

राष्ट्रीय आदिवासी छात्र शिक्षा समिति  
(अनन्यकारीय कार्य संस्थानों को अंतर्गत)  
एक स्वायत्त संस्थान, भारत सरकार  
भू. तल, गेट नंबर 33, जीवन तारा भवन,  
नया राई, नई दिल्ली-110001  
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National Education Society for Tribal Students  
(An Autonomous Organization under  
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File No: NESTS/Civil/EMRS Order/140/2021-22

Date: 30.03.2022

To,

CMD/MD/CEO

B & R/EPIL/HSCL/NPCC/MTDC/MANIDCO/TCIL/WAPCOS

**Sub: EMRS Guidelines for submission of Preliminary Estimates EMRS Phase-II Construction and Single- Phase Construction Reg.**

Dear Sir,

The PSUs has been allotted constructions Ekalavya Model Residential School (EMRS)/ EMDBS in the designated blocks in the State of Andhra Pradesh, Arunachal Pradesh, Assam, Bihar, Chhattisgarh, Dadra and Nagar Haveli, Gujarat, Jharkhand, Ladakh, Madhya Pradesh, Maharashtra, Manipur, Meghalaya, Mizoram, Odisha, Tamilnadu, Tripura, and, Uttarakhand & West Bengal. The Phase-I construction of EMRSs is in progress in many locations. The competent authority has now approved the Phase-II construction work based on the receipt of revised Estimate from Government of India. In this regard PSUs are requested to take up construction activities Phase-II as per the NESTS Phasing Order No.18015/11/2019-EMRS(Pt) dated 08.09.2020. Wherever, Phase-I construction has not approved and A/A & E/S not issued so far, the EMRS Construction work shall be taken up in Single Phase only covering construction activities of both the Phases. The EMRS guidelines dated 18.10.2021 has been updated to cover both Phase-II construction and Single-Phase Construction as the case may be.

**Further, wherever A/A & E/S are issued, but DPRs are not approved, the Work shall also be taken up in Single-Phase w.e.f. 01.04.2022, accordingly PSUs are requested to take up pre-construction activities for one go for both phases of construction.**

The PSUs are requested to submit the Preliminary Estimate for Phase-II Construction and Single Phase Construction, as the case may be, for which The EMRS guidelines dated 18.10.2021 has been updated to cover both Phase-II construction and Single-Phase Construction as detailed below:

- 1. Preliminary Estimate-** Preliminary Estimates including detailed provision of cutting, filling and retaining structures, Stone pitching shall be submitted for issue of A/A & E/S for Phase-II construction for a total Plinth Area of 4390 Sq mt. and for Single-Phase Construction for a total Plinth Area of 10040 Sq. Mt. The PE shall be submitted on standard PE format shared by NESTS based on DPAR 2012 with applicable CPWD Cost Index for issue of A/A & E/S. The standard PE format is enclosed at **Annexure-I** and **Annexure-II** for Phase-II and Single-Phase Construction respectively.
- 2. Phase I Project Cost:** - The PSU shall provide the likely expenditure for completion of Phase-I construction based on tendered amount and upto date expenditure: -

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*Handwritten signature*

Divisional Engineer  
Lahul Forest Division  
Keylong (H.P.)

Project Officer  
ITDP Lahul/Kaylong

EMRS	Tendered Cost	Project Cost including other provisions like ESI/EPF/Contingencies etc based on tendered amount.	Upto date Expenditure	Likely project Cost including ESI/EPF/ Contingencies, deviation, etc based on tendered amount, if any, etc on completion of Phase-I

3. **MLP (Master Layout Plan):-** The copy of the already approved MLP in Phase -I including remarks/revision/changes, if any, may be submitted. The MLP shall include the complete development plan including services as per enclosed Checklist in **Annexure-III**.
- The actual demarcated boundary indicating length of compound wall and entrance gate Location.
  - The actual demarcated position of all buildings being taken up in Phase-I indicating the actual plinth level, road levels, protection works, etc.
  - The placement of buildings of Phase-II construction - Hostels, Principal Quarter, Type III Qts (G+1) - 2 Blocks, Type II (G + 2) -1 Block.
  - The one Type-III Quarter at GF shall be converted into Guest House. No separate block for Guest House.
  - Sports infrastructure as per approved MLP indicating ground level, dimensions of playground, volleyball & basketball court, Archery. The dimension of playground shall be kept in such a way to have 200 or 400 metre tracks only.
  - The final layout diagram of roads, Storm Water Drains, Sewerage, Water Distribution Diagrams, UG cables, Street lights and other services, Septic Tank, Sump, ESS, etc shall be indicated in MLP.
4. **Specifications: -** The Specifications of building including floor height, internal & external finishes, cladding, internal partition details, doors & windows, flooring, ramp, etc is enclosed at **Annexure 'A'**. This specification shall be followed in ongoing Phase-I construction also.
5. **Architectural Drawings: -**  
With reference to the earlier approved drawings based on CPWD and NESTS Drawings dated 18.10.2021, an updated drawings for School Building, Hostels, Kitchen & Dinning, Principal Quarter, Type III Quarters, Type II Quarters, Security Cabin and Entrance Gate are enclosed at **Annexure 'B'**. The discrepancies, if any, in architectural drawings and specification shall be brought to the notice of NESTS
6. **Structural Drawings and TPQA: -**
- NESTS order dated 27.01.2022 for vetting of structural drawings and TPQA shall be followed. The vetting of the structural drawings shall be done through IITs only in respect of all the works of Northeast Region due to high seismic zone and NITs/IIT/CBRI, Roorkee in respect of other locations.
  - The vetted copy of structural drawings shall be submitted along with the final submission of DPR. The vetted copy of structural drawings should be signed by structural consultant, vetting authority, PSU Engineer/Zonal Head and shall be submitted with certificate from vetting authority and soil report.
7. **Submission of MLP & DPR: -**  
The duly signed Final MLP, DPR, Drawings shall be considered for approval. The MLP & DPR must be signed by the competent authority of PSUs (Zonal Head), their engaged consultant (Architect & Structural Consultant) vetting authority, etc.

