence/Type- D & Type-C Quarter at- Mahuwa Mandal, Hajipur.
- (ii) Project Cost:- Rs. 835.89 Lakh
- (iii) Reference of Authority:- सरकार के अवर सचिव, सामान्य प्रशासन विभाग का पत्रांक- 9063 दिनांक- 22.05.2025 एवं मुख्य वास्तुविद, भवन निर्माण विभाग, बिहार, पटना का पत्रांक:- 225 / वास्तु0 (अनु0) दिनांक:- 16.04.2025
- (iv) Reference of Approval of Map :- Site Plan Approved by Chief Secy, G.A.D (Bihar) Vide Letter No. - 6061 Dt- 04.04.2025 & Signed by Chief Architect, BCD, Patna Dtd.:-16.04.2025

(v) **Description :**

(a) This Estimate Includes:-

S. No.	Building Name	Total Built up Area	Total Built up Area	Building Cost (Rs.)	Building PAR (/Sft)
		Sqm	Sft		
1	CIVIL S.D.O. RESIDENCE	Ground Floor :- 210.04	2260.00	6777492	2999
2	TYPE - D QUARTER	1st Floor :- 80.00 1st Floor :- 287.00 2nd Floor :- 287.00 3rd Floor :- 287.00 stilt area :- 207.00 Total Area :-1140.00	12352.48	35228321	2852
3	TYPE - C QUARTER	1st Floor :- 73.00 1st Floor :- 226.00 2nd Floor :- 226.00 3rd Floor :- 226.00 stilt area :- 153.00 Total Area :-904.00	9727.00	27961430	2875

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

20% of Total Amount/816.50

83589295 x 20%/816.50 = 20475 Nos.

- (c) Boundary wall :- Yes
- (d) Furniture & Furnishing:- No
- (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.

Pela
02.6.2025

J.E.

Adv. Planning Div.-1
BCD, Patna

BP
02/06/25

A.E.

Adv. Planning Div.-1
BCD, Patna

V. W
02.6.25

E.E.

Adv. Planning Div.-1
BCD, Patna

Shank
03/06/25

E.O.

Adv. Planning Circle
BCD, Patna

T.A.

Adv. Planning Circle
BCD, Patna

MO
02.6.2025

S.E.

Adv. Planning Circle
BCD, Patna

**Estimate for Construction of Proposed Civil S.D.O. Residence/Type- D & Type-C
Quarter at- Mahuwa Mandal, Hajipur.**

ABSTRACT OF COST

SI.No.	Name Of Work	Cost In Rs.
1		
A	CIVIL S.D.O. RESIDENCE	79,16,799
B	TYPE - D QUARTER	3,78,95,191
C	TYPE - C QUARTER	3,01,07,557
D	INTERNAL ROAD, BOUNDARY WALL & HORTICULTURE WORKS	72,04,130
		(I) 8,31,23,677
2	CONTINGENCY	
	@ 1.0 % upto Rs.100 Lac	1,00,000
	@ 0.5 % Above Rs.100 Lac	3,65,618
		(II) 4,65,618
	Total (I+II)	8,35,89,295
	Say Rs. 835.89 Lakh	

NOTES :-

- 1 Estimate is based on Site Plan Approved by Chief Secy, G.A.D (Bihar) Vide Letter No. - 6061 Dt- 04.04.2025 & Signed by Chief Architect, BCD, Patna Dtd.: -16.04.2025
- 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.

Rela
02.6.2025

J.E.

Adv. Planning Div.-1
BCD, Patna

Rela
02/06/25

A.E.

Adv. Planning Div.-1
BCD, Patna

Rela
02.6.25

E.E.

Adv. Planning Div.-1
BCD, Patna

Rela
31/04/25

E.O.

Adv. Planning Circle
BCD, Patna

T.A.

Adv. Planning Circle
BCD, Patna

Rela
31/04/25

S.E.

Adv. Planning Circle
BCD, Patna

Technically approved for Rs. 835.89 lakh (Rupees Eight hundred thirty five lakh and eighty-nine thousand) only.

