



भारतीय खेल प्राधिकरण  
Sports Authority of India

*Finance Division  
SAI Head Office  
J N Stadium Complex (East Gate)  
Lodi Road  
New Delhi 110 003*

F. No. 6(28)/SAI/B&F/104<sup>th</sup> FC/2021-22

Date: 21<sup>st</sup> March, 2022

**Sub: 104<sup>th</sup> Meeting of Finance Committee of SAI**

Please find enclosed the Minutes of 104<sup>th</sup> Meeting of the Finance Committee of Sports Authority of India held on March 17, 2022 under the Chairmanship of Smt. Sujata Chaturvedi, Secretary (Sports), Ministry of Youth Affairs & Sports.

This has the approval of competent authority.

**(Shiv Sharma)  
Executive Director (Finance) &  
Member Secretary, Finance Committee**

To,

- 1 Shri Sanjay Prasad, Additional Secretary (Expenditure), Ministry of Finance, North Block, New Delhi
- 2 Shri Sandip Pradhan, Director General, SAI
- 3 Shri Manoj Sethi, Joint Secretary & Financial Advisor, MYAS
- 4 Shri L S Singh, Joint Secretary (Sports), MYAS, Shastri Bhawan, New Delhi
- 5 Shri Rohit Bhardwaj, Secretary, SAI
- 6 Col Raj Singh Bishnoi (Retd.), Sr. Executive Director (Academics), NSNIS, Patiala

**Copy to: PPS to Secretary (Sports), Shastri Bhawan, New Delhi**

**Sports Authority of India  
(Finance Division)**

**Minutes of the 104<sup>th</sup> Meeting of the Finance Committee (FC) of Sports Authority of India held on 17<sup>th</sup> March, 2022**

104<sup>th</sup> meeting of the Finance Committee of Sports Authority of India (SAI) was held in the Conference Hall of SAI at Jawaharlal Nehru Stadium, Lodhi Road, New Delhi on March 17, 2022 under the Chairmanship of Smt. Sujata Chaturvedi, Secretary (Sports), MYAS. The following attended the meeting:

1. Shri Sandip Pradhan, Director General, SAI - Member
2. Shri Manoj Sethi, JS & FA, MYAS - Member & Representative of DoE, MoF
3. Shri L S. Singh, JS(Sports), MYAS - Member
4. Shri Rohit Bhardwaj, Secretary, SAI - Member
5. Shri Shiv Sharma, ED(F), SAI - Member-Secretary

Col. Raj Singh Bishnoi, Sr. ED (Academics), NSNIS Patiala could not attend the meeting.

**Agenda Item No.1**

**Confirmation of the Minutes of the 102<sup>nd</sup> Meeting of the Finance Committee of Sports Authority of India (SAI) held on February 4, 2022**

The Minutes of 102<sup>nd</sup> Meeting of the Finance Committee were confirmed.

**Agenda Item No. 2**

**Action Taken Report on the decisions taken in the 102<sup>nd</sup> Meeting of the Finance Committee of SAI held on February 4, 2022**

Noted.

**Agenda Item No. 3**

**Confirmation of the Minutes of the 103<sup>rd</sup> Meeting of the Finance Committee of Sports Authority of India (SAI) held on February 16, 2022**

The Minutes of 103<sup>rd</sup> Meeting of the Finance Committee were confirmed.

**Agenda Item No. 4**

**Action Taken Report on the decisions taken in the 103<sup>rd</sup> Meeting of the Finance Committee of SAI held on February 16, 2022**

Noted.

**Agenda Item No. 5**

**RFP for outsourcing Operations of Squash Courts at Major Dhyan Chand National Stadium (MDCNS) on revenue sharing basis**

The Finance Committee concurred the broad guidelines as mentioned in the agenda note. However, SAI may finalise RFP within the broad guidelines as listed in the agenda.



**Agenda Item No. 6**

**Selection of Project Management Unit (PMU)**

The proposal was concurred for two (2) years with financial implication of Rs. 4,44,62,400/- (inclusive of GST). The performance of the PMU will be reviewed after two years. The source of funding for the said PMU will be decided later. Meanwhile funding may be done from IR of SAI.

**Agenda Item No. 7**

**RFP for Sponsorship KIYG, Haryana**

The Finance Committee noted the progress.

**Agenda Item No. 8**

**RFP regarding Sponsorship for KIUG, Bengaluru**

The Finance Committee concurred the proposal.

**Agenda Item No. 9**

**Appointment of Project Management Unit for providing development, maintenance and support services for IT Applications at SAI**

The proposal was concurred at an estimated cost of Rs. 6,54,53,975/- for a period of three(3) years. In order to have SAI's own core strength in IT, it was emphasized that an initiative to be taken to appoint two officers (Director/Deputy Director Level) on deputation basis from organization like NIC/Meity to strengthen the IT services in SAI.

**Agenda Item No. 10**

**Establishment of Integrated High Performance Centre at SAI NCoE, Sonapat**


The proposal was concurred at an estimated cost of Rs. 72.09 crore. The source of funding will be SAI Block Grant/IR/NSF capital. SAI may explore the route for sending the scientific staff abroad for advanced training/knowledge up-gradation.

**Agenda Item No. 11**

**Construction of 300 Bedded Hostel at SAI NCoE, Bhopal**

The proposal was concurred at an estimated cost of Rs. 30.64 cr. It was decided that the detailed estimates provided by CPWD in support of financial figures may also be provided. Accordingly, the same are enclosed for the information of the members of the Finance Committee.

The meeting ended with a Vote of Thanks to the Chair.

