

F. No. 6(28)/SAI/B&F/68<sup>th</sup>FC/2014-15

Date: 5<sup>th</sup> September 2014

**Sub: 68<sup>th</sup> Meeting of the Finance Committee of SAI**

The 68<sup>th</sup> Meeting of the Finance Committee of Sports Authority of India is scheduled to be held on **September 9, 2014 (Tuesday) at 11.00 a.m.** under the Chairmanship of Secretary (Sports), Ministry of Youth Affairs & Sports in Conference Room, 1<sup>st</sup> Floor, National Dope Test Laboratory (NDTL), J. N. Stadium Complex (East Gate), Lodhi Road, New Delhi- 110 003.

The **Supplementary Agenda Papers** for the said meeting are enclosed.

You are requested to kindly make it convenient to attend the meeting.



(R.K. Chopra)  
Director (Finance)

To.

- 1 Shri Ajit M. Sharan, Secretary (Sports), MYAS, NDTL Building, Lodi Road, New Delhi
- 2 Shri Jiji Thomson, Director General, SAI
- 3 Ms Anjuly Chib Duggal, Additional Secretary (Expenditure), Ministry of Finance, Room No. 142-B, North Block, New Delhi
- 4 Ms Sujata Prasad, Financial Advisor, MYAS, Shastri Bhawan, New Delhi
- 5 Shri Onkar Mal Kedia, Joint Secretary (Sports), MYAS, Shastri Bhawan, New Delhi
- ✓ 6 Shri Neeraj Kansal, Secretary, SAI
- 7 Shri S S Roy, Regional Director, NSNIS, Patiala.

Copy to:

- 1 Shri R D Chouhan, Director (Finance), MYAS, Pragati Vihar Hostel Complex, Lodhi Road, New Delhi



*SPORTS AUTHORITY OF INDIA*

68<sup>th</sup> MEETING  
OF THE  
FINANCE COMMITTEE

*SUPPLEMENTARY  
AGENDA*

**Date:** September 9, 2014 (Tuesday)

**Time:** 11.00 a.m.

**Venue:** Conference Room, 1<sup>st</sup> Floor, NDTL Building  
Adjacent SAI Head Office, Lodi Road,  
New Delhi- 110 003

**68<sup>th</sup> Meeting of Finance Committee of SAI**

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*A-10, GB*

*A-30(i) GB*

*A-30(ii) GB*

*A-11, GB*

## **Supplementary agenda Item No. 1**

### **Infrastructure works at SAG, Alleppey at an estimated cost of Rs. 3473.54 lakhs**

#### **Justification**

Alleppey is situated on an Island at Punnamada.

Sports Authority of India Special Area Games centre was started at Alleppey in the year 1987 for Water Sports (canoeing, Kayaking & Rowing). Over the years the centre has produced 60 International which includes Arjuna award winner Sri. Jenil Krishnan.

Considering the achievement made by the centre and the potential of talent available, five acres of additional land has been given by the State Government in an Island for infrastructure development.

SAG, Alleppey is the most sought after destination for National Camps. The last phase camp of Asiad 2010 was held at Alleppey. However, due to the non availability of accommodation the same was provided locally by hiring hotel accommodation.

There are at present 3 hostel buildings (One with 25 beds and the other two with 17 beds each). The accommodations in these buildings are of dormitory type and no individual rooms with separate doors have been provided for the privacy of the persons living in it. These buildings are in dilapidated condition and have developed cracks.

The work for 50 bedded hostel was approved in the 50<sup>th</sup> Meeting of the Finance Committee of SAI held on 27.02.2007 for Rs. 315.11 Lakhs. This work was to be executed by CPWD. However, since there was inordinate delay in finalisation of building drawings, CPWD did not start the work as there was cost escalation due to the following reasons:

- a) Cost index increased from 280 to 300.
- b) Plinth area of Hostel building increased by 208 Sqmtr.
- c) Provision of pile foundation in lieu of normal foundation.
- d) Increase in VAT

CPWD accordingly, submitted the revised estimate for Rs. 707.21 Lakhs. However, in the mean time the overall requirement of Hostel was reviewed and considering the present number of inmates and National Camps being held, a need for separate hostels for STC Boys & Girls and National Campers is felt.

Keeping the above point in view there is a need for creating more infrastructure facilities at SAG, Alleppey. It may also be considered that National Games when held in Kerala, the SAG (Alleppey) is the venue for Water Sports for the National Games. The facilities thus created can be utilized for National Games also.

