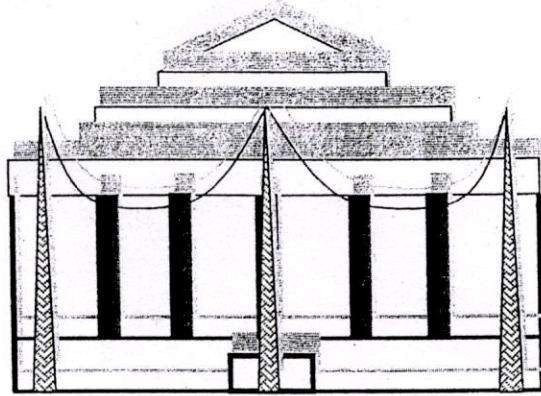


201
Jammu and Kashmir Projects Construction Corporation Ltd



Cost Offer

For

**Construction of Govt. Degree
College at Dudu Basantgarh
District, Udhampur
(Phase-I Winter Zone)**

B. K. Sharma

Principal
Govt. Degree College
Dudu, Basant Garh (J&K)

J&K Project Construction Corporation Ltd.

(Office of the Dy. General Manager Unit - 6th Udhampur)

The General Manager,
JKPCC Ltd.,
Jammu

No. JKPC/UDH/VI/9382
Dt. 11-09-2019

Subject: - Cost offer for construction of Govt. Degree College at Dudu Basantgarh, Udhampur Phase-I.

Sir,

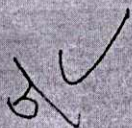
Kindly find enclosed herewith the cost offer of the above cited work amounting to Rs. 1241.40 lacs in requisite number of copies, along with Technical Report, General Abstract of cost and necessary drawings for favour of further necessary action at your end please.

Yours Sincerely,



Dy. General Manager,
JKPCC Ltd. Unit- 6th,
Udhampur

Encl:- 8 Sets




Principal
Govt. Degree College
Dudu Basantgarh

JAMMU AND KASHMIR

PROJECTS CONSTRUCTION CORPORATION LTD.

Technical Report

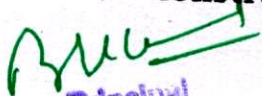
Name of work:- Construction of Govt. Degree College Mongri Pancheri at Kainth Gali at Distt. Udhampur.

Authority:- Director Colleges Department of Higher Education J&K Srinagar's No. DC-HE/New Colleges/2019 dated:- 23.04.2019.

History & Necessity:- Indubitably, education is the only valuable asset humans can achieve which has got no substitute. It is important for the personal, social and economic development of the nation.

With futuristic vision and to penetrate the benefits of higher education to every nook and corner of plain as well as hilly areas, the Govt. of J&K has decided to construct Degree Colleges at nearest possible and central locations of the existing higher secondary school of the area. Amongst the newly framed proposals by the Director Colleges Department of Higher Education J&K, one is construction of Degree College at Dudu Basantgarh, in Distt. Udhampur. After completion of 12th standard from their respective far away located higher secondary schools i.e HSS Jakhed, HSS Khaned, HSS Latti, HSS Basantgarh, HSS Keya etc. students have left no option either to quit their studies in between due to economic problem or has to go to Ramnagar/Udhampur/Jammu for further studies after traveling an average distance of 60 Km or more by bus all along the zig zag slopes of hilly terrain which consumes considerable time besides wasting of money for boarding purposes.

Proposal:- It is proposed to construct a Degree College building at Dudu Basantgarh. Construction of last mile connectivity has been necessitated as per the location of site on hilly area. The parameters and guide lines of UGC/AICTE Green building and CSSR etc. shall be followed while execution of the construction work in the College campus.


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Dudu Basantgarh

Design Concept:- The building has been designed keeping in mind both sun and wind directions. Sufficient day lighting and natural ventilation in each room has been taken into consideration. Optimum, utilization of space has been taken into design. The building has been designed with two separate entries for academic block and one main entrance for Administrative Block to avoid stampede.

