

Detailed Project Report Phase-II



**Indian Institute of
Information Technology
Guwahati**

May 2022

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CHAPTER 1

INTRODUCTION

1.1 Background

Against the backdrop of rapid growth of the IT industry in India, MHRD mooted the establishment of twenty Indian Institute of Information Technology Institutes in 2006 and sent a proposal with a Detailed Project Report (DPR) to the Planning Commission. The Planning Commission asked the Ministry to explore of establishing these Institutes in Public Private Partnership (PPP) mode. Accordingly, a Task Force was formed to consider the matter. The Task Force recommended that a consortium of industries should be involved in the venture per Institute instead of a single industry. Land of the order of 100 acres would be provided free of cost by State Governments for each IIIT, and the Capital cost would be borne jointly by the Central Govt, the State Govt, and the industry partners. After consultations with various stakeholders, a revised DPR was sent to the Planning Commission and the Commission gave concurrence to the broad concepts given in the DPR.

The proposal was then considered in a meeting of the EFC on 17th September 2010. The EFC approved the proposal to set up 20 IIITs. Land of 50-100 acres would be provided by the concerned State Government. The Capital expenditure of each IIIT would be Rs. 128 crores and the expenditure would be shared in the ratio of 50:35:15 by the Central Govt, the concerned State Govt, and the Industry partners respectively (57.5:35:7.5 in the case of Northeastern States). Any escalation of costs will be met by the industry partners. During the first four years, Rs. 10 crores support will be provided by the Central Govt towards meeting recurring expenditure. Thereafter, each IIIT will meet its recurring expenditure from its own resources. The project should start from the financial year 2011-12. *The EFC meeting also decided that the project would be reviewed at the end of the XI Plan, and appropriate changes would be considered, especially for the North-Eastern States.*

Based on the recommendations of the EFC, a Cabinet Note was prepared and placed before the Cabinet. The Note, besides including the above recommendations of the EFC, also sought approval for a) introducing an IIIT Act for establishing these Institutes as Institutes of National Importance, b) to put in place a tri-partite MOU among the stakeholders laying the roles and responsibilities of each party.

An MOU was framed and was used in the establishment of the first set of IIITs in 2013. IIIT Guwahati started operations from temporary premises in August 2013. It moved to its campus of 67 acres in July 2018.

1.2 DPR for Phase I

A DPR was prepared by AMTRON on behalf of the Govt. of Assam and submitted to MHRD in January 2012. The total project cost, in line with the Cabinet Note, was Rs. 128 crores. However, once the Institute started in 2013, it was found that the DPR prepared by Amtron had many gaps and a fresh DPR was prepared by the Institute. This DPR projected a total cost of Rs. 151 crores for a campus to house 500 students. For the Institute to become self-sufficient in recurring expenditure, there needed to be more students, and so a second phase of construction to accommodate another 500 students was planned. This was to be taken up from the Institute's own resources at a later stage.

The following were the major works undertaken in this phase: Boys' Hostel (400 seater), Girls' Hostel (100 seater), Faculty residences (48), Academic-cum-Admin Building (9380 sqm), Electric sub-station, Water Supply and Sewerage systems, land filling, boundary wall. Works were completed in July 2018 and the Institute moved to the campus in that month. The total

expenditure on Works and equipment was Rs. 140.61 crores and there was a deficit of Rs. 1.62 crores which was met from the Institute's income in subsequent years.

1.3 Phase II

In order to become self-sufficient in recurring expenditure, the number of students have to increase beyond the capacity of 500 that was developed. Therefore, a plan was made to increase the number of seats. Seats were increased by converting 264 single rooms to double rooms in the Boys' hostel and 66 single rooms to double rooms in the Girls' hostel. These measures took the total number of students to close to 850 and ensured that the Institute will be able to manage its recurring funding as well as Capital replacement funding from its own resources. However, a further 100 seats for boys and about 30 for girls was required to reach a total student strength of 1000, which is part of the overall plan (800 – UG, 100- PG, 100 – PhD).

To begin with, based on available funding, minor additions were proposed and it was decided to treat this as an extension of Phase I of Construction. The matter was placed before the Board of the Institute. The Board agreed that this phase be called Phase IA and it be treated as a continuation of Phase I. The Board therefore also approved that the same Project Management Consultants (PMC), M/S Hindustan Prefab Ltd be engaged for Phase IA. However, there were delays in decision making at HPL, and the Institute finally decided to take up this phase of works departmentally. Approval was also given for engaging the same architectural consultants, M/s Mriduanjali Architect and Engineers.

In the meantime, the Govt. of Assam (GoA) approved a grant of Rs. 10 crores in 2022-23. Plans were redrawn with an assumption of further funding from GoA of Rs. 5 crores each in 2023-24 and 2024-25.

A boys' hostel of 96 seats and the extension of the Girls' hostel by 30 seats has already started. The works envisaged in Phase II are provision of sport facilities, extension of the Academic Building, classroom expansion, Dining Hall and Canteen, another Boys' hostel of capacity 200, a Girls hostel of capacity 100, students' activity centre, and miscellaneous works such as drains, sewage treatment extension, boundary wall completion, etc.

1.4 Current Institute Student, Faculty and Staff Profile

IIIT Guwahati started operations in August 2013 with the first batch of sixty students joining the B.Tech UG programmes in Computer Science and Engineering, and Electronics and Communication Engineering (30 each). The details of students currently enrolled are as follows:

	Male	Female	General	OBC	SC	ST	Total
B.Tech CSE 2018	113	5	69	32	10	7	118
B.Tech ECE 2018	66	2	32	26	9	1	68
B.Tech CSE 2019	126	27	77	44	24	8	153
B.Tech ECE 2019	46	11	24	28	4	1	57
B.Tech CSE 2020	122	22	70	41	20	13	144
B.Tech ECE 2020	43	6	19	19	9	2	49
B.Tech CSE 2021	132	25	75	46	24	12	157
B.Tech ECE 2021	67	9	36	26	10	4	76
B.Tech Total	715	107	402	262	110	48	822
M.Tech CSE 2020 (online)	11	3	13	1	0	0	14

M.Tech CSE 2020 (on-campus)	8	8	12	1	1	2	16
M.Tech ECE 2020	1	6	4	3	0	0	7
M.Tech CSE 2021 (online)	10	2	9	1	1	1	12
M.Tech CSE 2021 (on-campus)	11	7	11	4	2	1	18
M.Tech ECE 2021 (online)	5	3	7	0	1	0	8
M.Tech ECE 2021 (on-campus)	10	5	10	4	1	0	15
M.Tech Total	56	34	66	14	6	4	90
PhD CSE (Regular)	12	7	16	2	0	1	19
PhD CSE (Part-time)	18	7	20	1	4	0	25
PhD ECE (Regular)	12	6	15	3	0	0	18
PhD ECE (Part-time)	14	5	15	2	1	1	19
PhD HSS (Regular)	1	7	6	1	0	1	8
PhD HSS (Part-time)	2	1	2	1	0	0	3
PhD Maths (Regular)	4	2	4	1	0	1	6
PhD Maths (Part-time)	0	0	0	0	0	0	0
PhD (regular)	29	22	41	7	0	3	51
PhD (Part-time)	34	13	37	4	5	1	47
PhD Total	63	35	78	11	5	4	98
Total	834	176	546	287	121	56	1010

Faculty and Staff

The regular faculty profile is as follows:

Item	Male	Female	Gen	OBC	SC	ST	Total
Asst. Prof CSE	11	5	10	4	1	1	16
Assoc Prof CSE	3	1					4
Prof. CSE	0	0	0	0	0	0	0
Asst. Prof ECE	9	6	12	1	2	0	15
Assoc Prof ECE	2	1					3
Asst Prof Maths	2	2	4	0	0	0	4
Assoc Prof Maths	1						1
Asst Prof HSS	4	1	4	1	0	0	5
Assoc Prof HSS		1					1
Total	32	17	30	6	3	1	49

The staff profile is as follows:

Registrar – 1
Asst. Registrar – 1
Superintending Engineer - 1
Senior Superintendent – 6
Junior Account Officer - 1

Library Information Officer – 2
Senior Technical Superintendent - 4
Junior Technical Superintendent – 2
Junior Assistant - 9
Total – 27

1.6 Current Hostel Capacity

The Boys' hostel has 324 single rooms and 42 double rooms. In order to accommodate more students, 264 of the single rooms were converted to double rooms by introducing double decker bunk beds in each room. Further, another 8 seats are being added by converting some of the utility rooms to student rooms. This makes the total capacity of the Boys' hostel to be 680. In the Girls' hostel, there are 84 single rooms and 10 double rooms. 66 of the single rooms have been converted to double rooms. This makes the total capacity of the Girls' hostel to be 170.

Item	Current Capacity	Current Requiring Hostel Seats	Deficit
Boys' Hostel	680	754	74
Girls' Hostel	170	156	-14

CHAPTER 2

Detailed Project Plan

2.1 Introduction

The Institute student strength has increased to 1010 whereas the current capacity is 850. Keeping mind the available surplus funds likely to be available, and the needs of the Institute, it has been decided to take up these works in Phase-II. A summary of the Works to be taken up are as follows:

No	Item	Estimate (₹)
1	2 nd Boys' Hostel & Girls Hostel Expansion	6,50,00,000.00
2	Dining Hall Shed for 2 nd Boys Hostel	12,00,000.00
3	Office Canteen	18,00,000.00
4	Lake (10L paid in 21-22)	30,00,000.00
5	Front Lawn	20,00,000.00
6	Town Hall	76,00,000.00
7	Basketball Courts (2)	31,50,000.00
8	Volleyball Courts (2)	15,00,000.00
9	Tennis Courts (2)	50,50,000.00
10	Football field	9,00,000.00
11	Electrification of Sports Fields	50,00,000.00
12	Classroom Expansion	1,00,00,000.00
13	Academic Building 2 (1500 sqm)	5,00,00,000.00
14	Indoor Stadium(Badminton) + Student Activities Area	5,00,00,000.00
15	3 rd Boys' Hostel (200)	9,50,00,000.00
16	2 nd Girls' Hostel (100)	4,00,00,000.00
17	Boundary Wall, land development, drainage	2,00,00,000.00
	Total	36,12,00,000.00

2.2 2nd Boys Hostel

The salient features of the proposed hostel are:

1. It will be a single storey structure. This will reduce costs, as there will be no requirement for lifts and for emergency external fire staircases (the current hostel has eight floors) .
2. Each room will be a double room with an attached bathroom. The experience of having attached bathrooms in the single rooms of the existing hostel has been positive in terms of maintenance and cleanliness. The cost is also comparable with having common bathrooms as space is saved in reduced circulation area, and urinals are not required.
3. Items like heat resistant tiles, which do not have major utilities, may not be used in this hostel
4. Height of rooms to be kept at 3 m.

The Architect consultant has accordingly made the designs and drawings (**Annexure-I**) and framed the detailed estimate. The summary of the estimate is:

Sr. No.	DESCRIPTION OF ITEM	AMOUNT(Rs)
1	BOY'S HOSTEL WITHOUT DINING BLOCK	
	COST OF WORKS(as per Abstract)	47881081
	Total (A)	47881081
2	Add Contingencies 1%	478811
	Total (B)	48359892
3	Add Labour Cess @ 1% on B	483599
4	Add Architectural fee @ *0.95%* on Total (B)	459419
	G. Total Rs.	49302910
	G. Total Rs. in Lakh	493.03

NOTE:

- 1)* Architect fee 0.95% includes 18% GST
- 2) Estimates are based on:- DSR- 2018 for Civil Works + 5% for probable cost escalations (Assumed).

Girls' Hostel Expansion

As already mentioned, there is urgent need to expand the capacity of the Girls' hostel by another 30 seats. As such, the Architect consultant was requested to submitted design & drawings for expansion of the present hostel. Accordingly, a detailed drawings was prepared by the Architect (details placed at **Annexure-II**). The rooms will be similar to the boys' rooms, that is, double rooms with an attached toilet in each room. Summary of the estimate is as given under:

Name of Project :- Indian Institute of Information Technology, Guwahati				
DETAILED COST ESTIMATE FOR				
NEW GIRL'S HOSTEL in RCC & Assam Type Roofing				
Sr. No.	DESCRIPTION OF ITEM			AMOUNT(Rs)

1	GIRL'S HOSTEL			
	COST OF WORKS(as per Abstract)			15458348
	Total (A)			15458348
2	Add Contingencies @ 1% on A			154583
	Total (B)			15612931
3	Add Labour Cess @ 1% on B			156129
4	Add Architectural charges @ 0.95%* on Total (B)			148323
	G. Total Rs.			15917383
	G. Total Rs. in Lakh			159.17

NOTE

:

1)* 0.95% Architect fee includes-18% GST

2) Estimates are based on:-

DSR- 2018 for Civil Works +

5% for probable cost escalation

(Assumed).

The above works were combined & tendered and the work awarded at a cost of Rs. 6.35 crores (all inclusive).

2.3 Excavation of a Lake

In order to enhance the campus landscape and also to cater the need for earth filling of future building area, the Institute has planned to develop a large waterbody at the heart of its campus. The water body will be around 3mtr deep from the existing ground level and will be having 17000 Sqm top surface. It will cost Rs. 37.37 Lakhs for digging the earth and also to disposing the earth/soil to the future building area apart from the banks. Drawing showing the water Body is at **Annexure-III**.

ame of work : Construction of water body and beautification of wetland by the side of Administrative Building of IIITG at Bongora, Mirza

ESTIMATE

N	Description	Unit	QTY.	Rate (Rs.)	Amount (Rs.)
	3	4	5	6	7
	Excavation in marshy soil with hydraulic excavator 0.9 cum bucket capacity including cutting and disposal with a lift upto 3 m and trimming of bottom and side slopes in accordance with requirements of lines, grades and cross- sections including dressing and levelling of the dumped earth along the bank of the water body and at specified locations within the campus and 500m radius from the site of excavation, as per Technical Specification.				
	Area as per AutoCAD Drawing				
	Area on the top surface of water body = 16700.00				
	Area at the bottom surface of water body = 12791.00				
	Average Area = $\frac{16700.00 + 12791.00}{2}$ = 14745.50				
	Volume of earthwork = 14745.50 x 3.00 = 44236.50	cum	44236.50	74.76	3307060.00
	Total, Rs.				3307060.00
	(Add GST 12% + Labour Cess 1 %)			13.00%	429918.00
	Grand Total Rs.				3736978.00
	Say Rs.(In Lakhs)				37.37

The Work was allotted in January 2022 and is being completed.