The timeframe for pre-construction activities as indicated below shall strictly be adhered to as provided in MoU.

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### Single -Phase Construction

- (iv) Vetting of structural Drawings - 15 to 30 days depending upon IIT/NIT requirement.

### Phase-II Construction

- (i) Submission of Final MLP & PE for Phase-II construction and approval by NESTS: -30 Days
- (ii) Submission of supplementary DPR for Phase-II and approval by NESTS: - 30 Days (Draft supplementary DPR including Structural Drawings along with Soil Report, Detailed Estimate, etc to be shared with NESTS within 15 days of issue of A/A &E/S).
- (iii) Calling of Tender and Awarding of Work by PSU –60 Days
- (iv) Vetting of structural Drawings - 15 to 30 days depending upon IIT/NIT requirement

## 8. Work Commencement

**a. Monitoring and Quality Control: -**

- (i) NESTS shall be informed regarding final position of buildings at site including site development plan, contour level, etc. before commencement of building works.
- (ii) The CA shall ensure the proper demarcation of the land before start of the execution related activities. In case, any deviation in the approved area/boundary line, the revised MLP with reference to actual available land area/boundary shall be shared for revised approval by NESTS.
- (iii) Working Drawings- A complete set of architectural/ working drawing incorporating all features of MLP and Plinth level of buildings, architectural drawings finished road level, septic tank level shall be shared to NESTS before executions.
- (iv) Other Layout- The layout diagram of Storm Water Drains, Sewerage, Water Distribution Diagrams, UG cables, Street lights, etc shall be shared with NESTS after the layout marking at site is finalized.
- (v) Vetting of Structural Drawings -. The vetted copy of structural drawings shall be available at the time of physical commencement of work. No building work shall be permitted without vetted drawings.
- (vi) TPQA- The Construction Agency shall in consultation with NESTS finalize Third Party Quality Assurance (TPQA) Agency before commencement of work.
- (vii) The Quality plan and Design Mix Shall be available before the time of commencement.
- (viii) Joint visit of architect, structural engineer, TPQAA and engineering team of PSU is essentially required before commencement of building work to ensure quality work with approved drawings. This would help to finalize the site development works like road, drainage, building levels, etc. The report of joint site visit shall be shared with NESTS
- (ix) The regular monitoring and frequent site visit by engineering team including zonal head is absolutely necessary to ensure quality and reinforcement, structure is being done as per approved architectural and vetted structural drawings. NPCC must ensure that the site engineer must be stationed at site.

**b. Deviation: -**

- (i) The PSU shall share and discuss the final demarcated position of building vis-à-vis approved MLP particularly where there is a hilly terrain and difficult topography involving cutting and filling. This would help avoid deviation in quantities and expenditure.
- (ii) The Finalization of Structural Drawings at DPR stage to arrive at correct estimation of RCC quantity will avoid future deviation.
- (iii) The PSU shall take adequate measures to avoid deviation in every stage of construction. In this regard the proper technical scrutiny of site condition, layout, foundation, structural drawings, etc, involving competent technical manpower, Zonal Manager is essentially

required. No expenditure beyond A/A & E/S provisions shall be permitted considering budget constraint.

9. **Documentation and Photograph of ongoing construction:** - PSU shall continuously share the GPS enabled dated photographs of ongoing construction to the EMRS Civil PSU Coordination WhatsApp group. The photographs need to be shared in every stage of construction for important items and milestones like foundation reinforcement, RCC casting of foundations, columns, beams & Slab, masonry work, etc as well along with each running bill.

10. **Manpower Deployment:** -

- (i) The PSU shall inform the details of dedicated cell in HQ with name, experience, designation, etc of nodal engineer from PSU coordinating with NESTS along with name, qualification (CA number of architect) and experience of appointed architect and structural engineer for EMRS work.
- (ii) PSU shall share the details of Site Engineers, project engineer for each location with name designation, experience before the commenced of work.

