

**भारत सरकार / Government of India**  
**केन्द्रीय लोक निर्माण विभाग / Central Public Works Department**



कार्यपालक अभियंता (सि), नवी मुंबई-I का कार्यालय

**O/o Executive Engineer (C), Navi Mumbai-I**

7वी मंजिल, ए विंग सी.जी.ओ.कॉम्प्लेक्स, सी.बी.डी., बेलापूर, नवी मुंबई 400 614  
**7th Floor, A wing C.G.O Complex, CBD Belapur, Navi Mumbai- 400614**

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संख्या: : 23(195) / का.अ.(सि)-नवी मुंबई- I / 2023 / 338 हि

दिनांक .....04.04.2023

01/05/2023

सेवा में,

Joint Director & Head of the Office  
 Directorate of Census Operations,  
 MTNL Building Sanpada, Navi Mumbai 400604.

**विषय :** Administrative and financial approval for enable cost estimate in respect of Pre-Construction activities for office building situated at plot survey No. 477 & 476 of village Shabaj, Taluka and District Thane. Belapur, Navi Mumbai.

महोदय,

Please find enclosed herewith the para wise reply of your reference letter

Sr No	Observation	Clarification
1	It is observed that complete estimate is based on Market rate items and the rates for all items have been adopted on Lump-sum basis without any basis the cost estimate hence, the Analysis of rates along with prevailing market rate quotation for non - scheduled items may be provided.	All items except item No 1 jungle clearance are specified non DSR item for which quotation from a specialized agency was called. The same are attached herewith please. Item No. 1 has been changed as per DSR item please.
2	The item no. 1 for clearing the jungle has been taken as per market rate. Since the same item is available in DSR hence, the same item may be taken as per DSR 2021 (item No 2.31) The amount of same item is comes out to Rs. 76,284/- as per DSR 2021 whereas in the proposed estimate the amount of Rs.2,50,000/- has been calculated on Lump sum basis which is very higher side.	Reviewed this items and relevant DSR item for jungle cleaning has changed in revised enabling estimate, enclosed herewith
3	The cost for the item at S. No. 3 & 4 of site survey seems on higher side hence the same may be reviewed and item No. 5 of Tree Survey is part of Detailed survey (item N3.1) hence, the same may be deleted	Item No. 3 & 4 has reviewed Site survey is for site at Mumbai, includes existing utilities existing structures and external road etc. This does not include tree inventory, tree species, diameter and physical characteristics of trees

		separate agency will carry out this survey. Hence for site survey and tree survey different items is considered. Moreover it is an estimate. Actual expenditure will be based on the lowest competitive tender which will be called by this office after receiving A/A & E/S.
4	In the item at S. No. 6.1 the provision of Structural design and details working drawing have been taken which are not required at this stage hence it may be reviewed	The observation is reviewed and the item of structural design and drawing is deleted at this stage in revised estimate enclosed herewith.
5	The item No. 7 for Demarcation CRZ and item 8 for CRZ clearance have been taken which are not understood the same may be clarified. It is also may be clarify that what is the requirement of these items	The site is situated at the costal area, having very high level difference on ground level. Hence Demarcation as per CRZ is to be carried out by government authorized agency IRS based in Chennai. IRS will carry out demarcation survey of CRZ. Once this is done and report is received then item number 8 will proceed. Item 8 will includes all documentation and hearing in front of committee MCZMA for CRZ NOC, so that permission of development on the said plot is required. Without this no development can be done on the plot.
6	The provision of GST @ 18% has been taken in the estimate hence, it may be clarified that the adopted rates for each item is Excluded GST or not	The above rates are excluding GST. Hence 18% GST has been adopted in estimate as per prevailing Govt. order.
7	As per para 3.1.1.3 of chapter 3 of General provision at page 18 in CPWD Works Manual 2022 the contingencies can be utilized for construction of site office, engagement of watch and ward staff, job work like surveying, material testing, estimating, structural designing, architectural drawings, models maintenance and hiring of inspection vehicle and any other field requirements directly related to the work. Hence, A certificate of competent authority that sanctioned amount for pre-construction activity will be adjusted in the Preliminary Estimate at the time of A/A & E/S	As per your request contingencies has been deleted in revised enabling Estimate enclosed herewith please.

