Appendix-IV
EC dated 13.10.2026

DPR ON PROPOSED NEW HOSTEL BLOCKS OF UNIVERSITY OF DELHI, NEW DELHI

- ADDITIONAL HOSTEL BLOCKS FOR IOE HOSTELS AT DHAKA CAMPUS
- NEW JUBILEE HALL HOSTELS AT NORTH CAMPUS
- PG MEN'S HOSTEL & GUEST HOUSE AT NORTH CAMPUS
- INTERNATIONAL STUDENTS HOSTEL AT NORTH CAMPUS
- SKY WALK BETWEEN FOT & DUCC
- EXTENSION OF USIC BUILDINGS (ICCR)

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University of Delhi

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A Navratna CPSE

PROPOSED NEW BLOCKS | SUMMARY

Sl. No	Name of Blocks	Total Rooms	Total Students	Total Floors Upto	Total Built-up area (in Sq.m)	Estimated cost (in Cr.)
1	TWO ADDITIONAL HOSTEL BLOCKS FOR IOE HOSTELS AT DHAKA CAMPUS (3 Seater+1 Seater)	1265	3800	3B+G+32	1,65,100	1050.91
2	NEW JUBILEE HALL HOSTELS (3 Seater+1Seater+ Residential Units)	1442	3795	2B+G+32	1,86,320	1225.59
3	PG MEN'S HOSTEL & GUEST HOUSE (3 Seater Unit & Guest House)	756	2337	2B+G+32	99,160	637.06
4	INTERNATIONAL STUDENTS HOSTEL (3 Seater Units)	1100	3300	3B+G+32	1,55,817	966.39
5	SKY WALK BETWEEN FOT-DUCC	NA	NA	G+7	5469	100.04
6	EXTENSION OF USIC BUILDING (ICCR)	NA	NA	G+10	5665	71.08
	TOTAL	4,563	13,232		6,17,531 SQM	Rs. 4051.07 CR.

1. PROPOSAL FOR 2 ADDITIONAL HOSTEL BLOCKS WITH 3800 SEATER CAPACITY AT DHAKA CAMPUS , DELHI UNIVERSITY

CLIENT:

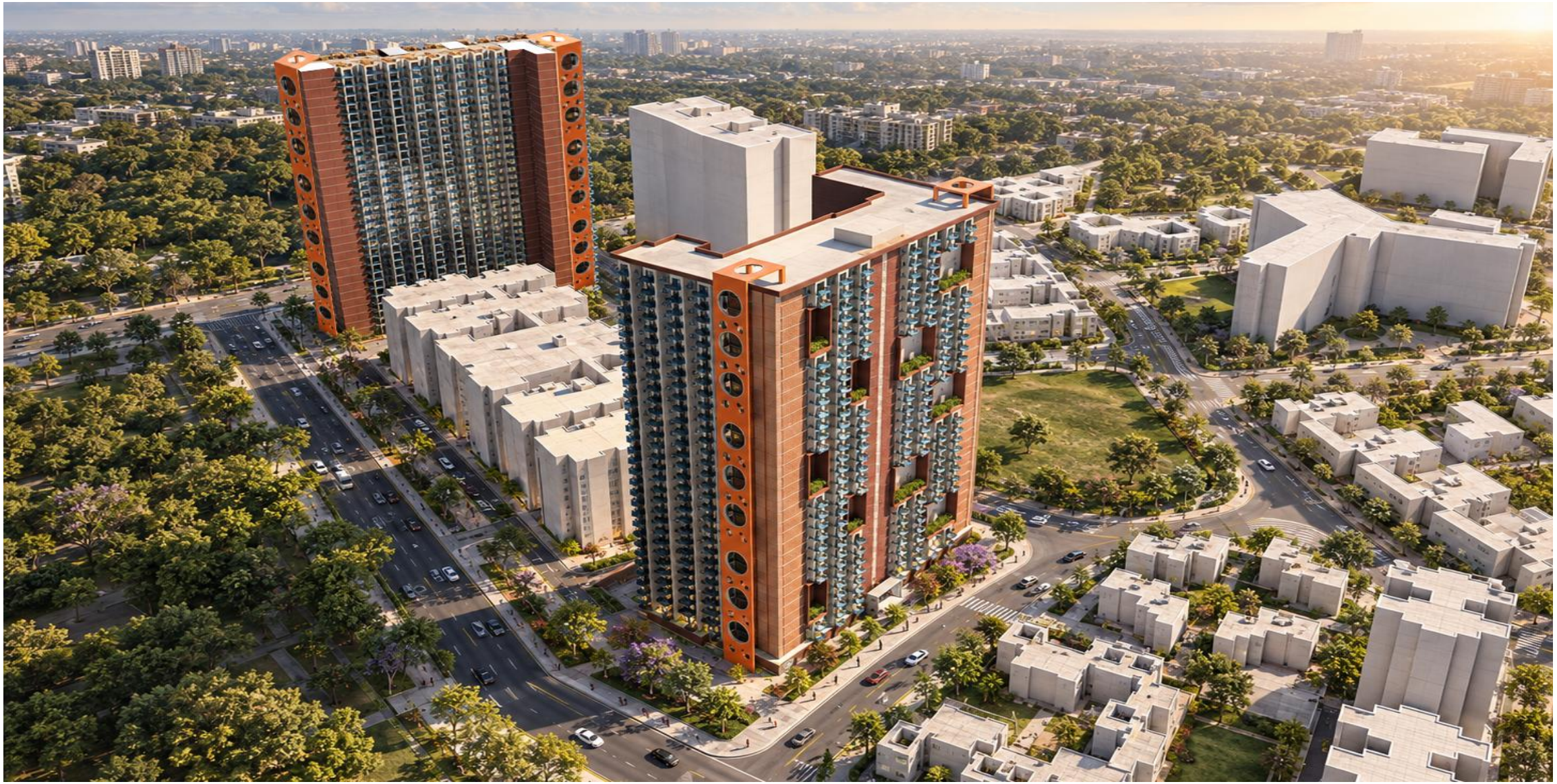
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UNIVERSITY OF DELHI , NEW DELHI- DHAKA CAMPUS

VIEWS –



VIEWS –



VIEWS –



VIEWS –



PROPOSED SITES FOR DEVELOPMENT



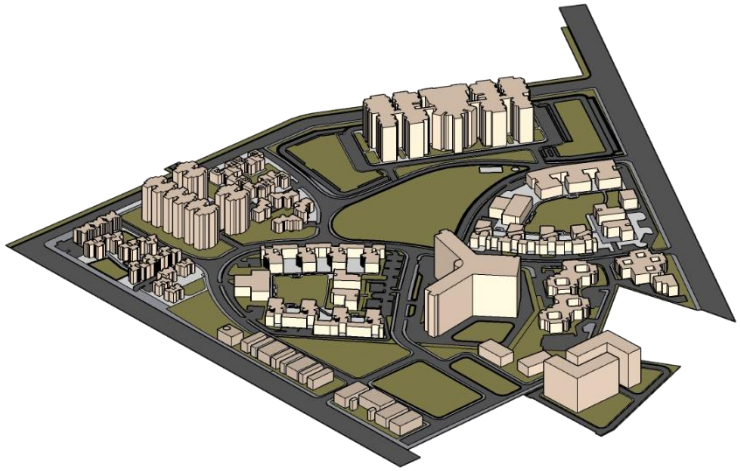
KEY HIGHLIGHTS – MASTER PLAN

- **Ground Coverage:** Increased from **33% to 40%** as per **MPD 2047**.
- **Available Ground Coverage:** As per the previous approved Master Plan, only **20.5% ground coverage** has been achieved, leaving **30,881 sqm of additional ground coverage potential**.
- **Permissible FAR:** As per the previous approved Master Plan, **FAR 200** was permissible, against which **FAR 400** has been achieved.
- **Height Restriction:** Building height shall be subject to **AAI height clearance/NOC**, with the permissible height considered up to **204 m**, as per the applicable MEP/airport height restrictions.

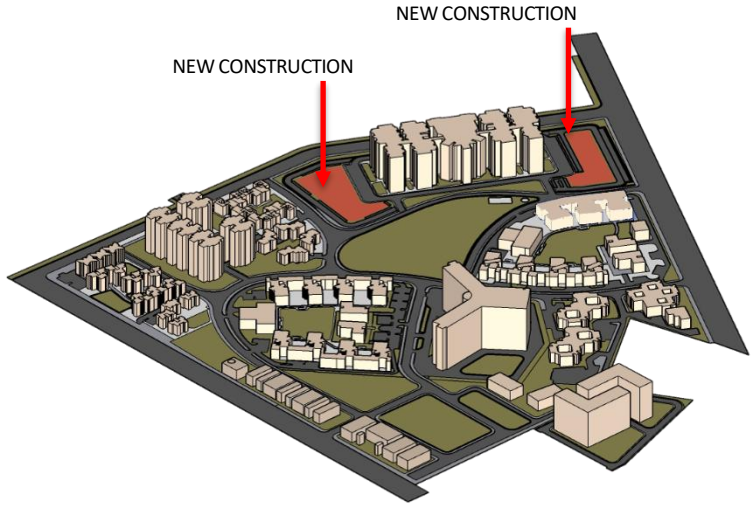
LEGEND

- UNDER CONSTRUCTION BLOCKS
- EXISTING BLOCKS
- PROPOSED SITE

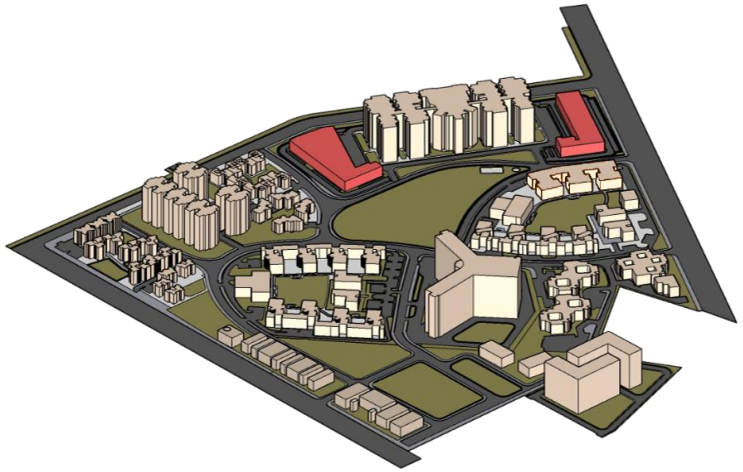
DESIGN DEVELOPMENT (CONSIDERING FAR 4.0)



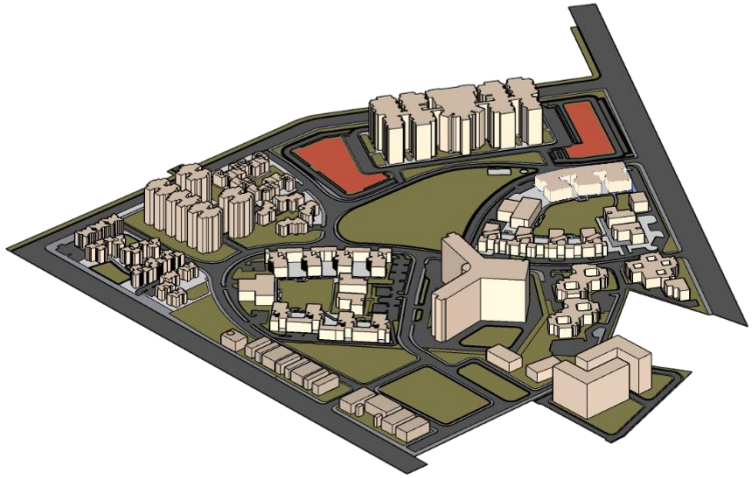
STEP 01 : ANALYZING EXISTING SITE



STEP 02 : IDENTIFYING THE IDEAL LOCATION FOR THE PROPOSAL



STEP 03 : FINALISING THE PROPOSED CONSTRUCTION AREA BASED ON SITE CONDITIONS



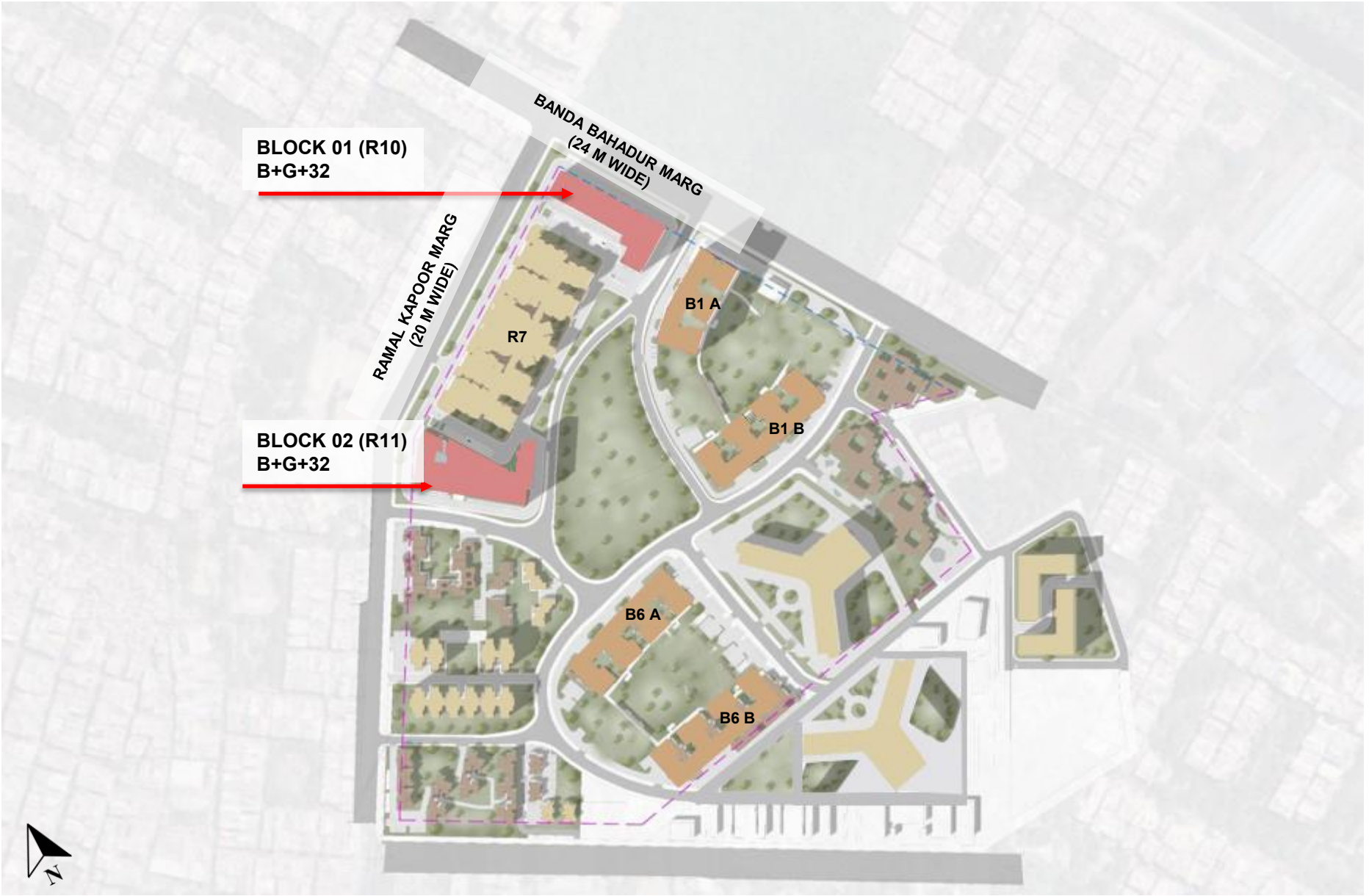
STEP 03 : DESIGNING TO ACHIEVE MAXIMUM FAR

DEVELOPMENT AS PER MPD 2047/UBBL	
PARTICULARS	**VALUE**
Setback (Front)	15M
Setback (side)	12M
Ground coverage	40%
FAR	200
Height (as per AAI)	204 M
Parking requirement	0.5 ECS for 100 sqm

AREA CALCULATION	
PARTICULARS	**EXISTITING**
SITE AREA	50.34 acres (203725 sqm)
AREA OF ENCROACHMENT	6597.92 sqm
NET SITE AREA	197128.06 sqm
AREA FOR CULTURE FACILITY	35000 sqm
AREA FOR SCHEME	162128.06 sqm

DESIGN CHANGES		
PARTICULARS	**EXISTITING**	**PROPOSED**
PERMISSIBLE GROUND COVERAGE	33% (48,638.42 sqm)	40% (64851.22 sqm)
GROUND COVERAGE ACHIEVED	20.5% (32479 sqm)	23.35% (37853 sqm)
MAXIMUM PROPOSED HEIGHT	42 M	120 M
FAR ACHIEVED PROPOSED	200	400 (648512.sqm)
FAR ACHIEVED	113	318.3(515948 sqm)

MASTER PLAN (PROPOSED DEVELOPMENT)



AREA CALCULATION	
PARTICULARS	VALUE
SITE AREA	203725.98
AREA OF ENCROACHMENT	6597.92
NET SITE AREA	197128.06
AREA RESERVED FOR SOCIO-CULTURAL FACILITY	35000.00
AREA FOR SCHEME	162128.06
PERMISSIBLE GROUND COVERAGE	64851.22
GROUND COVERAGE ACHIEVED	37853
PERMISSIBLE FAR	648512.24
FAR PROPOSED	515948

BLOCK	ACCOMMODATION
R11	2000
R10	1800
R7	1440
B1A	1100
B1B	1350
B6A	1350
B6B	1350
TOTAL	10390

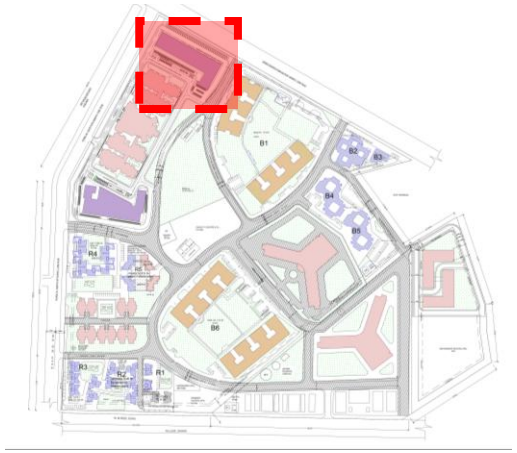
LEGEND

- PROPOSED BLOCK
- UNDER CONSTRUCTION
- EXISTING BLOCK
- TO BE DEMOLISHED AND RECONSTRUCTED

ADDITIONAL BLOCK NO. 1 (1800 SEATER CAPACITY)

BLOCK 01 – GROUND FLOOR PLAN





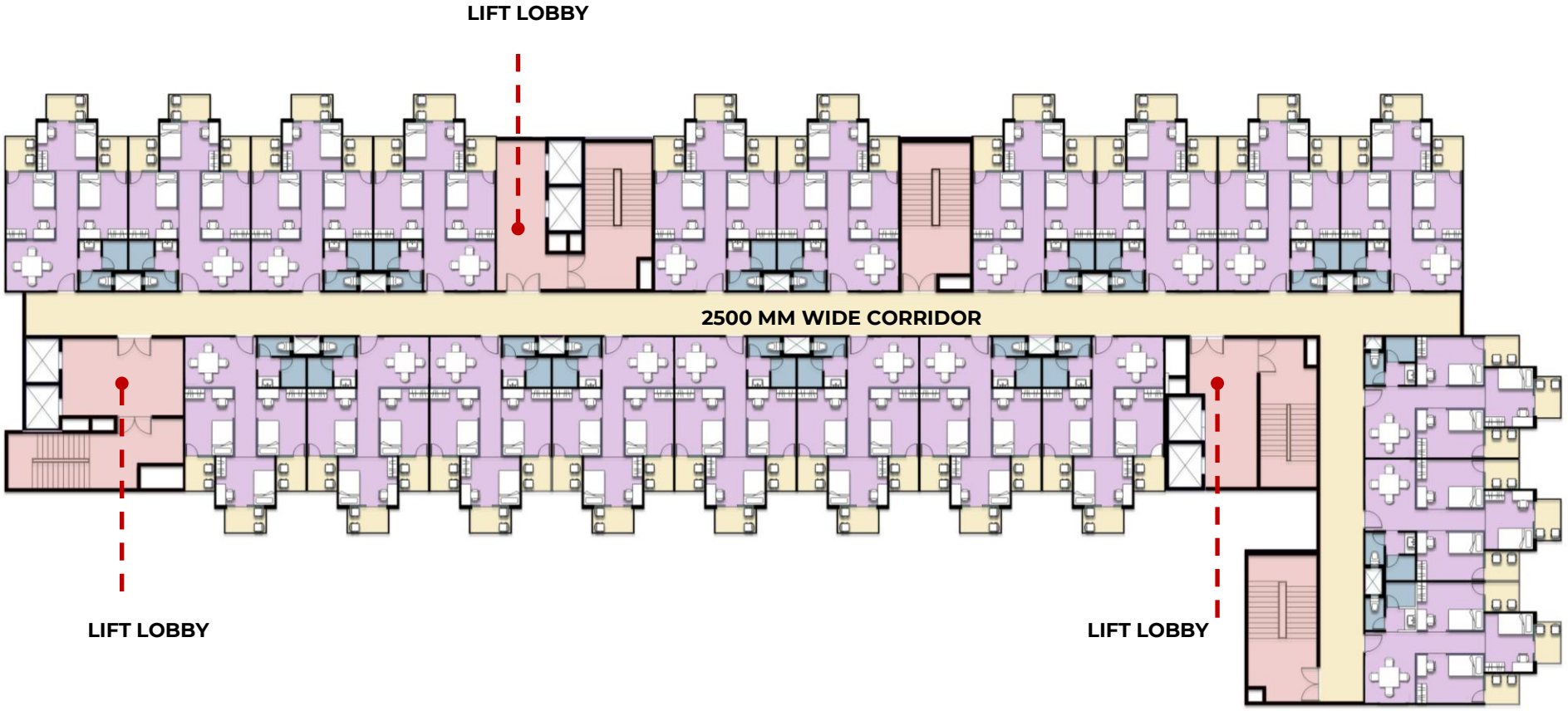
BLOCK - 01	
Particulars	**Proposal**
Guest Rooms	11 Nos.
Dining Area	600 pax. (950 sqm)
Total Hostel Rooms	600
Total Students	1,800
Total Floors	3B+G+32
Parking Provided	375 cars
Total Built-up Area	79,950 sq.m
Estimated Cost	₹519.08 Cr

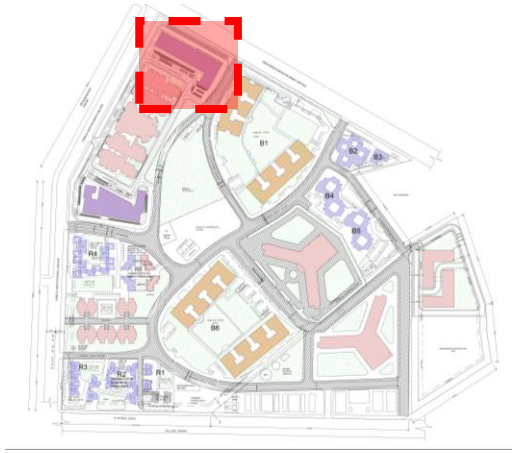
NOTE –

1. The dining facility on the ground floor has a capacity of **600 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

2. To achieve the required parking capacity, Basement 1 will be designed with stack parking, while Basements 2 and 3 will be constructed with conventional parking..