2.4 A Dining hall for 2nd Boys' Hoste and Office Canteen:

Institute is planning to construct a dining hall of adequate capacity (approx 300 Sqm area) to cater to the need after completion of the 2nd Boys Hostel and the Girls' hostel extension. Further a canteen near Academic cum Admin Building is proposed. A preliminary estimate for the said structures with the rates of similar works & DSR-21 indicates a cost of **Rs.30 Lakhs**. A preliminary drawing for the structure for the Dining Hall is given in **Annexure-IV**. The canteen's detailed drawing has not yet been prepared, but it will be designed like the dining hall.

Sr. No.	DESCRIPTION OF ITEM	AMOUNT(Rs)
1	Dining Hall (300sqm covered space using bamboo materials) & a canteen near Academic-cum-Admin 225 Sqm	
a	CIVIL COST OF WORKS	27,54,000.00
b	Electrical cost (3%)	82,620.00
c	Plumbing (3%)	82,620.00
	Total (A)	29,19,240.00

2	Add Contingencies 1%	29,192.00
	Total (B)	29,48,432.00
3	Add Labour Cess @ 1% on B	29,484.00
4	Add Architectural fee	25,000.00
	G. Total Rs.	30,02,916.00
	Total (say) Rs. in Lakh	30 Lakh

NOTE:

- 1)* Architect fee 0.95% includes 18% GST
- 2) Estimates are based on:- DSR- 2021 for Civil Works

2.5 Town Hall

Various functions are held as part of Student's extra-curricular activities, and institute activities. Everytime a temporary pandal has to be erected with a stage. A space to practice for cultural events is also not there. It is proposed to construct a semi-open hall with a stage. An area which can seat about 250 people will be covered by a tubular structure with GI sheet roofing. In front will be a covered stage built using wooden material. Abstract of detailed estimate for the same is as under:

Name of Project :- Indian Institute of Information Technology, Guwahati				
DETAILED COST ESTIMATE FOR				
TOWN HALL (Function hall)				
Sr. No.	DESCRIPTION OF ITEM	Area	Unit	AMOUNT (Rs)
1	CIVIL WORKS			6886901
2	ELECTRICAL WORKS			473280
	Total (A)			7360181
5	Add Contingencies @ 1%			73602
	Total (B)			7433783
6	Add Labour Cess @ 1% on B			74338
7	Add for Architect's Fee @.8% of (B) =(C.)			59470
8	Add GST @ 18% on Architectural Fee (on C)			10705
	G. Total Rs.			7578296
	G. Total Rs. in Lakh			75.78
	Say			76 lakh

Note:

Estimates are based on:-
DSR- 2021 for Civil & Plumbing Works

DSR 2018 plus 10% escalation for Electrical works & Market Rate for Non Schedule Items.

2.6 Basketball Courts

Bituminous base overlaid by acrylic surface (8 layers comprising acrylic resurfacer & **styrene-butadiene rubber** granules) has been proposed for the Basketball courts. Brick edging will be done to retain the surface. Enclosed spring hoops and thermoplastic acrylic backboards will be used. Details of this and other sports courts are given in **Annexure VII(a) to Annexure VII(d)**.

<u>BASKETBALL COURT (2 NO.)</u>		
<u>AT I.I.I.T. GUWAHATI</u>		
<u>FORM - J BASKETBALL COURT (2 NO.)</u>		
Sl. No.	Descriptions	Amount (Rs.in Lacs)
1	Abstract of Cost (A)	30.47
2	Add for contingencies @1%	0.30
	Total (B) :	30.77
3	Add 1% for Labour Cess	0.31
4	Add 0.8% Architectural Fee & 18% for GST on Architectural Fees	0.29
	Total cost of project :	31.37
	Say Rs. In Lacs	31.50

2.7 Tennis Courts

Acrylic surface with 8 layers (8 layers comprising acrylic resurfacer & **styrene-butadiene rubber** granules) over SDBC has been proposed for the tennis courts.

<u>TENNIS COURT (2 NO.)</u>		
<u>AT I.I.I.T. GUWAHATI</u>		
<u>FORM - J TENNIS COURT (2 NO.)</u>		
Sl. No.	Descriptions	Amount (Rs.in Lacs)
1	Abstract of Cost (A)	49.29
2	Add for contingencies @1%	0.49
	Total (B)	49.78
3	Add 1% for Labour Cess	0.50
4	Add 0.8% Architectural Fee & 18% for GST on Architectural Fees	0.47
	Total cost of project :	50.26
	Say Rs. In Lacs.	50.50

2.8 Volleyball Courts

Earthen courts have been proposed. Sand and good earth layers will be compressed and rolled. Brick edges will be made to retain the earth.

<u>NATURAL VOLLEYBALL COURT (2 NO.)</u>			
<u>AT I.I.I.T. GUWAHATI</u>			
<u>FORM - J (NATURAL VOLLEYBALL COURT 2 NO.)</u>			
Sl. N o.	Descriptions	Amount (Rs.in Lacs)	
1	Abstract of Cost (A)		14.60
2	Add for contingencies @1%		0.15
		Total (B)	14.75
4	Add 1% for Labour Cess		0.15
5	Add 0.8% Architectural Fee and 18% for GST on Architectural Fee		0.14
	Total cost of project :		15.04
	Say Rs. In Lacs		15.00

2.9 Football Field

The field will be made firm by first having a layer of sand. Then a few layers of soil will be laid with rolling and compressing at each layer. Then a lawn will be prepared of good quality grass.

<u>NATURAL FOOTBALL FIELD</u>			
<u>AT I.I.I.T. GUWAHATI</u>			
<u>FORM - J (NATURAL FOOTBALL FIELD)</u>			
Sl. N o.	Descriptions	Amount (Rs.in Lacs)	
1	Abstract of Cost (A)		9.00
2	Add for contingencies @1%		0.09
		Total (B)	9.09
3	Add 1% for Labour Cess on Total (A)		0.09
4	Add 0.8% Architectural fee and 18% for GST on Architectural fee		0.09
	Total cost of project :		9.27
	Say Rs. in Lacs.		9.00

2.10 Provision for Lights in the Sports Area

Due to a single time zone in the country, it gets dark fairly early in Guwahati. Since Classes go on till 5 pm, students can use the Sports facilities only from 530 pm or so. In Winter, it is already dark by then, and even in summer, darkness falls by 645 pm. Therefore it is necessary to provide lighting facilities in the various Sports courts. It is proposed to provide LED based floodlights on masts for the following fields and courts: football, volleyball, basketball and tennis. A preliminary, ad hoc estimate of Rs. 50 lakhs has been made at present.

2.11 Classroom Expansion

To cater to the immediate need of classrooms due to increased student strength, it is proposed to go for vertical expansion in the present Academic block (classroom area). Keeping in view of the

earlier design of the existing structure, it is proposed that a light pre-fab structure will be suitably erected over the present classrooms and accordingly, around 500 Sqmtr will be taken up for construction the classrooms, to provide 4 classrooms of seating capacity of 100 each.. A preliminary cost estimate shows a cost of Rs.1.00 Cr. For the estimate, PEB concept with PUF panel walls, and false ceilings with air-conditioning, has been considered.

Sr. No.	DESCRIPTION OF ITEM	AMOUNT(Rs)
1	Classroom expansion (500 sqmtr pre-fab structure)	
	COST OF WORKS(as per Abstract at Annexure-VIII)	1,09,20,000.00
	Total (A)	1,09,20,000.00
2	Add Contingencies 1%	1,09,200.00
	Total (B)	1,10,29,200.00
3	Add Labour Cess @ 1% on B	1,10,292.00
4	Add Architectural fee @ *0.95%* on Total (B)	1,04,777.00
	G. Total Rs.	1,12,44,269.00
	G. Total Rs. in Lakh (say)	1,00,00,000.00

NOTE:

- 1)* Architect fee 0.95% includes 18% GST
- 2) Estimates are based on:- MR for PEB materials & erections for Civil Works with appropriate charges for the Electrifications/plumbing/Utilities & Misc. charges.

2.12 Academic Building 2

It is proposed to construct another academic building next to the existing one. Floor area proposed to be constructed in this phase will be around 1250 sqm. There will be two floors with provision for expansion to two more floors. The built-up area will be used to have more classrooms, an incubation and innovation centre, and seating space for faculty and research scholars.

Sr. No.	DESCRIPTION OF ITEM	AMOUNT(Rs)
1	Academic Building (1250 sqm, in two floors, with provision for extension of two more floors)	
	COST OF WORKS(as per Abstract at Annexure-IX)	4,89,01,969.00

	Total (A)	4,89,01,969.00
2	Add Contingencies 1%	4,89,020.00
	Total (B)	4,93,90,989.00
3	Add Labour Cess @ 1% on B	4,93,910.00
4	Add Architectural fee @ *0.95%* on Total (B)	4,69,214.00
	G. Total Rs.	5,03,54,113.00
	G. Total Rs. in Lakh (say)	5,00,00,000.00

NOTE:

- 1)* Architect fee 0.95% includes 18% GST
- 2) Estimates are based on:- DSR- 2021 for Civil Works and appropriate charges for the Electrifications/plumbing/AC/Utilities & Misc. approval charges.

2.13 Student Activities Centre

A multi-purpose building has been designed for this. A central portion will have two badminton courts. This area will be surrounded on three sides by rooms for various student gymkhana activities: table tennis, gym facility, drama room, music room, yoga room, space for seating and other cultural activities. The total area of the single storey structure is 1650 sqm. Drawings are given in **Annexure VI**).

Sr. No.	DESCRIPTION OF ITEM	AMOUNT(Rs)
1	Multipurpose hall housing Badminton courts, Gymkhana, Yoga, drama, TT rooms among others (1650 sqm, in single floor, Steel roof truss)	
	COST OF WORKS(as per Abstract at Annexure-VI)	5,31,29,357.00
	Total (A)	5,31,29,357.00
2	Add Contingencies 1%	5,31,294.00
	Total (B)	5,36,60,651.00
3	Add Labour Cess @ 1% on B	5,36,607.00
4	Add Architectural fee @ *0.95%* on Total (B)	5,09,776.00
	G. Total Rs.	5,47,07,034.00
	G. Total Rs. in Lakh (say)	5,00,00,000.00

NOTE:

- 1)* Architect fee 0.95% includes 18% GST
- 2) Estimates are based on:- DSR- 2021 for Civil Works and appropriate charges for the Electrifications/plumbing/Utilities & Misc. charges.

2.14 3rd Boys Hostel

To deal with the accommodation of increased number of students in the next 2 years, a 3rd Boys hostel of 200 capacity is being planned. Space for the same has already been marked in the campus and the area has been already filled up to the working level. A preliminary estimate for the said hostel indicates a costing of Rs.9.50 Cr. as given under:

Sr. No.	DESCRIPTION OF ITEM	AMOUNT(Rs)
1	Boys Hostel Building (in 3 floors 3200 sqm, with provision for extension of two more floors)	
	COST OF WORKS(as per Abstract at Annexure-X)	9,28,25,720.00
	Total (A)	9,28,25,720.00
2	Add Contingencies 1%	9,28,257.00
	Total (B)	9,37,53,977.00
3	Add Labour Cess @ 1% on B	9,37,540.00
4	Add Architectural fee @ *0.95%* on Total (B)	8,90,662.00
	G. Total Rs.	9,55,82,179.00
	G. Total Rs. in Lakh (say)	9,50,00,000.00

NOTE:

- 1)* Architect fee 0.95% includes 18% GST
- 2) Estimates are based on:- DSR- 2021 for Civil Works and appropriate charges for the Electrifications/plumbing/Utilities & Misc. approval charges.

2.15 2nd Girls Hostel:

For the increased intakes of Girls students in the next two years, a 2nd Girls Hostel is also being planned and space for the same has also been marked in the campus. This area is also filled up to its working level. A preliminary estimate for the said hostel indicates a costing of Rs.4.0 Cr. as given under:

Sr. No.	DESCRIPTION OF ITEM	AMOUNT(Rs)
1	Girls Hostel Building (1350 sqm, in two floors, with provision for extension of three more floors)	
	COST OF WORKS(as per Abstract at Annexure-XI)	3,84,35,650.00
	Total (A)	3,84,35,650.00
2	Add Contingencies 1%	3,84,356.00
	Total (B)	3,88,20,006.00
3	Add Labour Cess @ 1% on B	3,88,200.00
4	Add Architectural fee @ *0.95%* on Total (B)	3,68,790.00
	G. Total Rs.	3,95,76,996.00
	G. Total Rs. in Lakh (say)	4,00,00,000.00

NOTE:

- 1)* Architect fee 0.95% includes 18% GST
- 2) Estimates are based on:- DSR- 2021 for Civil Works and appropriate charges for the Electrifications/plumbing/Utilities & Misc. approval charges.

CHAPTER 3

Construction Plan

The construction is being phased out over five years based on the estimated availability of funds. A detailed PERT Chart with the estimated expenditure each year (beginning with 2022 to 2027) is shown below:

PERT Chart of Works

	2022-2023												
	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Expenditure (̀)
Boys Hostel Expansion (96) & Girls Exp (30)													6,50,00,000.00
Lake Development													30,00,000.00
Front Lawn													20,00,000.00
Dining Hall & Canteen													30,00,000.00
Town Hall													50,00,000.00
Sports Courts													1,56,00,000.00
classroom expansion													1,00,00,000.00
Indoor Stadium													50,00,000.00
													10,86,00,000.00

Architect

BWC + tender

Evaluation &
Order

Execution



	2023-24												
	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Expenditure (')
Drains, Land development & Boundary walls													40,00,000.00
Town Hall													26,00,000.00
Indoor Stadium													2,24,00,000.00
Acad Building 2													2,00,00,000.00
Boys Hostel 3 (200)													1,50,00,000.00
													6,40,00,000.00

	2024-25												
	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Expenditure (')
Drains, Land development & Boundary walls													1,10,00,000.00
Indoor Stadium													2,26,00,000.00
Acad Building 2													2,00,00,000.00
Boys Hostel 3													4,50,00,000.00
Girls Hostel 2 (100)													1,50,00,000.00
													11,36,00,000.00

	2025-26												
	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Expenditure (₹)
Acad Building 2													1,00,00,000.00
Boys Hostel 3													3,50,00,000.00
Girls Hostel 2													2,00,00,000.00
Boundary Wall													50,00,000.00
													7,00,00,000.00

	2026-27												
	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Expenditure (₹)
Girls Hostel 2													50,00,000.00
													50,00,000.00

TOTAL

36,12,00,000.00

CHAPTER 4

Funding

4.1 Source of Funds

Funds will be available from the Govt. of Assam, internal resources, and a HEFA loan. The Govt of Assam has already announced a grant of Rs. 10 crores in 2022-23. It is being assumed that further grants of Rs 5 crores each will be available from them in 2023-24 and 2024-25.

