

परियोजना का नाम- भारतीय स्टेट बैंक के प्रशासनिक कार्यालय हेतु भवन निर्माण।

परियोजना का ले-आउट प्लान/मदवार विवरण।

S.no.	Component	Area(Sqm.)	Area(Hc.)
1	Building area	1044.99	0.1045
2	Open landscaped green area	1040.00	0.1040
3	Internal road	655.01	0.0655
4	Open ground for parking and other activities	1280.00	0.1280
	Total Area	4020.00	0.4020

 **भारतीय स्टेट बैंक**

 उप-महाप्रबन्धक (बि०परि०)
 प्रशासनिक कार्यालय, इलाहाबाद
 प्रवक्ता राजेश

प्रपत्र-25

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प्रशासनिक कार्यालय इलाहाबाद
प्रवक्ता एन.सी.

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**All Units in Imperial
Format (Feet and Inches)
unless mentioned
otherwise**

**Sheet Title:
Ground Floor
Plan
Category- Plans**

**AO Haldwani
(OFFICE BUILDING)**

**Client Name :
DGM
SBI Haldwani**

M/s APID

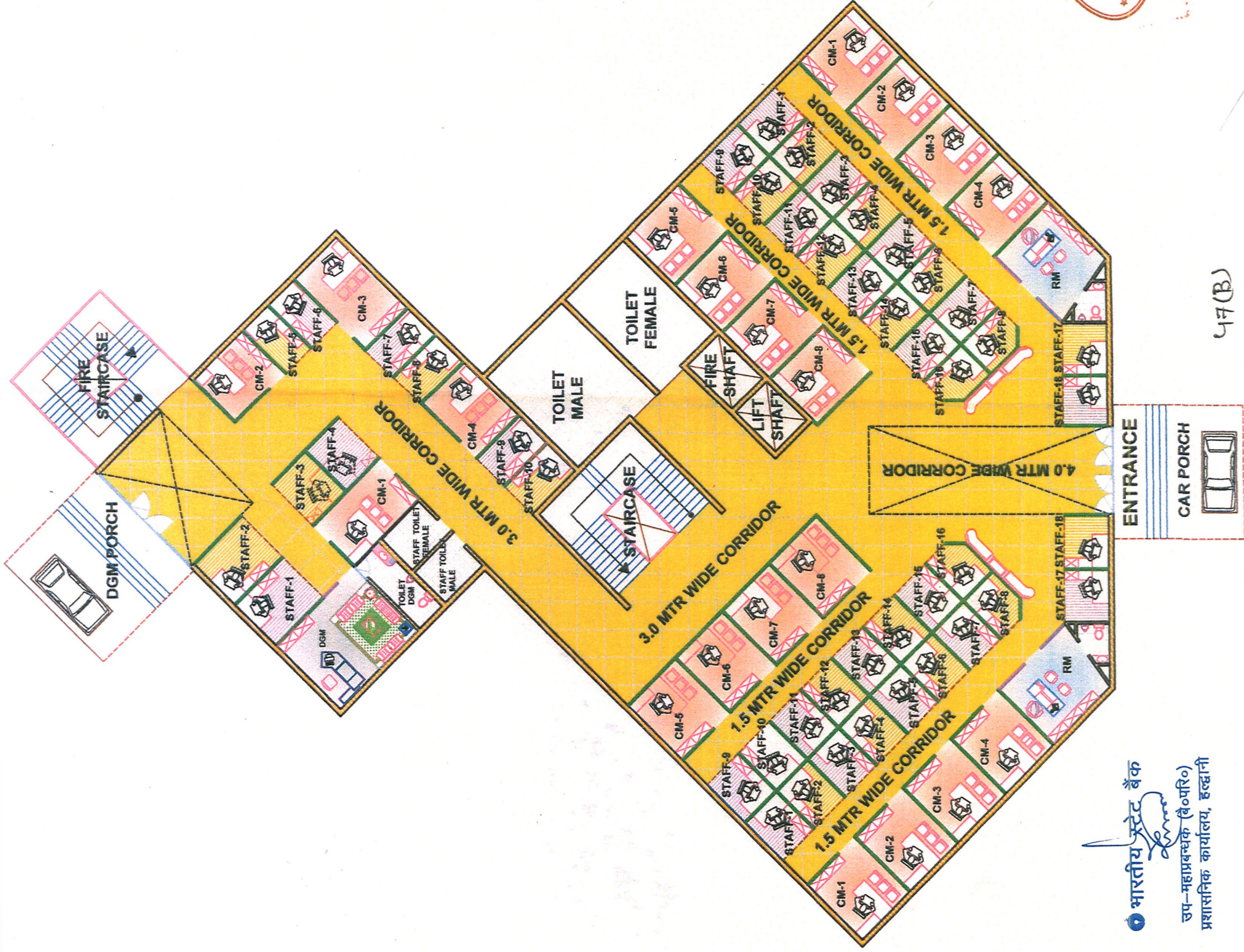
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Garden
Bareilly,
243001 UP