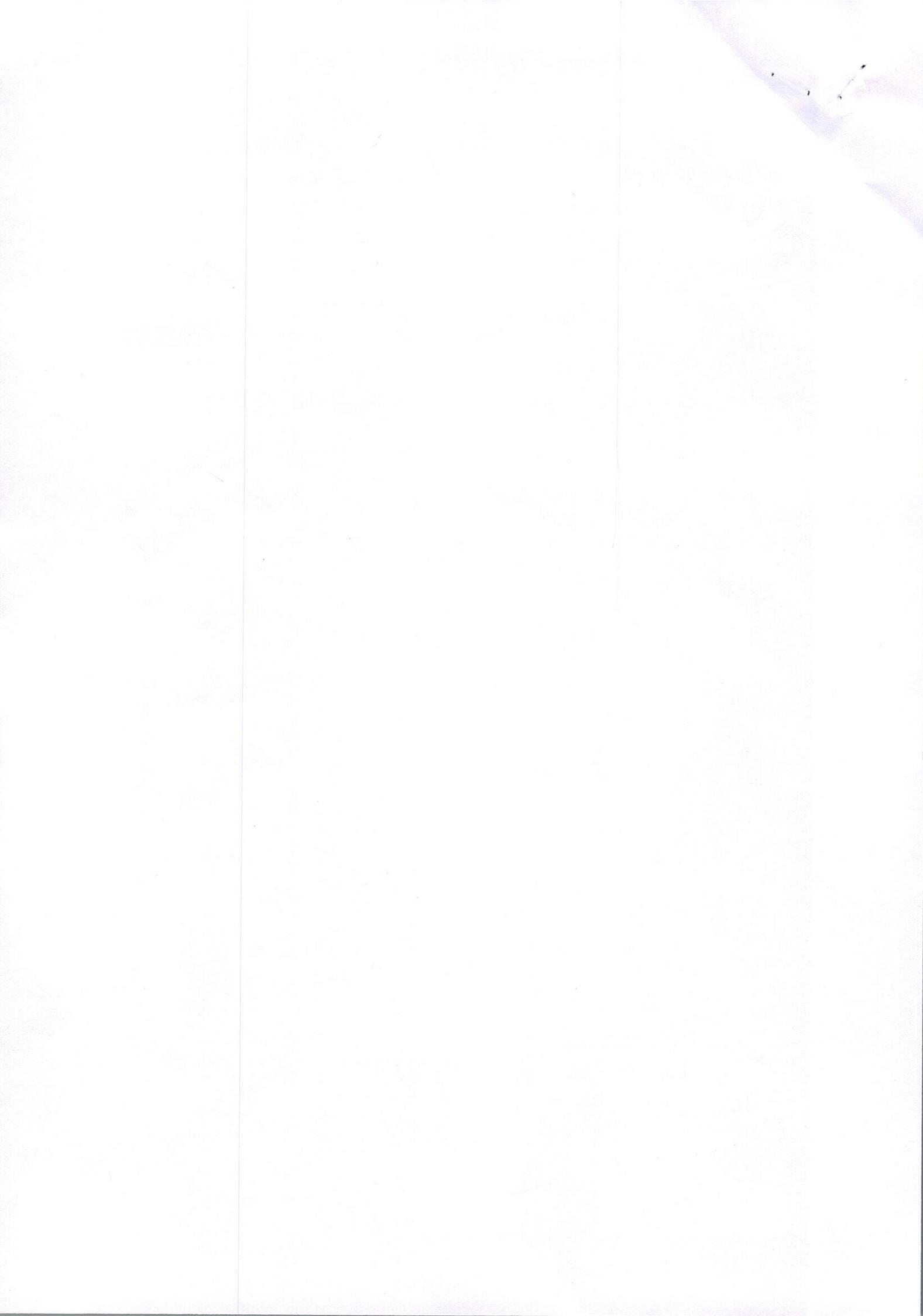
Further as already stated in para 3 above, this is an estimate, the actual work will be done and paid after calling the competitive tenders and awarding work to the lowest tender. Hence, it is requested to issued the A/A & E/S by the competent authority please.

