

Annexure- 3

ENGINEERING DEPARTMENT
(NORTH CAMPUS)
UNIVERSITY OF DELHI
DELHI - 110007PHONE: 27667157, 27667725--EXT.1700-1705
FAX NO: 911 - 27666007

REF. NO. CE/162 /DU/ (2025-26)

DATED: 13/4/26

To,
The Finance Officer,
University of Delhi,
Delhi-110007.

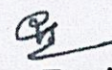
Subject: Forwarding of New Agenda Item of Building Committee No. 23 held on 07.04.2026

Dear Sir,

Kindly refer to the meeting of Building Committee No. 23 held on 07.04.2026, the new agenda items approved therein are enclosed herewith for placing before the Finance Committee for its consideration and reporting.

This is submitted for your kind information and necessary action, please.

5-112
13/04/26


Executive Engineer

Annexure 3

NIP-08-2025-600Pads X 100

दिल्ली विश्वविद्यालय
UNIVERSITY OF DELHI

23.3 New Agenda Items

23.3.1 Construction of Institute for Nano Medical Sciences (2B+G+7) at Maurice Nagar

After discussion, the Building Committee approved the proposal Appendix 23.3.1 in principle for amounting to Rs. 174.20 Cr. and assigned the work to CPWD to prepare the detailed estimate along with the DPR for submission to HEFA.

23.3.2 Construction of Studio Apartment at Dhaka Complex

The Building Committee discussed and approved the revised estimates amounting to Rs. 233.35 Cr. Appendix 23.3.2 (161 Cr. from HEFA and 72.35 Cr. remaining from UDF).

23.3.3 Construction of two nos. Academic Blocks at Delhi School of Economics at North Campus

The Building Committee discussed and approved the revised plans, Appendix 23.3.3. The committee also directed to CPWD to expedite the work urgently.

Appendix 23.3.1 ✓

Estimate for Construction of Institute for Nano Medical Sciences (2B+G+7) at Maurice Nagar based on PAR 2025						
	Name of Building		Plot area (sqm)	Ground coverage (sqm)	Super Structure Built-up area (Sqm)	Basement Built-up area (Sqm)
	Institution of Eminence-1 (2B+G+7)		19503.67	2454	19632	8000
S. No.	Description	Unit	Quantity	Rate	Amount	Ref. PAR 2025
A	Building					
1	RCC frame structure (Upto six storeys) Floor height 4.50m (Taken 3.0m only)					
	Ground floor	Sqm	2454.00			
	1st floor	Sqm	2156.00			
	2nd floor	Sqm	2341.00			
	3rd floor	Sqm	2341.00			
	4th floor	Sqm	2341.00			
	5th floor	Sqm	2341.00			
	6th floor	Sqm	2341.00			
	7th floor	Sqm	2341.00			
	Mumty	Sqm	275.57			
	Total Superstructure Area (Excl. Basement)	Sqm	18931.57	30920	585364144.4	1.1.1
2	Additional for Seventh Floor	Sqm	2616.57	123	321838.11	1.3.1
3	Every 0.3 meter or part thereof, additional / less height of floor above normal floor height of 3.60 meter / 3.00 meter (or on areas having additional / less height) For G Floor Height = 4500	Sqm	2454.00	1302	3195108	1.3.2

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	Every 0.3 meter or part thereof, additional / less height of floor above normal floor height of 3.60 meter / 3.00 meter (on areas having additional / less height) All floor Height = 4200	Sqm	16477.57	868	14302530.76	1.3.2
	Every 0.3 meter or part thereof, additional / less height of floor above normal floor height of 3.60 meter / 3.00 meter (on areas having additional / less height) For Double H Area at First Floor	Sqm	185.00	868	160580	1.3.2
4	Extra for every 0.3 meter or part thereof, higher plinth height over normal plinth height of 0.60 meter (on ground floor area only)	Sqm	2454.00	1880	4613520	1.3.3
5	Making stronger foundation to take load of additional floor at later date (on ground floor area only)	Sqm	2454.00	1800	4417200	1.3.5
6	RCC raft foundation (on ground floor area only)	Sqm	4000.00	12765	51060000	1.3.6
7	Basement Floor Floor Height Upto 3.35 Meter including water proofing (excluding raft base)	Sqm	8000.00	23170	185360000	1.4.1
8	Add or deduct for every 0.30 meter, or part thereof height against normal height of 3.35 meter (Floor Height considered 4.5m)	Sqm	8000.00	4370	34960000	1.4.2
	Total Civil Cost				883754921.3	

9	Fire fighting	Sqm	18931.57	890	16849097.3	1.5.2
	With wet riser system	Sqm	8000.00	1200.00	9600000	1.5.3
10	Fire alarm system Automatic fire alarm system	Sqm	26931.57	600.00	16158942	1.6.2
11	Pressurized Mechanical Ventilation System in basement with supply of duct of exhaust blower (on areas where mechanical ventilation is required)	Sqm	8000.00	1050.00	8400000	1.7.0
Total Building cost					934762960.6	
B	Services					
12	Internal water supply & sanitary installations			4.00%	37390518.42	2.10
13	Electrical external service connections			3.75%	35053611.02	2.21
14	Civil external service connections			1.25%	11684537.01	2.2.2
15	Local body approvals including tree cutting			1.25%	11684537.01	2.2.3
16	Internal Electric installations			12.50%	116845370.1	2.3.0
17	Power wiring and plugs			4.00%	37390518.42	2.4.1
18	Lightning conductors			0.25%	2336907.401	2.4.2
19	Telephone conduits			0.25%	2336907.401	2.4.3
20	Third party Quality Assurance			1.00%	9347629.606	3.1
Services Total					264070536.4	
C	Lift					
21	Passenger Lift 16 passengers 1.0 m/sec Travel G-4	nos	7.00	3E+06	18095000	4.1.5
22	Extra for additional floor 2B+G+7. Total 5 additional floors	nos	35.00	122050	4271750	4.1.5
23	Goods Lift Capacity: 3 ton speed 0.25m/sec Travel G+4	nos	1.00	4E+06	4417000	4.3.3
24	Extra for additional floor 2B+G+7. total 5 additional floors	nos	5.00	110950	554750	4.3.3
Lifts Total					27338500	