NORTH



Drafted By:	Checked By:
A. Pandey	S. Suman
Drawing No:	Sheet No:
AR-349	02
Plot Date:	
28 March 2017	



भारतीय स्टेट बैंक
उप-महाप्रबन्धक (बोपरि)
प्रशासनिक कार्यालय, हल्द्वानी

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**Sheet Title:
First Floor Plan
Category- Plans**

**AO Haldwani
(OFFICE BUILDING)**

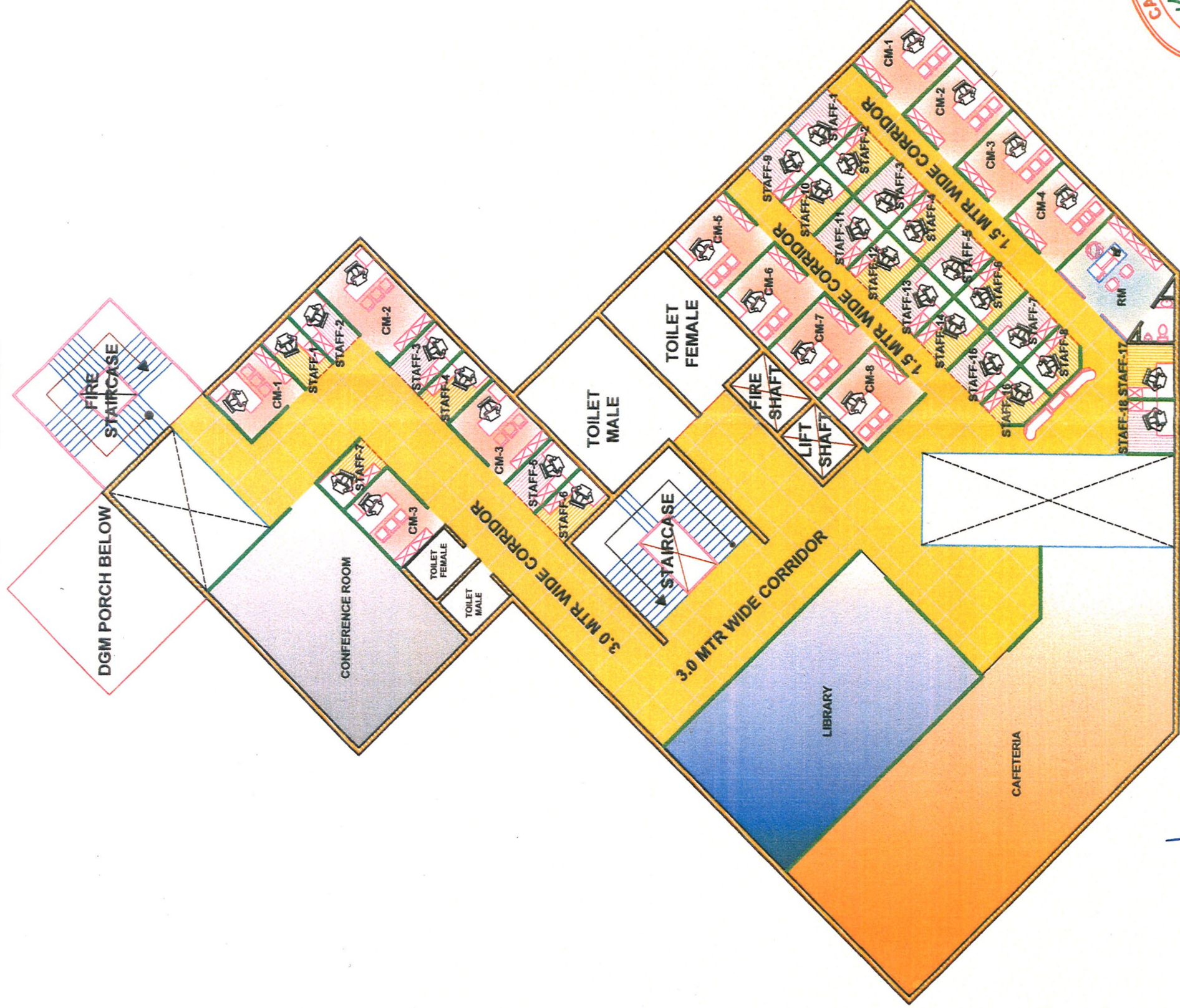
**Client Name :
DGM
SBI Haldwani**

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NORTH

Drafted By: A. Pandey	Checked By: S. Suman