11. **North East/Hilly Area:** -

The construction in the North Eastern region and hilly areas requires adopting construction & special design as per the available hilly terrain. The EMRS building may be planned along contour with special design to reduce the cost of construction. Every structure in hilly area is required to be designed as per availability of terrain of the land. Regarding roofing in high rainfall areas, the roof truss with pre-coated profile sheet roofing shall be considered in place of flat RCC slab roof for school buildings. The special planning and design in respect of North East Region and Hilly region are detailed below: -

- i. The school building shall be G +2 with pre-coated roof/flat roof depending upon rainfall intensity.
- ii. The Hostels' buildings shall be G +2 including kitchen & Dining, no separate Kitchen and Dining Building.
- iii. The architectural drawings for North East/ Hilly region are enclosed at **Annexure 'C'**

The above guidelines, specifications, updated architectural drawings and procedures shall be followed henceforth unless otherwise mentioned. However, any deviation from standard norms of educational buildings, anomalies, etc in drawings shall be brought to the notice of NESTS. Further, Phase-II approval shall be conveyed only after compliance of all pending issues related to drawings, quality, vetting, etc of Phase-I Construction.

In view of the revised Cost norms, time frame, other construction issues, PSU needs to sign supplementary agreement before the approval of Phase-II/Single-Phase construction.

The PSU is requested to take up pre-construction activities like submission of Final MLP/MLP and Preliminary Estimates for issue of A/A & E/S for Phase -II and Single-phase construction as per the guidelines mentioned above so that for further construction activities like approval of DPR/Supplementary DPR, etc may be processed. The Likely Project Cost on completion of Phase-I may be shared along with Preliminary Estimate in prescribed table indicated at S. N. 2. The PSU shall exercise due care to submit the total Project Cost of Phase-I considering deviation if any.

This order is issued with the approval of competent authority.



(K C Meena)

Additional Commissioner

Copy to:

1. Nodal Officer/ Zonal Head of B & R/EPIL/HSCL/NPCC/MTDC/MANIDCO/TCIL/WAPCOS of concerned State for information and necessary action please
2. PS to Commissioner, NESTS, New Delhi
3. Guard File



Annexure-III SITE: EMRS - Location, Block/ Mandal, District & State					
Sl. No	Features	Dimension approved per EMRS	Provided in MLP (Y/N)	Remarks /Deviation If any from Standard of EMRS	Remarks of NESTS for compliance
1	Whether EMRS sanctioned by NESTS			Sanction Order No -	
2	Land Area, Survey No/Khata No/Plot No, Village/Block/Dist,	15 Acres			
3	Location Details indicating nearest public road, bus station, Hospitals, Transmission lines, other prominent landmarks, etc	Location Map of EMRS & nearest distance from bus stop etc.			
4	Contour Map provided				
5	School Buildings (G+1)	2580 Sqmt			
6	Boys' Hostel (G+1)	2280 Sqmt			
7	Girls' Hostels (G+1)	2280 Sqmt			
8	Warden Residence (Boys' Hostel)	80 Sqmt			
9	Warden Residence (Girls' Hostel)	80 Sqmt			
10	Kitchen & Dinning	550 Sqmt			
11	Principal Quarter	130 Sqmt			
12	Type III Quarters (G+1), 2 Blocks- 15 Nos Qtrs	1200 Sqmt			
13	Type II Quarters (G+2), 1 Block- 10 Nos Qtrs	700 Sqmt			
14	Guest House- 1 No. (to be accommodated at GF in one of the block of Type-III Qtrs.)	80 Sqmt			
<b>SPORTS FACILITIES</b>					
15	Play Ground	190 x 110 mts x mts (having 400 / 200 mt track)			
16	Kho Kho 2 Nos	40 x 30 (mts x mts) Separate or may be played at Volley Ball Court			
17	Basketball Court -Seperate for B & G	40 x 30 ( mt x mt)			
18	Volley Ball Court -Seperate for B & G	40 x 30 ( mt x mt)			
19	Archery Ground - 1 Nos	2500 Sqmt			
<b>DRINKING WATER</b>					
20	Sump - 1 Lakh Ltrs Capacity	80 Sqmt			
21	Deep Boring	2 Nos			
22	Overhead Tank	To be provided on the terrace of each buildings, water can be pumped from sump directly.			
23	Pump Room	Over UG tank or sump			
<b>GREEN FEATURES</b>					
24	Surface Drain including culvert & Storm Water Drain	Length as per actuals		Length to be indicated	
25	External Sewrage system	Length as per actuals		Length to be indicated	
26	Septic Tank/ Composite pits	As per Site Condition			
27	Rain Water Harvesting	As per Site Topography			
<b>Horticulture/Landscaping</b>					
28	Plantation	As per Site Topography & availability of land			
29	Landscapping	Same as above			
<b>Others</b>					
30	Boundary Wall 2.6 mt Height, 1.8 Machinery work and 0.8 fencing	Length as per actuals. Indicative length should be mentioned		Length to be indicated	
31	Entry Gate with Security Room ( Preferably 2 gates -one near to school building and other to residential areas	1 No.			
32	Flag Hoisting Stage With Assembly ground	1 No.			
33	Electric substation	1 No.			

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