D	Development works					
25	Overhead tank without independent staging	Litre	50000.00	23	1150000	5.1
26	Underground sump	Litre	100000.00	24	2400000	5.5
27	Levelling	Sqm	17049.67	160	2727947.2	6.1
28	Internal roads & paths Cement concrete pavement with vacuum dewatered concrete	Sqm	3900.73	2945	11487649.85	6.2.3
29	Footpath with PCC base, 60 mm thick paver blocks and kerb stone edging	Sqm	1950.37	2930	5714584.1	6.2.4
30	Filtered water supply Distribution lines upto 100 mm dia	m	200.00	2170	434000	6.4.1
31	Unfiltered water supply distribution lines	m	200.00	1560	312000	6.4.3
32	Storm water drains	m	300.00	10810	3243000	6.5
33	Rainwater Harvesting	m	100.00	2330	233000	6.6
34	Trenches for services	m	100.00	7460	746000	6.7
35	Boundary Wall with 1500 mm high MS grill Including 2100 mm high steel gates at every 100 m with brickwork structure and RCC band at ground level and coping	m	595.14	13210	7861799.4	6.8.1
36	Horticulture work Horticulture operations including 300 mm earth filling, grassing, tree plantation/ shrubs and potted plants etc.	sqm	11198.57	578	6472773.46	6.9.1
	Sub Total				42782754.01	

E	E & M Works						
38	Supplying, installation, testing and commissioning of 33 kV substation comprising 33 kV HT panel, transformers 33kV/11kV, 11kV HT panel, inter connections, 11kV HT underground cabling to the distribution substations on ring main system, substation earthing, substation safety equipment.	kVA	2165.16	3800	8227608		7.1.1
39	Sub station equipment Supplying, installation, testing and commissioning of 33 kV/0.433 kV or 11 kV/0.433 kV substation equipment comprising HT panel, dry type/Oil type transformers, HT cable, bus trunking from transformer to LT panel, LT panels, automatic power factor correction panel, active harmonic filters, TVSS system, SPD system, earthing and required inter connections including LT cabling from substation to the buildings fed by the substation.	kVA	2165.16	9000.00	19486440		7.2.1

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40	Generating sets Supplying, installation, testing and commissioning of DG sets, AMF panel, bus ducting of cables from DG sets to essential panel. DG set enclosure for sound pollution/ventilation/ smoke exhaust as required, earthing of DG set system, control cabling, fuel tank/piping, DG set exhaust piping/exhaust chimney as per CPCB norms, civil works connected with DG sets including foundation as required.	kVA	1000	11560	11560000	7.3.1
41	Uninterrupted Power Supply Supplying, installation, testing and commissioning of Online 3 phase UPS system with 30 minutes back up including batteries, interconnecting cables, battery racks etc.	kVA	1083.00	21290	23057070	7.4.1
42	VRV/VRF AC System (4824 sqm) 12 sqm per HP Supplying, installation, testing and commissioning of VRV/VRF system including indoor outdoor units, piping, electrical power distribution/wiring, electrical panel, treated fresh air system etc.	HP	1636.00	58480	95673280	7.6.1

43	Solar Photo Voltaic Power Generation System Supplying, installation, testing and commissioning of grid interactive roof top solar photo voltaic power generation system including space frame.	kWp	650.00	58480	38012000	7.8.1
CCTV System						
44	For Indoors Supplying, installation, testing and commissioning of IP based CCTV system for building security comprising of PTZ/fixed camera, cabling, digital recording, HD display system with minimum display of 5" & 8" per camera and hard ware software support for indoors only (Rate applicable on total plinth area but CCTV coverage shall be limited to 15% of the plinth area as per requirement).	sqm	27632.00	210	5802720	7.10.1
45	For external surveillance (Rate applicable on total plinth area minus plinth area at ground floor).	sqm	17049.67	210	3580430.7	7.10.2
46	Access Control System Supplying, installation, testing and commissioning of access control system for building security comprising of controller, E&M locks, reader, smart cards, cabling, recording, display	sqm	19632.00	220	4319040	7.11.1

	system, hardware and software support as required (Rate applicable only on plinth area of high security area in the building).					
47	Integrated Building Management System Supplying, installation, testing and commissioning of integrated building management system for digital/electronic display and monitoring of all E&M systems like substation, DG sets, UPS, solar power, lifts, AC plants, ventilation systems, fire protection systems, pumps etc. to include cabling, monitors, recording display system, hardware, software support (upto 10,000 sqm) (Rate applicable on total plinth area).	sqm	19632.00	430	8441760	7.12.1
	HYDROPNEUMATIC WATER SUPPLY SYSTEM					
48	Supplying, installation, testing and commissioning of hydro pneumatic water supply system consisting of pumps, pneumatic tank, microprocessor based control panel, VFD, inter connecting pipes, valves, cabling, switching etc. as required.	L.P M	300.00	1640	492000	7.13.1

	LIGHTING AUTOMATION INCLUDING OCCUPANCY SENSORS					
49	Supplying, installation, testing and commissioning of lighting automation including occupancy sensors (Rate applicable on area to be specified by client).	Sqm	9816.00	220	2159520	7.14.1
50	Intercom system (Rate applicable on plinth area including service/common areas).	Sqm	9816.00	320	3141120	7.15.2
51	IP BASED EPABX SYSTEM Supplying, installation, testing and commissioning of IP based EPABX system comprising of core switches & L2 switches with 10G, 1G SFP modules, industry standard appliance server, cloud-based enterprise-grade UC solution, ENTRY level IP/SIP phone with dual gig ports, racks, CAT 6A cable, patch panels, OFC etc. (Rate applicable on plinth area excluding service/common areas).	Sqm	9816.00	580	5693280	7.18.1

Handwritten marks: a signature and the letter 'A'.