Source	22-23	23-24	24-25	25-26	26-27	Total (`)
Govt of Assam	10,00,00,000.00	5,00,00,000.00	5,00,00,000.00			20,00,00,000.00
Institute Funds	86,00,000.00	1,40,00,000.00	4,36,00,000.00	4,00,00,000.00	50,00,000.00	11,12,00,000.00
Loan	0.00	0.00	2,00,00,000.00	3,00,00,000.00		5,00,00,000.00
	10,86,00,000.00	6,40,00,000.00	11,36,00,000.00	7,00,00,000.00	50,00,000.00	36,12,00,000.00

4.2 Income from Fees

The current intake of B.Tech students 235. It will gradually increase to 250. All four batches will be of size 250 by 2028-29. The fees are proposed to be increased gradually as indicated below. Table 4.1 below shows the growth of students and income from fees. Table 4.2 shows the fees every year. It is to be noted that once a student pays a certain amount as fees in year 1 of his programme, she pays the same amount for all the years of her programme, even though incoming students may be paying higher fees.

Table 4.1 Calculation of Income from Fees and Hostel Rent

	B.Tech h I	II	III	IV	M.Tech h I	M.Tech h II	PhD (host)	PhD	Total	Total (host)	boy s	girls	Fees+Hostel Rent (`)
22-23	235	228	193	210	50	53	60	100	1069	1029	833	196	22,94,50,000.00
23-24	240	230	228	193	50	50	60	110	1101	1051	841	210	25,02,75,000.00
24-25	240	235	230	228	50	50	60	110	1143	1093	874	219	28,10,20,000.00
25-26	250	240	235	230	50	50	60	110	1165	1115	892	223	30,68,70,000.00
26-27	250	250	240	235	50	50	60	110	1185	1135	908	227	32,87,20,000.00
27-28	250	250	250	240	50	50	60	110	1200	1150	920	230	34,80,20,000.00
28-29	250	250	250	250	50	50	60	110	1210	1160	928	232	35,11,00,000.00

Table 4.2 Fees and Hostel Rent Year-wise

Year	B.Tech yearly fees	M.Tech yearly Fees	yearly hostel rent
22-23	2,50,000.00	2,00,000.00	25000
23-24	2,50,000.00	2,25,000.00	30000
24-25	2,75,000.00	2,25,000.00	33000
25-26	2,75,000.00	2,25,000.00	33000

26-27		3,00,000.00	2,50,000.00	35000
27-28		3,00,000.00	2,50,000.00	35000
28-29		3,25,000.00	2,50,000.00	35000

4.3 Income and Expenditure Estimates

Table 4.3 shows the estimated income and expenditure over the next 7 years. Fees income has been taken from Table 4.1. A loan from HEFA of Rs. 5 crores has been assumed, to be availed in 2024-25 (Rs. 2 crores), and 2025-26 (Rs. 3 crores). Servicing of the loan is included in the IE estimates. The details of loan servicing is given in the next section.

Table 4.3 Income and Expenditure Statement

ACCOUNT HEADS	Budget 2022-23	Budget 23-24	Budget 24-25	Budget 25-26	Budget 26-27	Budget 27-28	Budget 28-29
ESTABLISHMENT EXPENDITURE:							
Employees' Retirement and Terminal Benefits:	1,25,00,000.00	1,37,80,229.40	1,57,35,655.80	1,72,31,486.40	1,86,17,882.40	1,97,50,006.80	2,09,64,081.14
Salary and Wages & Honorarium:	12,50,00,000.00	13,78,02,294.00	15,73,56,558.00	17,23,14,864.00	18,61,78,824.00	19,75,00,068.00	20,96,40,811.44
PDA :	25,00,000.00	45,00,000.00	50,000.00	50,00,000.00	55,00,000.00	55,00,000.00	60,00,000.00
Official (Travelling Expenses)	6,50,000.00	6,50,000.00	7,00,000.00	7,50,000.00	8,00,000.00	8,00,000.00	8,00,000.00
Conference & Seminar - National:	0.00						
Leave Travel Concession (LTC)	2,00,000.00	2,10,000.00	2,20,500.00	2,31,525.00	2,43,101.25	2,55,256.31	2,68,019.13
Finance Cost	0.00						
Medical Expenditure	24,00,000.00	26,40,000.00	27,19,200.00	28,00,776.00	28,84,799.28	29,71,343.26	30,60,483.56
Sub-Total	14,32,50,000.00	15,95,82,523.40	17,67,81,913.80	19,83,28,651.40	21,42,24,606.93	22,67,76,674.37	24,07,33,395.27
OTHERS ADMINISTRATIVE EXPENSES							
Academic Activities (convo, phd Exam, Senate, journal subs):	25,00,000.00	27,00,000.00	29,16,000.00	31,49,280.00	34,01,222.40	36,73,320.19	39,67,185.81
Deptl. Operating Cost (Consumable):	65,000.00	75,000.00	85,000.00	95,000.00	1,05,000.00	1,05,000.00	1,20,000.00
Electricity and Power:	1,05,00,000.00	1,15,50,000.00	1,21,27,500.00	1,27,33,875.00	1,33,70,568.75	1,40,39,097.19	1,47,41,052.05
Postage, Telephone and Communication Charges:	1,00,000.00	55,000.00	1,10,000.00	60,500.00	1,21,000.00	66,550.00	1,33,100.00
Printing:	1,50,000.00	1,54,500.00	1,59,135.00	1,63,909.05	1,68,826.32	1,73,891.11	1,79,107.84
Recurring Office Expenditure:	25,00,000.00	26,25,000.00	27,56,250.00	28,94,062.50	30,38,765.63	31,90,703.91	33,50,239.10
Repairs and Maintenance:	1,00,00,000.00	1,04,00,000.00	1,08,16,000.00	1,12,48,640.00	1,16,98,585.60	1,21,66,529.02	1,26,53,190.18
Hostel and Office Services:	90,00,000.00	99,00,000.00	1,08,90,000.00	1,19,79,000.00	1,45,00,000.00	1,50,00,000.00	1,55,00,000.00
Security Services:	1,20,00,000.00	1,23,60,000.00	1,27,30,800.00	1,31,12,724.00	1,35,06,105.72	1,39,11,288.89	1,43,28,627.56
Sewerage:	9,00,000.00	9,00,000.00	12,00,000.00	13,00,000.00	14,00,000.00	14,00,000.00	15,00,000.00
Students Affairs (Gymkhana) + counselling:	24,70,000.00	25,00,000.00	26,00,000.00	27,00,000.00	27,00,000.00	28,00,000.00	28,00,000.00
Assistantship	1,00,00,000.00	1,10,00,000.00	1,21,00,000.00	1,33,10,000.00	1,39,75,500.00	1,46,74,275.00	1,46,74,275.00
Transportation:	8,50,000.00	9,00,000.00	10,00,000.00	11,00,000.00	11,50,000.00	12,00,000.00	12,00,000.00
Advertisement and Publicity:	2,20,000.00	2,00,000.00	2,30,000.00	2,50,000.00	2,80,000.00	3,00,000.00	3,00,000.00
Recruitment Expenses:	2,00,000.00	3,00,000.00	3,00,000.00	2,50,000.00	2,50,000.00	2,50,000.00	2,50,000.00
Auditors Remuneration:	2,50,000.00	2,00,000.00	2,00,000.00	2,00,000.00	2,00,000.00	2,00,000.00	2,00,000.00
CAG Audit Fees	5,00,000.00	4,50,000.00	4,50,000.00	4,50,000.00	4,50,000.00	4,50,000.00	4,50,000.00
NSDL Service Charges	12,000.00	34,000.00	35,000.00	36,000.00	37,000.00	40,000.00	40,000.00
sub-total	6,22,17,000.00	6,63,03,500.00	7,07,05,685.00	7,50,32,990.55	8,03,52,574.42	8,36,40,655.31	8,63,86,777.54
loan repayment			3,00,000.00	26,25,000.00	2,81,87,000.00	2,61,25,000.00	
Total Recurring	20,54,67,000.00	22,58,86,023.40	24,77,87,598.80	27,59,86,641.95	32,27,64,181.35	33,65,42,329.68	32,71,20,172.81
Capital Expenditure	11,49,00,000.00	7,00,00,000.00	12,30,00,000.00	7,70,00,000.00	1,10,00,000.00	70,00,000.00	75,00,000.00

Total Expenditure	32,03,67,000.00	29,58,86,023.40	37,07,87,598.80	35,29,86,641.95	33,37,64,181.35	34,35,42,329.68	33,46,20,172.81
Source of Funds							
Carry Forward	2,58,58,253.54	3,72,91,253.54	4,56,80,230.14	3,04,12,631.34	1,92,95,989.39	1,97,51,808.04	3,02,29,478.36
Govt. of Assam	10,00,00,000.00	5,00,00,000.00	5,00,00,000.00				
Loan			2,00,00,000.00	3,00,00,000.00			
Fees+hostel Rent	23,00,00,000.00	25,02,75,000.00	28,10,20,000.00	30,68,70,000.00	32,87,20,000.00	34,80,20,000.00	35,11,00,000.00
Other Earnings	18,00,000.00	40,00,000.00	45,00,000.00	50,00,000.00	55,00,000.00	60,00,000.00	60,00,000.00
Total	35,76,58,253.54	34,15,66,253.54	40,12,00,230.14	37,22,82,631.34	35,35,15,989.39	37,37,71,808.04	38,73,29,478.36
Yearly Surplus carried forward	3,72,91,253.54	4,56,80,230.14	3,04,12,631.34	1,92,95,989.39	1,97,51,808.04	3,02,29,478.36	5,27,09,305.55

4.4 Loan Servicing

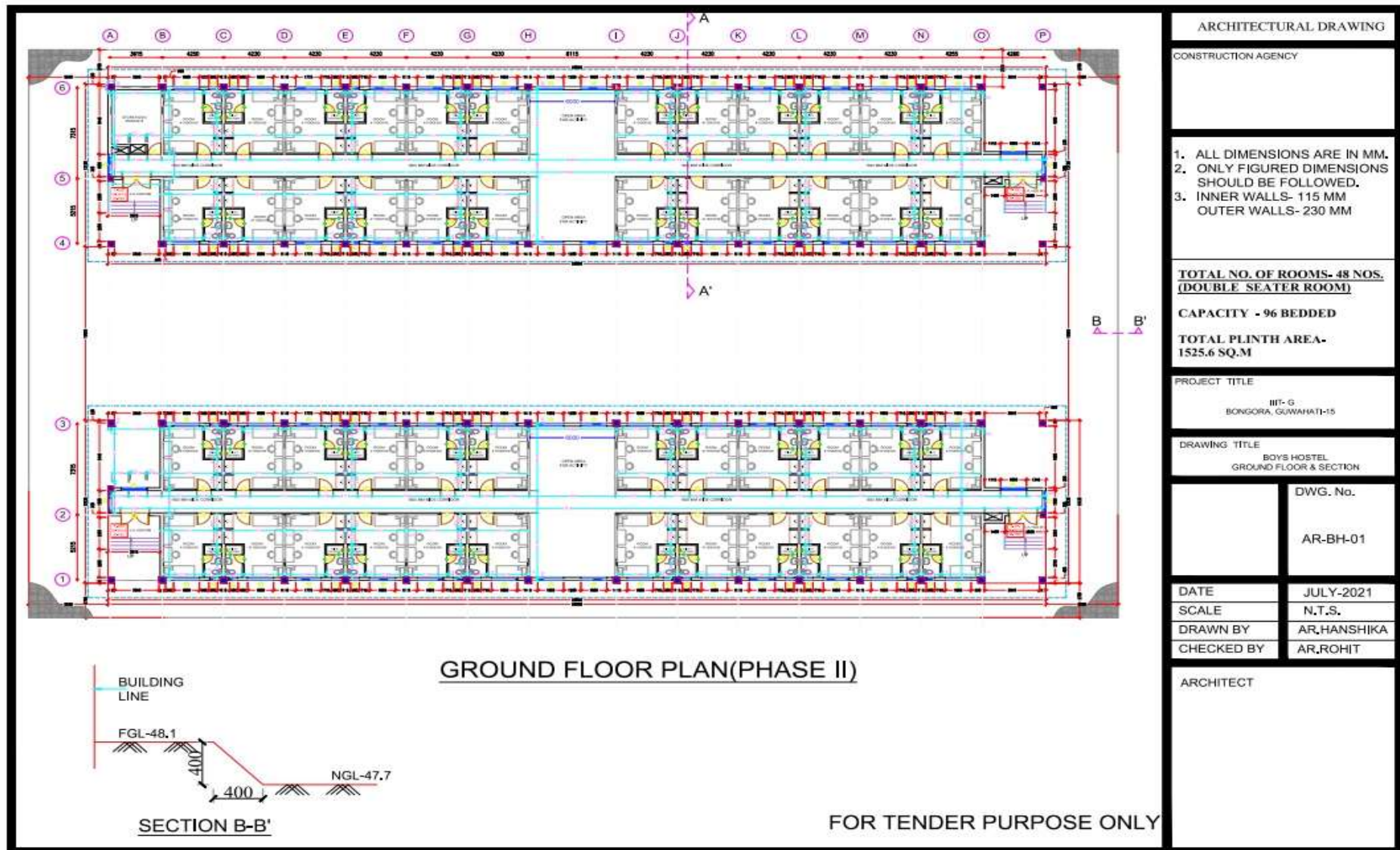
A loan of Rs. 5 Crores from HEFA is envisaged (Rs. 2 crores in 2024-25 and Rs. 3 crores in 2025-26). An interest of 9% has been assumed, with a monthly payment of due interest. Table 4.4 below, gives details of loan servicing.