Drawing No. AR-349	Sheet No. 03
Plot Date: 28 March 2017	



भारतीय स्टेट बैंक
उप-महाप्रबन्धक (विशेष)
प्रशासनिक कार्यालय, हल्द्वानी

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PORCH BELOW

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otherwise

Sheet Title:
SITE PLAN
Category- Plans

AO Haldwani
(OFFICE BUILDING)

Client Name :
DGM
SBI Haldwani

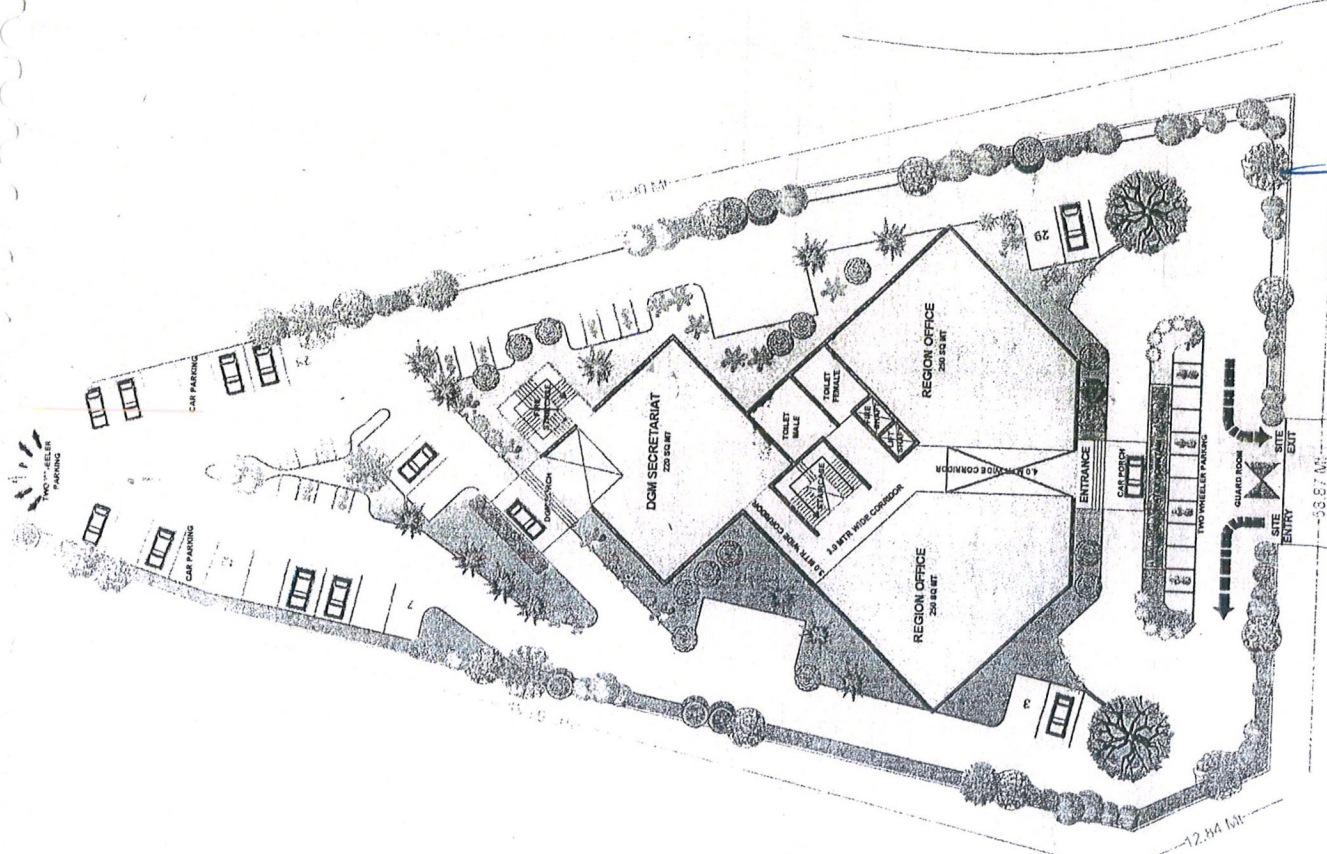
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Gurgaon
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243201 UP

