

बिहार सरकार
भवन निर्माण विभाग।

प्रेषक,

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

सेवा में,

सचिव,
विज्ञान प्रावैधिकी एवं तकनीकी शिक्षा विभाग,
बिहार, पटना।

पटना, दिनांक-.....2025

विषय:- राजकीय पॉलिटेक्निक संस्थान, गया में प्रस्तावित अतिरिक्त 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:- 219/वास्तु0 अनु0 दिनांक:- 11.04.2025

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 स्थूल प्राक्कलन का गठन किया गया, जो निम्नवत है:-

SL. No.	Name of Work	Estimated Cost (In Rs.)
1.	Estimate for Construction of Proposed Additional Construction at- Gaya Polytechnic.	₹ 954.13 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 अग्रेतर कार्रवाई करने 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)/अधीक्षक अभियंता, भवन अंचल, गया/कार्यपालक अभियंता, भवन प्रमंडल, गया/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।

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:-.....

3937 (गि)

पटना, दिनांक-.....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।

TECHNICAL REPORT

- (i) Name of Scheme/Project:- Estimate for Construction of Proposed Additional Construction at- Gaya Polytechnic.
- (ii) Project Cost:- Rs. 954.13 Lakh
- (iii) Reference of Authority:- मुख्य वास्तुविद्, भवन निर्माण विभाग, बिहार, पटना का पत्रांक:- 219 वास्तु0 (अनु0)
दिनांक:- 11.04.2025
- (iv) Reference of Approval of Map :- Site Plan Approved by Director Com-Additional Secretary Department of Science Technology Education Deptt. Vide Letter No- 1655, Dated- 01.04.2025 & Signed by Chief Architect, BCD, Patna Dtd.: -11.04.2024
- (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	PRINCIPAL RESIDENCE	GROUND FLOOR 147.77 TOTAL AREA 147.77	1590.00	46,73,470	2939
2	LECTURERS' QUARTER BUILDING (G+3)	GROUND FLOOR 202.08 1st Floor 202.08 2nd FLOOR 202.08 3rd FLOOR 202.08 TOTAL AREA 808.32	8697.52	2,87,53,276	3306
3	TECHNICAL SUPPORT STAFF RESIDENCE BUILDING (G+3)	GROUND FLOOR 158.85 1st Floor 158.85 2nd FLOOR 158.85 3rd FLOOR 158.85 TOTAL AREA 635.40	6836.90	2,26,02,226	3306
3	SUPPORTING STAFF-IV (G+3)	GROUND FLOOR 198.38 1st Floor 198.38 2nd FLOOR 198.38 3rd FLOOR 198.38 TOTAL AREA 793.52	8538.28	2,82,26,816	3306

Note:- Cost for Development of site, Horticulture & Internal Roads are not Included in above table.

(b) No. of Mandays to be

created (Approx) :- 20% of Total Amount/816.50

95413373 x 20%/816.50 = 23371 Nos.

- (C) Boundary Wall :- No
- (d) Effect of Cost Index Is also taken in this estimate.
- (e) 10% Extra shall be added, If approval is granted after 6 months.
- (f) After 12 months estimate shall be revised.
- (i) Rates are followed in framing Estimate :- CPWD Plinth Area Rates of 2023.

Kaishidhar
24/04/2025
J.E.

Adv. Planning Div.-2
BCD, Patna

High
24/04/25
A.E.

Adv. Planning Div.-2
BCD, Patna

Am
24-04-25
E.E.

Adv. Planning Div.-2
BCD, Patna

High
24/04/25
E.O.

Adv. Planning Circle
BCD, Patna

T.A.

Adv. Planning Circle
BCD, Patna

25.4.25
S.E.

Adv. Planning Circle
BCD, Patna

Estimate for Construction of Proposed Additional Construction at- Gaya Polytechnic.

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023

GENERAL ABSTRACT OF COST		
SI.No.	Name Of Work	Cost In Rs.
1		
A.	PRINCIPAL RESIDENCE	55,66,758
B.	LECTURERS' QUARTER BUILDING (G+3)	3,30,98,738
C.	TECHNICAL SUPPORT STAFF RESIDENCE BUILDING (G+3)	2,57,81,453
D.	SUPPORTING STAFF-IV (G+3)	3,04,41,980
		(I) 9,48,88,929
2	CONTINGENCY	
	@ 1.0 % upto Rs.100 Lac	1,00,000
	@ 0.5 % Above Rs.100 Lac	4,24,445
		(II) 5,24,445
		Grand Total (I+II) 9,54,13,373
	Say Rs. 954.13 Lakh	

NOTES :-

- Estimate is based on Site Plan Approved by Director Com-Additional Secretary Department of Science Technology Education Deptt. Vide Letter No- 1655, Dated- 01.04.2025 & Signed by Chief Architect, BCD, Patna Dtd.-11.04.2024
- 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.