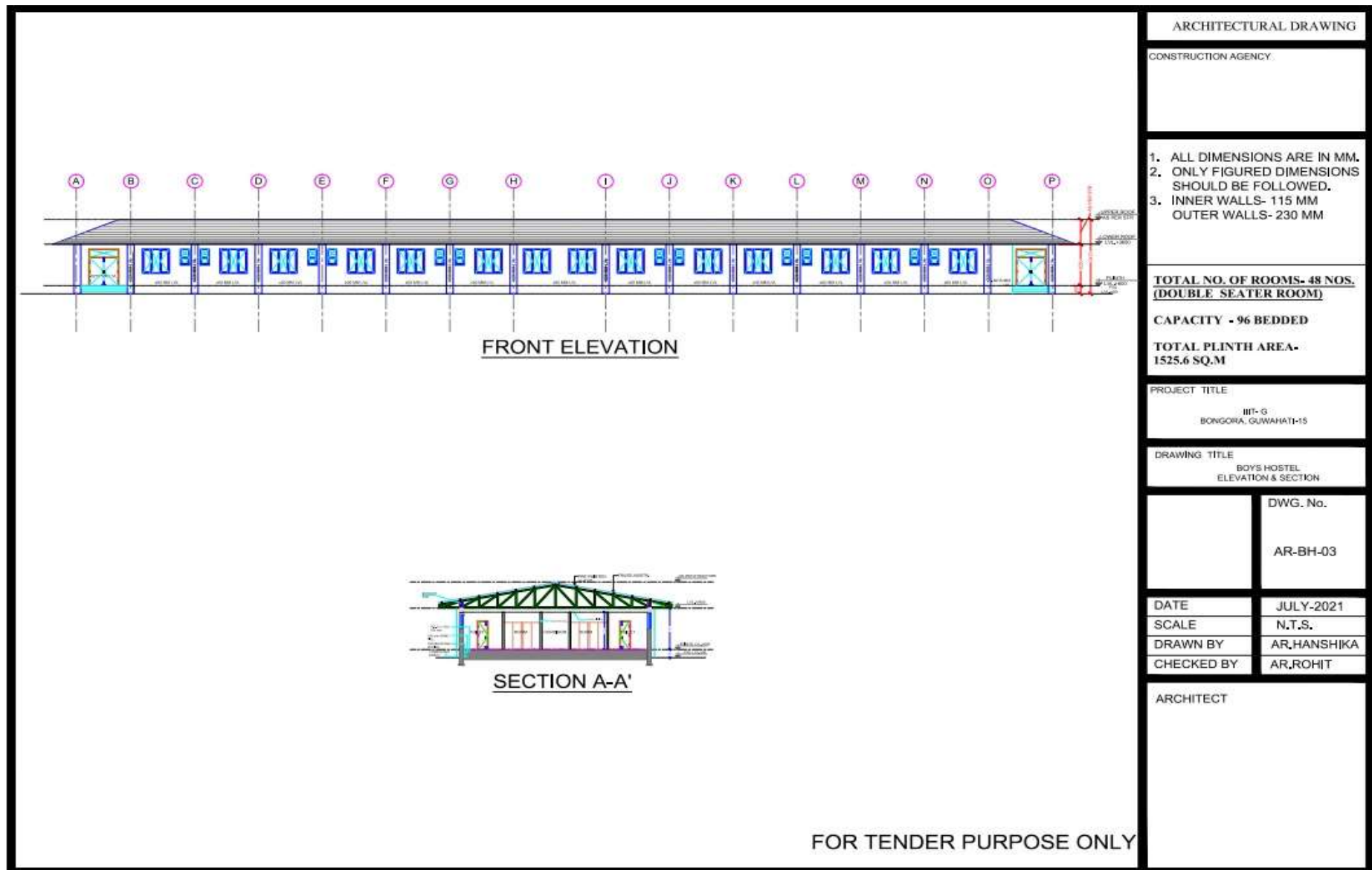
Table 4.4 Loan Servicing

Term Loan at an interest rate of 9%; interest to be paid every month (9/12=.75%).							
0.0075							
year	month	loan amount	interest due	repayment	outstanding Principal	int payment	Total yrly payment
2024	Apr		0.00		0.00		
	May		0.00		0.00		
	Jun		0.00		0.00		
	Jul		0.00		0.00		
	Aug		0.00		0.00		
	Sep		0.00		0.00		
	Oct		0.00		0.00		
	Nov	1,00,00,000.00	0.00		1,00,00,000.00		
	dec		75,000.00		1,00,00,000.00		
	jan		75,000.00		1,00,00,000.00		
	Feb		75,000.00		1,00,00,000.00		
	Mar	1,00,00,000.00	75,000.00		2,00,00,000.00	3,00,000.00	3,00,000.00
2025	Apr		1,50,000.00		2,00,00,000.00		
	May		1,50,000.00		2,00,00,000.00		
	Jun		1,50,000.00		2,00,00,000.00		
	Jul		1,50,000.00		2,00,00,000.00		
	Aug		1,50,000.00		2,00,00,000.00		
	Sep		1,50,000.00		2,00,00,000.00		
	Oct	1,00,00,000.00	1,50,000.00		3,00,00,000.00		
	Nov		2,25,000.00		3,00,00,000.00		
	dec	2,00,00,000.00	2,25,000.00		5,00,00,000.00		
	jan		3,75,000.00		5,00,00,000.00		
	Feb		3,75,000.00		5,00,00,000.00		
	Mar		3,75,000.00		5,00,00,000.00	26,25,000.00	26,25,000.00
2026	Apr		3,75,000.00		5,00,00,000.00		
	May		3,75,000.00		5,00,00,000.00		
	Jun		3,75,000.00		5,00,00,000.00		
	Jul		3,75,000.00		5,00,00,000.00		
	Aug		3,75,000.00	2,50,00,000.00	2,50,00,000.00		
	Sep		1,87,500.00		2,50,00,000.00		
	Oct		1,87,500.00		2,50,00,000.00		
	Nov		1,87,500.00		2,50,00,000.00		
	dec		1,87,500.00		2,50,00,000.00		

2027	jan		1,87,500.00		2,50,00,000.00		
	Feb		1,87,500.00		2,50,00,000.00		
	Mar		1,87,500.00		2,50,00,000.00	31,87,500.00	2,81,87,500.00
	Apr		1,87,500.00		2,50,00,000.00		
	May		1,87,500.00		2,50,00,000.00		
	Jun		1,87,500.00		2,50,00,000.00		
	Jul		1,87,500.00		2,50,00,000.00		
	Aug		1,87,500.00		2,50,00,000.00		
	Sep		1,87,500.00	25000000.00	0.00		
	Oct		0.00		0.00		
	Nov		0.00		0.00		
	dec		0.00		0.00		
2028	jan		0.00		0.00		
	Feb		0.00		0.00		
	Mar		0.00		0.00	11,25,000.00	2,61,25,000.00
		5,00,00,000.00	72,37,500.00	5,00,00,000.00			

Annexure-I: 2nd Boys' Hostel







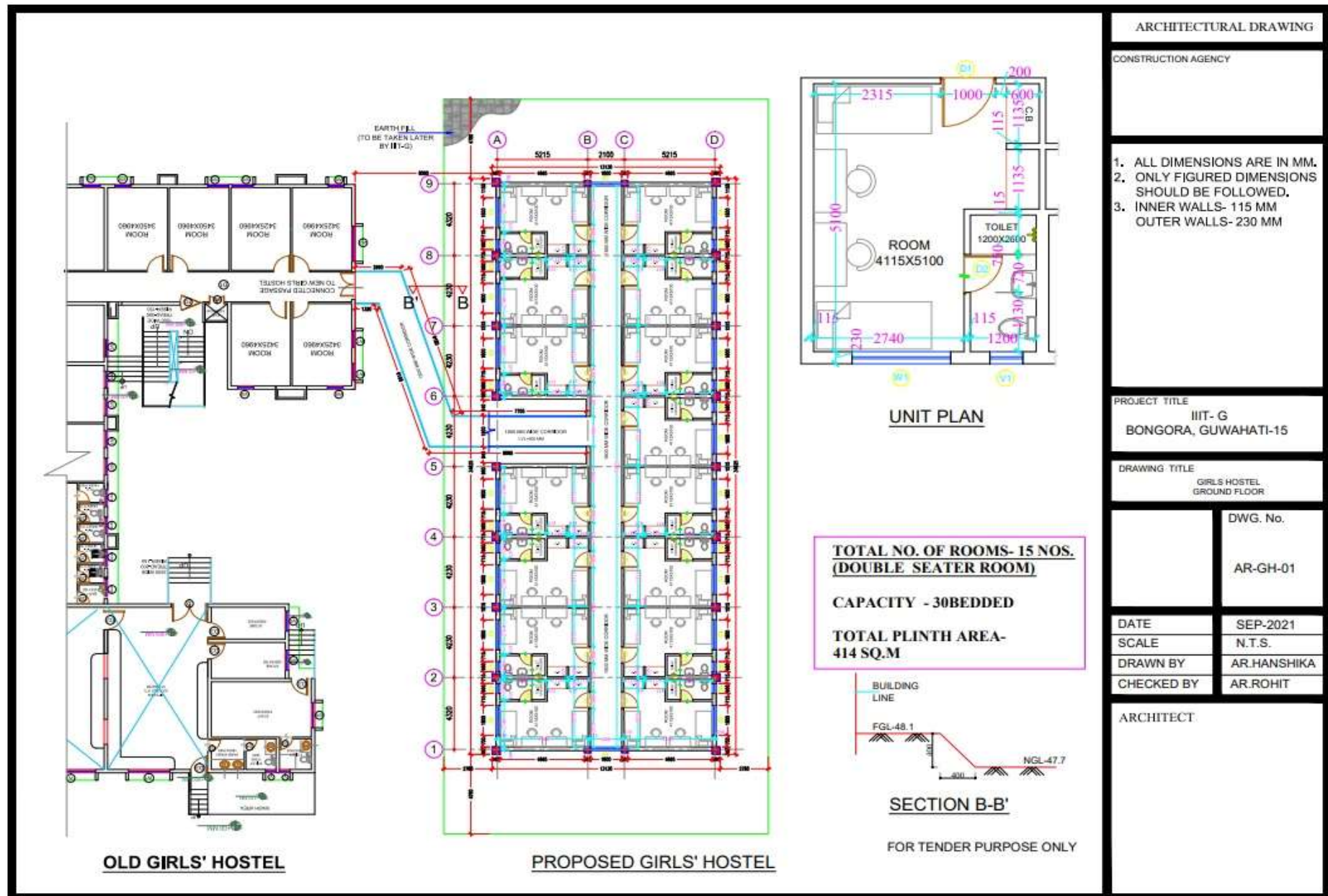
**GROUND FLOOR
ELECTRICAL LAYOUT**

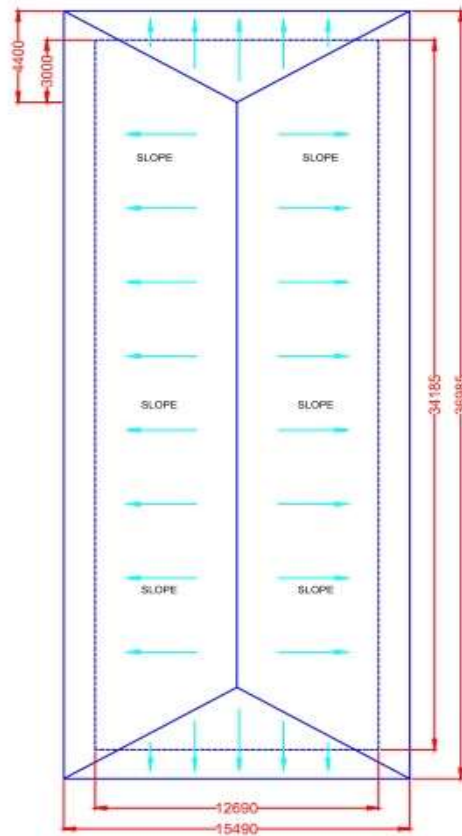
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6	6.000	6
7	7.000	7
8	8.000	8
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11	11.000	11
12	12.000	12
13	13.000	13
14	14.000	14
15	15.000	15
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92	92.000	92
93	93.000	93
94	94.000	94
95	95.000	95
96	96.000	96
97	97.000	97
98	98.000	98
99	99.000	99
100	100.000	100

ELECTRICAL DRAWING	
CONSTRUCTION AGENCY	
PROJECT TITLE	
REV. 01 REVISIONAL DRAWING-01	
DRAWING TITLE	
BOYS HOSTEL GROUND FLOOR ELECTRICAL LAYOUT	
DWG. No.	
EL/01	
DATE	11-08-2021
SCALE	N.T.S
DRAWN BY	GAZALA
CHECKED BY	T. SINGH
ARCHITECT	

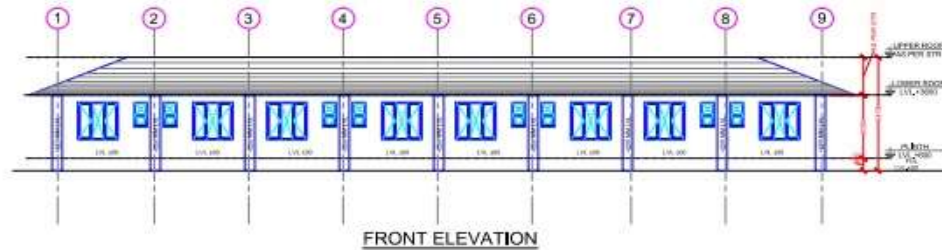
FOR TENDER PURPOSE ONLY

Annexure-II: Girls' Hostel Expansion

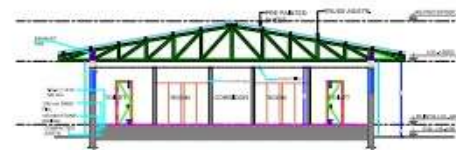




ROOF PLAN



FRONT ELEVATION



SECTION A-A'

FOR TENDER PURPOSE ONLY

ARCHITECTURAL DRAWING

CONSTRUCTION AGENCY

1. ALL DIMENSIONS ARE IN MM.
2. ONLY FIGURED DIMENSIONS SHOULD BE FOLLOWED.
3. INNER WALLS- 115 MM
OUTER WALLS- 230 MM

PROJECT TITLE

IIIT- G
BONGORA, GUWAHATI-15

DRAWING TITLE

GIRLS HOSTEL
ROOF PLAN, ELEVATION & SECTION

DWG. No.

AR-GH-02

DATE

SEP-2021

SCALE

N.T.S.