52	Conference hall: supplying, installation, testing and commissioning of audio visual/conference system (Rate applicable on carpet area of Hall only).	Sqm	1963.20	11890	23342448	7.19
53	STREET LIGHTING WITH LED Supplying, installation, testing and commissioning of LED street/compound light masts/pathway landscape lighting for the entire campus (Rate applicable on total plot area).	Sqm	19503.67	160	3120587.2	7.19.1
54	LAN System Supplying, installation, testing and commissioning of LAN system comprising of core switches & L2 switches with 10G, 1G SFP modules, WIFI access points, WIFI controller, network management software, racks, CAT 6A cable, patch panels, OFC etc. (Rate applicable on plinth area excluding service/common areas).	sqm	9816.00	560	5496960	7.17.1
55	STP/ETP Plant (100KLD) Supplying, installation, testing and commissioning of STP/ETP of appropriate technology including civil works (except plant room), tertiary treatment etc. for the building/campus.					

	Plant size upto 50 KLD	KLD	50.00	75000.00	3750000	7.20.1
	Add extra for every KLD	KLD	310.00	50000.00	15500000	7.20.3
56	Baggage scanner small: computer based multi energy X-Ray baggage inspection system mounted on castor wheels capable of passing through objects of dimensions 540 mm (W) x 350 mm (H), belt height 750 mm to 850 mm, 22"/24" LCD monitor, input/output rollers with frames etc. as required.	Per unit	1.00	2E+06	2259510	7.22.1
57	Door frame metal detector 20 zone or above door frame metal detector nominal size: 760 mm (W) x 2050 mm (H) x 700 mm (D) loaded with necessary software.	Per set	2.00	372160	744320	7.23.1
58	BOOM BARRIER Electromechanical boom barrier with all accessories upto 6 meter length.	Each	2.00	125000.00	250000	7.25.1
59	Emergency Light & Illuminated Signages Illuminated signages (Rate applicable on total plinth area).	sqm	2454.00	22	53988	7.27.1
60	Motorized steel gates upto 6.00 meter width.	Per gate	2.00	500000.00	1000000	7.28
	F & M Works Total				285164081.9	
61	Add 12% furniture on building cost			12.00%	112171555.3	
	Total				1666290388	
62	Art Works			1.00%	16662903.88	
63	Master Plan approval			0.50%	8331451.941	
	Total				1691284744	
64	Add Contengencies @ 3% on (A)			3%	50738542.32	
	Grand Total				1742023286	(A)
	Say				174.20	

Appendix 23.3.2

Construction of Studio Apartment at Dhaka Complex

1. The building committee in its meeting held on 31-12-2021 approved to assign the above work to CPWD as PMC. Accordingly, CPWD has submitted the preliminary estimate for amounting to Rs.143.95 Cr. Including contingency with 2 basement + ground floor+ 9 storey based on PAR-2021. Accordingly, the university had issued the A/A & E/S vide this office letter no. CE/DU/CPWD/2593 dt.25-01-2022.
2. Further the CPWD had revised the preliminary estimate amounting to Rs.1,60,86,64,356/- with B+G+11 storey i.e. single basement + ground + 11 storey without provision of furniture vide letter no. 23/DU/SE-cum-Project Director/2022-23/1019 dt.19-09-2022 but A/A & E/S was not issued due to approval of the master plan of the Dhaka Complex.
3. CPWD vide the letter no. 23(39) SE-Project Director/DPC-1/2025-26/172 dt.13-03-2026 submitted the modified preliminary estimate amounting to Rs. 233.35 Cr. based on PAR-2025 i/c provision of furniture in room and kitchen. The CPWD could not initiated the tender due to non-availability of approval from the standing committee of MCD.
4. The standing committee of MCD had accorded the approval of master plan of Dhaka Complex vide the letter no. TP/G/MCD/2025/595 dt. 16-07-2025.

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Appendix 23.3.3

Construction of two nos. Academic Blocks at Delhi School of Economics at North Campus

1. Initially there was 67 trees to be removed for the construction of the above building. As per the discussion with the DCF, the plans were revised to the minimize to remove the trees. Now 33 trees will be removed/relocated. Accordingly, the built-up area was revised and their difference in the built-up area approx. 4406.12 sqm.

RB

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भारत सरकार / GOVERNMENT OF INDIA
केन्द्रीय लोक निर्माण विभाग / Central Public Works Department
विकास परियोजना परिमंडल-1 / Development Project Circle-1
बी-315, आईपीओ भवन, आईपीओ एस्टेट, नई दिल्ली- 110002
B-315, I. P. Bhawan, I. P. Estate, New Delhi -110002



दूरभाष सं. / Telephone 011-23379041, E-mail: delpmdpc.cpwd@gov.in

पत्रांक: 23(39)/अधी.अभि.-सह-परि.निदे./वि.परि.परि.-1/2025-26/172-12 दिनांक: 13/03/2026

सेवा में,

मुख्य अभियंता

इन्जीनियरिंग विभाग

नॉर्थ कैम्पस, दिल्ली विश्वविद्यालय

दिल्ली-110017

(Email: ue@engg.du.ac.in/ ashoksaini.ce@engg.du.ac.in)

विषय: Submission of Modified Preliminary Estimates for Construction of Studio Apartment for Students at Dhaka Complex (B+G+11 Storey), Delhi University, Delhi.