  
(Shiv Sharma)

**Executive Director (Finance) &  
Member-Secretary, Finance Committee**



भारत सरकार  
कार्यालय अपर महानिदेशक (क्षेत्र भोपाल)  
केन्द्रीय लोक निर्माण विभाग  
भूतल, निर्माण सदन, 52-ए, अरेरा हिल्स, भोपाल - 462011 (म.प्र.)  
दूरभाष 0755-2551636, 2988393 फैक्स 0755-2550951 ई-मेल : [dirwr2cpwd-mp@nic.in](mailto:dirwr2cpwd-mp@nic.in)



सं. 23(27)/अमनि(क्षेत्र भोपाल)/440-16

भोपाल, दिनांक: 04/03/2022

प्रति,

The Director, SAI,  
Udhav Das Mehta (Bhaiji),  
Central Regional Centre,  
Sports Complex, P.O. Suraj Nagar,  
Gram Gora, Bishan Khedi,  
Bhopal (MP) - 462044  
ई-मेल: [rdsaibho-mp@gov.in](mailto:rdsaibho-mp@gov.in)

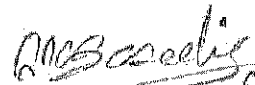
**विषय :** Construction of 300 Bedded (G+3) Girls Hostel Building for Sports Authority of India, Bhopal (M.P.)

**संदर्भ:** आपके कार्यालय का पत्र क्रमांक: 112/SAI/RDCC/2021 Dated 22/09/2021

कृपया इस पत्र के साथ उपरोक्त विषयांकित प्रारंभिक प्राक्कलन रु.30,64,14,500/- मय कन्टेन्जेन्सी, की दो प्रतियाँ आवश्यक कार्यवाही हेतु संलग्न कर आपकी ओर प्रेषित है ।

आपसे अनुरोध है कि उपरोक्त कार्य का प्रशासनिक अनुमोदन एवं व्यय स्वीकृति प्रदान करें तथा स्वीकृत प्रारंभिक प्राक्कलन की एक प्रतिहस्ताक्षरित प्रति इस कार्यालय को संदर्भ एवं अभिलेख हेतु प्रेषित करें ।

संलग्न : P.E. No. 01/ADG(RBH)/2021-22 (दो प्रतियो में)

  
कार्यपालक अभियंता(सिविल) 04/03/2022  
कार्यालय अपर महानिदेशक (क्षेत्र भोपाल)  
के.लो.नि.वि., भोपाल।

प्रतिलिपि :-

- 1) अधीक्षण अभियंता-भोपाल, केलोनिवि, भोपाल।
- 3) कार्यपालक अभियंता-भोपाल-3, केलोनिवि, भोपाल।
- 4) कार्यपालक अभियंता(वै.)-भोपाल, के.लो.नि.वि., भोपाल।

उपरोक्तानुसार एक नग  
प्रारंभिक प्राक्कलन।

कार्यपालक अभियंता(सिविल)

**GOVERNMENT OF INDIA**  
**CENTRAL PUBLIC WORKS DEPARTMENT**

State :- M.P.

Division :- EE- Bhopal-III

Branch:- B &amp; R

Preliminary Estimate No:- 01/ADG(RBH)/2021-22.

Name of work : **Construction of 300 Bedded (G+3) Girls Hostel Building for Sports Authority of India, Bhopal (M.P.)**

Major Head	Minor Head	Detailed Head
8443-Deposit		

This composite Preliminary Estimate has been prepared by Er. Amirullah Ansari, Executive Engineer (Bhopal)-III, CPWD, Bhopal, Er. Akhilesh Mishra, Executive Engineer(E)-Bhopal-II, CPWD, Bhopal and Er. Jayant Kumar Gupta, Superintending Engineer-Bhopal further process by Er. S.K. Basedia, Executive Engineer(C) & Er. Akhilesh Mishra, Executive Engineer(E) and Er. R.P. Singh, Superintending Engineer(P)(C), O/o ADG, Region Bhopal, CPWD, Bhopal for the probable cost of **Rs. 30,64,14,500/-** (Rupees Thirty Crore Sixty Four Lacs Fourteen Thousand Five Hundred) only including 3% contingencies.

**REPORT**

**History:-** This composite Preliminary Estimate amounting to **Rs.30,64,14,500/-** i/c 3% contingencies has been framed to cover the probable cost of above mentioned work and to accord A/A & E/S by competent authority.

Requisition for the work was received from client department vide letter No. 112/SAI/RDCC/2021 Dated 22.09.2021. Approved Preliminary Architectural drawings prepared by SA-1, CPWD, Bhopal were approved by client Sports Authority of India, Bhopal vide letter No. 34/SAI/RDCC/Infra/cpwd/2021 dated 28-01-2022. Accordingly estimate has been prepared. This is also stated that the cost and time of the project is liable to revision due to probable escalation in cost of construction apart from reasons such as change in scope, area, design and specifications etc. if so desired by the client at a later date. The execution of the works will depend upon the receipt of the funds through deposit or through regular allocation well in time during the financial years.

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ABC

*(Signature)*  
03/03/2022  
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In the event of delay in taking over completed Project or completed components of the Project independently as per phasing mutually agreed with client without awaiting the completion of the entire project, charges on security, re-finishing and re-commissioning, conservancy charges etc. is borne by the client.

Details terms and conditions for execution of the work is enclosed at Annexure 'I, II & III'.

