

Government of West Bengal
Department of Urban Development and Municipal Affairs
(Municipal Affairs Branch)
Poura Prashasan Bhawan
DD-1, Sector-I, Salt Lake, Kolkata-64

No. 986/(125)/ MA/C-10/3S-4/2009 (Pt-II)

Dated, Kolkata, the 6th day of November, 2017

From: The Joint Secretary to the Govt. of West Bengal

To: The Mayor/Chairman/Chairperson,

.....Municipal Corporation/Municipality/NAA,

P.O., Dist -

**Sub: Operational Guidelines regarding procedures of implementation of the
Scheme of "Banglar Bari"**

Sir,

I am directed to enclose herewith "Operational Directives regarding procedures of implementation of the Scheme of "Banglar Bari" as well as the relevant Annexure – A, B, C, D, E and F for information and taking necessary action in this regard.

This Operational Guidelines have been issued with concurrence of Finance Department vide their U.O. No. Group R/2017-2018/0158 dated, 08.09.2017 and with the approval of State Cabinet in the 33rd meeting held on 30.10.2017, communicated vide U/O No. CAB (D)-632 dated 30.10.2017.

Sd/- Santanu Das

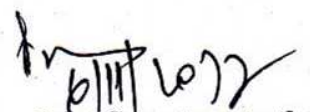
**Joint Secretary to the
Government of West Bengal**

No. 986/1(225)/ MA/C-10/3S-4/2009 (Pt-II)

Dated, Kolkata, the 6th day of November, 2017

Copy forwarded for information and necessary action to the –

1. Principal Accountant General (A&E), West Bengal, Treasury Buildings, Kolkata-700 001.
2. Principal Accountant General (Audit), West Bengal, Treasury Buildings, Kolkata-700 001.
3. Finance (Gr. R/N) Department of this Government.
4. District Magistrate,, P.O., Dist.
5. Director of Local Bodies, W.B., Purta Bhawan, Salt Lake, Kolkata-91.
6. Chief Engineer, Municipal Engineering Directorate, Bikash Bhaban, Salt Lake, Kolkata - 91.
7. Chief Executive Officer, Kolkata Metropolitan Development Authority.
8. Director, State Urban Development Agency, West Bengal, Block – HC, Sector – III, Salt Lake, Kolkata – 100 016.
9. Joint Director, Institute of Local Government & Urban Studies, ILGUS Bhawan, Block – HC, Sector – III, Salt Lake, Kolkata – 100 016.
10. Treasury Officer, Treasury, P.O., Dist.
11. Municipal Commissioner/Commissioner/C.E.O./E.O.
Municipal Corporation/Municipality/Industrial Area Authority/Notified Area Authority.
12. Examiner of Local Accounts, West Bengal, C.G.O. Complex, Block – DF, Sector – I, Salt Lake, Kolkata – 100 064.
13. District Municipal Development Officer,, Office of
the District Magistrate,, P.O.,
Dist.
14. P.S. to Hon'ble Minister-in-Charge, Department of Urban Development & Municipal Affairs.
15. Special Secretary/ Joint Secretary _____, Department of UD&MA, Govt. Of West Bengal.
16. Sr. P.A. to Secretary, Department of Urban Development & Municipal Affairs.
17. Section Officer, Budget & Planning Cell of this Department.



**Joint Secretary to the
Government of West Bengal**

Operational Guidelines for implementation of - “Banglar Bari” (Cluster Approach)

Introduction:

The Housing for Urban Poor is a state level scheme of UD&MA Department which provides financial assistance of Rs. 2.79 lacs each for dwelling unit of minimum 25 sqm carpet area to the homeless families in municipal areas. There are policy guidelines for providing Government land / bastu land under “Nijo Bhumi Nijo Griha” scheme formulated by UD&MA Department. Land is issued free of cost and cost of construction of dwelling unit is generally covered under the State Plan Scheme stated above.

Now, Government of West Bengal in the Department of Urban Development and Municipal Affairs after careful examination of the problems of implementation, particularly limitations of availability of land, considered to revise fund pattern and guidelines of “Housing for Urban Poor” and formulated a new scheme named as “**Banglar Bari**” to be rolled out in the state. The objective of the scheme will be to provide new DUs to the Urban Poor not on individual basis but on cluster approach considering the limitation of availability land by constructing multi-storied Flats.

Scope of Work:

The scheme envisages construction of multi-storied flats of G+ 3 heights and minimum carpet area of 285 sq. Feet (26.48 sq.m.) and 350sq ft. (32.52 sq m) super build up area instead of single dwelling units and the units cost will be Rs. 4.79 Lakhs per single unit and the G+3 LIG housing project will make provision of 16 dwelling units. The UD&MA Department will be the Nodal Department. SUDA may act as State Level Nodal Agency.

Standard design for new construction:

The newly named scheme “**Banglar Bari**”, will follow the standard estimate which have been developed by Kolkata Metropolitan Development Authority (KMDA) under Department of Urban Development and Municipal Affairs, as set out in Annexure A (Summary of total cost), Annexure B (Costing of Single DU), Annexure – C, D & E (Drawings of DU) and Annexure F (Details of estimate).

It is clarified that the planning and design of the buildings should follow the existing Municipal Building Rules and Indian Standard Codes. The Unit cost of each Dwelling Unit has been finalized as Rs. 4.26 lakh plus Rs. 0.53 lakh will be utilized for the provisions of Utilities as per latest PWD schedule of rates (Building, Sanitary & Plumbing). The total Unit cost of each Dwelling Unit will be 4.79 lakh.

Eligibility Condition:

It is now clarified that, after giving preference to women headed families and disabled families and other economically weaker families who are having monthly income upto Rs. 10,000/- (Ten thousand only) will also get a scope to receive benefits as per this new scheme. The coverage of SC / ST and minority segments shall be at least in the same proportion as the percentage of SC/ST and minority population in the ULB concerned.

Selection of Beneficiaries and Role of ULBs:

Responsibility of selection of beneficiary, making available and identification of land for this scheme; documentation, handing over possession of flats, signing of agreements with the allottees and taking over the responsibility of providing civil services / maintenance of the housing scheme may be done by the respective ULB. An Appropriate memorandum of understanding may be signed between the implementing agency and the ULB. The ULBs will send the proposals to UD&MA Department in specific format and the department will consider this on case to case basis.

Implementation Procedure:

For implementation of the newly developed scheme "Banglar Bari", ULBs would submit project proposals to State Urban Development Agency (SUDA) with details of the proposed beneficiaries to be covered as well as nature of work to be taken up and assistance to be provided to the beneficiaries. The proposals will be considered by the UD&MA Department on case to case basis and provision of funds from State Plan/Central Schemes will be made accordingly.

Admissible Financial Assistance/ Funding Pattern:

The unit cost shall be based on the PWD schedule of rates for the dwelling units and shall be considered from the Departmental State budget of Housing for Urban Poor or the scheme shall be dovetailed with Affordable Housing in Partnership, a component of Housing for All, contribution of Urban Local Body & Beneficiary. The amount to be contributed by the Urban Local Body and by the beneficiary concerned will be detailed in the Administrative Approval and Financial Sanction Order. The Unit cost of each Dwelling Unit has been calculated considering 16 housing units (G+3) LIG flats are in the tune of Rs. 4, 25,936.00. The rates have been taken from latest PWD schedule of rates of (P.C) 2015. Rs. 0.53 lakh will be utilised for the provision of utilities per flat.