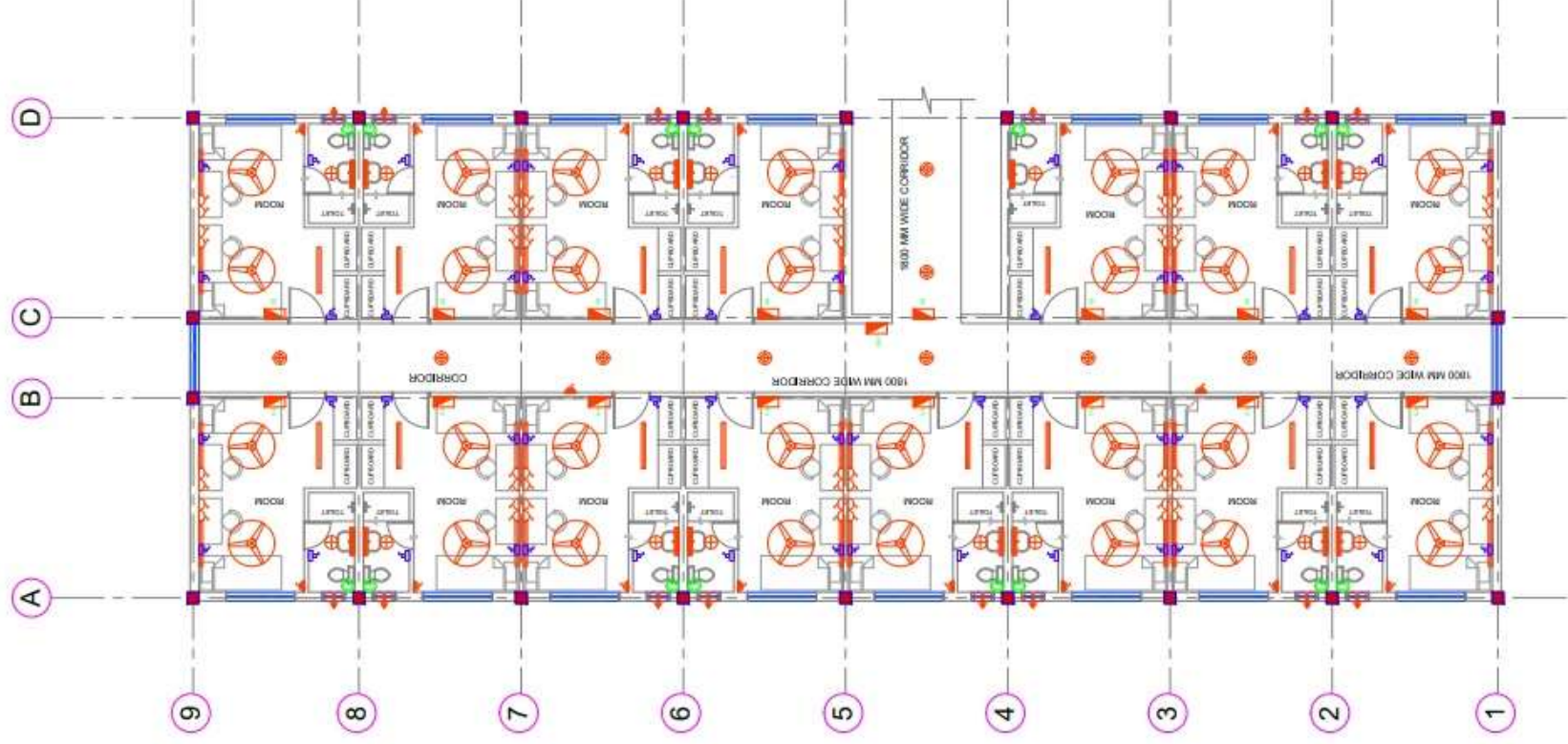
DRAWN BY

AR.HANSHIKA

CHECKED BY

AR.ROHIT

ARCHITECT



GROUND FLOOR
ELECTRICAL LAYOUT

ONLY FOR TENDER PURPOSE

DETAIL OF LIGHT FIXTURE & MISC. ITEMS			Quantity RFL
Sl. No.	DESCRIPTION		
10 LIGHT FIXTURE			
1.1	10W LED DOWN LIGHTER	—	—
1.2	10W LED DOWN LIGHTER	—	—
1.3	10W LED AMBIENT LIGHT	1000	—
1.4	20W LED TUBELIGHT	3100	—
2 FANS & EXHAUST FAN			
2.1	CEILING FAN	—	—
2.2	EXHAUST FAN	—	—
3.0 SWITCHES			
3.1	1WAY SWITCH BOARD	1000	—
4.0 RECEPTACLES			
4.1	5A 150W SOCKET WITH SWITCH	200	—
4.2	15A 250W SOCKET WITH SWITCH	200	—
4.3	15A 250W SOCKET & SWITCH	1000	—
5.0 DB & LB			
5.1	DB	—	—
5.2	LB	—	—
5.3	LIGHT DISTRIBUTION BOARD	1000	—

ELECTRICAL LAYOUT	
CONSTRUCTION AGENCY	
PROJECT TITLE IIIT- G BONGORA, GUWAHATI-15	
DRAWING TITLE GIRLS HOSTEL GROUND FLOOR ELECTRICAL LAYOUT	DWG. No. EU/01
DATE 08-08-2021	SCALE N.T.S.
DRAWN BY GAZALA	CHECKED BY T.SINGH
ARCHITECT	
CORRECTION	

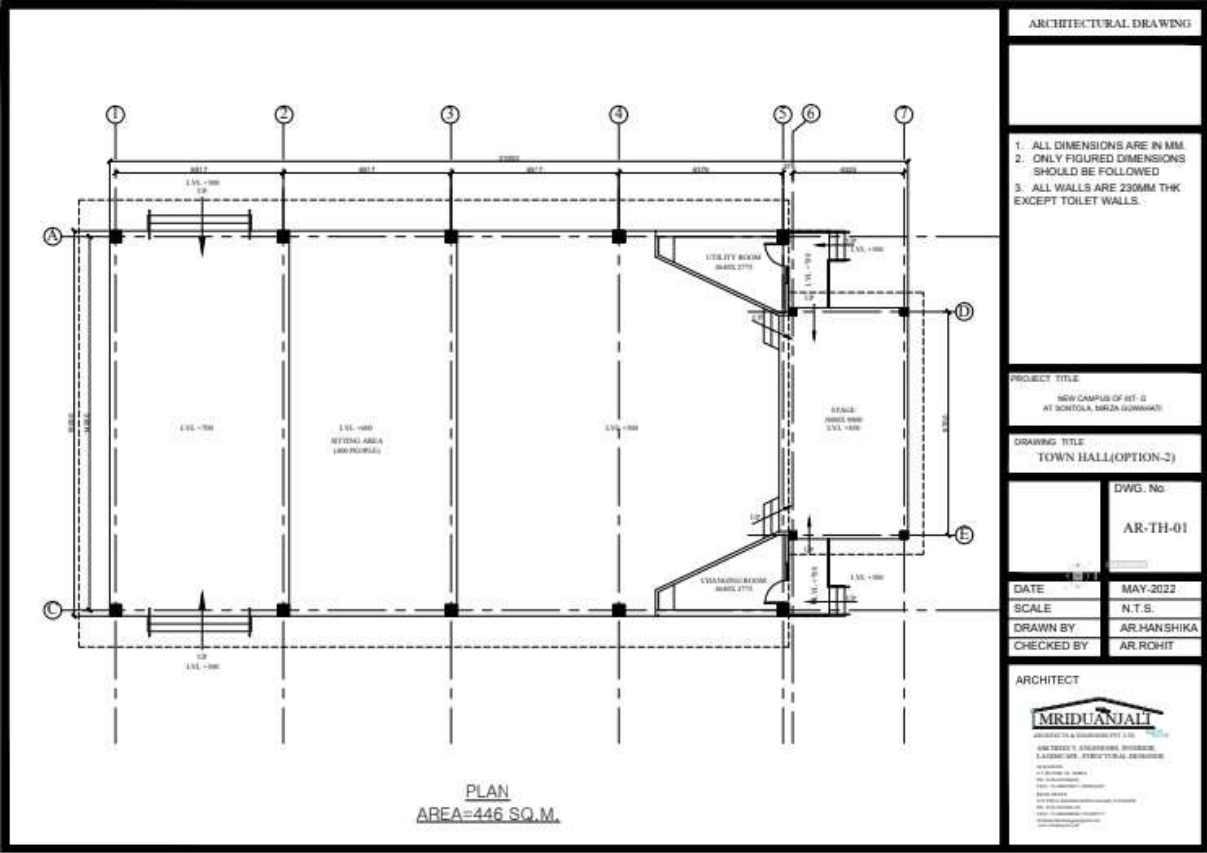
Annexure-III: Lake and Sports Field Locations