महोदय,

Please find enclosed herewith Modified Preliminary Estimate for the above work amounting to Rs. 233.35 Cr. for captioned works for obtaining Administrative Approval & Expenditure Sanction of competent authority. The modification has been carried out due to change in master plan and updation to PAR 2025 and latest cost index as elaborated in the history sheet. Time frame mentioned in PE for completion of work is subjected to adequate availability of fund during execution. Details of bank accounts are as below:

Bank Name	In Favour of:	Govt. Receipt Account Number	IFSC Code	Branch Name
State Bank of India	Executive Engineer, Development Project Division, CPWD, New Delhi	10310665108	SBIN0001187	SBI, I.P. Estate, New Delhi-110002

संलग्न: उपरोक्तानुसार।

अभिषेक गोपाल/Abhishek Gopal
अधीक्षण अभियंता सह परियोजना निदेशक
Superintending Engineer cum Project Director
विकास परियोजना परिमंडल-1
Development Project Circle -1

प्रतिलिपि:-

- कार्य. अभि. सह वरिष्ठ प्रबंधक(सि0)-1. विकास परियोजना परिमंडल-1, के0लो0नि0वि0, नई दिल्ली।
- कार्य. अभि. सह वरिष्ठ प्रबंधक(वि0), विकास परियोजना परिमंडल-1, के0लो0नि0वि0, नई दिल्ली।

2031/16/3/26



MODIFIED PRELIMINARY ESTIMATE

PE No: 23/SE-cum-PD/DPC-1/2025-26 (PE)

Name of Work: Construction of Studio Apartment for Students at Dhaka Complex (B+G+11 Storey), Delhi University, Delhi.

PE Amount: Rs. 233.35 Cr.

Duration: 34 Months
(04 Months for Planning + 30 months for execution)

Office of Superintending Engineer cum Project Director

Development Project Circle 1

Central Public Works Department

HISTORY SHEET**State** – Delhi**Circle** :Development Project Division-1**Branch**:- B & R

Name of Work:- Construction of Studio Apartment for Students at Dhaka Complex (B+G+11 Storey), Delhi University, Delhi.

Major Head	Minor Head	Detailed Head
8443 - Deposit Work		

This modified preliminary estimate has been prepared by Smt. Kirti Kakkar, EE-cum-SM(C)-1, DPC-1 and Sh. PraveendraPratap Singh, EE-cum-SM (E), DPC-1, CPWD and processed by the office of SE-cum-PD, Development Project Circle-1, CPWD, for the probable cost of Rs. **2,33,34,87,965/-** based on PAR 2025 i/c 3% contingencies with ESI & EPF @ 3.9375% to cover the cost of work and accord of A/A & E/S of competent authority.

REPORT

HISTORY: Modified Preliminary Estimate amounting to Rs. **2,33,34,87,965/-** including 3% contingencies has been framed to cover the probable cost of the captioned work. The estimate has been prepared on the basis of requisition received from Delhi University vide letter No. **CE/DU/CPWD/2593 dated 05.01.2022.**

Subsequently, a Preliminary Estimate was submitted to the client department amounting to Rs. **1,43,95,39,230/-** dated **23.02.2022** for accord of Administrative Approval & Expenditure Sanction, which was accorded by the competent authority vide letter No. **CE/DU/CPWD/3853 dated 28.03.2022.**

Thereafter, a **Modified Preliminary Estimate** amounting to Rs. **160,86,64,356/-** based on updated requirements was forwarded to Delhi University vide this office letter No. 1019 dated 19.09.2022. However, no communication/decision has been received from Delhi University in this regard. Consequently, the tender for the work could not be invited. Further, the proposal could not be processed due to non-availability of approval from the Standing Committee of MCD and issues related to provisions of the prevailing Master Plan.

Now, as discussed by Delhi University in the review meeting, a modified Preliminary Estimate based on **PAR-2025** and final architectural drawings, the **modified Preliminary Estimate** has been prepared amounting to Rs. **2,33,34,87,965/-** for accord of A/A & E/S of competent authority.

CPWD does not have finance of its own and works on behalf of client department. The actual expenses are to be borne by the client department. In case of any saving with respect to sanctioned estimate will be passed on to the client. Any contractual liability arising out of arbitration/legal matters etc. shall have to be borne by the client organization.

The work shall be done as per the terms & conditions of MoU signed between University of Delhi and CPWD through its Executive Engineer-cum-Senior Manager (C)-1, Development Project, I.P. Bhawan, New Delhi vide certificate No. IN-DL76200057412124U dated 11/01/2022.

The project involves transplanatation of 13number of trees which shall be applied for after receipt of AA and ES.

DESIGN & SCOPE: Following provisions have been taken in the Preliminary Estimate based on the following drawings:

S.No.	Drawing No.	Description
1	MH/PRN/WHS/11	Basement Floor Plan
2	MH/PRN/WHS/06	Ground Floor Plan
3	MH/PRN/WHS/07	First Floor Plan
4	MH/PRN/WHS/07	Typical Floor Plan
5	MH/PRN/WHS/09	Refuge Floor Plan (Eighth)
6	MH/PRN/WHS/06	Roof Top Floor Plan
7	MH/PRN/WHS/06	Layout Floor Plan
8	MH/PRN/WHS/14	Elevation - 'A'
9	MH/PRN/WHS/15	Elevation - 'B'
10	MH/PRN/WHS/13	Section - 'BB'
11	MH/PRN/WHS/12	Section - 'AA'
12	MH/PRN/WHS/06	Tree Cutting Plan

1. BUILDING WORKS: -

(a) Civil – Following provisions have been considered

- (i) RCC framed structure of 01 Basement + Ground + 11 Storey.
- (ii) Service Block
- (iii) Single basement with water proofing for parking and services.
- (iv) Studio apartments, Recreational activity, library, dining area, Common room, Admin block, yoga room etc as per drawing.