Salient features:- The Main block shall provide the following accommodation in the Phase-I

S. No.	Facility	No. of units/Rooms
1	Class rooms 40'-0"x 30'-0" 100 seats	06
2	Computer Lab./Browsing Room 50'-0"x 40'-0"	01
3	Principal's Chamber with Conference Room 30'-0" x 30'-0"	01
4	Teaching Staff Room 20'-0" x 20'-0"	02
5	Non-teaching staff Room 12' x 12'	04
6	Library 50' x 30'	01
7	Reading Room 30' x 25'	01
8	Administrative Hall with three compartments 30' x 30'	01
9	Store Room 15' x 15'	02
10	Reception/Query cum Admission section 12' x 12'	02
11	Guard Room near College entry 8' x 8'	01
12	Campus fencing with two gates for entry / exit vehicle and campus roads/pavements.	
13	Laying out/turfing of sports field and green spaces	
14	Approach road from road side to the College premises	
15	Platform cutting / leveling of ground for raising Of structures.	

Requirements:- The Building will be three storied RCC framed structure with CGI sheets roofing over steel truss. The floor wise accommodation is as per approved drawings supplied by the Director higher education appended with the cost offer.

Scope:- The proposed buildings is three storied RCC framed structure. The following necessary provision has been made is the estimate:-

Babu
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Govt. Degree College
Dudu Basanagar

- a) Seismic Resistant Design.
- b) Boundary fencing
- c) Parking and Pavement
- d) Septic Tank and 02 Nos. Soakage Pit for 1000 users.
- e) Underground Water Tanks.
- f) Water Supply to building from U. G Sump to over head Tank.

The Following essential electrical provision has also been made:-

- a) Internal Electrical Installation and fans
- b) Power wiring and plugs
- c) Telephone conduits
- d) Computer conduits.
- e) L.T panels, Cables etc.

Specifications in Brief:-

Cutting and Filling:-

The existing site shall be cleared and dressed properly and optimum filling will be done for the site development purpose around the building.

Site Development:-

The site shall be developed in terms of site clearance, cutting and filling, construction of last mile connectivity, parking etc.

Foundation:-

The foundation shall be RCC footings. Foundation properly designed by the structural consultant depending upon the soil feasibility report of the particular site where the building will be constructed.

Plinth:-

The plinth will be raised upto desired level as per design and shall be finished with a bitumen damp proof course at the top.

Superstructure:- Superstructure will be RCC framed structure with RCC beams and columns as per the design. Brick work of required thickness shall be raised in cement mortar 1:6 mix in panel walls.

Doors & Windows:-

The doors, windows & ventilators frames shall be of 2nd class Deodar wood/ pressed steel whereas door


Principal
Govt. Degree College
Dudu Basantgarh

shutters shall be flush with teak veneered ply/
commercial ply/ as per design.

R.C.C Slab & Roofing:-

RCC Slab in M-20 grade mix. Roofing with CGI Sheets
Roofing over Steel Truss shall be provided.

Flooring:-

Vitrified Tile flooring in offices, Class Rooms/
laboratory, reception / waiting shall be provided.
Corridor/stair halls shall be finished with granite stone.
Anti skid ceramic tile flooring in Toilets & Ceramic
Tiles Matt finish for dado walls.

Plastering:-

All inside and outside walls shall be plastered with
15mm thick plaster 1:6 mix. All ceiling shall be finished
with 10mm thick cement sand plaster in 1:3 mix.

Railing:-

S.S Railing for stair case/ramps shall be provided.

Finishing:-

All exposed wood work shall be painted with two coats
of synthetic enamel paint over a primer coat of
approved brand and quality. The exterior surface of the
building shall be provided with water proof weather
coat paints or texture paint as per approved brand and
shade. All the interior walls of the rooms shall be
providing with 1st quality acrylic washable distemper
with 1mm thick POP.

Sanitary Work/Fittings:-

All the fittings in laboratory block shall be provided
with standard fittings and shall be connected with the
proper disposal system. The vitreous chinaware shall
be of standard quality connected with C.I, PVC, G.I
pipes of approved make.

