पत्रांक:—SE–AP- (भ) 34/2024 बिहार सरकार <u>भवन निर्माण विभाग।</u>

प्रेषक.

ई० 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 अग्रेत्तर कार्रवाई करने की कृपा की जाय। अनु0:— तकनीकी अनुमोदित प्राक्कलन की प्रति।

विश्वासभाजन,

ह० / — **(ई० सुरेश प्रसाद प्रभाकर)** अभियंता प्रमुख—सह—अपर आयुक्त—सह—विशेष सचिव।

ज्ञापांक:	पटना, दिनांक2025
प्रतिलिपि:- मुख्य अभियंता (दक्षिण)/अधीक्षण अभियंता, भवन अंचल, ग	या / कार्यपालक अभियंता, भवन प्रमंडल.
गया / निदेशक अनुश्रवण, भवन निर्माण विभाग, बिहार, पट	ना को सचनार्थ प्रषित। (प्राक्कलन की
प्रति वेबसाइटhttps://state.bihar.gov.in/bcd/CitizenHe	

ह0 / — (ई0 सुरेश प्रसाद प्रभाकर) अभियंता प्रमुख—सह—अपर आयुक्त—सह—विशेष सचिव।

ज्ञापांव	ज्ञ
	₹0 /-
ज्ञापांक	(ई० सुरेश प्रसाद प्रभाकर) अभियंता प्रमुख—सह—अपर आयुक्त—सह—विशेष सचिव। पटना, दिनांक—2025
	प्रतिलिपि:—विद्युत मुख्य अभियंता, भवन निर्माण विभाग, बिहार, पटना को प्राक्कलन की प्रति के साथ सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित। अनु0:—यथोक्त।
	ह0 /— (ई0 सुरेश प्रसाद प्रभाकर)
ज्ञापांक	अभियंता प्रमुख—सह—अपर आयुक्त—सह—विशेष सचिव।
	प्रति के साथ सूचनार्थ प्रेषित। अनु0:— यथोक्त।
	₹0/-
ज्ञापांक	(ई० सुरेश प्रसाद प्रभाकर) :- अभियंता प्रमुख-सह-अपर आयुक्त-सह-विशेष सचिव। पटना, दिनांक- 05 2025
	प्रतिलिपि:—आई0टी0 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।
	अनु0:— प्राक्कलन की प्रति।
	(ई0 सुरेश प्रसाद प्रमाकर)
	अभियंता प्रमुख—सह—अपर आयुक्त—सह—विशेष सचिव।

TECHNICAL REPORT

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 वास्तुव (अनुव)

दिनांक:- 11.04,2025

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 TOTAL AREA	147.77 147.77	1590.00	46,73,470	2939	
2	LECTURERS' QUARTER BUILDING (G+3)	GROUND FLOOR 1st Floor 2nd FLOOR 3rd FLOOR TOTAL AREA	202.08 202.08 202.08 202.08 808.32	8697.52	2,87,53,276	3306	
3	TECHNICAL SUPPORT STAFF RESIDENCE BUILDING (G+3)	GROUND FLOOR 1st Floor 2nd FLOOR 3rd FLOOR TOTAL AREA	158.85 158.85 158.85 158.85 635.40	6836.90	2,26,02,226	3306	
3	SUPPORTING STAFF-IV (G+3)	GROUND FLOOR 1st Floor 2nd FLOOR 3rd FLOOR TOTAL AREA	198.38 198.38 198.38 198.38 793.52	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 = Nos.

(C) Boundary Wall :- No

(d) Effect of Cost Index Is also taken in this estimate.

10% Extra shall be added, If approval is granted after 6 months. (e)

After 12 months estimate shall be revised.

Rates are followed in framing Estimate :- CPWD Plinth Area Rates of 2023. (i)

J.E.