**Design & scope: -**

This preliminary estimate have been prepared based on following preliminary architectural drawings duly approved by the Client department vide their letter no 34/SAI/RDCC/Infra/cpwd/2021 dated 28-01-2022:-

S.No.	Name of drawings	Drawing No.
1	Part Layout Plan	SA(BPL)/12343/403-02/01 R1
2	Typical Room Layout Plan	SA(BPL)/12344/403-02/02 R1
3	Ground Floor Plan	SA(BPL)/12345/403-02/03 R1
4	First & Second Floor Plan	SA(BPL)/12346/403-02/04 R1
5	Third Floor Plan	SA(BPL)/12347/403-02/05 R1
6	Terrace Floor Plan	SA(BPL)/12348/403-02/06 R1
7	Front Elevation & Setion-AA	SA(BPL)/12349/403-02/07 R1

**1. Building Portion :-**

Following provision has been made in this Estimate RCC framed earthquake resistant structure (G+3) having plinth area 7754.00 sqm including Dining Hall:-

**Plinth Area:-**

**A) Girls Hostel Building including Dining Hall:-**

- i) Ground Floor - 2370.00 Sqm.
- ii) First Floor - 1815.00 Sqm.
- iii) Second Floor - 1815.00 Sqm.
- iv) Third Floor - 1600 Sqm.
- v) Porch Area - 40.00 Sqm.
- vi) Mumty and machine room- 114.00 Sqm.

**B) Ground Floor:-**

Girls Room – 17 Nos. for three bedded, Accesible Room – 6 Nos. for two bedded, Cloth Drying – 2 Nos., Electrical Room – 1 No., Cloak Room – 1 No., Entrance Lobby – 1 No., Counter – 1 No., Office -1 No., Store – 1 No., Visitor Room – 1 No., Room – 1 No., Warden's Drg. Room – 1 No., Warden Room – 1 No., Kitchen with Dining Hall – 1 No.

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- C) First & Second Floor :-  
Girls Room – 28 Nos. for three bedded, Cloth Drying – 3 Nos., Electrical Room – 1 No.,  
Recreation Hall – 1 No., Lobby – 1 No.
- D) Third Floor :-  
Girls Room – 23 Nos. for three bedded, Cloth Drying – 3 Nos., Electrical Room – 1 No.,  
Recreation Hall – 1 No., Lobby – 1 No.
- E) Common Places :  
Lift – 2 Nos., Stairs – 3 Nos.

RCC framed structure of Girls Hostel consist of Ground Floor, First floor, Second Floor & Third Floor with Total Plinth area =7754.00 sqm including dining hall area.

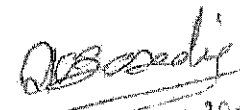
**Note:- Future provision for one additional floor over Dining hall Area, Lift & Staircase for entrance to food court on first floor is taken.**

## 2. Site Development and Bulk Services :-

### A. Civil work

1. Cost of Development includes the following provisions:-
  - a) Leveling.
  - b) Internal roads & paths.
    - (i) Internal road with WBM and bituminous top.
    - (ii) Internal road with WMM and bituminous top.
    - (iii) Cement concrete pavement with vacuum dewatered concrete.
    - (iv) Footpath with PCC base, 60 mm thick paver blocks and kerb stone edging.
  - c) External sewerage.
  - d) Filtered water supply.
    - (i) Distribution lines upto 100 mm dia.
    - (ii) Peripheral grid 150 mm to 300 mm dia pipes.
    - (iii) Unfiltered water supply distribution lines.
  - e) Storm water drains.
  - f) Rain water harvesting (RWH).
  - g) Trenches for services.
2. Internal water supply and sanitary installation.
3. External Service Connection for Civil work.
4. Overhead Tank without independent staging 50,000 litre capacity.
5. Underground sump of 50,000 litre capacity.
6. Local Body Approval charges has been considered in this estimate.
7. Septic Tank for 300 user of size 10.70 m x 3.30 m x 1.70 m excluding free board.
8. Tube well 1 No.



  
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**B. Electrical work:-**

1. Electrical Installation :- Light, fan, power wiring with standard size copper wire and modular type switch & sockets has been taken. Lightning conductor is also taken.
2. 180KVA Silent type DG Set is taken for essential load i.e. light & fan, Lift, water supply pumps, CCTV, LAN, intercom, fire alarm, water cooler etc. Air conditioning load is not considered on DG Set.
3. CCTV System is taken for entire building at strategical locations/suitable places.
4. Emergency Lights & illuminated type signage are taken for corridor & other common areas.
5. Down comer with first aid hose reel are taken for fire fighting system as per NBC-2016 guide lines.
6. Fire alarm system is not recommended by NBC – 2016 for such buildings, but keeping safety of students against fire of great importance “Manually operated electronic fire alarm system” has been taken in this estimate.
7. VRV/VRF type Air conditioning for student’s rooms, warden’s room, visitor’s rooms, recreation rooms and dining hall has been taken.
8. LED street / compound Light for approach road & compound has been taken.
9. Intercom system for student’s room, warden’s room and dining ( kitchen ) area has been taken.
10. 13 Passengers (G+3) Lifts- 2 Nos. have been taken.  
Provision of comprehensive maintenance for 5 years ( After 1 year of guarantee period ) has also been taken in this estimate.
11. Provision of suitable capacity bore well submersible pump – 1 No. and sump well submersible pump -2 Nos. (One as stand by ) along with pipes and panels etc.has been taken.
12. Provision of storage type 80/60 Ltrs. Capacity water cooler-2 Nos. for each floor and 1 No. in Dining area has been taken .
13. Provision of 50 CUM/ Hr. capacity water treatment plant has been taken for this building.

**C. Horticulture work:**

1. Horticulture operations including 300mm earth filling, grassing, tree plantations/ shrubs and potted plants etc.

**Specification** :- The Work shall be carried out as per CPWD specifications 2019 Vol. I & II with up to date correction slips.