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

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

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

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

T.A.
Adv. Planning Circle
BCD, Patna

[Signature]
S.E.S.-4-25
Adv. Planning Circle
BCD, Patna

Technically approved for amt. Rs 954.13 lakhs (nine hundred fifty-four lacs and thirteen thousand rupees) only.

[Signature]
25.4.25
Chief Engineer (Design)
Building Construction Department
Bihar, Patna
[Signature]
25/4/25

of core switches & 12 switches with 10 G, 10 giga SFP modules,.....

147.77 sqm @ Rs 560 /sqm 82,751
(E) 4,92,111
Grand Total (D+E+F) Rs. 55,66,758

B. LECTURERS' QUARTER BUILDING (G+3)

AREA STATEMENT (G+3)

Ground Floor	2174.38	sft or	202.08	sqm
First Floor	2174.38	sft or	202.08	sqm
Second Floor	2174.38	sft or	202.08	sqm
Third Floor	2174.38	sft or	202.08	sqm
Total Built Up Area	8697.52	sft or	808.32	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	808.32	sqm @ Rs	23530 /sqm	1,90,19,770
				(a)	1,90,19,770
1.3.7	Pile foundation upto a depth of 15 metre (on ground floor area only)	202.08	sqm @ Rs	19460 /sqm	39,32,477
				(A)	2,29,52,246
2	2 SERVICES				
2.1	Internal water supply and sanitary Installations @ 9 % of building basic cost(a)	9%			17,11,779
2.2	External service connection				
2.2.1	Electrical External Service Connection @ 3.75 % of building basic cost(a)	3.75%			7,13,241
2.2.2	Civil External Service Connection @ 1.25 % of building basic cost	1.25%			2,37,747
2.3	Internal electric installations @12.5% of building basic cost(a)	12.5%			23,77,471
2.4.1	Power wiring Plug @ 4% of building basic cost(a)	4.00%			7,60,791
				(B)	58,01,030
				Total (A+B)	2,87,53,276
				(C)	2,87,53,276
				Building PAR	3,306 /sft
3	4.0 RCC WATER TANK				
4.1	Overhead tank without independent staging	10,000	sqm @ Rs	23 /sqm	2,30,000
				(D)	2,30,000
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 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)	1,90,19,770	7.50%		14,26,483
5.2	Internal roads & paths				
5.2.3	cement concrete pavement with vacuum dewatered concrete (Approx)	650.00	sqm @ Rs	2320 /sqm	15,08,000
5.9	HORTICULTURE WORKS				
5.9.1	Horticulture operations including 300 mm earth filling, grassing, tree plantations/ shrubs and potted plants etc. (Approx)	460.00	sqm @ Rs	312 /sqm	1,43,520

					(E)	30,78,003
5	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				
			10.00	KWp @ Rs	58480 /KWp	5,84,800
	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,.....				
			808.32	sqm @ Rs	560 /sqm	4,52,659
					(F)	10,37,459
		Grand Total (C+D+E+F) Rs.				3,30,98,738

C. TECHNICAL SUPPORT STAFF RESIDENCE BUILDING (G+3)

AREA STATEMENT (G+3)

Ground Floor	1709.23	sft or	158.85	sqm
First Floor	1709.23	sft or	158.85	sqm
Second Floor	1709.23	sft or	158.85	sqm
Third Floor	1709.23	sft or	158.85	sqm
Total Built Up Area	6836.90	sft or	635.40	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)				
1.1.2	Floor height 3.00 mt	635.40	sqm @ Rs	23530 /sqm	1,49,50,962
				(a)	1,49,50,962
1.3.7	Pile foundation upto a depth of 15 metre (on ground floor area only)	158.85	sqm @ Rs	19460 /sqm	30,91,221
				(A)	1,80,42,183
2	2 SERVICES				
2.1	Internal water supply and sanitary Installations @ 9 % of building basic cost(a)	9%			13,45,587
2.2	External service connection				
2.2.1	Electrical Externa Service Connection @ 3.75 % of building basic cost(a)	3.75%			5,60,661
2.2.2	Civil Externa Service Connection @ 1.25 % of building basic cost	1.25%			1,86,887
2.3	Internal electric installations @12.5% of building basic cost(a)	12.5%			18,68,870
2.4.1	Power wiring Plug @ 4% of building basic cost(a)	4.00%			5,98,038
				(B)	45,60,043
				Total (A+B)	2,26,02,226
				(C)	2,26,02,226
				Building PAR	3,306 /sft
3	4.0 RCC WATER TANK				
4.1	Overhead tank without independent staging	10,000	sqm @ Rs	23 /sqm	2,30,000
				(D)	2,30,000
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 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)	1,49,50,962	7.50%		11,21,322

