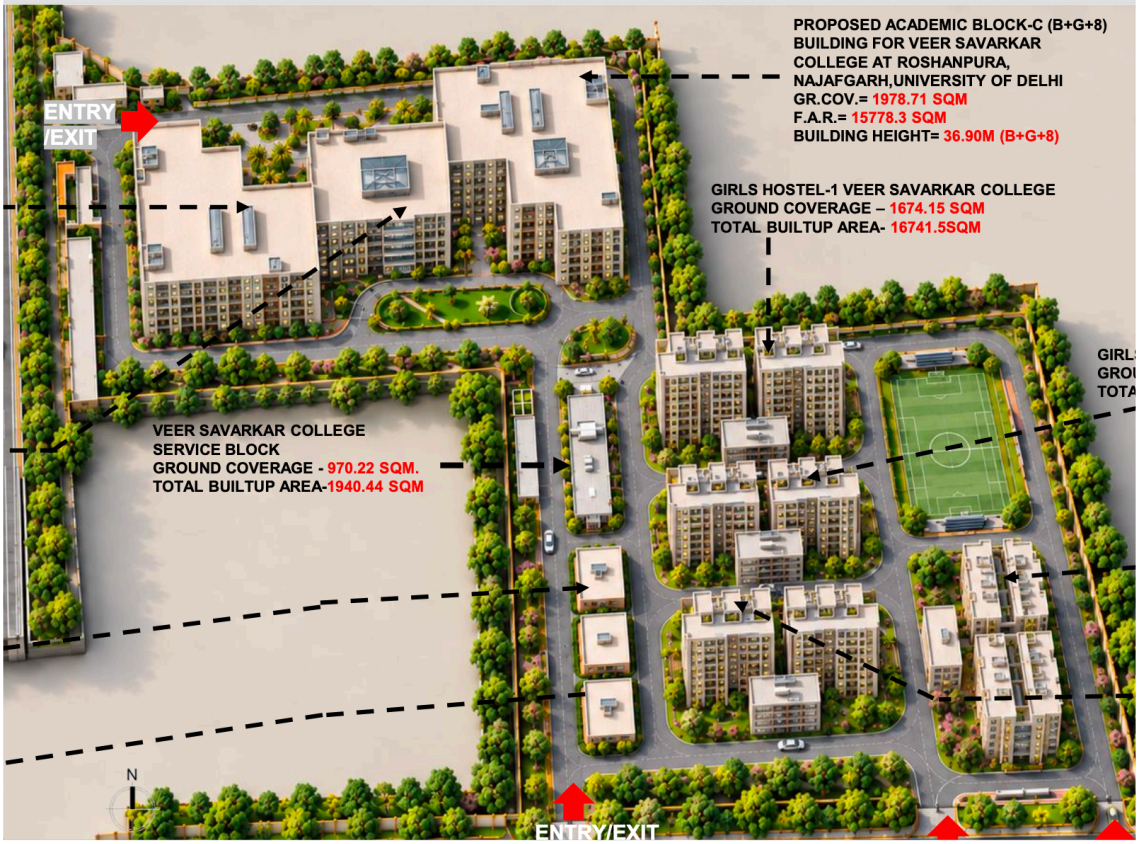
Appndix-III
EC dated 13.10.2026

Detailed Project Report

Proposed Hostel Projects

For

University of Delhi, Delhi



Prepared For:

University of Delhi, Delhi

Submitted by:

Superintending Engineer and Project Director
O/o ADG (Project Delhi)
Central Public Works Department

Date of Submission: 11/10/2026

Executive Summary

University of Delhi has proposed to construct additional hostel buildings at Dhaka Complex, Surajmal Vihar Campus and Najafgarh Campus. For the purpose, a typical three seater layout plan was approved by University of Delhi measuring approx 760 sqft. It was also decided that each hostel block shall be designed in such a manner that maximum permissible FAR for that particular campus is utilised. In addition, dining hall, shops, common rooms, reading rooms, warden accommodation etc shall also be provided in these blocks.Considering the above requirements, the hostel complexes were planned in all the three campuses. The abstract of the buildings proposed is as below:

Name of Building	Configuration	Capacity	Estimated Cost (In Cr)
Y shaped hostel I at Dhaka Complex	2B+G+31	4836	1130
Y shaped hostel II at Dhaka Complex	2B+G+31	4836	1130
Nirbhaya Working Women Accommodation I at Dhaka Complex	2B+G+31	1674	400
Women Accommodation II Dhaka Complex	2B+G+31	1674	400
Veer Savarkar College at Najafgarh (Girls and Boys) hostel	B+G+10	1036	347
West Campus Dwarka at Najafgarh (Girls and Boys hostel)	B+G+10	1036	347
East Campus Surajmal Vihar Karkardooma, Girls and Boys Hostel	2B+G+31	2340	323
E+F+G Block (undergraduate hostel) at Dhaka Complex	2B+G+31	3162	678
Grand Total		**20594**	**5157**

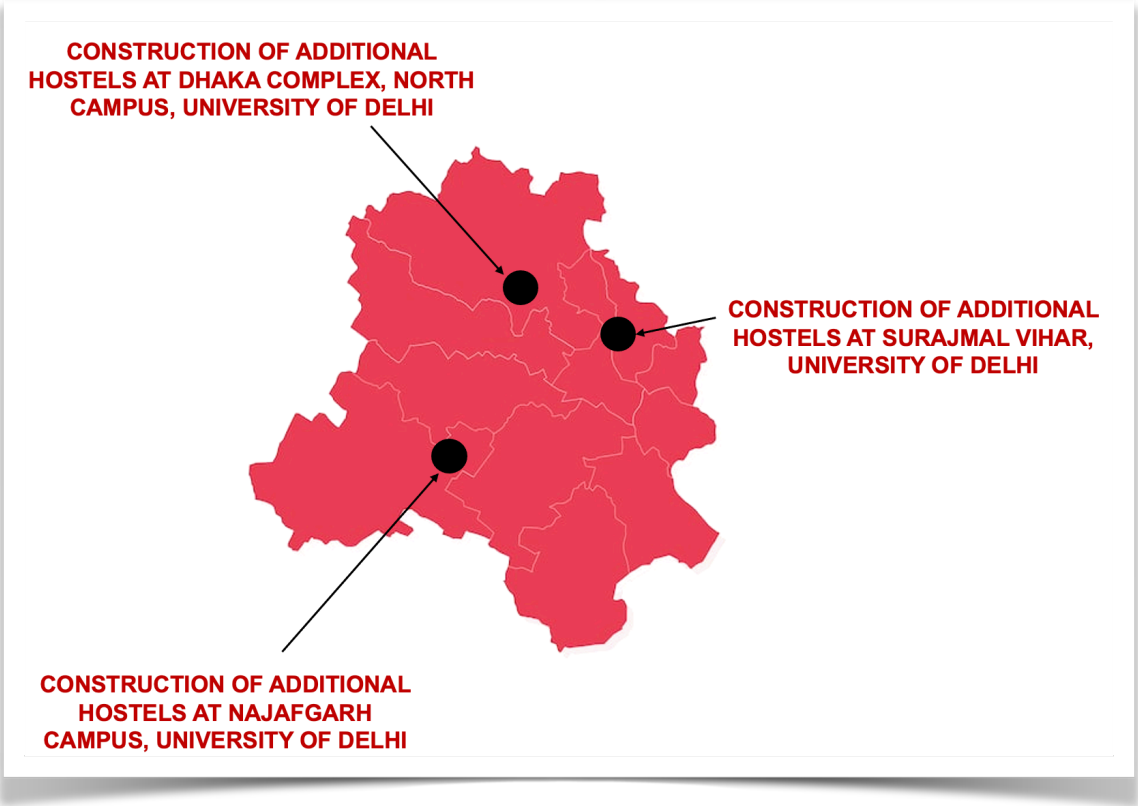
The above proposal includes cost for providing power points and corresponding electrical load for AC point in all rooms, air conditioned common spaces like reading rooms, dining hall etc, furniture, kitchen equipments, substation, DG sets, STP, EPABX, LAN facility etc to make the proposed hostel buildings fully habitable. The project timeline has been kept as 30 months (6 months planning + 24 months execution).

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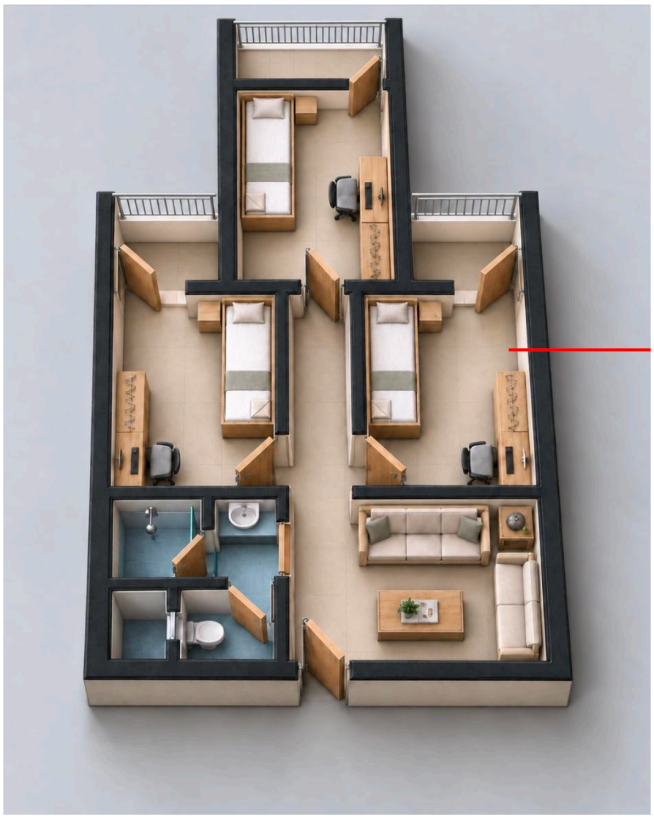
1. Background

The University of Delhi is currently able to offer hostel accommodation to less than 3% of students enrolled in the University. For an enrolled student population of approx 2.5 lakh, the current hostel capacity is only ~7000. Thus, there is a dire need to upgrade the hostel infrastructure considering the tremendous increase in student population being admitted in University of Delhi. The aim is to make available the maximum possible number of rooms in the parcels of land available with the University of Delhi at Dhaka Complex, Surajmal Vihar and Najafgarh Campus.



2. Project Scope and Objective

The aim of this proposal is to plan hostels in the Dhaka Complex, Surajmal Vihar and Najafgarh complex of University of Delhi. As per the directions of Delhi University, the following approved 3 seater layout is to be used for planning the hostel buildings:



TYPICAL ROOM 3D LAYOUT

In addition, the following is to be included in the proposal:

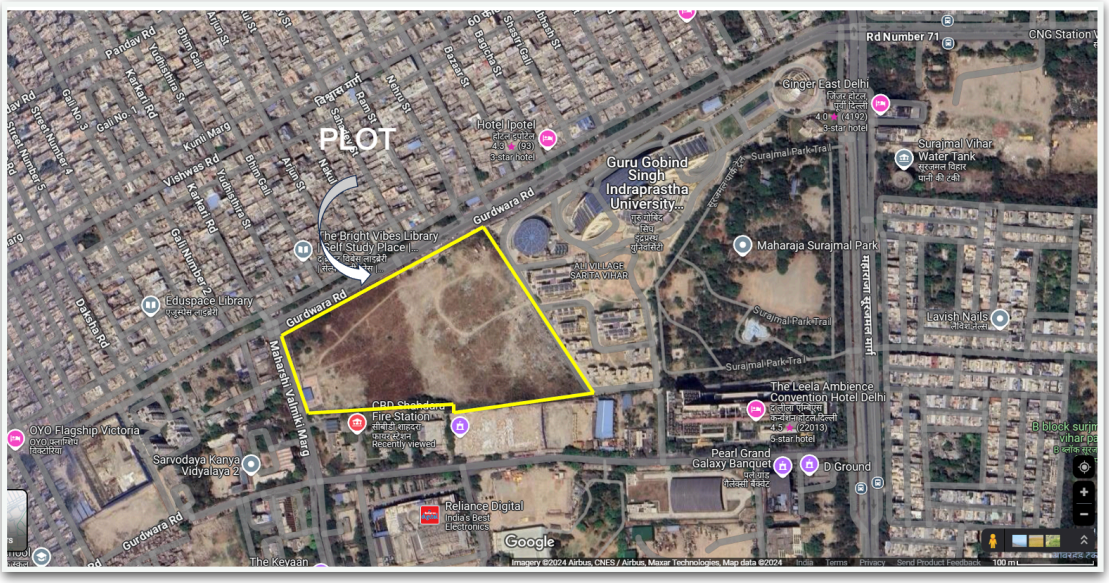
1) Warden accommodation
2) Dining hall for maximum 500 students. In case a bigger dining hall is required, the capacity of one hall should not exceed 500.
3) Appropriate kitchen space to facilitate dining
4) Shops etc
5) Common Rooms, Reading Rooms etc in each block
6) Provision of AC power point for each room

It was also directed that the proposal should utilise maximum available FAR at these campuses. The height shall be governed by AAI restrictions or IS code restrictions for tall buildings, whichever is stringent.

The proposed building locations of hostels at different campus is as shown below:



Proposed Location of Buildings at Dhaka Complex

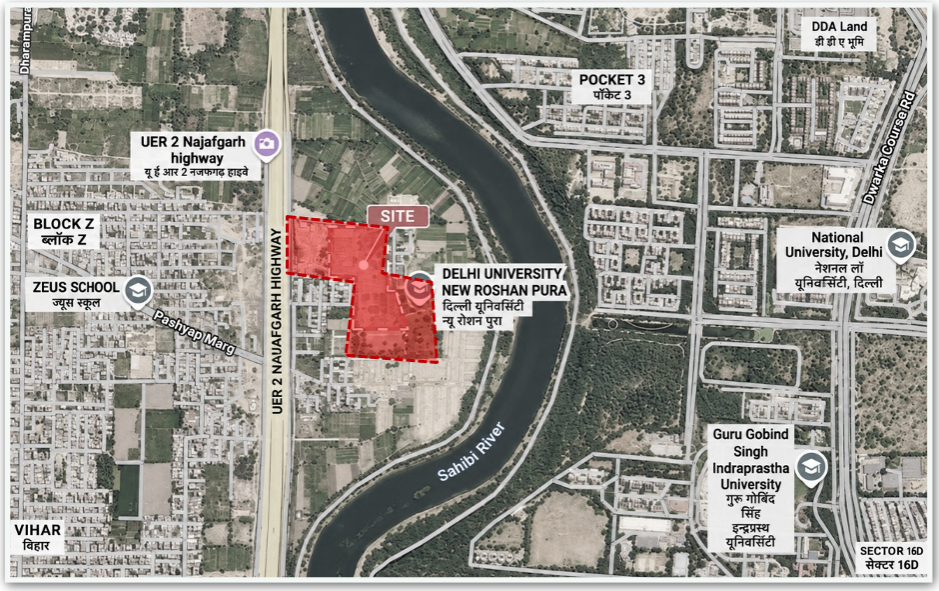


Proposed site at Surajmal Vihar Karkardooma

At Surajmal Vihar, academic building construction is already under progress at locations shown below:

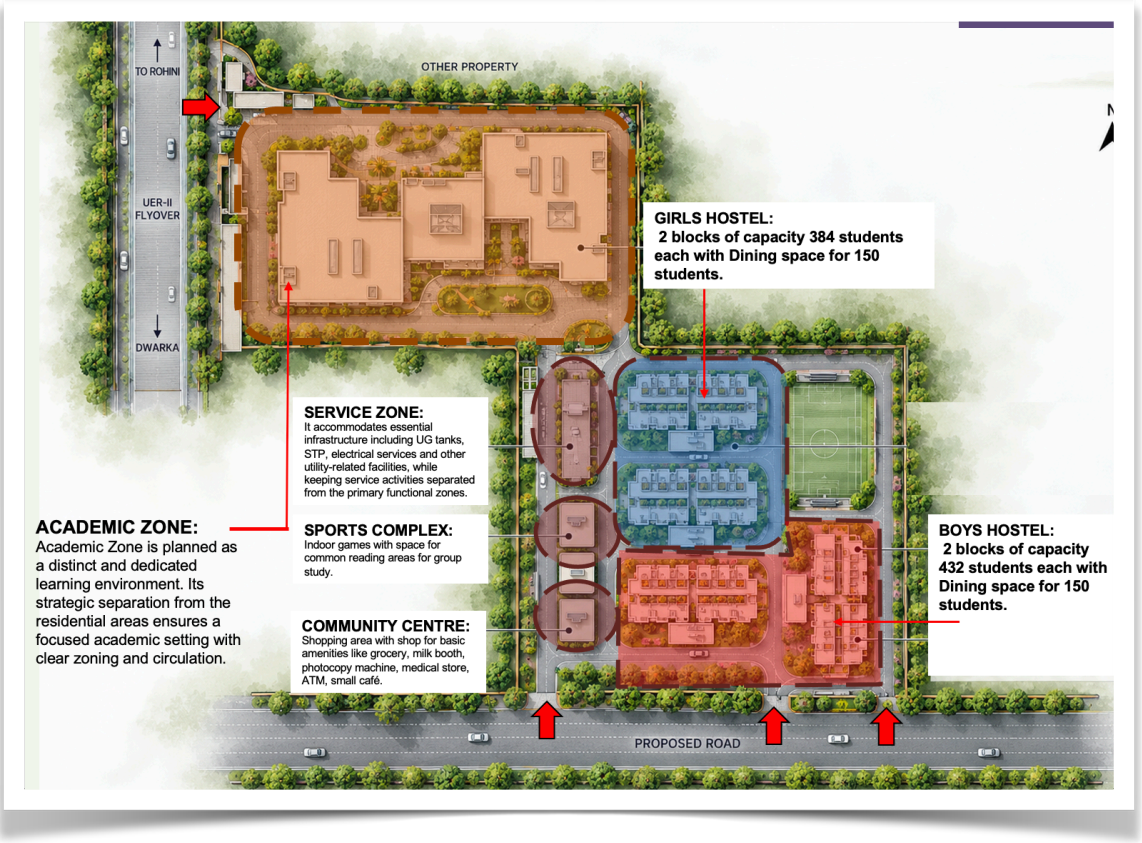


The proposed hostel buildings are on the left side of the above figure.

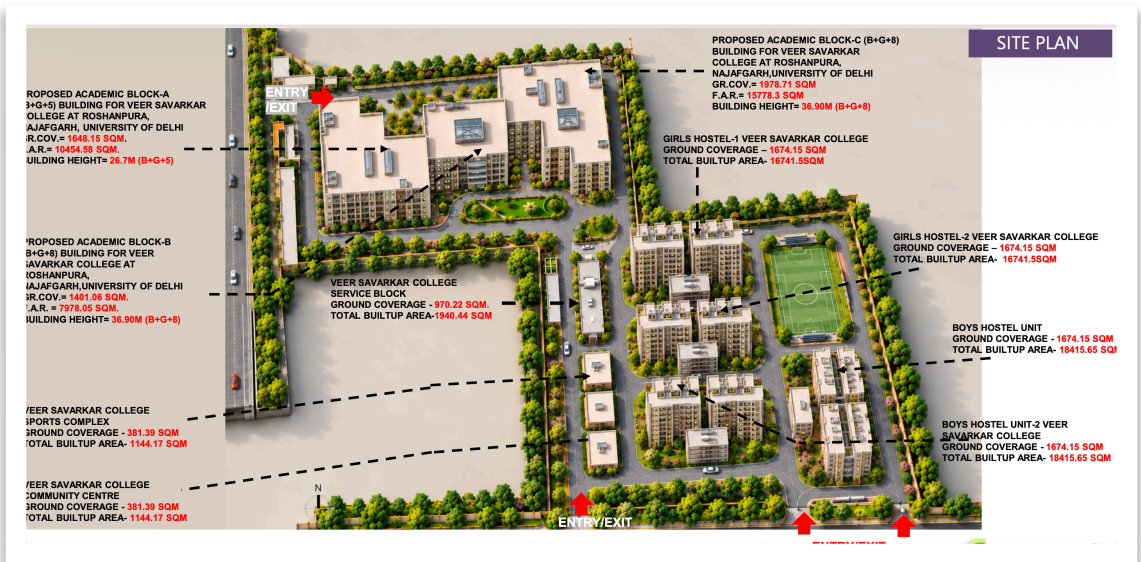


Proposed Najafgarh Site

At Najafgarh site, academic block construction is already underway. The location of academic blocks is as shown below:



In the vacant plot available, the hostel buildings for Veer Savarkar Campus and Dwarka Campus have been planned as shown below:



Proposed hostel buildings at Najafgarh Veer Savarkar site

3. Details of Proposal including Project Costing

The proposal is based on the inputs given by University of Delhi in the preceding chapter. The building wise details of the proposal are as below.

A. Y Shaped Hostel I at Dhaka Complex

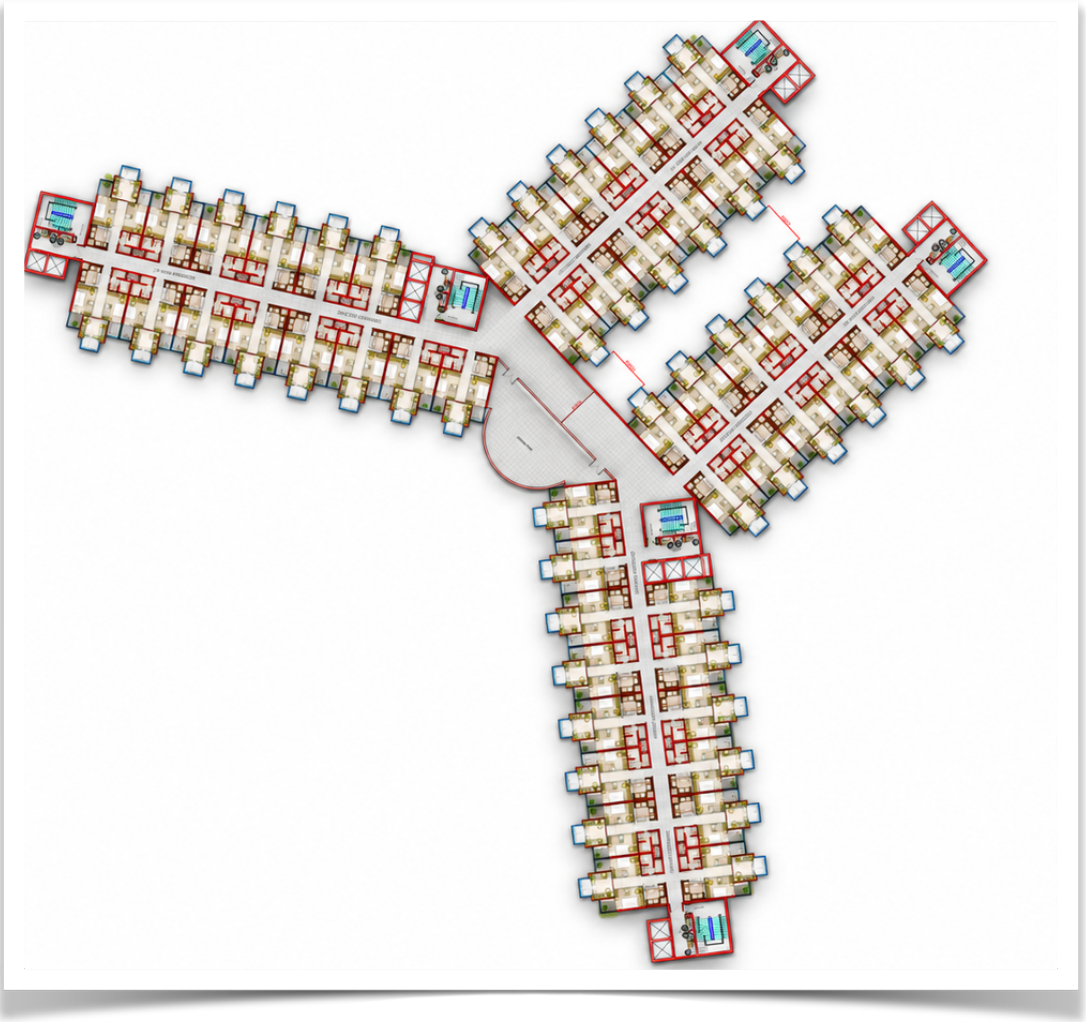


Key Plan



Proposed site for Block-05 (Y- Shape) hostel block

Typical floor plan for Y shaped hostel I and II is as below:



Typical Floor plan for Y shaped hostel I and II

Details for Y shaped building

	Quantity	Remarks
No of Rooms in Each Floor	52	
Capacity per floor	156	Each room of 3 seater
Number of floors	2B+G+31	
Capacity for Building	4836	Adjusting for common areas
Plinth area for all floors	131944 sqm	
Plinth area for basement	22696 sqm	Double basement with double stack parking
Total Plinth Area	154640 sqm	
Estimated Cost	1130 Cr	Rough Cost Estimate at Annexure A

B. Y Shaped Hostel II at Dhaka Complex

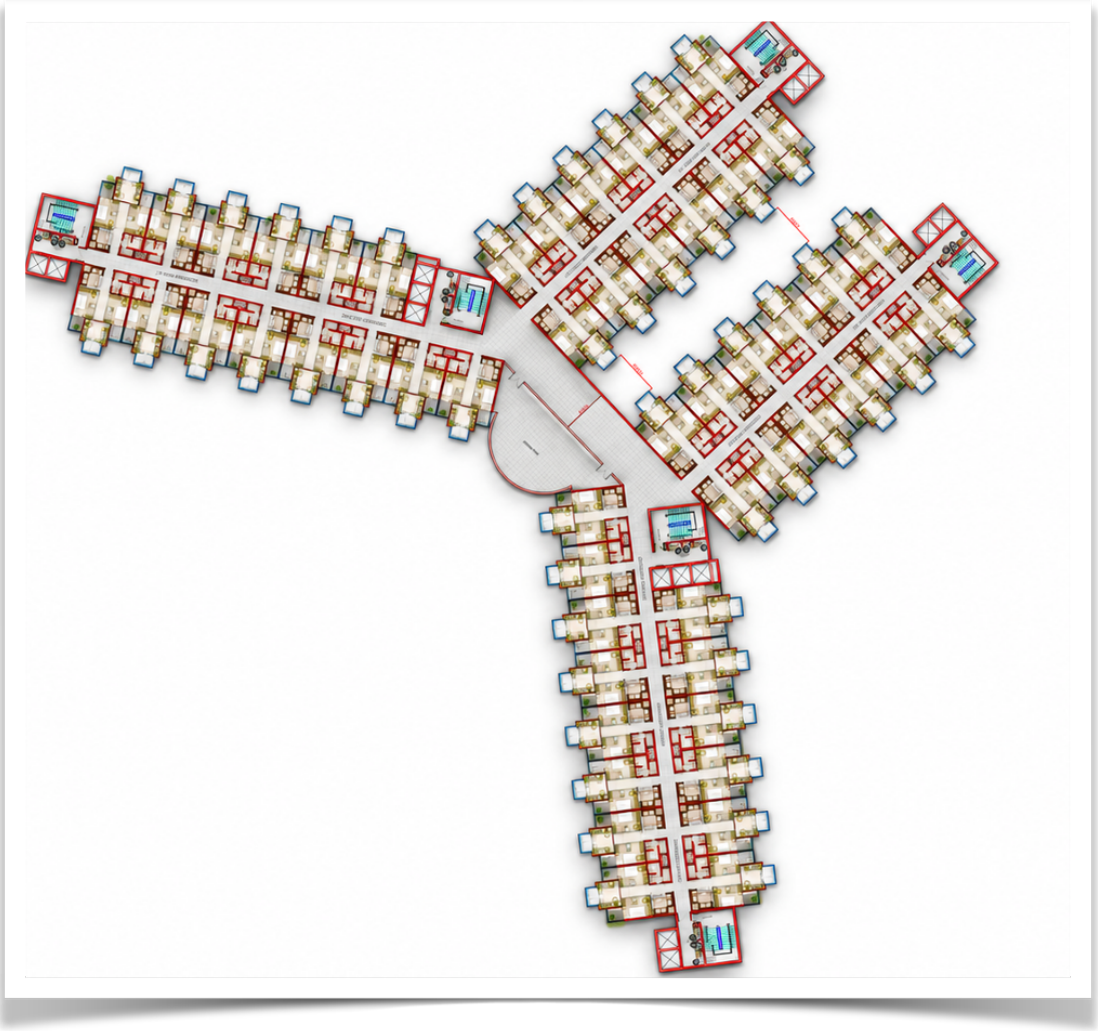


Key Plan



Proposed site for Block-05 (Y- Shape) hostel block

Typical floor plan for Y shaped hostel I and II is as below:

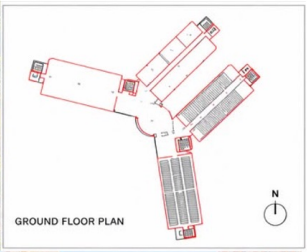


Typical Floor plan for Y shaped hostel I and II

Details for Y shaped building-1

	Quantity	Remarks
No of Rooms in Each Floor	52	
Capacity per floor	156	Each room of 3 seater
Number of floors	2B+G+31	
Capacity for Building	4836	Adjusting for common areas
Plinth area for all floors	131944 sqm	
Plinth area for basement	22696 sqm	Double basement with double stack parking
Total Plinth Area	154640 sqm	
Estimated Cost	1130 Cr	Rough Cost Estimate at Annexure A





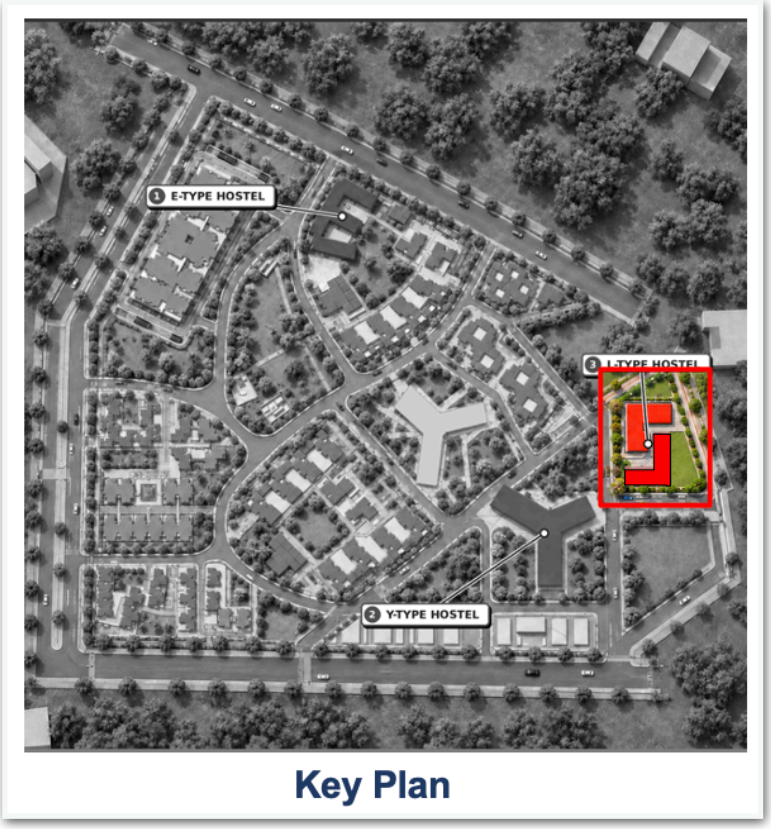


MAIN ENTRANCE VIEW



ELEVATION – WING 1 ELEVATION – WING 2 ELEVATION – WING 3

C. Nirbhaya Working Women Accommodation I at Dhaka Complex



Key Plan





Typical Floor layout for L shaped building

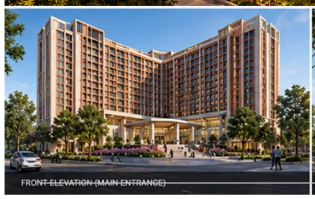
Details for L shaped building-1

	Quantity	Remarks
No of Rooms in Each Floor	18	
Capacity per floor	54	Each room of 3 seater
Number of floors	2B+G+31	
Capacity for Building	1674	Adjusting for common areas
Plinth area for all floors	43301 sqm	
Plinth area for basement	8574 sqm	Double basement with double stack parking
Total Plinth Area	51875 sqm	
Estimated Cost	400 Cr	Rough Cost Estimate at Annexure B

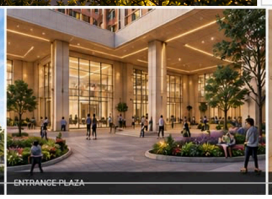


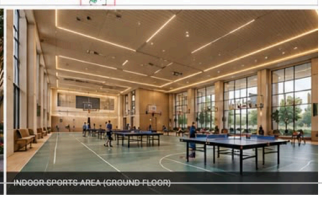





FRONT ELEVATION (MAIN ENTRANCE)


SIDE ELEVATION


ENTRANCE PLAZA


INDOOR SPORTS AREA (GROUND FLOOR)

D. Women Accommodation II at Dhaka Complex



Key Plan



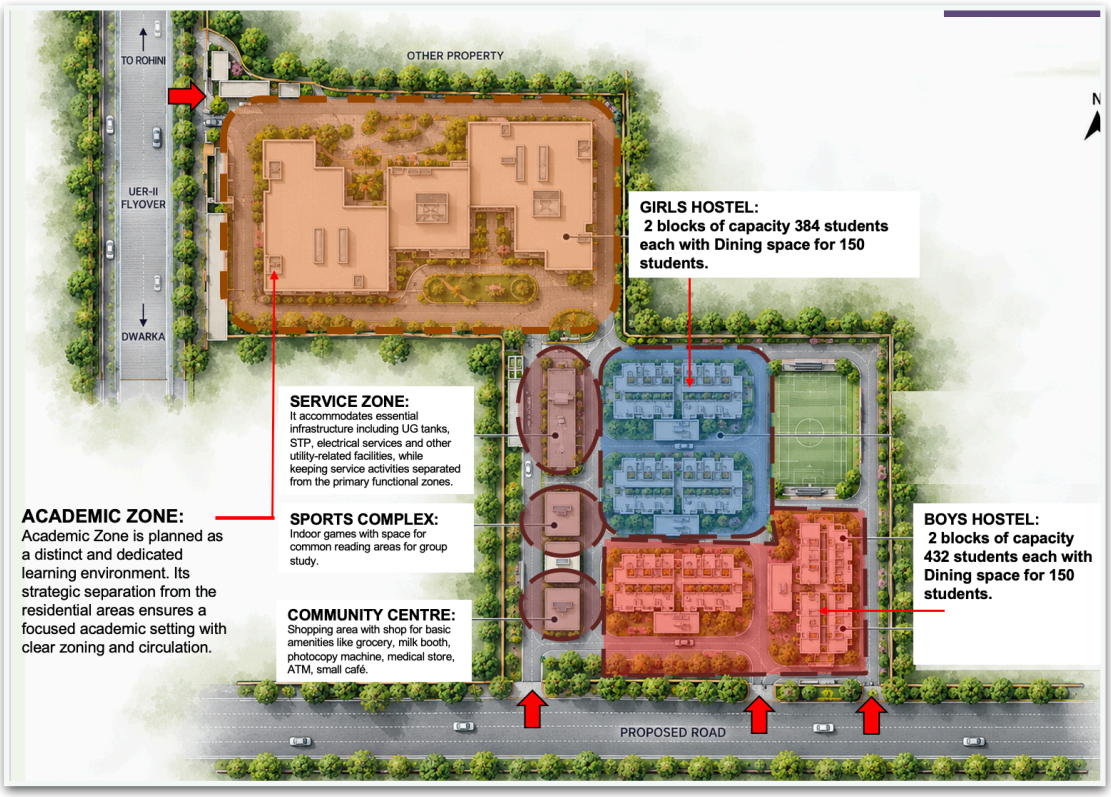


Typical Floor plan for L shaped building

Details for L shaped building

	Quantity	Remarks
No of Rooms in Each Floor	18	
Capacity per floor	54	Each room of 3 seater
Number of floors	2B+G+31	
Capacity for Building	1674	Adjusting for common areas
Plinth area for all floors	43301 sqm	
Plinth area for basement	8574 sqm	Double basement with double stack parking
Total Plinth Area	51875 sqm	
Estimated Cost	400 Cr	Rough Cost Estimate at Annexure B

E. Veer Savarkar College at Roshanpura Najafgarh (Girls and Boys Hostel)



There are four hostel Blocks proposed in this campus. Two hostel blocks (one girls and one boys) are for Veer Savarkar Campus and two hostel bocks (one girls and one boys) are for Dwarka Campus.



Typical Floor plan for Girls Hostel at Veer Savarkar Campus

Details for Girls Hostel at Najafgarh

	Quantity	Remarks
No of Rooms in Each Floor	19	
Capacity per floor	57	Each room of 3 seater
Number of floors	B+G+9	
Capacity for Building	494	Adjusting for common areas
Plinth area for all floors	16741.50	
Plinth area for basement	5250 sqm	
Total Plinth Area	21991 sqm	
Estimated Cost	168 Cr	Rough Estimate Cost at Annexure C



Typical Floor plan for Boys Hostel at Veer Savarkar Campus

Details for Boys Hostel at Najafgarh

	Quantity	Remarks
No of Rooms in Each Floor	19	
Capacity per floor	57	Each room of 3 seater
Number of floors	B+G+10	
Capacity for Building	542	Adjusting for common areas

	Quantity	Remarks
Plinth area for all floors	18415.65 sqm	
Plinth area for basement	5250 sqm	
Total Plinth Area	23665 sqm	
Estimated Cost	179 Cr	Rough Estimate Cost at Annexure D

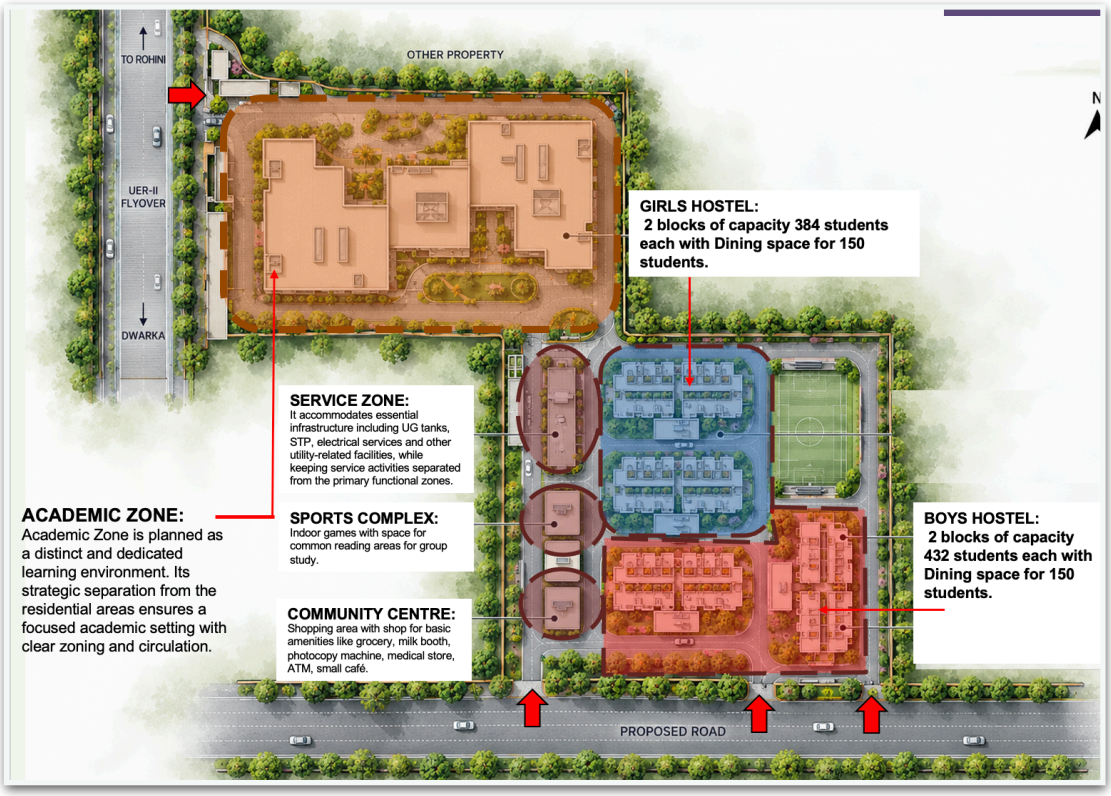
Summary of Girls and Boys hostel building at Veer Savarkar Campus is as below:

	Capacity	Plinth Area (sqm)	Estimated Cost (Cr)
Girls Hostel	494	21991	168
Boys Hostel	542	23665	179
Total	**1036**	**45656**	**347**



3D view of Proposed Hostel Building at Veer Savarkar Campus

F. West Campus Dwarka at Najafgarh (Girls and Boys Hostel)



There are four hostel Blocks proposed in this campus. Two hostel blocks (one girls and one boys) are for Veer Savarkar Campus and two hostel bocks (one girls and one boys) are for Dwarka Campus.



Typical Floor plan for Girls Hostel at Veer Savarkar Campus

Details for Girls Hostel at Najafgarh-1

	Quantity	Remarks
No of Rooms in Each Floor	19	
Capacity per floor	57	Each room of 3 seater
Number of floors	B+G+9	
Capacity for Building	494	Adjusting for common areas
Plinth area for all floors	16741.50	
Plinth area for basement	5250 sqm	
Total Plinth Area	21991 sqm	
Estimated Cost	168 Cr	Rough Estimate Cost at Annexure C



Typical Floor plan for Boys Hostel at Veer Savarkar Campus

Details for Boys Hostel at Najafgarh-1

	Quantity	Remarks
No of Rooms in Each Floor	19	
Capacity per floor	57	Each room of 3 seater
Number of floors	B+G+10	
Capacity for Building	542	Adjusting for common areas

	Quantity	Remarks
Plinth area for all floors	18415.65 sqm	
Plinth area for basement	5250 sqm	
Total Plinth Area	23665 sqm	
Estimated Cost	179 Cr	Rough Estimate Cost at Annexure D

Summary of Girls and Boys hostel building at Veer Savarkar Campus is as below:

	Capacity	Plinth Area (sqm)	Estimated Cost (Cr)
Girls Hostel	494	21991	168
Boys Hostel	542	23665	179
Total	**1036**	**45656**	**347**

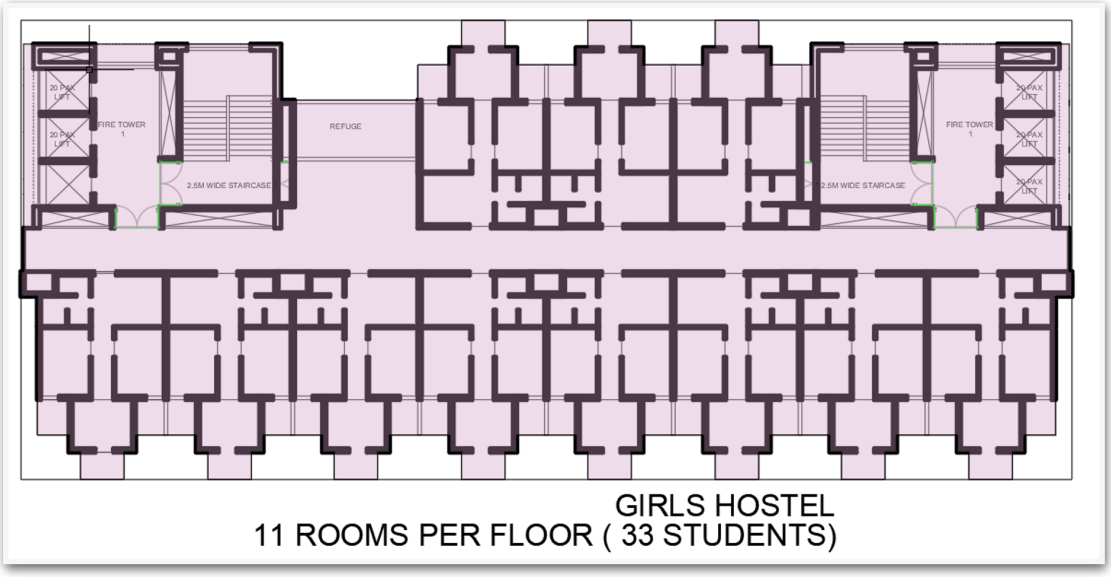


3D view of Girls and Boys hostel for West Campus

G. East Campus Karkardooma (Girls and Boys Hostel)



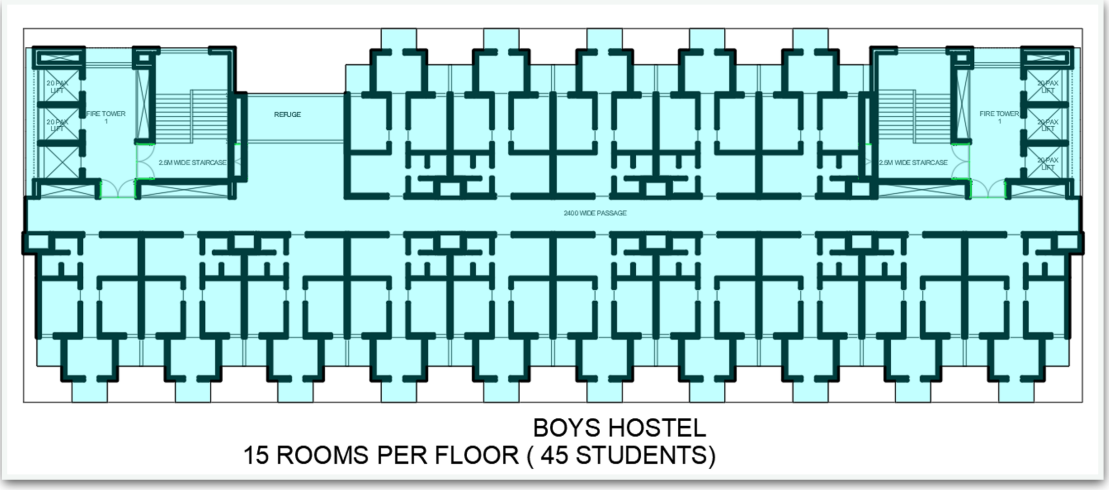
Site plan for Surajmal Vihar Campus showing existing academic blocks and proposed hostel blocks



Typical Floor plan for Girls Hostel

Details for Girls Hostel at Surajmal Vihar

	Quantity	Remarks
No of Rooms in Each Floor	11	
Capacity per floor	33	Each room of 3 seater
Number of floors	B+G+31	
Capacity for Building	990	Adjusting for common areas
Plinth area for all floors	40640 sqm	
Plinth area for basement	3653 sqm	90 double stack in double basement for 180 cars
Total Plinth Area	44293 sqm	
Estimated Cost	323 Cr	Rough Cost Estimate as Annexure E



Typical Floor plan for Boys Hostel

Details for Boys Hostel at Surajmal Vihar

	Quantity	Remarks
No of Rooms in Each Floor	15	
Capacity per floor	45	Each room of 3 seater
Number of floors	B+G+31	
Capacity for Building	1350	Adjusting for common areas
Plinth area for all floors	50688 sqm	
Plinth area for basement	4982 sqm	122 double stack in double basement for 244 cars

	Quantity	Remarks
Total Plinth Area	55670 sqm	
Estimated Cost	402 Cr	Rough Cost Estimate as Annexure F

Summary of proposed hostel blocks at East Campus Karkardooma is as below:

Name of Building	Capacity	Plinth Area (sqm)	Estimated Cost (Cr)
Girls Hostel	990	44293	323
Boys Hostel	1350	55670	402
Total	**2340**	**99963**	**725**



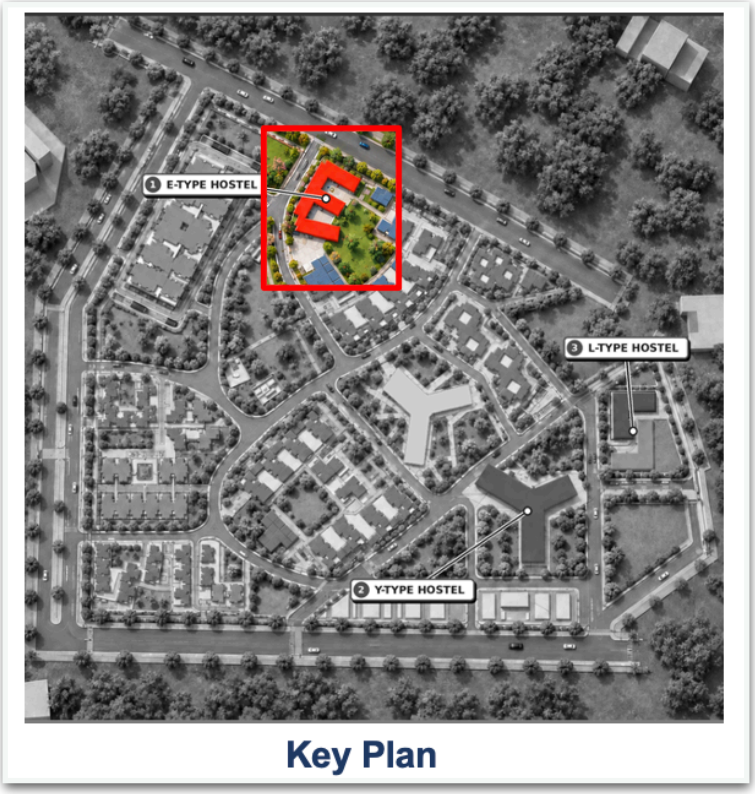
Typical 3D for lobby



Typical 3D view of proposed Dining Hall



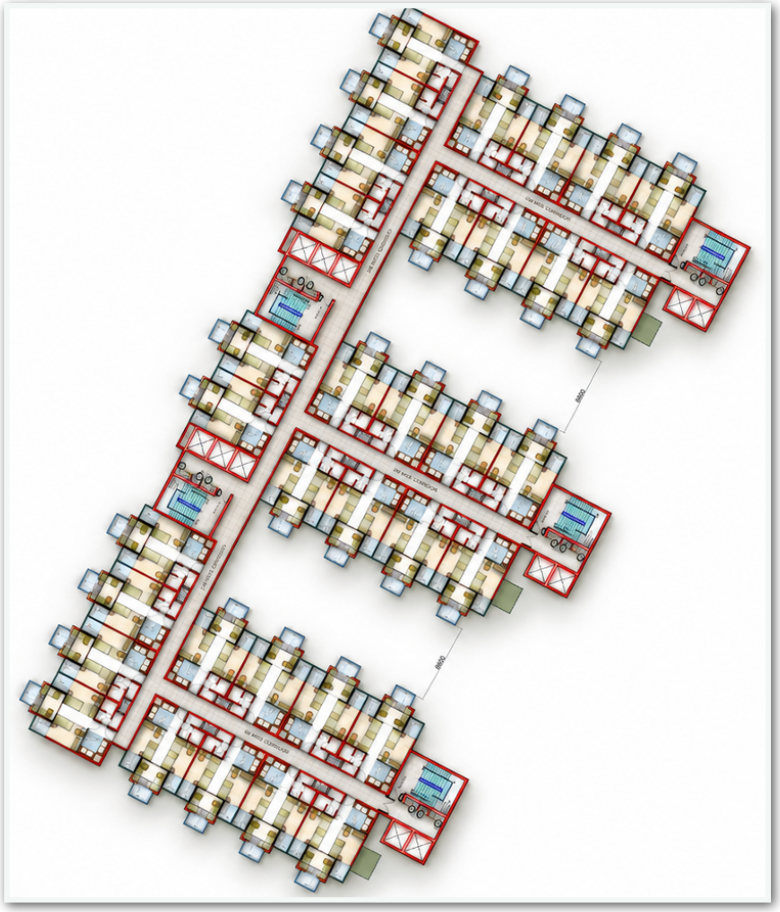
3D view of Proposed Campus



H. E+F+G Block (Undergraduate Hostel) Dhaka



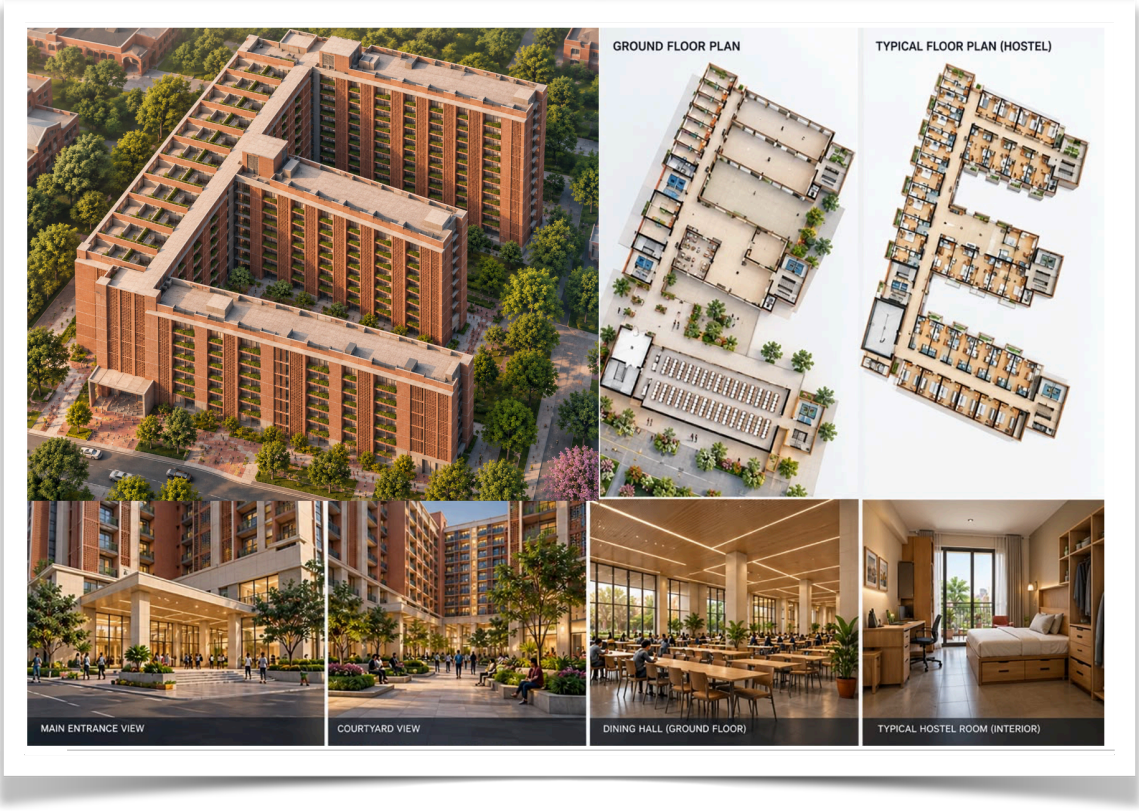
Proposed site for Block- E- Shape hostel block



Typical Floor plan for E F G Block Undergraduate Hostel

Details for E shaped building

	Quantity	Remarks
No of Rooms in Each Floor	34	
Capacity per floor	102	Each room of 3 seater
Number of floors	2B+G+31	
Capacity for Building	3162	Adjusting for common areas
Plinth area for all floors	77845	
Plinth area for basement	13343	Double basement with double stack parking
Total Plinth Area	91189 sqm	
Estimated Cost	678 Cr	Rough Cost Estimate at Annexure G



3D View of Proposed E F G block hostel building at Dhaka Complex

4. Project Costing

The rough cost estimates of the proposed buildings have been worked out as per CPWD Plinth Area Rates 2025 with upto date cost index of 101 for Delhi issued by DG, CPWD. The following provisions have been considered in the scope for all buildings:

1) RCC structure with appropriate technology for height
2) Basement I/c mechanical ventilation as per requirement
3) Fire fighting and fire alarm system
4) Internal water supply and sanitary installations
5) External service connections
6) Local body approvals
7) 20 pax Glass lifts
8) Overhead tanks without independent staging
9) Underground sump for domestic and fire requirement
10) Fencing as per requirement
11) Development works including roads, rain water harvesting, storm water drain etc
12) Substation with load for AC provision in all rooms
13) DG Set
14) AC for common areas
15) Solar PV system
16) Solar water heating
17) CCTV, LAN, EPABX
18) STP
19) Furniture
20) Kitchen equipment

The building wise costing including details of each provision for each building is enclosed as Annexure to the DPR. The time period for execution has been taken as 6 months for planning plus 24 months for execution. The summary of provisions for each building including costing is shown in the table below:

Name of Building	Configuration	Plinth Area (sqm)	Capacity	Estimated Cost (In Cr)	Annexure for Rough Cost Estimate
Y shaped hostel I at Dhaka Complex	2B+G+31	154640	4836	1130	A
Y shaped hostel II at Dhaka Complex	2B+G+31	154640	4836	1130	A
Nirbhaya Working Women Accommodation I at Dhaka Complex	2B+G+31	51875	1674	400	B
Women Accommodation II Dhaka Complex	2B+G+31	51875	1674	400	B
Veer Savarkar College at Najafgarh (Girls and Boys) hostel	B+G+10	45656	1036	347	C, D
West Campus Dwarka at Najafgarh (Girls and Boys hostel)	B+G+10	45656	1036	347	C, D
East Campus Surajmal Vihar Karkardooma, Girls and Boys Hostel	2B+G+31	99963	2340	323	E, F
E + F + G Block (undergraduate hostel) at Dhaka Complex	2B+G+31	91189	3162	678	G
Grand Total			**20594**	**5157**	

5. Annexures

अभियांत्रिकी विभाग/ENGINEERING DEPARTMENT
उत्तरी परिसर /(NORTH CAMPUS)
दिल्ली विश्वविद्यालय/UNIVERSITY OF DELHI
दिल्ली-110007/DELHI–110007

REF. NO. CE/DU/CPWD/2400 (2026-2027)/ DATED 23/9/26

To
Shri Abhishek Gopal,
Superintending Engineer and Project Director
Development Project, Circle-1, CPWD
B-311, I.P. Bhawan,
ITO, New Delhi-110002

Sub: Preparation of details PROJECTS REPORT (DPR) for the hostel buildings only at Najafgarh, Dhaka Complex, Surajmal Vihar Kakardooma.