BLOCK 01 – TYPICAL FLOOR PLAN

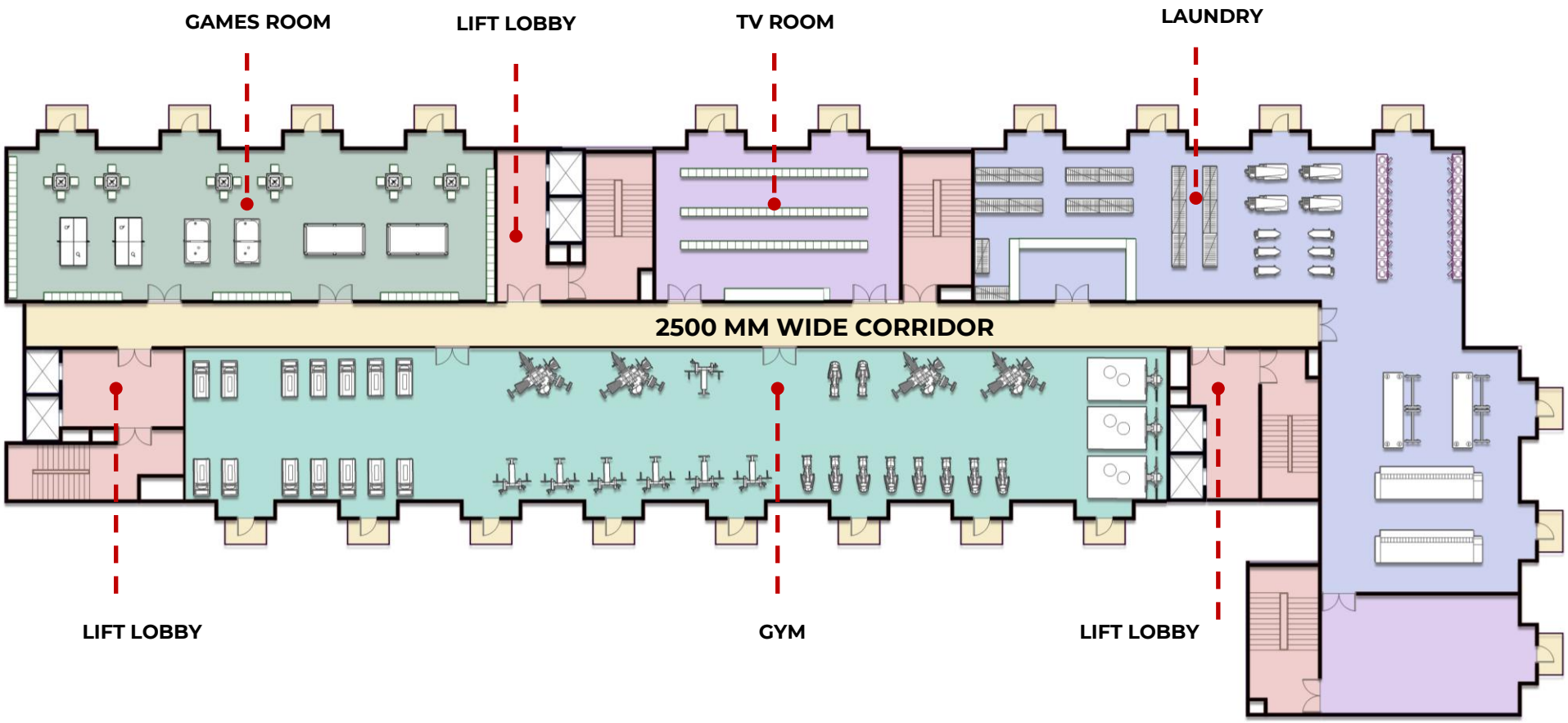


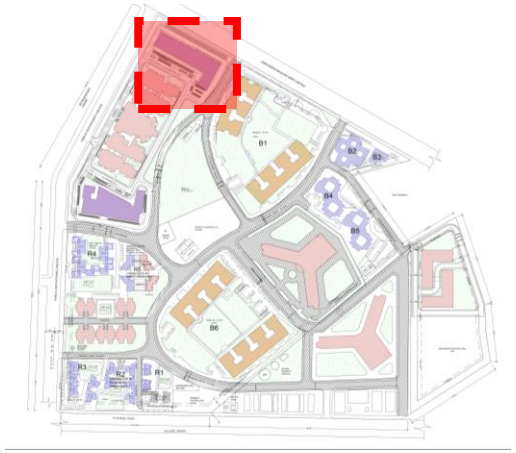


BLOCK - 01	
Particulars	**Proposal**
Total Hostel Rooms	600
Rooms per floor	21
Total Students	1,800
Total Floors	3B+G+32
Total Built-up Area	79,950 sq.m
Estimated Cost	₹519.08 Cr

NOTE - The dining facility on the ground floor has a capacity of **600 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

BLOCK 01 – FIRST FLOOR PLAN

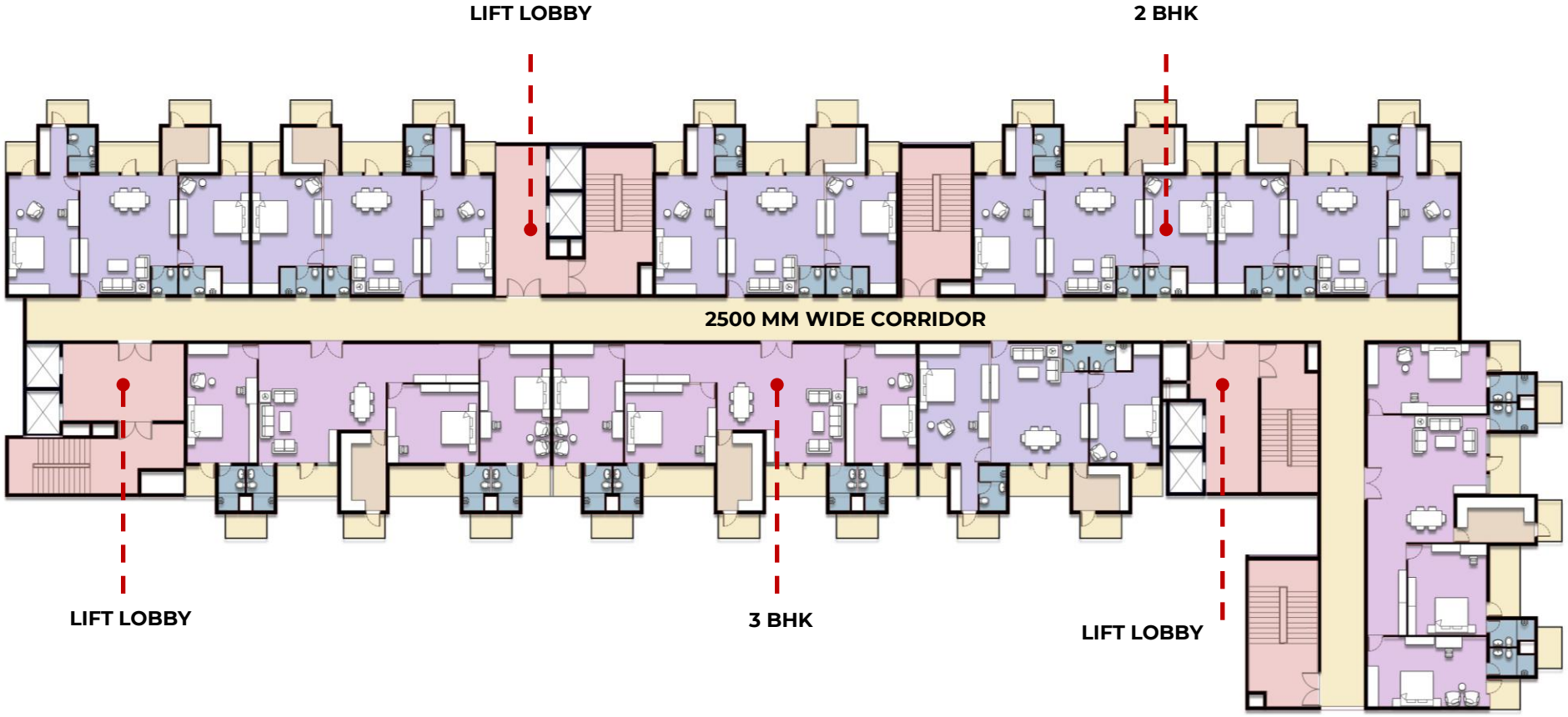


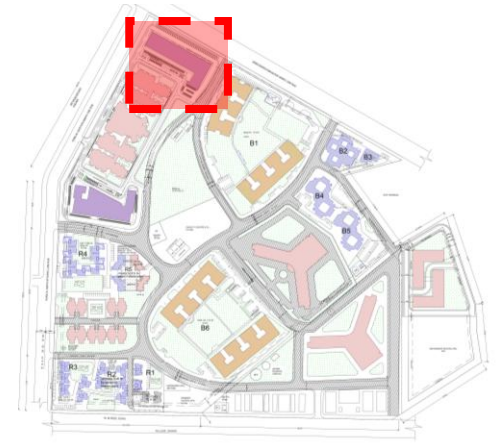


BLOCK - 01	
Particulars	**Proposal**
Games Rooms	250 sqm
TV Room	120 sqm
Gym	500 sqm
Laundry	500 sqm
Total Hostel Rooms	600
Total Students	1,800
Total Floors	3B+G+32
Total Built-up Area	79,950 sq.m
Estimated Cost	₹519.08 Cr

NOTE - The dining facility on the ground floor has a capacity of **600 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

BLOCK 01 – SECOND FLOOR PLAN (STAFF RESIDENCE)

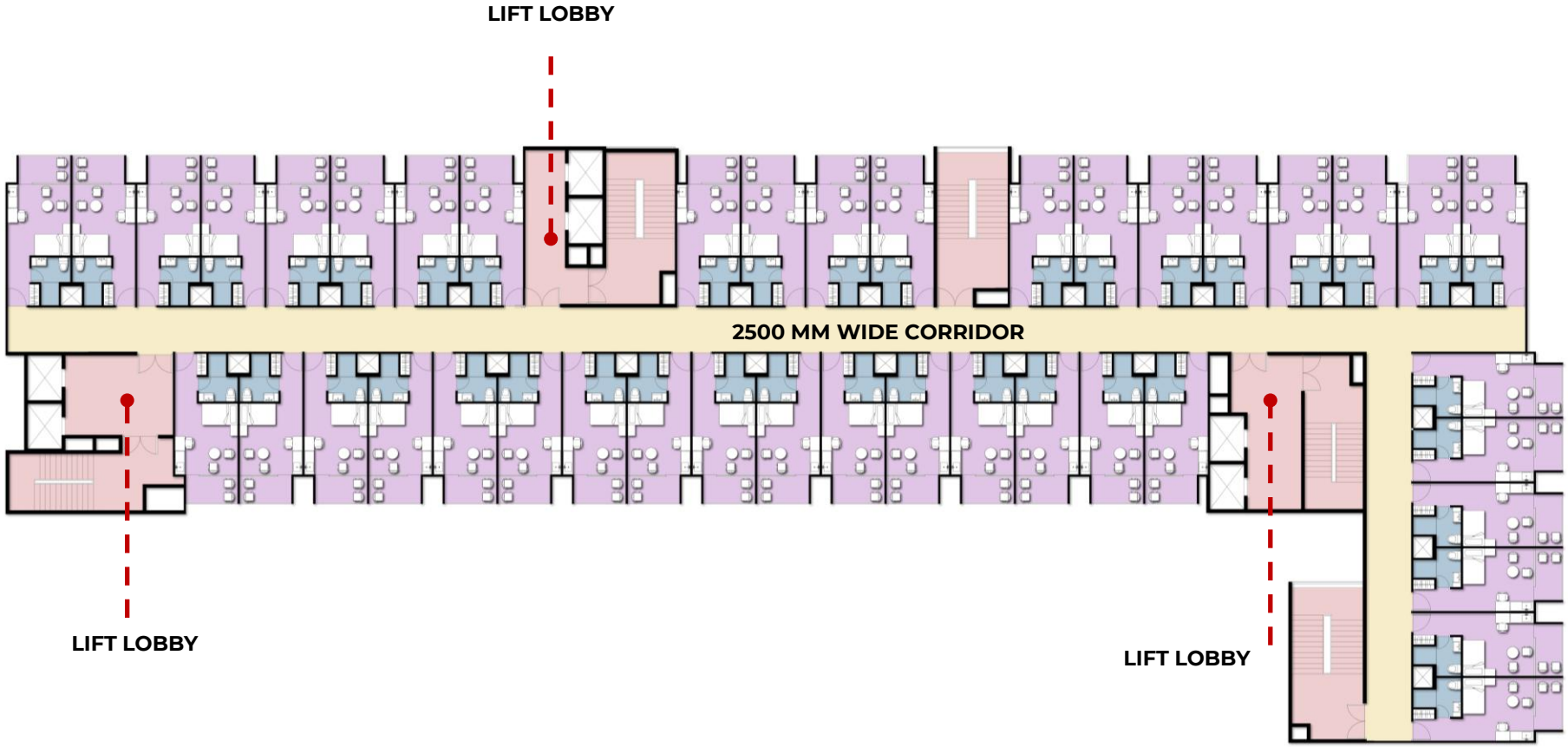


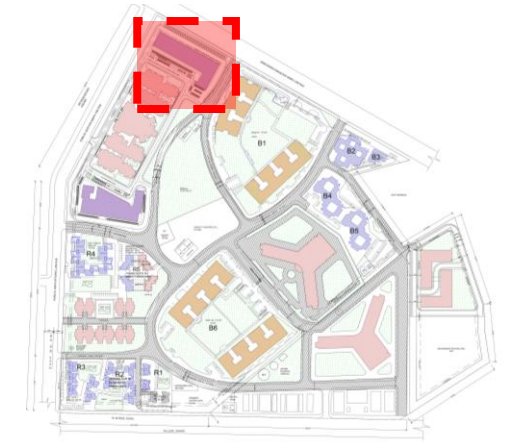


BLOCK - 01	
Particulars	**Proposal**
2 BHK units	5 Nos.
3 BHK units	3 Nos.
Total Hostel Rooms	600
Total Students	1,800
Total Floors	3B+G+32
Total Built-up Area	79,950 sq.m
Estimated Cost	₹519.08 Cr

NOTE - The dining facility on the ground floor has a capacity of **600 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

BLOCK 01 – THIRD FLOOR PLAN (SINGLE ACCOMMODATION)

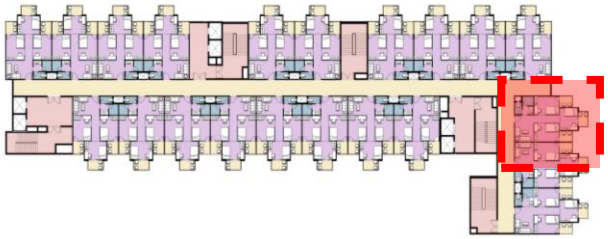


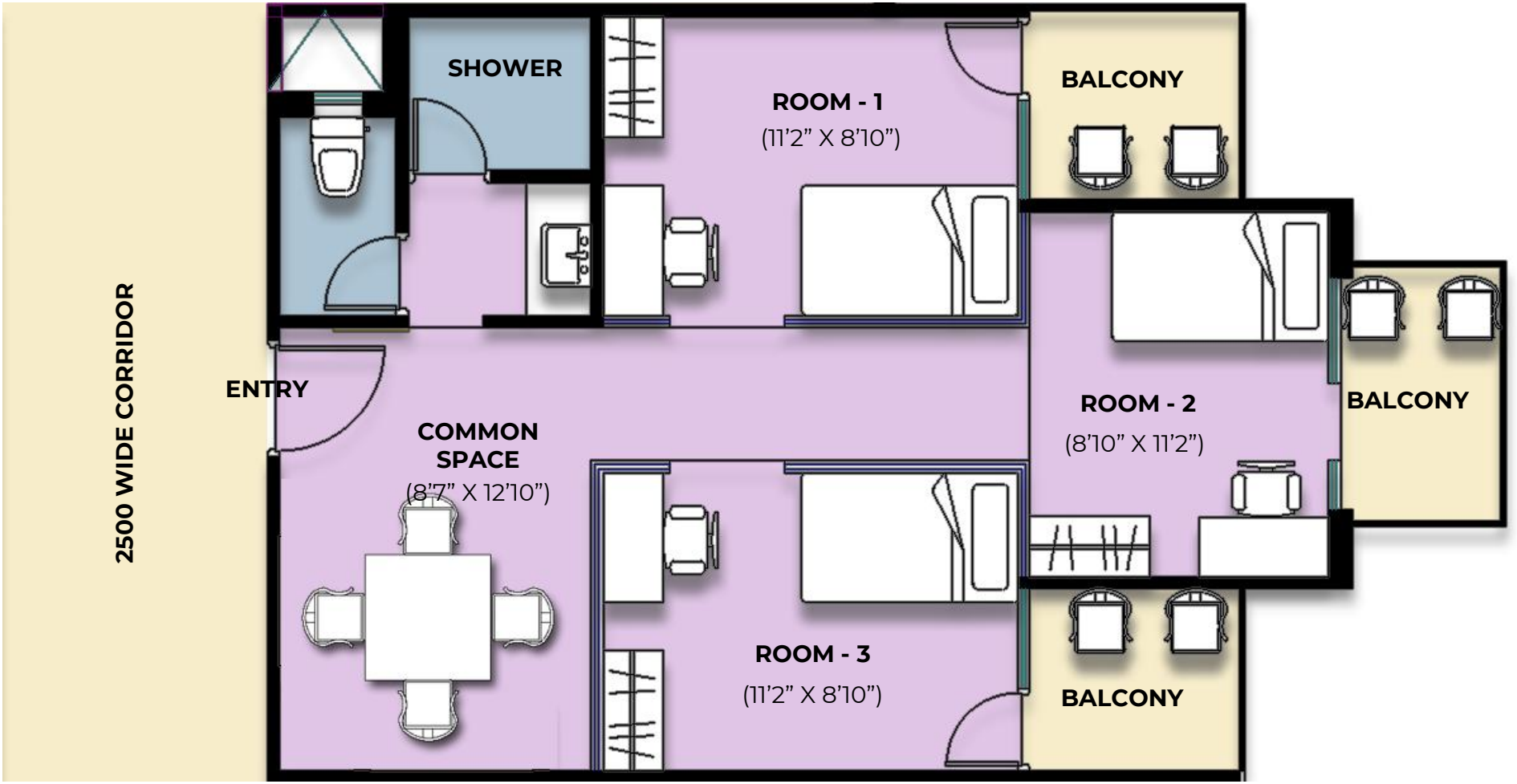


BLOCK - 01	
Particulars	**Proposal**
Single Occupancy	42 Nos.
Total Hostel Rooms	600
Total Students	1,800
Total Floors	3B+G+32
Total Built-up Area	79,950 sq.m
Estimated Cost	₹519.08 Cr

NOTE - The dining facility on the ground floor has a capacity of **600 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

TYPICAL UNIT PLAN (TRIPLE ACCOMMODATION)





BLOCK - 01	
Particulars	**Proposal**
Total Hostel Rooms	600
Total Students	1,800
Total Floors	3B+G+32
Total Built-up Area	79,950 sq.m
Estimated Cost	₹519.08 Cr

NOTE - The dining facility on the ground floor has a capacity of **600 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

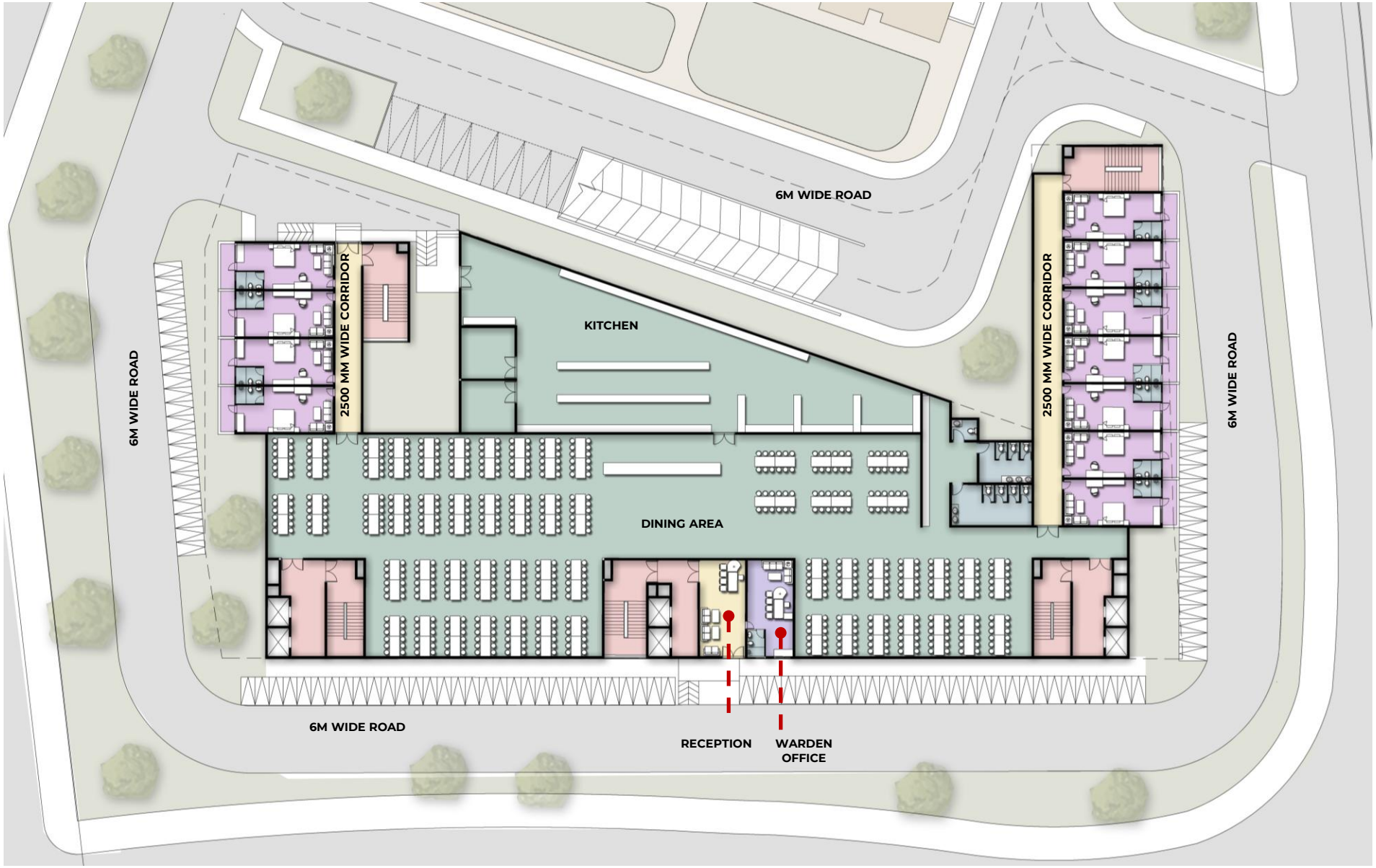
UNIT AREA
700 Sqft. incl. balcony
585 Sqft. excl. balcony

COST SUMMARY BLOCK 01 –

Estimate for Construction of 1800 seater Hostel Block at Dhaka Campus, Delhi University.			
SUMMARY OF COST			
S. No.	**Name of Building**	**Estimated Cost**	**Remarks**
1	Hostel Block (3B+G+32 Floors)	316.66	
2	External Development_ Civil Works	4.04	
3	External Development_ MEP Works	83.87	
4	Miscellaneous works (Furniture, Kitchen equipments, laundry etc.)	34.20	
5	Added for Superior finishes	5.00	
	Sub-Total-I	**443.76**	
	Art Work @1%	4.44	
	Master Plan approval @0.5%	2.22	
	Sub-Total-II	**450.42**	
	Add escalation @ 6% (Considering 24 months Construction period @ 3% per annum)	27.03	
	Sub-Total-III	**477.44**	
	Add for Contingencies @3% (on A)	14.32	
	Labour Cess 1% (on A)	4.77	
	NBCC Agency Charges @ 4% (on A)	19.10	
	GST @ 18% on NBCC Agency charges	3.44	
	Total Cost	**519.08**	

ADDITIONAL BLOCK NO. 2 (2000 SEATER CAPACITY)

BLOCK 02 – GROUND FLOOR PLAN





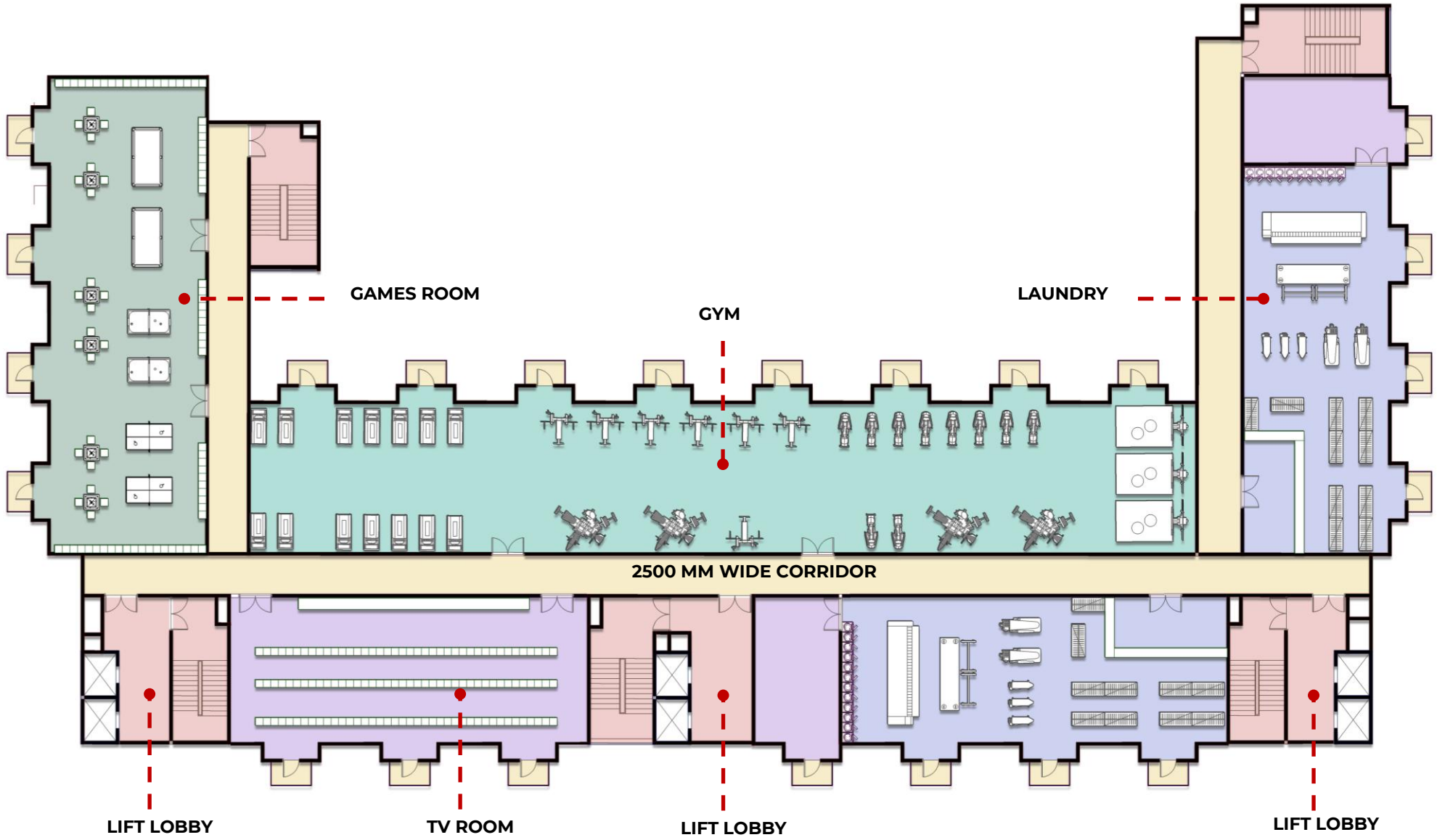
BLOCK - 02	
Particulars	**New Proposal**
Guest Rooms	11 Nos.
Dining area	750 pax (1160sqm)
Total Hostel Rooms	665
Total Students	2,000
Total Floors	3B+G+32
Parking Provided	375 cars
Total Built-up Area	85,150 sq.m
Estimated Cost	₹531.83 Cr

NOTE –

1. The dining facility on the ground floor has a capacity of **750 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

2. To achieve the required parking capacity, Basement 1 will be designed with stack parking, while Basements 2 and 3 will be constructed with conventional parking**..**