**CPWD General Specification for Electrical Works:-**

Part-I (Internal) – 2013

Part-III (Lift &amp; Escalators) – 2003

Part-V (Wet Riser &amp; Sprinkler System) – 2020

Part-VI (Fire Detector &amp; Alarm System) – 2018

Part-VII (DG Sets) - 2013

**Rates** :- Approved Cost Index for Bhopal as on 01/04/2021 is 98.00 on PAR 2021.

**Cost** :- **Rs. 30,64,14,500/-** including 3% Contingencies. **Validity of P.E. – 1(one) Year.**

**W.C. Estt.** :- Shall be met out of contingencies

**T&P** :- Shall be arranged by the contractor.

**Method** :- By Contract after call of tender

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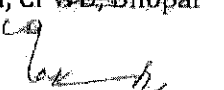
Land :- Available with the client department.


TIME :- (i) For Planning, call of tenders and  
award of work after receipt of A/A & E/S  
and Deposit of funds - 3 month

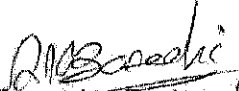
(ii) For Execution including rainy season - 18 months

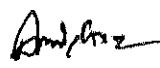
**Total - 21 months**

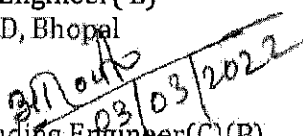
  
Assistant Engineer (C)  
RBH, CPWD, Bhopal

  
Assistant Engineer (E)  
RBH, CPWD, Bhopal

  
Superintending Engineer-Bhopal  
CPWD, Bhopal

  
Executive Engineer (E)  
RBH, CPWD, Bhopal

  
Executive Engineer (E)  
RBH, CPWD, Bhopal

  
Superintending Engineer (C)(P)  
RBH, CPWD, Bhopal


Responsibility of CPWD:

1. The CPWD as an Executing Agency for the above/ work project shall carry out the entire planning and construction of **Construction of 300 Bedded (G+3) Girls Hostel Building for Sports Authority Of India, Bhopal (M.P.) including Electrical works** for the intended use of the client including its project management, supervision and related services.
2. After receipt of A/A & E/S from the client department, the CPWD will prepare and submit various detailed architectural drawings and service plans to Local Bodies whose approvals are required before taking up the construction work. These Local bodies are independent organizations and CPWD has not control over them. These Local Bodies take their own time for approving the Plans. The time required to get such approvals is not included in the time of construction indicated in the estimate. Although CPWD will make all efforts to get such approvals early, it may be necessary for the client department also to pursue with Local Bodies for early approval.
3. CPWD does not bind itself to complete the work within the estimated cost. Necessary revised estimate will be submitted as and when required.
4. Any dispute arising out of the operation of the contracts for the subject work will be subject to arbitration as provided for in the contract agreement. CPWD will defend the arbitration proceedings as best as it can and get the Arbitrator's award examined by the appropriate authority. The decision of the competent authority in CPWD to accept the award or to challenge the same in a Court of Law will be binding on the client department.
5. The CPWD has no funds of its own for investing in the work. The client department should, therefore, ensure that adequate funds are available with CPWD for executing the work. In case the client department fails to provide funds as per requirements, it may be necessary for CPWD to suspend/ abandon the work. In such eventuality, the client department shall be solely responsible for all the consequences arising out of such stoppage/ abandonment of work including claims of contractors for compensation/damages.

Responsibility of the Client:

6. Assurance of funds for the full estimated cost of the work as worked out by CPWD including departmental charges shall be given by the client department while issuing the A/A & E/S of the work. If additional funds are required, the same will have to be provided by the client department on the Revised Estimates submitted by CPWD.
7. The client department should hand over vacant possession of land/site to CPWD for the project, free of encumbrances or charges. CPWD may, if so required, take responsibility for demolition/ disposal of existing buildings/ structures.
8. Funds for making payment of all amounts which may be decreed by a Court of Law, Tribunal or by award of an Arbitrator in relation to the work will be made available by the client department promptly irrespective of it not being a party before the Court, Tribunal or Arbitrator. Such payments will be in addition to the payments made to the contractors for execution of work.
9. The client department will help CPWD in –
  - (a) Providing site for labour huts for the contractor's labour free of cost,
  - (b) Providing free access to contractor's materials and labour to the site of work,
  - (c) Providing electricity connection for execution of work on payment of usual charges, and
  - (d) Sanction and release of load from the concerned Electricity Board/ Authority.

  
Assistant Engineer (C)  
RBH, CPWD, Bhopal

  
Executive Engineer (C)  
RBH, CPWD, Bhopal

**Brief SPECIFICATIONS FOR HOSTEL BUILDINGS(For Hostels, same specifications as for Type-IV & Type-IV (Special) quarters shall be followed)**