NORTH

Checked By:
A. Pandey
Drawing No.
AR-349
Sheet No.
01
Plot Date:
18 April 2017

Formulas	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
Total Plot Area	4020 Sq Mt	NIL	4020 Sq Mt	28%	17.50 Run Mt	48 Run Mt	6 Run Mt	6 Run Mt	0.80	0.90 Run Mt	8.20 Run Mt	231.99 Sq Mt	878.34 Sq Mt	141.61 Sq Mt	1691.34 Sq Mt	533.42 Sq Mt	2224.76 Sq Mt	55	43	1040 Sq Mt	655.01 Sq Mt	1040 Sq Mt	1040 Sq Mt	2475.04 Sq Mt
Road Widening																								
Net Plot Area																								
Ground Coverage																								
Front Set Back																								
Rear Set Back																								
Side Set Back																								
Floor Space Index (FSI)																								
Floor Area Ratio (FAR)																								
Building Plinth																								
Floor to Floor Height																								
Covered Area on Ground Floor (as part of FSI)																								
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Net Covered Area (relaxed from FSI)																								
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Net Covered Area (relaxed from FSI)																								
Total Covered Area																								
Parking Required- ECS																								
Open Landscaped Green Area																								
Area designated as Proposed Internal Roads																								
Summarized COVERED AREA of the Project																								
Summarized OPEN AREA of the Project																								

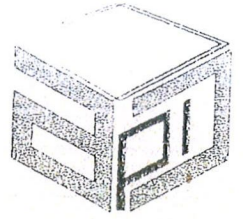


भारतीय स्टेट बैंक

उप-महाप्रबन्धक (बि.प्र.सि.)
प्रशासनिक कार्यालय, हल्द्वानी

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Executive Summary



State Bank of India, India's Largest Bank, also serves as the Backbone of India's growing and enterprising next generation economy.

Its Administrative Office at Haldwani monitors and services through 5 Subordinate Regions looking after 174 Branches spread across Eight Districts of Nainital, Udham Singh Nagar, Almora, Chamoli, Champawat, Pithoragarh and Bageshwar.

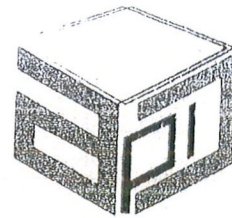
A Design Exercise for an upcoming New OFFICE BUILDING CAMPUS of the Administrative Office- Haldwani (AO- Haldwani) is currently at the Proposal Stage.

APID, an Architectural Practice, located at Haldwani is submitting a Design Proposal of Two Storey Building of Project Cost INR 350 Lakh for a 2100 Square Metre Floor Area comprising a DGM Secretariat + 3 Region Offices and a Conference Section having a Project Cost of **INR 609.31 Lakh or Rupees Six Crore Nine Lakh** approx including taxes.