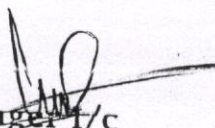

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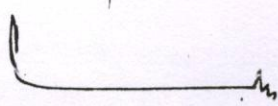
Electrification:-

All the rooms in the building shall be provided with essential electric lighting system with minimum points as per the requirements. All the electric P.V.C pipes shall be provided as per the standard specifications.

Time & Cost:-

The Estimated cost of work is Rs. 1241.40 lacs as per General Abstract of cost enclosed and shall be completed in Two working seasons subject to ----- and key construction material.


Manager I/c


Dy. General Manager
JKPCC Ltd. Unit 6th,
Udhampur


Principal
Govt. Degree College
Dudu Basantgarh


Name of work:- Cost Offer for construction of Govt. Degree Colleges at Dudu Basantgarh Udhampur Phase-I.


GENERAL ABSTRACT OF COST

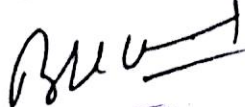
S. No.	Particulars	Amount (in Lacs)
1.	Construction of main Building (Soil Investigation, Civil, Electric & Plumbing) (as per Annexure "A")	949.21
2	Provision for platform cutting /leveling of ground for raising structures (L.S)	50.00
3	Provision for protection work of retaining /Breast wall. (L.S)	30.00
4	Provision for laying out turfing of sports field and green patches. (L.S)	30.00
5	Provision for approach road with R/Wall & Breast Wall. (L.S)	25.00
6	Provision for fencing of Block with 02 Nos. gates for entry /exit, vehicle parking. (L.S)	20.00
	Total:-	1104.21
	Add 3% for Contingencies	33.12
	Total:-	1137.33
	Add 1% for structural consultancy	11.37
	Total:-	1148.70
	Add 7% for Corporation overheads	80.41
	Total:-	1229.11
	Add 1% for Cess	12.29
	Grand Total:-	1241.40

Note:-


- 1) The Price Offer does not include the cost on account of shifting of utilities if any and shall be borne by the client over & above the cost offer.
- 2) The building permission, electric, water & telephone connection shall be got by the client itself.
- 3) JKPCCL shall be entitled for escalation on account of labour and material on the basis of price index issued by RBI from time to time with effect from the base date which shall be considered 90 days beyond the date of submission of cost offer. This is in line with the Govt. Order No. 66 of projects of 1988 Dated:- 19.01.1988.
- 4) Actual date of start of the project shall be considered as whichever is later among the below mentioned:
- 5) Date of approval of drawings.
- 6) Date of acceptance of cost offer.
- 7) Date of handing over of site without any encumbrances.
- 8) For items 2,3,4 & 5 the provision is subject to the necessities as per actual at site after full planning after identification and handing over of the proposed land for the College at Kainth Gali District Udhampur


Dy. General Manager
JKPCCL Ltd. Unit 6th
Udhampur


General Manager
JKPCCL Ltd.
Jammu.


Principal
Govt. Degree College
Dudu, Basant Garh (J&K)


Executive Director,
JKPCCL Ltd.
Srinagar


Principal
Govt. Degree College
Dudu, Basant Garh (J&K)