  
कार्यपालक अभियंता (सि)  
नवी मुंबई - I, के.लो.नि.वि.,  
नवी मुंबई

प्रतिलिपि :—

सहायक अभियंता || कार्यालय : कार्यपालक अभियंता (सि), नवी मुंबई- I, केलोनिवि, नवी मुंबई को सूचनाथ प्रेषित है।

  
कार्यपालक अभियंता (सि)



**Name of work :- Enabling cost estimate for Pre-construction activities for office of building at plot of salt having area 5260.91 sqm. Bearing survey No. 477 and 478 of village Shahbaj, Taluka for Census Department Belapur, Navi Mumbai.**

Major Head	Minor Head	Detailed Head
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This Enabling Cost Estimate has been framed by O/o Executive Engineer Navi Mumbai, CPWD, Navi Mumbai for the probable cost of Rs. 34,64,814/- towards enabling cost for pre-construction activities.

## **REPORT**

**History:** Client Department (Directorate of Census Operations, Maharashtra) has requested vide their letter D-11012/02/Ad-1/2014-15/2020-21(154) (F.No.82) dated 13.10.2022 to submit the Enabling cost Estimate for Pre-construction activities for construction of office building at plot of Salt land bearing survey No. 477 and 478 of village Shahbaj, Taluka for Census Department Belapur, Navi Mumbai. The cost of the project may however vary as per requirements of the Client department at the time of finalization of preliminary drawings and submission of preliminary estimate for the main work.

As such this Enabling Cost Estimate has been prepared based on tentative built-up area for the project for Rs.34,64,814/- to cover the probable cost for pre-construction activities like Jungle clearance, Soil Investigation, site survey , WGS-84 survey, Tree survey preparation of preliminary sketches, Demarcation of CRZ, CRZ clearance from MCZMA etc, to obtain the A/A & E/S of Competent Authority of the Client/user Department.

**Design & Scope:** This Enabling cost estimate has been prepared on prevailing market rates for pre-construction activities and CPWD Works Manual SOP provisions which covers the probable cost of :-

- 1) Jungle clearance for carrying out the all surveys.
- 2) Soil Investigation (Field Test & Laboratory test) to determine the soil bearing capacity.
- 3) Site survey
- 4) WGS-84 of above said land as per requirement of AAI.
- 5) Tree survey
- 6) Demarcation of CRZ
- 7) CRZ clearance form MCZMA

**Specification** :- The work in General shall be carried out as per CPWD specification 2019 Vol. I & II. As per directions of Engineer-in- charge.