Component	Abbreviation	Amount (INR)
Building Construction Cost	A	55286277
Site Development Cost	B	1658588
Total Construction Cost	C= A + B	56944865
Labour Cess	D	569448.7
Service Tax	E	3416692
Total Cost of Project	F= C + D + E	60931006

For APID
Kamika
Proprietor 28/3/17

भारतीय स्टेट बैंक
उप-महाप्रबन्धक (वैयक्तिक)
प्रशासनिक कार्यालय, हल्द्वानी



1. Project Primer

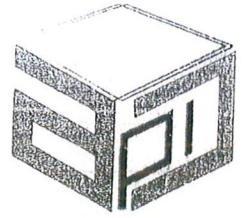
1.1 Project General Information

Field	Value
Project Type	Office Building
Project Name	Administrative Office- Haldwani
Client	Deputy General Manager AO Haldwani- State Bank of India Kaladhungi Road, Kusumkheda Haldwani, Dist- Nainital (Uttarakhand)
Email	dgm.zohld@sbi.co.in
Phone	05946 260593
Fax	05946 260593
Location	Gaulapaar- Near CRPF Group Centre and Opposite Commercial Tax Building- Haldwani
Site Area	4020 Sq Mtr
Building Construction Technology	Earthquake Resistant, RCC Frame Building
Building Design Description	Principle of Green Building ¹ Design- Environment Friendly use of Building Materials and Energy Conservation
Building Height	Two Storey Building- Ground + First Floor with at Grade Parking as per Norms
Building Compliance	- Uttarakhand Building Bye Laws and Regulations 2011- Amendment 2016 - National Building Code 2005 - CPWD - A Handbook of Planning of Office Building - Handbook on Green Building Planning and Design- 2013- Indian Green Building Council (IGBC)

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उप-महाप्रबन्धक (वि०परि०)
प्रशासनिक कार्यालय, हल्द्वानी

¹ Consultants are Accredited Professional of Indian Green Building Congress



1.2 Project Design & Area Statement

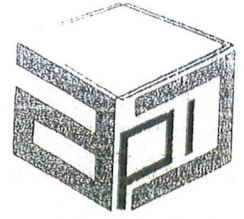
as per "Uttarakhand Building Bye Laws and Regulations 2011- Amendment 2016"

Component	Alphabetic Formula	As per Rule	Actual	Remarks
Total Plot Area	A		4020 Sq Mt	
Road Widening	B		NIL	Property is situated on an approx 12 metre wide road
Net Plot Area	C= A		4020 Sq Mt	
Ground Coverage	D	40%	28%	COMPLIED
Front Set Back	E	12 Run Mt	17.50 Run Mt	COMPLIED
Rear Set Back	F	6 Run Mt	48 Run Mt	COMPLIED
Side Set Back	G	6 Run Mt	6 Run Mt	COMPLIED
Floor Space Index (FSI)/	H	2.20	0.80	COMPLIED
Floor Area Ratio (FAR)				
Building Plinth		0.45 Run Mt	0.90 Run Mt	COMPLIED
Building Height	I	12 Run Mt	8.20 Run Mt	COMPLIED
Floor to Floor Height	J	3 Run Mt	3.65 Run Mt	
Covered Area on Ground Floor (as part of FSI)	K		813 Sq Mt	Two Double Height Entrance Foyer of 21.84 Sq Mt (DGM Secretariat) and 43.50 Sq Mt (Region Block) have been deducted from Floor Area
Covered Area on Ground Floor (relaxed from FSI)	L		231.99 Sq Mt	
Covered Area on First Floor (as part of FSI)	M		878.34 Sq Mt	Two Double Height Entrance Foyer of 21.84 Sq Mt (DGM Secretariat) and 43.50 Sq Mt (Region Block) have been added to Floor Area
Covered Area on First Floor (relaxed from FSI)	N		159.82 Sq Mt	Comprising Building Staircase Mumty + Lift Room which are relaxed