Dear Sir,

The competent authority had approved the following works to CPWD for preparation of DPR of the following buildings: -

1. Land at Najafgarh for Boys Hostel and Girls Hostel with staff quarters and Professor quarters exclusively for the Dwarka West Campus.
2. Boys and Girls Hostels at the Veer Savarkar College, Najafgarh Campus with staff and Professor quarters.
3. Boys and Girls Hostels in the East Campus, Surajmal Vihar with staff and Professor quarters.
4. Y shape hostel building in Dhaka Mukherjee Nagar with revised location.
5. L shape hostel building in the Dhaka Mukherjee Nagar.
6. Structural strengthening of 70 nos. Type -II flats at Dhaka and making these flats habitable.
7. Demolishing the existing F & G block undergraduate in hostel Dhaka, Mukherjee Nagar generating new multi-storeys hostels.

The common guidelines for the proposed hostel are as below:-

(i) All buildings will be upto 32 floors (approximate) and height will be governed by IS16700 and other relevant I.S. Codes, Airport Authority, (AAI) rules, ASI rules and other by laws.
(ii) All hostels with three seated capacity with attached toilet.
(iii) Balcony with every room with higher (safe) site of the railing.
(iv) Provision of split ACs in each room with outdoor unit in the balcony.
(v) Sub meter in every room near main gate of the room in the corridor with main switches.
(vi) To use the permissible FAR and ground coverage as per the latest Master plan and other by laws.
(vii) Rules & regulations of New Master Plan, in terms of ground coverage/FAR etc to be followed.

The DPR should also mentioned in the estimated cost of the projects.

Thanking you

Yours faithfully,

Executive Engineer

Abstract of Cost

Annexure A

Name of Work : C/o 2B+G+31 Y shaped hostel at Dhaka Complex, Delhi University, Delhi.

Sl.No.	Description	Civil	Electrical	Total	Remarks
SH-1	MAIN BUILDING	₹ 5,62,42,78,958.88	₹ 2,12,86,59,422.00	₹ 7,75,29,38,380.88	
SH-2	SERVICE BLOCK	₹ 2,46,45,170.00	₹ 39,79,460.00	₹ 2,86,24,630.00	
SH-3	Furniture	₹ 1,55,05,87,676.18	₹ 0.00	₹ 1,55,05,87,676.18	**@ 20% of Building Cost**
SH-4	Kitchen Equipment	₹ 0.00	₹ 10,64,32,971.10	₹ 10,64,32,971.10	**@ 5% of Electrical Cost**
SH-5	Double Stack Parking	₹ 0.00	₹ 8,58,25,093.40	₹ 8,58,25,093.40	
	Total	**₹ 7,19,95,11,805.06**	**₹ 2,32,48,96,946.50**	**₹ 9,52,44,08,751.56**	
	Add Cost Index @ 101 on PAR 2025 Items	₹ 5,64,89,241.00	₹ 2,13,26,389.00	₹ 7,78,15,630.00	
	Total	**₹ 7,25,60,01,046.06**	**₹ 2,34,62,23,335.50**	**₹ 9,60,22,24,381.56**	**(A)**
	Add 1% of Building Cost for Art Work on A	₹ 9,60,22,244.00	₹ 0.00	₹ 9,60,22,244.00	
	Add Contengencies @ 3% on (A)	₹ 21,76,80,031.00	₹ 7,03,86,700.00	₹ 28,80,66,731.00	
	Add 3.9375% ESI & EPF Reimbursement on (A)	₹ 28,57,05,041.00	₹ 9,23,82,544.00	₹ 37,80,87,585.00	
		₹ 7,85,54,08,362.06	**₹ 2,50,89,92,579.50**	**₹ 10,36,44,00,941.56**	**(B)**
	Add for escalation in preconstruction period @3% on (B)	₹ 23,56,62,251.00	₹ 7,52,69,777.00	₹ 31,09,32,028.00	
	Additional anticipated increase in cost during construction period of 24 months @3% per annum = 6% on (B) for 24 months construction period	₹ 47,13,24,502.00	₹ 15,05,39,555.00	₹ 62,18,64,057.00	
	Total	**₹ 8,56,23,95,115.00**	**₹ 2,73,48,01,912.00**	**₹ 11,29,71,97,027.00**	
				₹ 1,130.00	**Crore**

AEE(C.) — **Assistant Engineer (E.)**

DPC-1, CPWD, New Delhi — **DPC-1, CPWD, New Delhi**

EE-cum-SM (C.)-I — **EE-cum-SM (E.)**

DPC-1, CPWD, New Delhi — **DPC-1, CPWD, New Delhi**

SE-cum-PD

DPC-1, CPWD, New Delhi

Name of Work : C/o 2B+G+31 Y shaped hostel at Dhaka Complex, Delhi University, Delhi.								
Cost for Civil & Electrical Works (Based on PAR 2025)								
S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-1	MAIN BUILDING							
1	BUILDING COST (Specifications as per Annexure-I of PAR 2025)							1
1.1	RCC Framed Structure upto six storey							1.1
1.1.1	Floor Height 3.00 metre	131944	sqm	24410	₹3,22,07,53,040.00	₹0.00	**₹3,22,07,53,040.00**	1.1.2
1.2	EXTRA FOR							1.3
1.2.1	Set of additional storey(i.e. from 7th storeys 12th storey)	24654.00	sqm	123	₹30,32,442.00	₹0.00	**₹30,32,442.00**	1.3.1
1.2.2	Set of additional storey(i.e. from 12th storeys 17th storey)	24654.00	sqm	246	₹60,64,884.00	₹0.00	**₹60,64,884.00**	1.3.1
1.2.3	Set of additional storey(i.e. from 18th storeys 23rd storey)	24654.00	sqm	369	₹90,97,326.00	₹0.00	**₹90,97,326.00**	1.3.1
1.2.4	Set of additional storey(i.e. from 24th storeys 29th storey)	24654.00	sqm	492	₹1,21,29,768.00	₹0.00	**₹1,21,29,768.00**	1.3.1
1.2.5	Set of additional storey(i.e. from 30th storeys 32nd storey)	12327.00	sqm	615	₹75,81,105.00	₹0.00	**₹75,81,105.00**	1.3.1
1.2.6	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.00 metre (on areas having additional/less height)							1.3.2
1.2.6.1	3.45 m height on all floors, extra for 0.45m	131944.00	sqm	868	₹11,45,27,392.00		**₹11,45,27,392.00**	1.3.2
1.2.6.1	4.8 m height on ground and first floor, extra for 1.45 m	8218.00	sqm	2170	₹1,78,33,060.00		**₹1,78,33,060.00**	1.3.2
1.2.3	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (1.2-0.6)/0.3=2, 2*470= 940	4565	sqm	940	₹42,91,100.00	-	**₹42,91,100.00**	1.3.3
1.2.4	RCC Raft Foundation (on ground floor area only)	22696.00	sqm	12765	₹28,97,14,440.00	₹0.00	**₹28,97,14,440.00**	1.3.6
1.3	BASEMENT FLOOR							
1.3.1	Floor height upto 3.35 meter including water proofing (excluding raft base).	22696.00	sqm	23170	₹52,58,66,320.00	₹0.00	**₹52,58,66,320.00**	1.4.1
1.3.2	Add or deduct for every 0.30 meter, or part thereof, height against normal height of 3.35 meter							1.4.2
1.3.2.1	5.5 m height for full basement area, extra for 2.15 m	22696.00	sqm	9120	₹20,69,87,520.00		**₹20,69,87,520.00**	
2.0	FIRE FIGHTING							1.5
2.1	Fire Fighting With wet riser & Sprinkler system	131944	sqm	1200	₹0.00	₹15,83,32,800.00	**₹15,83,32,800.00**	1.5.3
3.0	FIRE ALARM SYSTEM							1.6
3.1	Automatic Fire Alarm System	131944	sqm	600	₹0.00	₹7,91,66,400.00	**₹7,91,66,400.00**	1.6.2
4.0	Pressurised Mechanical Ventilation in basement	22696.00	sqm	1050	₹0.00	₹2,38,30,800.00	**₹2,38,30,800.00**	1.7
	Total Buliding Cost for Services (Percentage below refers to the percentage of building cost as per 1.0 above excluding PAR sub head 1.3.4, 1.3.5, 1.3.6, 1.3.7, 1.3.8, 1.3.9,1.5 & 1.6)	**₹4,15,19,94,757.00**						
5.0	SERVICES							
5.1	Internal Water Supply & Sanitary installations	₹4,15,19,94,757.00		12.00%	₹49,82,39,371.00		**₹49,82,39,371.00**	2.1
5.2	**External services connections and local body approval charges:**							2.2
5.2.1	Electrical external services connections	₹4,15,19,94,757.00		3.75%	-	₹15,56,99,803.00	**₹15,56,99,803.00**	2.2
5.2.2	Civil External service connections	₹4,15,19,94,757.00		1.25%	₹5,18,99,934.00	₹0.00	**₹5,18,99,934.00**	2.2.1
5.2.3	Local body approvals including tree cutting etc.	₹4,15,19,94,757.00		1.25%	₹5,18,99,934.00	₹0.00	**₹5,18,99,934.00**	2.2.3
5.2.4	Internal Electric installations	₹4,15,19,94,757.00		12.50%	₹0.00	₹51,89,99,345.00	**₹51,89,99,345.00**	2.3
5.3	EXTRA FOR							2.4
5.31	Power wiring and plugs	₹4,15,19,94,757.00		4.00%	₹0.00	₹16,60,79,790.00	**₹16,60,79,790.00**	2.4.1
5.3.2	Lightening Conductors	₹4,15,19,94,757.00		0.25%	₹0.00	₹1,03,79,987.00	**₹1,03,79,987.00**	2.4.2
5.3.3	Telephone conduit	₹4,15,19,94,757.00		0.25%	₹0.00	₹1,03,79,987.00	**₹1,03,79,987.00**	2.4.3

	Buliding Cost for TPQA and Consultancy = All above	**₹6,14,27,86,548.00**						
6.0	**TPQA & CONSULTANCY SERVICES**							
6.1	Third Party Quality Assurance	₹6,14,27,86,548.00		1.00%	₹ 6,14,27,865.00	₹ 0.00	**₹ 6,14,27,865.00**	**3.1**
6.2	Consultancy services for Architectural, Structural and MEP Services	₹6,14,27,86,548.00		1.75%	₹ 10,74,98,765.00	₹ 0.00	**₹ 10,74,98,765.00**	**3.2**
7	**LIFTS with power operated centre opening doors and AC variable voltage & variable frequency controls**							**4.0**
7.1	20 pax lift (G + 12) 2.5 M/Sec	6	No.	₹80,79,000.00	₹ 0.00	₹ 4,84,74,000.00	**₹ 4,84,74,000.00**	**4.2.3**
7.2	Extra for each additional floors	20	No.	₹7,32,300.00	₹ 0.00	₹ 1,46,46,000.00	**₹ 1,46,46,000.00**	**4.2.3**
7.3	Extra for Glass lift	6	No.	₹70,00,000.00	₹ 0.00	₹ 4,20,00,000.00	**₹ 4,20,00,000.00**	**LS**
8	**RCC WATER TANK (UG-280KL) and OH - 150KL)**							**5**
8.1	Overhead tank without independent staging	680000	Litre	23.00	₹ 1,56,40,000.00	-	**₹ 1,56,40,000.00**	**5.1**
8.2	Underground Tank	1240000	Litre	24.00	₹ 2,97,60,000.00	-	**₹ 2,97,60,000.00**	**5.5**
9.0	**DEVELOPMENT OF SITE**							**6**
9.1	Semi compact/semi scattered site comprising of few blocks of midrise (between 6 to 12 storeys) buildings in a gated compound.	₹ 6,14,27,86,548.00	sqm	6.00%	₹ 36,85,67,192.88	-	**₹ 36,85,67,192.88**	**Note 4.2 i.e. 6% of building cost**
9.2	Boundary wall with 1500 mm high wall and 600 mm high MS grill including 2100 mm high steel gates at every 100 metres							**6.8**
9.2.1	With brickwork structure and RCC column of size 300*300mm @ 3.00 metre centre to centre and RCC plinth beam of size 300*300mm at ground level and coping	750.00	per metre	13210	₹ 99,07,500.00	-	**₹ 99,07,500.00**	**6.8.1**
9.3	Horticulture Works							**6.9**
9.3.1	Horticulture operations including 300mm earth filling, grassing, tree plantations/shrubs and potted plants etc.	20000	sqm	578	₹ 1,15,60,000.00		**₹ 1,15,60,000.00**	**6.9.1**
10	**SUBSTATION EQUIPMENT**							**7.2**
10.1	Supplying, installation, testing and commissioning of 11 KV/0.433 KV substation equipment comprising HT panel, transformers, HT cable, bus trunking from transformer to LT panel, LT panels, automatic power factor correction panel, active harmonic filters, TVSS (transient voltage suppression system), SPD (surge protection system), essential panel, earthing, required inter-connections, substation safety equipments including LT cabling from substation to the buildings fed by the substation.(6200 KVA(W)+6200 KVA (S))	37400	KVA	8100	₹ 0.00	₹ 30,29,40,000.00	**₹ 30,29,40,000.00**	**7.2.2**
11	**DIESEL GENERATING SETS**							**7.3**
11.1	Supplying installation testing and commissioning of silent type D.G Set , AMF Panel, Bus Trunking/Cables from DG set to essential Panel, control cable, Earthing of DG Set and AMF Panel, DG set exhaust piping as per CPCB norms and minor allied works.	9400	KVA	11560	₹ 0.00	₹ 10,86,64,000.00	**₹ 10,86,64,000.00**	**7.3.1**
12	**VRV/VRF AC System**							7.6
12.1	SITC of VRV/VRF system including indoor/outdoor units piping, electrical power distribution, wiring electrical panel, treated fresh air system etc	3900	HP	58,480	₹ 0.00	₹ 22,80,72,000.00	**₹ 22,80,72,000.00**	7.6.1
13	**SOLAR PHOTO VOLTAIC POWER GENERATION SYSTEM**							7.8
13.1	Supplying installation testing and commissioning of Grid Interactive roof top solar photo voltaic power generation system i/c space frame but without Battery.	50	KWP	58,480	₹ 0.00	₹ 29,24,000.00	**₹ 29,24,000.00**	7.8.1
14	**Solar Water Heating System**							
14.1	Supplying, installtion, testing commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water tank but without piping - 100 litres capacity	435240	Per litre	23920	₹ 0.00	₹ 10,41,09,408.00	**₹ 10,41,09,408.00**	7.9.1

15	**CCTV SYSTEM**								**7.10**
15.1	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"x8" per camera and hard ware software support- for indoors only {Rate applicable on total plinth area but CCTV coverage shall be limited to common areas ie approx 30% of the total plinth area as per requirement.	39583	sqm	210	₹ 0.00	₹ 83,12,472.00	**₹ 83,12,472.00**	**7.10.1**
15.2	For external survilliance (Rate applicable on total plinth area minus plinth area at ground floor) (Site area-Ground Coverage)	15435	sqm	210	₹ 0.00	₹ 32,41,350.00	**₹ 32,41,350.00**	**7.10.2**
16	**LIGHTNING AUTOMATION INCLUDING OCCUPANCY SENSORS**							**7.14**
16.1	Supplying testing and commissioning of occupancy sensors.	39583	sqm	220	₹ 0.00	₹ 87,08,304.00	**₹ 87,08,304.00**	**7.14.1**
17	**LAN SYSTEM**							**7.16**
17.1	Supplying installation testing and commissioning LAN with active and passive components etc and wiring with fiber optic cable/ cat-6 A cable complete as required.	131944	sqm	560	₹ 0.00	₹ 7,38,88,640.00	**₹ 7,38,88,640.00**	**7.16.1**
18	**IP BASED EPABX SYSTEM**							**7.17**
18.1	Supplying installtion testing and commissioning of IP based EPBAXsystem of (1000 No. of lines expandable upto 1500)	39583	sqm	580	₹ 0.00	₹ 2,29,58,256.00	**₹ 2,29,58,256.00**	**7.17.1**
19.	**STREET LIGHTING WITH LED**							**7.19**
19.1	Supplying, installation, testing and commisioning of LED street/ compound/ high mast/ pathway/ landscape lighting for the entire campus (Rate applicable on total plot area- GC)	20000	sqm	160	₹ 0.00	₹ 32,00,000.00	**₹ 32,00,000.00**	**7.19.1**
20	**STP/ETP PLANT**							**7.20**
	Supplying, installation, testing and commissioning of STP/ETP of appropriate technology including Civil Works (except plant room), Tertiary Treatment etc. for the Building/ campus							
20.1	Plant size upto 50 KLD	50	KLD	75000	₹ 0.00	₹ 37,50,000.00	**₹ 37,50,000.00**	**7.20.1**
20.2	Add extra for every KLD for plant size above 50 KLD and upto 100 KLD	50	KLD	60000		₹ 30,00,000.00	**₹ 30,00,000.00**	**7.20.2**
20.3	Add extra for every KLD for plant size above 100 KLD	470	KLD	50000		₹ 2,35,00,000.00	**₹ 2,35,00,000.00**	**7.20.3**
21	**EMERGENCY LIGHT & ILLUMINATED SIGNAGES**							**7.27**
21.1	Illuminated signages (Rate applicable on total plinth area)	154640	sqm	22	₹ 0.00	₹ 34,02,080.00	**₹ 34,02,080.00**	**7.27.1**
22	**DEMOLITION OF EXISTING BLOCKS**	0	LS	1	₹ 0.00	-	₹ 0.00	LS
				Total	**₹ 5,62,42,78,958.88**	**₹ 2,12,86,59,422.00**	**₹ 7,75,29,38,380.88**	**(B)**

				AEE(C.)				**Assistant Engineer (E.)**	
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**	
				EE-cum-SM (C.)-I				**EE-cum-SM (E.)**	
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**	

Name of Work : C/o 2B+G+31 Y shaped hostel at Dhaka Complex, Delhi University, Delhi.

Cost for Civil & Electrical Works (Based on PAR 2025)

S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-2	**SERVICE BLOCK**							
1	**Composite Framed Structure**							1
1.1	RCC Framed Structure upto six storey							1.1
1.1.1	Floor Height 3.00 mtr	800	sqm	24410	₹ 1,95,28,000.00	₹ 0.00	₹ 1,95,28,000.00	1.1.1
1.2	**EXTRA FOR**							1.3
1.2.1	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (0.9-0.6)/0.3=1, 1*470=	800	sqm	470	₹ 3,76,000.00	-	₹ 3,76,000.00	1.3.3
1.2.2	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre (on ground floor area only) (2.1-1.2)/0.3=3, 3*205= 615	800	sqm	615	₹ 4,92,000.00		₹ 4,92,000.00	1.3.4
	Total Buliding Cost = (A) - 1.2.2	**₹ 1,94,12,000.00**						
2.0	**SERVICES**							
2.1	Internal Water Supply & Sanitary installations	₹1,94,12,000.00		9.00%	₹ 17,47,080.00		₹ 17,47,080.00	2.1
2.2	**External services connections and local body approval charges:**							2.2
2.2.1	Electrical external services connections	₹1,94,12,000.00		3.75%	-	₹ 7,27,950.00	₹ 7,27,950.00	2.2
2.2.2	Civil External service connections	₹1,94,12,000.00		1.25%	₹ 2,42,650.00	₹ 0.00	₹ 2,42,650.00	2.2.1
2.2.3	Local body approvals including tree cutting etc.	₹1,94,12,000.00		1.25%	₹ 2,42,650.00	₹ 0.00	₹ 2,42,650.00	2.2.3
2.2.4	Internal Electric installations	₹1,94,12,000.00		12.50%	₹ 0.00	₹ 24,26,500.00	₹ 24,26,500.00	2.3
3.0	**EXTRA FOR**							2.4
3.1	Power wiring and plugs	₹1,94,12,000.00		4.00%	₹ 0.00	₹ 7,76,480.00	₹ 7,76,480.00	2.4.1
3.2	Lightening Conductors	₹1,94,12,000.00		0.25%	₹ 0.00	₹ 48,530.00	₹ 48,530.00	2.4.2
	Building cost for consultancy	**₹2,03,96,000.00**						
4	**TPQA & CONSULTANCY SERVICES**							
4.1	Third Party Quality Assurance	₹2,03,96,000.00		1.00%	₹ 2,03,960.00	₹ 0.00	₹ 2,03,960.00	3.1
4.2	Consultancy services for Architectural, Structural and MEP Services	₹2,03,96,000.00		1.75%	₹ 3,56,930.00	₹ 0.00	₹ 3,56,930.00	3.2
8	**DEVELOPMENT OF SITE**							
8.1	Site Development (@7.5 % of Building Cost)	₹ 1,94,12,000	%	7.5%	₹ 14,55,900.00	₹ 0.00	₹ 14,55,900.00	Note 4
				Total	**₹ 2,46,45,170.00**	**₹ 39,79,460.00**	**₹ 2,86,24,630.00**	**(B)**

				AEE(C.)				**Assistant Engineer (E.)**			
			DPC-1, CPWD, New Delhi					**DPC-1, CPWD, New Delhi**			

Name of Work : C/o 2B+G+31 Y shaped hostel at Dhaka Complex, Delhi University, Delhi.

SH 5: Double stack Parking

Code	Description	Unit	Quantity	Rate	Amount(Rs)	Remarks
MR	Double Stack Parking as per Quotation	Per Stack	248	₹ 2,50,000.00	₹ 6,20,00,000.00	**MR**
	Add: water charges @ 1%				₹ 6,20,000.00	
	Sum after adding water charges @1%				₹ 6,26,20,000.00	X
	Add 15% CP & OH on X				₹ 93,93,000.00	
	Sum after adding 15% CP & OH				₹ 7,20,13,000.00	Y
	Add: Labour Cess @ 1% on Y				₹ 7,20,130.00	
	Sum after adding 1% labour Cess				₹ 7,27,33,130.00	Z
	Add 18% GST on Z				₹ 1,30,91,963.40	
	Gross Total				₹ 8,58,25,093.40	
	Cost for 1 job				₹ 8,58,25,093.40	

Assistant Engineer (E.)
DPC-1, CPWD, New Delhi

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

Name of Work : C/o 2B+G+31 Y shaped hostel at Dhaka Complex, Delhi University, Delhi.

Area Statement	**Plinth Area (sqm)**	
Basement	22696.00	
Ground Floor	4565.00	
First Floor	4109.00	
Second to 32 Floor	123270.00	
Third Floor		
Fourth Floor		
Fifth Floor		
Sixth Floor		
Seventh Floor		
Eighth Floor		
Ninth Floor		
Tenth Floor		
Eleventh Floor		
Twelth Floor		
Thirteenth Floor		
Fourteenth Floor		
	154640.00	
Basement Plinth Area	22696.00	sqm
Floor Plinth Area	131944.00	sqm
Length of Boundary Wall	750.00	m
Plot Area	20000	sqm

Area Statement for Service Block

	Plinth Area (sqm)
LV transformer Room	200.00
HV transformer Room	200.00
Stand by generator room	200.00
Panel Room	200.00
Wall	0.00
STP Area	0.00
	800.00

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

Name of Work : C/o 2B+G+31 Y shaped hostel at Dhaka Complex, Delhi University, Delh

Electrical Load Calculation

Plinth Area	154640.00	sqm			
Load @ 40 W/sqm	7732	kVA			
AC Load					
Plinth Area	154640.00	sqm			
Air coniditioned Area	20	%			
AC area	30928	sqm			
AC required	3092.8	TR	**Say**	**3100**	**TR**
Ac Required	3866	HP	**Say**	**3900**	**HP**
in watt	2884.036	kW			
in kVA	3605.045	kVA	**Say**	**3700**	**kVA**
Load of AC power point for each room					
No of Rooms	1612				
Total load	5880.576	kW			
	7350.72	kVA			
Total electrical load	18687.765	kVA	Say	18700	kVA
Standby	18687.765	kVA	Say	18700	kVA
Total for PE	**37400**	**kVA**			
DG Set					
50% of total load	9343.8825	kVA	**Say**	**9400**	**kVA**

Name of Work : C/o 2B+G+31 Y shaped hostel at Dhaka Complex, Delhi University, Delhi.