Adv. Planning Div.-2 BCD, Patna

Adv. Planning Div.-2 BCD, Patna

24-04-25 E.E. Adv. Planning Div.-2 BCD, Patna

Adv. Planning Circle BCD, Patna

T.A. Adv. Planning Circle BCD, Patna

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

A. PRINCIPAL RESIDENCE B. LECTURERS' QUARTER BUILDING (G+3) C. TECHNICAL SUPPORT STAFF RESIDENCE BUILDING (G+3) D. SUPPORTING STAFF-IV (G+3) 2,57,81,453 3,04,81,980 3,04,41,980 3,04,41,980 3,04,41,980 3,04,41,980 3,04,41,980 3,04,41,980 3,04,41,980 3,04,41,980 3,04,41,980 3,04,41,980 3,04,41,980 3,04,41,980 3,04,41,980 3,04,41,980 1,00,000 4,24,445 5,24,445 5,24,445 5,24,445 5,24,445 5,24,445 5,24,445 5,24,445 5,24,445 5,24,445 5,24,445 6,	1	Name Of Worl	GENERAL ABSTRACT OF COST		Cost In Rs.
C. TECHNICAL SUPPORT STAFF RESIDENCE BUILDING (G+3) D. SUPPORTING STAFF-IV (G+3) 2 CONTINGENCY © 1.0 % upto Rs.100 Lac © 0.5 % Above Rs.100 Lac (I) 9,48,88,929 1,00,000 4,24,445 5,24,445 9,54,13,373 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. Adv. Planning Div2 BCD, Patna BCD, Patna Adv. Planning Circle BCD, Patna		A. PRINCIPAL RESI	DENCE		
C. TECHNICAL SUPPORT STAFF RESIDENCE BUILDING (G+3) D. SUPPORTING STAFF-IV (G+3) 2 CONTINGENCY © 1.0 % upto Rs.100 Lac © 0.5 % Above Rs.100 Lac (I) 9,48,88,929 1,00,000 4,24,445 5,24,445 5,24,445 Say Rs. 954.13 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. Adv. Planning Div2 BCD, Patna Adv. Planning Div2 BCD, Patna Adv. Planning Circle BCD, Patna		B. LECTURERS' QUA	RTER BUILDING (G+3)		
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Chief Engineer (Design)
Building Construction Department Bihar, Patna

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

202.08 sqm

202.08 sqm

202.08 sqm

B. LECTURERS' QUARTER BUILDING (G+3)

5.4.3 Unfiltred Water supply distribution lines.

@ 7.5 % of basic building cost (a)

5.2.3 cement concrete pavement with vacuum dewatered concrete

5.9.1 Horticulture operations including 300 mm earth filling, grassing, tree plantations/

5.6 Rain water Harvesting (RWH)

shrubs and potted plants etc.

5.5 Storm water drain.

5.7 Trenches for services.

5.2 Internal roads & paths

5.9 HORTICULTURE WORKS

AREA STATEMENT (G+3)