BLOCK 02 – FIRST FLOOR PLAN

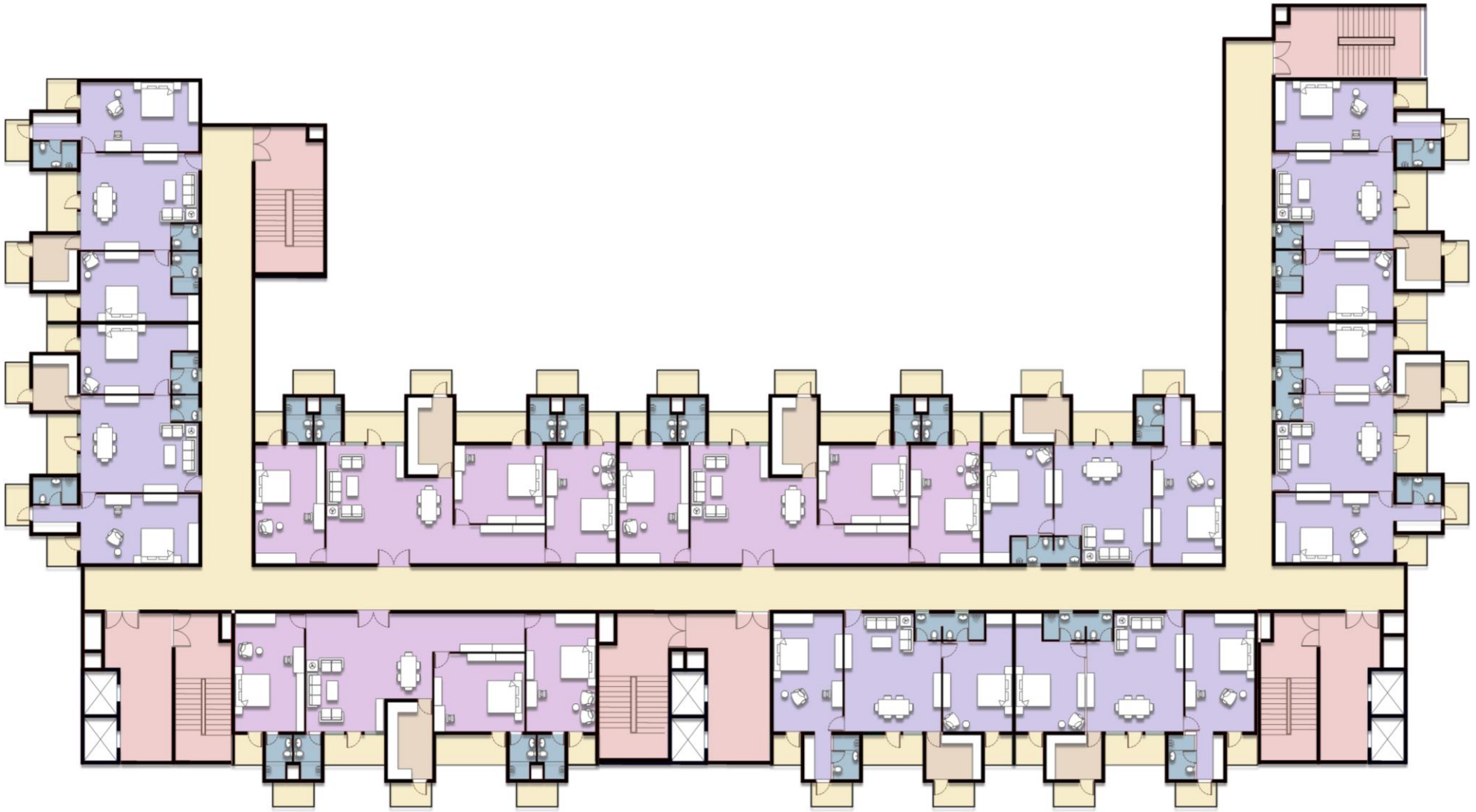




BLOCK - 02	
Particulars	**New Proposal**
Games Room	270 sqm
Gym	550 sqm.
TV Room	200 sqm
Laundry	400 sqm
Total Hostel Rooms	665
Total Students	2,000
Total Floors	3B+G+32
Total Built-up Area	85,150 sq.m
Estimated Cost	₹531.83 Cr

NOTE - The dining facility on the ground floor has a capacity of **750 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

BLOCK 02 – SECOND FLOOR PLAN (STAFF RESIDENCE)





BLOCK - 02	
Particulars	**New Proposal**
2 BHK units	6 Nos.
3 BHK units	3 Nos.
Total Hostel Rooms	665
Total Students	2,000
Total Floors	3B+G+32
Total Built-up Area	85,150 sq.m
Estimated Cost	₹531.83 Cr

NOTE - The dining facility on the ground floor has a capacity of **750 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

BLOCK 02 – THIRD FLOOR PLAN (SINGLE ACCOMMODATION)

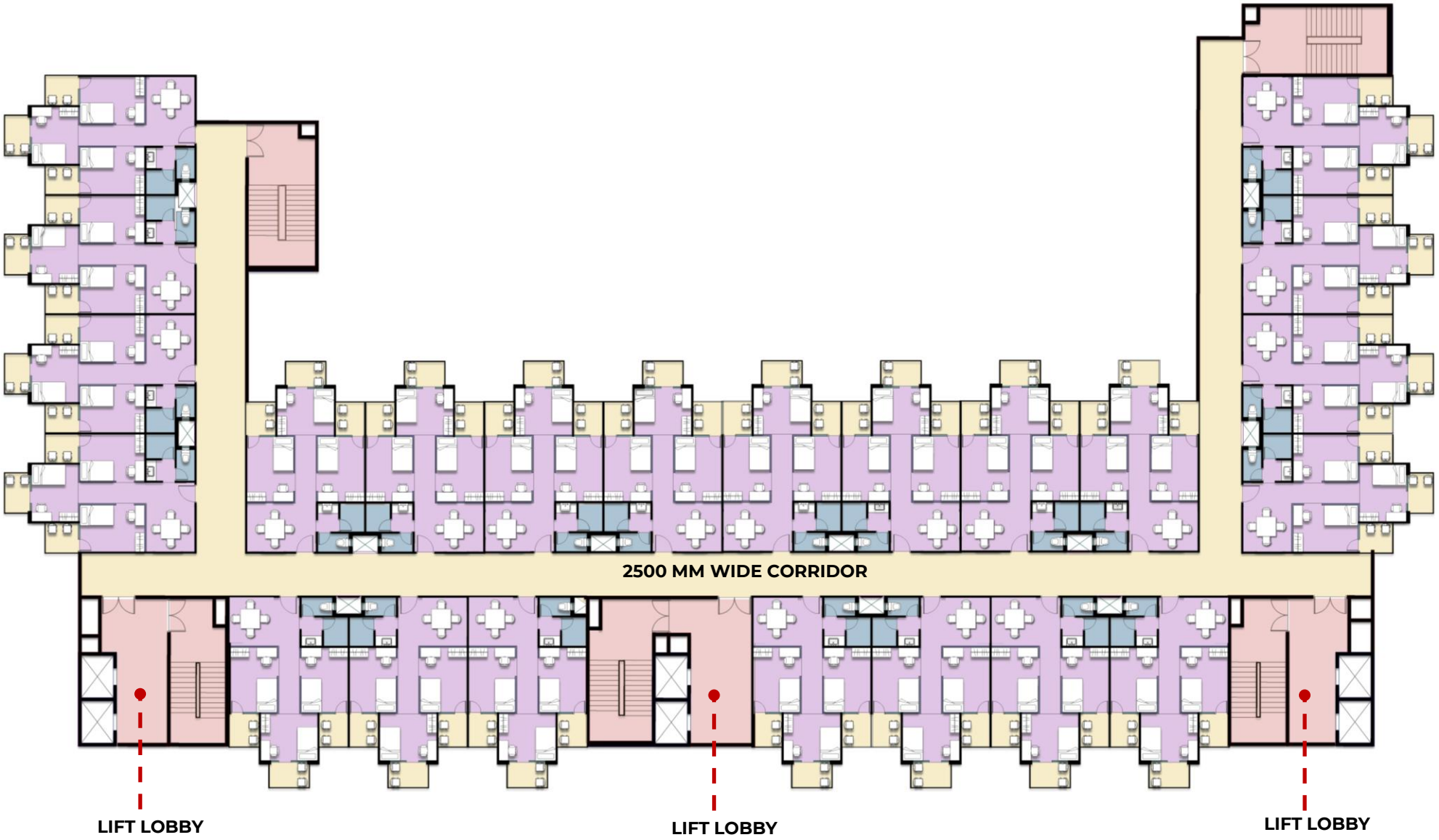




BLOCK - 02	
Particulars	**New Proposal**
Single Occupancy	45 Nos.
Total Rooms	665
Total Students	2,000
Total Floors	3B+G+32
Total Built-up Area	85,150 sq.m
Estimated Cost	₹531.83 Cr

NOTE - The dining facility on the ground floor has a capacity of **750 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

BLOCK 02 – TYPICAL FLOOR PLAN

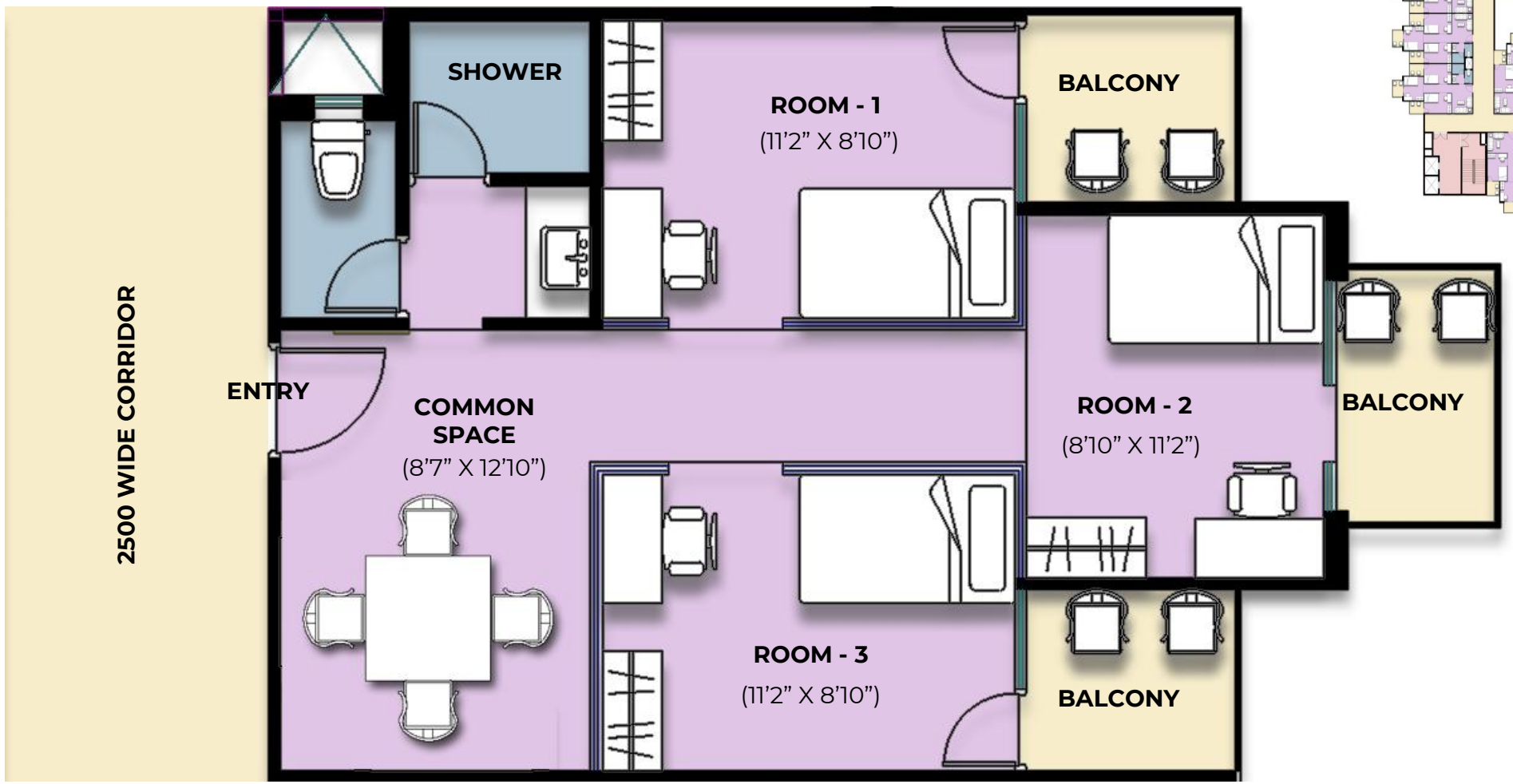


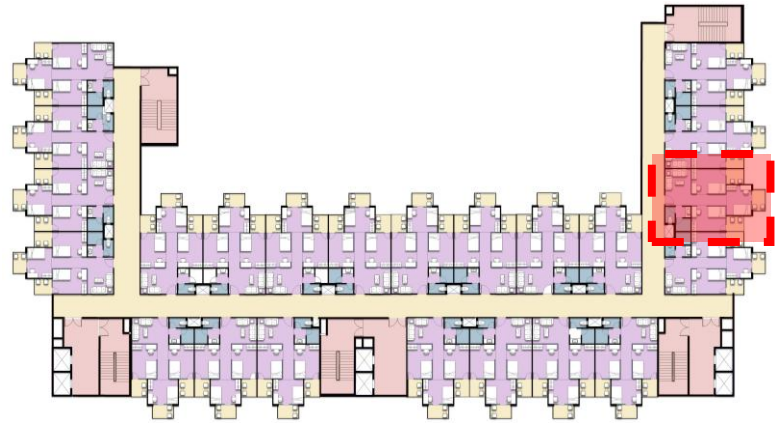


BLOCK - 02	
Particulars	**New Proposal**
Rooms per floor	23
Total Rooms	665
Total Students	2,000
Total Floors	3B+G+32
Total Built-up Area	85,150 sq.m
Estimated Cost	₹531.83 Cr

NOTE - The dining facility on the ground floor has a capacity of **750 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

TYPICAL UNIT PLAN (TRIPLE ACCOMMODATION)



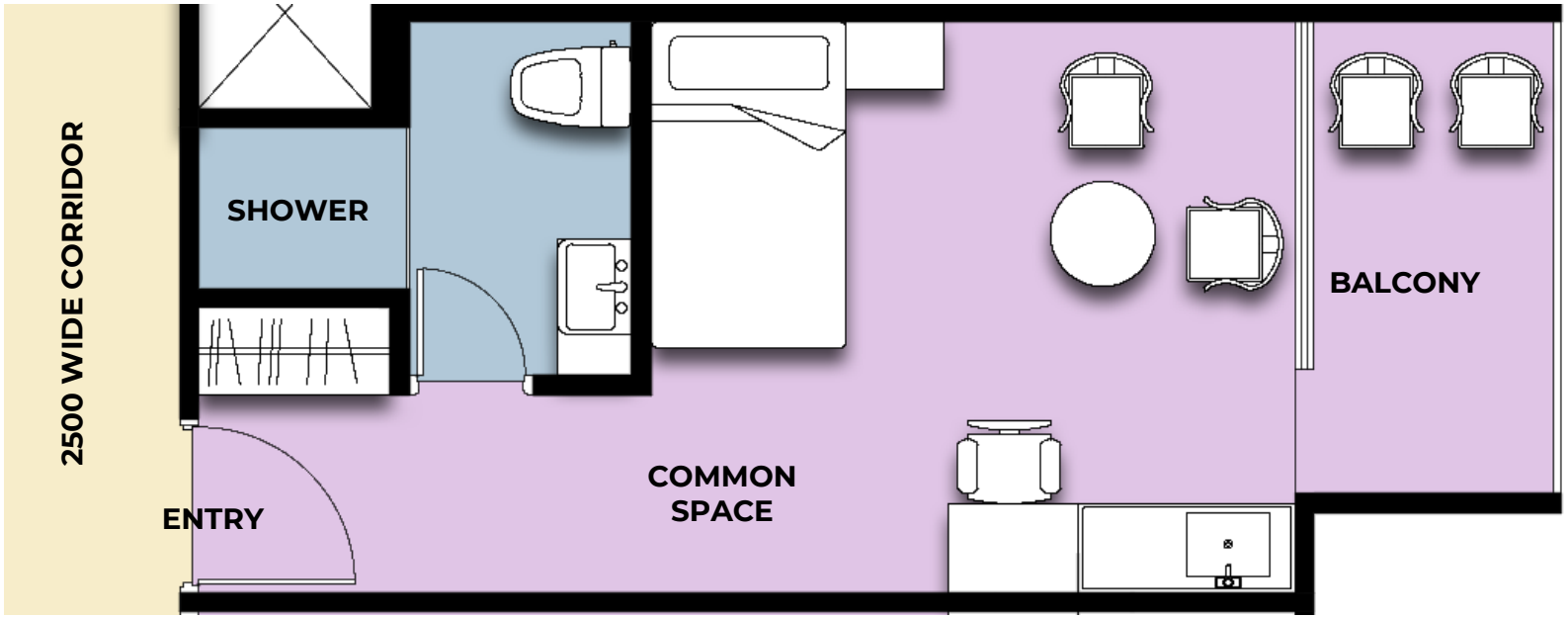


BLOCK - 02	
Particulars	**New Proposal**
Total Rooms	665
Total Students	2,000
Total Floors	3B+G+32
Total Built-up Area	85,150 sq.m
Estimated Cost	₹531.83 Cr

NOTE - The dining facility on the ground floor has a capacity of **750 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

UNIT AREA
700 Sqft. incl. balcony
585 Sqft. excl. balcony

TYPICAL UNIT PLAN (SINGLE ACCOMMODATION)





BLOCK - 02	
Particulars	**New Proposal**
Total Rooms	665
Total Students	2,000
Total Floors	3B+G+32
Total Built-up Area	85,150 sq.m
Estimated Cost	₹531.83 Cr

NOTE - The dining facility on the ground floor has a capacity of **750 students per sitting** and can be operated in **3 shifts**, allowing it to cater to the entire student population.

UNIT AREA
318 Sqft. incl. balcony

COST SUMMARY BLOCK 02 –

Estimate for Construction of 2000 seater Hostel Block at Dhaka Campus, Delhi University.			
SUMMARY OF COST			
S. No.	**Name of Building**	**Estimated Cost**	**Remarks**
1	Hostel Block (3B+G+32 Floors)	335.38	
2	External Development_ Civil Works	4.13	
3	External Development_ MEP Works	83.96	
4	Miscellaneous works (Furniture, Kitchen equipments, laundry etc.)	26.20	
5	Added for Superior finishes	5.00	
	Sub-Total-I	**454.67**	
	Art Work @1%	4.55	
	Master Plan approval @0.5%	2.27	
	Sub-Total-II	**461.49**	
	Add escalation @ 6% (Considering 24 months Construction period @ 3% per annum)	27.69	
	Sub-Total-III	**489.18**	
	Add for Contingencies @3% (on A)	14.68	
	Labour Cess 1% (on A)	4.89	
	NBCC Agency Charges @ 4% (on A)	19.57	
	GST @ 18% on NBCC Agency charges	3.52	
	Total Cost	**531.83**	

2. DETAILED PROJECT REPORT (DPR)

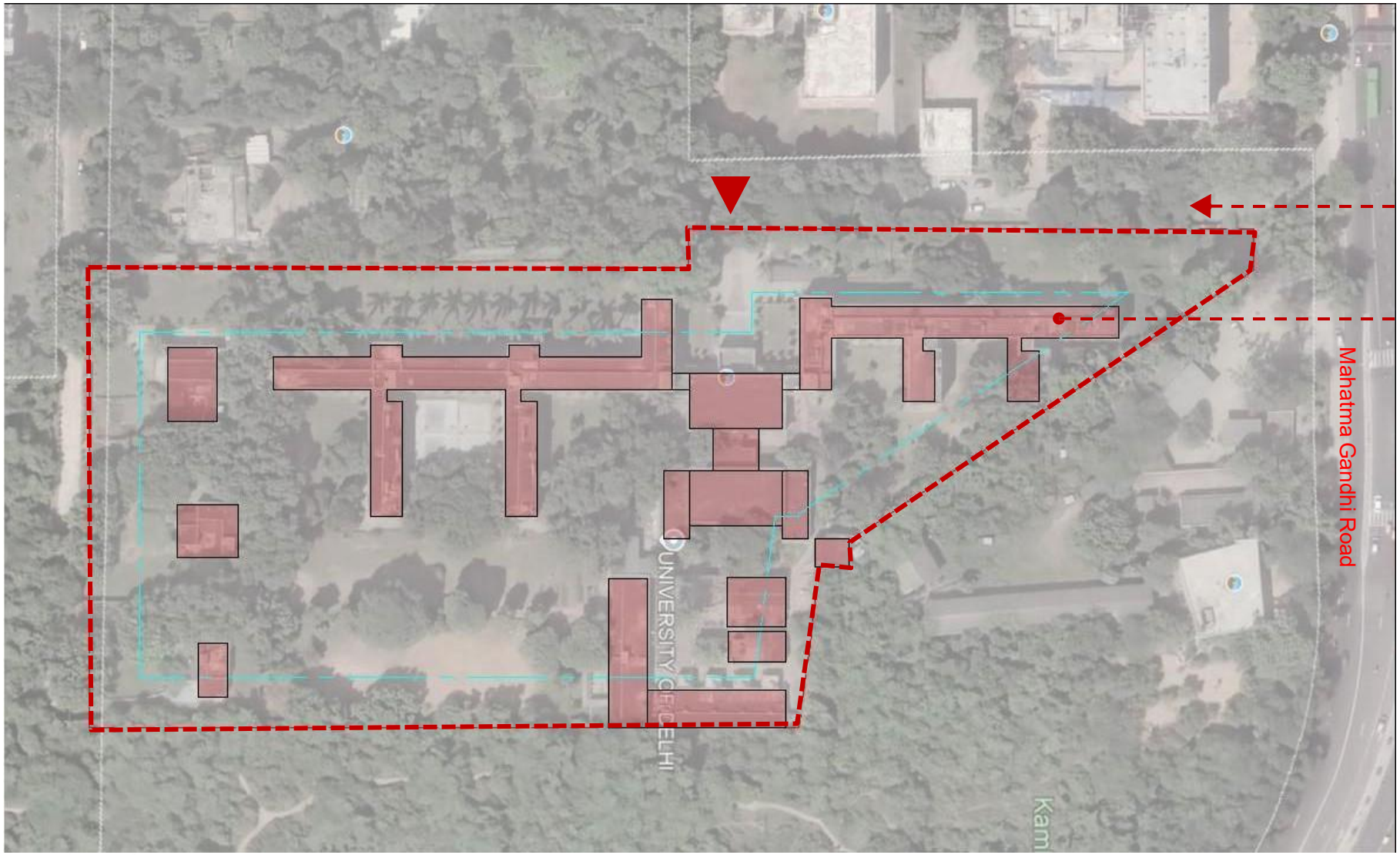
NEW JUBILEE HALL HOSTELS FOR 3678 STUDENTS,

NORTH CAMPUS, DELHI UNIVERSITY

दिल्ली विश्वविद्यालय
University of Delhi

एन बी सी सी
NBCC
A Navratna CPSE

SITE ANALYSIS | Site Plan with Existing Blocks

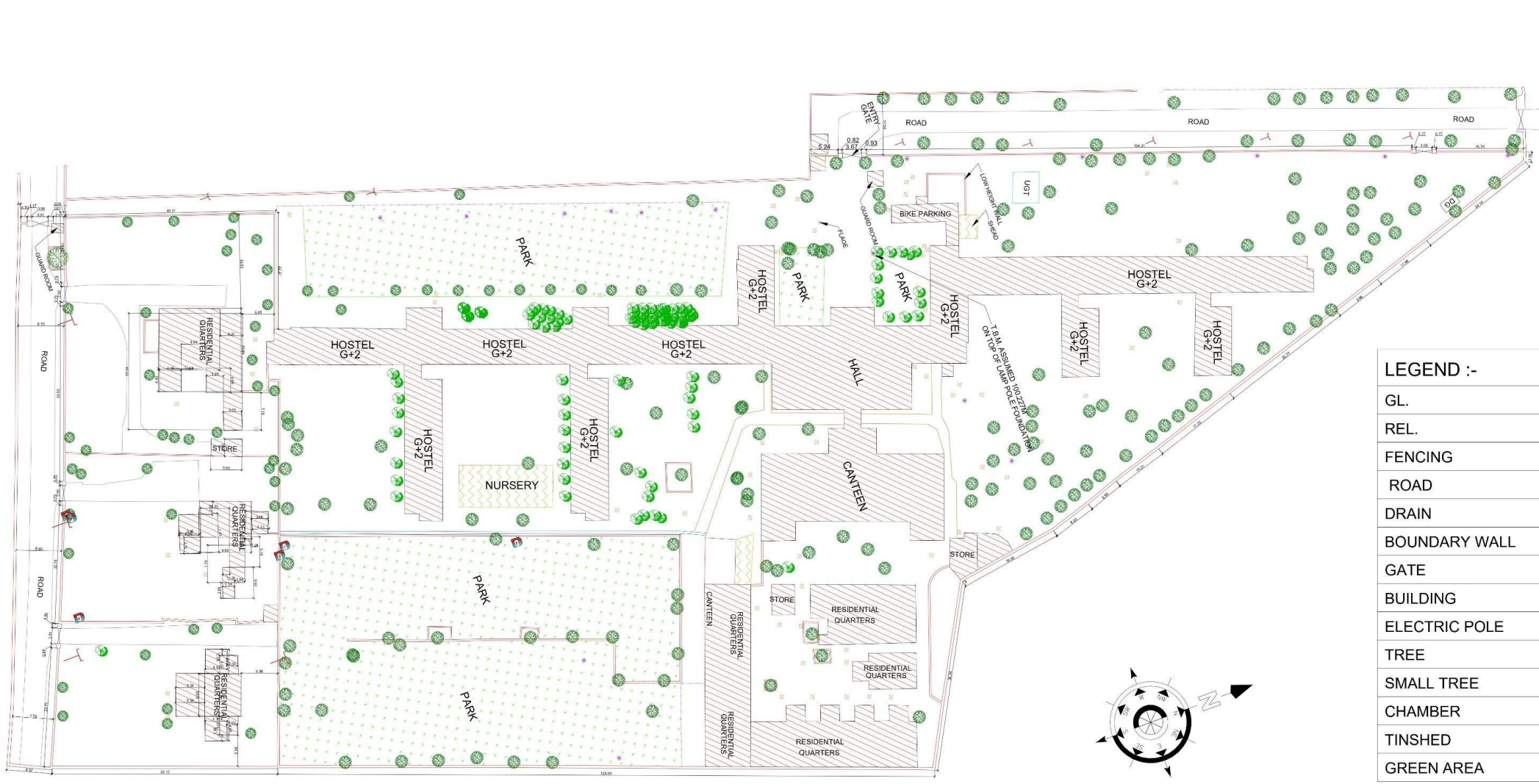


YEAR OF CONSTRUCTION - 1947
SITE AREA – 23450 SQ.M. (Approx) 5.8 acres
EXISTING G.C – 4450 SQ.M. (Approx) 19%
EXISTING BUILT-UP AREA – 9620 SQ.M. (Approx)
No. OF FLOORS – G + 2 FLOORS
No. OF ROOMS – 206
FACILITIES - ONE PARENTS' GUEST ROOM, ONE VISITOR'S ROOM, ONE DINING HALL, ONE GYMNASIUM, A CANTEEN, A READING ROOM AND ONE ALUMNUS-CUM UNION ROOM

SITE BOUNDARY

EXISTING BUILDING

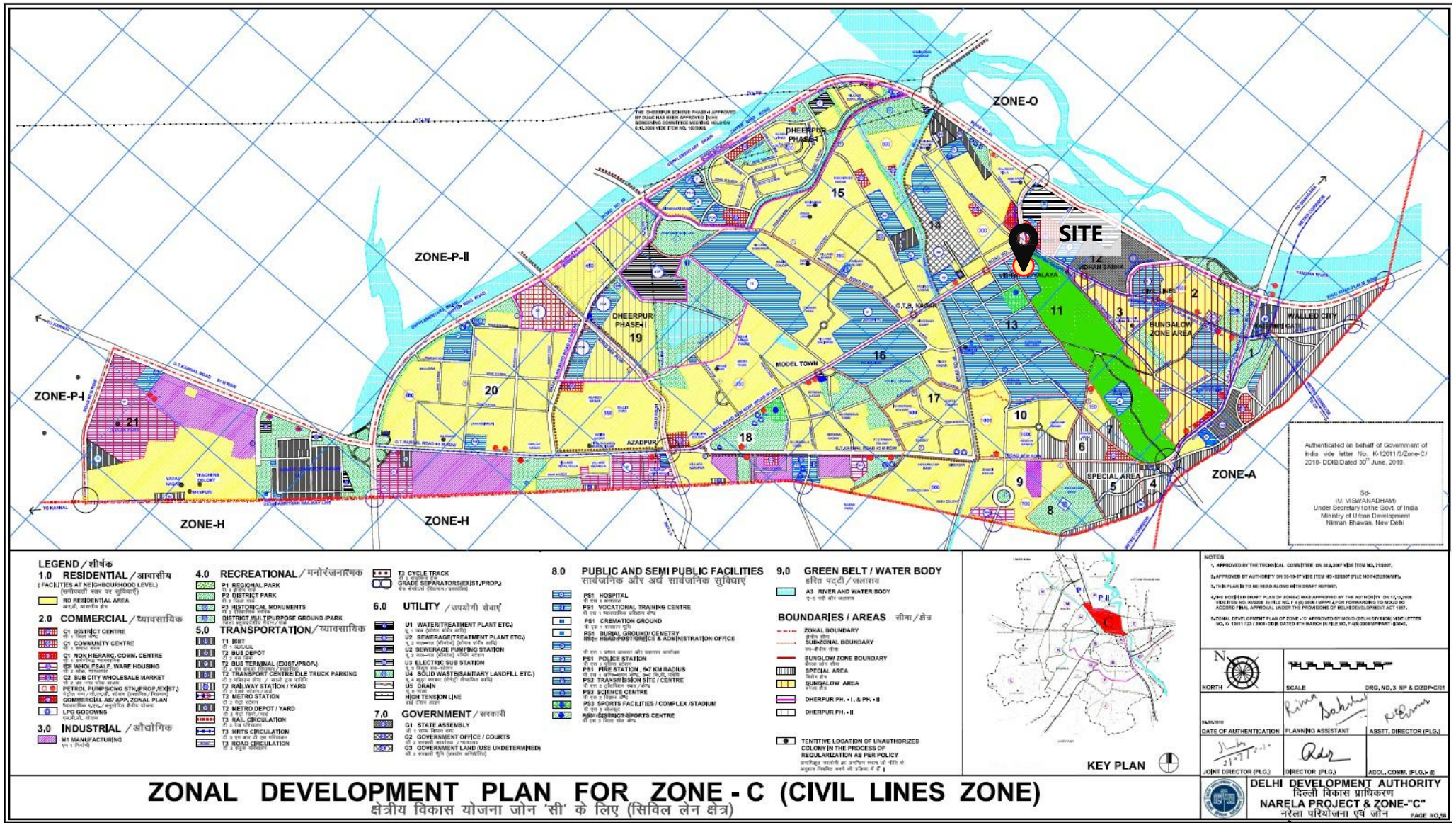
SITE ANALYSIS | SITE SURVEY DRAWING



LEGEND :-	
GL.	GROUND LEVEL
REL.	ROAD EDGE LEVEL
FENCING	
ROAD	
DRAIN	
BOUNDARY WALL	
GATE	
BUILDING	
ELECTRIC POLE	
TREE	
SMALL TREE	
CHAMBER	
TINSHED	
GREEN AREA	

DEVELOPMENT CONTROLS | SITE ZONE

The redevelopment site For Jubilee Hall Hostel falls under Zone-C as per the Zonal Development Plan For Zone- C (Civil Lines Zone).