(v) RCC Water tanks overhead and underground tank.

(b) Electrical – Following provision has been taken

- (i) Internal Electrical Installation.
- (ii) Fire Fighting and Fire Alarm System.
- (iii) Pressurised Mechanical Ventilation
- (iv) Power wiring and Plugs.
- (v) Lighting conductor
- (vi) Telephone conduit

2. SERVICES IN BUILDING: -

(a) Civil – Following provisions have been taken

- (i) Internal water supply, sanitary installation.
- (ii) External Service Connections
- (iii) Local body approvals including tree cutting.
- (iv) Third Party Quality Assurance.
- (v) Consultancy Services for Architectural, Structural and MEP services.

(b) Electrical – Following provisions have been taken

- (i) Lifts as per Drawings.
- (ii) Substation Equipment
- (iii) DG Sets
- (iv) Solar water heating System
- (v) Solar Photo Voltaic Power Generation System
- (vi) CCTV System & Access Control System
- (vii) LAN and IP based EPABX System
- (viii) Street Lighting with LED
- (ix) STP/ETP Plant
- (x) Emergency Light & Illuminated Signage's

3. Site Development:-

(a) Civil – Following provisions have been taken

- (i) Levelling
- (ii) Internal road & Paths
- (iii) External Sewerage
- (iv) Filter & Unfiltered Water Supply (Distribution lines)
- (v) Storm Water Drains
- (vi) Rain Water Harvesting (RWH)

- (vii) Trenches for services
- (viii) Boundary Wall for the studio apartment complex.

(b) **Electrical – Following provisions have been taken**

- (i) Exit sign board LED.
- (ii) Street Lighting with LED
- (iii) STP/ETP Plant

(c) **Horticulture - Following provisions have been taken**

- (i) Horticulture operations

4. **Furniture and Furnishing Items**:-Cost provision of procurement of new furniture as per details.
5. **Kitchen Equipment**:-Cost provision of procurement of Kitchen Equipment.
6. **Double Stack Parking**:-Cost provision of procurement of double stack parking as per details.
7. **Art Work** :As per DUAC norms.

Specifications : As per CPWD Specifications 2019 Vol-I to II with upto date correction slips, manufacture's specifications and as per direction of Engineer-in-charge.

Rates : PAR 2025 + Market Rates

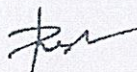
Cost : Rs.2,33,34,87,965/-including 3% contingencies


T&P : No special T&P will be required.

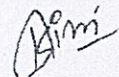
Site : Available

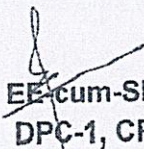
Method : Through contract after call of tender.

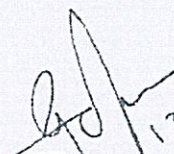
Time : 34 Months (04 Months for Planning + 30 Months for Execution)


AEE(C)
DPC-1, CPWD,


AE (E)
DPC-1, CPWD,

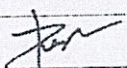

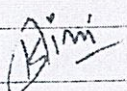
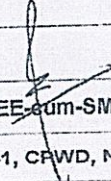
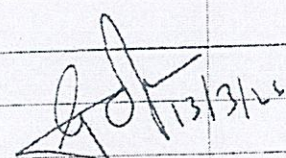

EE-cum-SM (C)-1
DPC-1, CPWD


EE-cum-SM (E)
DPC-1, CPWD


SE cum PD
DPC-1, CPWD,
 13/12/26

Abstract of Cost

Work : Construction of Studio Apartment for Students at Dhaka Complex (B+G+11 Storey), Delhi University,

No.	Description	Civil	Electrical	Total	Remarks
SH-1	MAIN BUILDING	₹ 1,37,98,93,731.43	₹ 45,31,49,267.62	₹ 1,83,30,43,000.09	
SH-2	SERVICE BLOCK	₹ 1,15,52,485.78	₹ 18,65,382.00	₹ 1,34,17,868.17	
SH-3	Furniture	₹ 14,68,74,057.64	₹ 0.00	₹ 14,68,74,057.64	
SH-4	Kitchen Equipment	₹ 0.00	₹ 2,01,51,759.62	₹ 2,01,51,759.62	
SH-5	Double Stack Parking	₹ 0.00	₹ 2,52,90,717.04	₹ 2,52,90,717.04	
	Total	₹ 1,53,83,20,274.85	₹ 50,04,57,126.27	₹ 2,03,87,77,402.56	
	Add Cost Index @ 97 on PAR 2025 Items	₹ 4,17,43,387.00	₹ 1,36,50,439.00	₹ 5,53,93,826.00	
	Total	₹ 1,49,65,76,887.85	₹ 48,68,06,687.27	₹ 1,98,33,83,576.56 (A)	
	Add 1% of Building Cost for Art Work on A	₹ 1,49,65,769.00	₹ 48,68,067.00	₹ 1,98,33,836.00	
	Add Contengencies @ 3% on (A)	₹ 4,48,97,307.00	₹ 1,46,04,201.00	₹ 5,95,01,508.00	
	Add 3.9375% ESI & EPF Reimbursement on (A)	₹ 5,89,27,715.00	₹ 1,91,68,013.00	₹ 7,80,95,728.00	
	Total	₹ 1,61,53,67,678.85	₹ 52,54,46,968.27	₹ 2,14,08,14,647.13 (B)	
	Add for escalation in preconstruction period @3% on (B)	₹ 4,84,61,030.00	₹ 1,57,63,409.00	₹ 6,42,24,439.00	
	Additional anticipated increase in cost during construction period of 24 months @3% per annum = 6% on (B) for 24 months construction period	₹ 9,69,22,061.00	₹ 3,15,28,818.00	₹ 12,84,48,879.00	
	Total	₹ 1,76,07,50,770.00	₹ 57,27,37,195.00	₹ 2,33,34,87,965.00	
				₹ 233.40 Crore	
	 AEE(C.) DPC-1, CPWD, New Delhi		 Assistant Engineer (E.) DPC-1, CPWD, New Delhi		
	 EE-cum-SM (C.)-I DPC-1, CPWD, New Delhi		 EE-cum-SM (E.) DPC-1, CPWD, New Delhi		
		 SE-cum-PD DPC-1, CPWD, New Delhi			

Engineering Department

14.08.2023

Subject: Minutes of meeting of the 20th Building Committee held on 14.08.2023

Please find enclosed herewith the minutes of the 20th meeting of the Building Committee held on August 14, 2023 at 4.00 P.M. in Council Room, Vice Regal Lodge.