Ground Floor

Second Floor

First Floor

		Second Floor	2174.38	sft or	202.0	8 sqm		
		Third Floor	2174.38	sft or	202.08	8 sqm		
		Total Built Up Area	8697.52	sft or	808.32	-	,	
NO.		DESCRIPTION		QUANTITY	UNIT		RATE	AMOUNT
1		BUILDING COST (Specification as per	Anv.T)		= 1.14			
	1.1							
		2 Floor height 3.00 mt		808.32	com	@ D-	22520 /	1.00.10.330
		The state of the s		000.32	sqm	@ R5	23530 /sqm	The same of the sa
	1.3.7	Pile foundation upto a depth of 15 metre					(a)	1,90,19,770
		(on ground floor area only)		202.08		@ P-	10160 1	
		(or ground river dred only)		202.00	sqm	@ Rs	19460 /sqm	
2	2	SERVICES					(A)	2,29,52,246
		Internal water supply and sanitary Install	ations					
		@ 9 % of building basic cost(a)	ations	9%				
	2.2	External service connection		9%				17,11,779
		Electrical Externa Service Connection						
		@ 3.75 % of building basic cost(a)		3.750/				
	2.2.2	Civil Externa Service Connection		3.75%				7,13,241
		@ 1.25 % of building basic cost		1 250/				
	2.3	Internal electric installations		1.25%				2,37,747
		@12.5% of building basic cost(a)		13.50/				
	2.4.1	Power wiring Plug		12.5%				23,77,471
		@ 4% of building basic cost(a)		4.000/				
		e 170 or bolloning basic cost(a)		4.00%			/- 1	7,60,791
						_	(B)	58,01,030
						To	tal (A+B)	2,87,53,276
							(C)	2,87,53,276
3	40	RCC WATER TANK				Bui	lding PAR	3,306 /sft
-		Overhead tank without independent stagin						
	7.2	overnead tank without independent stagin	ig.					
				10,000	sqm	@ Rs	23 /sqm	2,30,000
4	5	DEVELOPMENT OF SITE					(D)	2,30,000
		Levelling						
		External Sewerage						
		Filtred water Supply						
		Distribution lines up to 100mm dia						
		Peripheral grid 150mm to 3000 dia pipes						
		Hafilteed Water average distant						

1,90,19,770

(Approx)

7.50%

(Approx) 650.00 sqm @ Rs 2320 /sqm

460.00 sqm @ Rs 312 /sqm

14,26,483

15,08,000

1,43,520

2174.38 sft or

2174.38 sft or

sft or

2174.38

							(E)		30,78,003	
5	6.8	Solar Photo Voltaic Power Generation Sys	stem				,-,		-, -,	
		supplying installation, testing, and comm		of grid interac	tive					
		roof top solar photo voltaic power genera				e				
				10.00	KWp	@ Rs	58480	/KWp	5,84,800	
	6.16	LAN System		-						-
	6.16.1	supplying installation, testing, and comm				ng				
		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	
				Gran	d Total (C+D+I	E+F) Rs		3,30,98,738	-
C.	TECH	INICAL SUPPORT STAFF RESIDENCE	E BUILD	DING (G+3)						
		AREA STATEMENT (G+3)								
		Ground Floor	1709.23	sft or	158.85	sam				
		First Floor	1709.23		158.85					
		Second Floor	1709.23		158.85					
		Third Floor	1709.23		158.85					
		Total Built Up Area	6836.90	_	635.40		,			
			0000.00	31001	000170	/				
5.		DESCRIPTION		QUANTITY	UNIT		RATE		AMOUNT	
NO.				ZYNIIALI	NIII.		DALLE		HIJVVIII	
1	1	BUILDING COST (Specification as pe								
		RCC Framed Structure (upto Six Storeys))	635.40		@ F	22520	(1 40 50 040	-
	1.1.2	Floor height 3.00 mt		635.40	sqm	@ Rs	23530	/sqm	1,49,50,962	-
	127	Pile foundation unto a death of 15					(a)		1,49,50,962	
	1.5./	Pile foundation upto a depth of 15 metre (on ground floor area only)		150.05		@ P-	10460	lean	20.01.221	_
		(on ground noor area only)		158.85	sqm	@ Rs	19460	/sqm	30,91,221	-
2	2	SERVICES					(A)		1,80,42,183	
-		Internal water supply and sanitary Install	lations							
	2.1	@ 9 % of building basic cost(a)	iecions	9%					12 AE E07	
	2.2	External service connection		970					13,45,587	-
		Electrical Externa Service Connection								
	2.2.1	@ 3.75 % of building basic cost(a)		3.75%					5 60 661	
	222	Civil Externa Service Connection		3.73%					5,60,661	
	2.2.2	@ 1.25 % of building basic cost		1.25%					1 06 007	,
	22	Internal electric installations		1.25%					1,86,887	
	2.3			12.5%					10 60 070	
	241	@12.5% of building basic cost(a)		12.5%					18,68,870	-
	2.4.1	Power wiring Plug		4 009/					E 00 020	
		@ 4% of building basic cost(a)		4.00%			/P)		5,98,038	-
						7.	(B)	B)	45,60,043	
						10	otal (A+	5)	2,26,02,226	
						р.	(C) ilding P	AP	2,26,02,226 3,306	1000
3	4.0	RCC WATER TANK				DU	muniy P	AR	3,300	/316
_		Overhead tank without independent stagi	ino							
	4.7	The stage that the st		10,000	sqm	@ Rs	23	/sqm	2,30,000	
				20,000	-din	0 110	(D)	, squi	2,30,000	
4	5	DEVELOPMENT OF SITE							,	
		Levelling								
		External Sewerage								
		Filtred water Supply								
		Distribution lines up to 100mm dia								
		Peripheral grid 150mm to 3000 dia pipes								
		Unfiltred Water supply distribution lines.								
		Storm water drain.								
		Rain water Harvesting (RWH)								
		Trenches for services.								
	3./	@ 7.5 % of basic building cost (a)								
			19,50,962	7.50%					11,21,322	
		1,4	19,50,902	7.3070					11,61,066	