As per this standard estimate unit cost of each dwelling unit having 285 sq ft. (26.48 sq m) and 350sq ft. (32.52 sq m) super build up area comes out to be in the tune of Rs.1217/- per sq.ft

However, the brand name of the scheme "Banglar Bari" will be state specific.

The unit cost of each dwelling unit may vary depending upon the sub soil condition of that particular site.

Execution of Work:

The newly developed project namely 'Banglar Bari' shall be assigned to housing sector of the KMDA/KMC/MED or other State Executing agencies like SUDA as may be decided by the State Government for each case. However an appropriate memorandum of understanding has to be signed between the implementing agency and the urban local body, inter alia, covering the responsibility of selection of beneficiary, documentations, handing over possession of the flats, signing of agreements with the allottees and taking over the responsibility of providing civil services / maintenance of the LIG housing project after financial closure of the project by the implementing agency. The implementing agency will transfer the responsibility after final closer and taking over of the possession by ULBs.

Specific time of completion of Project:

The maximum admissible time period for completion of the project work will be 12 (Twelve) months from the date of release of fund the implementing ULB/agency.

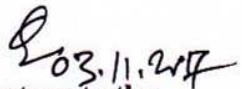
Supervision and Monitoring:

Municipal Engineering Directorate (MED) and the housing sector of KMDA will be in charge of technical monitoring jointly. If required, they may engage 3rd party monitoring agencies like, too. The monitoring will mean physical and financial progress of implementation. ULBs will provide video records of the schemes at the time of construction. Before release of funds in 2nd instalments, SUDA will obtain performance report from Municipal Engineering Directorate (MED) and the housing sector of KMDA in specific format.

Release of funds:

SUDA (the State Level Nodal Agency) shall release 50% of the admissible Government share on approval of the project and further instalment will be released on utilization of 70% of the available funds.

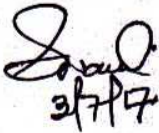
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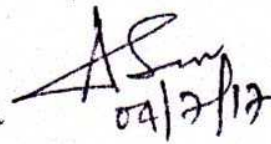
Annexure - A

Summary of cost Estimate for Construction for 16 dwelling units

1) Foundation Works	Rs. 7,96,066.00
2) Super Structure Works	<u>Rs. 53,87,554.00</u>
Total=	Rs. 61,83,620.00
Internal Electrification (7%)	<u>Rs. 4,32,853.40</u>
Total =	Rs. 66,16,473.40
Add 3% Contingency =	<u>Rs. 1,98,494.20</u>
=	Rs. 68,14,967.60
Say =	Rs. 68,14,968.00
Cost per Dwelling Unit=	Rs. 68,14,968.00/16
=	Rs. 4,25,935.50
Say =	Rs. 4,25,936.00


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(CELHS)


03/7/17

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Executive Engineer (C)
Housing Sector, KMDA.

Chief Engineer
Kolkata Metropolitan Development Authority
Housing Sector

Annexure-B

Costing of Flat for Banglar Bari

Carpet Area of each Flat = 285.00 Sft.

Built-up Area of each flat = 350.00 Sft.

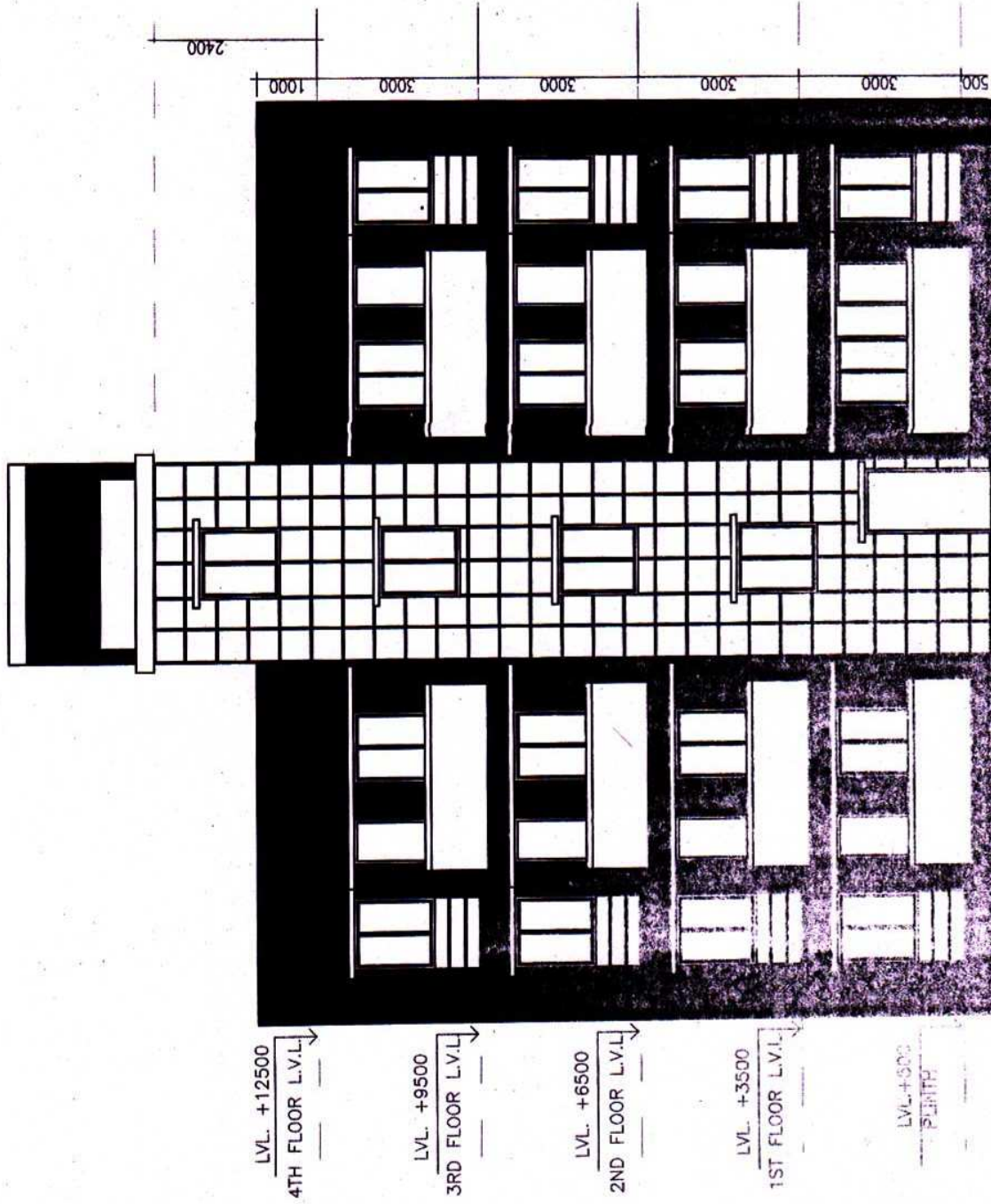
Cost per Sft. = Rs. 4,25,936.00/350

= Rs. 1216.96

Say = Rs. 1217.00


03/07/17
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Housing Sector, KMDA.