Considering the above, it is proposed to construct the following facilities at SAG, Alleppey:

Sl. No	Name of the work	Detail	Justification
1	Extension of existing building	Built up area - 1123 Sqmt (Corridor & Staircase area - 1650 sqft.)	The construction of modern fitness centre is expected to be over by 31 August, 2013. In the 1st and 2nd floor of modern fitness centre is 8235 sqft, open terrace is available. Considering the scarcity of land and height, construction due to soil condition, the open terrace can be made as lecture hall, office etc. NIS diploma in water sports is already to accommodated at Alleppey. Conference hall, scientific block etc can be constructed at this area.
2	Dining Hall	Built up area - 608 Sqmt.	Due to the increased cost of construction due to soil condition and scarcity of land, dining halls/mess/kitchen are not proposed for each hostel. Instead, The building will have two dining hall and a kitchen which can meet the requirement of SAG trainees, CoE trainees, NIS diploma holders and National campers.
3	C/o Boys Hostel	63 bed with lobby, wardens room, reading room and recreation room Built up area-- 1302 Sqmt, (Corridor & Staircase area - 860 sqft) Two storied buildings with pile foundation.	Boys are accommodated in the hostels which are declared as unfit for stay. Due to non-availability of building on rent, situation of staying in unsafe hostel is continuing. It is very essential to construct boys hostel. NIS Diploma students (gents) can also be accommodated.
4	C/o Girls Hostel	63 bed with lobby, wardens room, reading room and recreation room Built up area-1283 Sqmt, (Corridor & Staircase area - 780 sqft) Two storied buildings with pile foundation	Girls are accommodated in a rented hostel @ Rs.16000per month. Being a tourist place, the scope of getting rented building is very less. 5 acres of land is available at Alleppey. Modern fitness centre is already constructed. Work of boat house and paddling pool is tendered, expected to be over by march 2014. Accommodation is essential for Girls(NIS Diploma holders can also be accommodated)
5	C/o Hostel for National Campers	60 bed with lobby, wardens room, reading room and recreation room Built up area - 1684 Sqmt, (Corridor & Staircase area - 1400 sqft)	SAG, Alleppey was a National camp since its inception for water sports. Due to the non-availability of suitable accommodation, the camp is not held recently. The final phase of Asiad 2010 was conducted at SAG, Alleppey. Due to the most favorable climatic condition and availability of 2000m along water course, the site is the most sought after National camp site in water sports. Construction of Modern fitness centre is expected to be over by 31 August, 2013 and boat house and paddling pool will be over by March, 2014. Optimum utility can be ensured by extending the facility to National camp. Canoeing/Kayaking is an identified discipline COE also.
6	Developmental work	External services like road, path, sewer lines, water supply etc.	The development work pertains to the entire infrastructure listed above.

The above proposal was placed in the 65<sup>th</sup> Meeting of the Finance Committee held on 30<sup>th</sup> August 2013(Agenda Item No. 10) for approval but due to the budgetary constraints, the above proposal was deferred.

**Financial Implication**

The estimates of Rs. 3157.76 lakh has been prepared and submitted by NPCC Ltd. in May, 2013 i.e., about a year back. Considering the market escalation of about 10% per year, the estimated cost of work assessed is Rs. 3473.54 lakh.

The detailed estimate will be called from various PWOs and the work will be awarded to the PWO quoting the lowest estimates. The agenda shall be placed before the next GBM for approval as per the lowest quoted estimate.

**Concurrence of Finance Committee is solicited for issue of Administrative Approval and Expenditure Sanction subject to budget availability and appropriate price discovery for following:**

Sl. No	Name of the work	Detail	Estimated cost (in Lakhs)	Remarks
1	Extension of existing building	Built up area - 1123 Sqmt (Corridor & Staircase area - 1650 sqft.)	483.55	Do
2	Dining Hall	Built up area - 608 Sqmt.	327.03	Do
3	C/o Boys Hostel	63 bed with lobby, wardens room, reading room and recreation room Built up area--1302 Sqmt, (Corridor & Staircase area - 860 sqft) Two storied buildings with pile foundation.	554.17	Do
4	C/o Girls Hostel	63 bed with lobby, wardens room, reading room and recreation room Built up area-1283 Sqmt, (Corridor & Staircase area - 780 sqft) Two storied buildings with pile foundation	546.41	<b>Detailed Estimates enclosed as Annex-A</b>
5	C/o Hostel for National Campers	60 bed with lobby, wardens room, reading room and recreation room Built up area - 1684 Sqmt, (Corridor & Staircase area - 1400 sqft)	708.00	Do
6	Developmental work	External services like road, path, sewer lines, water supply etc.	538.60	Do
		<b>TOTAL</b>	<b>3157.76</b>	
		<b>Escalation of Market rate @10%</b>	<b>315.78</b>	
		<b>Total</b>	<b>3473.54</b>	