N

1									
		Internal roads & paths	la sake and						
	5.2.3	cement concrete pavement with vacuum d	iewatered concr (Approx)	ete 410.00	sqm	@ Rs	2320	/sqm	9,51,200
	59	HORTICULTURE WORKS	(
		Horticulture operations including 300 mm	earth filling, gran	ssing, tree plant	ations/				
	3.3.2	shrubs and potted plants etc.							
		sin dos una pocces pianto eco	(Approx)	170.00	sqm	@ Rs	312	/sqm	53,040
			(/			(E)		21,25,562
5	6.8	Solar Photo Voltaic Power Generation	System						
3		supplying installation, testing, and co		of orid interact	tive				
	0.0.1	roof top solar photo voltaic power ger	neration system	m including sp	ace frame	е			
		Tool top solal prioto voltare power ge.		8.00	KWp	@ Rs	58480	/KWp	4,67,840
	6.16	LAN System							
		supplying installation, testing, and co	mmissioning o	of LAN system	comprisir	ng			
	0.20.2	of core switches & 12 switches with 1							
		0, 00, 0 0, 10, 10, 10, 10, 10, 10, 10,	,	635.40	sqm	@ Rs	560	/sqm	3,55,824
					/		(F)		8,23,664
				Gran	d Total (C+D+E	+F) Rs		2,57,81,453
D.	SUPF	PORTING 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			
5.		DESCRIPTION		QUANTITY	UNIT		RATE		AMOUNT
NO.				2	-				
1	1	BUILDING COST (Specification as							
		RCC Framed Structure (upto Six Stor	eys)	707 57		@ D-	22520	10000	1 06 71 526
	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 me	etre	100 20		@ D=	10460	leam	38 60 475
		(on ground floor area only)		198.38	sqm	@ Rs	19460	/sqm	2,25,32,000
							(A)		2,23,32,000
2	2	SERVICES	stellations						
	2.1	Internal water supply and sanitary In	istaliations	-00/					16,80,437
		@ 9 % of building basic cost(a)		9%					10,00,437
		External service connection							
	2.2.1	Electrical Externa Service Connection		2.750/					7,00,182
		@ 3.75 % of building basic cost(a)		3.75%					1,00,102
	2.2.2	Civil Externa Service Connection		1.25%					2,33,394
		@ 1.25 % of building basic cost		1.25%					2,33,334/
	2.3	Internal electric installations		13.50/					23,33,941
		@12.5% of building basic cost(a)		12.5%					23,33,341
	2.4.1	Power wiring Plug		4.000					7,46,861
		@ 4% of building basic cost(a)	*	4.00%			(17)		
						-	(B)	n)	56,94,815
						10	tal (A+	-В)	2,82,26,816
						-	(C)		2,82,26,816 3,306 /sft
						Bu	ilding I	PAR	3,306 /510
3	4.0								
	4.1	Overhead tank without independent	staging						2 20 000
				10,000	sqm	@ Rs	23	/sqm	2,30,000
							(D)		2,30,000
4	5	DEVELOPMENT OF SITE							
	5.1								
		External Sewerage							
		Filtred water Supply							
	541	Distribution lines up to 100mm dia							