S.No.	Description	Specification	Remarks
1	<b>FOUNDATION</b>		
	Foundation & Structure	As per structural requirements	The design shall vary as per soil conditions
2	<b>SUPERSTRUCTURE</b>		
	For multi-storey RCC framed structure	RCC frame & Filler walls of autoclaved Aerated Cement Concrete (ACC)/ blocks/ brunt clay FPS/ Fly-ash bricks.	Any other energy efficient suitable locally available material in consultation with Architect and Structural Engineer.
	For composite structure (partially load bearing & partially RCC framed structure)	Autoclaved aerated cement concrete (ACC) blocks/ brunt clay FPS / Fly-ash bricks.	Any other energy efficient suitable locally available material in consultation with Architect and Structural Engineer.
	Internal Partition	Half brick thick masonry in auto-claved aerated cement concrete (ACC) blocks/ brunt clay FPS / Fly-ash Bricks.	Any other energy efficient suitable local material in consultation with Architect and Structural Engineer.
	Sunken floor for toilets with four course water proofing treatment	Sunk recess in RCC floor of required size and depth for floor trap and w.c. traps	
3	<b>DOORS AND WINDOWS</b>		
	a) Frames (except of toilet / bath & WC)		
	i) Door	Chemically Treated Hard wood/ seamless mild steel tubular frame (with Hot Dip GI Coating) with minimum wall thickness 2.0 mm The external entrance door frame will have double rebate or sub frame for double doors i.e. main door and safety grill door with SS 304 wire (Powder Coated) mesh. For internal doors single rebate frames.	
	ii) Window	Chemically Treated Hard wood/ uPVC extruded frame sections with minimum wall thickness of 2.0 mm/ powder coated or colour anodised aluminium extruded tubular sections/ Engineered wood sections along with the provision of sub frame of suitable material.	
	iii) Doors & Windows of toilet / bath /WC	Chemically Treated Hard wood/ uPVC extruded frame sections with wall thickness minimum 2.0 mm / FRP/ PVC, compatible to doors shutters.	
	iv) Door / Window frames in domestic help's area	As per Norms	
	b) Shutters		
	i) Main Door / External Door Shutters	Double shutters, one mild steel (Hot Dip Galvanized) grill door with mosquito proof stainless steel wire mesh of SS-304 grade (Powder coated), painted and other 35 mm thick factory made flush door shutter both side commercial veneered and painted. (including necessary lipping) except the flush door having decorative veneering on both side with melamine polish.	
	ii) Domestic help's area	As per Norms	
	Bath, WC & Toilet Door	25 to 30 mm thick, FRP / PVC paneled doors	

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S.No.	Description	Specification	Remarks
	Other door	35 mm thick, Chemically Treated Hard wood styles and Rails with 12 mm thick commercial ply/ wood panelling or factory made flush door shutters both side commercial ply veneering and finished with wooden Putty and painted.	
	<b>c) Window Shutters All windows shutters</b>	Double shutter one glazed shutters with frames of /powder coated or colour anodised aluminium extruded tubular sections/ uPVC extruded profiles of minimum wall thickness of 2mm / 30 mm thick Chemically Treated Hard wood with glazing of float/ toughened glass and with/ without reflective coating/ high performance coatings or double glazed unit as per design & requirement and other shutter with stainless steel SS-304 grade wire-mesh in place of glazing.	
	<b>Domestic help's area (Doors &amp; Windows)</b>	As per Norms.	
	<b>d) Hardware &amp; Fitting Main Units</b>	Powder coated or colour anodized aluminum stainless steel fittings SS-304 grade.	Rubberized door flashing at the bottom rails of all external doors shall be provided for protection from insects and rainwater etc.
<b>4</b>	<b>FLOORING, SKIRTING &amp; DADO</b>		
	<b>Flooring Living / Drawing Room, Dining &amp; Family Lounge</b>	Vitrified tile flooring of size not less than 600 mm X 600 mm	
	<b>Bedrooms</b>	Scratch resistant ceramic / vitrified tiles of size not less than 600 x 600 mm with joints finished with matching grout.	
	<b>Kitchen</b>	Anti-skid vitrified tiles of size not less than 300 x 300 mm with water absorption less than 0.08% laid with joints finished with matching grout.	
	<b>Kitchen Counter</b>	18 mm thick pre-polished granite with nosing as per design.	
	<b>Common circulation area</b>	18 mm thick pre-polished granite / vitrified tiles in all designs and shades (with water absorption less than 0.08%) of size not less than 600x 600 mm.	
	<b>Domestic help's area (Flooring)</b>	As per Norms.	
	<b>Common circulation area in domestic help's quarters</b>	18 mm thick granite stone/ locally available stone	Use of locally available stone shall be as per approval of Senior Architect/ Chief Architect provided in the Region.

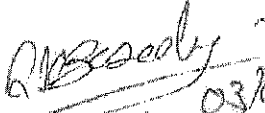
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S.No.	Description	Specification	Remarks
	Main Staircase	18 mm thick honed / flamed finish Granite in single length of Treads & Risers	Nosing design in treads shall be as per Architectural design.
	Fire escape Staircase		
	Toilets / Bathroom / WC	Glazed ceramic anti-skid of size not less than 300 x 300 mm including grouting the joints.	
	Skirting in rooms and other areas	100 to 150 mm high skirting matching the floor material.	
	b) Kitchen Dado	Ceramic glazed/ vitrified tiles of size not less than 200 x 300 mm as per design from floor up to full height	Must be read with scale of amenities in the respective categories.
	Toilets / bathrooms / W.C. Dado	Ceramic glazed/ vitrified tiles of size not less than 200 x 300 mm up to full height with decorative bands at certain intervals.	
5.	<b>RAILINGS/ PARAPETS IN BALCONIES / TERRACE</b>		
	a) Railings in balconies	Clear 1.00 m high stainless steel railing made out of tubular balustrades with horizontal tubular SS tubes as rails and hand rail on top (as per approved design); all stainless steel tubular members to be on SS-316 L grade.	
	Note: Hand rail of the balcony railings in multi storey flats may be so designed that clothes drying lines in sufficient numbers are provided along with		
	b) Parapet on terrace	200/ 230 mm thick masonry in autoclaved aerated cement concrete (ACC) blocks/ RCC/ burnt clay FPS bricks duly plastered on both sides and top upto 1.0 meter clear height	
6	<b>FINISHES</b>		
	Internal Finishes	All walls & ceiling to be treated with 2 mm thick POP (one time only ) and painted with low VOC Acrylic washable distemper. Synthetic enamel paint on all wood works and steel works.	
	External Finishes	Quartz reinforced Texture Acrylic paint finish / Premium Acrylic smooth water proof exterior finish over cement based putty/ washed mosaic plaster in premium cement. Synthetic enamel paint on all wood work & steel work.	In case of large campus etc., the External finish of the residence shall match the overall colour & texture finishes within the campus.