Annexure-c

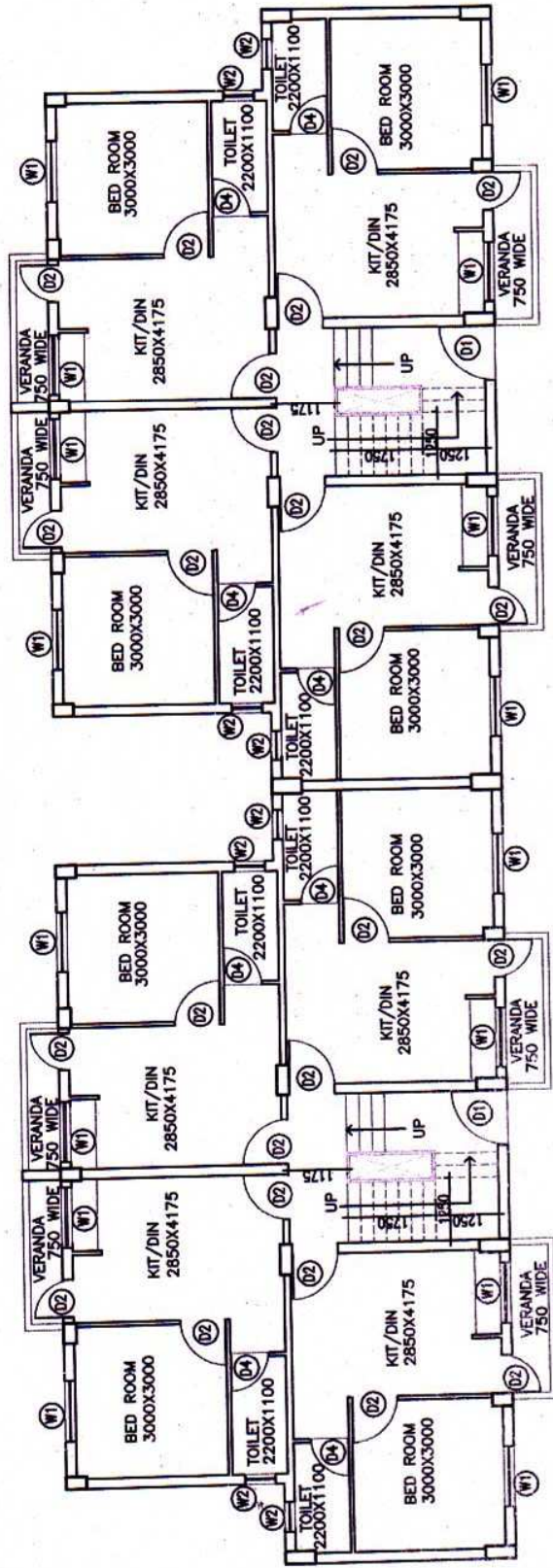


E1 ELEVATION (DWELLING BLOCK)

03/07/17

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Amuxere-D



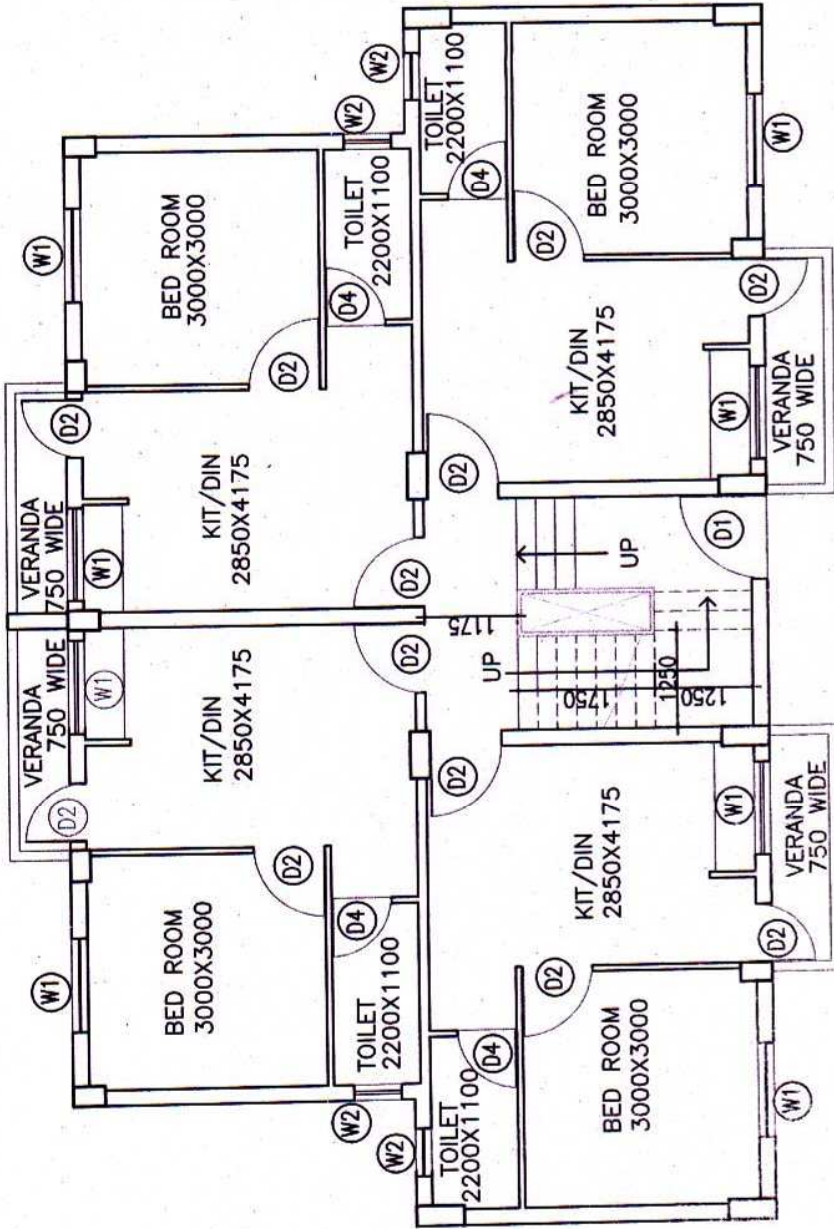
GROUND FLOOR PLAN
(DWELLING BLOCK)
(32 UNITS)

CARPET AREA OF EACH UNIT=285.0 SQ.FT.(APPROX.)

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03/7/17

Jjoy Kumar Ghosh
Executive Engineer (C)
Housing Sector, KMDA.

Annexure-E



GROUND FLOOR PLAN
(DWELLING BLOCK)
(16 UNITS)

CARPET AREA OF EACH UNIT=285.0 SQ.FT.(APPROX.)

09/7/17

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Summary of Estimate for Construction of 16 dwelling units for the Slum Dwellers based on PWD Schedule 2015 with effect from 01/12/2015.