Submitted please.

[Signature]
14/8/2023.
Assistant Engineer

Chief Engineer *[Signature]*

Registrar

pt see
[Signature]
16/8/23

[Signature]

Seen and correction incorporated.
[Signature]
16/8/2023

Registrar

Re kind offered M

[Signature]
[Signature]
16/8/23
[Signature]
16/8/23

Annexure 3A

MINUTES

The 20th Meeting of the Building Committee was held on 14.08.2023 at 4.00 P.M. in the Council room, Old Vice Regal Lodge, University of Delhi.

Following were present

Member:

1. Prof. Yogesh Singh, Vice Chancellor- Chairperson
2. Shri Girish Ranjan, Finance Officer
3. Prof. Niranjana Kumar, Dean, Planning
4. Prof. B.W. Pandey, Department of Geography & Dean (Works)
5. Prof. Sanjeev Singh, U.D.S.C.
6. Shri K.N. Rai, Chief Executive, (Retd.), DRDO
7. Prof. Ashutosh Trivedi, Dean, International Research & Development DTU;
8. Ar. Vishal Rai, Indira Gandhi Technical University for Women
9. Sh. Anupam Srivastava, Chief Engineer, University of Delhi
10. Dr. Aarti Grover, Associate Professor, Department of Landscape SPA
11. Sh. Manish Kr. Rawat, SE-cum-PD Development Project, CPWD
12. Smt. Kirti Kakkar, EE-cum-SM, Development Project, CPWD
13. Ms. Deepali Mishra, Architect and Mr. Naman, Asstt. Architect, CPWD represented Sh. H.S. Nikhurpa, Senior Architect (PRD-II)CPWD
14. Dr. Vikas Gupta, Registrar - Member Secretary

Special Invitee

1. Prof. Balaram Pani, Dean of Colleges
2. Prof. Shri Prakash Singh, Director SDC
3. Shri Nawal Kishore, Treasurer .
4. Prof. Rajeev Gupta, C.E.O., I.O.E
5. Prof. Sanjeev Singh, Dean Faculty of Technology
6. Prof. Hemendra Dangi, Chairperson DU Social Centre School
7. Prof. Bipin Tiwary, Estate Officer
8. Shri Bimal Jain, Consultant, University of Delhi
9. Shri Pradeep Deswal, Executive Engineer, NSUT

Two members viz. Shri N.N. Bhramar, SE (North) Maintenance Divn. PWD and Executive Engineer (E), Air-conditioning Divn. -V CPWD could not attend the meeting due to their pre-occupation.

On behalf of NBCC, an executing agency Shri Saurabh Patel, D.G.M. (Engg.), NBCC and Sh. Sandeep Kumar P.M. (Civil), NBCC, attended the meeting.

The chairperson welcomed all the members and the persons attended the meeting

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Following items were taken up for consideration.

Agenda Item No. 20.1

Confirmation of the minutes of Building Committee Meeting No. 19 held on 06.06.2023.

Minutes of the last meeting held on 06.06.2023 were confirmed.

Agenda Item No. 20.2

Action taken report of the Building Committee Meeting No. 19 held on 06.06.2023.

Action taken report of the items approved in the meeting dated 06.06.2023 were discussed and noted by the committee.

Agenda Item No. 20.3

20.3 New agenda items

20.3.1 New building and construction works

20.3.1.1 Projects assigned to NBCC India Ltd.:

The representatives of NBCC India Ltd. briefed about the status of works.

20.3.1.1.1 Construction of building for Faculty of Technology

The building Committee noted the status of the work. It was instructed by the Committee to expedite obtaining permission for transplantation and felling of tress, NOC and approvals from other Statutory authorities.

20.3.1.1.2 Construction of Inter-Disciplinary Academic, Administrative and Research building for Institution of Eminence at Maurice Nagar, University of Delhi (Phase-I & II).

The building Committee noted the status of the work. It was instructed by the Committee to expedite shifting of the remaining residences which are to demolished.

It was also instructed by the Committee to expedite obtaining permission for transplantation and felling of tress. NOC and approvals from other Statutory authorities.

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20.3.1.1.3 Construction of hostel building for Institution of Eminence at Dhaka housing Complex, University of Delhi.

The Building Committee instructed to persuade with the higher officials of the Statutory authority for getting the approval of Master Plan of Dhaka Complex. It was also decided that the name of work of this project i.e. "Construction of housing block at Dhaka Complex", as submitted in Master Plan, may be used in future.

20.3.1.2 Projects assigned to CPWD:

20.3.1.2.1 Vertical Extension of Multi-Storied Science Block

The building Committee noted the status of the work which is likely to be completed by 30th September, 2023. It was decided that the renovation of existing Chemistry portion of the building may be taken up simultaneously by CPWD after provision of alternate space to the department within the building and newly created space in the upper floors.

The newly created space for Physics Department should preferably be used as Labs, tutorial rooms etc. and hence furniture should be provided accordingly as per requirement.