Brief Note for the construction of Degree College at Dudu Basantgarh

The Construction of Government Degree College at Dudu Basantgarh (District Udhampur) was assigned to JKPCCLtd. The cost offer for phase-1 amounting to Rs 1241.00 Lacs comprises of Academic/ Administrative Block was framed on the basis of BOQ on SSR Rates of 2012 with 60% appreciation. The cost offer has been submitted though Managing Director JKPCCLtd. to Project Authority for accord of Administrative Approval and the same has been accorded for Rs 924.00 Lacs. The first site selected by the Project Authority falls in sliding zone which is not suitable for carrying out the construction activities and the same site was rejected by the Geological Department after carrying out the entire soil investigation and on the recommendation of JKPCCLtd. the second site was selected having an areas of 44 Kanals and 17 Marals. The Project Authority has released funds to the tune of RS 14.21 Lacs. for carrying the survey and soil investigation the same was done . The JKPCCLtd. has floated e-tender for the entire civil works which got matured and accordingly the allotment has been made. The work on the said project shall be taken up after the proper handing over of land to JKPCCLtd. Two patches of land is available for the construction of entire College infrastructure including Academic block, Administrative Block, Hostel, and staff quarters for teaching and non teaching Staff and also Principal residence, one patch of measuring 39 Kanals and 15 Marals and patch second patch of measuring 5 Kanals and 2 Marals. The projects shall be constructed in three phases. Phase first involve the construction of Academic/ Administrative block. Phase second involve the construction of Academic Block G+2 and phase third involve the construction of , Girls Hostel, Staff Quarters of teaching and non teaching staff and Principal quarters. The estimated cost of the phase first is Rs 1241.00 lacs. including road network and Retaining wall/Brest walls of suitable design. The total plinth area for the construction of whole project shall be 32480 sft (5 Kanals+19.41 Marlas) almost vegetation free and non constructed areas is about (38 Kanals+17.59 Marlas). No forest dwellers are getting dislocated in the proposed diversion of the said State Land; hence there is not any sort of threat to environment. Retaining walls and Brest walls of suitable designs shall be constructed where needed for the protection of areas. Further muck or excavated material obtained from cutting and excavation of footing shall be used for the leveling of ground and no extra land shall be used for damping of excavated martial.

Patch First (39 Kanals 15 Marlas) :-Academic/ Adm. Block, Academic Block, I, Staff quarters for teaching and non teaching staff& Principal quarters

Patch 2nd (5 Kanals & 2 Marlas) :-Only Girls Hostel is proposed to be constructed in patch -2 measuring 5 Kanals & 2 Marlas

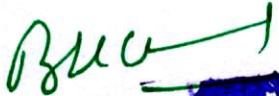
Deputy General Manager,

JKPCCLtd Unit Udhampur

No - JKPCC/16-R/177

Date - 14/05/2022


Principal
Govt. Degree College
Dudu, Basant Garh (J&K)


Principal
Govt. Degree College
Dudu Basantgarh

Detail of Building to be constructed in Phase Manner at Government Degree College Dudu Basantgarh

S No	Particulars	Areas	Rate	Amount in Lacs	Total ground Floor of all blocks
1	Phase-1 Construction of Academic /Administrative Block.	GF=10500 sft FF =10500 sft SF = 8000 TA=29000 sft	4000/sft	1160.00	10500.00 Sft
2	Phase- 2 Academic Block	GF=13000 sft FF =13000 sft SF = 12000 TA=38000 sft	4000/sft	1520.00	13000.00 sft
3	Phase- 3ed A. Girls Hostel B. Quarters for Non teaching Staff C. Teaching Staff D. Principal Residence	 GF =5310 sft FF =5172 sft SF =4340.00 sft TA =14822 GF 900 sft FF = 900 sft SF =900 sft TA =2700 sft GF =1300.00 Sft FF = 1300 Sft SF =1300 Sft TA 3900 sft FG =1470.00 Sft FF =880.00 sft TA = 2350 sft	 4000/sft 4000/sft 4000/sft 4000/sft	 592.88 108.00 156.00 94.00	 5310.00 Sft 900.00 sft 1300.00 sft 1470.00 Sft
		90772 Sft=(16 kanals+ 13.72Merlas)		3630.88	32480 Sft=(5 Kanals+19.41 Merlas)

Total available Land (39Kanal+15Merlas+5Kanal+2 Merlas) = 44 Kanal+17 Merlas

Total constructed areas in three phases = 5Kanal + 19.44 Mertak

Un constructed Areas (44Kanal+17 Merlas)-(5 Kanal+19.41Merlas)= 38Kanal+17.59 Merlas

Principal
Govt. Degree College,
Dudu, Basant Garh (J&K)

Deputy General Manager,
JKPCC Ltd. Udhampur