Annexure-F

(Civil Works for the buildings)

Sl No.	Brief Description Of Work (Super Structure only)	Qty.	Rate	Unit	Amount
			(Rs.)		(Rs.)
1 I-6(a) P-13	Controlled Cement concrete with well graded stone chips (20mm graded nominal size) excluding shuttering and reinforcement with complete design of concrete as per IS:456 and relevant special publications, submission of job mix formula after preliminary mix design after testing of concrete cubes as per direction of Engineer-in-charge. Consumption of cement will not be less than 300 Kg of cement with Superplasticizer per cubic meter of controlled concrete but actual consumption will be determined on the basis of preliminary test and job mix formula. In ground floor and foundation. [using concrete mixture] Pak-ar Variety M 10 Grade				
	a) at ground floor. Rate in words -Rupees six thousand eight hundred seventy three and paisa sixty eight only.	35.00Cum	6873.68	Cum.	240,578.80
	b) at 1 st floor. Rate in words -Rupees six thousand eight hundred ninety three and paisa sixty eight only.	35.00Cum	6893.68	Cum.	241,278.80
	c) at 2 nd floor. Rate in words -Rupees six thousand nine hundred thirteen and paisa sixty eight only.	35.00Cum	6913.68	Cum.	241,978.80
	d) at 3 rd floor Rate in words -Rupees six thousand nine hundred thirty three and paisa sixty eight only.	35.00Cum	6933.68	Cum.	242,678.80
e) at 4 th floor(above 3 rd floor) Rate in words -Rupees six thousand nine hundred fifty three and paisa sixty eight only.	10.00Cum	6953.68	Cum.	69,536.80	
2 I-12 P-26	Hire and labour charges for shuttering with centering and necessary staging upto 4 mtr. using approved stout props and thick hard wood planks of approved thickness with required bracings for concrete slabs, beams, columns, lintels curved or straight including fitting, fixing and striking out after completion of works. Steel shuttering or 9 to 12 mm thick approved quality ply board shuttering in any concrete work				
	a) at ground floor. Rate in words - Rupees four hundred three only.	310.00Sqm	403.00	Sqm	124,930.00
	b) at 1 st floor Rate in words - Rupees four hundred twenty one only.	310.00Sqm	421.00	Sqm	130,510.00
	c) at 2 nd floor Rate in words - Rupees four hundred thirty nine only.	310.00Sqm	439.00	Sqm	136,090.00
	d) at 3 rd floor Rate in words - Rupees four hundred fifty seven only.	310.00Sqm	457.00	Sqm	141,670.00
e) at 4 th floor Rate in words - Rupees four hundred seventy five only.	80.00Sqm	475.00	Sqm	38,000.00	
					1,607,252.00

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3	<p>Reinforcement for reinforced concrete work in all sorts of structure including distribution bars, stirrups, binders, etc. including supply of rods, initial strengthening and removal of loose rust(if necessary), cutting to requisite length , hooking and bending to correct shape, placing in proper position and binding with 16 gauges black annealed wire at every inter-section , complete as per drawing and direction.</p> <p>i) Tor steel / Mild steel. SAIL/ TATA/RINL</p> <p>a) For works in foundation, basement and up-to roof of ground floor up-to 4 Mtrs. Rate in words – Rupees sixty one thousand nine hundred thirty six only.</p> <p>b) at 1st floor Rate in words – Rupees sixty two thousand four hundred sixteen only.</p> <p>c) at 2nd floor Rate in words – Rupees sixty two thousand eight hundred ninety six only.</p> <p>d) at 3rd floor Rate in words – Rupees sixty three thousand three hundred seventy six only.</p> <p>e) at 4th floor Rate in words – Rupees sixty three thousand eight hundred fifty six only.</p>	3.20MT	61936.00	MT	198,195.20
I-15 P-27		3.20MT	62416.00	MT	199,731.20
		3.20MT	62896.00	MT	201,267.20
		3.20MT	63376.00	MT	202,803.20
		1.00MT	63856.00	MT	63,856.00
4	<p>25 mm thick damp proof with cement concrete (1:1.5:3) with graded stone aggregate 10 mm nominal size and painting the top surface with a coat of bitumen(VG.40) using 1.7 kg per sqm including heating the bitumen and cost and carriage of all materials complete. (Bitumen to be supplied by the agency)</p> <p>Rate in words – Rupees two hundred ninety seven only.</p>	20.00Sqm	297.00	Sqm	5,940.00
I-12 P-45					
5	<p>Supplying and laying polythene sheet(150gm/sqm) over damp proof course or below flooring or roof terracing or in foundation or in foundation trenches. Rate in words – Rupees twenty five five only.</p>	100.00Sqm	25.00	Sqm	2,500.00
I-13 P-45					
6	<p>Supplying, hoisting, fitting and fixing RCC precast thin lintels, 75mm thick (1:1.5:3) conforming to the specification laid down in CBRI data sheet No.1 with stone chips, sand, cement and reinforcement (both main and distribution) bars up-to 1% as per drawing and specification including placing in situ and supporting arrangement for taking the load of super-imposed brick work and striking of the same when directed. Rate in words – Rupees thirteen thousand six hundred forty four only.</p>	5.00Cum	13644.00	Cum	68,220.00
I-43 P-34					2,549,764.80

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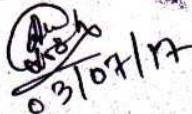
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7	Brick work with 1 st class bricks in cement mortar(4:1) a) In foundation and plinth. Rate in words - Rupees six thousand sixty eight only.	11.00Cum	6068.00	Cum	66,748.00
I-21a P-29					
8	Brick work with 1 st class brick work of width 200 mm with non-modular bricks in cement sand mortar(6:1) In Superstructure up-to 5 th Floor (Cement 0.055 cum. sand 0.33 cum. per cum. of such brick work will be consumed.) a) Ground floor Rate in words - Rupees six thousand sixteen only. b) 1 st floor Rate in words - Rupees six thousand one hundred twenty eight only. c) 2 nd floor Rate in words - Rupees six thousand two hundred forty only. d) 3 rd floor Rate in words - Rupees six thousand three hundred fifty two only. e) 4 th floor Rate in words - Rupees six thousand four hundred sixty four only.	15.00Cum	6016.00	Cum	90,240.00
I-44 P-34		15.00Cum	6128.00	Cum	91,920.00
		15.00Cum	6240.00	Cum	93,600.00
		15.00Cum	6352.00	Cum	95,280.00
		5.00Cum	6464.00	Cum	32,320.00
9	125 mm. thick brick work with 1st class bricks in cement mortar (1:4) in ground floor. a) Ground floor Rate in words - Rupees seven hundred eighty three only. b) 1 st floor Rate in words - Rupees seven hundred ninety five only. c) 2 nd floor Rate in words - Rupees eight hundred seven only. d) 3 rd floor Rate in words - Rupees eight hundred nineteen only. e) 4 th floor Rate in words - Rupees eight hundred thirty one only.	55.00Sqm	783.00	Sqm	43,065.00
I-29 & 42 P-31 & 33		55.00Sqm	795.00	Sqm	43,725.00
		55.00Sqm	807.00	Sqm	44,385.00
		55.00Sqm	819.00	Sqm	45,045.00
		20.00Sqm	831.00	Sqm	16,620.00
10	75 mm thick brick work with 1 st class bricks set in cement sand mortar (1:4) including HB netting in every alternate layers. a) Ground floor Rate in words - Rupees five hundred thirty seven only. b) 1 st floor Rate in words - Rupees five hundred forty nine only. c) 2 nd floor Rate in words - Rupees five hundred sixty one only. d) 3 rd floor Rate in words - Rupees five hundred seventy three only. e) 4 th floor Rate in words - Rupees five hundred eighty five only.	45.00Sqm	537.00	Sqm	24,165.00
I-34 & 42 P-32 & 33		45.00Sqm	549.00	Sqm	24,705.00
		45.00Sqm	561.00	Sqm	25,245.00
		45.00Sqm	573.00	Sqm	25,785.00
		10.00Sqm	585.00	Sqm	5,850.00
					3,318,462.80