20.3.1.2.2 Construction of building for Computer Centre

The building Committee noted the status of the work which is likely to be completed very soon. It was instructed by the Committee to expedite obtaining permission for transplantation and felling of trees and building plans from other Statutory authorities.

Since the existing Computer Centre has been shifted to the fifth floor of USIC building as an alternative arrangement for the time being and as desired by the Director, DUCC to provide additional lift in the said USIC Building, it was directed to CPWD to make such provision in the already sanctioned new project i.e. for construction of building for Computer Centre.

20.3.1.2.3 Extension of Central Reference Library at North Campus

Since the tender of the above work has been floated by CPWD and as desired by the CPWD, the committee after discussion approved to release a sum of Rs.5.50 Crore initially, to CPWD to award the work.

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CE

20.3.1.2.4 Construction of new Girls Hostel at Dhaka complex

The Building Committee instructed to persuade with the higher officials of the Statutory authority in getting the approval of Master Plan of Dhaka Complex. It was also decided that the name of work of this project i.e. "Construction of Studio Apartments at Dhaka Complex", as submitted in Master Plan, should be used instead of "Construction of Girls hostel at Dhaka complex" and communicated to Ministry since the project is proposed for funding from HEFA.

20.3.1.2.5 Construction of two nos. Academic Blocks at Delhi School of Economics at North Campus

After discussion, the Committee approved the revised drawings for 2 Nos Academic blocks with 2 basements+ Stilt+ 7 floors and estimated cost of Rs 246.80 Crore.

20.3.1.2.6 Creation of new Infrastructure at Roshan Pura Najafgarh

After discussion, the Committee approved the revised conceptual drawings for academic block (Phase-I) with basement+G+8 floors and estimated cost of Rs. 140.097 Crore for starting a new College.

20.3.1.2.7 Creation of new Infrastructure at Surajmal Vihar

After discussion, the Committee approved the revised conceptual drawings for two academic blocks of G+8 floors each with complete basement of all four blocks and estimated cost of Rs. 373.00 Crore

20.3.1.2.8 Extension of the Delhi University Social Centre School building at Maurice Nagar

The revised building plans prepared by the CPWD were approved by the Building Committee with already approved estimated cost of Rs. 27.21 Crore. The CPWD was requested to take further action in this regard.

20.3.1.2.9 Vertical Extension of building at Agricultural Economics Research Centre

The revised building plans prepared by the CPWD were approved by the Building Committee with already approved estimated cost of Rs. 29.73 Crore. The CPWD was requested to take further action in this regard.

20.3.1.2.10 Construction of New Academic Building at Sector 22 Dwarka
The CPWD has been requested to get approval of master plan and building plans from the Statutory Authority.

20.3.1.2.11 Construction of building for W.U.S. Health Centre

After discussion, the Committee approved the estimate for Rs.26,78,41,800/- based on CPWD PAR 2023 and Market Rates (Non Schedule items) with following provisions:

- i) Building area (G+3) in Superstructure Permanent (RCC): 1989.10 Sqm.
- ii) LGSF Structure for shifting of existing functional Health Centre: 965 Sqm.

It was also approved that the services of the Architect engaged by University of Delhi for vertical extension of the existing building may be utilized by CPWD as per the same terms and conditions.

CPWD informed that basement cannot be provided in the building as per approved Master Plan. However, surface parking will be provided as per norms.

20.3.1.2.12 Provision of Air-conditioning in Umang Bhawan

After discussion, the Committee approved the estimate for Rs.8.77 Crore prepared by CPWD for provision of centralized air-conditioning system in the Umang Bhawan building.

20.3.1.2.13 Vertical Extension of Conference Centre

After discussion, the Committee approved the preliminary estimate for Rs.18,94,76,000/- prepared by CPWD with provision of built up area of 1917 Sqm. on second floor in LGSF Structure with all electrical and central air-conditioning system.

20.3.1.2.14 Construction of Academic building at Fatehpur Beri Land

The Building Committee approved to assign the work to CPWD for Construction of a college building at University land at Fatehpur Beri, New Delhi.

20.4 Any other item with the permission of the Chair

20.4.1 Arbitration Case in r/o M/s Nand Kishore Anil Kumar Vs. University of Delhi

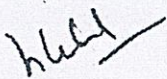
It was reported to the Building Committee that with respect to the work of "Provision of facilities for persons with disabilities and special needs in various buildings at University of Delhi (North Campus and South Campus)", an arbitration award dated 28.07.2023 was made by the Ld. Arbitrator.

To deliberate the award and avoid further litigation and financial implications, an urgent meeting of the Arbitration & Conciliation Committee was called after due approval of the competent authority on 10.08.2023 and the matter was placed before the Arbitration & Conciliation Committee of University.


The Arbitration & Conciliation Committee negotiated with the contractor to forego the interest amount but after persuasion, the agency agreed to reduce the interest @ 7.5 % instead of 9 %. The agency also agreed to bear the cost of Service tax awarded by the Ld. Arbitrator. Thus, the amount payable to the agency after negotiation is Rs 1,77,72,770/-.

After discussion, the Building Committee approved to release the negotiated amount of Rs. 1,77,72,770/- to the agency.

The meeting ended with oath ceremony by the Hon'ble Vice Chancellor to all the participants for faithfulness and integrity to the Nation on the occasion of eve of Independence Day and a vote of thanks to the chair.


Registrar
Member Secretary




Vice Chancellor
Chairperson

16/8/25

Annexure- 20.3.1.2.5

HISTORY SHEET

State: Delhi Division:- Development Project Division-2 Branch:- B & R
Name of work: Construction of two nos. of Academic Blocks -1 (16a) & 2(16b) at Delhi School of Economics Complex at North Campus, University of Delhi

Major Head	Minor Head	Detailed Head
Major Head: 8443 -- Deposit works of University of Delhi		

This preliminary estimate is prepared by Sh. Jatin Kumar, EE-&-SM(C)-2 and Sh. Ajoy Kumar, EE-&-SM (E), CPWD and processed by the office of SE-cum-PD, Development Project, CPWD, for the probable cost of Rs. 246.80 crores based on PAR 2023 i.e 3% contingencies, FSI & EPF @ 3.9375% and 1% labour cess to cover the cost of work and to accord of A/A & E/S of the competent authority.