**The rates for the following green measures are already included for Civil & Electrical works.**

- Over deck insulation and application of high SRI reflective paint on the roof.
- Masonry work in super structure with autoclave aerated concrete (AAC) blocks/fly ash bricks.
- Window with reflective glass coating/ high performance coatings double glazed unit.
- Paints with low VOC options.
- Provision of pillar cock having infrared sensor and foam flow technology along with provisions of online water filter for sediments free water from terrace tank outlet or the distribution line
- Dual plumbing system.
- LED light fixtures.

  
Assistant Engineer (C)  
O/o ADG(RBH), CPWD, Bhopal

  
Executive Engineer (C)  
O/o ADG(RBH), CPWD, Bhopal


**Green Building Parameters**

**Name of Work :- Construction of 300 Bedded (G+3) Girls Hostel Building for Sports Authority of India, Bhopal (M.P.)**

The present building is intended to conform to GHAR rating GREEN of green building parameters. The internal certification of rating will be given by the CPWD & in cases client opts to have the certification from independent agency then the necessary documents shall be provided by the CPWD. Green Building Parameter shall cover to the extent feasible but sufficient enough to earn GREEN rating on the following criteria.

- (1) Site shall be in conformity with Master plan including other zonal regulation plan.
- (2) Top soil shall be preserved employing requisite measures.
- (3) Design shall endeavor to minimize existing natural eco-system with reduced hard paving.
- (4) Design shall make progressive use of renewable energy based lightening system including adequate day lighting as well as efficient lighting system.
- (5) Ensure work place cleanliness with regard to disposal of waste and efficient in compliance with NBC.
- (6) Ensure proper covering of dusty material including wheel washing facility.
- (7) Reduce building water use by applying low flow fixtures including minimum wastage of water during construction.
- (8) Utilize fly ash in bricks, cement to the extent possible.
- (9) Using less energy intensive material / technology wherever possible.
- (10) Minimum usage of wood.
- (11) Usage of only Low VOC paints in the interior of the building.
- (12) Re-charging ground water by RWH wherever feasible.
- (13) Ensuring efficient operation and maintenance of building system.

These measures will lead to both tangible and intangible advantages. It is expected that such building will save more than 20% saving in energy cost, 20% reduction in water consumption, reduced waste water production apart from creating a sustainable structure which is designed, built and operated in ecological and resource efficient manner.

  
Assistant Engineer (C)  
RBH, CPWD, Bhopal

  
Executive Engineer (C)  
RBH, CPWD, Bhopal

**GENERAL ABSTRACT OF COST**

Name of work : Construction of 300 Bedded (G+3) Girls Hostel Building for Sports Authority of India, Bhopal.

SH No.	Details of Sub Head	Civil	Electrical	Total
1	Building Portion	203,638,188.00	82,062,966.00	285,701,154.00
	<b>Total Rs.</b>	<b>203,638,188.00</b>	<b>82,062,966.00</b>	<b>285,701,154.00</b>

Add ESIC @ 1.125% on A (i.e. @ 4.50% on Labour component i.e. 25% of total cost) 3,214,138.00

Add for EPF @ 3.125% on A (i.e. @ 12.50% on Labour component i.e. 25% of total cost) 8,928,161.00

Add 3% Contingencies 8,571,035.00

**Total 306,414,488.00**

say **306,414,500.00**

**Rupees ( Thirty Crore Sixty Four Lakh Forteen Thousand Five Hundred ) only**

*[Signature]*  
Assistant Engineer (C)  
RBH, CPWD, Bhopal

*[Signature]*  
Executive Engineer (C)  
RBH, CPWD, Bhopal

*[Signature]*  
Assistant Engineer (E)  
RBH, CPWD, Bhopal

*[Signature]*  
Executive Engineer (E.)  
RBH, CPWD, Bhopal

*[Signature]*  
Superintending Engineer-Bhopal  
CPWD, Bhopal

*[Signature]*  
Superintending Engineer(P)(C)  
RBH, CPWD, Bhopal

*[Signature]*  
Additional Director General  
RBH, CPWD, Bhopal

### ABSTRACT OF COST

Name of work : Construction of 300 Bedded (G+3) Girls Hostel Building for Sports Authority of India, Bhopal.

