

पत्रांक:-SE-AP-(भ) 42/2025

बिहार सरकार
भवन निर्माण विभाग।

प्रेषक,

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

सेवा में,

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

पटना, दिनांक-.....2025

विषय:-

जमुई जिलान्तर्गत पदस्थापित सहायक अभियंताओं एवं कनीय अभियंताओं के आवासीय भवन के 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:-653/वास्तु0 अनु0 दिनांक:-09.09.2025

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 Residential Complex of J.E. & A.E. at Jamui (Bihar)	₹389.54 Lakh

उक्त गठित प्राक्कलन पर सक्षम प्राधिकार द्वारा तकनीकी अनुमोदन प्रदान कर दिया गया है। तकनीकी अनुमोदित प्राक्कलन (मूल में) संलग्न करते हुए कहना है कि प्रशासनिक स्वीकृति संबंधित अग्रेतर कार्रवाई 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:- अधीक्षण अभियंता, भवन अंचल, भागलपुर/कार्यपालक अभियंता, भवन प्रमंडल, जमुई/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 वास्तुविद, 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।

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:-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-.....26/9/2025

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।

(ई० सुरेश प्रसाद प्रभाकर)

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

TECHNICAL REPORT

- (i) Name of Scheme/Project:- Estimate for Construction of Proposed Residential Complex of J.E. & A.E. at Jamui (Bihar)
- (ii) Project Cost:- Rs. 389.54 Lakhs
- (iii) Reference of Authority:- मुख्य वास्तुविद्, भवन निर्माण विभाग, पटना का पत्रांक- 653 वास्तु0 (अन0)
दिनांक:- 09.09.2025
- (iv) Reference of Approval of Map :- Site Plan Signed by Chief Architect, BCD, Patna Dtd.:- 09.09.2025

(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	RESIDENTIAL COMPLEX OF J.E., TYPE- C (G+2)	574.00	6190.00	16744600	2705
2	RESIDENTIAL COMPLEX OF A.E., TYPE- D (G+1)	566.00	6100.00	15491309	2540

Note:- Cost of Development of site, Internal road, boundry wall etc. are not Included in above table.

(b) **No. of Mandays to be**

created (Approx) :-

20% of Total Amount/816.50

$$38953850 \times 20\% / 816.50 = 9542 \text{ Nos.}$$

- (c) Boundary wall :- Yes
- (d) Furniture & Furnishing:- No
- (e) Provision of A.C:- No
- (f) 10% Extra shall be added, if approval is granted after 6 months.
- (g) After 12 months estimate shall be revised.
- (h) Rates are followed in framing Estimate :- CPWD Plinth Area Rates of 2023.

Rupa Kri
18/09/2025
J.E.

Adv. Planning Div.-2
BCD, Patna

Sanjeev Kumar
18/09/2025
A.E.

Adv. Planning Div.-2
BCD, Patna

K. A.
18/9/25
E.E.

Adv. Planning Div.-2
BCD, Patna

Ang
18/09/25
E.O.

Adv. Planning Circle
BCD, Patna

T.A.

Adv. Planning Circle
BCD, Patna

u
18/9/25
S.E.

Adv. Planning Circle
BCD, Patna

Estimate for Construction of Proposed Residential Complex of J.E. & A.E. at Jamui (Bihar)

ESTIMATE BASED ON CPWD PLINTH AREA RATE 2023

RESIDENTIAL COMPLEX OF J.E., TYPE- C (G+2)