Rela
5-6-25

Chief Engineer (Design)
Building Construction Department
Bihar, Patna

**for Construction of Proposed Civil S.D.O. Residence/Type- D & Type-C Quarter at-
Mahuwa Mandal, Hajipur.**

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023

CIVIL S.D.O. RESIDENCE

AREA STATEMENT(G)

Ground Floor	2260.00	sft or	210.04	sqm
Total Area	2260.00	sft or	210.04	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)				
1.1.2	Floor height 3.00 mt	210.04	sqm	@ Rs 23530 /sqm	49,42,241
1.3.2	Every 0.3 mt. or Part there of, additional /lesser height of floor above normal floor height 3.60 mtr/3.00 mtr. Proposed floor height is 3.35 m =(3.35-3.00)/0.30x421= 491.17	210.04	sqm	@ Rs 491.17 /sqm (a)	1,03,165 50,45,407
1.3.4	Every 0.3 metre or part of thereof, deeper foundation over normal depth of 1.20 meter(on ground floor area only) Proposed Depth = 2.40 m (2.40-1.20)/0.30x230= 920.00	210.04	sqm	@ Rs 920 /sqm (A)	1,93,237 52,38,643
2	2 SERVICES				
2.1	Internal water supply and sanitary Installations @ 9 % of building basic cost(a)	9%			4,54,087
2.2	External service connection				
2.2.1	Electrical External Service Connection @ 3.75 % of building basic cost(a)	3.75%			1,89,203
2.2.2	Civil External Service Connection @ 1.25 % of building basic cost	1.25%			63,068
2.3	Internal electric installations @12.5% of building basic cost(a)	12.5%			6,30,676
2.4.1	Power wiring Plug @ 4% of building basic cost(a)	4.00%			2,01,816
				(B)	15,38,849
				Total (A+B)	67,77,492
				(C)	67,77,492
				Building PAR	2,999 /sft
3	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)	50,45,407	7.50%		3,78,405
				(D)	3,78,405
6	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	11.00	KWp	@ Rs 58480 /KWp	6,43,280
6.16	LAN System				
6.16.1	supplying installation, testing, and commissioning of LAN system comprising of core switches & 12 switches with 10 G, 10 giga SFP modules,.....	210.04	sqm	@ Rs 560 /sqm (E)	1,17,621 7,60,901
				Grand Total (C+D+E) Rs.	79,16,799

B. TYPE - D QUARTER**AREA STATEMENT**

Ground Floor	860.80	sft or	80.00	sqm
1st Floor	3088.12	sft or	287.00	sqm
2nd Floor	3088.12	sft or	287.00	sqm
3rd Floor	3088.12	sft or	287.00	sqm
Total built up area	10125.16	sft or	941.00	sqm
Stilt area	2227.32	sft or	207.00	sqm
Total Area	12352.48	sft or	1148.00	sqm

**Sl.
No.****DESCRIPTION****QUANTITY****UNIT****RATE****AMOUNT****1.0 BUILDING COST (Specification as per Anx-I)**

1.1 RCC Framed Structure (upto Six Storeys)

1.1.2 Floor height 3.00mt

941.00 sqm @ Rs 23530 /sqm 2,21,41,730

1.3.2 Every 0.3 mt. or Part there of, additional height of floor above normal floor height of 3.00 mtr. (on areas having additional)

 $((3.500-3.000)/0.30) \times 421 = 701.67$

941.00 sqm @ Rs 701.67 /sqm 6,60,271

Total Rs. 2,28,02,001 (a)

1.3.6 RCC Raft Foundation (on ground floor & stilt portion)

287.00 sqm @ Rs 12170 /sqm 34,92,790

Total Rs. 2,62,94,791 (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)

207.00 sqm @ Rs 9560 /sqm 19,78,920

Total Rs. 19,78,920 (B)**Total (A+B) Rs. 2,82,73,711 (C)****SERVICES**

2 2.1 Internal water supply and sanitary Installations

@ 9 % of building basic cost(a)

9%

20,52,180

2.2 External service connection

2.2.1 Electrical External Service Connection

@ 3.75 % of building basic cost(a)

3.75%

8,55,075

2.2.2 Civil External Service Connection

@ 1.25 % of building basic cost (a)

1.25%

2,85,025

2.3 Internal electric installations

@ 12.5% of building basic cost(a)

12.5%

28,50,250

2.4.1 Power wiring Plug

@ 4% of (a)

4.00%

9,12,080

Total Rs. 69,54,610 (D)**Total (G+D) Rs. 3,52,28,321 (E)****(Building+Services) PAR Rs 2852 /sft**

3 4.0 RCC WATER TANK

4.1 Overhead tank without independent staging

6,000.00 litre @ Rs 23 /litre 1,38,000

1,38,000 ... (F)

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.