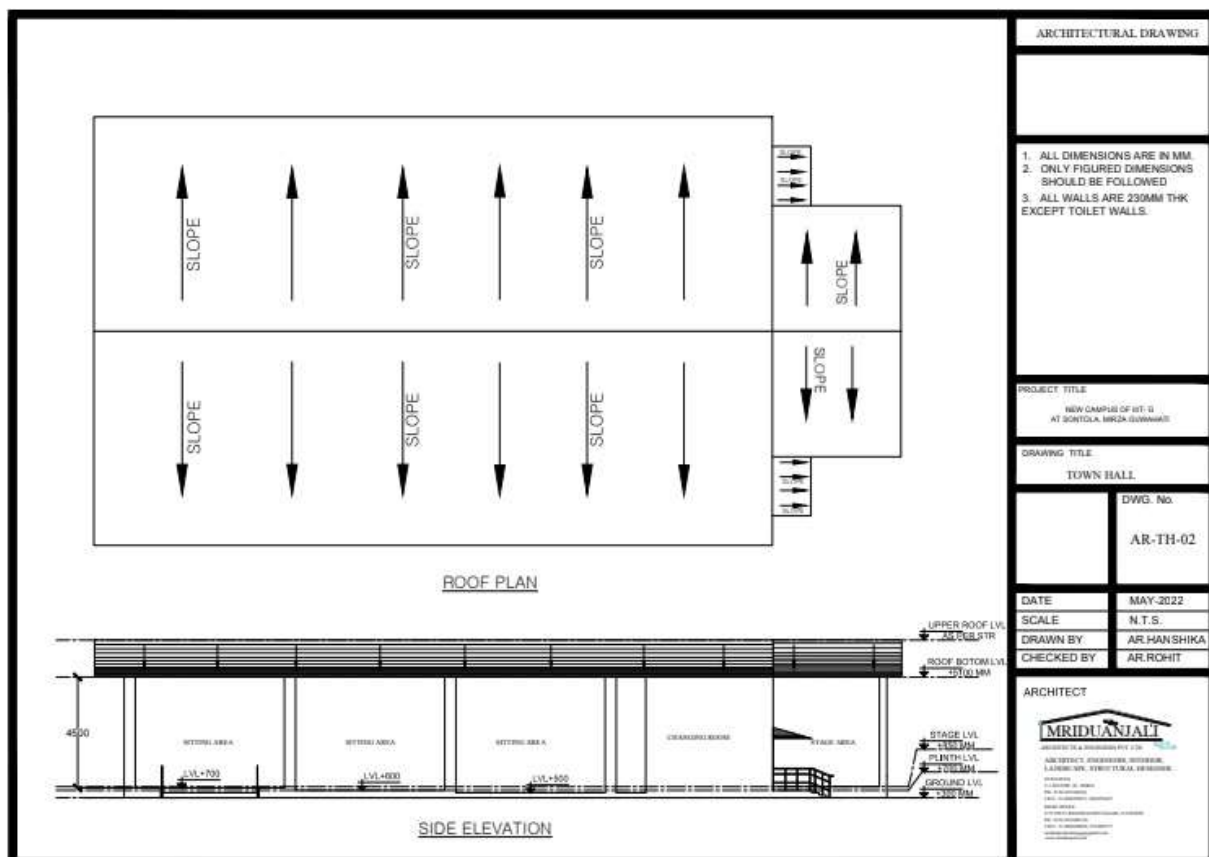


Annexure IV: Hostel Dining Area



Annexure-V: Town Hall



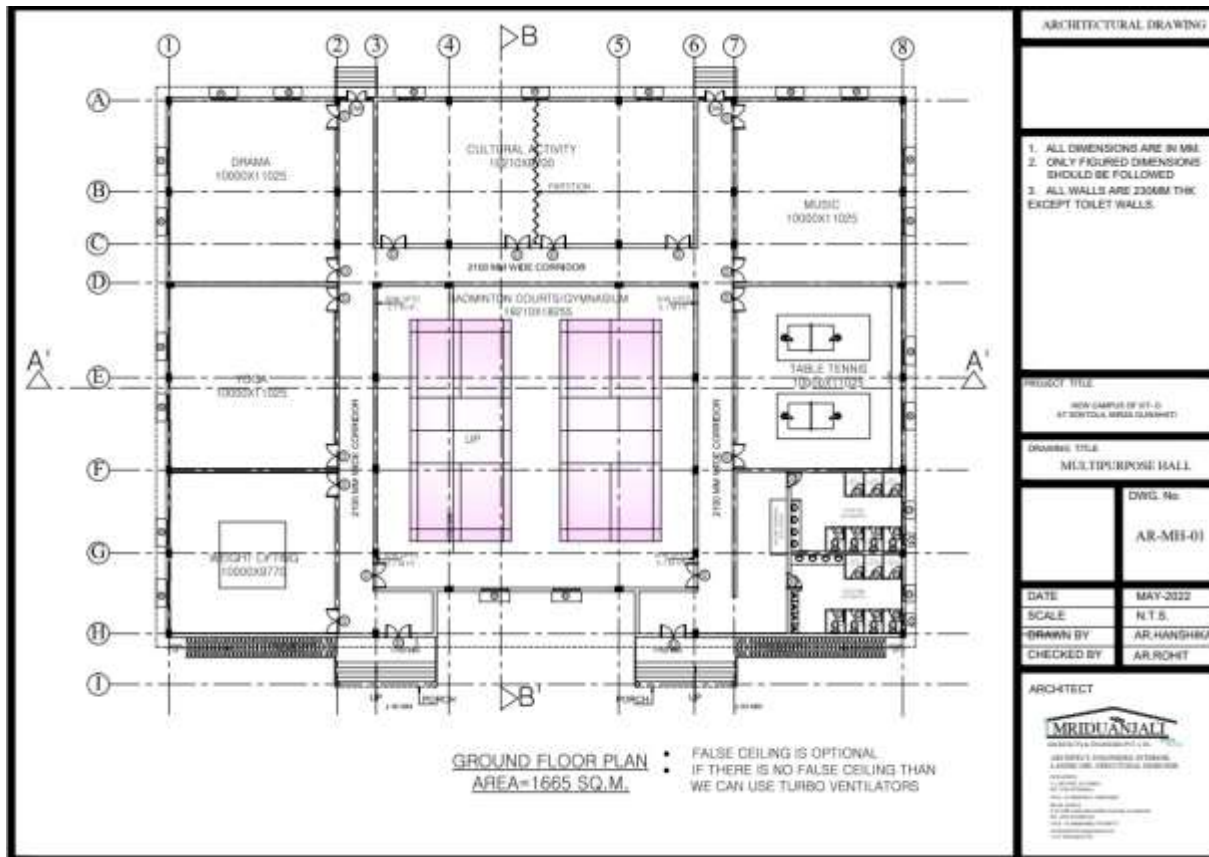


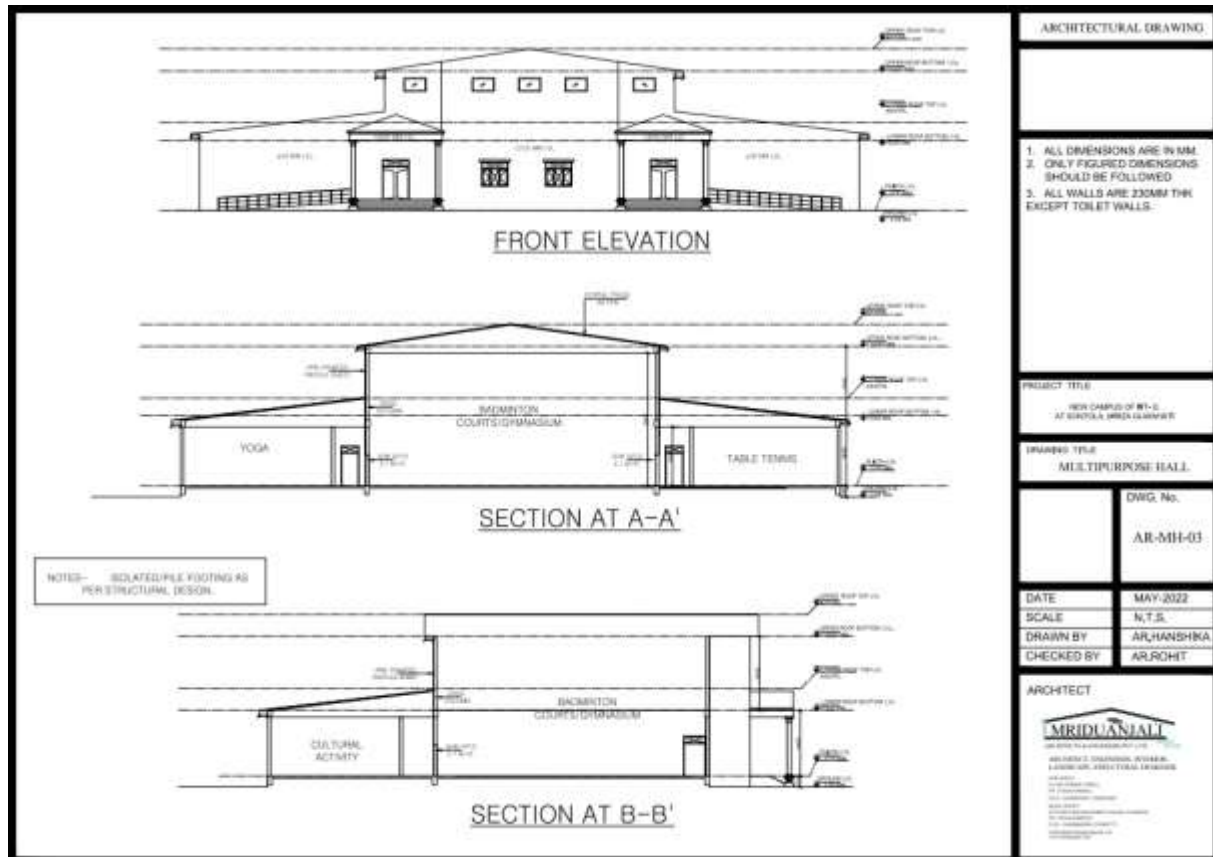
Name of Project :- Indian Institute of Information Technology, Guwahati				
DETAILED COST ESTIMATE FOR				
TOWN HALL (Function hall)				
Sr. No.	DESCRIPTION OF ITEM	Area	Unit	AMOUNT (Rs)
1	CIVIL WORKS			6886901
2	ELECTRICAL WORKS			473280
	Total (A)			7360181
5	Add Contingencies @ 1%			73602
	Total (B)			7433783
6	Add Labour Cess @ 1% on B			74338
7	Add for Architect's Fee @ .8% of (B) =(C.)			59470
8	Add GST @ 18% on Architectural Fee (on C)			10705
	G. Total Rs.			7578296
	G. Total Rs. in Lakh			75.78

NOTE:

Estimates are based on:- DSR-21 for Civil works
DSR 2018 plus 10% escalation for Electrical works & Market
Rate for Non Schedule Items.

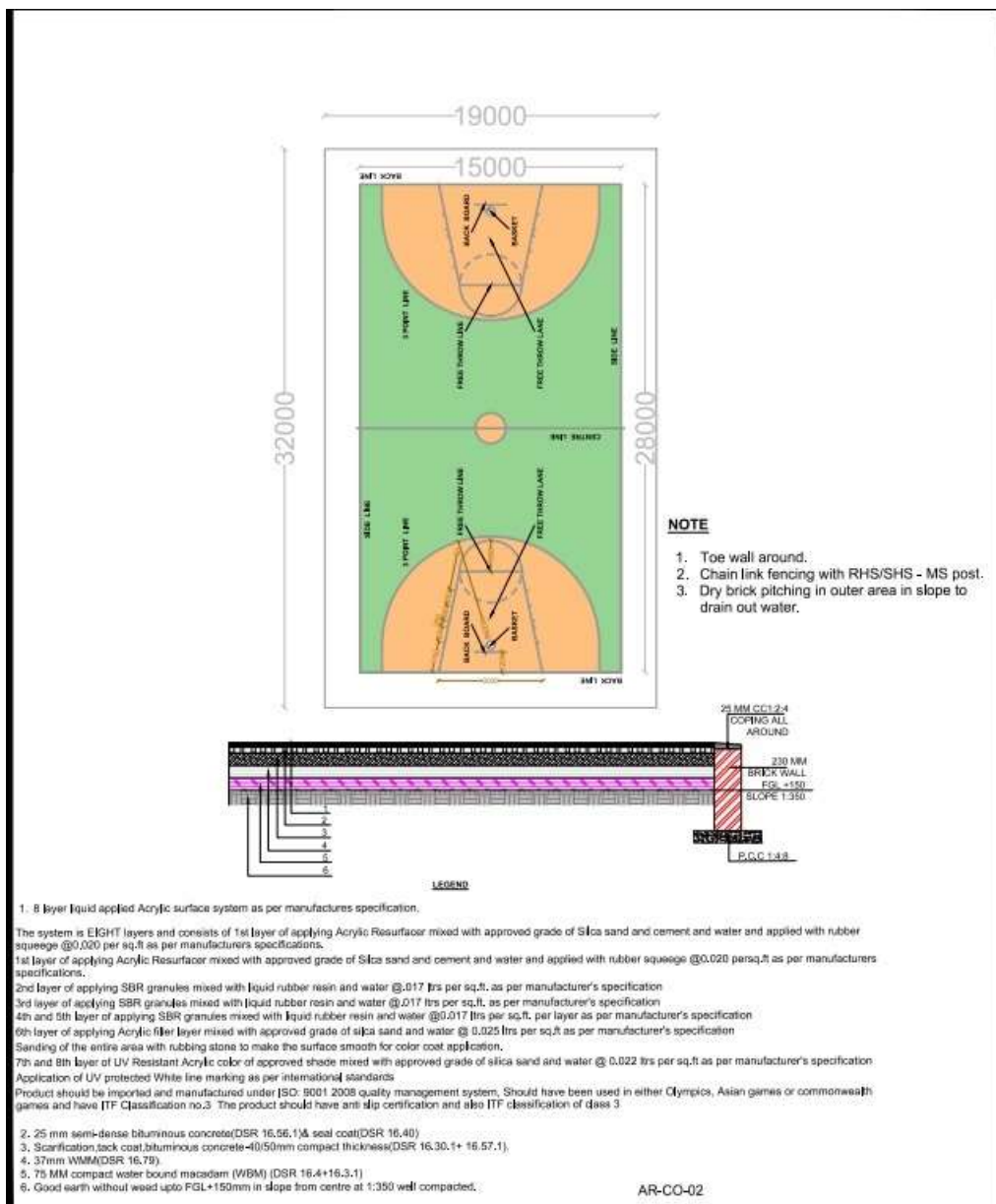
Annexure-VI: Student Activity Centre





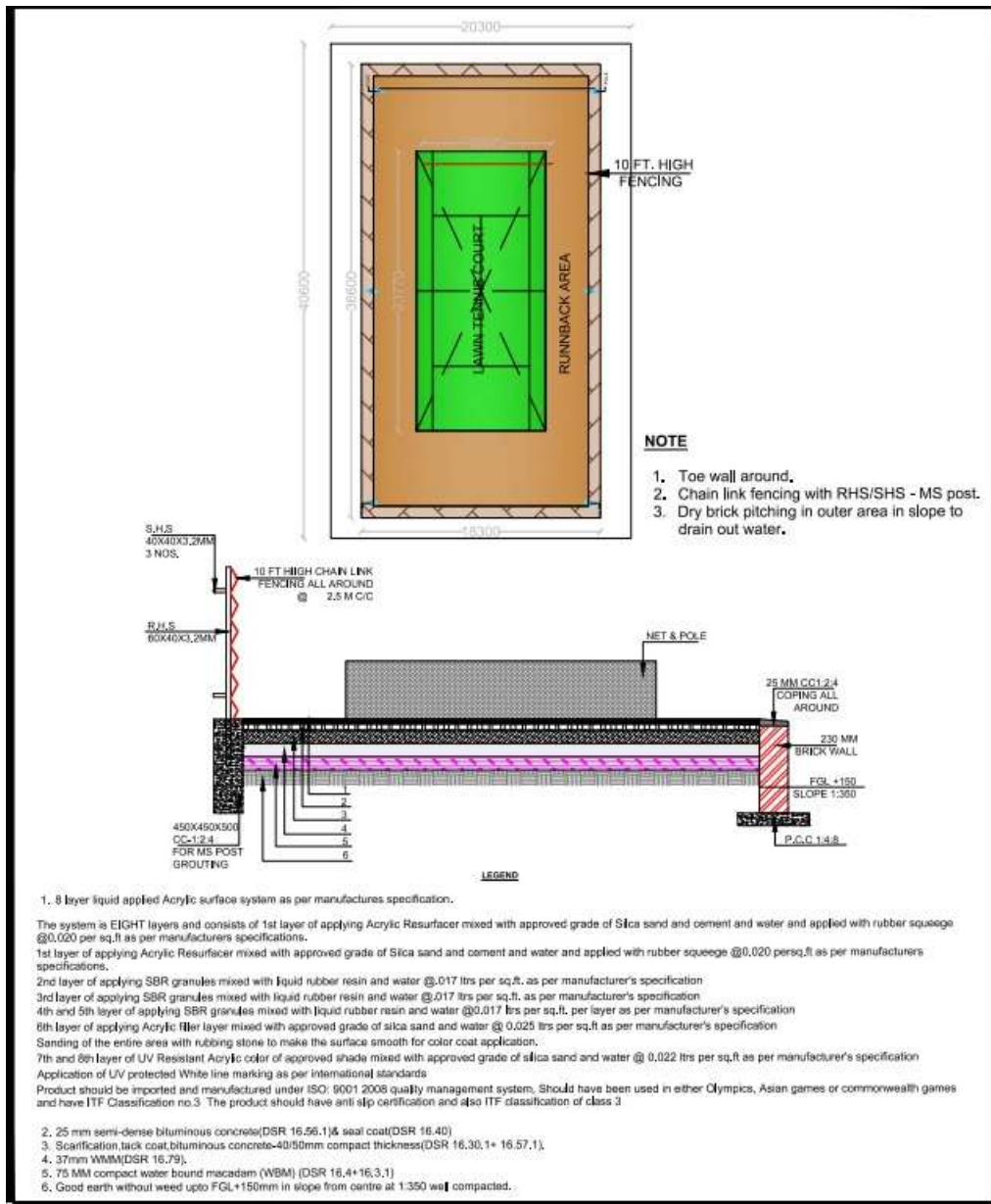
PRELIMINARY ESTIMATE					
PHASE-II WORKS					
Indian Institute Of Information Technology - Guwahati					
(CPWD Plinth Area Rates 2021)					
SPORTS ACTIVITY CENTRE					
S.No.	PAR No.	DESCRIPTION	Plinth Area (in sqm)		Amount
		Grond Floor	1665.00		
		Total	1665.00		
		Badminton Court	350.00	9 m (Height)	
		Remaining Area	1315.00	4.5 m (Height)	
1	1.0	BUILDING COST (Specifications as per Annexure-II)	Rates in Rs. Per sqm		
	1.1	RCC FRAMED STRUCTURE (Upto Six Storeys)			
	1.1.2	Floor ht. 3.00 mtr.	1665.00	Rs. 20,685.00	Rs. 3,44,40,525.00
		TOTAL (A)			Rs. 3,44,40,525.00
2		ADD FOR			
i		Using Wooden flooring in Badminton Court Area (350 Sqm)	350	Rs. 9,982.15	Rs. 34,93,752.50
ii		Using Rubberized Flooring in Weightlifting Room	100	Rs. 1,591.25	Rs. 1,59,125.00
iii		Using Vinyl Flooring in Table Tennis Room	115	Rs. 1,268.45	Rs. 1,45,871.75
		TOTAL (B)			Rs. 37,98,749.25
3	1.3	EXTRAS FOR			
i	1.3.2	Every 0.3 metre or part thereof, additional/lesser height of floor above normal floor height of 3.60 metre / 3.00 metre			
		For Badminton Area	350.00	Rs. 7,400.00	Rs. 25,90,000.00
		For Remaining Area	1315.00	Rs. 1,850.00	Rs. 24,32,750.00
ii	1.3.3	Every 0.3 meter or part thereof, higher plinth height over normal plinth height of 0.60 meter (on ground floor area only)	1665.00	Rs. 185.00	Rs. 3,08,025.00
4	1.6	FIRE ALARM SYSTEM			
	1.6.2	Automatic Fire Alarm System	1665.00	Rs. 600.00	Rs. 9,99,000.00
		TOTAL (C)			Rs. 63,29,775.00
5	2.0	Services			
i	2.1	Internal Water Supply & Sanitary Installations	Rs. 3,44,40,525.00	4.00%	Rs. 13,77,621.00
iii	2.3	Internal electric installations	Rs. 3,44,40,525.00	12.50%	Rs. 43,05,065.63
iv	2.4	EXTRA FOR			
a	2.4.1	Power wiring and plugs	Rs. 3,44,40,525.00	4.00%	Rs. 13,77,621.00
		TOTAL (D)			Rs. 70,60,307.63
6		MISCELLANEOUS			
		For Catwalk, Turbo Ventilator etc.	Rs. 15,00,000.00		Rs. 15,00,000.00
		TOTAL (E)			Rs. 15,00,000.00
TOTAL ("A"+"B"+"C"+"D"+"E")					Rs. 5,31,29,356.88