5.2	Internal roads & paths							
5.2.3	cement concrete pavement with vacuum dewatered concrete	(Approx)	410.00	sqm	@ Rs	2320	/sqm	9,51,200
5.9	HORTICULTURE WORKS							
5.9.1	Horticulture operations including 300 mm earth filling, grassing, tree plantations/ shrubs and potted plants etc.	(Approx)	170.00	sqm	@ Rs	312	/sqm	53,040
					(E)			21,25,562
5	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		8.00	KWp	@ Rs	58480	/KWp	4,67,840
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,.....		635.40	sqm	@ Rs	560	/sqm	3,55,824
					(F)			8,23,664
	Grand Total (C+D+E+F) Rs.							2,57,81,453

D. SUPPORTING STAFF-IV (G+3)

AREA STATEMENT (G+3)

Ground Floor	2134.57	sft or	198.38	sqm
First Floor	2134.57	sft or	198.38	sqm
Second Floor	2134.57	sft or	198.38	sqm
Third Floor	2134.57	sft or	198.38	sqm
Total Built Up Area	8538.28	sft or	793.52	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	793.52	sqm	@ Rs 23530 /sqm	1,86,71,526
				(a)	1,86,71,526
1.3.7	Pile foundation upto a depth of 15 metre (on ground floor area only)	198.38	sqm	@ Rs 19460 /sqm	38,60,475
				(A)	2,25,32,000
2	2 SERVICES				
2.1	Internal water supply and sanitary Installations @ 9 % of building basic cost(a)	9%			16,80,437
2.2	External service connection				
2.2.1	Electrical Externa Service Connection @ 3.75 % of building basic cost(a)	3.75%			7,00,182
2.2.2	Civil Externa Service Connection @ 1.25 % of building basic cost	1.25%			2,33,394
2.3	Internal electric installations @12.5% of building basic cost(a)	12.5%			23,33,941
2.4.1	Power wiring Plug @ 4% of building basic cost(a)	4.00%			7,46,861
				(B)	56,94,815
				Total (A+B)	2,82,26,816
				(C)	2,82,26,816
				Building PAR	3,306 /sft
3	4.0 RCC WATER TANK				
4.1	Overhead tank without independent staging	10,000	sqm	@ Rs 23 /sqm	2,30,000
				(D)	2,30,000
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				

5.2	Internal roads & paths							
5.2.3	cement concrete pavement with vacuum dewatered concrete	(Approx)	410.00	sqm	@ Rs	2320	/sqm	9,51,200
5.9	HORTICULTURE WORKS							
5.9.1	Horticulture operations including 300 mm earth filling, grassing, tree plantations/ shrubs and potted plants etc.	(Approx)	170.00	sqm	@ Rs	312	/sqm	53,040
						(E)		21,25,562
5	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		8.00	KWp	@ Rs	58480	/KWp	4,67,840
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,.....		635.40	sqm	@ Rs	560	/sqm	3,55,824
						(F)		8,23,664
	Grand Total (C+D+E+F) Rs.							2,57,81,453

D. SUPPORTING STAFF-IV (G+3)

AREA STATEMENT (G+3)

Ground Floor	2134.57	sft or	198.38	sqm
First Floor	2134.57	sft or	198.38	sqm
Second Floor	2134.57	sft or	198.38	sqm
Third Floor	2134.57	sft or	198.38	sqm
Total Built Up Area	8538.28	sft or	793.52	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	793.52	sqm	@ Rs 23530 /sqm	1,86,71,526
				(a)	1,86,71,526
1.3.7	Pile foundation upto a depth of 15 metre (on ground floor area only)	198.38	sqm	@ Rs 19460 /sqm	38,60,475
				(A)	2,25,32,000
2	2 SERVICES				
2.1	Internal water supply and sanitary Installations @ 9 % of building basic cost(a)	9%			16,80,437
2.2	External service connection				
2.2.1	Electrical External Service Connection @ 3.75 % of building basic cost(a)	3.75%			7,00,182
2.2.2	Civil External Service Connection @ 1.25 % of building basic cost	1.25%			2,33,394
2.3	Internal electric installations @12.5% of building basic cost(a)	12.5%			23,33,941
2.4.1	Power wiring Plug @ 4% of building basic cost(a)	4.00%			7,46,861
				(B)	56,94,815
				Total (A+B)	2,82,26,816
				(C)	2,82,26,816
				Building PAR	3,306 /sft
3	4.0 RCC WATER TANK				
4.1	Overhead tank without independent staging	10,000	sqm	@ Rs 23 /sqm	2,30,000
				(D)	2,30,000
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 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 basic building cost (a)

1,86,71,526

7.50%

(E)

14,00,364

14,00,364

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

10.00 KWp @ Rs 58480 /KWp

5,84,800

(F)

5,84,800

Grand Total (C+D+E+F) Rs.

3,04,41,980

[Signature]
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