AREA STATEMENT

Ground Floor	1350.00	sft or	125.00	sqm
First Floor	2420.00	sft or	225.00	sqm
Second Floor	1350.00	sft or	125.00	sqm
Total built up area	5120.00	sft or	475.00	sqm
Stilt/Parking Area	1070.00	sft or	99.00	sqm
Total Area	6190.00	sft or	574.00	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)				
1.2.1	Floor height 3.00 mt	475.00	sqm	@ Rs 23530 /sqm	1,11,76,750
1.3.2	Every 0.3 metre of part thereof, additional/less height of floor above normal floor height of 3.30 m/3.00 m (on areas having additional/less height) proposed floor ht. = 3.20m (3.20-3.0)/0.30x 421 = 280.67	475.00	sqm	@ Rs 280.67 /sqm	1,33,318
				(a)	1,13,10,068
1.3.4	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre (on ground floor & Stilt area only) proposed depth = 2.4 m (2.4-1.2)/0.30x230 = 920.00	224.00	sqm	@ Rs 920 /sqm	2,06,080
1.3.5	Making stronger foundations to take load of one additional floor at a later date (on ground floor & Stilt area only)	224.00	sqm	@ Rs 1820 /sqm	4,07,680
				(A)	1,19,23,828
1.5	Fire Fighting				
1.5.1	Downcomer system	574.00	sqm	@ Rs 460 /sqm	2,64,040
1.6	Fire Alarm System				
1.6.1	Manual fire alarm system	574.00	sqm	@ Rs 280 /sqm	1,60,720
1.8	Stilt Portion				
1.8.1	stilt portion of multi-storey buildings upto floor height of 3.60 metre (on stilt area only)	99.00	sqm	@ Rs 9560 /sqm	9,46,440
				(B)	13,71,200
2	2 SERVICES				
2.1	Internal water supply and sanitary Installations @ 9 % of building basic cost (a)	9%			10,17,906
2.2	External service connection				
2.2.1	Electrical Externa Service Connection @ 3.75 % of building basic cost (a)	3.75%			4,24,128
2.2.2	Civil Externa Service Connection @ 1.25 % of building basic cost (a)	1.25%			1,41,376
2.3	Internal electric installations @12.5% of building basic cost (a)	12.5%			14,13,759
2.4.1	Power wiring Plug @ 4.00% of building basic cost (a)	4.00%			4,52,403
				(C)	34,49,572
				SUM (A+B+C)	1,67,44,600 ..(D)

								Building PAR
3	4.0	RCC WATER TANK						
	4.1	Overhead tank without independent staging	5000.00	ltr.	@ Rs	23	/ltr.	1,15,000
							(E)	1,15,000
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 building basic Cost (a)	1,13,10,068	7.50%				8,48,255
							(F)	8,48,255
5	6.8	Solar Photo Voltaic Power Generation System						
	6.8.1	Supping, Installation, Testing and Commissioning of Grid Interactive rooftop solar Photo voltaic power generation system including space frame	6.00	kwp	@ Rs	58480	/kwp	3,50,880
							(G)	3,50,880
Total (D+E+F+G) Rs.								1,80,58,735 (

B. RESIDENTIAL COMPLEX OF A.E., TYPE- D (G+1)

AREA STATEMENT

Ground Floor	1660.00	sft or	154.00	sqm
First Floor	3050.00	sft or	283.00	sqm
Total built up area	4710.00	sft or	437.00	sqm
Stilt/Parking Area	1390.00	sft or	129.00	sqm
Total Area	6100.00	sft or	566.00	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)				
1.2.1	Floor height 3.00 mt	437.00	sqm	@ Rs 23530 /sqm	1,02,82,610
1.3.2	Every 0.3 metre of part thereof, additional/less height of floor above normal floor height of 3.30 m/3.00 m (on areas having additional/less height) proposed floor ht. = 3.20m (3.20-3.0)/0.30x 421 = 280.67	437.00	sqm	@ Rs 280.67 /sqm	1,22,653
				(a)	1,04,05,263
1.3.4	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre(on ground floor & Stilt area only) proposed depth = 2.4 m (2.4-1.2)/0.30x230 = 920.00	283.00	sqm	@ Rs 920 /sqm	2,60,360
				(A)	1,06,65,623
1.5	Fire Fighting				
1.5.1	Downcomer system	566.00	sqm	@ Rs 460 /sqm	2,60,360
1.6	Fire Alarm System				
1.6.1	Manual fire alarm system	566.00	sqm	@ Rs 280 /sqm	1,58,480
1.8	Stilt Portion				
1.8.1	Stilt portion of multi-storey buildings upto floor height				