**NATIONAL PROJECTS CONSTRUCTION CORPORATION LIMITED**  
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**SOUTHERN ZONAL OFFICE**

No.1316, 2<sup>nd</sup> Cross, KHB Colony, Magadi Road, Banagalore-560 079  
Ph.No.080-23110309, Fax No.080-23110308, Email: [npcc\\_blore@rediffmail.com](mailto:npcc_blore@rediffmail.com)

**REPORT**

**Construction of Hostels, Dining Halls, and Extension of Office Building with VIP Suite at SAG Centre, Alleppy for Sports Authority of India.**

NPCC has been appointed as Project Management Consultants and Execution Agency for Sports Infra Structure of Sports Authority of India (SAI) as per the agreement dated 25<sup>th</sup> February 2013 to execute various projects as per the requirement of Sports Authority of India. We have been directed to contact Regional Centres of SAI for taking up of various construction activities. One of the upcoming project is construction of buildings at SAI SAG Centre at Alleppy.

A joint site visit was made on 25.05.2013 along with SAI Officials for preparation of preliminary estimate of the subject work. Detailed discussions were held with Shri Premjit Lal, Deputy Director and other SAI Officials at SAI SAG Alleppy, regarding requirement aspects. As per the requirements projected, constructions of the following structures are to be taken up at SAI SAG Centre, Alleppy.

1. Extension of Office Building with provision of one VIP Suite.
2. Dining Hall with Kitchen.
3. 34 in 1 Hostel for boys.
4. 34 in 1 Hostel for girls.
5. 2 in 1 Hostel for National Campers.
6. Area Development works.

These structures are to be built at the SAI Centre, Alleppy where about 16354 Sq. Mtrs of total land area is available.

The following points have been discussed in detail during the site visit on 25-05-2013.

I. **Hostels:**

Initially there was proposal for construction of one 50 bedded hostel only. As per the present requirement, it has been proposed to construct 3 Nos. of hostel buildings one each for boys, girls and national campers as detailed below.



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1. 2 in 1 Hostel for 60 boys
2. 3 in 1 Hostel for 60 girls
3. 2 in 1 Hostel for National Campers for 60 nos. with

- Provision for attached bath rooms, toilets & wash basins.
- Provision of one warden, audio visual and recreation/reading room in each hostel.
- The construction can be a single or double storied.
- Provision of drinking water dispensers in each hostel.
- Option of RCC or pre-fab building.

## II Kitchen cum Dining Hall:

It has been proposed to construct a kitchen cum dining hall with the following facilities to cater the three hostel buildings.

- Kitchen - 1 No.
- Store room - 1 No.
- Pantry area - 2 Nos.
- Dining Hall for 75 boys and 75 girls. - 2 Nos.
- Drinking water dispensers.
- Freezer
- Dish washer
- Bio-gas plant
- Should have a provision for future vertical expansion.

## III Extension of existing office building and construction of VIP Suite.

It has been proposed to provide the following in the existing office building.

- To provide one room with staircase by extending the Ground Floor.
- To provide office accommodation in the first floor to accommodate the following personnel.
  1. Deputy Director Chamber with attached toilet- 1 No.
  2. Asstt. Director Chamber. - 1 No.





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- |   |   |       |
|---|---|-------|
| 3. Coach-In-Charge Chamber                                | - | 1 No. |
| 4. Conference Hall for 15 personnel                       | - | 1 No. |
| 5. Office for 8 personnel for Accounts and Administration | - | 1 No. |

➤ To provide VIP Suite in the second floor with the following.

1. Living room.
2. Bed room
3. Dining area
4. Pantry
5. Group 'D' change room.
6. Stores.

**The following provisions are also to be considered.**

1. Ground water sumps.
2. Solar lighting provisions
3. Terrace water tanks.
4. Generators.
5. Provision for two Nos. bore wells.
6. Solar street lighting.
7. Repairs to existing stone retaining wall.

While locating various structures in the available land area, the following parameters are to be followed.

1. All the structures to be kept at least 5 mtrs away from the edge of the retaining wall.
2. Pile foundation should be adopted.
3. Plinth should be 600 mm above the ground level.
4. Relevant Codes and practices shall be adopted.
5. Provision for auto-disposal arrangement shall be provided for sewerage disposal.