Water Tank Calculation

	Population	Water demand in lpcd	Flushing in lpcd	Domestic in lpcd	Flushing Water reqd in kld	Domestic water reqd in kld	Total water reqd in kld
Domestic	4836	135	45	90	217.62	435.24	652.86

UG Sump requirement

Domestic	(For 1.5 day requirement)		979.29	kL	
Fire (As per NBC for A2 b 2)			255	kL	
		total	1234.29	kL	1240 kL

OHT Requirement

Domestic (For 1 day requirement)		652.86	kL	
Fire (As per NBC for A3 category 35-45 m)		20	kL	
	total	672.86	kL	680 kL

STP Requirement

Total sludge	565.812	kL	(Flushing + 80% of domestic)
	570	**kL**	

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

Abstract of Cost

Annexure B

Name of Work : C/o 2B+G+31 L shaped hostel at Dhaka Complex, Delhi University, Delhi.

Sl.No.	Description	Civil	Electrical	Total	Remarks
SH-1	MAIN BUILDING	₹ 1,92,74,07,363.80	₹ 79,55,85,808.54	₹ 2,72,29,93,172.83	
SH-2	SERVICE BLOCK	₹ 1,23,22,585.00	₹ 19,89,730.00	₹ 1,43,12,315.00	
SH-3	Furniture	₹ 54,45,98,634.57	₹ 0.00	₹ 54,45,98,634.57	**@ 20% of Building Cost**
SH-4	Kitchen Equipment	₹ 0.00	₹ 3,97,79,290.43	₹ 3,97,79,290.43	**@ 5% of Electrical Cost**
SH-5	Double Stack Parking	₹ 0.00	₹ 5,05,26,063.05	₹ 5,05,26,063.05	
	Total	**₹ 2,48,43,28,583.36**	**₹ 88,78,80,892.02**	**₹ 3,37,22,09,475.87**	
	Add Cost Index @ 101 on PAR 2025 Items	₹ 1,93,97,299.00	₹ 79,75,755.00	₹ 2,73,73,055.00	
	Total	**₹ 2,50,37,25,882.36**	**₹ 89,58,56,647.02**	**₹ 3,39,95,82,530.87**	**(A)**
	Add 1% of Building Cost for Art Work on A	₹ 3,39,95,825.00	₹ 0.00	₹ 3,39,95,825.00	
	Add Contengencies @ 3% on (A)	₹ 7,51,11,776.00	₹ 2,68,75,699.00	₹ 10,19,87,475.00	
	Add 3.9375% ESI & EPF Reimbursement on (A)	₹ 9,85,84,207.00	₹ 3,52,74,355.00	₹ 13,38,58,562.00	
		₹ 2,71,14,17,690.36	**₹ 95,80,06,701.02**	**₹ 3,66,94,24,391.38**	**(B)**
	Add for escalation in preconstruction period @3% on (B)	₹ 8,13,42,531.00	₹ 2,87,40,201.00	₹ 11,00,82,732.00	
	Additional anticipated increase in cost during construction period of 24 months @3% per annum = 6% on (B) for 24 months construction period	₹ 16,26,85,061.00	₹ 5,74,80,402.00	₹ 22,01,65,463.00	
	Total	**₹ 2,95,54,45,282.00**	**₹ 1,04,42,27,304.00**	**₹ 3,99,96,72,586.00**	
				₹ 400.00	**Crore**

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DPC-1, CPWD, New Delhi

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DPC-1, CPWD, New Delhi

SE-cum-PD
DPC-1, CPWD, New Delhi

Name of Work : C/o 2B+G+31 L shaped hostel at Dhaka Complex, Delhi University, Delhi.								
Cost for Civil & Electrical Works (Based on PAR 2025)								
S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-1	MAIN BUILDING							
1	**BUILDING COST (Specifications as per Annexure-I of PAR 2025)**							1
1.1	RCC Framed Structure upto six storey							1.1
1.1.1	Floor Height 3.00 metre	43302	sqm	24410	₹ 1,05,69,99,867.00	₹ 0.00	**₹ 1,05,69,99,867.00**	1.1.2
1.2	**EXTRA FOR**							1.3
1.2.1	Set of additional storey(i.e. from 7th storeys 12th storey)	8064.90	sqm	123	₹ 9,91,982.70	₹ 0.00	**₹ 9,91,983.00**	1.3.1
1.2.2	Set of additional storey(i.e. from 12th storeys 17th storey)	8064.90	sqm	246	₹ 19,83,965.40	₹ 0.00	**₹ 19,83,965.00**	1.3.1
1.2.3	Set of additional storey(i.e. from 18th storeys 23rd storey)	8064.90	sqm	369	₹ 29,75,948.10	₹ 0.00	**₹ 29,75,948.00**	1.3.1
1.2.4	Set of additional storey(i.e. from 24th storeys 29th storey)	8064.90	sqm	492	₹ 39,67,930.80	₹ 0.00	**₹ 39,67,931.00**	1.3.1
1.2.5	Set of additional storey(i.e. from 30th storeys 32nd storey)	4032.45	sqm	615	₹ 24,79,956.75	₹ 0.00	**₹ 24,79,957.00**	1.3.1
1.2.6	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.00 metre (on areas having additional/less height)							1.3.2
1.2.6.1	3.45 m height on all floors, extra for 0.45m	43301.92	sqm	868	₹ 3,75,86,066.56		**₹ 3,75,86,067.00**	1.3.2
1.2.6.1	4.8 m height on ground and first floor, extra for 1.45 m	2688.30	sqm	2170	₹ 58,33,611.00		**₹ 58,33,611.00**	1.3.2
1.2.3	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (1.2-0.6)/0.3=2, 2*470=940	1633	sqm	940	₹ 15,35,274.00	-	**₹ 15,35,273.80**	1.3.3
1.2.4	RCC Raft Foundation (on ground floor area only)	8574.00	sqm	12765	₹ 10,94,47,110.00	₹ 0.00	**₹ 10,94,47,110.00**	1.3.6
1.3	**BASEMENT FLOOR**							
1.3.1	Floor height upto 3.35 meter including water proofing (excluding raft base).	8574.00	sqm	23170	₹ 19,86,59,580.00	₹ 0.00	**₹ 19,86,59,580.00**	1.4.1
1.3.2	Add or deduct for every 0.30 meter, or part thereof, height against normal height of 3.35 meter							1.4.2
1.3.2.1	5.5 m height for full basement area, extra for 2.15 m	8574.00	sqm	9120	₹ 7,81,94,880.00		**₹ 7,81,94,880.00**	
2.0	**FIRE FIGHTING**							1.5
2.1	Fire Fighting With wet riser & Sprinkler system	43302	sqm	1200	₹ 0.00	₹ 5,19,62,304.00	**₹ 5,19,62,304.00**	1.5.3
3.0	**FIRE ALARM SYSTEM**							1.6
3.1	Automatic Fire Alarm System	43302	sqm	600	₹ 0.00	₹ 2,59,81,152.00	**₹ 2,59,81,152.00**	1.6.2
4.0	Pressurised Mechanical Ventilation in basement	8574.00	sqm	1050	₹ 0.00	₹ 90,02,700.00	**₹ 90,02,700.00**	1.7
	Total Buliding Cost for Services (Percentage below refers to the percentage of building cost as per 1.0 above excluding PAR sub head 1.3.4, 1.3.5, 1.3.6, 1.3.7, 1.3.8, 1.3.9,1.5 & 1.6)	**₹ 1,40,02,11,762.80**						
5.0	**SERVICES**							
5.1	Internal Water Supply & Sanitary installations	₹1,40,02,11,762.80		12.00%	₹ 16,80,25,412.00		**₹ 16,80,25,412.00**	2.1
5.2	**External services connections and local body approval charges:**							2.2
5.2.1	Electrical external services connections	₹1,40,02,11,762.80		3.75%	-	₹ 5,25,07,941.00	**₹ 5,25,07,941.00**	2.2
5.2.2	Civil External service connections	₹1,40,02,11,762.80		1.25%	₹ 1,75,02,647.00	₹ 0.00	**₹ 1,75,02,647.00**	2.2.1
5.2.3	Local body approvals including tree cutting etc.	₹1,40,02,11,762.80		1.25%	₹ 1,75,02,647.00	₹ 0.00	**₹ 1,75,02,647.00**	2.2.3
5.2.4	Internal Electric installations	₹1,40,02,11,762.80		12.50%	₹ 0.00	₹ 17,50,26,470.00	**₹ 17,50,26,470.00**	2.3
5.3	**EXTRA FOR**							2.4
5.31	Power wiring and plugs	₹1,40,02,11,762.80		4.00%	₹ 0.00	₹ 5,60,08,471.00	**₹ 5,60,08,471.00**	2.4.1

5.3.2	Lightening Conductors	₹1,40,02,11,762.80		0.25%	₹ 0.00	₹ 35,00,529.00	**₹ 35,00,529.00**	**2.4.2**
5.3.3	Telephone conduit	₹1,40,02,11,762.80		0.25%	₹ 0.00	₹ 35,00,529.00	**₹ 35,00,529.00**	**2.4.3**
	Buliding Cost for TPQA and Consultancy = All above	**₹2,08,11,76,974.80**						
6.0	**TPQA & CONSULTANCY SERVICES**							
6.1	Third Party Quality Assurance	₹2,08,11,76,974.80		1.00%	₹ 2,08,11,770.00	₹ 0.00	**₹ 2,08,11,770.00**	**3.1**
6.2	Consultancy services for Architectural, Structural and MEP Services	₹2,08,11,76,974.80		1.75%	₹ 3,64,20,597.00	₹ 0.00	**₹ 3,64,20,597.00**	**3.2**
7	**LIFTS with power operated centre opening doors and AC variable voltage & variable frequency controls**							**4.0**
7.1	20 pax lift (G + 12) 2.5 M/Sec	6	No.	₹80,79,000.00	₹ 0.00	₹ 4,84,74,000.00	**₹ 4,84,74,000.00**	**4.2.3**
7.2	Extra for each additional floors	20	No.	₹7,32,300.00	₹ 0.00	₹ 1,46,46,000.00	**₹ 1,46,46,000.00**	**4.2.3**
7.3	Extra for Glass lift	6	No.	₹70,00,000.00	₹ 0.00	₹ 4,20,00,000.00	**₹ 4,20,00,000.00**	**LS**
8	**RCC WATER TANK (UG-280KL) and OH - 150KL)**							**5**
8.1	Overhead tank without independent staging	250000	Litre	23.00	₹ 57,50,000.00	-	**₹ 57,50,000.00**	**5.1**
8.2	Underground Tank	600000	Litre	24.00	₹ 1,44,00,000.00	-	**₹ 1,44,00,000.00**	**5.5**
9.0	**DEVELOPMENT OF SITE**							**6**
9.1	Semi compact/semi scattered site comprising of few blocks of midrise (between 6 to 12 storeys) buildings in a gated compound.	₹ 2,08,11,76,974.80	sqm	6.00%	₹ 12,48,70,618.49	-	**₹ 12,48,70,618.49**	**Note 4.2 i.e. 6% of building cost**
9.2	Boundary wall with 1500 mm high wall and 600 mm high MS grill including 2100 mm high steel gates at every 100 metres							**6.8**
9.2.1	With brickwork structure and RCC column of size 300*300mm @ 3.00 metre centre to centre and RCC plinth beam of size 300*300mm at ground level and coping	750.00	per metre	13210	₹ 99,07,500.00	-	**₹ 99,07,500.00**	**6.8.1**
9.3	Horticulture Works							**6.9**
9.3.1	Horticulture operations including 300mm earth filling, grassing, tree plantations/shrubs and potted plants etc.	20000	sqm	578	₹ 1,15,60,000.00		**₹ 1,15,60,000.00**	**6.9.1**
10	**SUBSTATION EQUIPMENT**							**7.2**
10.1	Supplying, installation, testing and commissioning of 11 KV/0.433 KV substation equipment comprising HT panel, transformers, HT cable, bus trunking from transformer to LT panel, LT panels, automatic power factor correction panel, active harmonic filters, TVSS (transient voltage suppression system), SPD (surge protection system), essential panel, earthing, required inter-connections, substation safety equipments including LT cabling from substation to the buildings fed by the substation.(6200 KVA(W)+6200 KVA (S))	12800	KVA	8100	₹ 0.00	₹ 10,36,80,000.00	**₹ 10,36,80,000.00**	**7.2.2**
11	**DIESEL GENERATING SETS**							**7.3**
11.1	Supplying installation testing and commissioning of silent type D.G Set , AMF Panel, Bus Trunking/Cables from DG set to essential Panel, control cable, Earthing of DG Set and AMF Panel, DG set exhaust piping as per CPCB norms and minor allied works.	3200	KVA	11560	₹ 0.00	₹ 3,69,92,000.00	**₹ 3,69,92,000.00**	**7.3.1**
12	**VRV/VRF AC System**							7.6
12.1	SITC of VRV/VRF system including indoor/outdoor units piping, electrical power distribution, wiring electrical panel, treated fresh air system etc	1300	HP	58,480	₹ 0.00	₹ 7,60,24,000.00	**₹ 7,60,24,000.00**	7.6.1
13	**SOLAR PHOTO VOLTAIC POWER GENERATION SYSTEM**							7.8

13.1	Supplying installation testing and commissioning of Grid Interactive roof top solar photo voltaic power generation system i/c space frame but without Battery.	50	KWP	58,480	₹ 0.00	₹ 29,24,000.00	**₹ 29,24,000.00**	7.8.1
14	**Solar Water Heating System**							
14.1	Supplying, installtion, testing commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water tank but without piping - 100 litres capacity	150660	Per litre	23920	₹ 0.00	₹ 3,60,37,872.00	**₹ 3,60,37,872.00**	7.9.1
15	**CCTV SYSTEM**							**7.10**
15.1	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"x8" per camera and hard ware software support- for indoors only {Rate applicable on total plinth area but CCTV coverage shall be limited to common areas ie approx 30% of the total plinth area as per requirement.	12991	sqm	210	₹ 0.00	₹ 27,28,021.00	**₹ 27,28,021.00**	**7.10.1**
15.2	For external survilliance (Rate applicable on total plinth area minus plinth area at ground floor) (Site area-Ground Coverage)	18367	sqm	210	₹ 0.00	₹ 38,57,013.30	**₹ 38,57,013.30**	**7.10.2**
16	**LIGHTNING AUTOMATION INCLUDING OCCUPANCY SENSORS**							**7.14**
16.1	Supplying testing and commissioning of occupancy sensors.	12991	sqm	220	₹ 0.00	₹ 28,57,927.00	**₹ 28,57,927.00**	**7.14.1**
17	**LAN SYSTEM**							**7.16**
17.1	Supplying installation testing and commissioning LAN with active and passive components etc and wiring with fiber optic cable/ cat-6 A cable complete as required.	43302	sqm	560	₹ 0.00	₹ 2,42,49,075.00	**₹ 2,42,49,075.00**	**7.16.1**
18	**IP BASED EPABX SYSTEM**							**7.17**
18.1	Supplying installtion testing and commissioning of IP based EPBAXsystem of (1000 No. of lines expandable upto 1500)	12991	sqm	580	₹ 0.00	₹ 75,34,534.00	**₹ 75,34,534.00**	**7.17.1**
19.	**STREET LIGHTING WITH LED**							**7.19**
19.1	Supplying, installation, testing and commisioning of LED street/ compound/ high mast/ pathway/ landscape lighting for the entire campus (Rate applicable on total plot area- GC)	20000	sqm	160	₹ 0.00	₹ 32,00,000.00	**₹ 32,00,000.00**	**7.19.1**
20	**STP/ETP PLANT**							**7.20**
	Supplying, installation, testing and commissioning of STP/ETP of appropriate technology including Civil Works (except plant room), Tertiary Treatment etc. for the Building/ campus							
20.1	Plant size upto 50 KLD	50	KLD	75000	₹ 0.00	₹ 37,50,000.00	**₹ 37,50,000.00**	**7.20.1**
20.2	Add extra for every KLD for plant size above 50 KLD and upto 100 KLD	50	KLD	60000		₹ 30,00,000.00	**₹ 30,00,000.00**	**7.20.2**
20.3	Add extra for every KLD for plant size above 100 KLD	100	KLD	50000		₹ 50,00,000.00	**₹ 50,00,000.00**	**7.20.3**
21	**EMERGENCY LIGHT & ILLUMINATED SIGNAGES**							**7.27**
21.1	Illuminated signages (Rate applicable on total plinth area)	51876	sqm	22	₹ 0.00	₹ 11,41,270.24	**₹ 11,41,270.24**	**7.27.1**
22	**DEMOLITION OF EXISTING BLOCKS**	0	LS	1	₹ 0.00	-	₹ 0.00	LS
				Total	**₹ 1,92,74,07,363.80**	**₹ 79,55,85,808.54**	**₹ 2,72,29,93,172.83**	**(B)**

				AEE(C.)			**Assistant Engineer (E.)**	
				DPC-1, CPWD, New Delhi			**DPC-1, CPWD, New Delhi**	

Name of Work : C/o 2B+G+31 L shaped hostel at Dhaka Complex, Delhi University, Delhi.

Cost for Civil & Electrical Works (Based on PAR 2025)

S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-2	**SERVICE BLOCK**							
1	**Composite Framed Structure**							**1**
1.1	RCC Framed Structure upto six storey							**1.1**
1.1.1	Floor Height 3.00 mtr	400	sqm	24410	₹ 97,64,000.00	₹ 0.00	₹ 97,64,000.00	**1.1.1**
1.2	**EXTRA FOR**							**1.3**
1.2.1	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (0.9-0.6)/0.3=1, 1*470= 470	400	sqm	470	₹ 1,88,000.00	-	₹ 1,88,000.00	**1.3.3**
1.2.2	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre (on ground floor area only) (2.1-1.2)/0.3=3, 3*205= 615	400	sqm	615	₹ 2,46,000.00		₹ 2,46,000.00	**1.3.4**
	Total Buliding Cost = (A) - 1.2.2	**₹ 97,06,000.00**						
2.0	**SERVICES**							
2.1	Internal Water Supply & Sanitary installations	₹97,06,000.00		9.00%	₹ 8,73,540.00		₹ 8,73,540.00	**2.1**
2.2	**External services connections and local body approval charges:**							**2.2**
2.2.1	Electrical external services connections	₹97,06,000.00		3.75%	-	₹ 3,63,975.00	₹ 3,63,975.00	**2.2**
2.2.2	Civil External service connections	₹97,06,000.00		1.25%	₹ 1,21,325.00	₹ 0.00	₹ 1,21,325.00	**2.2.1**
2.2.3	Local body approvals including tree cutting etc.	₹97,06,000.00		1.25%	₹ 1,21,325.00	₹ 0.00	₹ 1,21,325.00	**2.2.3**
2.2.4	Internal Electric installations	₹97,06,000.00		12.50%	₹ 0.00	₹ 12,13,250.00	₹ 12,13,250.00	**2.3**
3.0	**EXTRA FOR**							**2.4**
3.1	Power wiring and plugs	₹97,06,000.00		4.00%	₹ 0.00	₹ 3,88,240.00	₹ 3,88,240.00	**2.4.1**
3.2	Lightening Conductors	₹97,06,000.00		0.25%	₹ 0.00	₹ 24,265.00	₹ 24,265.00	**2.4.2**
	Building cost for consultancy	**₹1,01,98,000.00**						
4	**TPQA & CONSULTANCY SERVICES**							
4.1	Third Party Quality Assurance	₹1,01,98,000.00		1.00%	₹ 1,01,980.00	₹ 0.00	₹ 1,01,980.00	**3.1**
4.2	Consultancy services for Architectural, Structural and MEP Services	₹1,01,98,000.00		1.75%	₹ 1,78,465.00	₹ 0.00	₹ 1,78,465.00	**3.2**
8	**DEVELOPMENT OF SITE**							
8.1	Site Development (@7.5 % of Building Cost)	₹ 97,06,000	%	7.5%	₹ 7,27,950.00	₹ 0.00	₹ 7,27,950.00	**Note 4**
				Total	**₹ 1,23,22,585.00**	**₹ 19,89,730.00**	**₹ 1,43,12,315.00**	**(B)**

				AEE(C.)			**Assistant Engineer (E.)**	
				DPC-1, CPWD, New Delhi			**DPC-1, CPWD, New Delhi**	
				EE-cum-SM (C.)-I			**EE-cum-SM (E.)**	
				DPC-1, CPWD, New Delhi			**DPC-1, CPWD, New Delhi**	

Name of Work : C/o 2B+G+31 L shaped hostel at Dhaka Complex, Delhi University, Delhi.

Area Statement	**Plinth Area (sqm)**
Basement	8574.00
Ground Floor	1633.27
First Floor	1344.15
Second to 32 Floor	40324.50
Third Floor	
Fourth Floor	
Fifth Floor	
Sixth Floor	
Seventh Floor	
Eighth Floor	
Ninth Floor	
Tenth Floor	
Eleventh Floor	
Twelth Floor	
Thirteenth Floor	
Fourteenth Floor	
	51875.92

Basement Plinth Area	8574.00	sqm
Floor Plinth Area	43301.92	sqm
Length of Boundary Wall	750.00	m
Plot Area	20000	sqm

Area Statement for Service Block

	Plinth Area (sqm)
LV transformer Room	100.00
HV transformer Room	100.00
Stand by generator room	100.00
Panel Room	100.00
Wall	0.00
STP Area	0.00
	400.00

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Name of Work : C/o 2B+G+31 L shaped hostel at Dhaka Complex, Delhi University, Delhi.

SH 5: Double stack Parking

Code	Description	Unit	Quantity	Rate	Amount(Rs)	Remarks
MR	Double Stack Parking as per Quotation	Per Stack	146	₹ 2,50,000.00	₹ 3,65,00,000.00	**MR**
	Add: water charges @ 1%				₹ 3,65,000.00	
	Sum after adding water charges @1%				₹ 3,68,65,000.00	X
	Add 15% CP & OH on X				₹ 55,29,750.00	
	Sum after adding 15% CP & OH				₹ 4,23,94,750.00	Y
	Add: Labour Cess @ 1% on Y				₹ 4,23,947.50	
	Sum after adding 1% labour Cess				₹ 4,28,18,697.50	Z
	Add 18% GST on Z				₹ 77,07,365.55	
	Gross Total				₹ 5,05,26,063.05	
	Cost for 1 job				₹ 5,05,26,063.05	

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Name of Work : C/o 2B+G+31 L shaped hostel at Dhaka Complex, Delhi University, Delhi.

Electrical Load Calculation

Plinth Area	51875.92	sqm			
Load @ 40 W/sqm	2593.796	kVA			
AC Load					
Plinth Area	51875.92	sqm			
Air conidditioned Area	20	%			
AC area	10375.184	sqm			
AC required	1037.5184	TR	**Say**	**1100**	**TR**
Ac Required	1296.898	HP	**Say**	**1300**	**HP**
in watt	967.485908	kW			
in kVA	1209.35739	kVA	**Say**	**1300**	**kVA**
Load of AC power point for each room					
No of Rooms	558				
Total load	2035.584	kW			
	2544.48	kVA			
Total electrical load	6347.63339	kVA	Say	6400	kVA
Standby	6347.63339	kVA	Say	6400	kVA
Total for PE	**12800**	**kVA**			
DG Set					
50% of total load	3173.81669	kVA	**Say**	**3200**	**kVA**

Name of Work : C/o 2B+G+31 L shaped hostel at Dhaka Complex, Delhi University, Delhi.

Water Tank Calculation

	Population	Water demand in lpcd	Flushing in lpcd	Domestic in lpcd	Flushing Water reqd in kld	Domestic water reqd in kld	Total water reqd in kld
Domestic	1674	135	45	90	75.33	150.66	225.99

UG Sump requirement

Domestic	(For 1.5 day requirement)		338.985	kL	
Fire (As per NBC for A2 b 2)			255	kL	
		total	593.985	kL	600 kL

OHT Requirement

Domestic (For 1 day requirement)		225.99	kL	
Fire (As per NBC for A3 category 35-45 m)		20	kL	
	total	245.99	kL	250 kL

STP Requirement

Total sludge	195.858	kL	(Flushing + 80% of domestic)
	200	**kL**	

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

Abstract of Cost

Annexure C

Name of Work : C/o B+G+9 Girls hostel at Najafgarh, Delhi University, Delhi.