Sr. No.	DESCRIPTION	Quantity	Unit	Rates (Rs.)	Amt.(Rs.)	Remarks DPAAR 2021
<b>I</b>	<b>CIVIL</b>					
1.0	<b>Building Cost (Specification as per Annexure-I)</b>					
1.1	R.C.C. Framed structure ( Upto six storeys)					
1.1.1	Floor height 3.00 metre Hostel Building.	7754.00	Sqm	20685.00	160,391,490.00	1.1.2
	<b>Total</b>				<b>160,391,490.00</b>	<b>A</b>
1.2	<b>Extra for :</b>					
1.2.1	Every 0.30 metre or part thereof, additional/less height of floor above normal floor height of 3.60 metre/ 3.00 metre (on areas having additional/ less height) (7754.00-289.85=7464.15sqm) and Height difference = 3.15-3.00 meter = 0.15 Mtr. Rate = 0.15*370/0.30=185	7464.15	Sqm	185.00	1,380,868.00	1.3.2
1.2.2	Every 0.30 metre or part thereof, additional/less height of floor above normal floor height of 3.60 metre/ 3.00 metre (on areas having additional/ less height) Height difference for dining hall portion = 4.35 - 3.00 i.e. = 1.35 Mtr. Rate = 1.35*370/0.30=1665. Area of Dining Hall = 289.85sqm	289.85	Sqm	1665.00	482,600.00	1.3.2
1.2.2	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre(on ground floor area only). Rate = (3.0-1.2)*200/0.30 = 1200. Foundation depth is 3.00 metre.	2370.00	Sqm	1200.00	2,844,000.00	1.3.4
1.2.3	Making stronger foundations to take load of one additional floor over dining hall and lift/staircase for entrance to food court on first floor at a later date (on ground floor area only). (i) for lift & staircase =32.40 sqm (ii)For food court =289.85 sqm Total(i+ii) =322.25 sqm	322.25	Sqm	1600.00	515,600.00	1.3.5
1.2.4	RCC raft foundation (on ground floor area only)	625.00	Sqm	10700.00	6,687,500.00	1.3.6
2.0	<b>SERVICES</b>					
2.1	Internal Water Supply & Sanitary Installations on 'A'	160391490.00	%	12.00	19,246,979.00	2.1
2.2	Civil External Services connections on 'A'	160391490.00	%	1.25	2,004,894.00	2.2.2
2.3	Local body approvals including tree cutting etc. on 'A'	160391490.00	%	1.25	2,004,894.00	2.2.3
3.0	<b>RCC Water Tank</b>					
3.1	Overhead tank without independent staging	50000.00	Litre	20.00	1,000,000.00	4.1
3.2	Underground sump .	50000.00	Litre	20.00	1,000,000.00	4.5
3.3	Horticulture works					5.9
3.3.1	Horticulture operations including 300mm earth filling, grassing, tree plantations/ shrubs and potted plants etc.	4400.00	Sqm	275.00	1,210,000.00	5.9.1
4.0	<b>Development of site</b>					
4.1	Building cost 'A' of 4.5%	160391490.00	%	4.50	7,217,617.00	Note 2.1 P-7
5.0	Septic Tank for 300 users	1.00	No.	700000.00	700000.00	Based on DSR 2021
6.0	Tubewell	1.00	No.	270000.00	270000.00	Based on DSR 2021
7.0	Supplying and filling moorum/kopra	1375.00	Cum	597.00	820875.00	NS
	<b>Total</b>				<b>47,385,827.00</b>	
	<b>G.Total</b>				<b>207,777,317.00</b>	
	Add approved Cost Index is 98.00 for Bhopal as on 01/04/2021 on PAR 2021 i.e. [(98-100)/100]x100%=-2% on except Non-schedule item i.e.(Rs.20,77,77,317.00 - Rs.8,20,875.00 = Rs.20,69,56,442.00)				-4,139,129.00	
	<b>Total</b>				<b>203,638,188.00</b>	

Assistant Engineer(C)  
RBH, CPWD, Bhopal

Executive Engineer(C)  
RBH, CPWD, Bhopal

03/05/2022



**Preliminary Estimate (Electrical Provision)**

**Name of Work:-** Construction of 300 Bedded (G+3) Girls Hostel Building for Sport Authority of India,

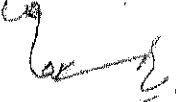
**Building cost = 7754 sqm @ 20685 / sqm = Rs. 16,03,91,490/-"A"**

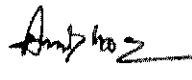
Sl.N	Description	Quantity	Unit	Rate	Amount	Remarks
1	Internal electrical installation on "A"	160391490.00	%	12.50%	20048936.00	2.3 PAR-2021
2	Electrical External Service connection on "A"	160391490.00	%	3.75%	6014681.00	2.2.1 PAR-2021
3	Extra for Power wiring & Plugs on "A"	160391490.00	%	4%	6415660.00	2.4.1 PAR-2021
4	Extra for Lightning conductor on "A"	160391490.00	%	0.25%	400979.00	2.4.2 PAR-2021
5	Extra for Telephone conduit on "A"	160391490.00	%	0.25%	400979.00	2.4.3 PAR-2021
6	Extra for LAN conduit on "A"	160391490.00	%	0.25%	400979.00	2.4.3 PAR-2021
7	<b>Generating Sets (DG Set)</b> Supplying, installation, testing and commissioning of DG Sets, AMF panel, bus ducting/cables from DG sets to essential panel, DG set enclosure room sound insulation/ventilation/smoke exhaust as required, earthing of DG set system, control cabling, fuel tank/piping, DG set exhaust piping/exhaust chimney as per CPCB norms, civil works connected with DG Sets including foundation as required. (Note : Air conditioning load is not considered on DG Set)	180	KVA	10000.00	1800000.00	6.3.1 PAR-2021
8	<b>CCTV System</b> Supplying, installation, testing and commissioning of IP based CCTV system for building security comprising of PTZ/fix camera, cabling, digital recording, HD display system with minimum display of 5" x 8" per camera and hard ware software support for indoors only	7754.00	SQM	200.00	1550800.00	6.10.1 PAR-2021
9	<b>LAN System</b> Supplying, installation, testing and commissioning of LAN system comprising of core switches & L2 Switches with 10 G, 10 giga SFP modules, WIFI access points, WIFI controller, network management software, racks, CAT-6A cable, patch panels, OFC etc. (Note : In students rooms and warden rooms only)	7754.00	SQM	500.00	3877000.00	6.16.1 PAR-2021