**WC Establishment** :- To be met out of contingencies.

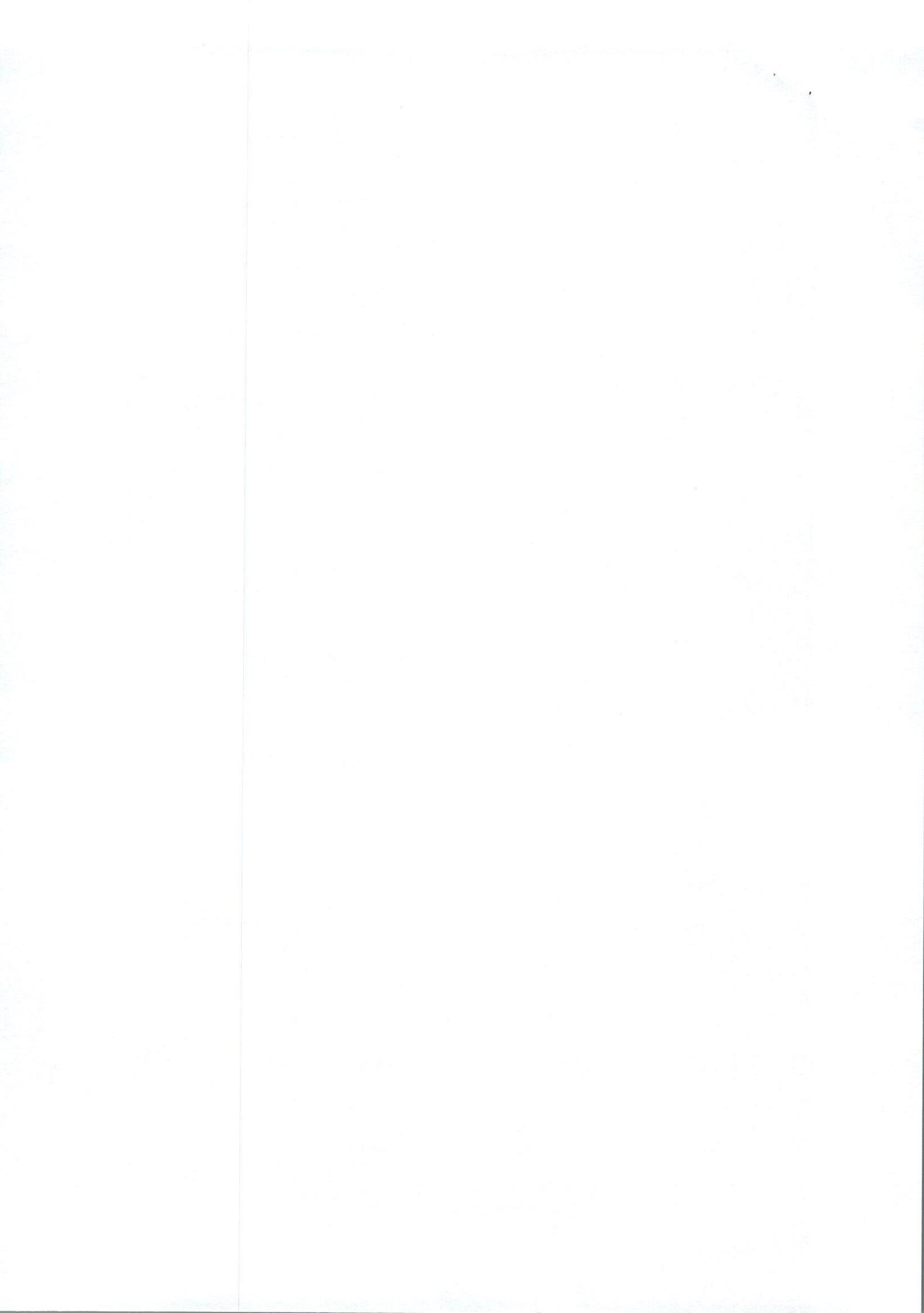
**T & P** :- To be arranged by the contractor.

**Land** :- Available with the client department.

**Rate** :- Current Market Rates & DSR Rates.

**Method** :- By contractor after call of tender.

**Time** :- 5 (Five) Months

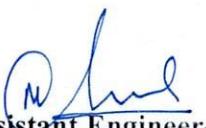


**Cost**

:- Rs. 34,64,814 /-

**Obligation of the Client Department:-**

1. The estimated cost is valid for a period one year, and fresh requisition would be required if sanction is not conveyed within one year of the date of submission of P.E.
2. The cost and time of project is liable to revision due to probable escalation in cost of construction apart from reasons such as change in scope, area, design and specification etc, if so desired by the client at a later date.
3. The execution of the works will depend upon the receipt of the funds through authorization or through allocation well in time during the financial year.
4. In the event of delay in taking over completed project or completed components of the projects independently as per phasing mutually agreed with client without awaiting the completion of the entire project, charges on security, re-finishing and re-commissioning, conservancy charges etc., shall be borne by the client.
5. Works for which sanctions are received after the month of November shall be taken up for actual execution in the next financial year.