Sl.No.	Description	Civil	Electrical	Total	Remarks
SH-1	MAIN BUILDING	₹ 83,08,89,878.08	₹ 32,13,61,551.50	₹ 1,15,22,51,429.78	
SH-2	SERVICE BLOCK	₹ 1,23,22,585.00	₹ 19,89,730.00	₹ 1,43,12,315.00	
SH-3	Furniture	₹ 23,04,50,285.96	₹ 0.00	₹ 23,04,50,285.96	**@ 20% of Building Cost**
SH-4	Kitchen Equipment	₹ 0.00	₹ 1,60,68,077.58	₹ 1,60,68,077.58	**@ 5% of Electrical Cost**
SH-5	Double Stack Parking	₹ 0.00	₹ 0.00	₹ 0.00	
	Total	**₹ 1,07,36,62,749.04**	**₹ 33,94,19,359.08**	**₹ 1,41,30,82,108.31**	
	Add Cost Index @ 101 on PAR 2025 Items	₹ 84,32,125.00	₹ 32,33,513.00	₹ 1,16,65,637.00	
	Total	**₹ 1,08,20,94,874.04**	**₹ 34,26,52,872.08**	**₹ 1,42,47,47,745.31**	**(A)**
	Add 1% of Building Cost for Art Work on A	₹ 1,42,47,477.00	₹ 0.00	₹ 1,42,47,477.00	
	Add Contengencies @ 3% on (A)	₹ 3,24,62,846.00	₹ 1,02,79,586.00	₹ 4,27,42,432.00	
	Add 3.9375% ESI & EPF Reimbursement on (A)	₹ 4,26,07,486.00	₹ 1,34,91,957.00	₹ 5,60,99,443.00	
		₹ 1,17,14,12,683.04	**₹ 36,64,24,415.08**	**₹ 1,53,78,37,098.11**	**(B)**
	Add for escalation in preconstruction period @3% on (B)	₹ 3,51,42,380.00	₹ 1,09,92,732.00	₹ 4,61,35,112.00	
	Additional anticipated increase in cost during construction period of 24 months @3% per annum = 6% on (B) for 24 months construction period	₹ 7,02,84,761.00	₹ 2,19,85,465.00	₹ 9,22,70,226.00	
	Total	**₹ 1,27,68,39,824.00**	**₹ 39,94,02,612.00**	**₹ 1,67,62,42,436.00**	
				₹ 168.00	**Crore**

AEE(C.) — **Assistant Engineer (E.)**

DPC-1, CPWD, New Delhi — **DPC-1, CPWD, New Delhi**

EE-cum-SM (C.)-I — **EE-cum-SM (E.)**

DPC-1, CPWD, New Delhi — **DPC-1, CPWD, New Delhi**

SE-cum-PD

DPC-1, CPWD, New Delhi

Name of Work : C/o B+G+9 Girls hostel at Najafgarh, Delhi University, Delhi.								
Cost for Civil & Electrical Works (Based on PAR 2025)								
S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-1	MAIN BUILDING							
1	**BUILDING COST (Specifications as per Annexure-I of PAR 2025)**							1
1.1	RCC Framed Structure upto six storey							1.1
1.1.1	Floor Height 3.00 metre	16742	sqm	24410	₹ 40,86,60,015.00	₹ 0.00	**₹ 40,86,60,015.00**	1.1.2
1.2	**EXTRA FOR**							1.3
1.2.1	Set of additional storey(i.e. from 7th storeys 12th storey)	6696.60	sqm	123	₹ 8,23,681.80	₹ 0.00	**₹ 8,23,682.00**	1.3.1
1.2.2	Set of additional storey(i.e. from 12th storeys 17th storey)	0.00	sqm	246	₹ 0.00	₹ 0.00	**₹ 0.00**	1.3.1
1.2.3	Set of additional storey(i.e. from 18th storeys 23rd storey)	0.00	sqm	369	₹ 0.00	₹ 0.00	**₹ 0.00**	1.3.1
1.2.4	Set of additional storey(i.e. from 24th storeys 29th storey)	0.00	sqm	492	₹ 0.00	₹ 0.00	**₹ 0.00**	1.3.1
1.2.5	Set of additional storey(i.e. from 30th storeys 32nd storey)	0.00	sqm	615	₹ 0.00	₹ 0.00	**₹ 0.00**	1.3.1
1.2.6	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.00 metre (on areas having additional/less height)							1.3.2
1.2.6.1	3.45 m height on all floors, extra for 0.45m	16741.50	sqm	868	₹ 1,45,31,622.00		**₹ 1,45,31,622.00**	1.3.2
1.2.6.1	4.8 m height on ground and first floor, extra for 1.45 m	3348.30	sqm	2170	₹ 72,65,811.00		**₹ 72,65,811.00**	1.3.2
1.2.3	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (1.2-0.6)/0.3=2, 2*470= 940	1674	sqm	940	₹ 15,73,701.00	-	**₹ 15,73,701.00**	1.3.3
1.2.4	RCC Raft Foundation (on ground floor area only)	5250.00	sqm	12765	₹ 6,70,16,250.00	₹ 0.00	**₹ 6,70,16,250.00**	1.3.6
1.3	**BASEMENT FLOOR**							
1.3.1	Floor height upto 3.35 meter including water proofing (excluding raft base).	5250.00	sqm	23170	₹ 12,16,42,500.00	₹ 0.00	**₹ 12,16,42,500.00**	1.4.1
1.3.2	Add or deduct for every 0.30 meter, or part thereof, height against normal height of 3.35 meter							1.4.2
1.3.2.1	4.8 m height for full basement area, extra for 1.45 m	5250.00	sqm	5700	₹ 2,99,25,000.00		**₹ 2,99,25,000.00**	
2.0	**FIRE FIGHTING**							1.5
2.1	Fire Fighting With wet riser & Sprinkler system	16742	sqm	1200	₹ 0.00	₹ 2,00,89,800.00	**₹ 2,00,89,800.00**	1.5.3
3.0	**FIRE ALARM SYSTEM**							1.6
3.1	Automatic Fire Alarm System	16742	sqm	600	₹ 0.00	₹ 1,00,44,900.00	**₹ 1,00,44,900.00**	1.6.2
4.0	Pressurised Mechanical Ventilation in basement	5250.00	sqm	1050	₹ 0.00	₹ 55,12,500.00	**₹ 55,12,500.00**	1.7
	Total Buliding Cost for Services (Percentage below refers to the percentage of building cost as per 1.0 above excluding PAR sub head 1.3.4, 1.3.5, 1.3.6, 1.3.7, 1.3.8, 1.3.9,1.5 & 1.6)	**₹ 58,99,34,831.00**						
5.0	**SERVICES**							
5.1	Internal Water Supply & Sanitary installations	₹58,99,34,831.00		12.00%	₹ 7,07,92,180.00		**₹ 7,07,92,180.00**	2.1
5.2	**External services connections and local body approval charges:**							2.2
5.2.1	Electrical external services connections	₹58,99,34,831.00		3.75%	-	₹ 2,21,22,556.00	**₹ 2,21,22,556.00**	2.2
5.2.2	Civil External service connections	₹58,99,34,831.00		1.25%	₹ 73,74,185.00	₹ 0.00	**₹ 73,74,185.00**	2.2.1
5.2.3	Local body approvals including tree cutting etc.	₹58,99,34,831.00		1.25%	₹ 73,74,185.00	₹ 0.00	**₹ 73,74,185.00**	2.2.3

5.2.4	Internal Electric installations	₹58,99,34,831.00		12.50%	₹ 0.00	₹ 7,37,41,854.00	**₹ 7,37,41,854.00**	**2.3**
5.3	**EXTRA FOR**							**2.4**
5.31	Power wiring and plugs	₹58,99,34,831.00		4.00%	₹ 0.00	₹ 2,35,97,393.00	**₹ 2,35,97,393.00**	**2.4.1**
5.3.2	Lightening Conductors	₹58,99,34,831.00		0.25%	₹ 0.00	₹ 14,74,837.00	**₹ 14,74,837.00**	**2.4.2**
5.3.3	Telephone conduit	₹58,99,34,831.00		0.25%	₹ 0.00	₹ 14,74,837.00	**₹ 14,74,837.00**	**2.4.3**
	Buliding Cost for TPQA and Consultancy = All above	**₹89,50,37,808.00**						
6.0	**TPQA & CONSULTANCY SERVICES**							
6.1	Third Party Quality Assurance	₹89,50,37,808.00		1.00%	₹ 89,50,378.00	₹ 0.00	**₹ 89,50,378.00**	**3.1**
6.2	Consultancy services for Architectural, Structural and MEP Services	₹89,50,37,808.00		1.75%	₹ 1,56,63,162.00	₹ 0.00	**₹ 1,56,63,162.00**	**3.2**
7	**LIFTS with power operated centre opening doors and AC variable voltage & variable frequency controls**							**4.0**
7.1	20 pax lift (G + 12) 2.5 M/Sec	4	No.	₹80,79,000.00	₹ 0.00	₹ 3,23,16,000.00	**₹ 3,23,16,000.00**	**4.2.3**
7.2	Extra for each additional floors	0	No.	₹7,32,300.00	₹ 0.00	₹ 0.00	**₹ 0.00**	**4.2.3**
7.3	Extra for Glass lift	4	No.	₹26,00,000.00	₹ 0.00	₹ 1,04,00,000.00	**₹ 1,04,00,000.00**	**LS**
8	**RCC WATER TANK (UG-280KL) and OH - 150KL)**							**5**
8.1	Overhead tank without independent staging	80000	Litre	23.00	₹ 18,40,000.00	-	**₹ 18,40,000.00**	**5.1**
8.2	Underground Tank	350000	Litre	24.00	₹ 84,00,000.00	-	**₹ 84,00,000.00**	**5.5**
9.0	**DEVELOPMENT OF SITE**							**6**
9.1	Semi compact/semi scattered site comprising of few blocks of midrise (between 6 to 12 storeys) buildings in a gated compound.	₹ 89,50,37,808.00	sqm	6.00%	₹ 5,37,02,268.48	-	**₹ 5,37,02,268.48**	**Note 4.2 i.e. 6% of building cost**
9.2	Boundary wall with 1500 mm high wall and 600 mm high MS grill including 2100 mm high steel gates at every 100 metres							**6.8**
9.2.1	With brickwork structure and RCC column of size 300*300mm @ 3.00 metre centre to centre and RCC plinth beam of size 300*300mm at ground level and coping	0.00	per metre	13210	₹ 0.00	-	**₹ 0.00**	**6.8.1**
9.3	Horticulture Works							**6.9**
9.3.1	Horticulture operations including 300mm earth filling, grassing, tree plantations/shrubs and potted plants etc.	9264.6	sqm	578	₹ 53,54,938.80		**₹ 53,54,938.80**	**6.9.1**
10	**SUBSTATION EQUIPMENT**							**7.2**
10.1	Supplying, installation, testing and commissioning of 11 KV/0.433 KV substation equipment comprising HT panel, transformers, HT cable, bus trunking from transformer to LT panel, LT panels, automatic power factor correction panel, active harmonic filters, TVSS (transient voltage suppression system), SPD (surge protection system), essential panel, earthing, required inter-connections, substation safety equipments including LT cabling from substation to the buildings fed by the substation.(6200 KVA(W)+6200 KVA (S))	4600	KVA	8100	₹ 0.00	₹ 3,72,60,000.00	**₹ 3,72,60,000.00**	**7.2.2**
11	**DIESEL GENERATING SETS**							**7.3**

11.1	Supplying installation testing and commissioning of silent type D.G Set , AMF Panel, Bus Trunking/Cables from DG set to essential Panel, control cable, Earthing of DG Set and AMF Panel, DG set exhaust piping as per CPCB norms and minor allied works.	1200	KVA	11560	₹ 0.00	₹ 1,38,72,000.00	**₹ 1,38,72,000.00**	**7.3.1**
12	**VRV/VRF AC System**							7.6
12.1	SITC of VRV/VRF system including indoor/outdoor units piping, electrical power distribution, wiring electrical panel, treated fresh air system etc	600	HP	58,480	₹ 0.00	₹ 3,50,88,000.00	**₹ 3,50,88,000.00**	7.6.1
13	**SOLAR PHOTO VOLTAIC POWER GENERATION SYSTEM**							7.8
13.1	Supplying installation testing and commissioning of Grid Interactive roof top solar photo voltaic power generation system i/c space frame but without Battery.	50	KWP	58,480	₹ 0.00	₹ 29,24,000.00	**₹ 29,24,000.00**	7.8.1
14	**Solar Water Heating System**							
14.1	Supplying, installtion, testing commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water tank but without piping - 100 litres capacity	37980	Per litre	23920	₹ 0.00	₹ 90,84,816.00	**₹ 90,84,816.00**	7.9.1
15	**CCTV SYSTEM**							**7.10**
15.1	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"x8" per camera and hard ware software support- for indoors only {Rate applicable on total plinth area but CCTV coverage shall be limited to common areas ie approx 30% of the total plinth area as per requirement.	5022	sqm	210	₹ 0.00	₹ 10,54,715.00	**₹ 10,54,715.00**	**7.10.1**
15.2	For external survilliance (Rate applicable on total plinth area minus plinth area at ground floor) (Site area-Ground Coverage)	7590	sqm	210	₹ 0.00	₹ 15,93,994.50	**₹ 15,93,994.50**	**7.10.2**
16	**LIGHTNING AUTOMATION INCLUDING OCCUPANCY SENSORS**							**7.14**
16.1	Supplying testing and commissioning of occupancy sensors.	5022	sqm	220	₹ 0.00	₹ 11,04,939.00	**₹ 11,04,939.00**	**7.14.1**
17	**LAN SYSTEM**							**7.16**
17.1	Supplying installation testing and commissioning LAN with active and passive components etc and wiring with fiber optic cable/ cat-6 A cable complete as required.	16742	sqm	560	₹ 0.00	₹ 93,75,240.00	**₹ 93,75,240.00**	**7.16.1**
18	**IP BASED EPABX SYSTEM**							**7.17**
18.1	Supplying installtion testing and commissioning of IP based EPBAXsystem of (1000 No. of lines expandable upto 1500)	5022	sqm	580	₹ 0.00	₹ 29,13,021.00	**₹ 29,13,021.00**	**7.17.1**
19.	**STREET LIGHTING WITH LED**							**7.19**
19.1	Supplying, installation, testing and commisioning of LED street/ compound/ high mast/ pathway/ landscape lighting for the entire campus (Rate applicable on total plot area-GC)	9265	sqm	160	₹ 0.00	₹ 14,82,336.00	**₹ 14,82,336.00**	**7.19.1**
20	**STP/ETP PLANT**							**7.20**
	Supplying, installation, testing and commissioning of STP/ETP of appropriate technology including Civil Works (except plant room), Tertiary Treatment etc. for the Building/ campus							
20.1	Plant size upto 50 KLD	50	KLD	75000	₹ 0.00	₹ 37,50,000.00	**₹ 37,50,000.00**	**7.20.1**

20.2	Add extra for every KLD for plant size above 50 KLD and upto 100 KLD				10	KLD	60000		₹ 6,00,000.00	**₹ 6,00,000.00**	**7.20.2**
20.3	Add extra for every KLD for plant size above 100 KLD				0	KLD	50000		₹ 0.00	**₹ 0.00**	**7.20.3**
21	**EMERGENCY LIGHT & ILLUMINATED SIGNAGES**										**7.27**
21.1	Illuminated signages (Rate applicable on total plinth area)				21992	sqm	22	₹ 0.00	₹ 4,83,813.00	**₹ 4,83,813.00**	**7.27.1**
22	**DEMOLITION OF EXISTING BLOCKS**				0	LS	1	₹ 0.00	-	₹ 0.00	LS
							Total	**₹ 83,08,89,878.08**	**₹ 32,13,61,551.50**	**₹ 1,15,22,51,429.78**	**(B)**
				AEE(C.)				**Assistant Engineer (E.)**			
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**			
				EE-cum-SM (C.)-I					**EE-cum-SM (E.)**		
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**			

Name of Work : C/o B+G+9 Girls hostel at Najafgarh, Delhi University, Delhi.

Cost for Civil & Electrical Works (Based on PAR 2025)

S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-2	**SERVICE BLOCK**							
1	**Composite Framed Structure**							1
1.1	RCC Framed Structure upto six storey							1.1
1.1.1	Floor Height 3.00 mtr	400	sqm	24410	₹ 97,64,000.00	₹ 0.00	₹ 97,64,000.00	1.1.1
1.2	**EXTRA FOR**							1.3
1.2.1	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (0.9-0.6)/0.3=1, 1*470= 470	400	sqm	470	₹ 1,88,000.00	-	₹ 1,88,000.00	1.3.3
1.2.2	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre (on ground floor area only) (2.1-1.2)/0.3=3, 3*205= 615	400	sqm	615	₹ 2,46,000.00		₹ 2,46,000.00	1.3.4
	Total Buliding Cost = (A) - 1.2.2	**₹ 97,06,000.00**						
2.0	**SERVICES**							
2.1	Internal Water Supply & Sanitary installations	₹ 97,06,000		9.00%	₹ 8,73,540.00		₹ 8,73,540.00	2.1
2.2	**External services connections and local body approval charges:**							2.2
2.2.1	Electrical external services connections	₹ 97,06,000		3.75%	-	₹ 3,63,975.00	₹ 3,63,975.00	2.2
2.2.2	Civil External service connections	₹ 97,06,000		1.25%	₹ 1,21,325.00	₹ 0.00	₹ 1,21,325.00	2.2.1
2.2.3	Local body approvals including tree cutting etc.	₹ 97,06,000		1.25%	₹ 1,21,325.00	₹ 0.00	₹ 1,21,325.00	2.2.3
2.2.4	Internal Electric installations	₹ 97,06,000		12.50%	₹ 0.00	₹ 12,13,250.00	₹ 12,13,250.00	2.3
3.0	**EXTRA FOR**							2.4
3.1	Power wiring and plugs	₹ 97,06,000		4.00%	₹ 0.00	₹ 3,88,240.00	₹ 3,88,240.00	2.4.1
3.2	Lightening Conductors	₹ 97,06,000		0.25%	₹ 0.00	₹ 24,265.00	₹ 24,265.00	2.4.2
	Building cost for consultancy	**₹ 1,01,98,000**						
4	**TPQA & CONSULTANCY SERVICES**							
4.1	Third Party Quality Assurance	₹ 1,01,98,000		1.00%	₹ 1,01,980.00	₹ 0.00	₹ 1,01,980.00	3.1
4.2	Consultancy services for Architectural, Structural and MEP Services	₹ 1,01,98,000		1.75%	₹ 1,78,465.00	₹ 0.00	₹ 1,78,465.00	3.2
8	**DEVELOPMENT OF SITE**							
8.1	Site Development (@7.5 % of Building Cost)	₹ 97,06,000	%	7.5%	₹ 7,27,950.00	₹ 0.00	₹ 7,27,950.00	Note 4
				Total	**₹ 1,23,22,585.00**	**₹ 19,89,730.00**	**₹ 1,43,12,315.00**	(B)

	AEE(C.)				**Assistant Engineer (E.)**			
	DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**			

Name of Work : C/o B+G+9 Girls hostel at Najafgarh, Delhi University, Delhi.

Electrical Load Calculation

Plinth Area	21991.50	sqm			
Load @ 40 W/sqm	1099.575	kVA			
AC Load					
Plinth Area	21991.50	sqm			
Air coniditioned Area	20	%			
AC area	4398.3	sqm			
AC required	439.83	TR	**Say**	**500**	**TR**
Ac Required	549.7875	HP	**Say**	**600**	**HP**
in watt	410.1415	kW			
in kVA	512.6768	kVA	**Say**	**600**	**kVA**
Load of AC power point for each room					
No of Rooms	140.6667				
Total load	513.152	kW			
	641.44	kVA			
Total electrical load	2253.692	kVA	Say	2300	kVA
Standby	2253.692	kVA	Say	2300	kVA
Total for PE	**4600**	**kVA**			
DG Set					
50% of total load	1126.846	kVA	**Say**	**1200**	**kVA**

Name of Work : C/o B+G+9 Girls hostel at Najafgarh, Delhi University, Delhi.

Area Statement	**Plinth Area (sqm)**
Basement	5250.00
Ground Floor	1674.15
First Floor	1674.15
Second to 32 Floor	1674.15
Third Floor	1674.15
Fourth Floor	1674.15
Fifth Floor	1674.15
Sixth Floor	1674.15
Seventh Floor	1674.15
Eighth Floor	1674.15
Ninth Floor	1674.15
Tenth Floor	
Eleventh Floor	
Twelth Floor	
Thirteenth Floor	
Fourteenth Floor	
	21991.50

Basement Plinth Area	5250.00	sqm
Floor Plinth Area	16741.50	sqm
Length of Boundary Wall	0.00	m
Plot Area	9264.6	sqm

Area Statement for Service Block

	Plinth Area (sqm)
LV transformer Room	100.00
HV transformer Room	100.00
Stand by generator room	100.00
Panel Room	100.00
Wall	0.00
STP Area	0.00
	400.00

AEE(C.)
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DPC-1, CPWD, New Delhi

EE-cum-SM (C.)-I
DPC-1, CPWD, New Delhi

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

Name of Work : C/o B+G+9 Girls hostel at Najafgarh, Delhi University, Delhi.

Water Tank Calculation

	Population	Water demand in lpcd	Flushing in lpcd	Domestic in lpcd	Flushing Water reqd in kld	Domestic water reqd in kld
Domestic	422	135	45	90	18.99	37.98

UG Sump requirement

Domestic	(For 1.5 day requirement)		85.455	kL	
Fire (As per NBC for A2 b 2)			255	kL	
		total	340.455	kL	350

OHT Requirement

Domestic (For 1 day requirement)		56.97	kL	
Fire (As per NBC for A3 category 35-45 m)		20	kL	
	total	76.97	kL	80

STP Requirement

Total sludge	49.374	kL	(Flushing + 80% of domestic)
	50	**kL**	

AEE(C.)
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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

Abstract of Cost

Annexure D

Name of Work : C/o B+G+10 Boys hostel at Najafgarh, Delhi University, Delhi.

Sl.No.	Description	Civil	Electrical	Total	Remarks
SH-1	MAIN BUILDING	₹ 88,53,47,357.61	₹ 34,01,09,943.80	₹ 1,22,54,57,300.96	
SH-2	SERVICE BLOCK	₹ 1,23,22,585.00	₹ 19,89,730.00	₹ 1,43,12,315.00	
SH-3	Furniture	₹ 24,50,91,460.19	₹ 0.00	₹ 24,50,91,460.19	**@ 20% of Building Cost**
SH-4	Kitchen Equipment	₹ 0.00	₹ 1,70,05,497.19	₹ 1,70,05,497.19	**@ 5% of Electrical Cost**
SH-5	Double Stack Parking	₹ 0.00	₹ 0.00	₹ 0.00	
	Total	**₹ 1,14,27,61,402.80**	**₹ 35,91,05,170.99**	**₹ 1,50,18,66,573.34**	
	Add Cost Index @ 101 on PAR 2025 Items	₹ 89,76,699.00	₹ 34,20,997.00	₹ 1,23,97,696.00	
	Total	**₹ 1,15,17,38,101.80**	**₹ 36,25,26,167.99**	**₹ 1,51,42,64,269.34**	**(A)**
	Add 1% of Building Cost for Art Work on A	₹ 1,51,42,643.00	₹ 0.00	₹ 1,51,42,643.00	
	Add Contengencies @ 3% on (A)	₹ 3,45,52,143.00	₹ 1,08,75,785.00	₹ 4,54,27,928.00	
	Add 3.9375% ESI & EPF Reimbursement on (A)	₹ 4,53,49,688.00	₹ 1,42,74,468.00	₹ 5,96,24,156.00	
		₹ 1,24,67,82,575.80	**₹ 38,76,76,420.99**	**₹ 1,63,44,58,996.79**	**(B)**
	Add for escalation in preconstruction period @3% on (B)	₹ 3,74,03,477.00	₹ 1,16,30,293.00	₹ 4,90,33,770.00	
	Additional anticipated increase in cost during construction period of 24 months @3% per annum = 6% on (B) for 24 months construction period	₹ 7,48,06,955.00	₹ 2,32,60,585.00	₹ 9,80,67,540.00	
	Total	**₹ 1,35,89,93,008.00**	**₹ 42,25,67,299.00**	**₹ 1,78,15,60,307.00**	
				₹ 179.00	**Crore**

AEE(C.) — **Assistant Engineer (E.)**

DPC-1, CPWD, New Delhi — **DPC-1, CPWD, New Delhi**

EE-cum-SM (C.)-I — **EE-cum-SM (E.)**

DPC-1, CPWD, New Delhi — **DPC-1, CPWD, New Delhi**

SE-cum-PD

DPC-1, CPWD, New Delhi

Name of Work : C/o B+G+10 Boys hostel at Najafgarh, Delhi University, Delhi.								
Cost for Civil & Electrical Works (Based on PAR 2025)								
S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-1	MAIN BUILDING							
1	**BUILDING COST (Specifications as per Annexure-I of PAR 2025)**							1
1.1	RCC Framed Structure upto six storey							1.1
1.1.1	Floor Height 3.00 metre	18416	sqm	24410	₹ 44,95,26,017.00	₹ 0.00	**₹ 44,95,26,017.00**	1.1.2
1.2	**EXTRA FOR**							1.3
1.2.1	Set of additional storey(i.e. from 7th storeys 12th storey)	8370.75	sqm	123	₹ 10,29,602.25	₹ 0.00	**₹ 10,29,602.00**	1.3.1
1.2.2	Set of additional storey(i.e. from 12th storeys 17th storey)	0.00	sqm	246	₹ 0.00	₹ 0.00	**₹ 0.00**	1.3.1
1.2.3	Set of additional storey(i.e. from 18th storeys 23rd storey)	0.00	sqm	369	₹ 0.00	₹ 0.00	**₹ 0.00**	1.3.1
1.2.4	Set of additional storey(i.e. from 24th storeys 29th storey)	0.00	sqm	492	₹ 0.00	₹ 0.00	**₹ 0.00**	1.3.1
1.2.5	Set of additional storey(i.e. from 30th storeys 32nd storey)	0.00	sqm	615	₹ 0.00	₹ 0.00	**₹ 0.00**	1.3.1
1.2.6	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.00 metre (on areas having additional/less height)							1.3.2
1.2.6.1	3.45 m height on all floors, extra for 0.45m	18415.65	sqm	868	₹ 1,59,84,784.20		**₹ 1,59,84,784.00**	1.3.2
1.2.6.1	4.8 m height on ground and first floor, extra for 1.45 m	3348.30	sqm	2170	₹ 72,65,811.00		**₹ 72,65,811.00**	1.3.2
1.2.3	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (1.2-0.6)/0.3=2, 2*470= 940	1674	sqm	940	₹ 15,73,701.00	-	**₹ 15,73,701.00**	1.3.3
1.2.4	RCC Raft Foundation (on ground floor area only)	5250.00	sqm	12765	₹ 6,70,16,250.00	₹ 0.00	**₹ 6,70,16,250.00**	1.3.6
1.3	**BASEMENT FLOOR**							
1.3.1	Floor height upto 3.35 meter including water proofing (excluding raft base).	5250.00	sqm	23170	₹ 12,16,42,500.00	₹ 0.00	**₹ 12,16,42,500.00**	1.4.1
1.3.2	Add or deduct for every 0.30 meter, or part thereof, height against normal height of 3.35 meter							1.4.2
1.3.2.1	4.8 m height for full basement area, extra for 1.45 m	5250.00	sqm	5700	₹ 2,99,25,000.00		**₹ 2,99,25,000.00**	
2.0	**FIRE FIGHTING**							1.5
2.1	Fire Fighting With wet riser & Sprinkler system	18416	sqm	1200	₹ 0.00	₹ 2,20,98,780.00	**₹ 2,20,98,780.00**	1.5.3
3.0	**FIRE ALARM SYSTEM**							1.6
3.1	Automatic Fire Alarm System	18416	sqm	600	₹ 0.00	₹ 1,10,49,390.00	**₹ 1,10,49,390.00**	1.6.2
4.0	Pressurised Mechanical Ventilation in basement	5250.00	sqm	1050	₹ 0.00	₹ 55,12,500.00	**₹ 55,12,500.00**	1.7
	Total Buliding Cost for Services (Percentage below refers to the percentage of building cost as per 1.0 above excluding PAR sub head 1.3.4, 1.3.5, 1.3.6, 1.3.7, 1.3.8, 1.3.9,1.5 & 1.6)	**₹ 63,24,59,915.00**						
5.0	**SERVICES**							
5.1	Internal Water Supply & Sanitary installations	₹63,24,59,915.00		12.00%	₹ 7,58,95,190.00		**₹ 7,58,95,190.00**	2.1
5.2	**External services connections and local body approval charges:**							2.2
5.2.1	Electrical external services connections	₹63,24,59,915.00		3.75%	-	₹ 2,37,17,247.00	**₹ 2,37,17,247.00**	2.2
5.2.2	Civil External service connections	₹63,24,59,915.00		1.25%	₹ 79,05,749.00	₹ 0.00	**₹ 79,05,749.00**	2.2.1
5.2.3	Local body approvals including tree cutting etc.	₹63,24,59,915.00		1.25%	₹ 79,05,749.00	₹ 0.00	**₹ 79,05,749.00**	2.2.3