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11	Artificial stone in floor, dado, stair case etc. with cement concrete (4:2:1) with stone chips laid in panels as directed with topping made with ordinary or white cement(as necessary) and marble dust in proportion(1:2) including smooth finishing and rounding off corners including racking out joints or roughening of concrete surface and application of cement slurry before flooring works using cement @ 1.75 kg/sqm al complete including all materials and labour. 3 mm thick topping (High polishing grinding on this item is not permitted with ordinary cement) using grey cement i)25 mm thick a) Ground floor Rate in words – Rupees three hundred three only. b) 1 st floor Rate in words – Rupees three hundred seven and paisa fifty five only. c) 2 nd floor Rate in words – Rupees three hundred twelve and paisa ten only. d) 3 rd floor Rate in words – Rupees three hundred sixteen and paisa sixty five only. e) 4 th floor Rate in words – Rupees three hundred twenty one and paisa twenty only.				
I-3 P-40		135.00Sqm	303.00	Sqm	40,905.00
		135.00Sqm	307.55	Sqm	41,519.25
		135.00Sqm	312.10	Sqm	42,133.50
		135.00Sqm	316.65	Sqm	42,747.75
		15.00Sqm	321.20	Sqm	4,818.00
12	Supplying, fitting and fixing windows and ventilators with or without integrated grills conforming to IS 1038-1975 and manufactured from rolled steel sections conforming to IS 7452-1974 with non-friction projecting type, box type hinges, glazing clips, lugs locking bracket, handle plate etc. including hoisting in position, straightening if required, fixing lugs in cement concrete (1:2:4) with stone chips 20 mm down cutting holes and mending good damages to match with existing surface complete in all respect excluding glazing. i) Supply and fixing openable steel window as per I.S. sizes with side hung shutters and horizontal glazing bars with or without fixed type ventilators. a) Ground floor Rate in words – Rupees two thousand thirty one only.				
I-33 P-82		11.00Sqm	2031.00	Sqm.	22,341.00
					3,512,927.30


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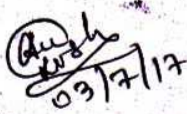
	b) 1 st floor Rate in words – Rupees two thousand fifty five and paise thirty seven only.	11.00Sqm	2055.37	Sqm.	22,609.07
	c) 2 nd floor Rate in words – Rupees two thousand seventy nine and paise seventy four only.	11.00Sqm	2079.74	Sqm.	22,877.14
	d) 3 rd floor Rate in words – Rupees two thousand one hundred four and paise eleven only.	11.00Sqm	2104.11	Sqm.	23,145.21
	e) 4 th floor Rate in words – Rupees two thousand one hundred twenty eight and paise forty eight only.	5.00Sqm	2128.48	Sqm.	10,642.40
	ii) Supply & fixing two point nose steel handle for steel window. Rate in words – Rupees forty one only.	125.00Nos	41.00	Each	5,125.00
	iii) Supply & fixing 300 mm long steel peg stay for steel window. Rate in words – Rupees twenty nine only.	125.00Nos	29.00	Each	3,625.00
	iv) M.S. Integrated grill of approved design, integrated with steel window or ventilator, joints continuously welded with M.S. flats and bars. Rate in words – Rupees eighty five only.	850.00Kg	85.00	kg	72,250.00
13 I-1 P-85	Wood work in door and window frame fitted and fixed in position complete including a protective coat of painting at the contact surface of the frame excluding cost of concrete, Iron Butt Hinges and M.S. clamps. (The quantum should be corrected up to three decimals). (a) Sal : Malaysian Rate in words – Rupees ninety five thousand eight hundred ninety eight only.	2.00Cum	95898.00	Cum	191,796.00
14 I-18 P-90 I-20 P-91	i) Supply & fixing M.S. clamp for fixing door /window frame made of flat bent bar, end bifurcated with necessary screws etc by cement concrete (1:2:4) as per direction. (Cost of concrete will be paid separately.) a) 40 mm x 6 mm, 125 mm length Rate in words – Rupees twenty three and paise thirteen only. (The concreting will have to be done for equivalent thickness of 2 layers of brick work and for the entire width of the wall. No deduction on brick work will be made.)	180.00Nos.	22.00	Each	3,960.00
I-25 P-93 I-27 P-93	ii) Iron butt hinges of approved quality fitted and fixed with steel screws, with ISI mark. a) 75mm x 40mm x 1.12 mm. Rate in words – Rupees thirty one only	50.00Nos.	31.00	Each	1,550.00
	b) 100 mm x 58mm. X 1.9mm	250.00Nos.	52.00	Each	13,000.00
					3,883,507.12


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I-24	Rate in words – Rupees fifty two only				
P-93	iii) Supply & fixing Iron socket bolt of approved quality fitted and fixed complete.				
	a) 75 mm long x 10 mm dia bolt	35.00Nos.	38.00	Each	1,330.00
	Rate in words – Rupees thirty eight only				
	b) 225 mm long x 10 mm dia bolt	60.00Nos.	87.00	Each	5,220.00
	Rate in words – Rupees eighty seven only.				
	iv) Supply & fixing Iron hasp bolt of approved quality fitted and fixed complete (Oxidised) with 16mm. dia .rod with center bolt and round fittings	20.00Nos.	155.00	Each	3,100.00
	a) 200 mm. long. Rate in words – Rupees one hundred fifty five only.				
	v) Iron catch hook of approved quality fitted and fixed to shutter and chowkat. (a) 6mm dia x 100mm long. Rate in words – Rupees forty only.	110.00Nos.	40.00	Each	4,400.00
15	Panel shutters of door and window, as per design (each panel consisting of single plank without joint), including fitting and fixing the same in position but excluding the cost of hinge and other fittings. (In case of non-supply of single plank, penal rate of reduction of 20% will be made)				
I-84	i) 35mm thick shutters with 19 mm thick panel of size 30 to 45 Cm.				
P-105	(a) Sishu, Gamar, Champ, Badam, Bhola, Mogra, Hallak.				
	a) Ground floor	20.00Sqm	3335.00	Sqm.	66,700.00
	Rate in words – Rupees three thousand three hundred thirty five only				
	b) 1 st floor	20.00Sqm	3364.00	Sqm.	67,280.00
	Rate in words – Rupees three thousand three hundred sixty four only				
	c) 2 nd floor	20.00Sqm	3393.00	Sqm.	67,860.00
	Rate in words – Rupees three thousand three hundred ninety three only				
	d) 3 rd floor	20.00Sqm	3422.00	Sqm.	68,440.00
	Rate in words – Rupees three thousand four hundred twenty two only				
	e) 4 th floor	10.00Sqm	3451.00	Sqm.	34,510.00
	Rate in words – Rupees three thousand four hundred fifty one only				
					4,202,347.12