Assistant Engineer-II  
O/o EE Navi Mumbai

*sd-*  
Assistant Engineer (P)  
O/o EE Navi Mumbai



Executive Engineer  
Navi Mumbai





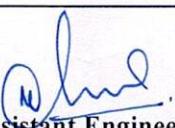
**SCHEDULE OF QUANTITY**

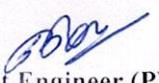
**Name of work :- Enabling cost estimate for Pre-construction activities for office of building at plot of salt having area 5260.91 sqm. Bearing survey No. 477 and 478 of village Shahbaj, Taluka for Census Department Belapur, Navi Mumbai.**

S.No.	Sub-Heads and Items of Works	Qty	Unit	Rate	Amount
1	Clearing jungle including uprooting of rank vegetation, grass, brush wood,trees and saplings of girth up to 30 cm measured at a height of 1 m above ground level and removal of rubbish up to a distance of 50 m outside the periphery of the area cleared.	5260.91	sqm	14.50	76,283.20
2	<b>Soil Investigation</b> The following provisions to be made in soil Investigation Mobilization of all required plant, instrument and its subsequent demobilisation etc complete on satisfactory completion of the soil investigation job	1	Job for complete plot	50,000	50,000.00
2.2	Drilling through all types of soil or rock using diamond bit including collection and preservation of rock sample, recording of recovery and RQD, maintaining of drilling observations, all as per specifications, lab, testing soil and rock sample in collecting wooden core boxes (Three Nos)	1	Job for complete plot	2,25,000	2,25,000.00
2.3	Geotechnical report giving recommendations on depth and type of foundations to be adopted. Safe bearing capacities at specified depths and / or pile capacities, excavation shoring recommendations and addressing all relevant geotechnical.	1	Job for complete plot	25,000	25,000.00
3	<b>Site Survey</b> Detailed Survey : Existing details of plot detailed survey within the plot Total station traverse within the plots to locate the boundary and any other existing feature to be plot. Building and structures Permanent/temporary/pre-fabricated, sheds, bund line, fence, compound wall, barricades, nallah, drains, wells, borewells, light poles, high tension tower and lines and any other existing features within the survey limit, indicating all building and plot entrances and staircase blocks. Surveyed site plan shall also include internal roads, footpath, garden and training areas. The work includes giving dimension of the building structures, existing open space of the building and peripheral features of the plots.	1	Job for complete plot	1,50,000	1,50,000.00
3.2	Deliverables: Survey drawings incorporated all the existing features in Autocad format and submitting one colour print out of the final survey drawing for entire area surveyed provided in a CD.	1	Job for complete plot	15,000	15,000.00
4	WGS-84: Coordinates and site elevation certificate (AMSL): Preparing reports for submission of civil aviation purpose by taking field observations by using GPS in (WGS-84) datum to ascertain latitude and longitude of the plots to enable to apply for height clearance from concerned authorities.	1	Job for complete plot	1,20,000	1,20,000.00