5.2.4	Internal Electric installations	₹63,24,59,915.00		12.50%	₹ 0.00	₹ 7,90,57,489.00	**₹ 7,90,57,489.00**	**2.3**
5.3	**EXTRA FOR**							**2.4**
5.31	Power wiring and plugs	₹63,24,59,915.00		4.00%	₹ 0.00	₹ 2,52,98,397.00	**₹ 2,52,98,397.00**	**2.4.1**
5.3.2	Lightening Conductors	₹63,24,59,915.00		0.25%	₹ 0.00	₹ 15,81,150.00	**₹ 15,81,150.00**	**2.4.2**
5.3.3	Telephone conduit	₹63,24,59,915.00		0.25%	₹ 0.00	₹ 15,81,150.00	**₹ 15,81,150.00**	**2.4.3**
	Buliding Cost for TPQA and Consultancy = All above	**₹95,55,66,456.00**						
6.0	**TPQA & CONSULTANCY SERVICES**							
6.1	Third Party Quality Assurance	₹95,55,66,456.00		1.00%	₹ 95,55,665.00	₹ 0.00	**₹ 95,55,665.00**	**3.1**
6.2	Consultancy services for Architectural, Structural and MEP Services	₹95,55,66,456.00		1.75%	₹ 1,67,22,413.00	₹ 0.00	**₹ 1,67,22,413.00**	**3.2**
7	**LIFTS with power operated centre opening doors and AC variable voltage & variable frequency controls**							**4.0**
7.1	20 pax lift (G + 12) 2.5 M/Sec	4	No.	₹80,79,000.00	₹ 0.00	₹ 3,23,16,000.00	**₹ 3,23,16,000.00**	**4.2.3**
7.2	Extra for each additional floors	0	No.	₹7,32,300.00	₹ 0.00	₹ 0.00	**₹ 0.00**	**4.2.3**
7.3	Extra for Glass lift	4	No.	₹26,00,000.00	₹ 0.00	₹ 1,04,00,000.00	**₹ 1,04,00,000.00**	**LS**
8	**RCC WATER TANK (UG-280KL) and OH - 150KL)**							**5**
8.1	Overhead tank without independent staging	90000	Litre	23.00	₹ 20,70,000.00	-	**₹ 20,70,000.00**	**5.1**
8.2	Underground Tank	360000	Litre	24.00	₹ 86,40,000.00	-	**₹ 86,40,000.00**	**5.5**
9.0	**DEVELOPMENT OF SITE**							**6**
9.1	Semi compact/semi scattered site comprising of few blocks of midrise (between 6 to 12 storeys) buildings in a gated compound.	₹ 95,55,66,456.00	sqm	6.00%	₹ 5,73,33,987.36	-	**₹ 5,73,33,987.36**	**Note 4.2 i.e. 6% of building cost**
9.2	Boundary wall with 1500 mm high wall and 600 mm high MS grill including 2100 mm high steel gates at every 100 metres							**6.8**
9.2.1	With brickwork structure and RCC column of size 300*300mm @ 3.00 metre centre to centre and RCC plinth beam of size 300*300mm at ground level and coping	0.00	per metre	13210	₹ 0.00	-	**₹ 0.00**	**6.8.1**
9.3	Horticulture Works							**6.9**
9.3.1	Horticulture operations including 300mm earth filling, grassing, tree plantations/shrubs and potted plants etc.	9264.6	sqm	578	₹ 53,54,938.80		**₹ 53,54,938.80**	**6.9.1**
10	**SUBSTATION EQUIPMENT**							**7.2**
10.1	Supplying, installation, testing and commissioning of 11 KV/0.433 KV substation equipment comprising HT panel, transformers, HT cable, bus trunking from transformer to LT panel, LT panels, automatic power factor correction panel, active harmonic filters, TVSS (transient voltage suppression system), SPD (surge protection system), essential panel, earthing, required inter-connections, substation safety equipments including LT cabling from substation to the buildings fed by the substation.(6200 KVA(W)+6200 KVA (S))	5000	KVA	8100	₹ 0.00	₹ 4,05,00,000.00	**₹ 4,05,00,000.00**	**7.2.2**
11	**DIESEL GENERATING SETS**							**7.3**

11.1	Supplying installation testing and commissioning of silent type D.G Set , AMF Panel, Bus Trunking/Cables from DG set to essential Panel, control cable, Earthing of DG Set and AMF Panel, DG set exhaust piping as per CPCB norms and minor allied works.	1300	KVA	11560	₹ 0.00	₹ 1,50,28,000.00	**₹ 1,50,28,000.00**	**7.3.1**
12	**VRV/VRF AC System**							7.6
12.1	SITC of VRV/VRF system including indoor/outdoor units piping, electrical power distribution, wiring electrical panel, treated fresh air system etc	600	HP	58,480	₹ 0.00	₹ 3,50,88,000.00	**₹ 3,50,88,000.00**	7.6.1
13	**SOLAR PHOTO VOLTAIC POWER GENERATION SYSTEM**							7.8
13.1	Supplying installation testing and commissioning of Grid Interactive roof top solar photo voltaic power generation system i/c space frame but without Battery.	50	KWP	58,480	₹ 0.00	₹ 29,24,000.00	**₹ 29,24,000.00**	7.8.1
14	**Solar Water Heating System**							
14.1	Supplying, installtion, testing commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water tank but without piping - 100 litres capacity	42300	Per litre	23920	₹ 0.00	₹ 1,01,18,160.00	**₹ 1,01,18,160.00**	7.9.1
15	**CCTV SYSTEM**							**7.10**
15.1	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"x8" per camera and hard ware software support- for indoors only {Rate applicable on total plinth area but CCTV coverage shall be limited to common areas ie approx 30% of the total plinth area as per requirement.	5525	sqm	210	₹ 0.00	₹ 11,60,186.00	**₹ 11,60,186.00**	**7.10.1**
15.2	For external survilliance (Rate applicable on total plinth area minus plinth area at ground floor) (Site area-Ground Coverage)	7590	sqm	210	₹ 0.00	₹ 15,93,994.50	**₹ 15,93,994.50**	**7.10.2**
16	**LIGHTNING AUTOMATION INCLUDING OCCUPANCY SENSORS**							**7.14**
16.1	Supplying testing and commissioning of occupancy sensors.	5525	sqm	220	₹ 0.00	₹ 12,15,433.00	**₹ 12,15,433.00**	**7.14.1**
17	**LAN SYSTEM**							**7.16**
17.1	Supplying installation testing and commissioning LAN with active and passive components etc and wiring with fiber optic cable/ cat-6 A cable complete as required.	18416	sqm	560	₹ 0.00	₹ 1,03,12,764.00	**₹ 1,03,12,764.00**	**7.16.1**
18	**IP BASED EPABX SYSTEM**							**7.17**
18.1	Supplying installtion testing and commissioning of IP based EPBAXsystem of (1000 No. of lines expandable upto 1500)	5525	sqm	580	₹ 0.00	₹ 32,04,323.00	**₹ 32,04,323.00**	**7.17.1**
19.	**STREET LIGHTING WITH LED**							**7.19**
19.1	Supplying, installation, testing and commisioning of LED street/ compound/ high mast/ pathway/ landscape lighting for the entire campus (Rate applicable on total plot area-GC)	9265	sqm	160	₹ 0.00	₹ 14,82,336.00	**₹ 14,82,336.00**	**7.19.1**
20	**STP/ETP PLANT**							**7.20**
	Supplying, installation, testing and commissioning of STP/ETP of appropriate technology including Civil Works (except plant room), Tertiary Treatment etc. for the Building/ campus							
20.1	Plant size upto 50 KLD	50	KLD	75000	₹ 0.00	₹ 37,50,000.00	**₹ 37,50,000.00**	**7.20.1**

20.2	Add extra for every KLD for plant size above 50 KLD and upto 100 KLD				10	KLD	60000		₹ 6,00,000.00	**₹ 6,00,000.00**	**7.20.2**
20.3	Add extra for every KLD for plant size above 100 KLD				0	KLD	50000		₹ 0.00	**₹ 0.00**	**7.20.3**
21	**EMERGENCY LIGHT & ILLUMINATED SIGNAGES**										**7.27**
21.1	Illuminated signages (Rate applicable on total plinth area)				23666	sqm	22	₹ 0.00	₹ 5,20,644.30	**₹ 5,20,644.30**	**7.27.1**
22	**DEMOLITION OF EXISTING BLOCKS**				0	LS	1	₹ 0.00	-	₹ 0.00	LS
							Total	**₹ 88,53,47,357.61**	**₹ 34,01,09,943.80**	**₹ 1,22,54,57,300.96**	**(B)**
				AEE(C.)				**Assistant Engineer (E.)**			
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**			
				EE-cum-SM (C.)-I					**EE-cum-SM (E.)**		
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**			

Name of Work : C/o B+G+10 Boys hostel at Najafgarh, Delhi University, Delhi.

Cost for Civil & Electrical Works (Based on PAR 2025)

S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-2	**SERVICE BLOCK**							
1	**Composite Framed Structure**							1
1.1	RCC Framed Structure upto six storey							1.1
1.1.1	Floor Height 3.00 mtr	400	sqm	24410	₹ 97,64,000.00	₹ 0.00	₹ 97,64,000.00	1.1.1
1.2	**EXTRA FOR**							1.3
1.2.1	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (0.9-0.6)/0.3=1, 1*470= 470	400	sqm	470	₹ 1,88,000.00	-	₹ 1,88,000.00	1.3.3
1.2.2	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre (on ground floor area only) (2.1-1.2)/0.3=3, 3*205= 615	400	sqm	615	₹ 2,46,000.00		₹ 2,46,000.00	1.3.4
	Total Buliding Cost = (A) - 1.2.2	**₹ 97,06,000.00**						
2.0	**SERVICES**							
2.1	Internal Water Supply & Sanitary installations	₹ 97,06,000		9.00%	₹ 8,73,540.00		₹ 8,73,540.00	2.1
2.2	**External services connections and local body approval charges:**							2.2
2.2.1	Electrical external services connections	₹ 97,06,000		3.75%	-	₹ 3,63,975.00	₹ 3,63,975.00	2.2
2.2.2	Civil External service connections	₹ 97,06,000		1.25%	₹ 1,21,325.00	₹ 0.00	₹ 1,21,325.00	2.2.1
2.2.3	Local body approvals including tree cutting etc.	₹ 97,06,000		1.25%	₹ 1,21,325.00	₹ 0.00	₹ 1,21,325.00	2.2.3
2.2.4	Internal Electric installations	₹ 97,06,000		12.50%	₹ 0.00	₹ 12,13,250.00	₹ 12,13,250.00	2.3
3.0	**EXTRA FOR**							2.4
3.1	Power wiring and plugs	₹ 97,06,000		4.00%	₹ 0.00	₹ 3,88,240.00	₹ 3,88,240.00	2.4.1
3.2	Lightening Conductors	₹ 97,06,000		0.25%	₹ 0.00	₹ 24,265.00	₹ 24,265.00	2.4.2
	Building cost for consultancy	**₹ 1,01,98,000**						
4	**TPQA & CONSULTANCY SERVICES**							
4.1	Third Party Quality Assurance	₹ 1,01,98,000		1.00%	₹ 1,01,980.00	₹ 0.00	₹ 1,01,980.00	3.1
4.2	Consultancy services for Architectural, Structural and MEP Services	₹ 1,01,98,000		1.75%	₹ 1,78,465.00	₹ 0.00	₹ 1,78,465.00	3.2
8	**DEVELOPMENT OF SITE**							
8.1	Site Development (@7.5 % of Building Cost)	₹ 97,06,000	%	7.5%	₹ 7,27,950.00	₹ 0.00	₹ 7,27,950.00	Note 4
				Total	**₹ 1,23,22,585.00**	**₹ 19,89,730.00**	**₹ 1,43,12,315.00**	**(B)**

				AEE(C.)				**Assistant Engineer (E.)**			
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**			

Name of Work : C/o B+G+10 Boys hostel at Najafgarh, Delhi University, Delhi.

Electrical Load Calculation

Plinth Area	23665.65	sqm			
Load @ 40 W/sqm	1183.283	kVA			
AC Load					
Plinth Area	23665.65	sqm			
Air coniditioned Area	20	%			
AC area	4733.13	sqm			
AC required	473.313	TR	**Say**	**500**	**TR**
Ac Required	591.6413	HP	**Say**	**600**	**HP**
in watt	441.3644	kW			
in kVA	551.7055	kVA	**Say**	**600**	**kVA**
Load of AC power point for each room					
No of Rooms	156.6667				
Total load	571.52	kW			
	714.4	kVA			
Total electrical load	2449.388	kVA	Say	2500	kVA
Standby	2449.388	kVA	Say	2500	kVA
Total for PE	**5000**	**kVA**			
DG Set					
50% of total load	1224.694	kVA	**Say**	**1300**	**kVA**

Name of Work : C/o B+G+10 Boys hostel at Najafgarh, Delhi University, Delhi.

Area Statement	**Plinth Area (sqm)**
Basement	5250.00
Ground Floor	1674.15
First Floor	1674.15
Second to 32 Floor	1674.15
Third Floor	1674.15
Fourth Floor	1674.15
Fifth Floor	1674.15
Sixth Floor	1674.15
Seventh Floor	1674.15
Eighth Floor	1674.15
Ninth Floor	1674.15
Tenth Floor	1674.15
Eleventh Floor	
Twelth Floor	
Thirteenth Floor	
Fourteenth Floor	
	23665.65

Basement Plinth Area	5250.00	sqm
Floor Plinth Area	18415.65	sqm
Length of Boundary Wall	0.00	m
Plot Area	9264.6	sqm

Area Statement for Service Block

	Plinth Area (sqm)
LV transformer Room	100.00
HV transformer Room	100.00
Stand by generator room	100.00
Panel Room	100.00
Wall	0.00
STP Area	0.00
	400.00

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

Name of Work : C/o B+G+10 Boys hostel at Najafgarh, Delhi University, Delhi.

Water Tank Calculation

	Population	Water demand in lpcd	Flushing in lpcd	Domestic in lpcd	Flushing Water reqd in kld	Domestic water reqd in kld
Domestic	470	135	45	90	21.15	42.3

UG Sump requirement

Domestic	(For 1.5 day requirement)		95.175	kL	
Fire (As per NBC for A2 b 2)			255	kL	
		total	350.175	kL	360

OHT Requirement

Domestic (For 1 day requirement)		63.45	kL	
Fire (As per NBC for A3 category 35-45 m)		20	kL	
	total	83.45	kL	90

STP Requirement

Total sludge	54.99	kL	(Flushing + 80% of domestic)
	60	**kL**	

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

Abstract of Cost

Annexure E

Name of Work : C/o 2B+G+31 Girls hostel at Surajmal Vihar, Delhi University, Delhi.

Sl.No.	Description	Civil	Electrical	Total	Remarks
SH-1	MAIN BUILDING	₹ 1,53,91,39,353.60	₹ 66,62,48,373.00	₹ 2,20,53,87,726.60	
SH-2	SERVICE BLOCK	₹ 1,23,22,585.00	₹ 19,89,730.00	₹ 1,43,12,315.00	
SH-3	Furniture	₹ 44,10,77,545.32	₹ 0.00	₹ 44,10,77,545.32	**@ 20% of Building Cost**
SH-4	Kitchen Equipment	₹ 0.00	₹ 3,33,12,418.65	₹ 3,33,12,418.65	**@ 5% of Electrical Cost**
SH-5	Double Stack Parking	₹ 0.00	₹ 3,11,46,203.25	₹ 3,11,46,203.25	
	Total	**₹ 1,99,25,39,483.92**	**₹ 73,26,96,724.90**	**₹ 2,72,52,36,208.82**	
	Add Cost Index @ 101 on PAR 2025 Items	₹ 1,55,14,619.00	₹ 66,82,381.00	₹ 2,21,97,000.00	
	Total	**₹ 2,00,80,54,102.92**	**₹ 73,93,79,105.90**	**₹ 2,74,74,33,208.82**	**(A)**
	Add 1% of Building Cost for Art Work on A	₹ 2,74,74,332.00	₹ 0.00	₹ 2,74,74,332.00	
	Add Contengencies @ 3% on (A)	₹ 6,02,41,623.00	₹ 2,21,81,373.00	₹ 8,24,22,996.00	
	Add 3.9375% ESI & EPF Reimbursement on (A)	₹ 7,90,67,130.00	₹ 2,91,13,052.00	₹ 10,81,80,182.00	
		₹ 2,17,48,37,187.92	**₹ 79,06,73,530.90**	**₹ 2,96,55,10,718.82**	**(B)**
	Add for escalation in preconstruction period @3% on (B)	₹ 6,52,45,116.00	₹ 2,37,20,206.00	₹ 8,89,65,322.00	
	Additional anticipated increase in cost during construction period of 24 months @3% per annum = 6% on (B) for 24 months construction period	₹ 13,04,90,231.00	₹ 4,74,40,412.00	₹ 17,79,30,643.00	
	Total	**₹ 2,37,05,72,535.00**	**₹ 86,18,34,149.00**	**₹ 3,23,24,06,684.00**	
				₹ 324.00	**Crore**

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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

Name of Work : C/o 2B+G+31 Girls hostel at Surajmal Vihar, Delhi University, Delhi.								
Cost for Civil & Electrical Works (Based on PAR 2025)								
S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-1	MAIN BUILDING							
1	BUILDING COST (Specifications as per Annexure-I of PAR 2025)							1
1.1	RCC Framed Structure upto six storey							1.1
1.1.1	Floor Height 3.00 metre	40640	sqm	24410	₹ 99,20,22,400.00	₹ 0.00	**₹ 99,20,22,400.00**	1.1.2
1.2	EXTRA FOR							1.3
1.2.1	Set of additional storey(i.e. from 7th storeys 12th storey)	7620.00	sqm	123	₹ 9,37,260.00	₹ 0.00	**₹ 9,37,260.00**	1.3.1
1.2.2	Set of additional storey(i.e. from 12th storeys 17th storey)	7620.00	sqm	246	₹ 18,74,520.00	₹ 0.00	**₹ 18,74,520.00**	1.3.1
1.2.3	Set of additional storey(i.e. from 18th storeys 23rd storey)	7620.00	sqm	369	₹ 28,11,780.00	₹ 0.00	**₹ 28,11,780.00**	1.3.1
1.2.4	Set of additional storey(i.e. from 24th storeys 29th storey)	7620.00	sqm	492	₹ 37,49,040.00	₹ 0.00	**₹ 37,49,040.00**	1.3.1
1.2.5	Set of additional storey(i.e. from 30th storeys 32nd storey)	3810.00	sqm	615	₹ 23,43,150.00	₹ 0.00	**₹ 23,43,150.00**	1.3.1
1.2.6	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.00 metre (on areas having additional/less height)							1.3.2
1.2.6.1	3.45 m height on all floors, extra for 0.45m	40640.00	sqm	868	₹ 3,52,75,520.00		**₹ 3,52,75,520.00**	1.3.2
1.2.6.1	4.8 m height on ground and first floor, extra for 1.45 m	2540.00	sqm	2170	₹ 55,11,800.00		**₹ 55,11,800.00**	1.3.2
1.2.3	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (1.2-0.6)/0.3=2, 2*470= 940	1270	sqm	940	₹ 11,93,800.00	-	**₹ 11,93,800.00**	1.3.3
1.2.4	RCC Raft Foundation (on ground floor area only)	3653.00	sqm	12765	₹ 4,66,30,545.00	₹ 0.00	**₹ 4,66,30,545.00**	1.3.6
1.3	BASEMENT FLOOR							
1.3.1	Floor height upto 3.35 meter including water proofing (excluding raft base).	3653.00	sqm	23170	₹ 8,46,40,010.00	₹ 0.00	**₹ 8,46,40,010.00**	1.4.1
1.3.2	Add or deduct for every 0.30 meter, or part thereof, height against normal height of 3.35 meter							1.4.2
1.3.2.1	4.8 m height for full basement area, extra for 1.45 m	3653.00	sqm	5700	₹ 2,08,22,100.00		**₹ 2,08,22,100.00**	
2.0	FIRE FIGHTING							1.5
2.1	Fire Fighting With wet riser & Sprinkler system	40640	sqm	1200	₹ 0.00	₹ 4,87,68,000.00	**₹ 4,87,68,000.00**	1.5.3
3.0	FIRE ALARM SYSTEM							1.6
3.1	Automatic Fire Alarm System	40640	sqm	600	₹ 0.00	₹ 2,43,84,000.00	**₹ 2,43,84,000.00**	1.6.2
4.0	Pressurised Mechanical Ventilation in basement	3653.00	sqm	1050	₹ 0.00	₹ 38,35,650.00	**₹ 38,35,650.00**	1.7
	Total Buliding Cost for Services (Percentage below refers to the percentage of building cost as per 1.0 above excluding PAR sub head 1.3.4, 1.3.5, 1.3.6, 1.3.7, 1.3.8, 1.3.9,1.5 & 1.6)	################						
5.0	SERVICES							
5.1	Internal Water Supply & Sanitary installations	₹1,15,50,17,030.00		12.00%	₹ 13,86,02,044.00		**₹ 13,86,02,044.00**	2.1
5.2	**External services connections and local body approval charges:**							2.2
5.2.1	Electrical external services connections	₹1,15,50,17,030.00		3.75%	-	₹ 4,33,13,139.00	**₹ 4,33,13,139.00**	2.2
5.2.2	Civil External service connections	₹1,15,50,17,030.00		1.25%	₹ 1,44,37,713.00	₹ 0.00	**₹ 1,44,37,713.00**	2.2.1
5.2.3	Local body approvals including tree cutting etc.	₹1,15,50,17,030.00		1.25%	₹ 1,44,37,713.00	₹ 0.00	**₹ 1,44,37,713.00**	2.2.3

5.2.4	Internal Electric installations	₹1,15,50,17,030.00		12.50%	₹ 0.00	₹ 14,43,77,129.00	**₹ 14,43,77,129.00**	**2.3**
5.3	**EXTRA FOR**							**2.4**
5.31	Power wiring and plugs	₹1,15,50,17,030.00		4.00%	₹ 0.00	₹ 4,62,00,681.00	**₹ 4,62,00,681.00**	**2.4.1**
5.3.2	Lightening Conductors	₹1,15,50,17,030.00		0.25%	₹ 0.00	₹ 28,87,543.00	**₹ 28,87,543.00**	**2.4.2**
5.3.3	Telephone conduit	₹1,15,50,17,030.00		0.25%	₹ 0.00	₹ 28,87,543.00	**₹ 28,87,543.00**	**2.4.3**
	Buliding Cost for TPQA and Consultancy = All above	**₹1,68,19,43,080.00**						
6.0	**TPQA & CONSULTANCY SERVICES**							
6.1	Third Party Quality Assurance	₹1,68,19,43,080.00		1.00%	₹ 1,68,19,431.00	₹ 0.00	**₹ 1,68,19,431.00**	**3.1**
6.2	Consultancy services for Architectural, Structural and MEP Services	₹1,68,19,43,080.00		1.75%	₹ 2,94,34,004.00	₹ 0.00	**₹ 2,94,34,004.00**	**3.2**
7	**LIFTS with power operated centre opening doors and AC variable voltage & variable frequency controls**							**4.0**
7.1	20 pax lift (G + 12) 2.5 M/Sec	6	No.	₹80,79,000.00	₹ 0.00	₹ 4,84,74,000.00	**₹ 4,84,74,000.00**	**4.2.3**
7.2	Extra for each additional floors	20	No.	₹7,32,300.00	₹ 0.00	₹ 1,46,46,000.00	**₹ 1,46,46,000.00**	**4.2.3**
7.3	Extra for Glass lift	6	No.	₹66,00,000.00	₹ 0.00	₹ 3,96,00,000.00	**₹ 3,96,00,000.00**	**LS**
8	**RCC WATER TANK (UG-280KL) and OH - 150KL)**							**5**
8.1	Overhead tank without independent staging	160000	Litre	23.00	₹ 36,80,000.00	-	**₹ 36,80,000.00**	**5.1**
8.2	Underground Tank	460000	Litre	24.00	₹ 1,10,40,000.00	-	**₹ 1,10,40,000.00**	**5.5**
9.0	**DEVELOPMENT OF SITE**							**6**
9.1	Semi compact/semi scattered site comprising of few blocks of midrise (between 6 to 12 storeys) buildings in a gated compound.	₹ 1,68,19,43,080.00	sqm	6.00%	₹ 10,09,16,584.80	-	**₹ 10,09,16,584.80**	**Note 4.2 i.e. 6% of building cost**
9.2	Boundary wall with 1500 mm high wall and 600 mm high MS grill including 2100 mm high steel gates at every 100 metres							**6.8**
9.2.1	With brickwork structure and RCC column of size 300*300mm @ 3.00 metre centre to centre and RCC plinth beam of size 300*300mm at ground level and coping	500.00	per metre	13210	₹ 66,05,000.00	-	**₹ 66,05,000.00**	**6.8.1**
9.3	Horticulture Works							**6.9**
9.3.1	Horticulture operations including 300mm earth filling, grassing, tree plantations/shrubs and potted plants etc.	9264.6	sqm	578	₹ 53,54,938.80		**₹ 53,54,938.80**	**6.9.1**
10	**SUBSTATION EQUIPMENT**							**7.2**
10.1	Supplying, installation, testing and commissioning of 11 KV/0.433 KV substation equipment comprising HT panel, transformers, HT cable, bus trunking from transformer to LT panel, LT panels, automatic power factor correction panel, active harmonic filters, TVSS (transient voltage suppression system), SPD (surge protection system), essential panel, earthing, required inter-connections, substation safety equipments including LT cabling from substation to the buildings fed by the substation.(6200 KVA(W)+6200 KVA (S))	9600	KVA	8100	₹ 0.00	₹ 7,77,60,000.00	**₹ 7,77,60,000.00**	**7.2.2**
11	**DIESEL GENERATING SETS**							**7.3**

11.1	Supplying installation testing and commissioning of silent type D.G Set , AMF Panel, Bus Trunking/Cables from DG set to essential Panel, control cable, Earthing of DG Set and AMF Panel, DG set exhaust piping as per CPCB norms and minor allied works.	2400	KVA	11560	₹ 0.00	₹ 2,77,44,000.00	**₹ 2,77,44,000.00**	**7.3.1**
12	**VRV/VRF AC System**							7.6
12.1	SITC of VRV/VRF system including indoor/outdoor units piping, electrical power distribution, wiring electrical panel, treated fresh air system etc	1200	HP	58,480	₹ 0.00	₹ 7,01,76,000.00	**₹ 7,01,76,000.00**	7.6.1
13	**SOLAR PHOTO VOLTAIC POWER GENERATION SYSTEM**							7.8
13.1	Supplying installation testing and commissioning of Grid Interactive roof top solar photo voltaic power generation system i/c space frame but without Battery.	50	KWP	58,480	₹ 0.00	₹ 29,24,000.00	**₹ 29,24,000.00**	7.8.1
14	**Solar Water Heating System**							
14.1	Supplying, installtion, testing commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water tank but without piping - 100 litres capacity	89100	Per litre	23920	₹ 0.00	₹ 2,13,12,720.00	**₹ 2,13,12,720.00**	7.9.1
15	**CCTV SYSTEM**							**7.10**
15.1	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"x8" per camera and hard ware software support- for indoors only {Rate applicable on total plinth area but CCTV coverage shall be limited to common areas ie approx 30% of the total plinth area as per requirement.	12192	sqm	210	₹ 0.00	₹ 25,60,320.00	**₹ 25,60,320.00**	**7.10.1**
15.2	For external survilliance (Rate applicable on total plinth area minus plinth area at ground floor) (Site area-Ground Coverage)	7995	sqm	210	₹ 0.00	₹ 16,78,866.00	**₹ 16,78,866.00**	**7.10.2**
16	**LIGHTNING AUTOMATION INCLUDING OCCUPANCY SENSORS**							**7.14**
16.1	Supplying testing and commissioning of occupancy sensors.	12192	sqm	220	₹ 0.00	₹ 26,82,240.00	**₹ 26,82,240.00**	**7.14.1**
17	**LAN SYSTEM**							**7.16**
17.1	Supplying installation testing and commissioning LAN with active and passive components etc and wiring with fiber optic cable/ cat-6 A cable complete as required.	40640	sqm	560	₹ 0.00	₹ 2,27,58,400.00	**₹ 2,27,58,400.00**	**7.16.1**
18	**IP BASED EPABX SYSTEM**							**7.17**
18.1	Supplying installtion testing and commissioning of IP based EPBAXsystem of (1000 No. of lines expandable upto 1500)	12192	sqm	580	₹ 0.00	₹ 70,71,360.00	**₹ 70,71,360.00**	**7.17.1**
19.	**STREET LIGHTING WITH LED**							**7.19**
19.1	Supplying, installation, testing and commisioning of LED street/ compound/ high mast/ pathway/ landscape lighting for the entire campus (Rate applicable on total plot area- GC)	9265	sqm	160	₹ 0.00	₹ 14,82,336.00	**₹ 14,82,336.00**	**7.19.1**
20	**STP/ETP PLANT**							**7.20**
	Supplying, installation, testing and commissioning of STP/ETP of appropriate technology including Civil Works (except plant room), Tertiary Treatment etc. for the Building/ campus							
20.1	Plant size upto 50 KLD	50	KLD	75000	₹ 0.00	₹ 37,50,000.00	**₹ 37,50,000.00**	**7.20.1**

20.2	Add extra for every KLD for plant size above 50 KLD and upto 100 KLD				50	KLD	60000		₹ 30,00,000.00	**₹ 30,00,000.00**	**7.20.2**
20.3	Add extra for every KLD for plant size above 100 KLD				20	KLD	50000		₹ 10,00,000.00	**₹ 10,00,000.00**	**7.20.3**
21	**EMERGENCY LIGHT & ILLUMINATED SIGNAGES**										**7.27**
21.1	Illuminated signages (Rate applicable on total plinth area)				44293	sqm	22	₹ 0.00	₹ 9,74,446.00	**₹ 9,74,446.00**	**7.27.1**
22	**DEMOLITION OF EXISTING BLOCKS**				0	LS	1	₹ 0.00	-	₹ 0.00	LS
							Total	**₹ 1,53,91,39,353.60**	**₹ 66,62,48,373.00**	**₹ 2,20,53,87,726.60**	**(B)**
				AEE(C.)				**Assistant Engineer (E.)**			
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**			
				EE-cum-SM (C.)-I					**EE-cum-SM (E.)**		
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**			

Name of Work : C/o 2B+G+31 Girls hostel at Surajmal Vihar, Delhi University, Delhi.