REPORTHISTORY:

The work of Construction of two nos. of Academic Blocks -1 (16a) & 2(16b) at Delhi School of Economics Complex at North Campus, University of Delhi (DU) was assigned to CPWD vide DU Letter No. CE/DU/CPWD/2245 dated 07.09.2022.

Subsequently, preconstruction activities like Geo-technical investigation, digital topographic survey were conducted and Site Survey plan was shared with Senior Architect (SA), O/o ADG (Project Delhi), CPWD for preparation of concept plans.

DU vide letter no. CE/DU/CPWD/3994 dt. 19.01.2023 conveyed about their requirements, i.e. both the building blocks shall be designed for running courses for Management, Commerce, Sociology, Social Sciences etc. with provision of classrooms, computer labs, faculty rooms, seminar halls etc. After various rounds of discussion in meetings with DU authorities, final layout plans were submitted by SA, CPWD office vide letter no. SA(PD)/2023-24/39/364 dt. 13.03.2023.

Considering high water table at site, a single combined basement with 6m height for both the blocks was proposed and corresponding PE, amounting to Rs. 216.80 Crores was submitted on 17.04.2023. The same was put up in Building Committee meeting of DU on 06.06.2023, whereby it was decided that Ground Floor to be designed as Stilt floor to give more openness and two basement to be planned as per master plan approved by MCD.

Thus, this Revised PE is prepared for construction of two nos. of Academic Blocks -1 (16a) & 2(16b) at Delhi School of Economics Complex with 02B+Stilt+07 storey buildings.

CPWD does not have finance of its own and work on behalf of client department. The actual expenses are to be borne by the client department. In case of any saving, with respect to sanctioned estimate, will be passed on to the client department. Any contractual liability arising out of arbitration/legal matter etc. shall have to be borne by the client organization.

3. Site Development:

- (a) Civil works: Following provisions are as under:
 - (i) Internal roads and paths.
 - (ii) Sewerage.
 - (iii) Storm water drains.
- (b) Electrical works: Following provisions are as under:
 - (i) LED Exit Signages
 - (ii) Street Lighting

4. Furnitures and furnishing items:

Provision of procurement of new furniture as per client requirement.

Rate:	CPWD PAR 2023 and market rate (for non schedule items)
Time:	30 Months (6 Months for Planning + 24 months for execution) after obtaining of sanction and subject to timely availability of site and funds.
Cost:	Rs. 246.80,00,000/- i/c 3% contingencies, EPF & ESI @ 3.9375% and 1% cess.
Method	By contract after call of tenders
WC Establishment	Shall be met out from contingencies
Land:	Available
T&P:	Shall be arranged by the contractor himself.

The work shall be executed in accordance to the Memorandum of Understanding signed between DU and CPWD.

[Signature]
 04-08-23
 AE(C)/AEE (C)
 Development Project Division-2,
 CPWD, I.P. Bhawan, New Delhi.

[Signature] 04/08/2023
 Assistant Engineer (E)
 Development Project, CPWD,
 I.P. Bhawan, New Delhi.

[Signature]
 04/08/23
 EE-cum-SM(C)-2
 DPC-1, CPWD,
 I.P. Bhawan, New Delhi.

[Signature] 04/08/23
 EE-cum-SM(E)
 DPC-1, CPWD,
 I.P. Bhawan, New Delhi.

[Signature]
 04/08/23
 SE-cum-PD
 DPC-1, CPWD,
 I.P. Bhawan, New Delhi.

Preliminary Estimate

Name of Work: Construction of two nos. of Academic Blocks - I (16a) & 2(16b) at Delhi School of Economics Complex at North Campus, University of Delhi

S. No.	Description of Sub-Head/Item	Civil & Horticulture Work	Electrical Work	Total
1	Building work	1,25,77,41,941	14,72,05,580	1,40,49,47,521
2	Services	10,00,99,706	9,71,55,684	19,72,55,480
3	HVAC System		18,26,49,135	18,26,49,135
4	Lifts		3,23,83,200	3,23,83,200
5	Fire Fighting And Fire Alarm System		7,15,98,600	7,15,98,600
6	Development of site & Bulk Services	8,55,58,679	9,85,68,205	18,41,26,884
7	Special Requirement	14,67,76,447	9,81,18,874	24,48,95,320
	Total	1,58,81,76,863	69,76,79,277	2,28,58,56,140
	Add Contingencies @ 3% on (A)	4,76,45,306	2,09,30,378	6,85,75,684
	Add Cess @ 1% on (A)	1,58,81,769	69,76,793	2,28,58,562
	Add 3.9375% ESI & EPF Reimbursement on (A)	6,25,34,464	2,74,71,322	9,00,05,586
		1,71,42,38,402	78,30,57,570	2,46,72,95,972
	Say Rs.	Total		2,46,72,95,972
			Say (in Rs. Crore)	246.80

Handwritten signature
04-08-23
AE(C)/AEE(C.)
BPD-1, CPWD, New Delhi

Handwritten signature
EE-cum-SM (C-1)
DPC-1, CPWD, New Delhi

Handwritten signature 04/08/2023
Assistant Engineer (E.)
DP, CPWD, New Delhi

Handwritten signature
EE-cum-SM (E.)
DPC-1, CPWD, New Delhi

Handwritten signature
04/08/23
SF-cum-PD
DPC-1, CPWD, New Delhi

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