Based on the discussions and requirements, a preliminary estimate is prepared considering all parameters as discussed which works out to **Rs.31,57,77,106.76**



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1.	Extension of office building & VIP Suite -	Rs. 4,83,55,334.83
2.	Dining Hall -	Rs. 3,27,02,988.25
3.	34 in 1 Hostel for boys -	Rs. 5,54,16,942.66 ✓
4.	34 in 1 Hostel for girls -	Rs. 5,46,40,999.09 ✓
5.	2 in 1 Hostel for National Campers -	Rs. 7,08,01,014.90
6.	Area Development works based on CPWD rates -	Rs. 2,47,49,961.86
7.	Area Development works based on market rates -	Rs. <u>2,91,09,865.91</u>

**TOTAL**

**Rs. 31,57,77,106.76**

The preliminary estimate has been prepared based on CPWD plinth area rates – 2007 with applicable cost-index as on date. Taxes and fees of any kind payable to local bodies/authorities, if any, shall be paid extra. Service Tax and VAT, if applicable, shall be in addition to the cost projected above.

Cost of rising mains, UPS, aviation obstruction lights, storage water cooler, IBMS, etc. are not included in the estimate and the same can be taken as per actual based on requirement / functional utility of the proposed building.

Considering the all-around water logging and poor soil conditions pile foundation is proposed. Cost of under-reamed pile foundation has been considered as per the available soil data and the same may vary according to the actual detailed soil investigation and design.

In respect of provision of pre-fabricated super structure, the following points may be envisaged.

1. Pre-fab technology is not very common in these areas and the longitivity of the structure in a tropical high humid sea-side climate is



## Construction of Hostels at SAI SAG Centre, Alleppey ABSTRACT OF COST

Sl. No.	Description	Cost ₹.
1	Extension of existing office building & VIP Suite	48355334.83
2	Dining Hall	32702988.25
3	<sup>3 in 1</sup> 4 in 1 Hostel for Boys	55416942.66
4	<sup>3 in 1</sup> 4 in 1 Hostel for Girls	54640999.09
5	2 in 1 Hostel for National Campers	70801014.90
6	Area Development Works ( Based on CPWD Rates)	24749961.66
7	Area Development Works ( Based on Market Rates)	29109865.36
	<b>Total</b>	<b>315777106.76</b>

### NOTES

- This cost estimate is based on CPWD Plinth Area Rates – 2007, updated as on date and may vary according to the requirement and specification if other than the normal CPWD specification.
- Taxes and Fees of any kind payable to local bodies / authorities if any shall be extra. Service tax and vat if applicable shall be in addition to the cost projected above.
- Cost of rising mains, aviation obstruction lights, storage water cooler, IBMs etc. are not included in above rates and the same shall be taken as per actual based on functional / utility of the proposed building.
- Considering the all around water logging and soil condition under-reamed pile foundation is proposed.



- In respect of provision of Pre - fabricated superstructure the following points may be envisaged.
  01. Pre-fab technology is not very common in these areas and the logitivity of the structure in a tropical, high humid, sea-side climate is yet to be ascertained mainly due to the high usage of steel structures and its corrosion in the typical climatic conditions.
  02. Life span of a pre-fab structure is about 12 to 15 years and there is no major cost saving by way of using a pre-fab structure.
  03. The presnt project is aiming for a permanent establishment which can withstand the adverse climatic conditions for 50-60 years.
  03. The major advantage of time saving in the case of pre-fab structure cannot be utilised in this case as we are opting for a deep pile foundation which consumes more time.
  04. Considering the poor soil strata, waterlogging and sub-soil water movements, we have opted under-reamed pile foundation which can cater the load of the conventional superstructure.
  05. Usage of locally available materials which are climate friendly, will ease the construction process and expected to last for the period the structures are designed.
- Considering the above, provision of a pre - fabricated superstructure is not recommended.

## Construction of Hostels at SAI SAG Centre, Alleppey

### PLINTH AREA ESTIMATE FOR EXTENSION OF EXISISTING OFFICE BUILDING AND VIP SUITE

No.	Description	Area in Sq.m.	Rate	Amount
1	<b>A</b> <u>Load Bearing Construction Double Storeyed Floor Height 3.35 Mtr -</u>	1123.00	7900.00	8871700.00
	<u>Add For :</u>			
	a) Making stonger foundation on poor soil condition	1123.00	286.00	321178.00
	b) Under-reamed pile foundation upto 10m depth	562.00	3085x1.7	2947409.00
	c) Resisting earth quake forces	1123.00	286.00	321178.00
	<b>Total (A)</b>			<b>12461465.00</b>