Cost for Civil & Electrical Works (Based on PAR 2025)

S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-2	**SERVICE BLOCK**							
1	**Composite Framed Structure**							**1**
1.1	RCC Framed Structure upto six storey							**1.1**
1.1.1	Floor Height 3.00 mtr	400	sqm	24410	₹ 97,64,000.00	₹ 0.00	₹ 97,64,000.00	**1.1.1**
1.2	**EXTRA FOR**							**1.3**
1.2.1	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (0.9-0.6)/0.3=1, 1*470= 470	400	sqm	470	₹ 1,88,000.00	-	₹ 1,88,000.00	**1.3.3**
1.2.2	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre (on ground floor area only) (2.1-1.2)/0.3=3, 3*205= 615	400	sqm	615	₹ 2,46,000.00		₹ 2,46,000.00	**1.3.4**
	Total Buliding Cost = (A) - 1.2.2	**₹ 97,06,000.00**						
2.0	**SERVICES**							
2.1	Internal Water Supply & Sanitary installations	₹ 97,06,000		9.00%	₹ 8,73,540.00		₹ 8,73,540.00	**2.1**
2.2	**External services connections and local body approval charges:**							**2.2**
2.2.1	Electrical external services connections	₹ 97,06,000		3.75%	-	₹ 3,63,975.00	₹ 3,63,975.00	**2.2**
2.2.2	Civil External service connections	₹ 97,06,000		1.25%	₹ 1,21,325.00	₹ 0.00	₹ 1,21,325.00	**2.2.1**
2.2.3	Local body approvals including tree cutting etc.	₹ 97,06,000		1.25%	₹ 1,21,325.00	₹ 0.00	₹ 1,21,325.00	**2.2.3**
2.2.4	Internal Electric installations	₹ 97,06,000		12.50%	₹ 0.00	₹ 12,13,250.00	₹ 12,13,250.00	**2.3**
3.0	**EXTRA FOR**							**2.4**
3.1	Power wiring and plugs	₹ 97,06,000		4.00%	₹ 0.00	₹ 3,88,240.00	₹ 3,88,240.00	**2.4.1**
3.2	Lightening Conductors	₹ 97,06,000		0.25%	₹ 0.00	₹ 24,265.00	₹ 24,265.00	**2.4.2**
	Building cost for consultancy	**₹ 1,01,98,000**						
4	**TPQA & CONSULTANCY SERVICES**							
4.1	Third Party Quality Assurance	₹ 1,01,98,000		1.00%	₹ 1,01,980.00	₹ 0.00	₹ 1,01,980.00	**3.1**
4.2	Consultancy services for Architectural, Structural and MEP Services	₹ 1,01,98,000		1.75%	₹ 1,78,465.00	₹ 0.00	₹ 1,78,465.00	**3.2**
8	**DEVELOPMENT OF SITE**							
8.1	Site Development (@7.5 % of Building Cost)	₹ 97,06,000	%	7.5%	₹ 7,27,950.00	₹ 0.00	₹ 7,27,950.00	**Note 4**
				Total	**₹ 1,23,22,585.00**	**₹ 19,89,730.00**	**₹ 1,43,12,315.00**	**(B)**

				AEE(C.)			**Assistant Engineer (E.)**	
				DPC-1, CPWD, New Delhi			**DPC-1, CPWD, New Delhi**	
				EE-cum-SM (C.)-I			**EE-cum-SM (E.)**	
				DPC-1, CPWD, New Delhi			**DPC-1, CPWD, New Delhi**	

Name of Work : C/o 2B+G+31 Girls hostel at Surajmal Vihar, Delhi University, Delhi.

SH 5: Double stack Parking

Code	Description	Unit	Quantity	Rate	Amount(Rs)	Remarks
MR	Double Stack Parking as per Quotation	Per Stack	90	₹ 2,50,000.00	₹ 2,25,00,000.00	**MR**
	Add: water charges @ 1%				₹ 2,25,000.00	
	Sum after adding water charges @1%				₹ 2,27,25,000.00	X
	Add 15% CP & OH on X				₹ 34,08,750.00	
	Sum after adding 15% CP & OH				₹ 2,61,33,750.00	Y
	Add: Labour Cess @ 1% on Y				₹ 2,61,337.50	
	Sum after adding 1% labour Cess				₹ 2,63,95,087.50	Z
	Add 18% GST on Z				₹ 47,51,115.75	
	Gross Total				₹ 3,11,46,203.25	
	Cost for 1 job				₹ 3,11,46,203.25	

Assistant Engineer (E.)
DPC-1, CPWD, New Delhi

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

Name of Work : C/o 2B+G+31 Girls hostel at Surajmal Vihar, Delhi University, Delhi.

Area Statement	**Plinth Area (sqm)**
Basement	3653.00
Ground Floor	1270.00
First Floor	1270.00
Second to 32 Floor	38100.00
Third Floor	
Fourth Floor	
Fifth Floor	
Sixth Floor	
Seventh Floor	
Eighth Floor	
Ninth Floor	
Tenth Floor	
Eleventh Floor	
Twelth Floor	
Thirteenth Floor	
Fourteenth Floor	
	44293.00

Basement Plinth Area	3653.00	sqm
Floor Plinth Area	40640.00	sqm
Length of Boundary Wall	500.00	m
Plot Area	9264.6	sqm

Area Statement for Service Block

	Plinth Area (sqm)
LV transformer Room	100.00
HV transformer Room	100.00
Stand by generator room	100.00
Panel Room	100.00
Wall	0.00
STP Area	0.00
	400.00

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EE-cum-SM (C.)-I
DPC-1, CPWD, New Delhi

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

Name of Work : C/o 2B+G+31 Girls hostel at Surajmal Vihar, Delhi University, Delhi.

Water Tank Calculation

	Population	Water demand in lpcd	Flushing in lpcd	Domestic in lpcd	Flushing Water reqd in kld	Domestic water reqd in kld
Domestic	990	135	45	90	44.55	89.1

UG Sump requirement

Domestic	(For 1.5 day requirement)		200.475	kL	
Fire (As per NBC for A2 b 2)			255	kL	
		total	455.475	kL	460

OHT Requirement

Domestic (For 1 day requirement)		133.65	kL	
Fire (As per NBC for A3 category 35-45 m)		20	kL	
	total	153.65	kL	160

STP Requirement

Total sludge	115.83	kL	(Flushing + 80% of domestic)
	120	**kL**	

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DPC-1, CPWD, New Delhi

EE-cum-SM (C.)-I
DPC-1, CPWD, New Delhi

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

Abstract of Cost

Annexure F

Name of Work : C/o 2B+G+31 Boys hostel at Surajmal Vihar, Delhi University, Delhi.

Sl.No.	Description	Civil	Electrical	Total	Remarks
SH-1	MAIN BUILDING	₹ 1,93,08,70,645.50	₹ 80,87,03,736.00	₹ 2,73,95,74,381.50	
SH-2	SERVICE BLOCK	₹ 1,23,22,585.00	₹ 19,89,730.00	₹ 1,43,12,315.00	
SH-3	Furniture	₹ 54,79,14,876.30	₹ 0.00	₹ 54,79,14,876.30	**@ 20% of Building Cost**
SH-4	Kitchen Equipment	₹ 0.00	₹ 4,04,35,186.80	₹ 4,04,35,186.80	**@ 5% of Electrical Cost**
SH-5	Double Stack Parking	₹ 0.00	₹ 4,22,20,408.85	₹ 4,22,20,408.85	
	Total	**₹ 2,49,11,08,106.80**	**₹ 89,33,49,061.65**	**₹ 3,38,44,57,168.45**	
	Add Cost Index @ 101 on PAR 2025 Items	₹ 1,94,31,932.00	₹ 81,06,935.00	₹ 2,75,38,867.00	
	Total	**₹ 2,51,05,40,038.80**	**₹ 90,14,55,996.65**	**₹ 3,41,19,96,035.45**	**(A)**
	Add 1% of Building Cost for Art Work on A	₹ 3,41,19,960.00	₹ 0.00	₹ 3,41,19,960.00	
	Add Contengencies @ 3% on (A)	₹ 7,53,16,201.00	₹ 2,70,43,680.00	₹ 10,23,59,881.00	
	Add 3.9375% ESI & EPF Reimbursement on (A)	₹ 9,88,52,514.00	₹ 3,54,94,830.00	₹ 13,43,47,344.00	
		₹ 2,71,88,28,713.80	**₹ 96,39,94,506.65**	**₹ 3,68,28,23,220.45**	**(B)**
	Add for escalation in preconstruction period @3% on (B)	₹ 8,15,64,861.00	₹ 2,89,19,835.00	₹ 11,04,84,696.00	
	Additional anticipated increase in cost during construction period of 24 months @3% per annum = 6% on (B) for 24 months construction period	₹ 16,31,29,723.00	₹ 5,78,39,670.00	₹ 22,09,69,393.00	
	Total	**₹ 2,96,35,23,298.00**	**₹ 1,05,07,54,012.00**	**₹ 4,01,42,77,310.00**	
				₹ 402.00	**Crore**

AEE(C.) — **Assistant Engineer (E.)**

DPC-1, CPWD, New Delhi — **DPC-1, CPWD, New Delhi**

EE-cum-SM (C.)-I — **EE-cum-SM (E.)**

DPC-1, CPWD, New Delhi — **DPC-1, CPWD, New Delhi**

SE-cum-PD

DPC-1, CPWD, New Delhi

Name of Work : C/o 2B+G+31 Boys hostel at Surajmal Vihar, Delhi University, Delhi.								
Cost for Civil & Electrical Works (Based on PAR 2025)								
S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-1	MAIN BUILDING							
1	**BUILDING COST (Specifications as per Annexure-I of PAR 2025)**							1
1.1	RCC Framed Structure upto six storey							1.1
1.1.1	Floor Height 3.00 metre	50688	sqm	24410	₹ 1,23,72,94,080.00	₹ 0.00	**₹ 1,23,72,94,080.00**	1.1.2
1.2	**EXTRA FOR**							1.3
1.2.1	Set of additional storey(i.e. from 7th storeys 12th storey)	9504.00	sqm	123	₹ 11,68,992.00	₹ 0.00	**₹ 11,68,992.00**	1.3.1
1.2.2	Set of additional storey(i.e. from 12th storeys 17th storey)	9504.00	sqm	246	₹ 23,37,984.00	₹ 0.00	**₹ 23,37,984.00**	1.3.1
1.2.3	Set of additional storey(i.e. from 18th storeys 23rd storey)	9504.00	sqm	369	₹ 35,06,976.00	₹ 0.00	**₹ 35,06,976.00**	1.3.1
1.2.4	Set of additional storey(i.e. from 24th storeys 29th storey)	9504.00	sqm	492	₹ 46,75,968.00	₹ 0.00	**₹ 46,75,968.00**	1.3.1
1.2.5	Set of additional storey(i.e. from 30th storeys 32nd storey)	4752.00	sqm	615	₹ 29,22,480.00	₹ 0.00	**₹ 29,22,480.00**	1.3.1
1.2.6	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.00 metre (on areas having additional/less height)							1.3.2
1.2.6.1	3.45 m height on all floors, extra for 0.45m	50688.00	sqm	868	₹ 4,39,97,184.00		**₹ 4,39,97,184.00**	1.3.2
1.2.6.1	4.8 m height on ground and first floor, extra for 1.45 m	3168.00	sqm	2170	₹ 68,74,560.00		**₹ 68,74,560.00**	1.3.2
1.2.3	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (1.2-0.6)/0.3=2, 2*470= 940	1584	sqm	940	₹ 14,88,960.00	-	**₹ 14,88,960.00**	1.3.3
1.2.4	RCC Raft Foundation (on ground floor area only)	4982.00	sqm	12765	₹ 6,35,95,230.00	₹ 0.00	**₹ 6,35,95,230.00**	1.3.6
1.3	**BASEMENT FLOOR**							
1.3.1	Floor height upto 3.35 meter including water proofing (excluding raft base).	4982.00	sqm	23170	₹ 11,54,32,940.00	₹ 0.00	**₹ 11,54,32,940.00**	1.4.1
1.3.2	Add or deduct for every 0.30 meter, or part thereof, height against normal height of 3.35 meter							1.4.2
1.3.2.1	4.8 m height for full basement area, extra for 1.45 m	4982.00	sqm	5700	₹ 2,83,97,400.00		**₹ 2,83,97,400.00**	
2.0	**FIRE FIGHTING**							1.5
2.1	Fire Fighting With wet riser & Sprinkler system	50688	sqm	1200	₹ 0.00	₹ 6,08,25,600.00	**₹ 6,08,25,600.00**	1.5.3
3.0	**FIRE ALARM SYSTEM**							1.6
3.1	Automatic Fire Alarm System	50688	sqm	600	₹ 0.00	₹ 3,04,12,800.00	**₹ 3,04,12,800.00**	1.6.2
4.0	Pressurised Mechanical Ventilation in basement	4982.00	sqm	1050	₹ 0.00	₹ 52,31,100.00	**₹ 52,31,100.00**	1.7
	Total Buliding Cost for Services (Percentage below refers to the percentage of building cost as per 1.0 above excluding PAR sub head 1.3.4, 1.3.5, 1.3.6, 1.3.7, 1.3.8, 1.3.9,1.5 & 1.6)	**₹ 1,45,33,28,624.00**						
5.0	**SERVICES**							
5.1	Internal Water Supply & Sanitary installations	₹1,45,33,28,624.00		12.00%	₹ 17,43,99,435.00		**₹ 17,43,99,435.00**	2.1
5.2	**External services connections and local body approval charges:**							2.2
5.2.1	Electrical external services connections	₹1,45,33,28,624.00		3.75%	-	₹ 5,44,99,823.00	**₹ 5,44,99,823.00**	2.2
5.2.2	Civil External service connections	₹1,45,33,28,624.00		1.25%	₹ 1,81,66,608.00	₹ 0.00	**₹ 1,81,66,608.00**	2.2.1

5.2.3	Local body approvals including tree cutting etc.	₹1,45,33,28,624.00		1.25%	₹ 1,81,66,608.00	₹ 0.00	**₹ 1,81,66,608.00**	**2.2.3**
5.2.4	Internal Electric installations	₹1,45,33,28,624.00		12.50%	₹ 0.00	₹ 18,16,66,078.00	**₹ 18,16,66,078.00**	**2.3**
5.3	**EXTRA FOR**							**2.4**
5.31	Power wiring and plugs	₹1,45,33,28,624.00		4.00%	₹ 0.00	₹ 5,81,33,145.00	**₹ 5,81,33,145.00**	**2.4.1**
5.3.2	Lightening Conductors	₹1,45,33,28,624.00		0.25%	₹ 0.00	₹ 36,33,322.00	**₹ 36,33,322.00**	**2.4.2**
5.3.3	Telephone conduit	₹1,45,33,28,624.00		0.25%	₹ 0.00	₹ 36,33,322.00	**₹ 36,33,322.00**	**2.4.3**
	Buliding Cost for TPQA and Consultancy = All above	**₹2,12,04,60,595.00**						
6.0	**TPQA & CONSULTANCY SERVICES**							
6.1	Third Party Quality Assurance	₹2,12,04,60,595.00		1.00%	₹ 2,12,04,606.00	₹ 0.00	**₹ 2,12,04,606.00**	**3.1**
6.2	Consultancy services for Architectural, Structural and MEP Services	₹2,12,04,60,595.00		1.75%	₹ 3,71,08,060.00	₹ 0.00	**₹ 3,71,08,060.00**	**3.2**
7	**LIFTS with power operated centre opening doors and AC variable voltage & variable frequency controls**							**4.0**
7.1	20 pax lift (G + 12) 2.5 M/Sec	6	No.	₹80,79,000.00	₹ 0.00	₹ 4,84,74,000.00	**₹ 4,84,74,000.00**	**4.2.3**
7.2	Extra for each additional floors	20	No.	₹7,32,300.00	₹ 0.00	₹ 1,46,46,000.00	**₹ 1,46,46,000.00**	**4.2.3**
7.3	Extra for Glass lift	6	No.	₹66,00,000.00	₹ 0.00	₹ 3,96,00,000.00	**₹ 3,96,00,000.00**	**LS**
8	**RCC WATER TANK (UG-280KL) and OH - 150KL)**							**5**
8.1	Overhead tank without independent staging	210000	Litre	23.00	₹ 48,30,000.00	-	**₹ 48,30,000.00**	**5.1**
8.2	Underground Tank	530000	Litre	24.00	₹ 1,27,20,000.00	-	**₹ 1,27,20,000.00**	**5.5**
9.0	**DEVELOPMENT OF SITE**							**6**
9.1	Semi compact/semi scattered site comprising of few blocks of midrise (between 6 to 12 storeys) buildings in a gated compound.	₹ 2,12,04,60,595.00	sqm	6.00%	₹ 12,72,27,635.70	-	**₹ 12,72,27,635.70**	**Note 4.2 i.e. 6% of building cost**
9.2	Boundary wall with 1500 mm high wall and 600 mm high MS grill including 2100 mm high steel gates at every 100 metres							**6.8**
9.2.1	With brickwork structure and RCC column of size 300*300mm @ 3.00 metre centre to centre and RCC plinth beam of size 300*300mm at ground level and coping	0.00	per metre	13210	₹ 0.00	-	**₹ 0.00**	**6.8.1**
9.3	Horticulture Works							**6.9**
9.3.1	Horticulture operations including 300mm earth filling, grassing, tree plantations/shrubs and potted plants etc.	9264.6	sqm	578	₹ 53,54,938.80		**₹ 53,54,938.80**	**6.9.1**
10	**SUBSTATION EQUIPMENT**							**7.2**
10.1	Supplying, installation, testing and commissioning of 11 KV/0.433 KV substation equipment comprising HT panel, transformers, HT cable, bus trunking from transformer to LT panel, LT panels, automatic power factor correction panel, active harmonic filters, TVSS (transient voltage suppression system), SPD (surge protection system), essential panel, earthing, required inter-connections, substation safety equipments including LT cabling from substation	12400	KVA	8100	₹ 0.00	₹ 10,04,40,000.00	**₹ 10,04,40,000.00**	**7.2.2**

11	**DIESEL GENERATING SETS**							**7.3**
11.1	Supplying installation testing and commissioning of silent type D.G Set , AMF Panel, Bus Trunking/Cables from DG set to essential Panel, control cable, Earthing of DG Set and AMF Panel, DG set exhaust piping as per CPCB norms and	3100	KVA	11560	₹ 0.00	₹ 3,58,36,000.00	**₹ 3,58,36,000.00**	**7.3.1**
12	**VRV/VRF AC System**							7.6
12.1	SITC of VRV/VRF system including indoor/outdoor units piping, electrical power distribution, wiring electrical panel, treated fresh air system etc	1400	HP	58,480	₹ 0.00	₹ 8,18,72,000.00	**₹ 8,18,72,000.00**	7.6.1
13	**SOLAR PHOTO VOLTAIC POWER GENERATION SYSTEM**							7.8
13.1	Supplying installation testing and commissioning of Grid Interactive roof top solar photo voltaic power generation system i/c space frame but without Battery.	50	KWP	58,480	₹ 0.00	₹ 29,24,000.00	**₹ 29,24,000.00**	7.8.1
14	**Solar Water Heating System**							
14.1	Supplying, installtion, testing commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water tank but without piping - 100 litres capacity	121500	Per litre	23920	₹ 0.00	₹ 2,90,62,800.00	**₹ 2,90,62,800.00**	7.9.1
15	**CCTV SYSTEM**							**7.10**
15.1	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"x8" per camera and hard ware software support- for indoors only {Rate applicable on total plinth area but CCTV coverage shall be limited to common areas ie approx 30% of the total plinth area as per requirement.	15206	sqm	210	₹ 0.00	₹ 31,93,344.00	**₹ 31,93,344.00**	**7.10.1**
15.2	For external survilliance (Rate applicable on total plinth area minus plinth area at ground floor) (Site area-Ground Coverage)	7681	sqm	210	₹ 0.00	₹ 16,12,926.00	**₹ 16,12,926.00**	**7.10.2**
16	**LIGHTNING AUTOMATION INCLUDING OCCUPANCY SENSORS**							**7.14**
16.1	Supplying testing and commissioning of occupancy sensors.	15206	sqm	220	₹ 0.00	₹ 33,45,408.00	**₹ 33,45,408.00**	**7.14.1**
17	**LAN SYSTEM**							**7.16**
17.1	Supplying installation testing and commissioning LAN with active and passive components etc and wiring with fiber optic cable/ cat-6 A cable complete as required.	50688	sqm	560	₹ 0.00	₹ 2,83,85,280.00	**₹ 2,83,85,280.00**	**7.16.1**
18	**IP BASED EPABX SYSTEM**							**7.17**
18.1	Supplying installtion testing and commissioning of IP based EPBAXsystem of (1000 No. of lines expandable upto 1500)	15206	sqm	580	₹ 0.00	₹ 88,19,712.00	**₹ 88,19,712.00**	**7.17.1**
19.	**STREET LIGHTING WITH LED**							**7.19**
19.1	Supplying, installation, testing and commisioning of LED street/ compound/ high mast/ pathway/ landscape lighting for the entire campus (Rate applicable on total plot area- GC)	9265	sqm	160	₹ 0.00	₹ 14,82,336.00	**₹ 14,82,336.00**	**7.19.1**
20	**STP/ETP PLANT**							**7.20**

	Supplying, installation, testing and commissioning of STP/ETP of appropriate technology including Civil Works (except plant room), Tertiary Treatment etc. for the Building/ campus								
20.1	Plant size upto 50 KLD	50	KLD	75000	₹ 0.00	₹ 37,50,000.00	**₹ 37,50,000.00**	**7.20.1**
20.2	Add extra for every KLD for plant size above 50 KLD and upto 100 KLD	50	KLD	60000		₹ 30,00,000.00	**₹ 30,00,000.00**	**7.20.2**
20.3	Add extra for every KLD for plant size above 100 KLD	60	KLD	50000		₹ 30,00,000.00	**₹ 30,00,000.00**	**7.20.3**
21	**EMERGENCY LIGHT & ILLUMINATED SIGNAGES**							**7.27**
21.1	Illuminated signages (Rate applicable on total plinth area)	55670	sqm	22	₹ 0.00	₹ 12,24,740.00	**₹ 12,24,740.00**	**7.27.1**
22	**DEMOLITION OF EXISTING BLOCKS**	0	LS	1	₹ 0.00	-	₹ 0.00	LS
				Total	**₹ 1,93,08,70,645.50**	**₹ 80,87,03,736.00**	**₹ 2,73,95,74,381.50**	**(B)**
			AEE(C.)			**Assistant Engineer (E.)**		
			DPC-1, CPWD, New Delhi			**DPC-1, CPWD, New Delhi**		
			EE-cum-SM (C.)-I			**EE-cum-SM (E.)**		
			DPC-1, CPWD, New Delhi			**DPC-1, CPWD, New Delhi**		

Name of Work : C/o 2B+G+31 Boys hostel at Surajmal Vihar, Delhi University, Delhi.