@ 7.5% of basic building cost (a)

22802001.00

7.50%

17,10,150

Total Rs. 17,10,150 ... (G)

- 4 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

14.00 KWp @ Rs 58480 /KWp

8,18,720

8,18,720 ... (H)**Grand Total (E+F+G+H) Rs.****3,78,95,191****C. TYPE - C QUARTER**AREA STATEMENT

Ground Floor	785.50	sft or	73.00	sqm
1st Floor	2431.75	sft or	226.00	sqm
2nd Floor	2431.75	sft or	226.00	sqm
3rd Floor	2431.75	sft or	226.00	sqm
Total built up area	8080.75	sft or	751.00	sqm
Stilt area	1646.25	sft or	153.00	sqm
Total Area	9727.00	sft or	904.00	sqm

Sl. No.DESCRIPTIONQUANTITYUNITRATEAMOUNT**1.0 BUILDING COST (Specification as per Anx-I)**

- 1.1 RCC Framed Structure (upto Six Storeys)

- 1.1.2 Floor height 3.00mt

751.00 sqm @ Rs 23530 /sqm 1,76,71,008

- 1.3.2 Every 0.3 mt. or Part there of, additional height of floor above normal floor height of 3.00 mtr. (on areas having additional)

 $(3.500-3.000)/0.30 \times 421 = 701.67$

751.00 sqm @ Rs 701.67 /sqm 5,26,954

Total Rs. 1,81,97,962 ... (A)

- 1.3.6 RCC Raft Foundation (on ground floor & stilt portion)

226.00 sqm @ Rs 12170 /sqm 27,50,409

Total Rs. 2,09,48,371 ... (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)

153.00 sqm @ Rs 9560 /sqm 14,62,680

Total Rs. 14,62,680 ... (B)**Total (A+B) Rs. 2,24,11,051 ... (C)**

SERVICES

2	2.1	Internal water supply and sanitary Installations				
		@ 9 % of building basic cost(a)	9%		16,37,817	
	2.2	External service connection				
	2.2.1	Electrical External Service Connection				
		@ 3.75 % of building basic cost(a)	3.75%		6,82,424	
	2.2.2	Civil External Service Connection				
		@ 1.25 % of building basic cost (a)	1.25%		2,27,475	
	2.3	Internal electric installations				
		@12.5% of building basic cost(a)	12.5%		22,74,745	
	2.4.1	Power wiring Plug				
		@ 4% of (a)	4.00%		7,27,918	
				Total Rs.	55,50,379	...(D)
				Total (C+D)Rs.	2,79,61,430	...(E)
				(Building+Services) PAR Rs	2875	/sft

3 4.0 RCC WATER TANK

4.1	Overhead tank without independent staging					
		6,000.00	litre	@ Rs 23	/litre	1,38,000
						1,38,000
						...(F)

4 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.					
	@ 7.5% of basic building cost (a)	18197962.00	7.50%		13,64,847	
				Total Rs.	13,64,847	...(G)

4 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					
		11.00	KWp	@ Rs 58480	/KWp	6,43,280
						6,43,280
						...(H)
				Grand Total (E+F+G+H) Rs.	3,01,07,557	

D. INTERNAL ROAD, BOUNDARY WALL & HORTICULTURE WORKS

5.2	INTERNAL ROAD & PATHS					
	Area = 725.00 sqm (Approx)	725.00	sqm	@ Rs 2320	/sqm	16,82,000
5.8	BOUNDARY WALL					
	L = 411.00 m (Approx)	411.00	m	@ Rs 10870	/m	44,67,570
5.9	HORTICULTURE WORK					
	Area = 3380.00 sqm (Approx)	3,380.00	sqm	@ Rs 312	/sqm	10,54,560
				Total Rs.	72,04,130	

AEV
02.6.2025
J.E.
Adv. Planning Div.-1
BCD, Patna

PP
02/06/2025
A.E.
Adv. Planning Div.-1
BCD, Patna

V.V.B
02.6.25
E.E.
Adv. Planning Div.-1
BCD, Patna