DEVELOPMENT CONTROLS | DELHI _MPD - 2047

Site Area	5.8 Acres (23450 SQ.M.)		
DEVELOPMENT PARAMETERS	**PERMISSIBLE (sqmt.)**	**PROPOSED (sqmt.)**	**SOURCE**
Permissible FAR	4,00,000 Sq.M | 43,05,600 Sq.Ft (Balance FAR in Master Plan)	1,53,520 Sq.M | 16,52,490 Sq.Ft	Approved Master Plan
Permissible Ground coverage	9,380 Sq.M | 1,00,966 Sq.Ft (40%)	7910 Sq.M | 85,145 Sq.Ft (33.73%)	MPD - 2047
Permissible Building height	No Restriction. Subject to Statutory Approval	115.95 M	MPD - 2047
Parking Requirement	0.5 ECS/100 Sq.M of floor area - 871 ECS (As metro station is within 500 mt. - 610 ECS 30% parking reduction)		MPD - 2047
Building setbacks	Front 15m, Sides and Rear 12m		MPD - 2047
Proposed Built up area	1,86,320 Sq.M | 20,05,550 Sq.Ft		

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DEVELOPMENT CONTROLS | AREA AS PER APPROVED MASTERPLAN AND MPD 2047

Layout Plan area statement As/ 2022

S.No.	USE OF AREA	AREA		%	GROUND COVERAGE			F.A.R			Height	Remarks
		(IN Hac.)	(IN Acres)		PERMISSIBLE	ACHIVED	BALANCE	PERMISSIBLE	ACHIVED	BALANCE	PERMISSIBLE	
	TOTAL PLOT AREA	80.41	198.69		30%	28.88%		225	141.90			
					(IN S.qm.)	(IN S.qm.)		(IN S.qm.)	(IN S.qm.)			
A	ACADEMIC / ADMIN USE	36.18	89.40	45%	1,08,536.79	1,04,501.37	4,035.42	8,14,025.89	5,13,373.67	3,00,652.22	37M	
B	RESIDENTIAL USE	20.10	49.69	25%	SAME AS/ OLD SANCTION PLAN						15M	
C	SPORTS & CULTURAL USE	12.06	29.80	15%								
D	OPEN LANDSCAPE AREA	12.06	29.80	15%								

Layout Plan area statement As/ MPD 2047

S.No.	USE OF AREA	AREA		%	GROUND COVERAGE			F.A.R			Height	Remarks
		(IN Hac.)	(IN Acres)		PERMISSIBLE	ACHIVED	BALANCE	PERMISSIBLE	ACHIVED	BALANCE	PERMISSIBLE	
	TOTAL PLOT AREA	80.41	198.69		40%	0.00%		225	91.21			
					(IN S.qm.)	(IN S.qm.)		(IN S.qm.)	(IN S.qm.)			
A	ACADEMIC / ADMIN USE / RESIDENTIAL USE	56.29	139.09	70%	2,25,143.30		2,25,143.30	17,73,003.45	5,13,373.67	12,59,629.78	N.R	
					30% F.A.R MAX FOR RESIDENTIAL USE			5,31,901.04	1,25,000.00	4,06,901.04	N.R	Achived need to be checked with approval
C	SPORTS & CULTURAL USE	12.06	29.80	15%				36,183.74				
D	OPEN LANDSCAPE AREA	12.06	29.80	15%								

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Proposed New Blocks of Jubilee Hall Hostel of Delhi University

Sl. No.	Name of Blocks	Total Rooms	Total Students	Total Floors	Total Built-up area (in Sq.m)	Estimated cost (in Cr.)	Dining capacity
1	**Tower – 1 (3 SEATER)**	1153	3459	2B+ G + 32	1,48,740.00	978.40 CR	1500
2	**Tower – 2 (1 SEATER) – PHD SCHOLAR UNIT**	336	336	G + 32	22,380.00	147.21 CR	200
3	**Tower – 3 (RESIDENTIAL ACCOMMODATION)**	96	1No. 4BHK 2No. 3BHK 3No. 2BHK PER FLOOR	G + 15	15,200.00	99.98 CR	
	TOTAL	**1489**	**3795**		**186320.00**	**1225.59 CR**	**1700**

Note : Cost per Sq.m = Rs. 65,779/-

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LOOK & FEEL | REFERENCES



LOOK & FEEL | REFERENCES



SITE PLANNING | CONCEPTUAL SITE LAYOUT



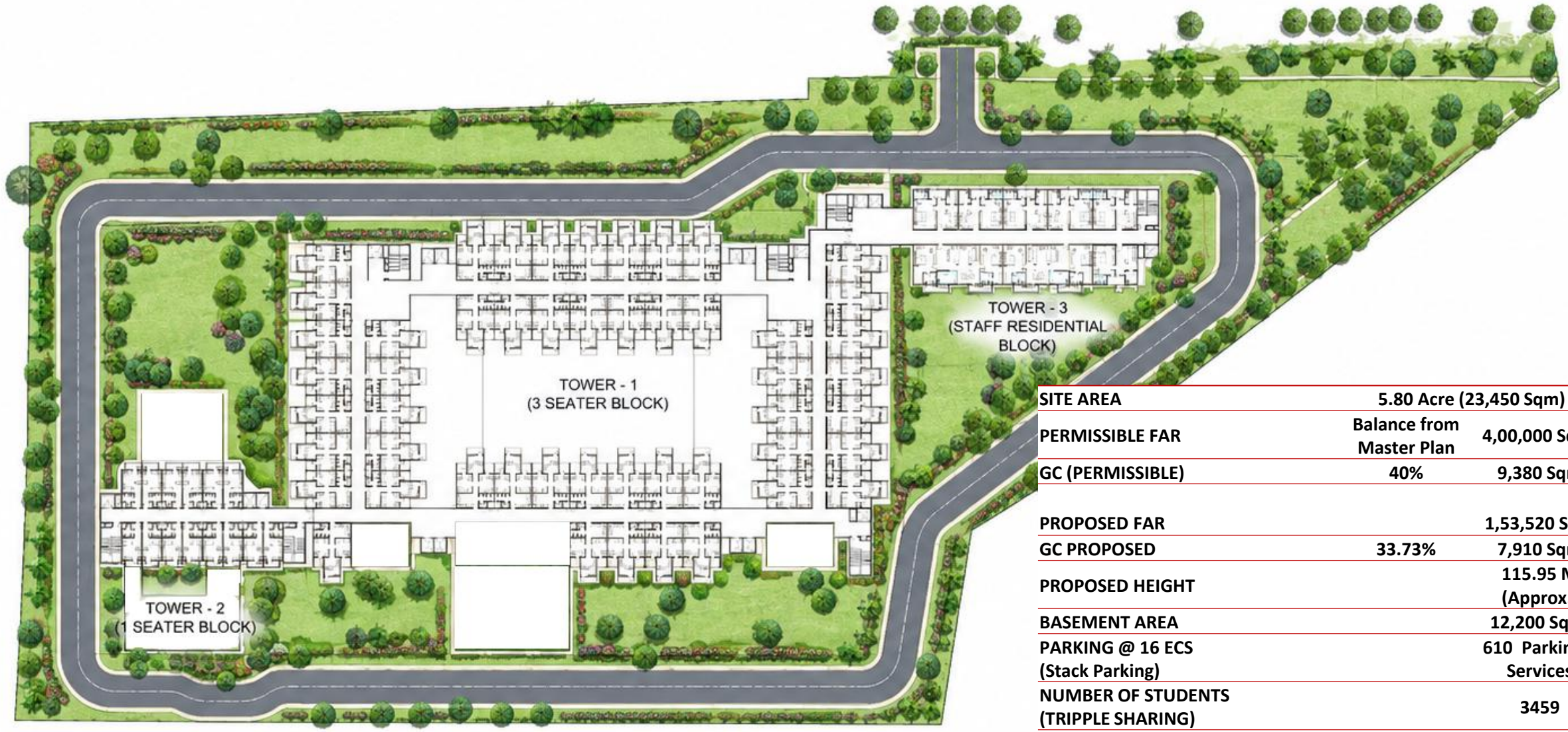
PROPOSED UNITS	**1489 UNITS**
NUMBER OF STUDENTS (TRIPPLE SHARING / SINGLE BED)	**3795 Approx.**
TREES TO BE TRANSPLANTED WITHIN THE SITE	**45 Approx.**

1. Hostel rooms are 3-seater rooms and single seated rooms with attached toilet.
2. Balcony with every room with full height grills.
3. Provision of split AC is every room with an outdoor unit in the respective balcony.
4. Sub Meter in every room near main gate of the room in corridor with main switch.
5. Dining hall for 1700 students divided over 3 floor.
6. Common rooms / library / indoor sports / convenient shopping spread over an area of 3500 sq.m

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SITE PLANNING | CONCEPTUAL SITE LAYOUT - 1

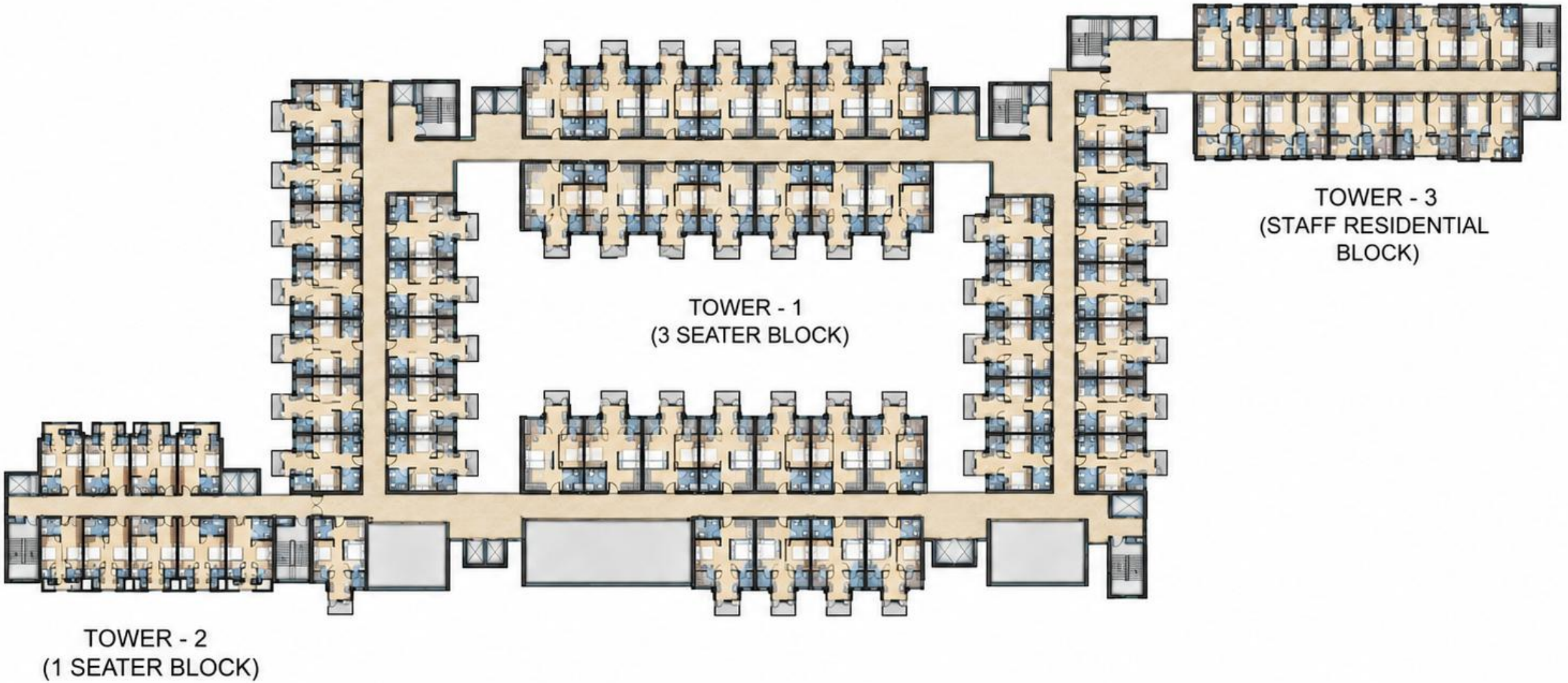


SITE AREA	5.80 Acre (23,450 Sqm)	
PERMISSIBLE FAR	Balance from Master Plan	4,00,000 Sqm
GC (PERMISSIBLE)	40%	9,380 Sqm
PROPOSED FAR		1,53,520 Sqm
GC PROPOSED	33.73%	7,910 Sqm
PROPOSED HEIGHT		115.95 M (Approx.)
BASEMENT AREA		12,200 Sqm
PARKING @ 16 ECS (Stack Parking)		610 Parking + Services
NUMBER OF STUDENTS (TRIPPLE SHARING)		3459
NUMBER OF STUDENTS (SINGLE BED)		336
NUMBER OF STAFF UNITS		96

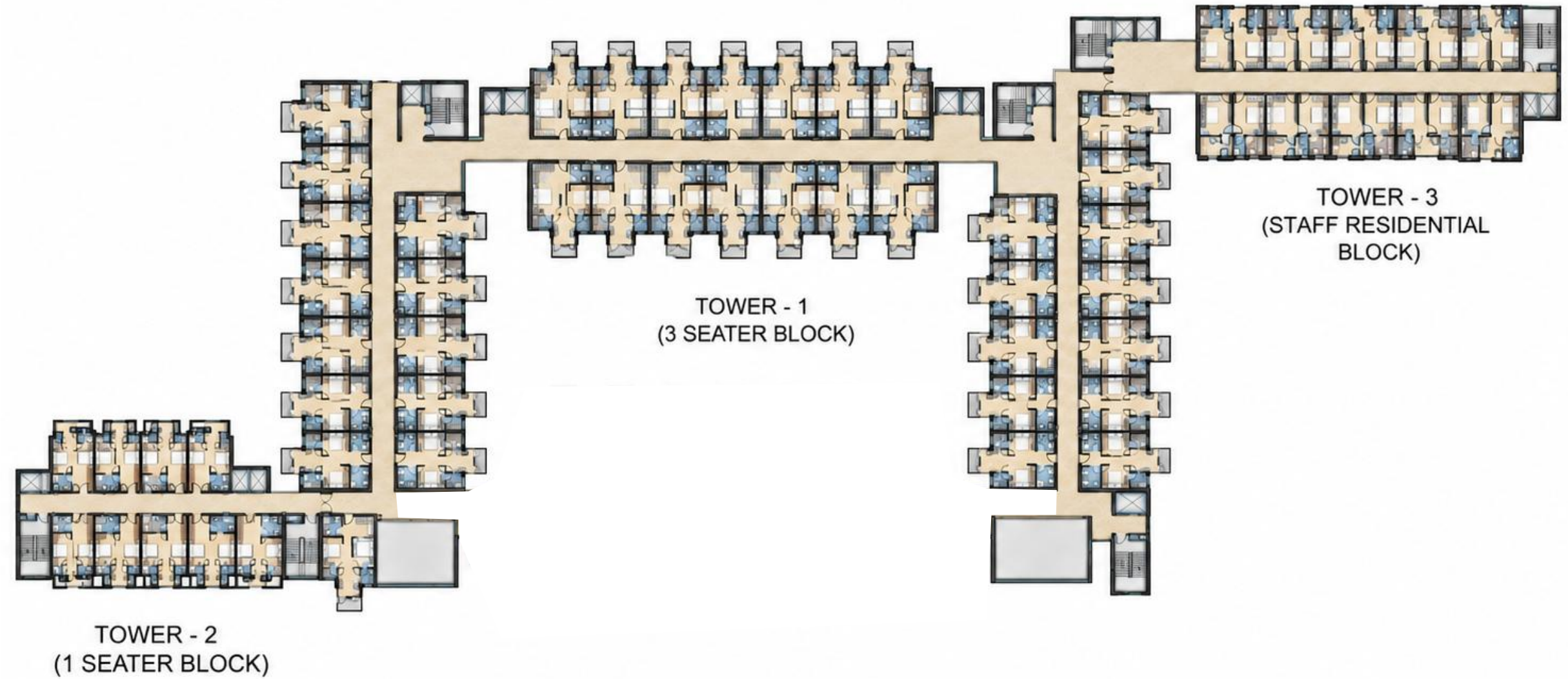
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SITE PLANNING | CONCEPTUAL FLOORS FROM 5TH FLOOR TO 8TH FLOOR



SITE PLANNING | CONCEPTUAL TYPICAL FLOOR LAYOUT FROM 9TH FLOOR



UNIT LAYOUT| 3 SEATER



700 SQ. FT INCLUDING BALCONY
585 SQ.FT WITHOUT BALCONY

TYPICAL 3 BED HOSTEL ROOM

TOWER - 1 (3 SEATER ACCOMMODATION)



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UNIT LAYOUT| 1 SEATER (PHD SCHOLAR APARTMENT)



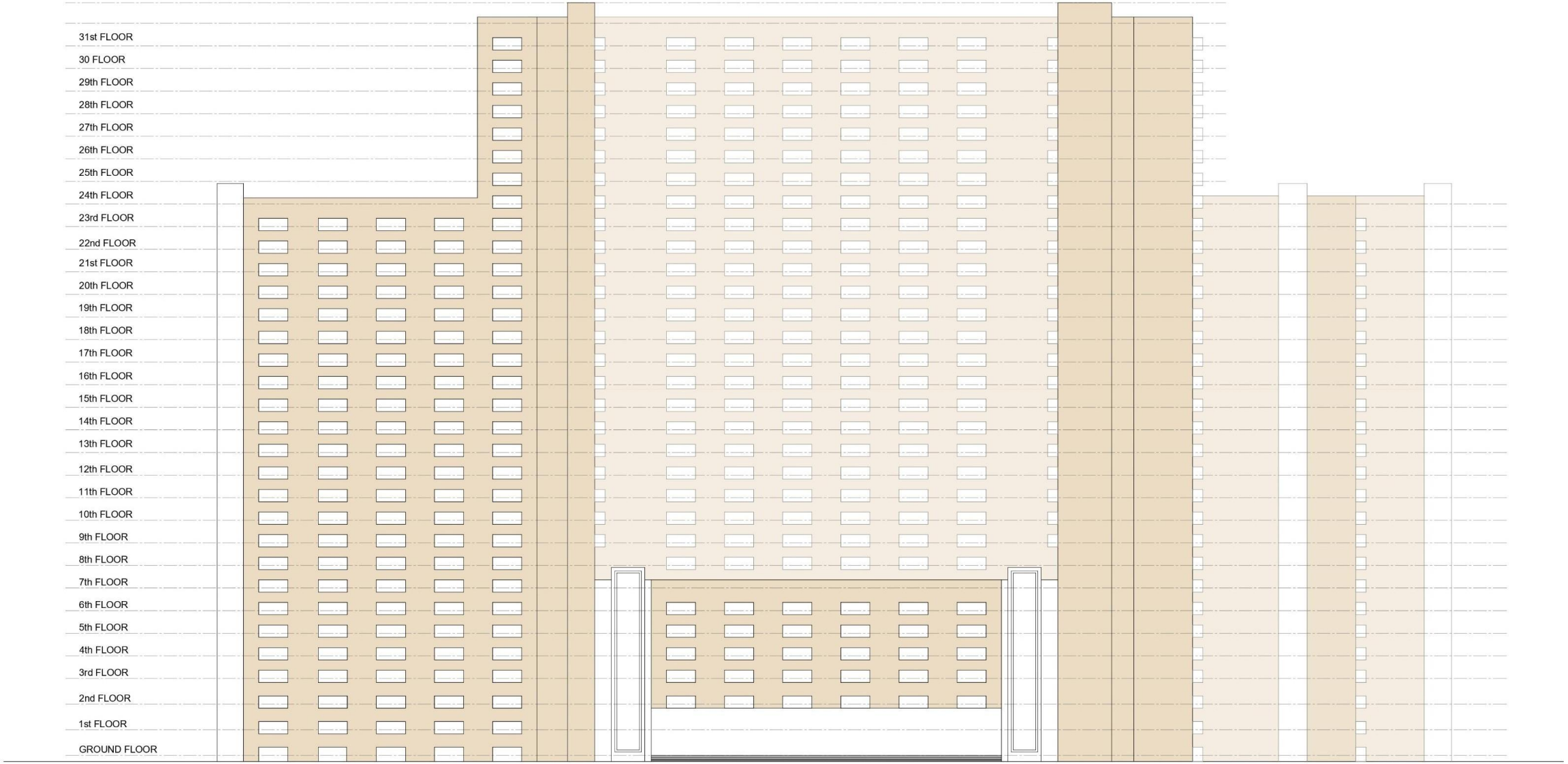
315 SQ. FT INCLUDING BALCONY
275 SQ.FT WITHOUT BALCONY

TOWER - 2 (1 SEATER ACCOMMODATION)

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SITE PLANNING | CONCEPTUAL ELEVATION



COST ESTIMATE

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Prilimanary Estimate

Const. of Jubilee Hall Hostel Building (2B+G+32 Floors) at North Campus, University of Delhi.

ABSTRACT OF COST PAR-2025

S.No.	Description	Ref.		Amount (Rs.)
1	BUILDING COST	(A)	Rs.	4,93,67,37,000.00
2	FIRE FIGHTING	(B)	Rs.	22,41,93,480.00
3	FIRE ALARM SYSTEM	(C)	Rs.	12,49,06,740.00
4	SERVICES	(D)	Rs.	1,68,83,62,281.05
5	TPQA & CONSULTANCY SERVICES (Percentage below refers to the percentage of building cost (Sum of A, B, C and D)	(E)	Rs.	19,17,90,486.00
6	LIFTS	(F)	Rs.	30,50,00,000.00
7	RCC WATER TANK	(G)	Rs.	5,25,68,065.00
8	DEVELOPMENT OF SITE	(H)	Rs.	24,10,42,785.00
9	SPECIALISED E&M WORKS	(I)	Rs.	1,51,33,43,320.00
	Total		**Rs.**	**9,27,79,44,157.05**
	Building Cost Index over plinth area rates (PAR)-2025 for Delh	1.00%	Rs.	9,27,79,441.57
	Total		**Rs.**	**9,37,07,23,598.62**
	Add for Art work @ 1.00%	1%		9,37,07,236.00
	Add for Furniture @ 15.00%	15%		1,40,56,08,540.00
	Total		**Rs.**	**10,87,00,39,374.62**
	Add Contingencies @ 3.00%	3%		32,61,01,181.00
	Total		**Rs.**	**11,19,61,40,555.62**

Prilimanary Estimate

Const. of Jubilee Hall Hostel Building (2B+G+32 Floors) at North Campus, University of Delhi.