Annexure-VII(a): Basketball Court



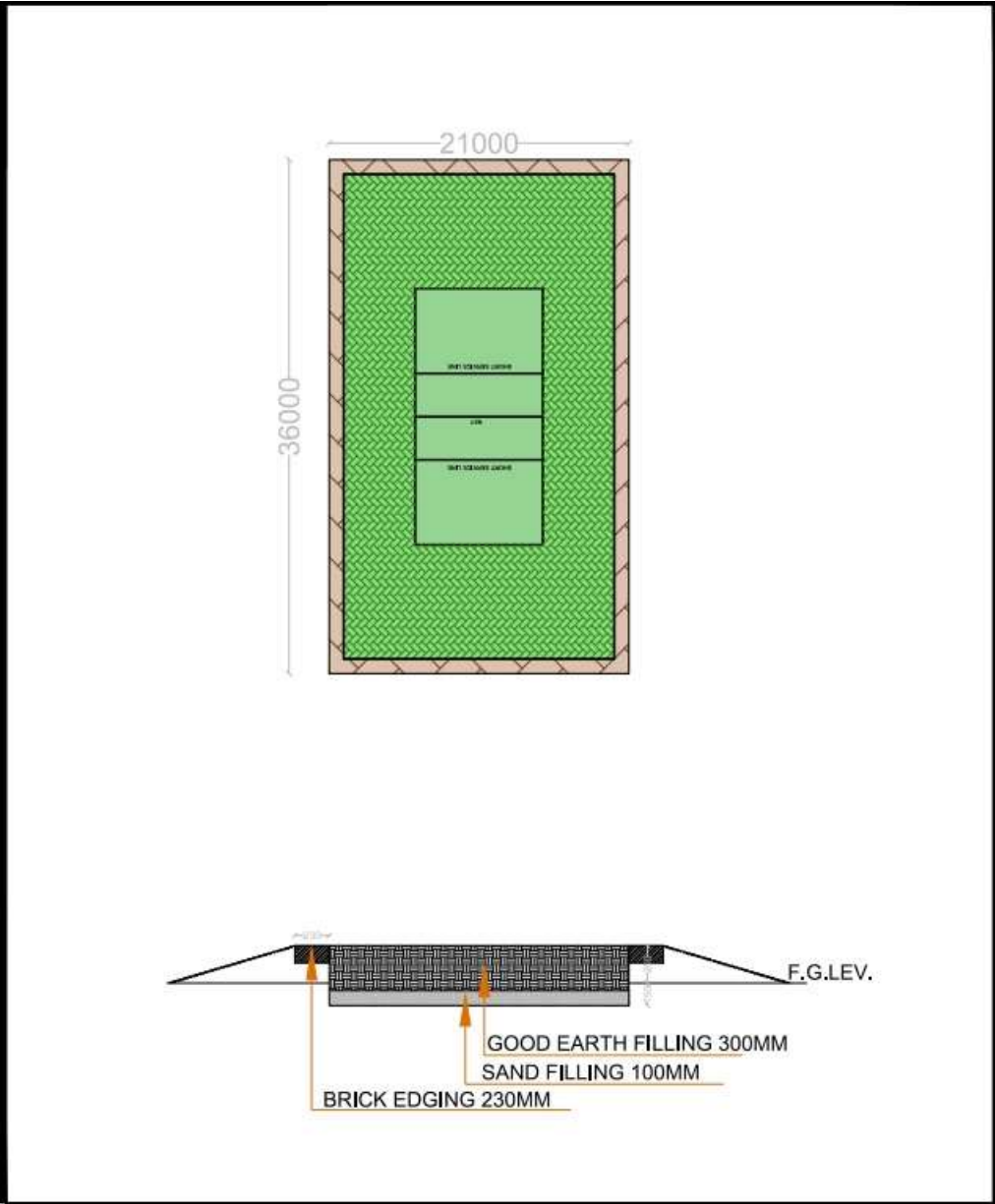
PRELIMINARY ESTIMATE										
Indian Institute Of Information Technology - Guwahati										
(CPWD DSR 2021 & MR RATE.)										
Basket Ball Court										
Basket Ball - 02										
Sl. No.	Ref.	Item No.	Description of Items	Length	Width	Height	Quantity	Unit	Rate	Amount
1	DSR 202 1	2.25 (A)	Excavating, supplying and filling of local earth (including royalty) by mechanical transport upto a lead of 5km also including ramming and watering of the earth in layers not exceeding 20 cm in trenches, plinth, sides of foundation etc. complete.	32	19	0.3	182	cum	368.65	67241.76
2	DSR 202 1	16.3.1	WBM Supplying and stacking at site. 90 mm to 45 mm size stone aggregate	28	15	0.075	32	cum	1937.6	61034.40
3	DSR 202 1	16.4	Laying, spreading and compacting stone aggregate of specified sizes to WBM specifications in uniform thickness, hand picking, rolling with 3 wheeled road/vibratory roller 8-10 tonne capacity in stages to proper grade and camber, applying and brooming requisite type of screening / binding material to fill up interstices of coarse aggregate, watering and compacting to the required density .	28	15	0.075	32	cum	865.8	27272.70
4	DSR 202 1	16.79	WMM Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paverfinisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.	28	15	0.05	21	cum	2803.65	58876.65
5	DSR 202 1	16.30.1	PREMIX CARPET Providing and applying tack coat using hot straight run bitumen of grade VG - 10, including heating the bitumen, spraying the bitumen with mechanically operated spray unit fitted on bitumen boiler, cleaning and preparing the existing road surface as per specifications : On W.B.M. @ 0.75 Kg / sqm	28	15		420	sqm	45.2	18984.00
6	DSR 202 1	16.57.1	40/50 mm compacted thickness with bitumen of grade VG-30 @ 5.5% (percentage by weight of total mix) and lime filler @ 3% (percentage by weight of Aggregate) prepared in Batch Type Hot Mix Plant of 100-120 TPH capacity.	28	15	0.075	32	cum	10870.75	342428.63
7	MR		8 layer acrylic system	28	15		420	sqm	1500	630000.00
8	DSR 202 1	16.40	Providing and laying seal coat of premixed fine aggregate (passing 2.36 mm and retained on 180 micron sieve) with bitumen using 128 kg of bitumen of grade VG - 10 bitumen per cum of fine aggregate and 0.60 cum of fine aggregate per 100 sqm of road surface, including rolling and finishing with road roller all complete	28	15		420	sqm	79.85	33537.00
9	MR		Supply and installation of Movable Lawn Tennis Net and Pole Set	1			1	no	60000	60000.00
10	DSR 202 1	6.1.1	Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in foundation and plinth in: Cement mortar 1:4 (1 cement : 4 coarse sand)	64	0.23	0.6	18	cum		
				38	0.23	0.6	10	cum		
							28		6882	193742.06
11	DSR 202 1	4.1.3	1:2:4 (1 cement : 2 coarse sand (zone-III) derived from natural sources : 4 graded stone aggregate 20 mm nominal size derived from natural sources)	102	0.23	0.05	1	cum	7365.15	8639.32
12	DSR 202 1	4.1.8	1:4:8 (1 Cement : 4 coarse sand (zone-III) derived from natural sources : 8 graded stone aggregate 40 mm nominal size derived from natural sources)	102	0.45	0.075	3	cum	6326.05	21777.43
6	DSR 202 1	4.17	Making plinth protection 50mm thick of cement concrete 1:3:6 (1 cement : 3 coarse sand (zone-III) derived from natural sources : 6 graded stone aggregate 20 mm nominal size derived from natural sources) over 75mm thick bed of dry brick ballast 40 mm nominal size, well rammed and consolidated and grouted with fine sand, including necessary excavation, levelling & dressing & finishing the top smooth.	188			188	sqm	681.65	128150.20
			TOTAL COST FOR 01 NO. OF BASKET BALL COURT							1523533.95
			TOTAL COST FOR 02 NO. OF BASKET BALL COURT							3047067.89

Annexure-VII(b): Tennis Court



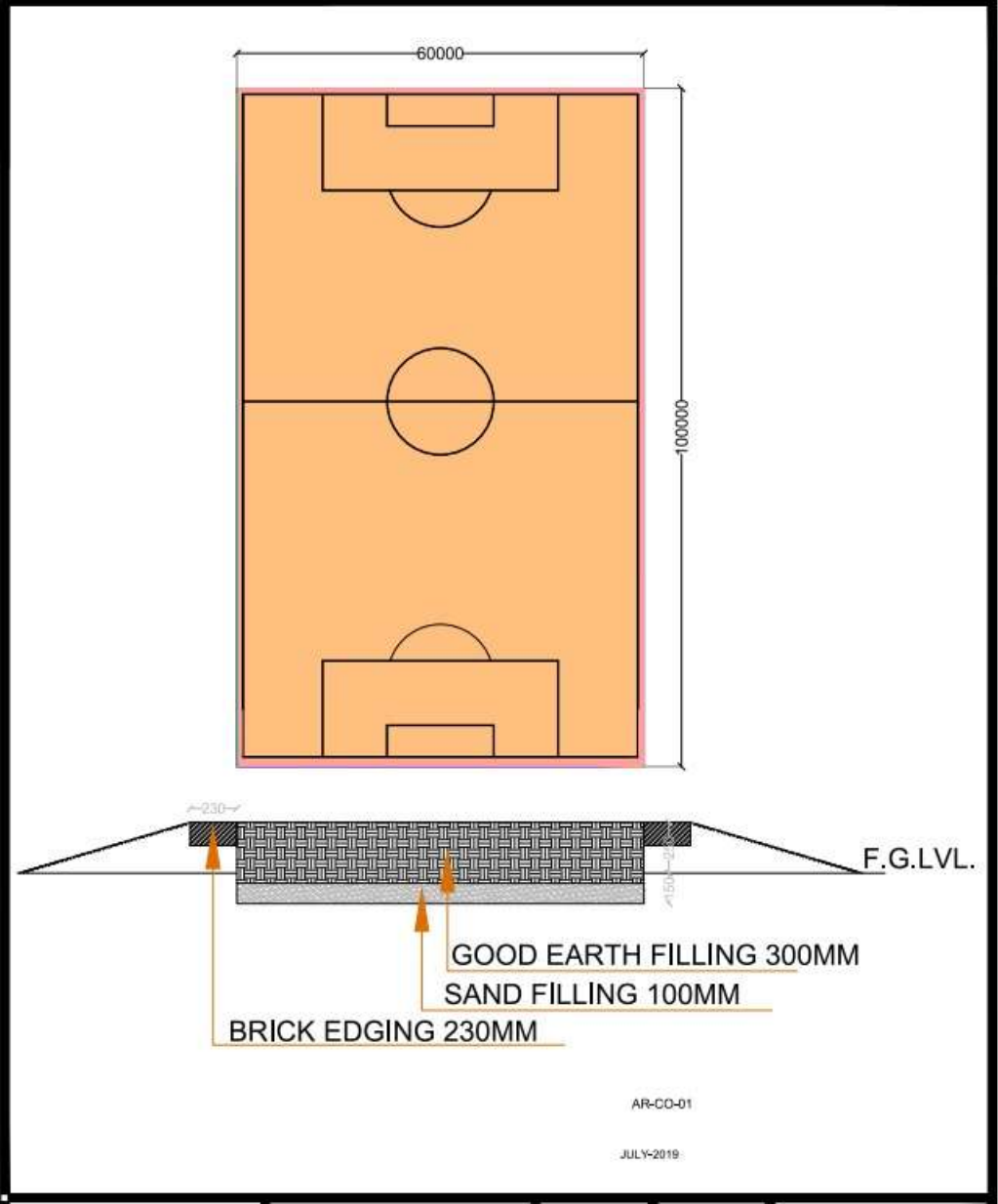
PRELIMINARY ESTIMATE										
Indian Institute Of Information Technology - Guwahati										
(CPWD DSR 2021 & MR RATE)										
LAWN TENNIS COURT										
Lawn Tennis - 02										
Sl. No.	Ref.	Item No.	Description of Items	Length	Width	Height	Quantity	Unit	Rate	Amount
1	DSR 202 1	2.25 (A)	Excavating, supplying and filling of local earth (including royalty) by mechanical transport upto a lead of 5km also including ramming and watering of the earth in layers not exceeding 20 cm in trenches, plinth, sides of foundation etc. complete.	40.06	20.3	0.3	244	cum	368.65	89937.84
2	DSR 202 1	16.3.1	WBM Supplying and stacking at site. 90 mm to 45 mm size stone aggregate	36.6	18.3	0.075	50	cum	1937.6	97332.43
3	DSR 202 1	16.4	Laying, spreading and compacting stone aggregate of specified sizes to WBM specifications in uniform thickness, hand picking, rolling with 3 wheeled road/vibratory roller 8-10 tonne capacity in stages to proper grade and camber, applying and brooming requisite type of screening / binding material to fill up interstices of coarse aggregate, watering and compacting to the required density .	36.6	18.3	0.075	50	cum	865.8	43492.16
4	DSR 202 1	16.79	WMM Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver/finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.	36.6	18.3	0.075	50	cum	2803.65	140837.15
5	DSR 202 1	16.30.1	PREMIX CARPET Providing and applying tack coat using hot straight run bitumen of grade VG - 10, including heating the bitumen, spraying the bitumen with mechanically operated spray unit fitted on bitumen boiler, cleaning and preparing the existing road surface as per specifications : On W.B.M. @ 0.75 Kg / sqm	36.6	18.3		670	sqm	45.2	30274.06
6	DSR 202 1	16.57.1	40/50 mm compacted thickness with bitumen of grade VG-30 @ 5.5% (percentage by weight of total mix) and lime filler @ 3% (percentage by weight of Aggregate) prepared in Batch Type Hot Mix Plant of 100-120 TPH capacity.	36.6	18.3	0.075	50	cum	10870.75	546075.82
7	MR		8 layer acrylic system	11	23.8		262	sqm	1500	392700.00
8	DSR 202 1	16.40	Providing and laying seal coat of premixed fine aggregate (passing 2.36 mm and retained on 180 micron sieve) with bitumen using 128 kg of bitumen of grade VG - 10 bitumen per cum of fine aggregate and 0.60 cum of fine aggregate per 100 sqm of road surface, including rolling and finishing with road roller all complete	36.6	18.3		670	sqm	79.85	53481.93
9	MR		Supply and installation of Movable Lawn Tennis Net and Pole Set	1			1	no	60000	60000.00
10	DSR 202 1	6.1.1	Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in foundation and plinth in: Cement mortar 1:4 (1 cement : 4 coarse sand)							
				73.2	0.23	0.6	10	cum		
				36.6	0.23	0.6	10	cum		
							20		6882	139038.42
11	DSR 202 1	4.1.3	1:2:4 (1 cement : 2 coarse sand (zone-III) derived from natural sources : 4 graded stone aggregate 20 mm nominal size derived from natural sources)	54.9	0.23	0.05	1	cum	7365.15	9299.97
12	DSR 202 1	4.1.8	1:4:8 (1 Cement : 4 coarse sand (zone-III) derived from natural sources : 8 graded stone aggregate 40 mm nominal size derived from natural sources)	54.9	0.45	0.075	4	cum	6326.05	23442.76
13	DSR 202 1	16.47.1	Painting runway/taxi track/apron marking with adequate nos of coats to give uniform finish with road marking paint of superior make as approved by the Engineer-in-charge, i/c cleaning the surface of all dirt, scales, oil, grease and other foreign material etc. and lining out complete. New work (Two or more coats)	15			15	sqm	158.5	2377.50
6	DSR 202 1	4.17	Making plinth protection 50mm thick of cement concrete 1:3:6 (1 cement : 3 coarse sand (zone-III) derived from natural sources : 6 graded stone aggregate 20 mm nominal size derived from natural sources) over 75mm thick bed of dry brick ballast 40 mm nominal size, well rammed and consolidated and grouted with fine sand, including necessary excavation, levelling & dressing & finishing the top smooth.							
			Total Area	40.6	20.3		824			
			Less chainlink fence area	36.6	18.3		670			
							154	sqm	681.65	105246.76
									TOTAL (A)	1733536.82
			CHAIN LINK FENCING 3m High							
			CC Block - 12500/25 = 50 No.s							
			Excavation - 50X0.45X0.45X0.60							
1	DSR 202 1	4.1.3	1:2:4 (1 cement : 2 coarse sand (zone-III) derived from natural sources : 4 graded stone aggregate 20 mm nominal size derived from natural sources) 50X0.45X0.45X0.60	50	0.203	0.6	6	cum	7365.15	44743.29
2	DSR 202 1	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	200	0.45	0.6	54	sqm	307.95	16629.30
3	DSR 202 1	10.16.1	Hot finished welded type tubes			Co.eff.				
			RHS (60X40X3.2)	50	4.62	3.5	809	Kg	154.90	125236.65
			SHS (40X40X3.2)	3	3.61	109.8	1189	Kg	154.90	184196.86
			MS Flat (40X3)	3	0.9	109.8	296	Kg	154.90	45921.65
			Top Blank 4mm	50	31.4	0.0024	4	Kg	154.90	583.66
4	DSR 202 1	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade Two or more coats on new work	126			126	sqm	131.45	16612.97
5	DSR 202 1	16.70.2	Made of G.I. wire of dia. 4 mm, PVC coated to achieve outer dia not less than 5 mm in required colour and shade	2	54.9	3	329	sqm	901.65	297003.51
									TOTAL (B)	730927.89
			TOTAL COST FOR 01 NO. OF LAWN TENNIS COURT (A+B)							2464464.70
			TOTAL COST FOR 02 NO. OF LAWN TENNIS COURT							4928929.41