	<b>B</b> <u>Services</u>			
	a) Internal Water Supply & Sanitary Installations		4.00%	498458.60
	b) External Service Connections		5.00%	623073.25
	c) Internal Electric Installations		12.50%	1557683.13
	d) Power wiring & and Plugs		4.00%	498458.60
	e) Lightening Conductors		0.50%	62307.33
	f) Telephone Conduits		0.50%	62307.33
	g) Central Call bell		1.00%	124614.65
	h) Computer Conduiting		0.50%	62307.33
	i) Quality Assurance		1.00%	124614.65
	<b>Total (B)</b>			<b>3613824.85</b>
	<b>Sub-Head 1 Total (A+B)</b>			<b>16075289.85</b>
3	<u>Add for additional items. ( Tentative Market Rates. )</u>			
	a) Add for false ceiling	100	1600.00	160000.00
	b) Add for Airconditioning	2	65000.00	130000.00
	c) Add for better floor finishings in office(Difference in the rate of vetrified tiles 600x600=1337.10 and cast in situ terzo flooring = 671.30 as per CPWD 2012 scheudle	1123	665.80	747693.40
	<b>Sub-Head 2 Total</b>			<b>1037693.40</b>
	<b>TOTAL Sub-head 1</b>			<b>16075289.85</b>



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	Add for Cost index over PAR 1.10.2007 @ 225% as on 1.4.2012		225%	36169402.16
				36169402.16
	Add additional 12% from 1.4.2012 to till date		12%	4340328.26
				40509730.42
	Add for Additional items - Sub-Head 2 Total			1037693.40
	<b>Total</b>			<b>41547423.82</b>
	Add for labour cess @ 1%		1.00%	415474.24
	Add for Engg. Consultant on above		2.00%	830948.48
	Add 3% for additional transportation of materials		3.00%	1246422.71
	<b>Total Prime cost</b>			<b>44040269.25</b>
	Add for Contingencies		3.00%	1321208.08
	<b>Total</b>			<b>45361477.33</b>
	Charges of NPCC Ltd, as Project Implementation Agency		6.60%	2993857.50
	<b>Grand Total</b>			<b>48355334.83</b>

## Construction of Hostels at SAI SAG Centre, Alleppey PLINTH AREA ESTIMATE FOR DINING HALL

1	<b>Loadbearing construction double storeyed floor height 2.90mtrs</b>	608.00	6200.00	3769600.00
	<b>Add for :</b>			
	a) Making stronger foundation on poor soil condition	608.00	286.00	173888.00
	b) Under-reamed pile foundation upto a depth of 10 mtrs	608.00	3085*1.7	3188656.00
	c) Resisting earth quake forces	608.00	286.00	173888.00
	d) Fire fighting with wet riser system	400.00	300.00	120000.00
	e) Fire fighting with Sprinklar system	400.00	450.00	180000.00
	f) Automatic fire alaram system	400.00	300.00	120000.00
	<b>Total (A)</b>			<b>7726032.00</b>
	<b>Services</b>			
	a) Internal Water Supply & Sanitary Installations		12.00%	927123.84
	b) External Service Connections		5.00%	386301.60
	c) Internal Electric Installations		12.50%	965754.00
	d) Power wires and plugs		4.00%	309041.28
	e) Lightening Conductors		0.50%	38630.16
	f) Telephone Conduits		0.50%	38630.16
	g) Computer conduiting		0.50%	38630.16
	h) Central call bell system		1.00%	77260.32
	l) Quality Assurance		1.00%	77260.32
	<b>Total (B)</b>			<b>2858631.84</b>
	<b>Sub-Head 1 Total (A+B)</b>			<b>10584663.84</b>

2	<b>Add for additional items. ( Tentative Market Rates. )</b>			
	a) Add for better floor finishings (Difference in the rate of vetrified tiles 600x600=1337.10 and cast in situ terzo flooring = 671.30 as per CPWD scheudle	608.00	665.80	404806.40
	<b>Sub-Head 2 Total</b>			<b>404806.40</b>
3	<b>Water Tanks (RCC only)</b>			
	a) Overhead tank without independing staging	15000Ltrs	9.00	135000.00
	b) Underground water sump	30000 ltrs	9.00	270000.00
	<b>Sub-Head 3 Total</b>			<b>405000.00</b>
	<b>Total 1+3</b>			<b>10989663.84</b>



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	Add for Cost index over PAR 1.10.2007 @ 225% as on 1.4.2012		225%	24726743.64
				<b>24726743.64</b>
	Add additional 12% from 1.4.2012 till date		12%	2967209.237
				27693952.88
	Add for Additional items SubHead 2 Total			404806.40
	<b>Total</b>			<b>28098759.28</b>
	Add for labour cess @1%		1.00%	280987.59
	Add for Engg. Consultant on above		2%	561975.19
	Add 3% for additional transportation of materials		3.00%	842962.78
	<b>Total Prime cost</b>			<b>29784684.83</b>
	Add for Contingencies		3.00%	893540.55
	<b>Total</b>			<b>30678225.38</b>
	Charges of NPCC Ltd, as Project Implementation Agency		6.60%	2024762.87
	<b>Grand Total</b>			<b>32702988.25</b>