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16	<p>Supplying, fitting and fixing in position approved PVC door frame(matt finish) made of extruded PVC multi chamber hollow section having dimension 60 mm x50mm x 2mm(+/- 0.2mm) horizontal section will be joined with vertical section by galvanized steel screws after inserting two number steel brackets as reinforcement making suitable space for placing hinges, one steel tube 40mm x 20 mm x 1.2 mm will be inserted on one full vertical side of the frame (hinge side) as reinforcement, the frame will then be fixed in the opening with the help of PVC expandable fastener wooden gut ties and galvanized steel screws including cost of all materials and labour, hire charges of tools and appliances, carriage of all materials, taxes and all other incidental charges complete.</p>	80.00Mtr	282.00	Mtr	22,560.00
I-154 P-139	Rate in words - Rupees two hundred eighty two only				
17	<p>Supplying fitting and fixing P.V.C. door shutter of approved quality & shade in position, the style & rail of the P.V.C. door shutter will be made of rigid PVC multicavity hollow chamber of 59 mm x 30 mm section with 2.0 mm (+/-0.2 mm) wall thickness. Horizontal & vertical section shall be fixed to each other by self tapping screws and 1 solid polymeric or M.S. galvanized tubular 'L' shaped bracket 100mm x 200mm in each corner of the shutter frame for placing hinges. Polymer based multicavity hollow section of 120 mm x 30 mm with 2.0 mm (+/- 0.2 mm) wall thickness will be fitted in the middle, reinforced by solid polymer bar of 200 mm long at both ends and screws from both sides as lock rail. The section frame will then be fitted in by PVC panels of size 100 mmx25 mm with wall thickness of 1.2 mm (+/- 0.2 mm) and 2 nos. of 6 mm dia bright rod will be inserted horizontally with both side check and nut system and stretches where fixing of hinges / hasp bolt /tower bolt / door ring are required to be strong enough to with stand wear and tear. The rate is inclusive of cost of all materials, labour and hire of tools and plants and appliances. Carriage of all materials, taxes and all other incidental charges complete. The rate is exclusive of cost of hinges, hasp bolt, tower bolt, door ring etc.</p>	25.00Sqm	2149.00	Sqm	53,725.00
I-155B P-141	<p>a) PVC Door Shutter-30 mm thick: Rate in words - Rupees two thousand one hundred forty nine only</p>				4,278,632.12


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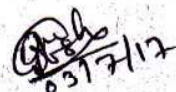
18	Labour for chipping of concrete surface before taking up plastering work. Rate in words - Rupees twenty one only	930.00Sqm	21.00	Sqm	19,530.00
I-1 P-151					
19	Plaster (to wall, floor, ceiling etc.) with sand and cement mortar including rounding off or chamfering corners as directed and racking out joints including throating, nosing and drip course, scaffolding/staging where necessary. (excluding cost of chipping over concrete surface)				
I-2&5 P-151 & 153					
	a) On external surfaces: 20 mm thick with 1:6 cement mortar.				
	i) Ground floor Rate in words - Rupees one hundred eighty one only	150.00Sqm	181.00	Sqm	27,150.00
	ii) 1 st floor Rate in words - Rupees one hundred eighty five only	150.00Sqm	185.00	Sqm	27,750.00
	iii) 2 nd floor Rate in words - Rupees one hundred eighty nine only	150.00Sqm	189.00	Sqm	28,350.00
	iv) 3 rd floor Rate in words - Rupees one hundred ninety three only	150.00Sqm	193.00	Sqm	28,950.00
	v) 4 th floor Rate in words - Rupees one hundred ninety seven only	75.00Sqm	197.00	Sqm	14,775.00
	b) On internal surfaces: 15 mm thick with 1:6 cement mortar.				
	i) Ground floor Rate in words - Rupees one hundred fifty six only	330.00Sqm	156.00	Sqm	51,480.00
	ii) 1 st floor Rate in words - Rupees one hundred sixty only	330.00Sqm	160.00	Sqm	52,800.00
	iii) 2 nd floor Rate in words - Rupees one hundred sixty four only	330.00Sqm	164.00	Sqm	54,120.00
	iv) 3 rd floor Rate in words - Rupees one hundred sixty eight only	330.00Sqm	168.00	Sqm	55,440.00
	v) 4 th floor Rate in words - Rupees one hundred seventy two only	330.00Sqm	172.00	Sqm	56,760.00
	c) On internal surfaces: 10 mm thick with 1:4 cement mortar.				
	i) Ground floor Rate in words - Rupees one hundred forty only	110.00Sqm	140.00	Sqm	15,400.00
	ii) 1 st floor Rate in words - Rupees one hundred forty four only.	110.00Sqm	144.00	Sqm	15,840.00
	iii) 2 nd floor Rate in words - Rupees one hundred forty eight only	110.00Sqm	148.00	Sqm	16,280.00
	iv) 3 rd floor Rate in words - Rupees one hundred fifty two only	110.00Sqm	152.00	Sqm	16,720.00
	v) 4 th floor Rate in words - Rupees one hundred fifty six only	55.00Sqm	156.00	Sqm	8,580.00
					4,768,557.12


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20	Neat cement punning about 1.5 mm thick in wall, dado, window sills, floor, drain etc.(Cement 0.152 cum per 100m ²) Rate in words - Rupees thirty eight only	375.00Sqm	38.00	Sqm	14,250.00
I-8 P-152					
21	Supplying best Indian sheet glass panes set in putty and fitted & fixed with nail & putty complete. a) With 3mm(weighing 7.4 kg/sqm) Rate in words - Rupees five hundred forty four only	55.00Sqm	544.00	Sqm	29,920.00
I-1 P-166					
I-7 P-167	b) Extra for fixing glass panes in steel window Rate in words - Rupees sixty seven only	55.00Sqm	67.00	Sqm.	3,685.00
22	MS or WI ornamental grill of approved design, joints continuously welded with M.S., WI flats and bars of windows, railing, gate etc. fitted and fixed with necessary screws and lugs in ground floor. a) Grill weighing 16 kg/m ² and above. (The weight of grill per sqm will be determined by taking the physical weight of fabricated grill and dividing the same by covered area of the same.) Rate in words - Rupees eight thousand eight hundred fifty seven only	3.00Qtl	8857.00	Qtl.	26,571.00
I-10 P-76					
	b)Extra for grill gate:- For hanging and locking arrangement including supply of materials and labour complete.(15% extra over the corresponding item of grill.) Rate in words - Rupees one thousand three hundred twenty eight and paisa fifty five only	1.00Qtl	1328.55	Qtl	1,328.55
23	White washing including cleaning & smoothening surface thoroughly in all floors. a) Two coats. Rate in words - Rupees one thousand eight hundred eighty seven only	2300	1887	%Sqm.	43,401.00
I-3b P-155					
24	Applying Exterior grade Acrylic primer of approved quality and brand on plastered or concrete surface old or new surface to receive decorative textured(matt finish) or smooth finish acrylic exterior emulsion paint including scraping and preparing the surface thoroughly, complete as per manufacturer's specification and as per direction of the EIC. In Ground Floor: Two coats a) Ground floor Rate in words - Rupees fifty three only.	150.00Sqm	48.99	Sqm	7,348.50
	b) 1 st . floor Rate in words - Rupees fifty three only.	150.00Sqm	49.71	Sqm	7,456.50
	c) 2 nd . Floor Rate in words - Rupees fifty three only.	150.00Sqm	50.43	Sqm	7,564.50
	d) 3 rd . floor Rate in words - Rupees fifty three only.	150.00Sqm	51.15	Sqm	7,672.50
	e) 4 th . Floor Rate in words - Rupees fifty three only.	75.00Sqm	51.87	Sqm	3,890.48
					4,921,645.15