	of 3.60 metre (on stilt area only)	129.00	sqm	@ Rs	9560	/sqm	12,33,240	
						(B)	16,52,080	
2	SERVICES							
2.1	Internal water supply and sanitary Installations @ 9 % of building basic cost (a)	9%					9,36,474	
2.2	External service connection							
2.2.1	Electrical External Service Connection @ 3.75 % of building basic cost (a)	3.75%					3,90,197	
2.2.2	Civil External Service Connection @ 1.25 % of building basic cost (a)	1.25%					1,30,066	
2.3	Internal electric installations @ 12.5% of building basic cost (a)	12.5%					13,00,658	
2.4.1	Power wiring Plug @ 4% of building basic cost (a)	4.00%					4,16,211	
						(C)	31,73,606	
						SUM (A+B+C)	1,54,91,309	..(D)
						Building PAR	2,540	/sft
3	4.0 RCC WATER TANK							
4.1	Overhead tank without independent staging	4000.00	ltr.	@ Rs	23	/ltr.	92,000	
						(E)	92,000	
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 building basic Cost (a)	1,04,05,263	7.50%				7,80,395	
						(F)	7,80,395	
5	6.8 Solar Photo Voltaic Power Generation System							
6.8.1	Suppling, Installation, Testing and Commissioning of Grid Interactive rooftop solar Photo voltaic power generation system including space frame	14.00	kwp	@ Rs	58480	/kwp	8,18,720	
						(G)	8,18,720	
						Total (D+E+F+G) Rs.	1,71,82,424	(II)

C. INTERNAL ROAD, BOUNDARY WALL & HORTICULTURE WORKS

5.2	Internal Road & path.							
5.2.3	Cement Concrete Pavement with Vacuum dewatered concrete.	486.00	sqm	@ Rs	2320	/sqm	11,27,520	
5.8	Boundary Wall with 1500 mm high wall and 600 mm high MS grill including 2100 mm high steel gates at every 100 metres							
5.8.1	With brickwork structure with RCC column of size 300x300 mm @ 3.00 metre centre to centre an RCC plinth beam of size 300 x 300 mm at ground level and coping	170.00	m	@ Rs	10870	/m	18,47,900	
5.9	Horticulture Works							
5.9.1	Horticulture operations including 300 mm earth filling, grassing tree plantations/shrubs and potted plants etc.	685.00	sqm	@ Rs	312	/sqm	2,13,720	
	6.19 STREET LIGHTING WITH LED							
6.16.1	supplying installation, testing, and commissioning of LED street/compound/high mast/pathway/landscape lighting for the entire campus (Rate applicable on total plot area).	1,750.00	sqm	@ Rs	160	/sqm	2,80,000	

4

CONTINGENCY

@ 1.0 % upto Rs.100 Lac
@ 0.5 % Above Rs.100 Lac

Total Rs. 34,69,143 (III)
Total (I+II+III) Rs. 3,87,10,299
1,00,000
1,43,551
Grand Total 3,89,53,850

Say Rs. 389.54 Lakh

NOTES :-

- 1 Estimate is based on Site Plan Signed by Chief Architect, BCD, Patna Dtd.:- 09.09.2025
- 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.

Rajeev Kri
18/09/2025
J.E.

Adv. Planning Div.-2
BCD, Patna

Satyendra Kumar
18/09/2025
A.E.

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BCD, Patna

K. H.
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E.E.

Adv. Planning Div.-2
BCD, Patna

Anil Kumar
18/09/25
E.O.

Adv. Planning Circle
BCD, Patna

T.A.
Adv. Planning Circle
BCD, Patna

S.E.
19.9.25
Adv. Planning Circle
BCD, Patna

Technically approved for Rs. 389.54 Lakhs (Rupees Three hundred Eighty nine Lakhs & fifty four thousand) only.

19.9.25
Chief Engineer (Design)
Building Construction Department
Bihar, Patna
19/9/25