3 in 1 63 NS

## Construction of 4 In 1 60 Bedded Hostel for Boys at SAI SAG Centre, Alleppey PLINTH AREA ESTIMATE

S.No.	Description	Area in Sq.m.	Rate	Amount
1	<b>Load bearing construction double storeyed Floor heght 2.90 mtrs</b>	1302.00	6425.00	8365350.00
	<b>Add for :</b>			
	a) Making stronger foundation on poor soil condition	1302.00	286.00	372372.00
	b) Resisting earth quake forces	1302.00	286.00	372372.00
	c) Under-reamed pile foundation upto 10m depth	651.00	3085x1.7	3414169.50
	d) Fire fighting with wet riser system	400.00	300.00	120000.00
	e) Fire fighting with sprinklers	400.00	450.00	180000.00
	f) Automatic fire alarm system	400.00	300.00	120000.00
	<b>Total (A)</b>			<b>12944263.50</b>
	<b>Services</b>			
	a) Internal Water Supply & Sanitary Installations(for attached bathrooms)		15.00%	1941639.53
	b) External Service Connections		5.00%	647213.18
	c) Internal Electric Installations		12.50%	1618032.94
	d) Power wires and plugs		4.00%	517770.54
	e) Central call bell system		1.00%	129442.64
	f) Telephone conduiting		0.50%	64721.32
	g) Computer conduiting		0.50%	64721.32
	h) Lightening Conductors		0.50%	64721.32
	i) Quality Assurence		1.00%	129442.64
	<b>Total (B)</b>			<b>5177705.40</b>
	<b>Sub-Head 1 Total (A+B)</b>			<b>18121968.90</b>
2	<b>Add for additional items. ( Tentative Market Rates. )</b>			
	a) Add for better floor finishings (Difference in the rate of vetrified tiles 600x600=1337.10 and cast in situ terzo flooring = 671.30 as per CPWD scheudle	1302.00	665.80	866871.60
	c) Drinking water dispencers	4.00	15000.00	60000.00
	<b>Sub-Head 2 Total</b>			<b>926871.60</b>

3		<b>Water Tanks(RCC only)</b>			
	a)	Overhead tank without independing staging	15000 ltrs	9.00	135000.00
	b)	Underground water sump	30000 ltrs	9.00	270000.00
		<b>Sub-Head 3 Total</b>			<b>405000.00</b>
		<b>TOTAL SUB-HEADS 1+3</b>			<b>18526968.90</b>
		Add for Cost index over PAR 1.10.2007 @ 225% as on 1.4.2012		225%	41685680.03
					41685680.03
		Add additional 12% from 1.4.2012 to till date		12.00%	5002281.60
					46687961.63
		Add for Additional items - Sub-Head 2 Total			926871.60
		<b>Total</b>			<b>47614833.23</b>
		Add for labour cess @ 1%		1.00%	476148.33
		Add for Engg. Consultation above		2.00%	952296.66
		Add 3% for additional transportation of materials		3.00%	1428445.00
		<b>Total Prime cost</b>			<b>50471723.22</b>
		Add for Contingencies		3.00%	1514151.70
		<b>Total</b>			<b>51985874.92</b>
		Charges of NPCC Ltd, as Project Implementation Agency		6.60%	3431067.74
		<b>Grand Total</b>			<b>55416942.66</b>

3 in 1 63 No

## Construction of 4 In 1 60 Bedded Hostel for Girls at SAI SAG Centre, Alleppey PLINTH AREA ESTIMATE

1	<u>Load bearing construction double storeyed Floor heght2.90 mtrs</u>	1283.00	6425.00	8243275.00
	<u>Add for :</u>			
	a) Making stronger foundation on poor soil condition	1283.00	286.00	366938.00
	b) Resisting earth quake forces	1283.00	286.00	366938.00
	c) Under-reamed pile foundation upto 10m depth	641.00	3085x1.7	3361724.50
	d) Fire fighting with wet riser system	400.00	300.00	120000.00
	e) Fire fighting with sprinklers	400.00	450.00	180000.00
	f) Automatic fire alarm system	400.00	300.00	120000.00
	<b>Total (A)</b>			<b>12758875.50</b>
	<u>Services</u>			
	a) Internal Water Supply & Sanitary Installations(for attached bathrooms)		15.00%	1913831.33
	b) External Service Connections		5.00%	637943.78
	c) Internal Electric Installations		12.50%	1594859.44
	d) Power wires and plugs		4.00%	510355.02
	e) Central call bell system		1.00%	127588.76
	f) Telephone conduiting		0.50%	63794.38
	g) Computer conduiting		0.50%	63794.38
	h) Lightening Conductors		0.50%	63794.38
	i) Quality Assurance		1.00%	127588.76
	<b>Total (B)</b>			<b>5103550.20</b>
	<b>Sub-Head 1 Total (A+B)</b>			<b>17862425.70</b>
2	<u>Add for additional items. ( Tentative Market Rates. )</u>			
	a) Add for better floor finishings (Difference in the rate of vetrified tiles 600x600=1337.10 and cast in situ terzo flooring = 671.30 as per CPWD scheidungle	1283.00	665.80	854221.40
	b) Drinking water dispencers	4.00	15000.00	60000.00
	<b>Sub-Head 2 Total</b>			<b>914221.40</b>