159.82 Sq Mt

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Component	Alphabetic Formula	As per Rule	Actual	Remarks
Covered Area on Terrace Floor (as part of FSI)	O		NIL	from BOTH the Covered Area and Building Height
Covered Area on Terrace Floor (relaxed from FSI)	P		141.61 Sq Mt	
Net Covered Area (as part of FSI)	$Q = K + M + O$		1691.34 Sq Mt	
Net Covered Area (relaxed from FSI)	$R = L + N + P$		533.42 Sq Mt	
Total Covered Area	$S = Q + R$		2224.76 Sq Mt	Area Summation for Cost Calculation
Parking Required-ECS	T	43	55	Norms specify 2.5 ECS per 100 Sq Mt of Covered Area- which is part of FSI
Open Landscaped Green Area	U		1040 Sq Mt	The Deign Proposal has an Open Parking Area of 1280 Sq Mtr Approx 25% of the Entire Site Area

1.3 Abstract of Costs

The Guideline Handbook "CPWD Plinth Area Rates 2012" has been referred to while deciding the Building Specifications. It is worth mentioning that the Plinth Area Rates 2012 generalise Construction Costs for a RCC Building upto 6 Storey High and therefore are at INR 23500 per Sq Mt.

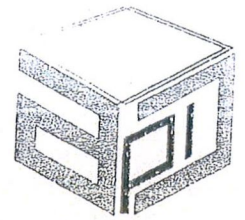
Based on our rich experience of over 8 years, we analyse that the Actual Project Costs on Prepration of Detailed Estimate and after Technical Bidding for Selection of Turnkey Contractor would be far less that the Aforementioned Plinth Area Rates.

Cost Index for Haldwani has been added as 4.90% increasing the Basic Cost to INR 24651 per Sq Mt.

The Work Package can be divided into the following two major Classes

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Work Package A- Plinth Area Rate for Structure Works including White Wash, Tiling, Plumbing and Sanitary, Electrical Conduiting and External Elevation Works as per Architects Drawing and Specification except False Ceiling, Wood Works, Furniture, Electrical, Air conditioning, Fire Protection Systems and Telecommunications

Work Package B- Plinth Area Rate for Internal Works including False Ceiling, Wood Works, Furniture, Electrical, Air conditioning, Fire Protection Systems and Telecommunications

1.3.1 Core Building Construction Costs

Floor	Area (in Sq. Mt)	Percentage	Rate in INR / Sq. Mt	Amount (in INR)
Ground Floor	1062.99		24651	26203766
First Floor	1038.16		24651	25591682
Terrace Floor	141.61		24651	3490828
For Total Area	2242.76			55286277

i.e. INR 552.86 Lakh or Rupees Five Crore Fifty Two Lakh Only

1.3.2 Peripheral Site Development Charges

Component	Area (in Sq. Mt)	Percentage	Rate in INR / Sq. Mt	Amount (in INR)	Remarks
Site Development Charges including Site Levelling, Internal Roads and Paths, Sewerage Trunk Lines, Water Supply Distribution Lines, Storm Water Drains; Horticulture Operations, and Campus Street Lighting with LED Street Lights	2242.76	3% of Basic Unit Rate	740	1658588	Included in Basic Building Cost

i.e. INR 16.58 Lakh or Rupees Sixteen Lakh Fifty Eight Thousand Only

1.3.3 Comprehensive Cost of Project (including Taxes)

Component	Alphabetic Formula)	Percentage	Rate in INR / Sq. Mt	Amount (in INR)	Remarks
Building Construction Cost	A	As Mentioned Above	740	55286277	Included in Basic Building Cost
Site Development Cost	B	As Mentioned Above		1658588	
Total Construction Cost	C= A + B			56944865	
Labour Cess	D	1% of Const. Cost		569448.7	
Service Tax	E	3% of Const. Cost		3416692	
Total Cost of Project	F= C + D + E			60931006	

i.e. INR 609.31 Lakh or Rupees Six Crore Nine Lakh approx.

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भारतीय स्टेट बैंक

उप-महाप्रबन्धक (बैंगरि)
प्रशासनिक कार्यालय, हल्द्वानी