Cost for Civil & Electrical Works (Based on PAR 2025)

S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-2	**SERVICE BLOCK**							
1	**Composite Framed Structure**							1
1.1	RCC Framed Structure upto six storey							1.1
1.1.1	Floor Height 3.00 mtr	400	sqm	24410	₹ 97,64,000.00	₹ 0.00	₹ 97,64,000.00	1.1.1
1.2	**EXTRA FOR**							1.3
1.2.1	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (0.9-0.6)/0.3=1, 1*470=	400	sqm	470	₹ 1,88,000.00	-	₹ 1,88,000.00	1.3.3
1.2.2	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre (on ground floor area only) (2.1-1.2)/0.3=3, 3*205= 615	400	sqm	615	₹ 2,46,000.00		₹ 2,46,000.00	1.3.4
	Total Buliding Cost = (A) - 1.2.2	**₹ 97,06,000.00**						
2.0	**SERVICES**							
2.1	Internal Water Supply & Sanitary installations	₹97,06,000.00		9.00%	₹ 8,73,540.00		₹ 8,73,540.00	2.1
2.2	**External services connections and local body approval charges:**							2.2
2.2.1	Electrical external services connections	₹97,06,000.00		3.75%	-	₹ 3,63,975.00	₹ 3,63,975.00	2.2
2.2.2	Civil External service connections	₹97,06,000.00		1.25%	₹ 1,21,325.00	₹ 0.00	₹ 1,21,325.00	2.2.1
2.2.3	Local body approvals including tree cutting etc.	₹97,06,000.00		1.25%	₹ 1,21,325.00	₹ 0.00	₹ 1,21,325.00	2.2.3
2.2.4	Internal Electric installations	₹97,06,000.00		12.50%	₹ 0.00	₹ 12,13,250.00	₹ 12,13,250.00	2.3
3.0	**EXTRA FOR**							2.4
3.1	Power wiring and plugs	₹97,06,000.00		4.00%	₹ 0.00	₹ 3,88,240.00	₹ 3,88,240.00	2.4.1
3.2	Lightening Conductors	₹97,06,000.00		0.25%	₹ 0.00	₹ 24,265.00	₹ 24,265.00	2.4.2
	Building cost for consultancy	**₹1,01,98,000.00**						
4	**TPQA & CONSULTANCY SERVICES**							
4.1	Third Party Quality Assurance	₹1,01,98,000.00		1.00%	₹ 1,01,980.00	₹ 0.00	₹ 1,01,980.00	3.1
4.2	Consultancy services for Architectural, Structural and MEP Services	₹1,01,98,000.00		1.75%	₹ 1,78,465.00	₹ 0.00	₹ 1,78,465.00	3.2
8	**DEVELOPMENT OF SITE**							
8.1	Site Development (@7.5 % of Building Cost)	₹ 97,06,000	%	7.5%	₹ 7,27,950.00	₹ 0.00	₹ 7,27,950.00	Note 4
				Total	**₹ 1,23,22,585.00**	**₹ 19,89,730.00**	**₹ 1,43,12,315.00**	**(B)**

				AEE(C.)				**Assistant Engineer (E.)**		
			DPC-1, CPWD, New Delhi					**DPC-1, CPWD, New Delhi**		

Name of Work : C/o 2B+G+31 Boys hostel at Surajmal Vihar, Delhi University, Delhi.

SH 5: Double stack Parking

Code	Description	Unit	Quantity	Rate	Amount(Rs)	Remarks
MR	Double Stack Parking as per Quotation	Per Stack	122	₹ 2,50,000.00	₹ 3,05,00,000.00	**MR**
	Add: water charges @ 1%				₹ 3,05,000.00	
	Sum after adding water charges @1%				₹ 3,08,05,000.00	X
	Add 15% CP & OH on X				₹ 46,20,750.00	
	Sum after adding 15% CP & OH				₹ 3,54,25,750.00	Y
	Add: Labour Cess @ 1% on Y				₹ 3,54,257.50	
	Sum after adding 1% labour Cess				₹ 3,57,80,007.50	Z
	Add 18% GST on Z				₹ 64,40,401.35	
	Gross Total				₹ 4,22,20,408.85	
	Cost for 1 job				₹ 4,22,20,408.85	

Assistant Engineer (E.)
DPC-1, CPWD, New Delhi

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

Name of Work : C/o 2B+G+31 Boys hostel at Surajmal Vihar, Delhi University, Delhi.

Area Statement	**Plinth Area (sqm)**
Basement	4982.00
Ground Floor	1584.00
First Floor	1584.00
Second to 32 Floor	47520.00
Third Floor	
Fourth Floor	
Fifth Floor	
Sixth Floor	
Seventh Floor	
Eighth Floor	
Ninth Floor	
Tenth Floor	
Eleventh Floor	
Twelth Floor	
Thirteenth Floor	
Fourteenth Floor	
	55670.00

Basement Plinth Area	4982.00	sqm
Floor Plinth Area	50688.00	sqm
Length of Boundary Wall	0.00	m
Plot Area	9264.6	sqm

Area Statement for Service Block

	Plinth Area (sqm)
LV transformer Room	100.00
HV transformer Room	100.00
Stand by generator room	100.00
Panel Room	100.00
Wall	0.00
STP Area	0.00
	400.00

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

Name of Work : C/o 2B+G+31 Boys hostel at Surajmal Vihar, Delhi University, Delhi.

Water Tank Calculation

	Population	Water demand in lpcd	Flushing in lpcd	Domestic in lpcd	Flushing Water reqd in kld	Domestic water reqd in kld
Domestic	1350	135	45	90	60.75	121.5

UG Sump requirement

Domestic	(For 1.5 day requirement)		273.375	kL	
Fire (As per NBC for A2 b 2)			255	kL	
		total	528.375	kL	530

OHT Requirement

Domestic (For 1 day requirement)		182.25	kL	
Fire (As per NBC for A3 category 35-45 m)		20	kL	
	total	202.25	kL	210

STP Requirement

Total sludge	157.95	kL	(Flushing + 80% of domestic)
	160	**kL**	

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

Abstract of Cost

Annexure G

Name of Work : C/o 2B+G+31 E shaped hostel at Dhaka Complex, Delhi University, Delhi.

Sl.No.	Description	Civil	Electrical	Total	Remarks
SH-1	MAIN BUILDING	₹ 3,33,03,09,097.04	₹ 1,32,23,21,122.20	₹ 4,65,26,30,218.84	
SH-2	SERVICE BLOCK	₹ 1,23,22,585.00	₹ 19,89,730.00	₹ 1,43,12,315.00	
SH-3	Furniture	₹ 93,05,26,043.77	₹ 0.00	₹ 93,05,26,043.77	**@ 20% of Building Cost**
SH-4	Kitchen Equipment	₹ 0.00	₹ 6,61,16,056.11	₹ 6,61,16,056.11	**@ 5% of Electrical Cost**
SH-5	Double Stack Parking	₹ 0.00	₹ 5,05,26,063.05	₹ 5,05,26,063.05	
	Total	**₹ 4,27,31,57,725.81**	**₹ 1,44,09,52,971.36**	**₹ 5,71,41,10,696.77**	
	Add Cost Index @ 101 on PAR 2025 Items	₹ 3,34,26,317.00	₹ 1,32,43,109.00	₹ 4,66,69,425.00	
	Total	**₹ 4,30,65,84,042.81**	**₹ 1,45,41,96,080.36**	**₹ 5,76,07,80,121.77**	**(A)**
	Add 1% of Building Cost for Art Work on A	₹ 5,76,07,801.00	₹ 0.00	₹ 5,76,07,801.00	
	Add Contengencies @ 3% on (A)	₹ 12,91,97,521.00	₹ 4,36,25,882.00	₹ 17,28,23,403.00	
	Add 3.9375% ESI & EPF Reimbursement on (A)	₹ 16,95,71,747.00	₹ 5,72,58,971.00	₹ 22,68,30,718.00	
		₹ 4,66,29,61,111.81	**₹ 1,55,50,80,933.36**	**₹ 6,21,80,42,045.17**	**(B)**
	Add for escalation in preconstruction period @3% on (B)	₹ 13,98,88,833.00	₹ 4,66,52,428.00	₹ 18,65,41,261.00	
	Additional anticipated increase in cost during construction period of 24 months @3% per annum = 6% on (B) for 24 months construction period	₹ 27,97,77,667.00	₹ 9,33,04,856.00	₹ 37,30,82,523.00	
	Total	**₹ 5,08,26,27,612.00**	**₹ 1,69,50,38,217.00**	**₹ 6,77,76,65,829.00**	
				₹ 678.00	**Crore**

AEE(C.) — **Assistant Engineer (E.)**

DPC-1, CPWD, New Delhi — **DPC-1, CPWD, New Delhi**

EE-cum-SM (C.)-I — **EE-cum-SM (E.)**

DPC-1, CPWD, New Delhi — **DPC-1, CPWD, New Delhi**

SE-cum-PD

DPC-1, CPWD, New Delhi

Name of Work : C/o 2B+G+31 E shaped hostel at Dhaka Complex, Delhi University, Delhi.								
Cost for Civil & Electrical Works (Based on PAR 2025)								
S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-1	MAIN BUILDING							
1	**BUILDING COST (Specifications as per Annexure-I of PAR 2025)**							1
1.1	RCC Framed Structure upto six storey							1.1
1.1.1	Floor Height 3.00 metre	77845	sqm	24410	₹ 1,90,02,03,773.00	₹ 0.00	**₹ 1,90,02,03,773.00**	1.1.2
1.2	**EXTRA FOR**							1.3
1.2.1	Set of additional storey(i.e. from 7th storeys 12th storey)	14499.60	sqm	123	₹ 17,83,450.80	₹ 0.00	**₹ 17,83,451.00**	1.3.1
1.2.2	Set of additional storey(i.e. from 12th storeys 17th storey)	14499.60	sqm	246	₹ 35,66,901.60	₹ 0.00	**₹ 35,66,902.00**	1.3.1
1.2.3	Set of additional storey(i.e. from 18th storeys 23rd storey)	14499.60	sqm	369	₹ 53,50,352.40	₹ 0.00	**₹ 53,50,352.00**	1.3.1
1.2.4	Set of additional storey(i.e. from 24th storeys 29th storey)	14499.60	sqm	492	₹ 71,33,803.20	₹ 0.00	**₹ 71,33,803.00**	1.3.1
1.2.5	Set of additional storey(i.e. from 30th storeys 32nd storey)	7249.80	sqm	615	₹ 44,58,627.00	₹ 0.00	**₹ 44,58,627.00**	1.3.1
1.2.6	Every 0.3 metre or part thereof, additional/less height of floor above normal floor height of 3.00 metre (on areas having additional/less height)							1.3.2
1.2.6.1	3.45 m height on all floors, extra for 0.45m	77845.30	sqm	868	₹ 6,75,69,720.40		**₹ 6,75,69,720.00**	1.3.2
1.2.6.1	4.8 m height on ground and first floor, extra for 1.45 m	4833.20	sqm	2170	₹ 1,04,88,044.00		**₹ 1,04,88,044.00**	1.3.2
1.2.3	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (1.2-0.6)/0.3=2, 2*470= 940	2928	sqm	940	₹ 27,51,944.00	-	**₹ 27,51,944.00**	1.3.3
1.2.4	RCC Raft Foundation (on ground floor area only)	13343.80	sqm	12765	₹ 17,03,33,607.00	₹ 0.00	**₹ 17,03,33,607.00**	1.3.6
1.3	**BASEMENT FLOOR**							
1.3.1	Floor height upto 3.35 meter including water proofing (excluding raft base).	13343.80	sqm	23170	₹ 30,91,75,846.00	₹ 0.00	**₹ 30,91,75,846.00**	1.4.1
1.3.2	Add or deduct for every 0.30 meter, or part thereof, height against normal height of 3.35 meter							1.4.2
1.3.2.1	5.5 m height for full basement area, extra for 2.15 m	13343.80	sqm	9120	₹ 12,16,95,456.00		**₹ 12,16,95,456.00**	
2.0	**FIRE FIGHTING**							1.5
2.1	Fire Fighting With wet riser & Sprinkler system	77845	sqm	1200	₹ 0.00	₹ 9,34,14,360.00	**₹ 9,34,14,360.00**	1.5.3
3.0	**FIRE ALARM SYSTEM**							1.6
3.1	Automatic Fire Alarm System	77845	sqm	600	₹ 0.00	₹ 4,67,07,180.00	**₹ 4,67,07,180.00**	1.6.2
4.0	Pressurised Mechanical Ventilation in basement	13343.80	sqm	1050	₹ 0.00	₹ 1,40,10,990.00	**₹ 1,40,10,990.00**	1.7
	Total Buliding Cost for Services (Percentage below refers to the percentage of building cost as per 1.0 above excluding PAR sub head 1.3.4, 1.3.5, 1.3.6, 1.3.7, 1.3.8, 1.3.9,1.5 & 1.6)	**₹ 2,44,81,88,908.00**						
5.0	**SERVICES**							
5.1	Internal Water Supply & Sanitary installations	₹2,44,81,88,908.00		12.00%	₹ 29,37,82,669.00		**₹ 29,37,82,669.00**	2.1
5.2	**External services connections and local body approval charges:**							2.2
5.2.1	Electrical external services connections	₹2,44,81,88,908.00		3.75%	-	₹ 9,18,07,084.00	**₹ 9,18,07,084.00**	2.2
5.2.2	Civil External service connections	₹2,44,81,88,908.00		1.25%	₹ 3,06,02,361.00	₹ 0.00	**₹ 3,06,02,361.00**	2.2.1
5.2.3	Local body approvals including tree cutting etc.	₹2,44,81,88,908.00		1.25%	₹ 3,06,02,361.00	₹ 0.00	**₹ 3,06,02,361.00**	2.2.3
5.2.4	Internal Electric installations	₹2,44,81,88,908.00		12.50%	₹ 0.00	₹ 30,60,23,614.00	**₹ 30,60,23,614.00**	2.3
5.3	**EXTRA FOR**							2.4
5.31	Power wiring and plugs	₹2,44,81,88,908.00		4.00%	₹ 0.00	₹ 9,79,27,556.00	**₹ 9,79,27,556.00**	2.4.1
5.3.2	Lightening Conductors	₹2,44,81,88,908.00		0.25%	₹ 0.00	₹ 61,20,472.00	**₹ 61,20,472.00**	2.4.2
5.3.3	Telephone conduit	₹2,44,81,88,908.00		0.25%	₹ 0.00	₹ 61,20,472.00	**₹ 61,20,472.00**	2.4.3
	Buliding Cost for TPQA and Consultancy = All above	**₹3,62,16,30,644.00**						

6.0	**TPQA & CONSULTANCY SERVICES**							
6.1	Third Party Quality Assurance	₹3,62,16,30,644.00		1.00%	₹ 3,62,16,306.00	₹ 0.00	**₹ 3,62,16,306.00**	**3.1**
6.2	Consultancy services for Architectural, Structural and MEP Services	₹3,62,16,30,644.00		1.75%	₹ 6,33,78,536.00	₹ 0.00	**₹ 6,33,78,536.00**	**3.2**
7	**LIFTS with power operated centre opening doors and AC variable voltage & variable frequency controls**							**4.0**
7.1	20 pax lift (G + 12) 2.5 M/Sec	6	No.	₹80,79,000.00	₹ 0.00	₹ 4,84,74,000.00	**₹ 4,84,74,000.00**	**4.2.3**
7.2	Extra for each additional floors	20	No.	₹7,32,300.00	₹ 0.00	₹ 1,46,46,000.00	**₹ 1,46,46,000.00**	**4.2.3**
7.3	Extra for Glass lift	6	No.	₹70,00,000.00	₹ 0.00	₹ 4,20,00,000.00	**₹ 4,20,00,000.00**	**LS**
8	**RCC WATER TANK (UG-280KL) and OH - 150KL)**							**5**
8.1	Overhead tank without independent staging	450000	Litre	23.00	₹ 1,03,50,000.00	-	**₹ 1,03,50,000.00**	**5.1**
8.2	Underground Tank	900000	Litre	24.00	₹ 2,16,00,000.00	-	**₹ 2,16,00,000.00**	**5.5**
9.0	**DEVELOPMENT OF SITE**							**6**
9.1	Semi compact/semi scattered site comprising of few blocks of midrise (between 6 to 12 storeys) buildings in a gated compound.	₹ 3,62,16,30,644.00	sqm	6.00%	₹ 21,72,97,838.64	-	**₹ 21,72,97,838.64**	**Note 4.2 i.e. 6% of building cost**
9.2	Boundary wall with 1500 mm high wall and 600 mm high MS grill including 2100 mm high steel gates at every 100 metres							**6.8**
9.2.1	With brickwork structure and RCC column of size 300*300mm @ 3.00 metre centre to centre and RCC plinth beam of size 300*300mm at ground level and coping	750.00	per metre	13210	₹ 99,07,500.00	-	**₹ 99,07,500.00**	**6.8.1**
9.3	Horticulture Works							**6.9**
9.3.1	Horticulture operations including 300mm earth filling, grassing, tree plantations/shrubs and potted plants etc.	20000	sqm	578	₹ 1,15,60,000.00		**₹ 1,15,60,000.00**	**6.9.1**
10	**SUBSTATION EQUIPMENT**							**7.2**
10.1	Supplying, installation, testing and commissioning of 11 KV/0.433 KV substation equipment comprising HT panel, transformers, HT cable, bus trunking from transformer to LT panel, LT panels, automatic power factor correction panel, active harmonic filters, TVSS (transient voltage suppression system), SPD (surge protection system), essential panel, earthing, required inter-connections, substation safety equipments including LT cabling from substation to the buildings fed by the substation.(6200 KVA(W)+6200 KVA (S))	23000	KVA	8100	₹ 0.00	₹ 18,63,00,000.00	**₹ 18,63,00,000.00**	**7.2.2**
11	**DIESEL GENERATING SETS**							**7.3**
11.1	Supplying installation testing and commissioning of silent type D.G Set , AMF Panel, Bus Trunking/Cables from DG set to essential Panel, control cable, Earthing of DG Set and AMF Panel, DG set exhaust piping as per CPCB norms and minor allied works.	5800	KVA	11560	₹ 0.00	₹ 6,70,48,000.00	**₹ 6,70,48,000.00**	**7.3.1**
12	**VRV/VRF AC System**							7.6
12.1	SITC of VRV/VRF system including indoor/outdoor units piping, electrical power distribution, wiring electrical panel, treated fresh air system etc	2300	HP	58,480	₹ 0.00	₹ 13,45,04,000.00	**₹ 13,45,04,000.00**	7.6.1
13	**SOLAR PHOTO VOLTAIC POWER GENERATION SYSTEM**							7.8
13.1	Supplying installation testing and commissioning of Grid Interactive roof top solar photo voltaic power generation system i/c space frame but without Battery.	50	KWP	58,480	₹ 0.00	₹ 29,24,000.00	**₹ 29,24,000.00**	7.8.1
14	**Solar Water Heating System**							
14.1	Supplying, installtion, testing commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water tank but without piping - 100 litres capacity	284580	Per litre	23920	₹ 0.00	₹ 6,80,71,536.00	**₹ 6,80,71,536.00**	7.9.1
15	**CCTV SYSTEM**							**7.10**

15.1	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"x8" per camera and hard ware software support- for indoors only{Rate applicable on total plinth area but CCTV coverage shall be limited to common areas ie approx 30% of the total plinth area as per requirement.	23354	sqm	210	₹ 0.00	₹ 49,04,254.00	**₹ 49,04,254.00**	**7.10.1**
15.2	For external survilliance (Rate applicable on total plinth area minus plinth area at ground floor) (Site area-Ground Coverage)	17072	sqm	210	₹ 0.00	₹ 35,85,204.00	**₹ 35,85,204.00**	**7.10.2**
16	**LIGHTNING AUTOMATION INCLUDING OCCUPANCY SENSORS**							**7.14**
16.1	Supplying testing and commissioning of occupancy sensors.	23354	sqm	220	₹ 0.00	₹ 51,37,790.00	**₹ 51,37,790.00**	**7.14.1**
17	**LAN SYSTEM**							**7.16**
17.1	Supplying installation testing and commissioning LAN with active and passive components etc and wiring with fiber optic cable/ cat-6 A cable complete as required.	77845	sqm	560	₹ 0.00	₹ 4,35,93,368.00	**₹ 4,35,93,368.00**	**7.16.1**
18	**IP BASED EPABX SYSTEM**							**7.17**
18.1	Supplying installtion testing and commissioning of IP based EPBAXsystem of (1000 No. of lines expandable upto 1500)	23354	sqm	580	₹ 0.00	₹ 1,35,45,082.00	**₹ 1,35,45,082.00**	**7.17.1**
19.	**STREET LIGHTING WITH LED**							**7.19**
19.1	Supplying, installation, testing and commisioning of LED street/ compound/ high mast/ pathway/ landscape lighting for the entire campus (Rate applicable on total plot area-GC)	20000	sqm	160	₹ 0.00	₹ 32,00,000.00	**₹ 32,00,000.00**	**7.19.1**
20	**STP/ETP PLANT**							**7.20**
	Supplying, installation, testing and commissioning of STP/ETP of appropriate technology including Civil Works (except plant room), Tertiary Treatment etc. for the Building/ campus							
20.1	Plant size upto 50 KLD	50	KLD	75000	₹ 0.00	₹ 37,50,000.00	**₹ 37,50,000.00**	**7.20.1**
20.2	Add extra for every KLD for plant size above 50 KLD and upto 100 KLD	50	KLD	60000		₹ 30,00,000.00	**₹ 30,00,000.00**	**7.20.2**
20.3	Add extra for every KLD for plant size above 100 KLD	270	KLD	50000		₹ 1,35,00,000.00	**₹ 1,35,00,000.00**	**7.20.3**
21	**EMERGENCY LIGHT & ILLUMINATED SIGNAGES**							**7.27**
21.1	Illuminated signages (Rate applicable on total plinth area)	91189	sqm	22	₹ 0.00	₹ 20,06,160.20	**₹ 20,06,160.20**	**7.27.1**
22	**DEMOLITION OF EXISTING BLOCKS**	500000	LS	1	₹ 5,00,000.00	-	₹ 5,00,000.00	LS
				Total	**₹ 3,33,03,09,097.04**	**₹ 1,32,23,21,122.20**	**₹ 4,65,26,30,218.84**	**(B)**

				AEE(C.)				**Assistant Engineer (E.)**		
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**		
				EE-cum-SM (C.)-I				**EE-cum-SM (E.)**		
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**		

Name of Work : C/o 2B+G+31 E shaped hostel at Dhaka Complex, Delhi University, Delhi.

Cost for Civil & Electrical Works (Based on PAR 2025)

S/L No.	Description of item	Quantity	Unit	Rate	Amount			PAR No.
					Civil	Electrical	Total	
SH-2	**SERVICE BLOCK**							
1	**Composite Framed Structure**							**1**
1.1	RCC Framed Structure upto six storey							**1.1**
1.1.1	Floor Height 3.00 mtr	400	sqm	24410	₹ 97,64,000.00	₹ 0.00	₹ 97,64,000.00	**1.1.1**
1.2	**EXTRA FOR**							**1.3**
1.2.1	Every 0.30 metre or part thereof, higher plinth over normal plinth of 0.6 metre (on ground floor area only) (0.9-0.6)/0.3=1, 1*470= 470	400	sqm	470	₹ 1,88,000.00	-	₹ 1,88,000.00	**1.3.3**
1.2.2	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre (on ground floor area only) (2.1-1.2)/0.3=3, 3*205= 615	400	sqm	615	₹ 2,46,000.00		₹ 2,46,000.00	**1.3.4**
	Total Buliding Cost = (A) - 1.2.2	**₹ 97,06,000.00**						
2.0	**SERVICES**							
2.1	Internal Water Supply & Sanitary installations	₹ 97,06,000		9.00%	₹ 8,73,540.00		₹ 8,73,540.00	**2.1**
2.2	**External services connections and local body approval charges:**							**2.2**
2.2.1	Electrical external services connections	₹ 97,06,000		3.75%	-	₹ 3,63,975.00	₹ 3,63,975.00	**2.2**
2.2.2	Civil External service connections	₹ 97,06,000		1.25%	₹ 1,21,325.00	₹ 0.00	₹ 1,21,325.00	**2.2.1**
2.2.3	Local body approvals including tree cutting etc.	₹ 97,06,000		1.25%	₹ 1,21,325.00	₹ 0.00	₹ 1,21,325.00	**2.2.3**
2.2.4	Internal Electric installations	₹ 97,06,000		12.50%	₹ 0.00	₹ 12,13,250.00	₹ 12,13,250.00	**2.3**
3.0	**EXTRA FOR**							**2.4**
3.1	Power wiring and plugs	₹ 97,06,000		4.00%	₹ 0.00	₹ 3,88,240.00	₹ 3,88,240.00	**2.4.1**
3.2	Lightening Conductors	₹ 97,06,000		0.25%	₹ 0.00	₹ 24,265.00	₹ 24,265.00	**2.4.2**
	Building cost for consultancy	**₹ 1,01,98,000**						
4	**TPQA & CONSULTANCY SERVICES**							
4.1	Third Party Quality Assurance	₹ 1,01,98,000		1.00%	₹ 1,01,980.00	₹ 0.00	₹ 1,01,980.00	**3.1**
4.2	Consultancy services for Architectural, Structural and MEP Services	₹ 1,01,98,000		1.75%	₹ 1,78,465.00	₹ 0.00	₹ 1,78,465.00	**3.2**
8	**DEVELOPMENT OF SITE**							
8.1	Site Development (@7.5 % of Building Cost)	₹ 97,06,000	%	7.5%	₹ 7,27,950.00	₹ 0.00	₹ 7,27,950.00	**Note 4**
				Total	**₹ 1,23,22,585.00**	**₹ 19,89,730.00**	**₹ 1,43,12,315.00**	**(B)**

				AEE(C.)				**Assistant Engineer (E.)**
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**
				EE-cum-SM (C.)-I				**EE-cum-SM (E.)**
				DPC-1, CPWD, New Delhi				**DPC-1, CPWD, New Delhi**

Name of Work: C/o 2B+G+31 E shaped hostel at Dhaka Complex, Delhi University, Delhi.

SH 5: Double stack Parking

Code	Description	Unit	Quantity	Rate	Amount(Rs)	Remarks
MR	Double Stack Parking as per Quotation	Per Stack	146	₹ 2,50,000.00	₹ 3,65,00,000.00	**MR**
	Add: water charges @ 1%				₹ 3,65,000.00	
	Sum after adding water charges @1%				₹ 3,68,65,000.00	X
	Add 15% CP & OH on X				₹ 55,29,750.00	
	Sum after adding 15% CP & OH				₹ 4,23,94,750.00	Y
	Add: Labour Cess @ 1% on Y				₹ 4,23,947.50	
	Sum after adding 1% labour Cess				₹ 4,28,18,697.50	Z
	Add 18% GST on Z				₹ 77,07,365.55	
	Gross Total				₹ 5,05,26,063.05	
	Cost for 1 job				₹ 5,05,26,063.05	

Assistant Engineer (E.)
DPC-1, CPWD, New Delhi

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

Name of Work : C/o 2B+G+31 E shaped hostel at Dhaka Complex, Delhi University, Delhi.

Area Statement	**Plinth Area (sqm)**
Basement	13343.80
Ground Floor	2927.60
First Floor	2416.70
Second to 32 Floor	72501.00
Third Floor	
Fourth Floor	
Fifth Floor	
Sixth Floor	
Seventh Floor	
Eighth Floor	
Ninth Floor	
Tenth Floor	
Eleventh Floor	
Twelth Floor	
Thirteenth Floor	
Fourteenth Floor	
	91189.10

Basement Plinth Area	13343.80	sqm
Floor Plinth Area	77845.30	sqm
Length of Boundary Wall	750.00	m
Plot Area	20000	sqm

Area Statement for Service Block

	Plinth Area (sqm)
LV transformer Room	100.00
HV transformer Room	100.00
Stand by generator room	100.00
Panel Room	100.00
Wall	0.00
STP Area	0.00
	400.00

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DPC-1, CPWD, New Delhi

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

Name of Work : C/o 2B+G+31 E shaped hostel at Dhaka Complex, Delhi University, Delhi.

Water Tank Calculation

	Population	Water demand in lpcd	Flushing in lpcd	Domestic in lpcd	Flushing Water reqd in kld	Domestic water reqd in kld
Domestic	3162	135	45	90	142.29	284.58

UG Sump requirement

Domestic	(For 1.5 day requirement)		640.305	kL	
Fire (As per NBC for A2 b 2)			255	kL	
		total	895.305	kL	900

OHT Requirement

Domestic (For 1 day requirement)		426.87	kL	
Fire (As per NBC for A3 category 35-45 m)		20	kL	
	total	446.87	kL	450

STP Requirement

Total sludge	369.954	kL	(Flushing + 80% of domestic)
	370	**kL**	

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