3	Water Tanks(RCC only)			
a)	Overhead tank without independing staging	15000 ltrs	9.00	135000.00
b)	Underground water sump	30000 ltrs	9.00	270000.00
	<b>Sub-Head 3 Total</b>			<b>405000.00</b>
	<b>TOTAL SUB-HEADS 1+3</b>			<b>18267425.70</b>
	Add for Cost index over PAR 1.10.2007 @ 225% as on 1.4.2012		225%	41101707.83
				41101707.83
	Add additional 12% from 1.4.2012 to till date		12.00%	4932204.94
				46033912.76
	Add for Additional items - Sub-Head 2 Total			914221.40
	<b>Total</b>			<b>46948134.16</b>
	Add for labour cess @ 1%		1.00%	469481.34
	Add for Engg. Consultant on above		2.00%	938962.68
	Add 3% for additional transportation of materials		3.00%	1408444.02
	<b>Total Prime cost</b>			<b>49765022.21</b>
	Add for Contingencies		3.00%	1492950.67
	<b>Total</b>			<b>51257972.88</b>
	Charges of NPCC Ltd, as Project Implementation Agency		6.60%	3383026.21
	<b>Grand Total</b>			<b>54640999.09</b>

**Construction of 2 In 1 60 Bedded Hostel for National Campers at  
SAI SAG Centre, Alleppey  
PLINTH AREA ESTIMATE**

1	<b>Load bearing construction double storeyed Floor height 2.90 mtrs</b>	1684.00	6425.00	10819700.00
	<b>Add for :</b>			
	a) Making stronger foundation on poor soil condition	1684.00	286.00	481624.00
	b) Resisting earth quake forces	1684.00	286.00	481624.00
	c) Under-reamed pile foundation upto 10m depth	842.00	3085x1.7	4415869.00
	d) Fire fighting with wet riser system	400.00	300.00	120000.00
	e) Fire fighting with sprinklers	400.00	450.00	180000.00
	f) Automatic fire alarm system	400.00	300.00	120000.00
	<b>Total (A)</b>			<b>16618817.00</b>
	<b>Services</b>			
	a) Internal Water Supply & Sanitary Installations (for attached bathrooms)		15.00%	2492822.55
	b) External Service Connections		5.00%	830940.85
	c) Internal Electric Installations		12.50%	2077352.13
	d) Power wires and plugs		4.00%	664752.68
	e) Central call bell system		1.00%	166188.17
	f) Telephone conduiting		0.50%	83094.09
	g) Computer conduiting		0.50%	83094.09
	h) Lightening Conductors		0.50%	83094.09
	i) Quality Assurance		1.00%	166188.17
	<b>Total (B)</b>			<b>6647526.80</b>
	<b>Sub-Head 1 Total (A+B)</b>			<b>23266343.80</b>
2	<b>Add for additional items. ( Tentative Market Rates. )</b>			
	a) Add for better floor finishings (Difference in the rate of vetrified tiles 600x600=1337.10 and cast in situ terzo flooring = 671.30 as per CPWD scheudle	1684.00	665.80	1121207.20
	b) Drinking water dispencers	4.00	15000.00	60000.00
	<b>Sub-Head 2 Total</b>			<b>1181207.20</b>
3	<b>Water Tanks(RCC only)</b>			
	a) Overhead tank without independing staging	15000 ltrs	9.00	135000.00

	b) Underground water sump	30000 ltrs	9.00	270000.00
	<b>Sub-Head 3 Total</b>			<b>405000.00</b>
	<b>TOTAL SUB-HEADS 1+3</b>			<b>23671343.80</b>
	Add for Cost index over PAR 1.10.2007 @ 225% as on 1.4.2012		225%	53260523.55
				53260523.55
	Add additional 12% from 1.4.2012 to till date		12.00%	6391262.83
				59651786.38
	Add for Additional items - Sub-Head 2 Total			1181207.20
	<b>Total</b>			<b>60832993.58</b>
	Add for labour cess @ 1%		1.00%	608329.94
	Add for Engg. Consultant on above		2.00%	1216659.87
	Add 3% for additional transportation of materials		3.00%	1824989.81
	<b>Total Prime cost</b>			<b>64482973.19</b>
	Add for Contingencies		3.00%	1934489.20
	<b>Total</b>			<b>66417462.39</b>
	Charges of NPCC Ltd, as Project Implementation Agency		6.60%	4383552.52
	<b>Grand Total</b>			<b>70801014.90</b>