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25	Protective and Decorative Acrylic exterior emulsion paint of approved quality, as per manufacturer's specification and as per direction of EIC to be applied over acrylic primer as required. The rate includes cost of material, labour, scaffolding and all incidental charges but excluding the cost of primer. In Ground floor (Two Coats)				
I-16&20 P-158 & 159	a) Premium 100% Acrylic Emulsion a) Ground floor Rate in words – Rupees fifty three only.	110.00Sqm	92.00	Sqm	10,120.00
	b) 1 st floor Rate in words – Rupees one hundred twenty five only	110.00Sqm	92.72	Sqm	10,199.20
	c) 2 nd floor Rate in words – Rupees one hundred ninety seven only	110.00Sqm	93.44	Sqm	10,278.40
	d) 3 rd floor Rate in words – Rupees two hundred sixty nine only	110.00Sqm	94.16	Sqm	10,357.60
	e) 4 th floor Rate in words – Rupees three hundred forty one only	50.00Sqm	94.88	Sqm	4,744.00
26	Priming one coat on timber, plastered surface with synthetic oil bound primer of approved quality including smoothening surfaces by sand papering etc.	200.00Sqm	41.00	Sqm	8,200.00
I-7a P-162	Rate in words – Rupees forty one only				
27	Priming one coat on steel or other-metal surfaces with synthetic oil bound primer of approved quality including smoothening surfaces by sand papering etc.	135.00Sqm	31.00	Sqm	4,185.00
I-7b P-162	Rate in words – Rupees thirty one only				
28	Painting with best quality synthetic enamel paint of approved make and brand including smoothening surfaces by sand papering etc. including using of approved putty etc. on the surface, if necessary. (High gloss and except white)				
I-8a P-162	a) On wooden or plastered surface -two coats.	200.00Sqm	89.00	Sqm.	17,800.00
I-8b P-163	Rate in words – Rupees eighty nine only				
	b) On steel surface – two coats Rate in words – Rupees seventy seven only	135.00Sqm	77.00	Sqm	10,395.00
29	Removal of rubbish, earth etc. from the working site and disposal of the same beyond the compound in conformity with the Municipal/Corporation rules for such disposal, loading into truck and cleaning the site in all respect as per direction of Engineer-in-charge.	20.00Cum	168.00	Cum	3,360.00
I-13 P-9	Rate in words – Rupees one hundred sixty eight only				5,011,284.35


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Internal sanitary & plumbing works (SOR, Vol-II-2014)					
30	Supplying , fitting and fixing G.I pipes of TATA make with all necessary accessories, specials viz. socket, bend, tee, union, cross, elbo, nipple, long screw, reducing socket, reducing tee, short piece etc. fitted with holder bat clamps, including cutting pipes, making threads , fitting , fixing etc. complete in all respect including cost of all necessary fitting as required , jointing materials and two coats of painting with approved paint in any position above ground.(medium quality) For Exposed Work				
I-1A of A-II	a) 40 mm dia Rate in words – Rupees four hundred seventy six only	50.00Mtr	476.00	Mtr	23,800.00
	b) 25mm dia Rate in words – Rupees three hundred fifty four only	40.00Mtr	354.00	Mtr	14,160.00
	c) 20mm dia Rate in words – Rupees two hundred sixty only	40.00Mtr	260.00	Mtr	10,400.00
	d) 15mm dia Rate in words – Rupees two hundred twenty only	120.00Mtr	220.00	Mtr	26,400.00
31	Supplying, fitting and fixing alloy iron with brass spindle bib cock/stop cock of approved make and brand , spray painted and tested to 21 kg per sq. cm.				
I-7g of A-II	a) 15 mm bib cock/stop cock. Rate in words – Rupees one hundred ninety five only	115.00Nos.	195.00	Each	22,425.00
32	Supplying , fitting and fixing Peet's valve fullway gunmetal standard pattern best quality of approved brand bearing ISI marking with fittings (tested to 21 kg per sq. cm.)				
I-4 of A-II	a) 40 mm Rate in words – Rupees two thousand eighty eight only.	4.00Nos.	2088.00	Each	8,352.00
	b) 25mm Rate in words – Rupees one thousand one hundred thirty seven only	8.00Nos.	1137.00	Each	9,096.00
33	Supplying, fitting and fixing white vitreous china best quality approved make wash basin with C.I. brackets on 75mm x 75mm wooden blocks, C.P. waste fittings of 32mm dia, one approved quality brass C.P. pillar cock of 15mm dia, C.P. chain with rubber plug of 30mm dia, approved quality P.V.C waste pipe with C.P. nut of 32mm dia, 900mm long approved quality P.V.C connection pipe with heavy brass C.P. nut including mending good all damages and painting the brackets with two coats of approved paint.				
I-2 of A-IV	a) 450mm x 300mm size Rate in words – Rupees two thousand two hundred seven only.	16.00Nos.	2207.00	Each	35,312.00
34	Orissa pattern water closet in white glazed vitreous china ware of approved make supplied fitted and fixed in position complete excluding 'P' or 'S' trap. (excluding cost of concrete for fixing.)				
I-4 of B-III	i)580 mm x 440 mm Rate in words – Rupees two thousand twenty six only.	16.00Nos.	2026.00	Each	32,416.00
					5,193,645.35


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35	Supplying, fitting and fixing 10 litre P.V.C. low-down cistern conforming to I.S. Specifications with P.V.C fittings complete, C.I. brackets including two coats of painting to brackets etc. Rate in words - Rupees one thousand one hundred eighty one only.	16.00Nos.	1181.00	Each	18,896.00
I-2 of A-III					
36	Supplying, fitting and fixing best quality sink in mosaic in silver grey colour with C.P. waste and other fittings, rubber plug and chain, C.I. heavy brackets with two coats of approved paint a) 600mm x 450mm x 200mm. Rate in words - Rupees nine hundred one only	16.00Nos.	901.00	Each	14,416.00
I-4 of A-IV					
37	i) Supplying P.V.C. water storage tank of approved quality with closed top with lid (Black) - Multilayer a) 2000 litre capacity Rate in words - Rupees twelve thousand four hundred thirty seven only ii) Labour for hoisting plastic water storage tank above 1500 litre upto 5000 litre capacity on 4 th floor. Rate in words - Rupees five hundred twenty only iii) Labour for punching hole in plastic water storage tank up to 50 mm dia. Rate in words - Rupees nineteen only	4.00Nos. 4.00Nos. 10.00Nos.	12437.00 520.00 19.00	Each Each Each	49,748.00 2,080.00 190.00
I-6 of A-III I-10 of A-III I-13 of A-III					
38	Supply of UPVC pipes (B-Type) & fittings conforming to IS: 13592-1992. a) Single socketed pipe 1.8 mtr length. i) 110 mm dia Rate in words - Rupees three hundred fifty only b) Double socketed pipe 0.9 mtr length i) 110 mm dia Rate in words - Rupees three hundred eighty seven only c) Double socketed pipe 0.6 mtr length i) 110 mm dia Rate in words - Rupees four hundred two only d) Door Y (LU) & (RU) i) 110mm dia Rate in words - Rupees three hundred twenty nine only e) Double 'Y' with door i) 110 mm dia Rate in words - Rupees four hundred eleven only f) Door Bend (TS) i) 110 mm dia Rate in words - Rupees one hundred seventy six only g) Vent Cowl i) 110 mm dia Rate in words - Rupees thirty nine only h) Pipe clip i) 110 mm dia Rate in words - Rupees twenty five only i) W.C. Connector (150mm long) 125 x 110(W/WC Ring): 75 mm Rate in words - Rupees one hundred sixty nine only j) 125/110 mm 'P' trap with WC ring. Rate in words - Rupees four hundred six only	85.00Mtr 45.00Mtr 20.00Mtr 32.00Mtr 8.00Mtr 24.00Mtr 8.00Mtr 120.00Mtr 16.00Mtr 16.00Mtr	350.00 387.00 402.00 329.00 411.00 176.00 39.00 25.00 169.00 406.00	Mtr Mtr Mtr Each Each Each Each Each Each Each Each	29,750.00 17,415.00 8,040.00 10,528.00 3,288.00 4,224.00 312.00 3,000.00 2,704.00 6,496.00 5,364,732.35
I-23 of B-II					