5.4.1 Distribution lines up to 100mm dia

	X									
111	5.2	Internal roads & paths								
	5.2.3	cement concrete pavement with vacuum dev	(Approx)	410.00	sqm	@ 1	Rs	2320	/sqm	9,51,200
		HORTICULTURE WORKS								
	5.9.1	Horticulture operations including 300 mm ea	rth filling, gras	ssing, tree plant	tations/					
		shrubs and potted plants etc.								
			(Approx)	170.00	sqm	@	R5	312 (E)	/sqm	53,040 21,25,562
5	6.8	Solar Photo Voltaic Power Generation S	vstem							
		supplying installation, testing, and com		of grid interact	tive					
	0.0.2	roof top solar photo voltaic power gene	ration system	m including st	ace frame	e				
		Tool top soldi prioto rollare periol gene		8.00	KWp	@	Rs	58480	/KWp	4,67,840
	6 16	LAN System								
		supplying installation, testing, and com	missionina o	of LAN system	comprisi	ng				
	0.10.1	of core switches & 12 switches with 10				-				
		of core switches & 12 switches with 10	0, 20 9,90	635.40	sqm	@	Rs	560	/sqm	3,55,824
				055.40	/			(F)	,	8,23,664
				Gran	d Total (C+D)+F			2,57,81,453
				Gran	u rotar (CTL		11) 103		7,07,027
D.	SUPE	PORTING STAFF-IV (G+3)								
		AREA STATEMENT (G+3)								
		Ground Floor	2134.57	sft or	198.38	SOF	m			
		First Floor	2134.57		198.38					
		Second Floor	2134.57		198.38	-				
			2134.57		198.38					
		Third Floor		-				- 13727		
		Total Built Up Area	8538.28	SILOI	793.52	341	"/			
S. NO.		DESCRIPTION		QUANTITY	UNIT			RATE		AMOUNT
1	1	BUILDING COST (Specification as p	er Anx-I)							
		RCC Framed Structure (upto Six Store)								
	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 met	re							
		(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 Inst	allations							
		@ 9 % of building basic cost(a)		9%						16,80,437
	22	External service connection								
		Electrical Externa Service Connection								
	21214	@ 3.75 % of building basic cost(a)		3.75%						7,00,182
	222	Civil Externa Service Connection								
	2.2.2	@ 1.25 % of building basic cost		1.25%						2,33,394
	22	Internal electric installations		1.2570						
	2.3			12.5%						23,33,941
		@12.5% of building basic cost(a)		12.570						
	2.4.1	Power wiring Plug		4.0007						7,46,861/
		@ 4% of building basic cost(a)		4.00%				(8)		56,94,815
							_	(B)	-	
							10	tal (A+	В)	2,82,26,816
							_	(C)		2,82,26,816
							Bu	ilding F	AR	3,306 /sft
3	4.0	RCC WATER TANK								
	4.1	Overhead tank without independent st	aging							
				10,000	sqm	@	Rs	23	/sqm	2,30,000
								(D)		2,30,000
4	5	DEVELOPMENT OF SITE								/
-	5.1	Levelling								

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)

7.50% 1,86,71,526

14,00,364 14,00,364 (E)

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 (F)

5,84,800 5,84,800

3,04,41,980

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

Adv. Planning Div.-2 BCD, Patna

Adv. Planning Div.-2 BCD, Patna

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