Sl.N	Description	Quantity	Unit	Rate	Amount	Rmarks
10	<b>Emergency Light &amp; Illuminated signages</b>					
	Illuminated signages	7754.00	SQM	20.00	155080.00	6.28.1 PAR- 2021
11	<b>Fire Fighting</b>					
	Fire Fighting with Down commer and First aid hose reel system	7754.00	SQM	400.00	3101600.00	1.5.1 PAR- 2021
12	<b>Fire Alam</b>					
	Manually oprated electronic Fire Alarm System (MOEAF type)	7754.00	SQM	250.00	1938500.00	1.6.1 PAR- 2021
13	<b>Air Conditioning (VRV / VRF)</b>					
	Supplying Installation, Testing and commissioning of VRV / VRF system including indoor / outdoor units, piping, electrical power distribution / wiring, electrical panel, treated fresh air system.	536	HP	55000.00	29480000.00	6.6.1 PAR- 2021
14	<b>Street Lighting with LED</b>					
	Supplying, installation, testing and commissioning of LED street/compound /high mast/pathway/landscape lighting for the entire campus.	4400.00	SQM	150.00	660000.00	6.19.1 PAR- 2021
15	<b>Inercom System</b> (Note : In students rooms, warden rooms and dining hall only)	7754.00	SQM	300.00	2326200.00	6.15.1 PAR - 2021
16	<b>LIFT</b>					
16.1	Supplying, Installation, Testing, & Commissioning of 13 Passenger Lift (G+3) Complete etc. as reqd.		2 Each	1800000.00	3600000.00	3.1.3 PAR- 2021
16.2	Annual Comprehensive Maintenance of 13 passenger lifts. (After 1 year of guarantee period) 1 No.		5 Year Per Lift	110000.00	550000.00	MR
17	<b>Pump Set</b>					
17.1	Supplying, installation, testing and commissioning of vertical submersible pump set of suitable capacity with supply cable, control panel, pipe, earthing etc. as reqd.		1 Set	175000.00	175000.00	MR
17.2	Supplying, installation, testing and commissioning of horizontal sumersible pump for sump well of suitable capacity with supply cable, control panels, pipe, earthing etc. as reqd.		2 Set	75000.00	150000.00	MR
18	<b>Water Cooler</b>					
	Supplying, Installation, Testing, & Commissioning of self standing Storage type water cooler of Storage capacity 80 / 60 Ltr.	9.00	Each	40000.00	360000.00	MR
19	Supplying, installation, testing and commissioning Water Treatment Plant 50 cum / Hr .	1.00	Each	300000.00	300000.00	MR
				<b>TOTAL</b>	<b>83706394.00</b>	

SLN	Description	Quantity	Unit	Rate	Amount	Remarks
	Add approved Cost Index is 98.00 for Bhopal as on 01/04/2021 on PAR 2021 i.e. $[(98-100)/100] \times 100\% = (-)2\%$ on except Non-schedule item (MR Items) i.e. (Rs. 8,37,06,392.90 - Rs. 15,35,000.00 = Rs. 8,21,71,392.90)				-1643428.00	
				Total Rs.	82062966.00	

( Eight Crore Twenty Lakhs Sixty Two Thousand Nine Hundred & Sixty Six Rupees Only)

  
Assistant Engineer (E) (P)  
O/o ADG, RBH  
C.P.W.D., Bhopal

  
Executive Engineer (E) (P)  
O/o ADG, RBH  
C.P.W.D., Bhopal

## CALCULATION FOR TOTAL AREA

Name of Work : Construction of 300 Bedded (G+3) Girls Hostel Building for Sports Authority Of India,

As Per Preliminary Drawings

SLNo	Description	Height		Unit	Remarks
1	Floor Height of Dining Hall	4350.00		mm	
2	All other Building	3150.00		mm	
3	Extra Height for Dining (4350-3000 =1350)	1350.00		mm	
4	Extra Height for other (3150-3000 =150)	150.00		mm	
SLNo	Description	Total Area	Plinth Area	Unit	Remarks
A	<b>Plinth Area for Hostel Building i/c Dining Hall</b>				
	Ground floor	2370	2370	Sqm	100% of Total Area
	First Floor	1815	1815	Sqm	100% of Total Area
	Second Floor	1815	1815	Sqm	100% of Total Area
	Third Floor	1600	1600	Sqm	100% of Total Area
	Porch area	40	40	Sqm	100% of Total Area
	Mumty and machine room	114	114.00	Sqm	100% of Total Area
	<b>Total</b>	<b>7754.00</b>	<b>7754.00</b>	<b>Sqm</b>	
B	<b>Plinth Area for Dining Hall Building &amp; Future Lift &amp; Staircase for entrance to food court on first floor</b>				
	Dining Hall (18.70 x15.50 = 289.85)	289.85	289.85	Sqm	
	Future Lift & Staircase for entrance to food court on first floor For Ground Floor area = (7.20m*4.50)=32.40 Sqm	32.40	32.40	Sqm	
	<b>Total</b>	<b>322.25</b>	<b>322.25</b>	<b>Sqm</b>	
C	<b>Area for Raft Foundation (2370.00 - 289.85 = 2080.15 x 30% = 624.05 sqm)</b>		625.00	Sqm	
	<b>Horticulture Area</b>		4400.00	Sqm	
D	<b>Supplying and filling moorum Kopra</b>				
	Ground floor area	625	2.20	1375.00	
		sqm	mtr	cum	
E	<b>Septic Tank for 300 User of size 10.70 mtr. X 3.30 mtr. X 1.70 mtr. Excluding free board</b>		1.00	No.	
F	<b>Tubewell</b>		1.00	No.	

Assistant Engineer(C)  
RBH, CPWD, Bhopal

Executive Engineer(C) 03/05/2022  
RBH, CPWD, Bhopal