## Construction of Hostels at SAI SAG Centre, Alleppey

### ESTIMATE FOR EXTERNAL AREA DEVELOPMENT WORKS

Based on CPWD Rates 2007

S.No.	Description	Area in Sq.m.	Rate	Amount
1	<b>Development of Site - 16354 Sq. Mtrs.</b>			
	a) Site Levelling	16354.00	55.00	899470.00
	b) Internal Roads and Paths	16354.00	83.00	1357382.00
	c) External sewer lines	16354.00	63.00	1030302.00
	d) Storm water drains	16354.00	50.00	817700.00
	e) Horticulture Operations	16354.00	47.00	768638.00
	f) Water Supply distribution lines	16354.00	46.00	752284.00
	g) Unfiltered water supply distribution lines	16354.00	27.00	441558.00
	h) Street lighting with HPSV Lamps	16354.00	95.00	1553630.00
	i) Exit sign board i/c electric signage	16354.00	50.00	817700.00
	<b>Sub-Head 1 Total</b>			<b>8438664.00</b>
	<b>TOTAL</b>			<b>8438664.00</b>
	Add for Cost index over PAR 1.10.2007 @ 225% as on 1.4.2012		225%	18986994.00
				18986994.00
	Add additional 12% from 1.4.2012 to till date		12.00%	2278439.28
				21265433.28
	<b>Total</b>			<b>21265433.28</b>
	Add for labour cess @ 1%		1.00%	212654.33
	Add for Engg. Consultant on above		2.00%	425308.67
	Add 3% for additional transportation of materials		3.00%	637963.00
	<b>Total Prime cost</b>			<b>22541359.28</b>
	Add for Contingencies		3.00%	676240.78
	<b>Total</b>			<b>23217600.06</b>
	Charges of NPCC Ltd, as Project Implementation Agency		6.60%	1532361.60
	<b>Grand Total</b>			<b>24749961.66</b>

**Construction of Hostels at SAI SAG Centre, Alleppey**  
**ESTIMATE FOR EXTERNAL AREA DEVELOPMENT WORKS**  
**Based on tentative market rates**

	<u>Add for additional items. ( Tentative Market Rates. )</u>			
a)	Bore wells	2	480000.00	960000.00
b)	Pump Sets	7	30000.00	210000.00
c)	Murals / Landscape related construction.	LS		1200000.00
d)	DG set 100 KVA	2	1000000.00	2000000.00
e)	Septic tanks and soak pits - Tentative Market rate	4	1000000.00	4000000.00
f)	Rain Water Harvesting.	LS		1400000.00
g)	Solar Water Heaters .	60	42000.00	2520000.00
h)	Solar lighting for common areas of building.	LS		1000000.00
i)	Solar lighting for lawns and roads.	LS		1500000.00
j)	Horticultural Works	LS		1600000.00
k)	Water saving equipments.	LS		1000000.00
l)	Repair to existing retaining wall(800 mtrs.)	LS		2000000.00
m)	Green building	LS		1500000.00
n)	HT & LT Distribution	LS		200000.00
o)	HAVC (provisional)	LS		3500000.00
p)	Addressable alarm system	LS		200000.00
q)	UPS wiring	LS		250000.00
r)	CCTV/Access control/e-security	LS		300000.00
s)	EPABX system	LS		200000.00
t)	PA system	LS		200000.00
	<b>Total</b>			<b>25740000.00</b>
	<b>TOTAL</b>			<b>25740000.00</b>
	Labour cess		1.00%	257400.00
	Add for Engg. Consultant/ Architects on above		2.00%	514800.00
	Add 3% for additional transportation of materials		3.00%	772200.00
	<b>Total Prime Cost</b>			<b>26512200.00</b>
	Add for Contingencies		3.00%	795366.00
	<b>Total</b>			<b>27307566.00</b>
	Charges of NPCC Ltd, as Project Implementation Agency		6.60%	1802299.36
	<b>Grand Total</b>			<b>29109865.36</b>