ABSTRACT OF COST PAR-2025

S.No.	Description	Ref.		Amount (Rs.)
	Add for EPF and ESIC @ 4.25%	4.25%		47,58,35,974.00
	Total		**Rs.**	**11,67,19,76,529.62**
	Add for Escalation @ 6%	6.00%		**70,03,18,591.78**
	Total		**Rs.**	**12,37,22,95,121.40**
	NBCC CHARGES	4.00%		49,48,91,805.00
	Add for GST @ 18%	18.00%		8,90,80,524.90
	Total		**Rs.**	**12,25,59,48,859.52**
	Say		**Rs.**	**12,25,59,49,000.00**
			Rs.	**1225.59 CRORE**

3. DETAILED PROJECT REPORT (DPR)

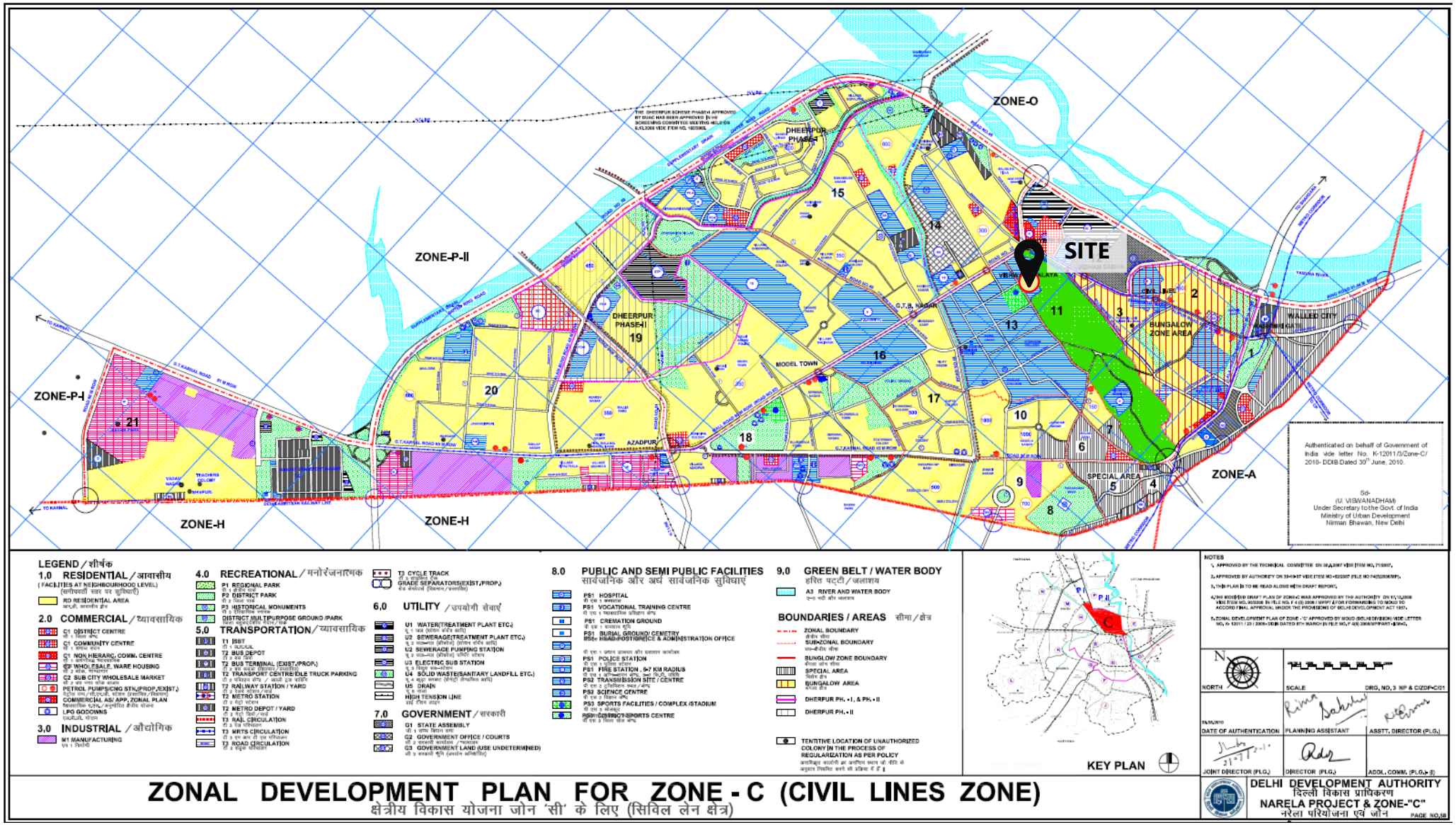
NEW PG MENS HOSTELS FOR 1551 STUDENTS AND GUEST HOUSE, NORTH CAMPUS, DELHI UNIVERSITY

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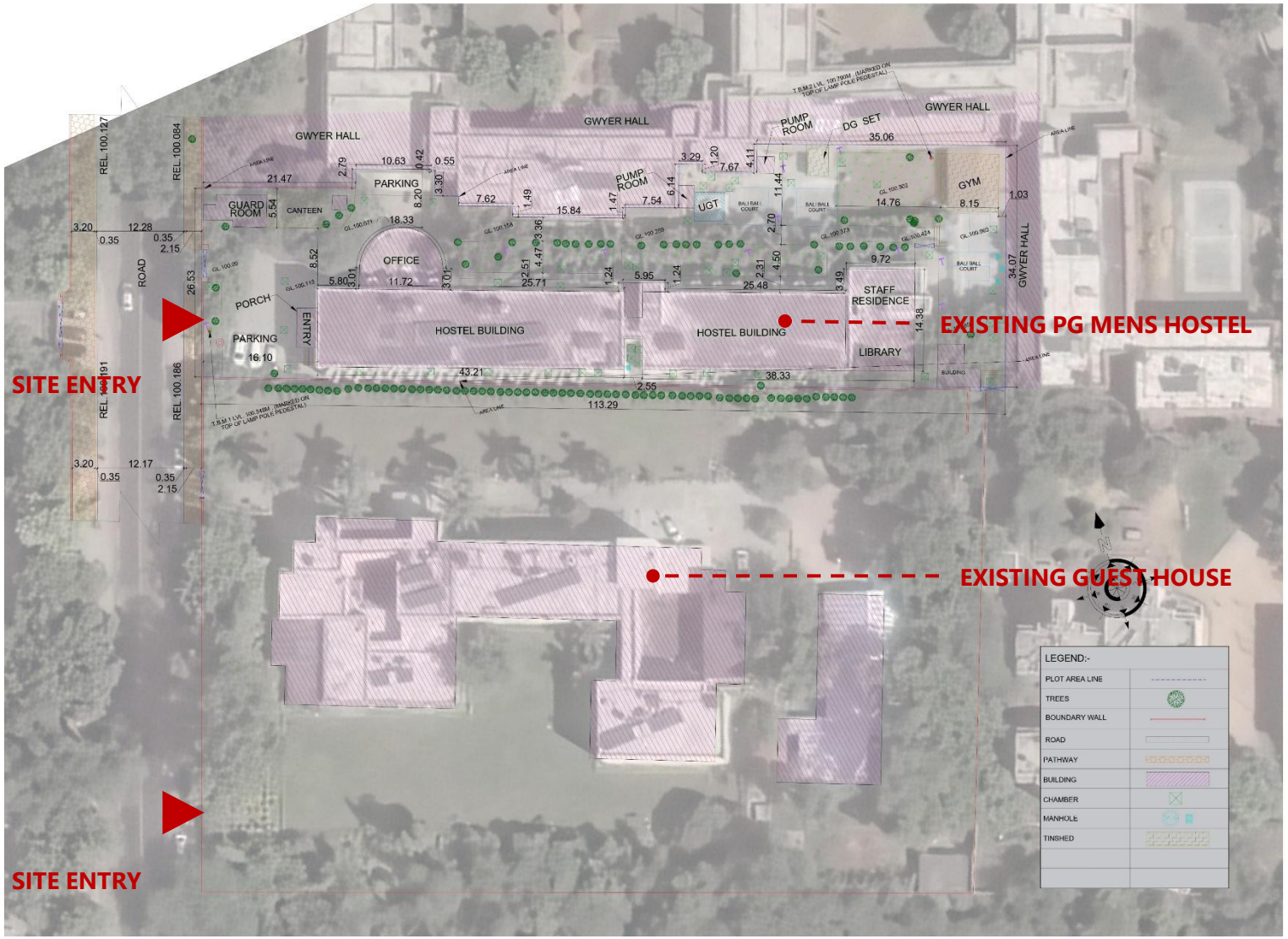
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DEVELOPMENT CONTROLS | SITE ZONE

The redevelopment site For Jubilee Hall Hostel falls under Zone-C as per the Zonal Development Plan For Zone- C (Civil Lines Zone).



SITE ANALYSIS | Site Plan with Existing Blocks



YEAR OF CONSTRUCTION - 1975
SITE AREA – 9200 SQ.M. (Approx) 2.27 acres
EXISTING G.C – 2725 SQ.M. (Approx) 29.62%
EXISTING BUILT-UP AREA – 8,175 SQ.M. (Approx)
No. OF FLOORS – G + 2 FLOORS

No. OF ROOMS (PG MENS)– 100 SINGLE SEATED ROOMS
FACILITIES - ONE PARENTS' GUEST ROOM

No. OF ROOMS (GUEST HOUSE)– 33 GUEST ROOMS, 6 BAMBOO COTTAGE ROOMS
FACILITIES – DINING HALL

SITE BOUNDARY

EXISTING BUILDING

The PG Men's hostel is equipped with 100 single seated rooms; one parents' guest room and the Guest house has 33 Guest rooms and 6 Bamboo Cottages with a Dining Hall.

However, the Need for more hostel rooms is the need of the hour and Delhi University Plans to redevelop the existing hostel and guest house facility into a modern STUDENT Hostel with larger capacity and new facilities along with the guest house.

Proposed New Blocks of PG Men's Hostel and Guest House of Delhi University

Sl. No.	Name of Blocks	Total Rooms	Total Students	Total Floors	Total Built-up area (in Sq.m)	Estimated cost (in Cr.)	Dining capacity
1	**Block – 1 (3 SEATER)**	779	2337	2B + G + 32	90,160.00	579.24 CR	768
2	**Block – 2 (GUEST HOUSE)**	54	108	G + 5	9,000.00	57.82 CR	384
	TOTAL	**779**	**2337**		**99,160.00**	**637.06 CR**	**768**

Note : Cost per Sq.m = Rs. 64,254/-

DEVELOPMENT CONTROLS | DELHI _MPD - 2047

Site Area	2.27 Acres (9200 SQ.M.)		
DEVELOPMENT PARAMETERS	**PERMISSIBLE (sqmt.)**	**PROPOSED (sqmt.)**	**SOURCE**
Permissible FAR	4,00,000 Sq.M | 43,05,600 Sq.Ft (Balance FAR in Master Plan)	70,650 Sq.M | 7,60,475 Sq.Ft	Approved Master Plan
Permissible Ground coverage	3,680 Sq.M | 39,610 Sq.Ft (40%)	3680 Sq.M | 39,610 Sq.Ft (40%)	MPD - 2047
Permissible Building height	No Restriction. Subject to Statutory Approval	115.95 M	MPD - 2047
Parking Requirement	0.5 ECS/100 Sq.M of floor area (As metro station is within 800 mt. 15% parking reduction)	- 496 ECS - 422 ECS	MPD - 2047
Building setbacks	Front 15m, Sides and Rear 12m		MPD - 2047
Proposed Built up area	99,160 Sq.M | 10,67,360 Sq.Ft		

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Layout Plan area statement As/ 2022													
S.No.	USE OF AREA	AREA		%	GROUND COVERAGE			F.A.R			Height	Remarks
		(IN Hac.)	(IN Acres)		PERMISSIBLE	ACHIVED	BALANCE	PERMISSIBLE	ACHIVED	BALANCE	PERMISSIBLE	
	TOTAL PLOT AREA	80.41	198.69		30%	28.88%		225	141.90			
					(IN S.qm.)	(IN S.qm.)		(IN S.qm.)	(IN S.qm.)			
A	ACADEMIC / ADMIN USE	36.18	89.40	45%	1,08,536.79	1,04,501.37	4,035.42	8,14,025.89	5,13,373.67	3,00,652.22	37M	
B	RESIDENTIAL USE	20.10	49.69	25%	SAME AS/ OLD SANCTION PLAN						15M	
C	SPORTS & CULTURAL USE	12.06	29.80	15%								
D	OPEN LANDSCAPE AREA	12.06	29.80	15%								

Layout Plan area statement As/ MPD 2047												
S.No.	USE OF AREA	AREA		%	GROUND COVERAGE			F.A.R			Height	Remarks
		(IN Hac.)	(IN Acres)		PERMISSIBLE	ACHIVED	BALANCE	PERMISSIBLE	ACHIVED	BALANCE	PERMISSIBLE	
	TOTAL PLOT AREA	80.41	198.69		40%	0.00%		225	91.21			
					(IN S.qm.)	(IN S.qm.)		(IN S.qm.)	(IN S.qm.)			
A	ACADEMIC / ADMIN USE / RESIDENTIAL USE	56.29	139.09	70%	2,25,143.30		2,25,143.30	17,73,003.45	5,13,373.67	12,59,629.78	N.R	
					30% F.A.R MAX FOR RESIDENTIAL USE			5,31,901.04	1,25,000.00	4,06,901.04	N.R	Achived need to be checked with approval
C	SPORTS & CULTURAL USE	12.06	29.80	15%				36,183.74				
D	OPEN LANDSCAPE AREA	12.06	29.80	15%								

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LOOK AND FEEL



Hostel + Guest House

21 Floors (4 Guest House + 17 Hostel Floors)

Building Size : 80 m (L) x 50 m (W)
Built Up Area : ~ 40,000 sq.m (approx.)
Total Rooms : ~ 680 (approx.)

(Lower 4 Floors – Guest House)
(Above – Hostel)



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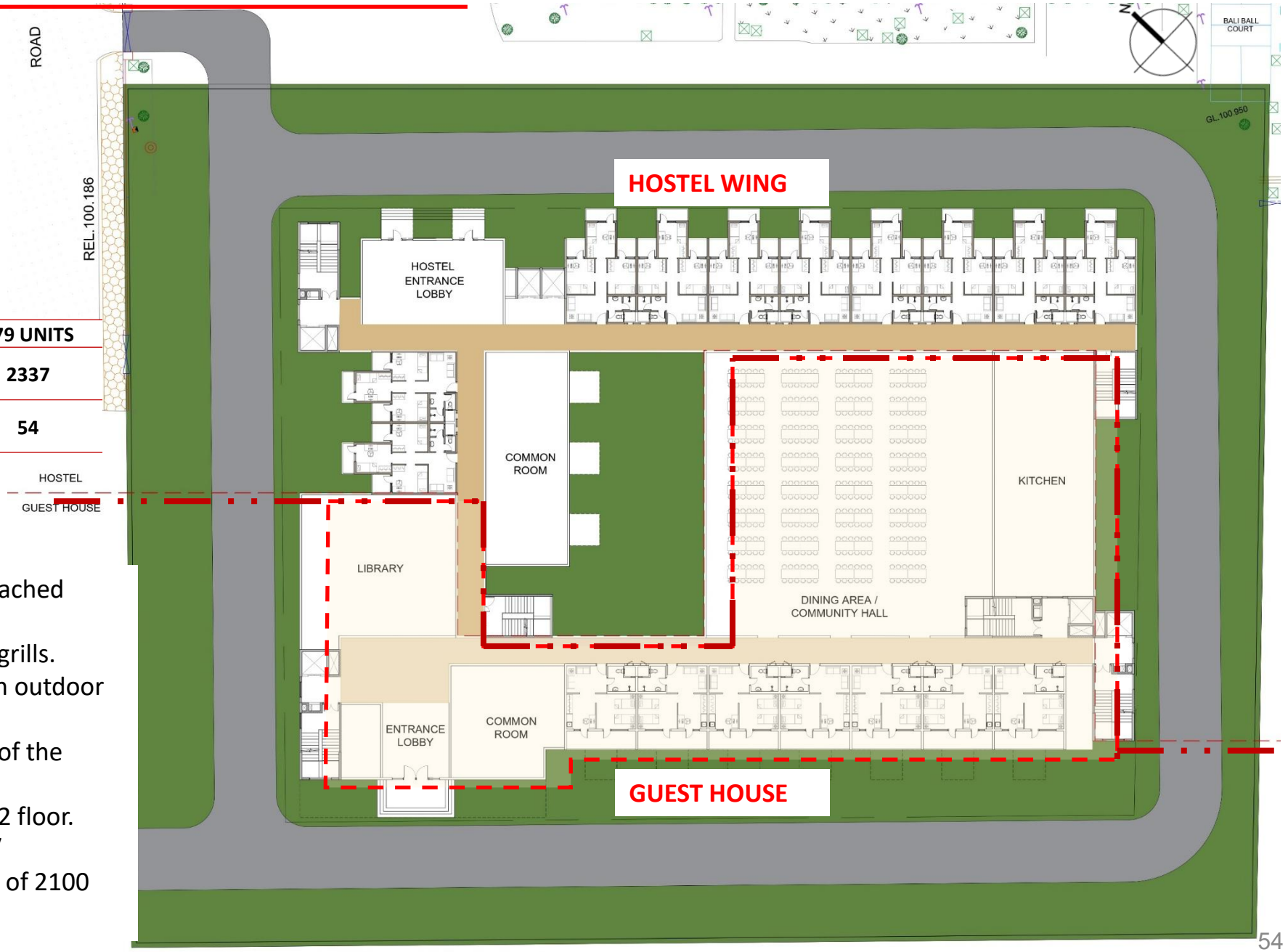
LOOK AND FEEL


View into Central Open Space


Entrance View (Guest House - Ground Floor)

SITE PLANNING | CONCEPTUAL SITE PLAN

PROPOSED UNITS	**779 UNITS**
NUMBER OF STUDENTS (TRIPPLE SHARING)	**2337**
NUMBER OF ROOMS (GUEST HOUSE)	**54**



1. Hostel rooms are 3-seater rooms with attached toilet.
2. Balcony with every room with full height grills.
3. Provision of split AC is every room with an outdoor unit in the respective balcony.
4. Sub Meter in every room near main gate of the room in corridor with main switch.
5. Dining hall for 768 students divided over 2 floor.
6. Common rooms / library / indoor sports / convenient shopping spread over an area of 2100 sq.m

SITE PLANNING | CONCEPTUAL SITE LAYOUT



SITE AREA	2.27 Acre (9,200 Sqm)	
PERMISSIBLE FAR (225)	225	20,700 Sqm
GC (PERMISSIBLE)	40%	3,680 Sqm
PROPOSED FAR	707	65,034 Sqm
GC PROPOSED	40%	3,680 Sqm
PROPOSED HEIGHT		112.5 M (Approx.)
BASEMENT AREA		4,200 Sqm
PARKING @ 32 ECS		120 per Basement
NUMBER OF STUDENTS (TRIPPLE SHARING)		2268 Approx.
NUMBER OF GUEST HOUSE ROOMS (TWIN BED)		54 Approx.
TREES TO BE TRANSPLANTED WITHIN THE SITE		15 Approx.

SITE PLANNING | CONCEPTUAL 3rd to 5th Floor

From 3rd to 5th floor

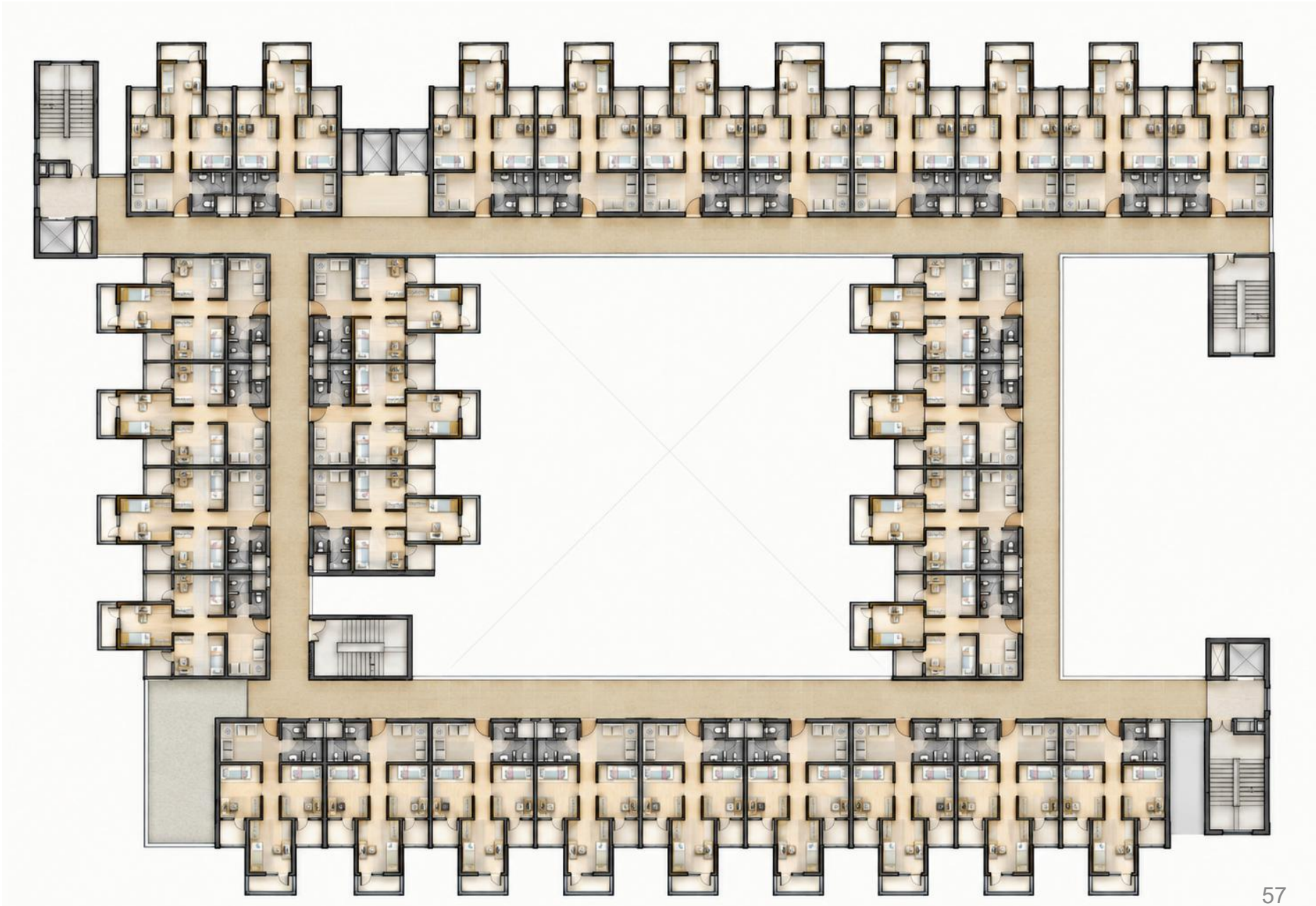
Guest House -

Hostel Block -



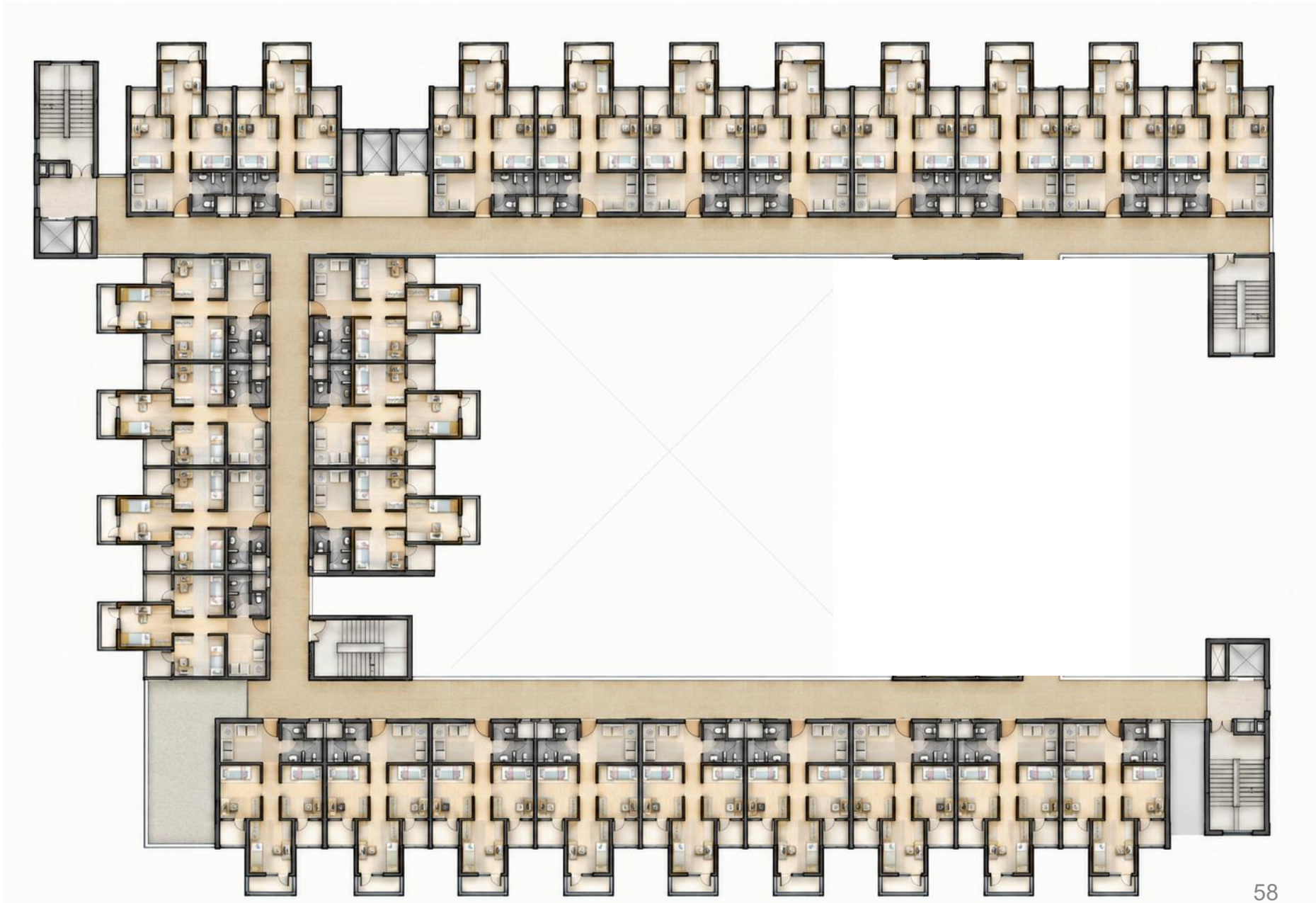
From 6th to 15th Floor

Hostel Block



From 15th to 31st Floor

Hostel Block



UNIT LAYOUT| 3 SEATER



700 SQ. FT INCLUDING BALCONY
585 SQ.FT WITHOUT BALCONY

TYPICAL 3 BED HOSTEL ROOM



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COST ESTIMATE

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Prilimanary Estimate

Const. of PG Mens Hostel Building (2B+G+32 Floors) at North Campus, University of Delhi.