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39	Supply, fitting and fixing C.I. square jalli. I-19 of B-II a) 100 mm Rate in words – Rupees eighty six only	35.00Mtr	86.00	Each	3,010.00
40	Labour for fitting and fixing UPVC pipes for above ground work including cost of jointing materials etc. fitting and fixing all necessary specials, cutting pipes, cutting holes in walls or RC floor where necessary and mending good all damages excluding the cost of masonry or concrete work, if necessary, but including the cost and fixing holder bat clamps(any floor) or for underground work including cutting trenches upto 1.5mtr and refilling the same complete as per direction of Engineer-in-charge.(Payment will be made on centre line measurement of the total pipe line including specials. I-24 of B-II a) Above ground i)110 mm dia Rate in words – Rupees fifty seven only	160.00Mtr	57.00	Mtr.	9,120.00
41	Supplying, fitting & fixing UPVC pipes A-type and fittings conforming to IS:13592-1992 with all necessary clamps, nails including making holes in walls, floor etc. cutting trenches in any soil through masonry concrete structures etc. if necessary and mending good damages including joining with jointing materials(Spun Yarn, Valamoid/Bitumen/M-Seal etc.) complete. A)UPVC Pipes:- j)75 mm dia Rate in words – Rupees two hundred sixteen only	45.00Mtr	216.00	Mtr	9,720.00
I-23 of B-II	B) UPVC Fittings i)75mm dia plain Tee Rate in words – Rupees one hundred seventeen only	4.00Nos.	117.00	Each	468.00
Vol-II	ii) 75mm dia bend 87.50 degree Rate in words – Rupees ninety six only	4.00Nos.	96.00	Each	384.00
	iii) Vent cowl : 75 mm dia Rate in words – Rupees thirty only	4.00Nos.	30.00	Each	120.00
Total					Rs. 5,387,554.35
Say					Rs. 5,387,554.00


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**KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY
OFFICE OF THE EXECUTIVE ENGINEER, HOUSING SECTOR**

Name of the Work :- Estimate for 4-Storeyed Building Foundation level upto Plinth level only

Item No.	Description of Items	Quantity	Unit	Rate	Unit	Amount
1	Earth work in excavation of foundation trenches or drains, in all sorts of soil (including mixed soil but excluding laterite or sandstone) including removing, spreading or stacking the spoils within a lead of 75 m. as directed. The item includes necessary trimming the sides of trenches, levelling, dressing and ramming the bottom, bailing out water as required complete. (a) Depth of excavation not exceeding 1,500 mm. [PwD schedule/2015, Item no-2(a)(b), Page-1]	135.00	Cu.m.	12047.00	%Cu.m.	16,263.50
2	Supplying and laying polythene sheet(150gm/sqm) over damp proof course or below flooring or roof terracing or in foundation or in foundation trenches. [PwD (Bldg.) schedule/2015, Item no-13, Page-46]	260.00	Sq.m.	25.00	Sq.m.	6,500.00
3	Single Brick Flat Soling of picked jhama bricks including ramming and dressing bed to proper level and filling joints with local sand. [PwD (Bldg.) schedule/2015, Item no-1, Page-12]	120.00	Sq.m.	377.00	Sq.m.	45,240.00
4	Cement concrete with graded jhama khoa (30 mm size) excluding shuttering in ground floor and foundation. (a) 1:3:6 proportion [PwD (Bldg.) schedule/2015, Item no-4(a), Page-12]	10.00	Cu.m.	5803.00	Cu.m.	58,030.00
5	Controlled Cement concrete with well graded stone chips (20 mm nominal size) excluding shuttering and reinforcement with complete design of concrete as per IS : 456 and relevant special publications, submission of job mix formula after preliminary mix design after testing of concrete cubes as per direction of Engineer-in charge. Consumption of cement will not be less than 300 Kg of cement with Super plasticiser per cubic meter of controlled concrete but actual consumption will be determined on the basis of preliminary test and job mix formula. In ground floor and foundation.[using concrete mixture] (a) M 20 Grade (i) Pakur Variety [Bldg. schedule/2015, Item no-6(b)(i), Page-13 & Rate Analysis]	45.00	Cu.m.	6873.68	Cu.m.	309,315.60


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**KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY
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6	Hire and labour charges for shuttering with centering and necessary staging upto 4 m using approved stout props and thick hard wood planks of approved thickness with required bracing for concrete slabs, beams and columns, lintels curved or straight including fitting, fixing and striking out after completion of works (upto roof of ground floor) (When the height of a particular floor is more than 4 m the equivalent floor height shall be taken as 4 m and extra for works beyond the initial 4 m ht. shall be allowed under 12 (e) for every 4 m or part thereof) (a) Steel shuttering or 9 to 12 mm thick approved quality ply board shuttering in any concrete work [PwD (Bldg.) schedule/2015, Item no-12(c), Page-27]	145.00	Sq.m.	403.00	Sq.m.	58,435.00
7	Reinforcement for reinforced concrete work in all sorts of structures including distribution bars, stirrups, binders etc initial straightening and removal of loose rust (if necessary), cutting to requisite length, hooking and bending to correct shape, placing in proper position and binding with 16 gauge black annealed wire at every intersection, complete as per drawing and direction. (a) For works in foundation, basement and upto roof of ground floor / upto 4m (i) Tor steel/Mild Steel (l). SAIL/ TATA/RINL [PwD (Bldg.) schedule/2014, Item no-15(a)(i)(l), Page-28 as per 6th Corrigenda]	4.20	M.T.	61936.00	M.T.	260,131.20
8	Earth work in filling in foundation trenches or plinth with good earth, in layers not exceeding 150 mm. including watering and ramming etc. layer by layer complete. (Payment to be made on the basis of measurement of finished quantity of work) (a) With earth obtained from excavation of foundation. [PwD (Bldg.) schedule/2015, Item no-3(a), Page-1]	35.00	Cu.m.	7831.00	% Cu.m.	2,740.90
9	(A) Filling in foundation or plinth by silver sand in layers not exceeding 150 mm as directed and consolidating the same by thorough saturation with water, ramming complete including the cost of supply of sand. (payment to be made on measurement of finished quantity) [PwD (Bldg.) schedule/2015, Item no-13, Page-10]	40.00	Cu.m.	98524.00	%Cu.m.	39,409.60
Total						796,065.70
Say						Rs.796,066.00


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