Annexure-VII(c): Volleyball Court



PRELIMINARY ESTIMATE							
Indian Institute Of Information Technology - Guwahati							
(CPWD DSR 2021 & MR RATE)							
Volley Ball Court							
Volley Ball Court - 02 No.s							
S.N.	REF	SOR	DESCRIPTION OF WORK	QUANTITY	UNIT	RATE	AMOUNT (without GST) 5x
1	2	3	4	5	6	7	8
	PWD	DSR	Civil Work				
		DSR 2021	Clearing jungle including uprooting of rank vegetation, grass, brush wood, trees and saplings of girth up to 30 cm measured at a height of 1 m above ground level and removal of rubbish up to a distance of 50 m outside the periphery of the area cleared..	1426.00	Sqm	14.50	20677.00
1	2.8.1	DSR 2021	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan), including dressing of sides and ramming of bottoms, lift upto 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.				
			All kind of soil	213.90	Cum	286.85	61357.22
2	2.27	DSR 2021	Supplying and filling in plinth with sand under floors, including watering, ramming, consolidating and dressing complete.	142.60	Cum	2161.20	308187.12
3	2.2	DSR 2016 (Horticulture)	Supply and stacking of good earth	427.80	Cum	319.25	136575.15
4	AR	DSR 2021	Brick edging to retain earth	154.00	RM	962.00	148148.00
5	QUOT		Supply & fixing movable standerd post with net as per FIVB	1.00	SET	50000.00	50000.00
6	QUOT		Marking of Lines in field	1.00	Job	5000.00	5000.00
			TOTAL COST OF 1 NO. COURT				729944.49
			TOTAL COST OF 2 NO. COURT	2	NO	729944.49	1459888.97
					Say Rs	14.60 Lacs	

Annexure-VII(d): Football Field



PRELIMINARY ESTIMATE							
Indian Institute Of Information Technology - Guwahati							
(CPWD DSR 2021 & MR RATE)							
FootBall Field							
FootBall Field							
S.N.	REF	SOR	DESCRIPTION OF WORK	QUANTITY	UNITS	RATE	AMOUNT 5x8
	PWD	DSR	Civil Work				
1	2.27	DSR 2021	Supplying and filling in plinth with sand under floors, including watering, ramming, consolidating and dressing complete.	100	Cum	2161.20	216120.00
2	2.2	DSR 2016 (Horticulture)	Supply and stacking of good earth	100	Cum	319.25	31925.00
3	MR		Preparing lawn with laying of Barmuda Grass, Didding, Lavling, Dressing, Fine Dressing, Anti Termite, Manuring and Installation of Turf Grass as per direction of engineer in charge .	6000	Sqm	101.57	609446.40
4	QUOT		Supply & fixing FIFA standerd goal post	1	Pair	42500.00	42500.00
			TOTAL				899991.40
					Say Rs.	9.00	Lacs

Annexure-VIII: Classroom Expansion Preliminary Estimate

PRELIMINARY ESTIMATE				
PHASE-II WORKS				
Indian Institute Of Information Technology - Guwahati				
MR/Previous experience				
ACDAMIC Classroom Vertical Extension				
S.No.	PAR No.	DESCRIPTION	Plinth Area (in sqm)	Amount
		For Classroom	500	
		Total	500.00	sqm
1			Rates in Rs. Per sqm	
	MR	Vertical Roof top expansion with PEB concept & with PUFpanel walls, False Ceiling		
		Rate based on as per prevelling MR & previous experience	500.00	Rs. 18,000.00
		TOTAL ("A")		Rs. 90,00,000.00
2	1.6	FIRE ALARM SYSTEM		
	1.6.2	Automatic Fire Alarm System	500.00	Rs. 600.00
		TOTAL ("B")		Rs. 3,00,000.00
3	2.0	Services		
i	AR	Internal Water Supply & Sanitary Installations	Rs. 90,00,000.00	5.00%
ii	AR	Internal electric installations	Rs. 90,00,000.00	9.00%
iii	2.4	EXTRA FOR		
a	2.4.1	Power wiring and plugs	Rs. 90,00,000.00	4.00%
		TOTAL ("C")		Rs. 16,20,000.00
TOTAL ("A"+"B"+"C")				Rs. 1,09,20,000.00

Annexure IX: Academic Building 2 Preliminary Estimate

PRELIMINARY ESTIMATE					
PHASE-II WORKS					
Indian Institute Of Information Technology - Guwahati					
(CPWD Plinth Area Rates 2021)					
Academic Block - 02					
S.No.	PAR No.	DESCRIPTION	Plinth Area (in sqm)		Amount
		Grand Floor	1250.00	3.6	
		Total	1250.00	sqm	
1	1.0	BUILDING COST (Specifications as per Annexure-II)		Rates in Rs. Per sqm	
	1.1	RCC FRAMED STRUCTURE (Upto Six Storeys)			
	1.1.2	Floor ht. 3.00 mtr.	1250.00	Rs. 27,090.00	Rs. 3,38,62,500.00
		TOTAL ("A")			Rs. 3,38,62,500.00
2	1.3	EXTRAS FOR			
i	1.3.3	Every 0.3 meter or part thereof, higher plinth height over normal plinth height of 0.60 meter (on ground floor area only)	1250.00	Rs. 185.00	Rs. 2,31,250.00
3	1.6	FIRE ALARM SYSTEM			
	1.6.2	Automatic Fire Alarm System	1250.00	Rs. 600.00	Rs. 7,50,000.00
		TOTAL ("B")			Rs. 9,81,250.00
4	2.0	Services			
i	2.1	Internal Water Supply & Sanitary Installations	Rs. 3,38,62,500.00	4.00%	Rs. 13,54,500.00
ii	2.2	External Service connections and local body approval charges			
a	2.2.1	Electrical External Service Connections	Rs. 3,38,62,500.00	3.75%	Rs. 12,69,843.75
b	2.2.2	Civil External Service Connections	Rs. 3,38,62,500.00	1.25%	Rs. 4,23,281.25
c	2.2.3	Local body approvals including tree cutting, etc.	Rs. 3,38,62,500.00	1.25%	Rs. 4,23,281.25
iii	2.3	Internal electric installations	Rs. 3,38,62,500.00	12.50%	Rs. 42,32,812.50
iv	2.4	EXTRA FOR			
a	2.4.1	Power wiring and plugs	Rs. 3,38,62,500.00	4.00%	Rs. 13,54,500.00
		TOTAL ("C")			Rs. 90,58,218.75
5		MISCELLANEOUS			
		For Split AC / Window AC	Rs. 50,00,000.00		Rs. 50,00,000.00
		TOTAL ("D")			Rs. 50,00,000.00
TOTAL ("A"+"B"+"C"+"D")					Rs. 4,89,01,968.75

Annexure-X: 3rd Boys' Hostel Preliminary Estimate

PRELIMINARY ESTIMATE					
PHASE-II WORKS					
Indian Institute Of Information Technology - Guwahati					
CPWD PAR-2021					
3rd BOYS HOSTEL (For 200 Students, 2 Bedded Room)					
S.No.	PAR No.	DESCRIPTION	Plinth Area (in sqm)	Rate (in Rs.)	Amount
		Grand Floor	3200.00	3.3 mtrs	
		Total	3200.00	sqm	
1	1.0	BUILDING COST (Specifications as per Annexure-II)		Rates in Rs. Per sqm	
	1.1	RCC FRAMED STRUCTURE (Upto Six Storeys)			
	1.1.2	Floor ht. 3.00 mtr.	3200.00	Rs. 20,685.00	Rs. 6,61,92,000.00
		TOTAL ("A")			Rs. 6,61,92,000.00
2	1.3	EXTRAS FOR			
i	1.3.2	Every 0.3 metre or part thereof, additional/lesser height of floor above normal floor height of 3.60 metre / 3.00 metre	3200.00	Rs. 350.00	Rs. 11,20,000.00
ii	1.3.3	Every 0.3 meter or part thereof, higher plinth height over normal plinth height of 0.60 meter (on ground floor area only)	3200.00	Rs. 185.00	Rs. 5,92,000.00
3	1.6	FIRE ALARM SYSTEM			
	1.6.2	Automatic Fire Alarm System	3200.00	Rs. 600.00	Rs. 19,20,000.00
		TOTAL ("B")			Rs. 36,32,000.00
4	2.0	Services			
i	2.1	Internal Water Supply & Sanitary Installations	Rs. 6,61,92,000.00	12.00%	Rs. 79,43,040.00
ii	2.2	External Service connections and local body approval charges			
a	2.2.1	Electrical External Service Connections	Rs. 6,61,92,000.00	3.75%	Rs. 24,82,200.00
b	2.2.2	Civil External Service Connections	Rs. 6,61,92,000.00	1.25%	Rs. 8,27,400.00
c	2.2.3	Local body approvals including tree cutting, etc.	Rs. 6,61,92,000.00	1.25%	Rs. 8,27,400.00
iii	2.3	Internal electric installations	Rs. 6,61,92,000.00	12.50%	Rs. 82,74,000.00
iv	2.4	EXTRA FOR			
a	2.4.1	Power wiring and plugs	Rs. 6,61,92,000.00	4.00%	Rs. 26,47,680.00
		TOTAL ("C")			Rs. 2,30,01,720.00
TOTAL ("A"+"B"+"C")					Rs. 9,28,25,720.00

Annexure-XI: 2nd Girls' Hostel Preliminary Estimate

PRELIMINARY ESTIMATE					
PHASE-II WORKS					
Indian Institute Of Information Technology - Guwahati					
CPWD PAR-2021					
GIRLS HOSTEL # 02 (For 100 Students, 2 Bedded Room)					
S.No.	PAR No.	DESCRIPTION	Plinth Area (in sqm)	Rate (in Rs.)	Amount
		Grand Floor	1325.00	3.3 mtrs	
		Total	1325.00	sqm	
1	1.0	BUILDING COST (Specifications as per Annexure-II)	Rates in Rs. Per sqm		
	1.1	RCC FRAMED STRUCTURE (Upto Six Storeys)			
	1.1.2	Floor ht. 3.00 mtr.	1325.00	Rs. 20,685.00	Rs. 2,74,07,625.00
		TOTAL ("A")			Rs. 2,74,07,625.00
2	1.3	EXTRAS FOR			
i	1.3.2	Every 0.3 metre or part thereof, additional/lesser height of floor above normal floor height of 3.60 metre / 3.00 metre	1325.00	Rs. 350.00	Rs. 4,63,750.00
ii	1.3.6	Every 0.3 meter or part thereof, higher plinth height over normal plinth height of 0.60 meter (on ground floor area only)	1325.00	Rs. 185.00	Rs. 2,45,125.00
3	1.6	FIRE ALARM SYSTEM			
	1.6.2	Automatic Fire Alarm System	1325.00	Rs. 600.00	Rs. 7,95,000.00
		TOTAL ("B")			Rs. 15,03,875.00
4	2.0	Services			
i	2.1	Internal Water Supply & Sanitary Installations	Rs. 2,74,07,625.00	12.00%	Rs. 32,88,915.00
ii	2.2	External Service connections and local body approval charges			
a	2.2.1	Electrical External Service Connections	Rs. 2,74,07,625.00	3.75%	Rs. 10,27,785.94
b	2.2.2	Civil External Service Connections	Rs. 2,74,07,625.00	1.25%	Rs. 3,42,595.31
c	2.2.3	Local body approvals including tree cutting, etc.	Rs. 2,74,07,625.00	1.25%	Rs. 3,42,595.31
iii	2.3	Internal electric installations	Rs. 2,74,07,625.00	12.50%	Rs. 34,25,953.13
iv	2.4	EXTRA FOR			
a	2.4.1	Power wiring and plugs	Rs. 2,74,07,625.00	4.00%	Rs. 10,96,305.00
		TOTAL ("C")			Rs. 95,24,149.69
TOTAL ("A"+"B"+"C")				Rs.	3.84.35.649.69