ABSTRACT OF COST PAR-2025

S.No.	Description	Ref.		Amount (Rs.)
1	BUILDING COST	(A)	Rs.	2,68,09,90,052.00
2	FIRE FIGHTING	(B)	Rs.	11,93,13,360.00
3	FIRE ALARM SYSTEM	(C)	Rs.	6,84,76,680.00
4	SERVICES	(D)	Rs.	89,88,50,848.00
5	TPQA & CONSULTANCY SERVICES (Percentage below refers to the percentage of building cost (Sum of A, B, C and D)	(E)	Rs.	10,36,09,851.00
6	LIFTS	(F)	Rs.	14,00,00,000.00
7	RCC WATER TANK	(G)	Rs.	3,69,68,400.00
8	DEVELOPMENT OF SITE	(H)	Rs.	12,89,20,962.00
9	SPECIALISED E&M WORKS	(I)	Rs.	64,55,37,084.00
	Total		**Rs.**	**4,82,26,67,237.00**
	Building Cost Index over plinth area rates (PAR)-2025 for Delh	1.00%	Rs.	4,82,26,672.37
	Total		**Rs.**	**4,87,08,93,909.37**
	Add for Art work @ 1.00%	1%		4,87,08,939.00
	Add for Furniture @ 15.00%	15%		73,06,34,086.00
	Total		**Rs.**	**5,65,02,36,934.37**
	Add Contingencies @ 3.00%	3%		16,95,07,108.00
	Total		**Rs.**	**5,81,97,44,042.37**

Prilimanary Estimate

Const. of PG Mens Hostel Building (2B+G+32 Floors) at North Campus, University of Delhi.

ABSTRACT OF COST PAR-2025

S.No.	Description	Ref.		Amount (Rs.)
	Add for EPF and ESIC @ 4.25%	4.25%		24,73,39,122.00
	Total		**Rs.**	**6,06,70,83,164.37**
	Add for Escalation @ 6%	6.00%		**36,40,24,989.86**
	Total		**Rs.**	**6,43,11,08,154.23**
	NBCC CHARGES	4.00%		25,72,44,326.00
	Add for GST @ 18%	18.00%		4,63,03,978.68
	Total		**Rs.**	**6,37,06,31,469.05**
	Say		**Rs.**	**6,37,06,32,000.00**
			Rs.	**637.06 CRORE**

4. PROPOSAL FOR INTERNATIONAL STUDENT HOSTEL FOR 3300 SEATER CAPACITY AT NORTH CAMPUS, UNIVERSITY OF DELHI, DELHI

CLIENT:

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University of Delhi

DEVELOPER:

एन बी सी सी
NBCC

UNIVERSITY OF DELHI , NEW DELHI- NORTH CAMPUS

VIEWS



VIEWS



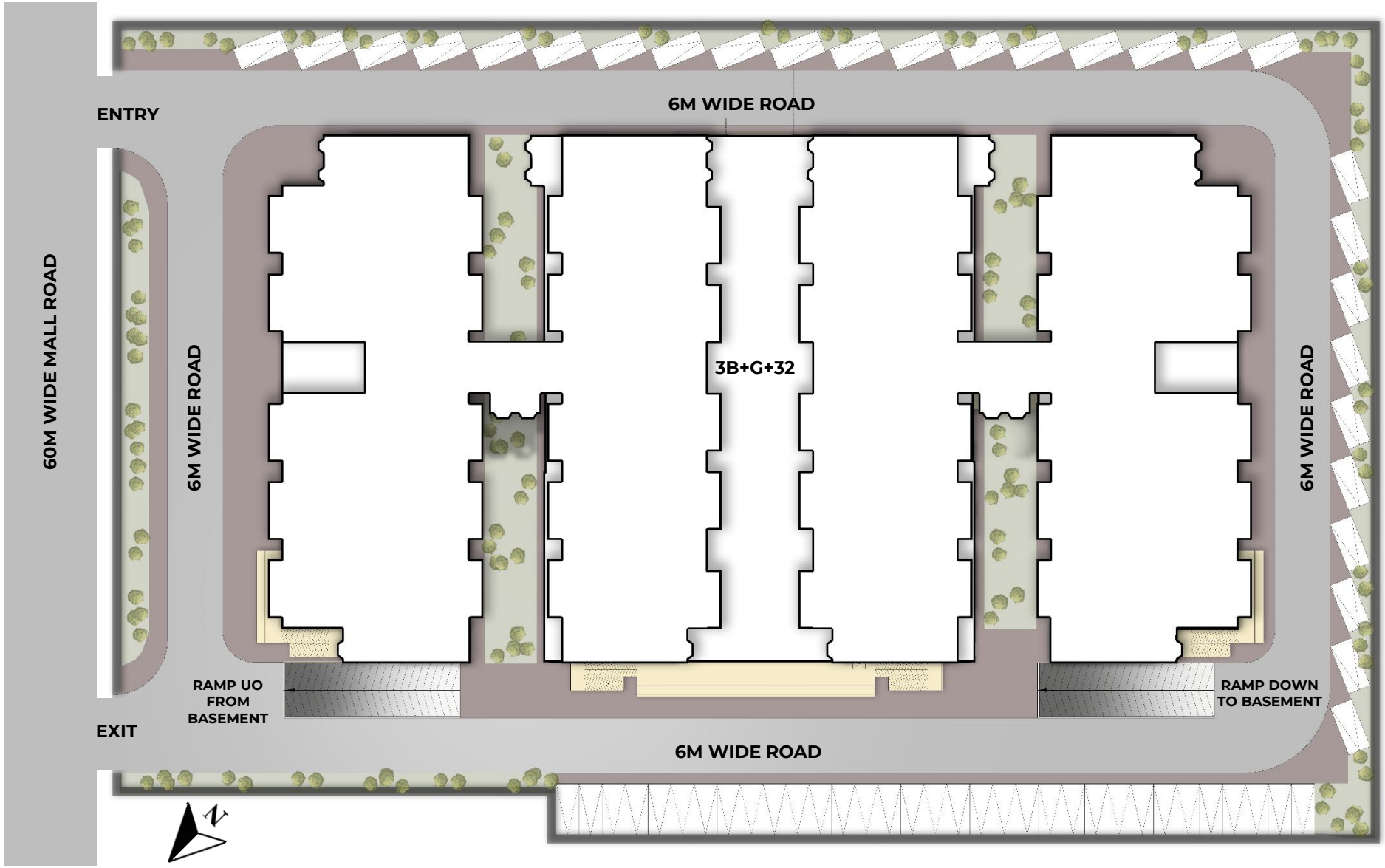
VIEWS

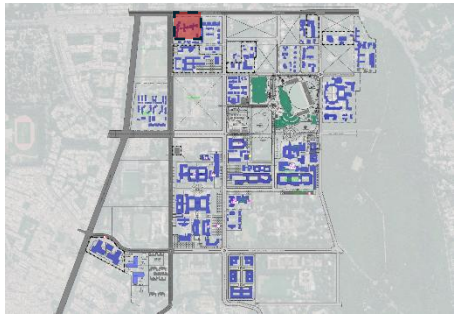


VIEWS



SITE PLAN



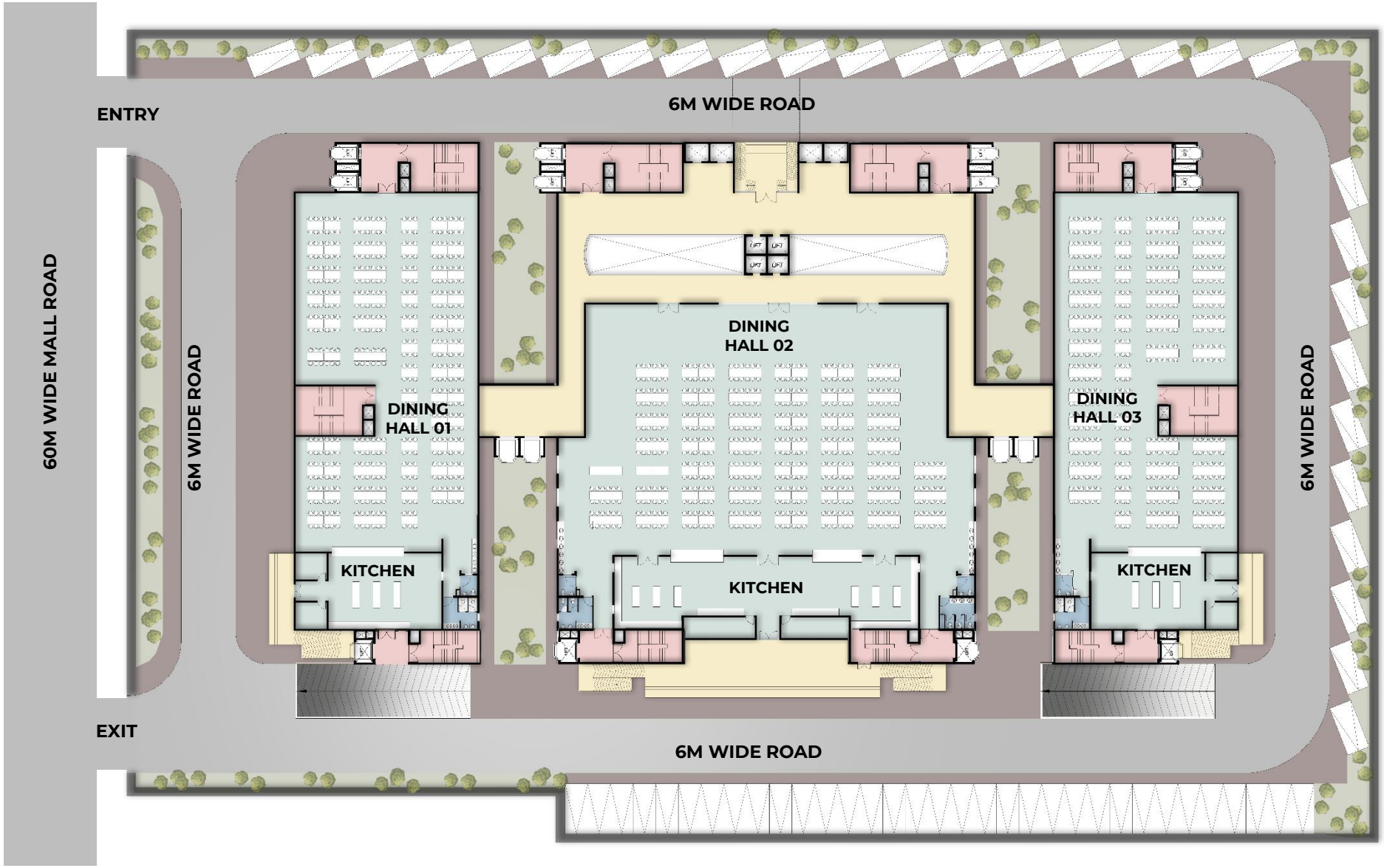


KEY PLAN

NOTE –PREVIOUS MASTER PLAN WAS PROPOSED WITH **225** PERMISSIBLE FAR BUT THE CURRENT DESIGN IS PROPOSED WITH **400** FAR

International hostel (North Campus)	
Particulars	**New Proposal**
Total Hostel Rooms	1,100
Total Students	3,300
Total Floors	3B+G+32
Parking Provided	700 cars
Total Built-up Area	155,817 sq.m
Estimated Cost	₹966.39 Cr

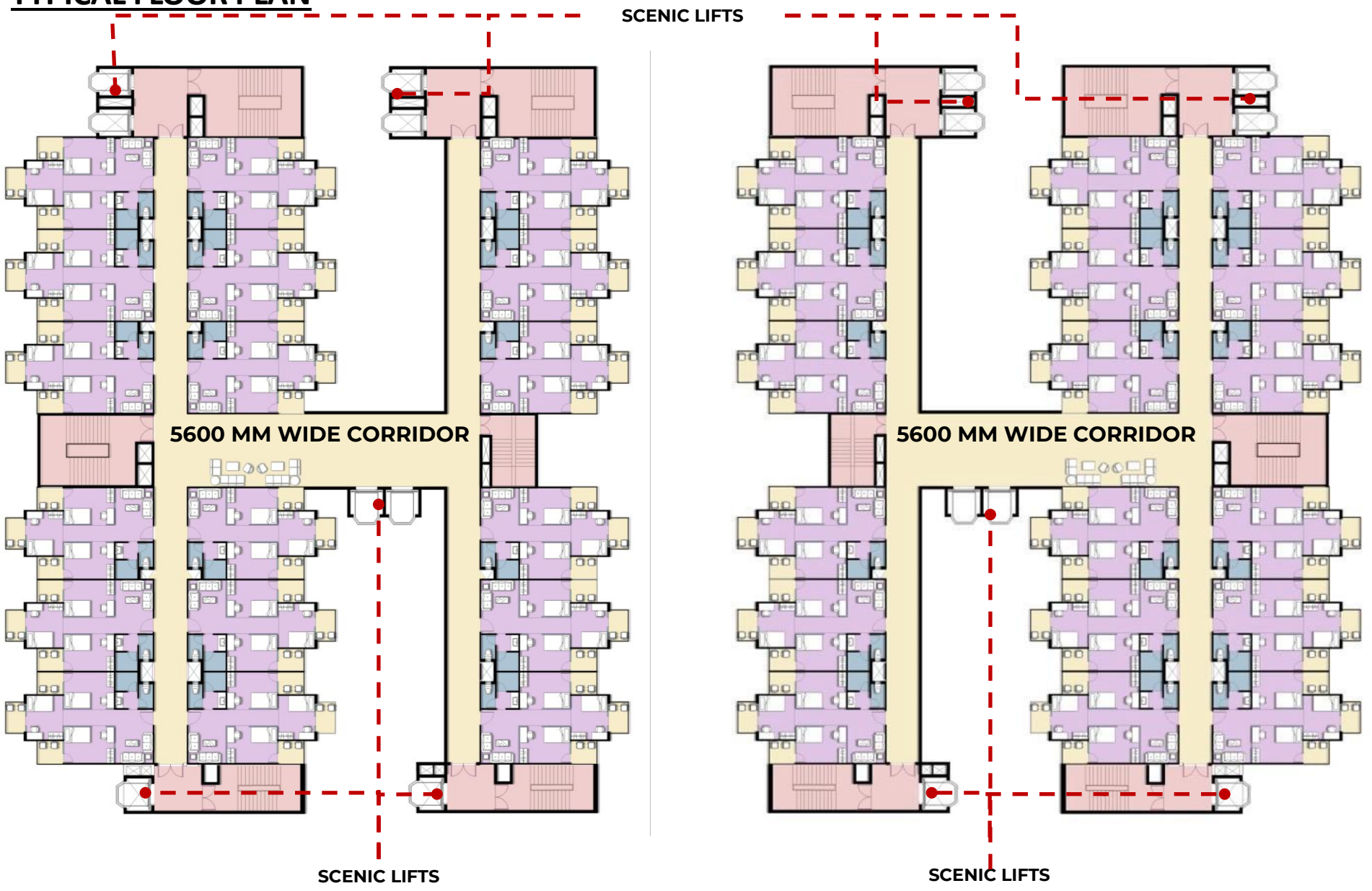
GROUND FLOOR PLAN



International hostel (North Campus)	
Particulars	**New Proposal**
Dining Hall 01	450 pax (790 sqm)
Dining Hall 02	600 pax (1400 sqm)
Dining Hall 03	450 pax (790 sqm)
Total Hostel Rooms	1,100
Total Students	3,300
Total Floors	3B+G+32
Total Built-up Area	155,817 sq.m
Estimated Cost	₹966.39 Cr

NOTE - The dining facility on the ground floor has a capacity of **1500 students per sitting** and can be operated in **2 shifts**, allowing it to cater to the entire student population.

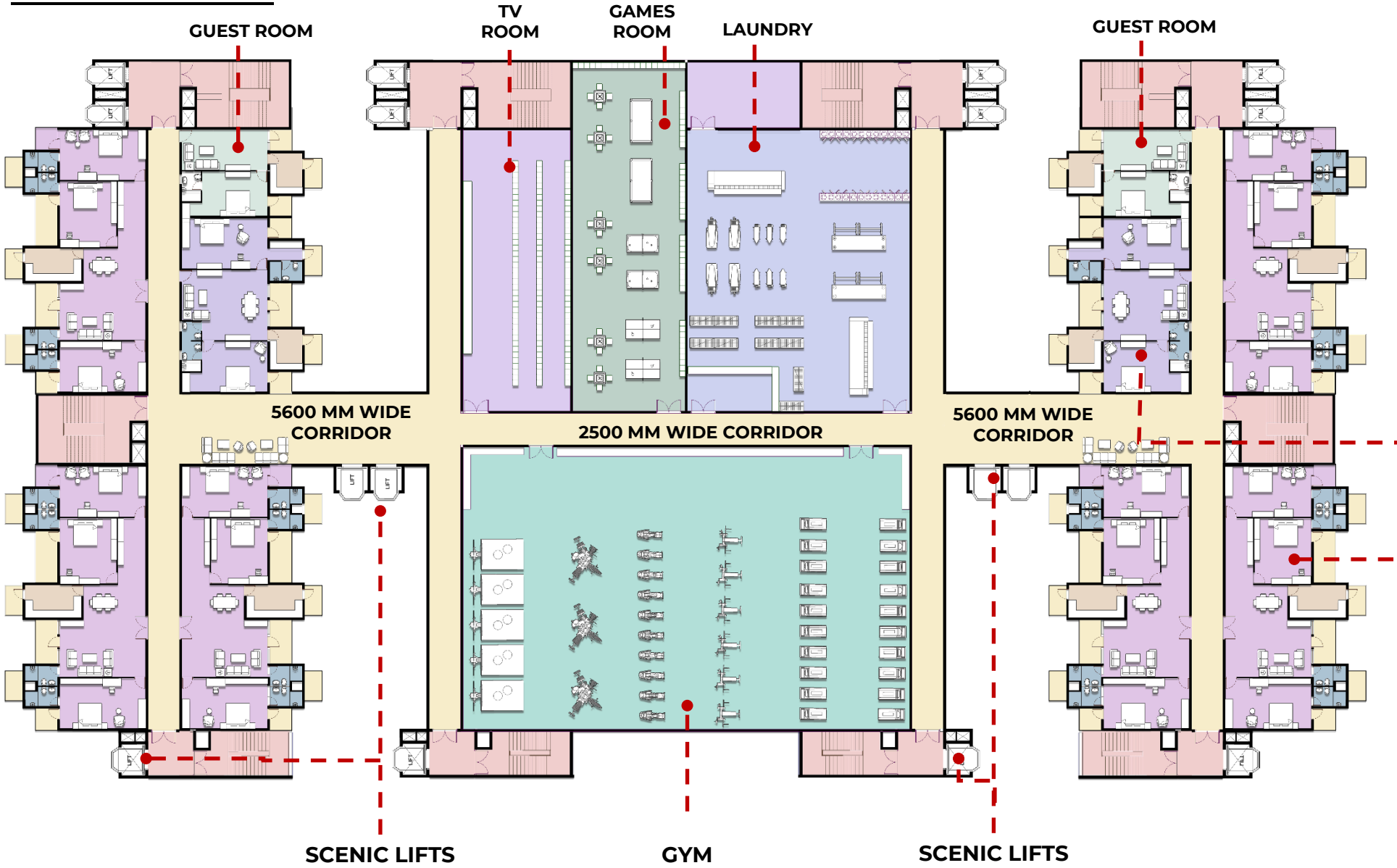
TYPICAL FLOOR PLAN



International hostel (North Campus)	
Particulars	**New Proposal**
Total Hostel Rooms	1,100
Total Students	3,300
Total Floors	3B+G+32
Total Built-up Area	155,817 sq.m
Estimated Cost	₹966.39 Cr

NOTE - The dining facility on the ground floor has a capacity of **1500 students per sitting** and can be operated in **2 shifts**, allowing it to cater to the entire student population.

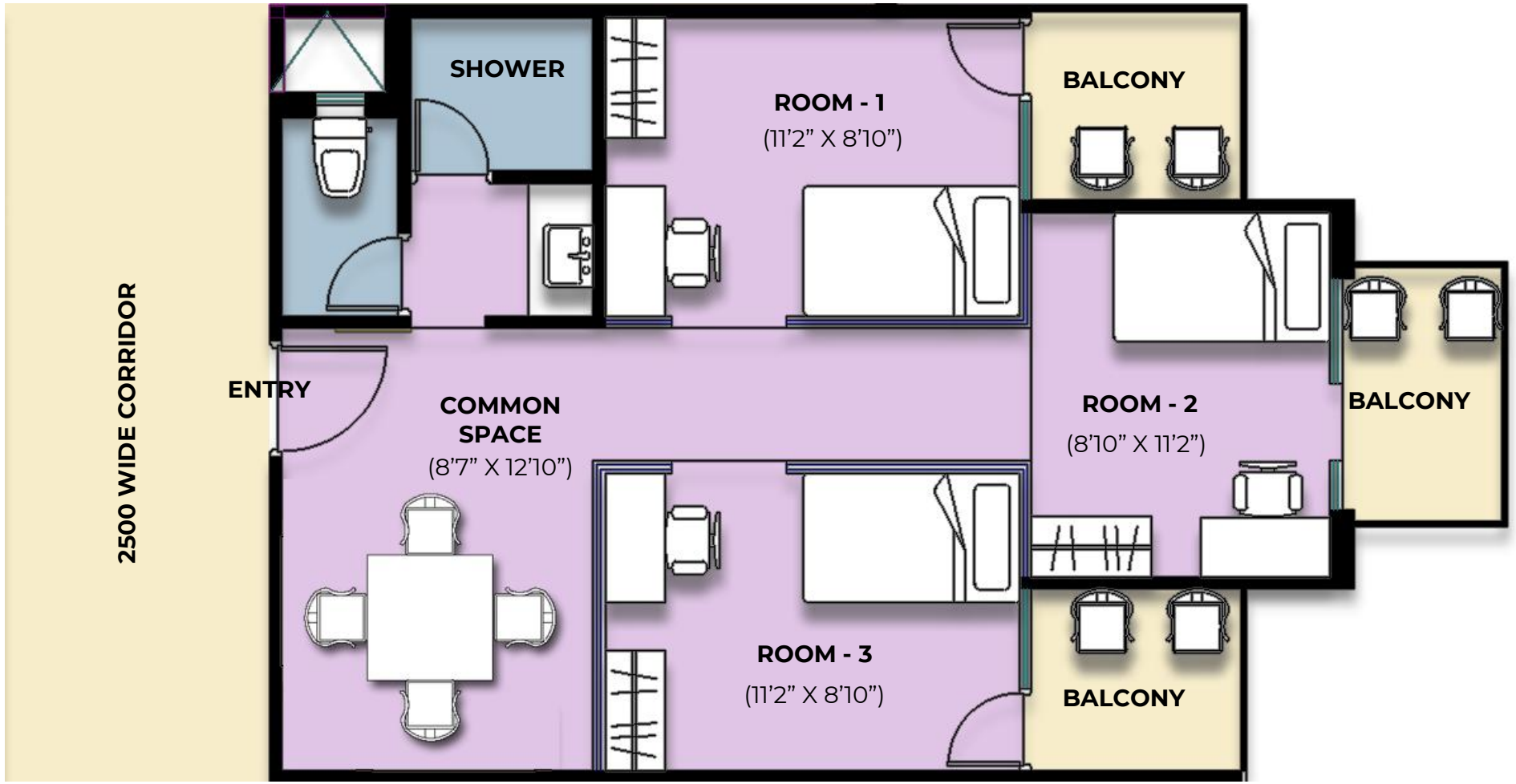
FIRST FLOOR PLAN



International hostel (North Campus)	
Particulars	**New Proposal**
Guest Rooms	2 Nos.
2 BHK Staff qtr.	2 Nos.
3 BHK Staff qtr.	6 Nos.
TV Room	200 sqm
Games Room	250 sqm
Gym	810 sqm
Laundry	450 sqm
Total Hostel Rooms	1,100
Total Students	3,300
Total Floors	3B+G+32
Total Built-up Area	155,817 sq.m
Estimated Cost	₹966.39 Cr

NOTE - The dining facility on the ground floor has a capacity of **1500 students per sitting** and can be operated in **2 shifts**, allowing it to cater to the entire student population.

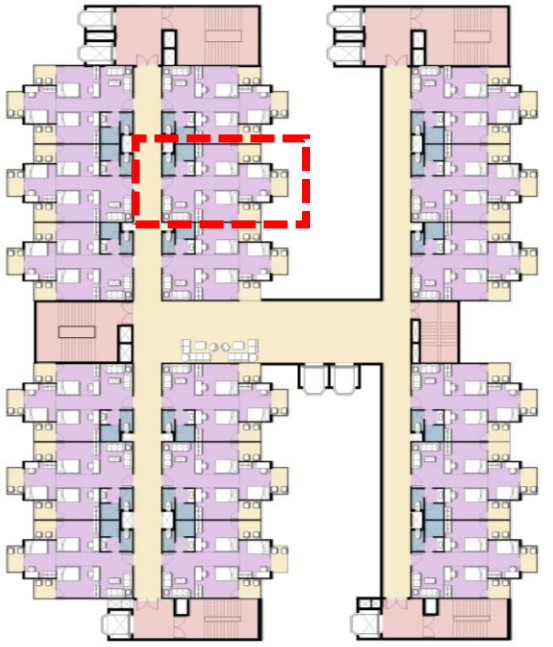
TYPICAL UNIT PLAN



UNIT AREA
700 Sqft. incl. balcony
585 Sqft. excl. balcony

International hostel (North Campus)	
Particulars	**New Proposal**
Total Rooms	1,100
Total Students	3,300
Total Floors	3B+G+32
Total Built-up Area	155,817 sq.m
Estimated Cost	₹966.39 Cr

NOTE - The dining facility on the ground floor has a capacity of **1500 students per sitting** and can be operated in **2 shifts**, allowing it to cater to the entire student population.



KEY PLAN

COST SUMMARY

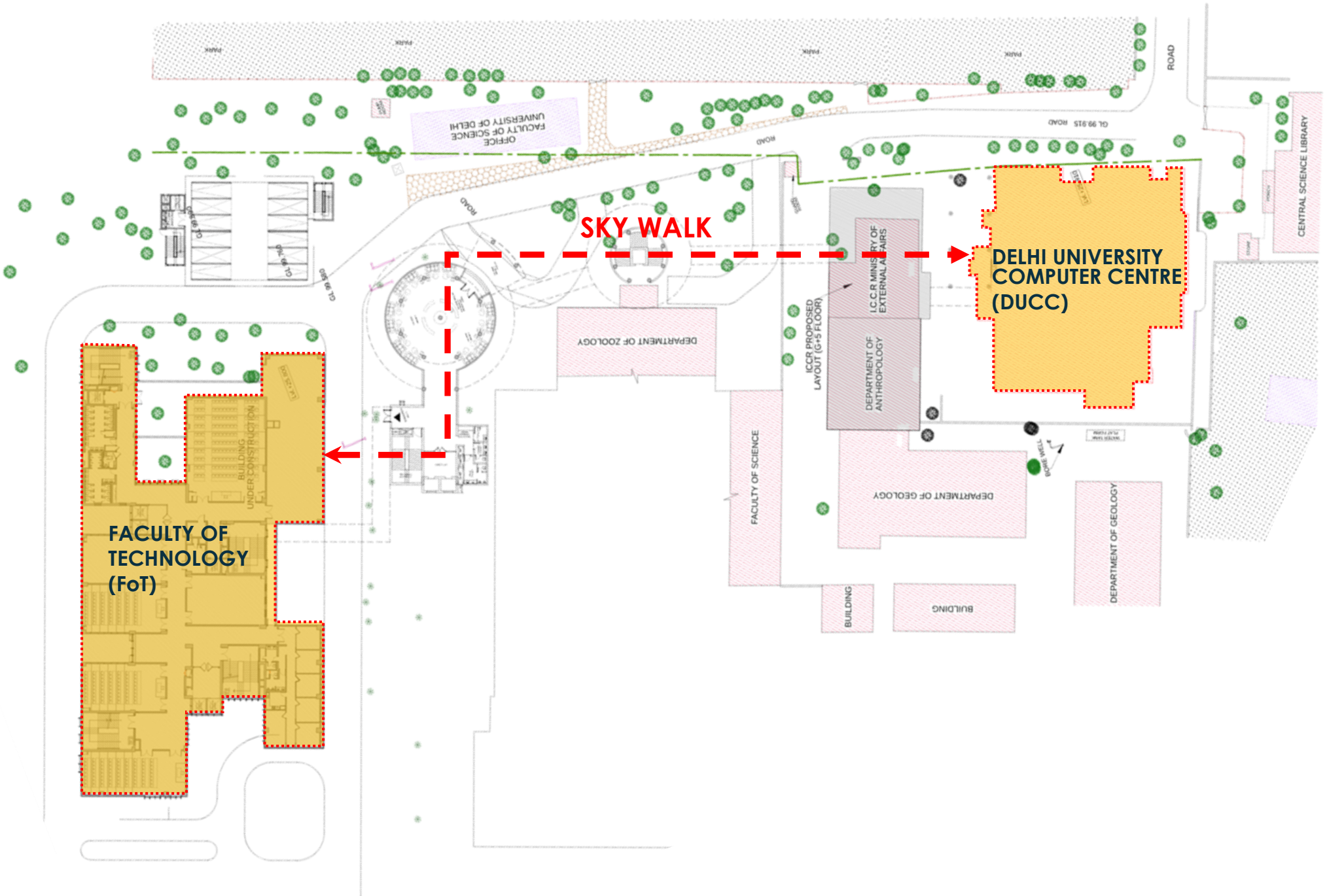
Estimate for Construction of 3300 seater International Hostel at North Campus, Delhi University.			
SUMMARY OF COST			
S. No.	**Name of Building**	**Estimated Cost**	**Remarks**
1	Hostel Block (3B+G+32 Floors)	616.12	
2	External Development_ Civil Works	5.85	
3	External Development_ MEP Works	143.21	
4	Miscellaneous works (Furniture, Kitchen equipments, laundry etc.)	56.00	
5	Added for Superior finishes	5.00	
	Sub-Total-I	**826.17**	
	Art Work @1%	8.26	
	Master Plan approval @0.5%	4.13	
	Sub-Total-II	**838.57**	
	Add escalation @ 6% (Considering 24 months Construction period @ 3% per annum)	50.31	
	Sub-Total-III	**888.88**	
	Add for Contingencies @3% (on A)	26.67	
	Labour Cess 1% (on A)	8.89	
	NBCC Agency Charges @ 4% (on A)	35.56	
	GST @ 18% on NBCC Agency charges	6.40	
	Total Cost	**966.39**	

5. DETAILED PROJECT REPORT (DPR)
SKY WALK BETWEEN FOT – DUCC AT UNIVERSITY OF DELHI , NEW DELHI- NORTH CAMPUS

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University of Delhi

PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

SITE PLAN

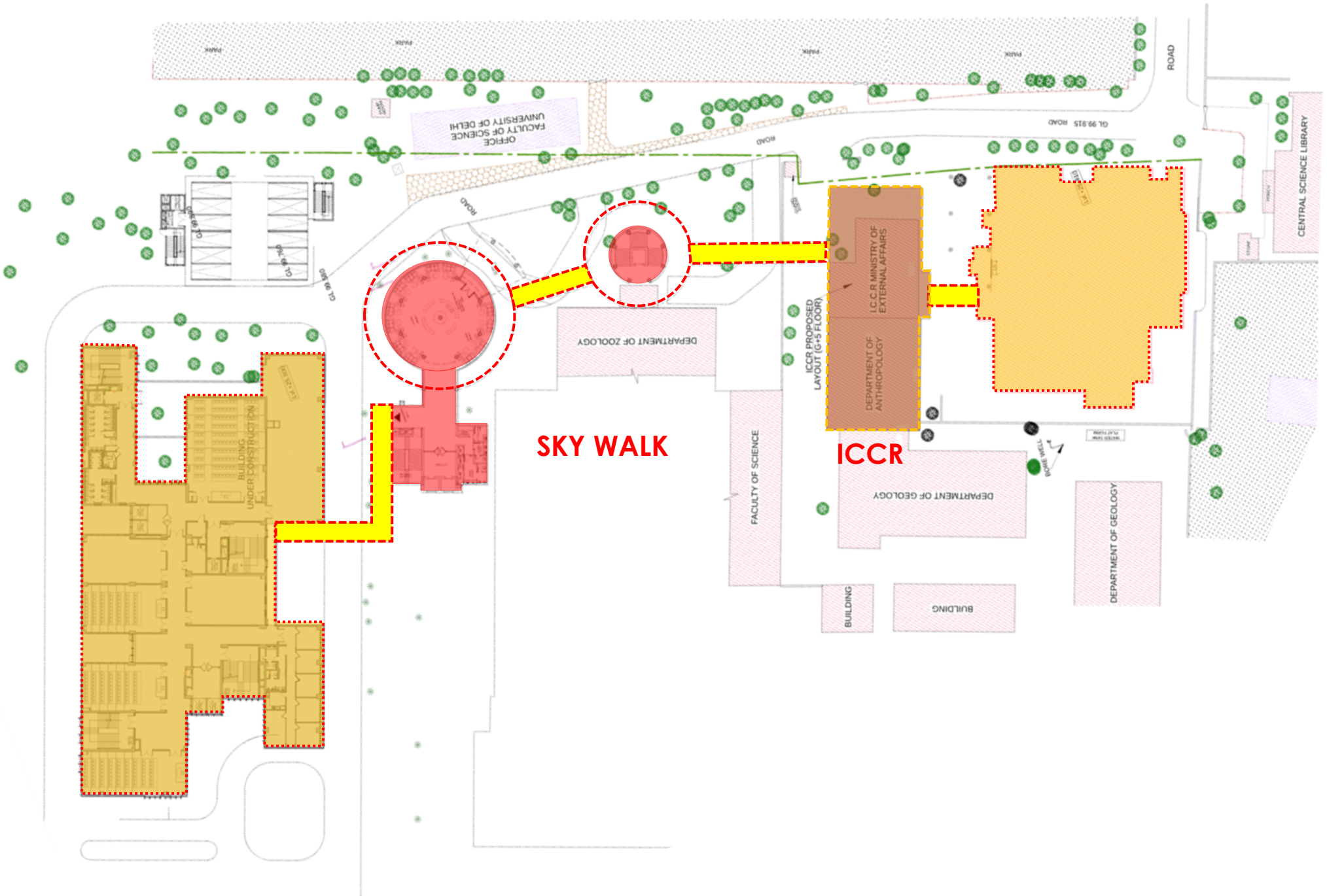


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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

SITE PLAN



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University of Delhi

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NBCC

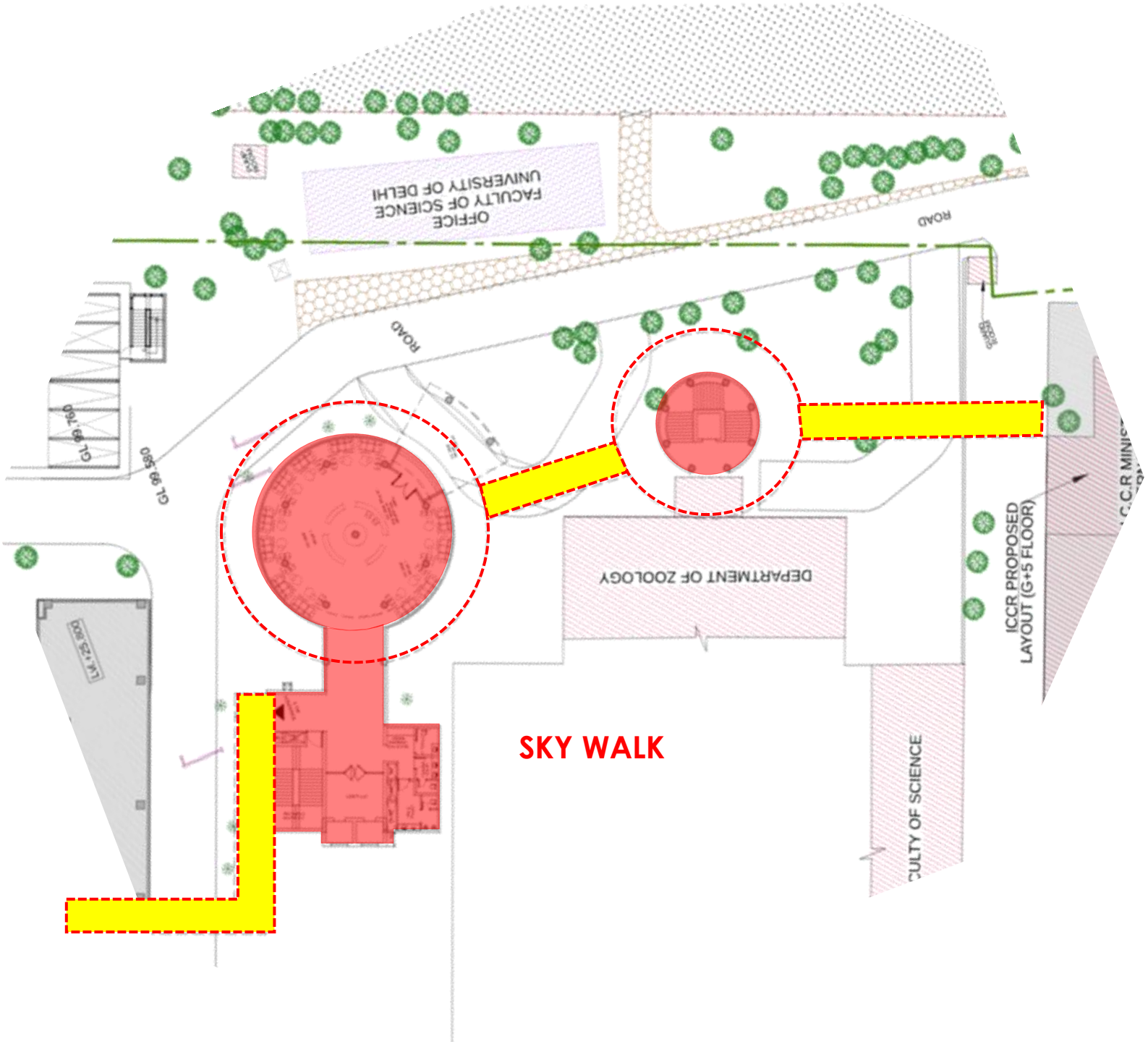
SKY WALK

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A Navratna CPSE

PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

SITE PLAN



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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI



PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI



PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

AREA DETAIL – SKY WALK

AREA DETAIL

Construction of Skywalk Bridge associated Building (G+7 Floors) at North Campus, University of Delhi.

S.No.	Description	Floor Height	Length	Width		Area	Unit
	Building						
A	**Plot Area**				=	1,620.00	Sqm
	Total Plot Area				**=**	**1,620.00**	**Sqm**
					Say	**1,620.00**	**Sqm**
	Permissible Ground Coverage					**-**	**Sqm**
	Permissible FAR					**-**	**Sqm**
	Proposed Ground Coverage					**562.00**	**Sqm**
	Proposed FAR					**-**	**Sqm**
	Proposed Built-up area (Balconey and Non FAR Area)					**5,469.00**	**Sqm**
	Proposed Height					**37M**	
B	**Plinth Area (As per Area Calculation Sheet)**						
B.1	**Associated Main Block Area (G+7)-MS Structure**						
	Ground Floor	9	292.000	Sqm	=	292.00	Sqm
	1st Floor			Sqm	=		Sqm
	2nd Floor	4.2	222.000	Sqm	=	222.00	Sqm
	3rd Floor	4.2	222.000	Sqm	=	222.00	Sqm
	4th Floor	4.2	222.000	Sqm	=	222.00	Sqm
	5th Floor	4.2	457.000	Sqm	=	457.00	Sqm
	6th Floor	4.2	457.000	Sqm	=	457.00	Sqm
	7th Floor	4.2	457.000	Sqm	=	457.00	Sqm
	Total (B.1)					**2,329.00**	Sqm
B.2	**Associated Main Block Toilt,Lobby and Staircase Area (G+7)-RCC Structure**						
	Ground Floor	4.8	200.000	Sqm	=	200.00	Sqm
	1st Floor	4.2	200.000	Sqm	=	200.00	Sqm
	2nd Floor	4.2	200.000	Sqm	=	200.00	Sqm
	3rd Floor	4.2	200.000	Sqm	=	200.00	Sqm
	4th Floor	4.2	200.000	Sqm	=	200.00	Sqm
	5th Floor	4.2	200.000	Sqm	=	200.00	Sqm
	6th Floor	4.2	200.000	Sqm	=	200.00	Sqm
	7th Floor	4.2	200.000	Sqm	=	200.00	Sqm
	Total (B.2)					**1,600.00**	Sqm

AREA DETAIL

Construction of Skywalk Bridge associated Building (G+7 Floors) at North Campus, University of Delhi.

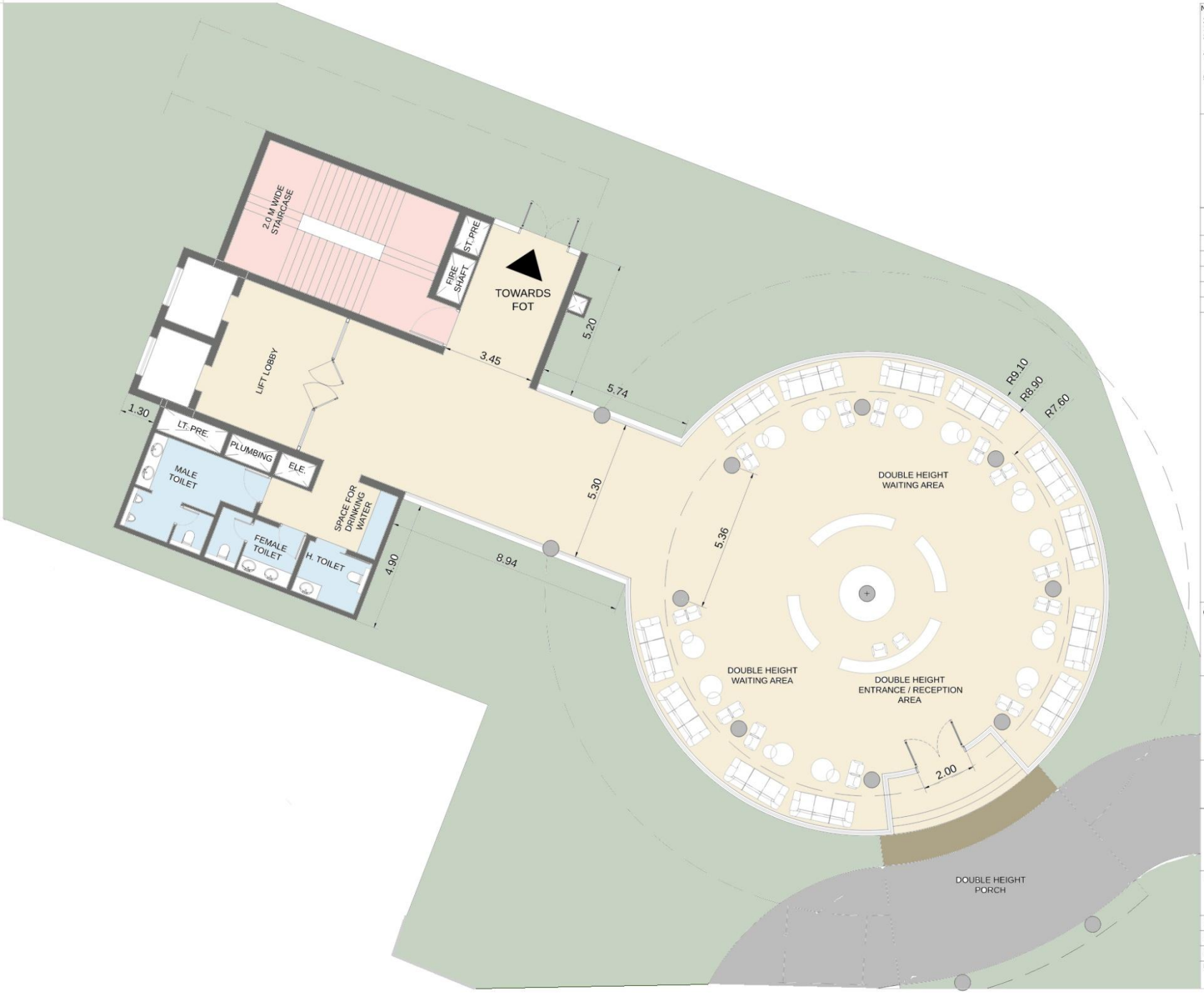
S.No.	Description	Floor Height	Length	Width		Area	Unit
B.3	**Associated Straicase Area DUCC Side (G+7)-MS Structure**						
	Ground Floor	4.8	70.000	Sqm	=	70.00	Sqm
	1st Floor	4.2	70.000	Sqm	=	70.00	Sqm
	2nd Floor	4.2	70.000	Sqm	=	70.00	Sqm
	3rd Floor	4.2	70.000	Sqm	=	70.00	Sqm
	4th Floor	4.2	70.000	Sqm	=	70.00	Sqm
	5th Floor	4.2	70.000	Sqm	=	70.00	Sqm
	6th Floor	4.2	190.000	Sqm	=	190.00	Sqm
	Total (B.3)					**610.00**	Sqm
B.4	**Skywalk Bridge**						
	Ground Floor	4.8					
	1st Floor	4.2					
	2nd Floor	4.2	124.000			124.00	
	3rd Floor	4.2	124.000			124.00	
	4th Floor	4.2	124.000			124.00	
	5th Floor	4.2	124.000			124.00	
	6th Floor	4.2	310.000			310.00	
	7th Floor	4.2	124.000			124.00	
	Total (B.4)					**930.00**	Sqm
	Gross Builtup Area (Sum of B.1 to B.4)				**=**	**5,469.00**	**Sqm**
					Say	**5,469.00**	**Sqm**

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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

GROUND FLOOR PLAN



NOTES

1. All dimensions are masonry dimesnsions and in feet.
2. unless mentioned otherwise
3. All dimesnsions are to be read only and not to be measured \ scaled
4. This drawing should be read in conjuctions with all relevant structual, architectural, services and landscape drawings.
5. Any discrepancies in the drawings or at site should be brought to the notice of the architects immediately.

CONSULTANTS

FOR APPROVAL PROPOSE ONLY

FOR APPROVAL PROPOSE ONLY

REV. NO.	DESCRIPTION	DATE	BY

CLIENT:-

- EXECUTIVE ENGINEER-DELHI UNIVERSITY
- NBCC DELHI

CONFLUENCE

NAME OF WORK :-

SKY WALK

SWATI STRUCTURE SOLUTION PVT. LTD.

DRAWING TITLE:-

GROUND FLOOR PLAN
SKY WALK

DEALT BY:-	AR. ANKIT BANSAL	DATE:- 05-08-2026
CHECKED BY:-		
SCALE:-	NTS	

DRAWING NO:-

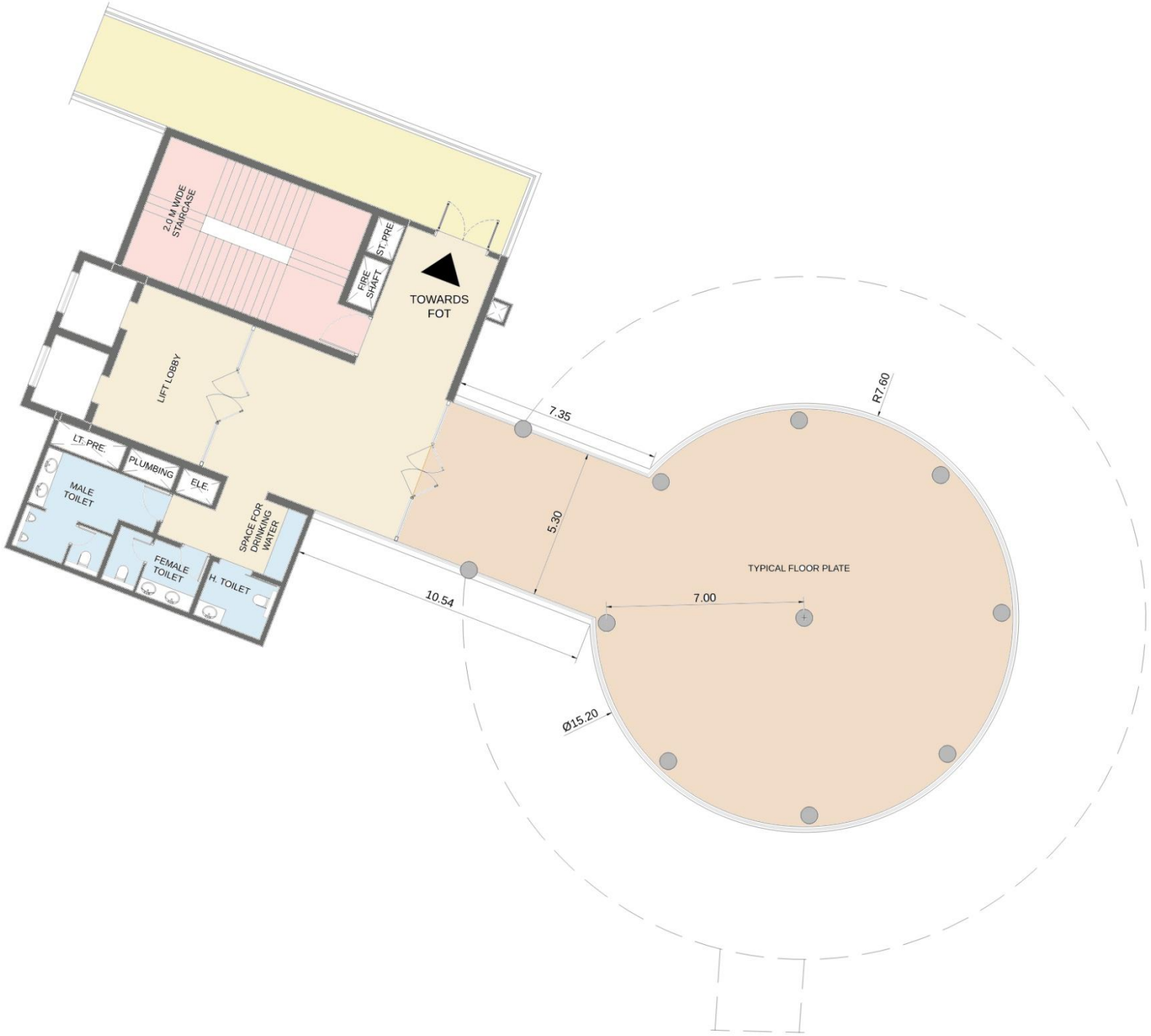
CCS/DU/SW/AR-02

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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

TYPICAL FLOOR PLAN
2ND 3RD 4TH FLOOR



NOTES

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2. unless mentioned otherwise
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FOR APPROVAL PROPOSE ONLY

REV. NO.	DESCRIPTION	DATE	BY

CLIENT:-

- EXECUTIVE ENGINEER-DELHI UNIVERSITY

- NBCC DELHI

CONFLUENCE

NAME OF WORK :-

SKY WALK

SWATI STRUCTURE SOLUTION PVT. LTD.

DRAWING TITLE:-

TYPICAL FLOOR PLAN (2ND TO 4TH)
SKY WALK

DEALT BY:-	AR. ANKIT BANSAL	DATE:- 05-08-2026
CHECKED BY:-		
SCALE:-	NTS	

DRAWING NO:-

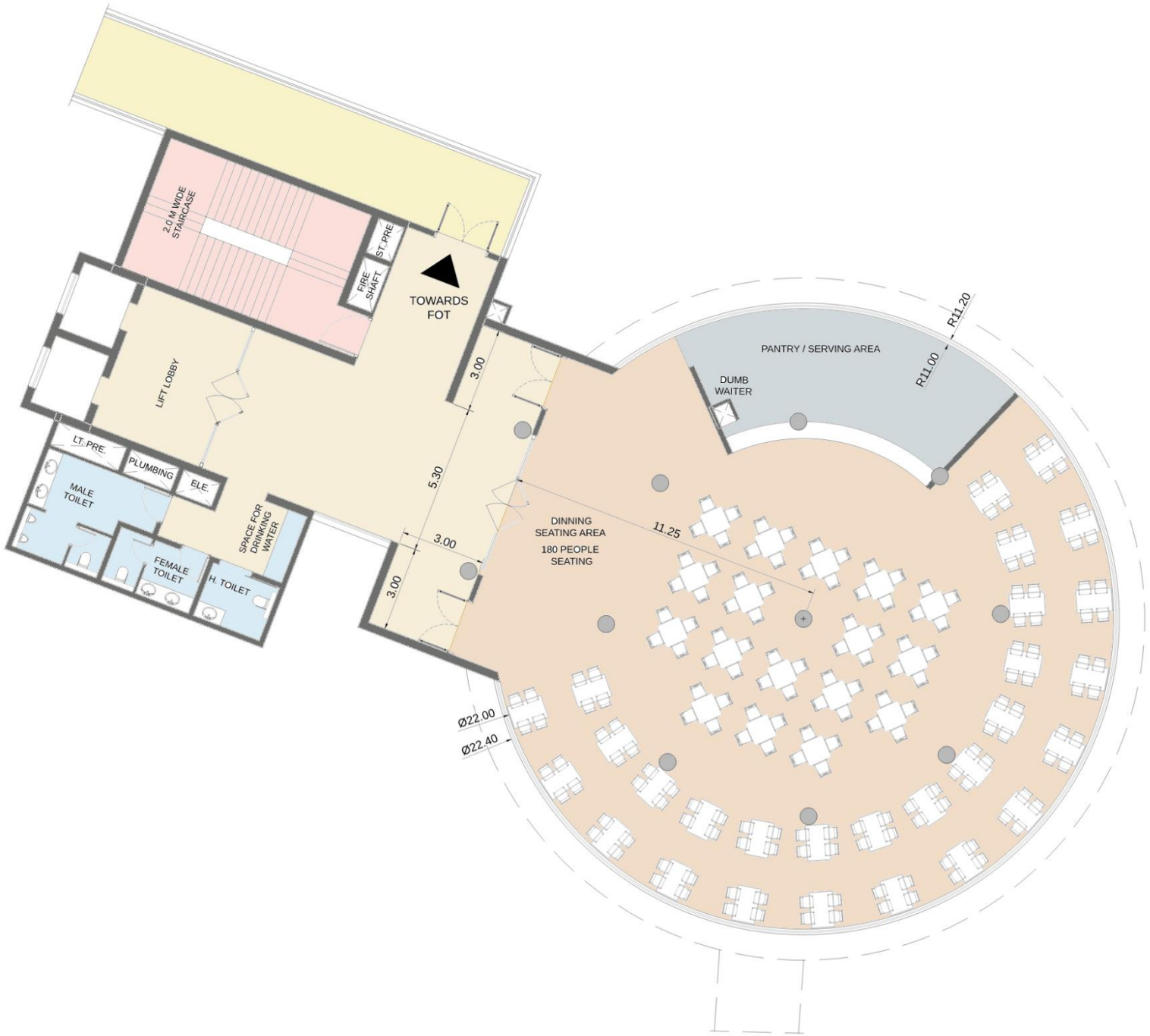
CCS/DU/SW/AR-03

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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

FIFTH FLOOR PLAN
CANTEEN FLOOR



NOTES

1. All dimensions are masonry dimesnsions and in feet.
2. unless mentioned otherwise
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REV. NO.	DESCRIPTION	DATE	BY

CLIENT:-

- EXECUTIVE ENGINEER-DELHI UNIVERSITY
- NBCC DELHI

CONFLUENCE

NAME OF WORK :-

SKY WALK

SWATI STRUCTURE SOLUTION PVT. LTD.

DRAWING TITLE:-

5TH FLOOR PLAN
SKY WALK

DEALT BY:-	AR. ANKIT BANSAL	DATE:- 05-08-2026
CHECKED BY:-		
SCALE:-	NTS	

DRAWING NO:-

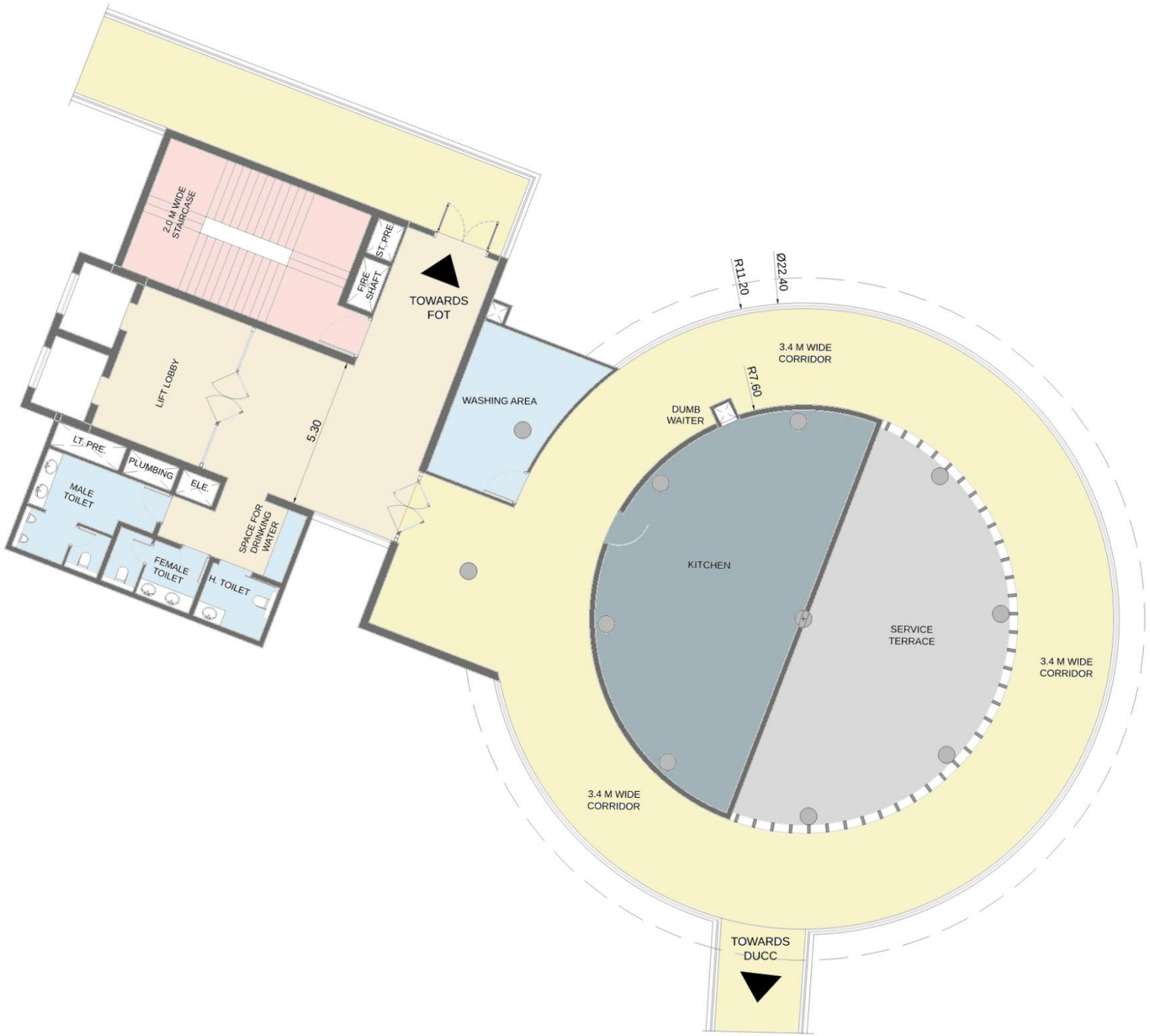
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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

SIXTH FLOOR PLAN
SERVICE FLOOR



NOTES

1. All dimensions are masonry dimesnsions and in feet.
2. unless mentioned otherwise
3. All dimesnsions are to be read only and not to be measured \ scaled
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FOR APPROVAL PROPOSE ONLY

REV. NO.	DESCRIPTION	DATE	BY

CLIENT:-

- EXECUTIVE ENGINEER-DELHI UNIVERSITY
- NBCC DELHI

CONFLUENCE

NAME OF WORK :-

SKY WALK

SWATI STRUCTURE SOLUTION PVT. LTD.

DRAWING TITLE:-

6TH FLOOR (SERVICE / CONNECTION FLOOR) SKY WALK

DEALT BY:-	AR. ANKIT BANSAL	DATE:- 05-08-2026
CHECKED BY:-		
SCALE:-	NTS	

DRAWING NO:-

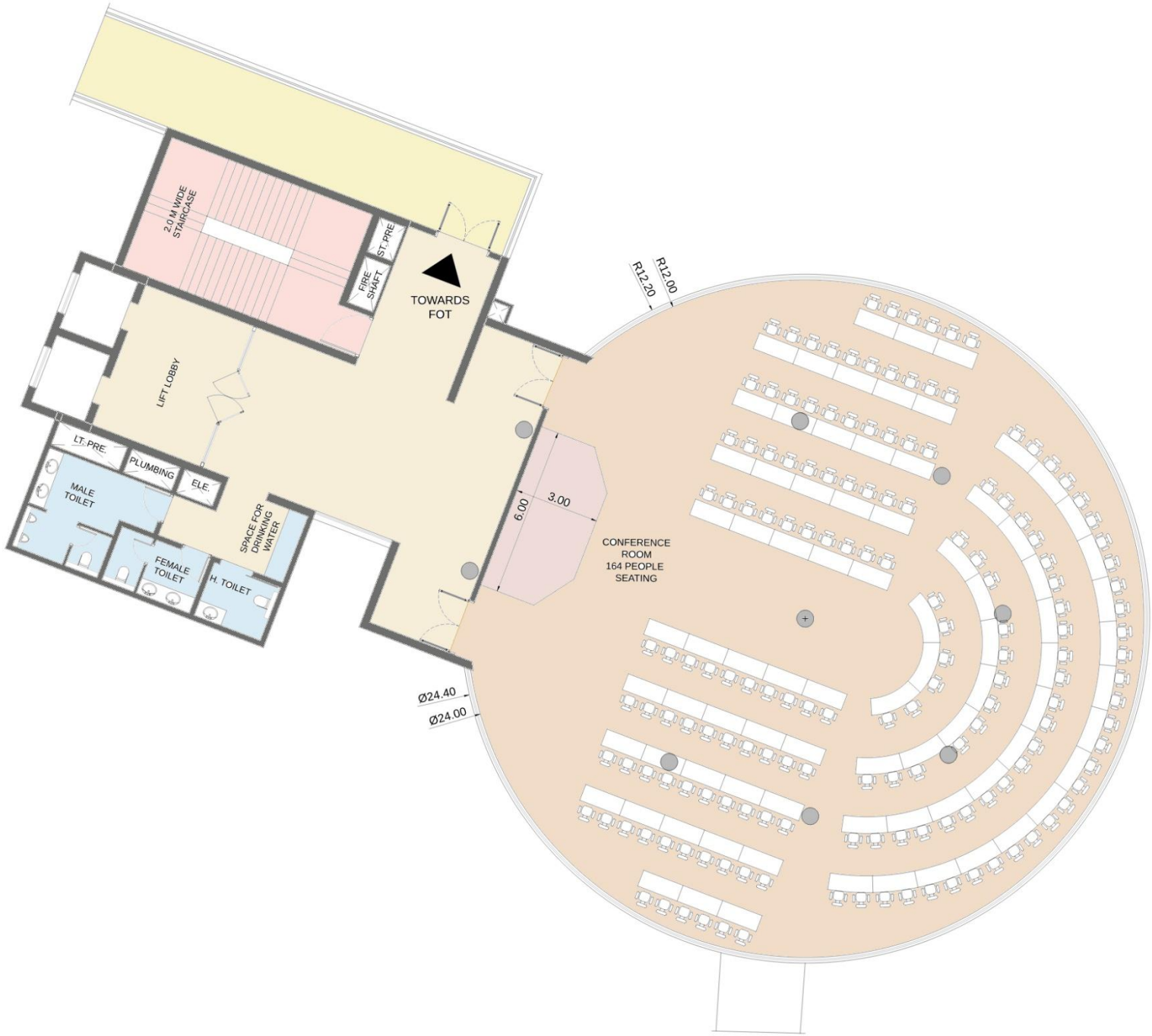
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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

SEVENTH FLOOR PLAN
CONFERENCE ROOM



NOTES

1. All dimensions are masonry dimesnsions and in feet.
2. unless mentioned otherwise
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CONSULTANTS

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REV. NO.	DESCRIPTION	DATE	BY

CLIENT:-

- EXECUTIVE ENGINEER-DELHI UNIVERSITY
- NBCC DELHI

CONFLUENCE

NAME OF WORK :-

SKY WALK

SWATI STRUCTURE SOLUTION PVT. LTD.

DRAWING TITLE:-

7TH FLOOR PLAN
SKY WALK

DEALT BY:-	AR. ANKIT BANSAL	DATE:- 05-08-2026
CHECKED BY:-		
SCALE:-	NTS	

DRAWING NO:-

CCS/DU/SW/AR-06

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Prilimanary Estimate

Construction of Skywalk Bridgeand Associated Building (G+7 Floors) at North Campus, University of Delhi.

ABSTRACT OF COST PAR-2025

S.No.	Description	Ref.		Amount (Rs.)
1	BUILDING COST	(A)	Rs.	45,10,30,008.59
2	FIRE FIGHTING	(B)	Rs.	54,46,800.00
3	FIRE ALARM SYSTEM	(C)	Rs.	56,01,900.00
4	SERVICES	(D)	Rs.	10,96,09,386.81
5	TPQA & CONSULTANCY SERVICES (Percentage below refers to the percentage of building cost (Sum of A, B, C and D)	(E)	Rs.	1,57,21,423.00
6	LIFTS	(F)	Rs.	7,80,00,000.00
7	RCC WATER TANK	(G)	Rs.	-
8	DEVELOPMENT OF SITE	(H)	Rs.	3,18,33,807.00
9	SPECIALISED E&M WORKS	(I)	Rs.	6,21,15,888.00
	Total		**Rs.**	**75,93,59,213.40**
	Building Cost Index over plinth area rates (PAR)-2025 for Delhi	1.00%	Rs.	75,93,592.13
	Total		**Rs.**	**76,69,52,805.54**
	Add for Art work @ 1.00%	1.00%		76,69,528.00
	Add for Furniture @ 15.00%	15.00%		11,50,42,921.00
	Total		**Rs.**	**88,96,65,254.54**
	Add Contingencies @ 3.00%	3.00%		2,66,89,958.00
	Total		**Rs.**	**91,63,55,212.54**

Prilimanary Estimate

Construction of Skywalk Bridgeand Associated Building (G+7 Floors) at North Campus, University of Delhi.

ABSTRACT OF COST PAR-2025

S.No.	Description	Ref.		Amount (Rs.)
	Add for EPF and ESIC @ 4.25%	4.25%		3,89,45,097.00
	Total		**Rs.**	**95,53,00,309.54**
	NBCC CHARGES@4%	4.00%		**3,82,12,012.00**
	Add for GST @ 18%	18.00%		**68,78,162.16**
	Total		**Rs.**	**1,00,03,90,483.70**
	Say		**Rs.**	**1,00,03,91,000.00**
			Rs.	**100.04 CRORE**

PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

Cost Estimate – SKY WALK

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University of Delhi

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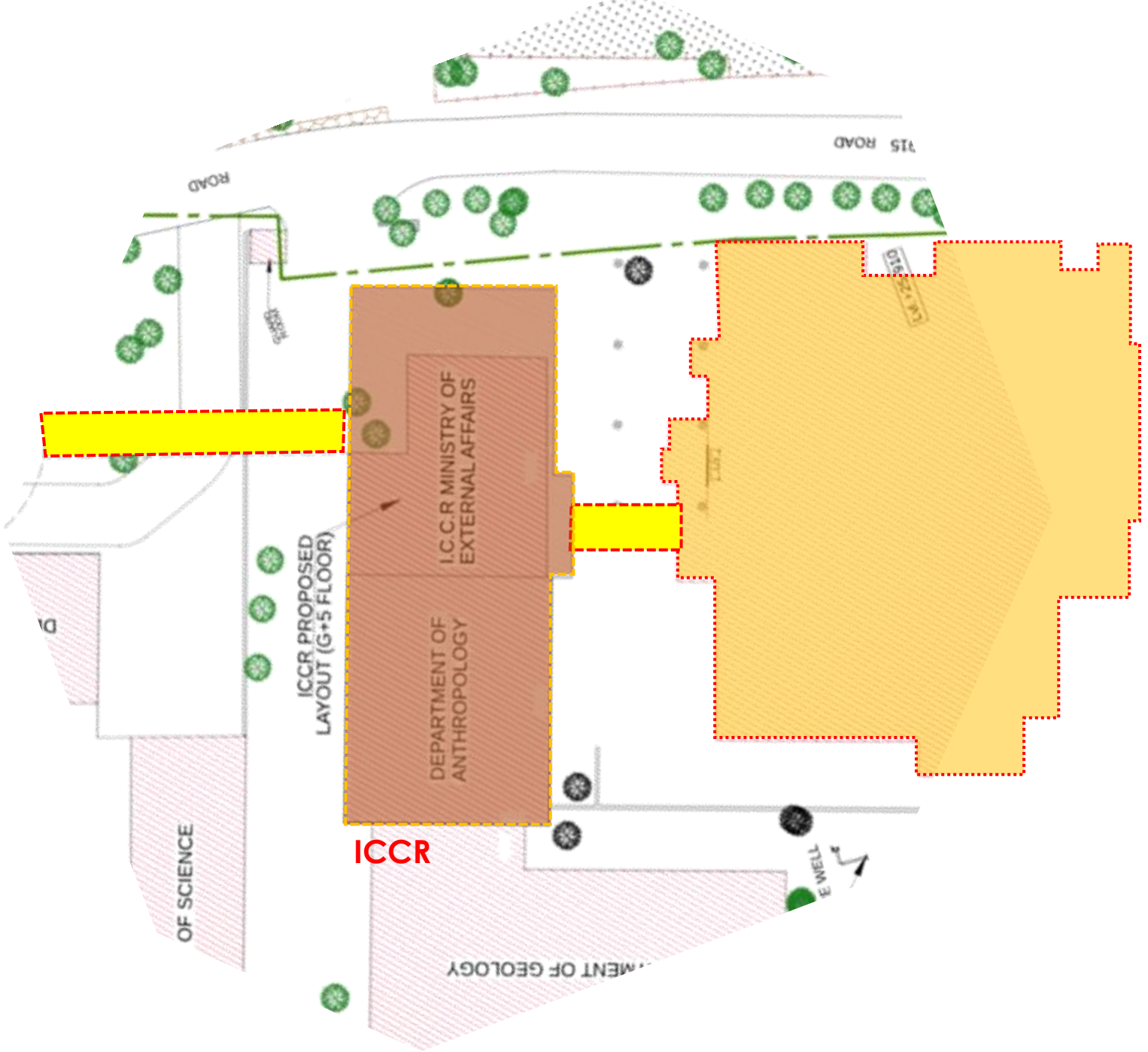
6. EXTENSION OF USIC BUILDINGS (ICCR)

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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

SITE PLAN



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PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

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AREA DETAIL

Construction of ICCR Building (2B+G+9 Floors) at North Campus, University of Delhi.

S.No.	Description	Floor Height	Nos.	Nos.	Length	Width		Area	Unit
A	**Plot Area**		1	1			=	1,190.00	Sqm
	Total Plot Area						**=**	**1,190.00**	**Sqm**
							Say	**1,190.00**	**Sqm**
	Permissible Ground Coverage							**-**	**Sqm**
	Permissible FAR							**-**	**Sqm**
	Proposed Ground Coverage							**615**	**Sqm**
	Proposed FAR							**-**	**Sqm**
	Proposed Built-up area (Balconey + Basement and Non FAR Area)							**7,380.00**	**Sqm**
	Proposed Height							**36.60**	
B	**Plinth Area (As per Area Calculation Sheet)**								
	Basement-1	4.50 M	1	1	615.000	Sqm	=	615.00	Sqm
	Basement-2	4.50 M	1	1	615.000	Sqm	=	615.00	Sqm
								1,230.00	**Sqm**
	Ground Floor	3.60 M	1	1	615.000	Sqm	=	615.00	Sqm
	1st Floor	3.60 M	1	1	615.000	Sqm	=	615.00	Sqm
	2nd Floor	3.60 M	1	1	615.000	Sqm	=	615.00	Sqm
	3rd Floor	3.60 M	1	1	615.000	Sqm	=	615.00	Sqm
	4th Floor	3.60 M	1	1	615.000	Sqm	=	615.00	Sqm
	5th Floor	3.60 M	1	1	615.000	Sqm	=	615.00	Sqm
	6th Floor	3.60 M	1	1	615.000	Sqm	=	615.00	Sqm
	7th Floor	3.60 M	1	1	615.000	Sqm	=	615.00	Sqm
	8th Floor	3.60 M	1	1	615.000	Sqm	=	615.00	Sqm
	9th Floor	3.60 M	1	1	615.000	Sqm	=	615.00	Sqm
	Area - Gr. Floor to 9th Floor						**=**	**6,150.00**	**Sqm**
							Say	**6,150.00**	**Sqm**

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PROPOSED ICCR AT UNIVERSITY OF DELHI

GROUND FLOOR PLAN



EXISTING GEOLOGY DEPARTMENT

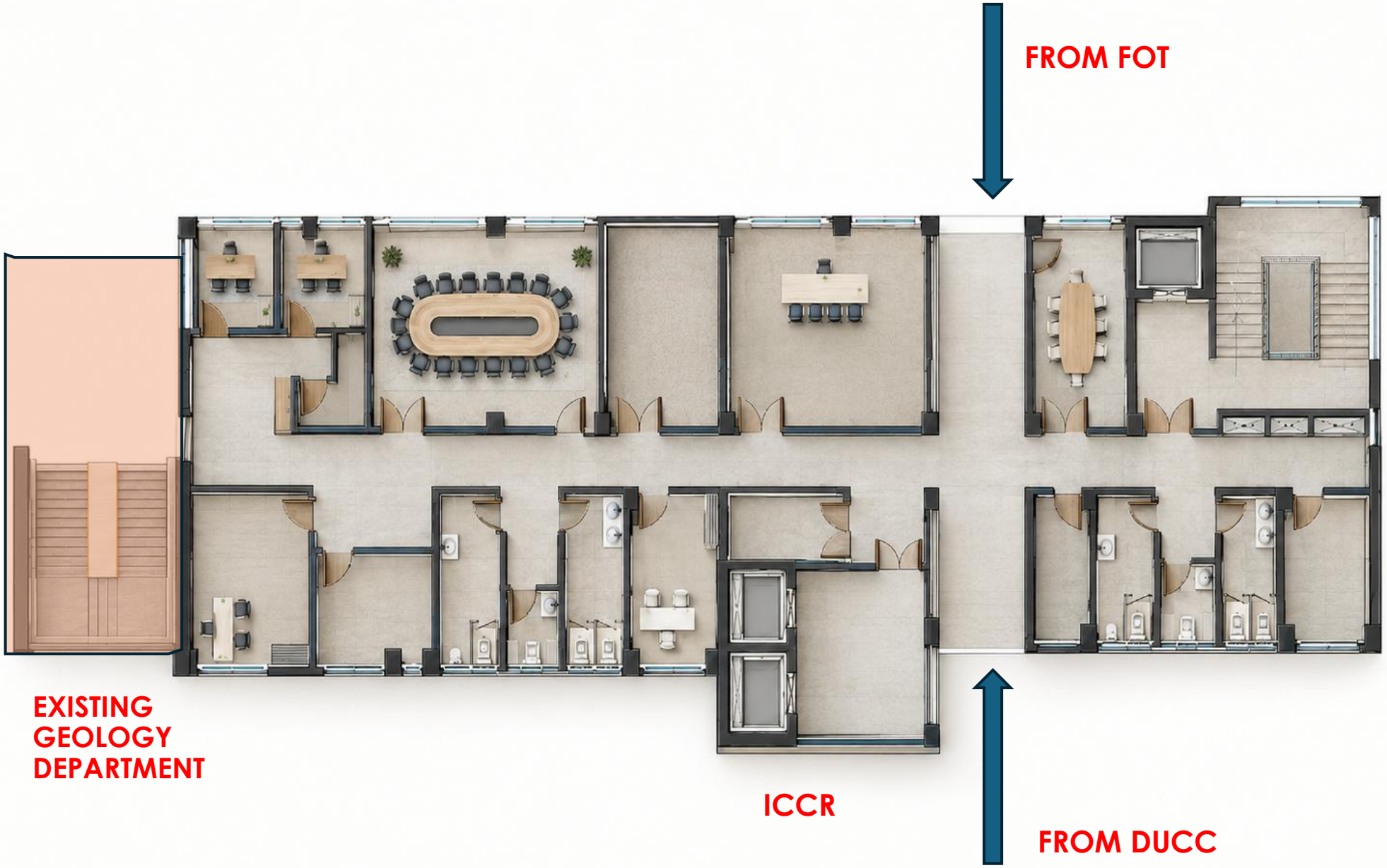
ICCR

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PROPOSED ICCR AT UNIVERSITY OF DELHI

CONNECTING FLOOR PLAN



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Prilimanary Estimate

Construction of ICCR Building (2B+G+9 Floors) at North Campus, University of Delhi.

ABSTRACT OF COST PAR-2025

S.No.	Description	Ref.		Amount (Rs.)
1	BUILDING COST	(A)	Rs.	23,54,04,785.00
2	FIRE FIGHTING	(B)	Rs.	89,19,720.00
3	FIRE ALARM SYSTEM	(C)	Rs.	73,26,360.00
4	SERVICES	(D)	Rs.	5,18,47,232.93
5	TPQA & CONSULTANCY SERVICES (Percentage below refers to the percentage of building cost (Sum of A, B, C and D)	(E)	Rs.	83,46,198.00
6	LIFTS	(F)	Rs.	5,50,00,000.00
7	RCC WATER TANK	(G)	Rs.	89,25,000.00
8	DEVELOPMENT OF SITE	(H)	Rs.	2,09,25,377.00
9	SPECIALISED E&M WORKS	(I)	Rs.	10,64,89,294.00
	Total		**Rs.**	**50,31,83,966.93**
	Building Cost Index over plinth area rates (PAR)-2025 for Delhi	1.00%	Rs.	50,31,839.67
	Total		**Rs.**	**50,82,15,806.60**
	Add for Art work @ 1.00%	1.00%		50,82,158.00
	Add for Furniture @ 15.00%	15.00%		7,62,32,371.00
	Total		**Rs.**	**58,95,30,335.60**
	Add Contingencies @ 3.00%	3.00%		1,76,85,910.00
	Total		**Rs.**	**60,72,16,245.60**

Prilimanary Estimate

Construction of ICCR Building (2B+G+9 Floors) at North Campus, University of Delhi.

ABSTRACT OF COST PAR-2025

S.No.	Description	Ref.		Amount (Rs.)
	Add for EPF and ESIC @ 4.25%	4.25%		2,58,06,690.00
	Total		**Rs.**	**63,30,22,935.60**
	ESCALATION @6%	6.00%		**3,79,81,376.14**
	NBCC CHARGES@4%	4.00%		**2,53,20,917.00**
	Add for GST @ 18%	18.00%		**45,57,765.06**
	Total		**Rs.**	**70,08,82,993.79**
	Say		**Rs.**	**70,08,83,000.00**
			Rs.	**70.09 CRORE**

PROPOSED SKY WALK BETWEEN FOT AND DUCC AT UNIVERSITY OF DELHI

COST – ICCR

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THANK YOU

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A Navratna CPSE