5	Tree Survey: Tree Inventory locate and show each tree line and indicate the types and average diameter on the survey plan. The diameter is measured one and half metre above the natural ground, show and identified all trees as per required girth size. The tentative height of the tree will be noted tree inventory. The trees will be further classified as per the affected location. New numbers will be marked along.	1	Job for complete plot	2,25,000	2,25,000.00
6	<b>Demarcation CRZ</b>				
6.1	To collect the data from Architectural team and submit to the IRS for demarcation.				
6.2	To follow up with IRS Chennai official time to time.				
6.3	To allocate technical personnel from our office for HTL LTL demarcation to assist IRS officials.				
6.4	To coordinate with IRS official for receiving the IRS report.	1	Job for complete plot	12,00,000	12,00,000.00
7	<b>CRZ Clearance</b>				
7.1	To conduct a joint meeting with all consultant (electrical, plumbing, architect, solar, landscape design architect etc.) and collect all information about the project. Also, describe the requirement of CRZ Clearance.				
7.2	Site visit and survey of the land and its surroundings.				
7.3	Apply and online submission of the required document to Maharashtra Coastal Zone Management Authority.				
7.4	To do technical correspondence & do the follow up with MCZMA Committee for processing the proposal.				
7.5	To prepare and present detailed project information before MCZMA.				
7.6	As per requirement, submit the additional information to MCZMA.				
7.7	Technical assistance for conducting public hearing for the project. (If applicable).				
7.8	To obtain of CRZ Clearance from MCZMA, Maharashtra.				
7.9	Application & liaisoning to concerned Municipal Corporation for obtaining CRZ clearance.				
7.10	To conduct the Survey for demarcation of stretches and markings of HTL and LTL	1	Job for complete plot	8,50,000	8,50,000.00
<b>Total</b>					<b>29,36,283.20</b>
<b>TAXES@18%GST</b>					<b>5,28,530.98</b>
<b>TOTAL</b>					<b>34,64,814.00</b>

  
**Assistant Engineer-II**  
**CPWD, Navi Mumbai**

  
**Assistant Engineer (P)**  
**CPWD, Navi Mumbai**

  
**Executive Engineer**  
**CPWD, Navi Mumbai**



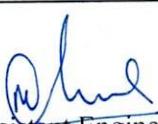
**Measurement Sheet**

**Name of work :- Enabling cost estimate for Pre-construction activities for office of building at plot of salt having area 5260.91 sqm. Bearing survey No. 477 and 478 of village Shahbaj, Taluka for Census Department Belapur, Navi Mumbai.**

S.No.	Sub-Heads and Items of Works	Nos.	L	B	Ht	Qty	Unit
1	Clearing jungle including uprooting of rank vegetation, grass, brush wood, trees and saplings of girth up to 30 cm measured at a height of 1 m above ground level and removal of rubbish up to a distance of 50 m outside the periphery of the area cleared.						
2	<b>Soil Investigation</b> The following provisions to be made in soil Investigation Mobilization of all required plant, instrument and its subsequent demobilisation etc complete on satisfactory completion of the soil investigation job	1				5260.91	Sqm
2.1	Drilling through all types of soil or rock using diamond bit including collection and preservation of rock sample, recording of recovery and RQD, maintaining of drilling observations, all as per specifications, lab. testing soil and rock sample in collecting wooden core boxes (Three Nos)	1				1	Job for complete plot
2.2	Geotechnical report giving recommendations on depth and type of foundations to be adopted. Safe bearing capacities at specified depths and / or pile capacities, excavation shoring recommendations and addressing all relevant geotechnical.	1				1	Job for complete plot
2.3		1				1	Job for complete plot
3	<b>Site Survey</b> Detailed Survey : Existing details of plot detailed survey within the plot Total station traverse within the plots to locate the boundary and any other existing feature to be plot. Building and structures Permanent/temporary/pre-fabricated, sheds, bund line, fence, compound wall, barricades, nallah, drains, wells, borewells, light poles, high tension tower and lines and any other existing features within the survey limit, indicating all building and plot entrances and staircase blocks. Surveyed site plan shall also include internal roads, footpath, garden and training areas. The work includes giving dimension of the building structures, existing open space of the building and peripheral features of the plots.						
3.1		1				1	Job for complete plot
3.2	Deliverables: Survey drawings incorporated all the existing features in Autocad format and submitting one colour print out of the final survey drawing for entire area surveyed provided in a CD.	1				1	Job for complete plot
4	WGS-84: Coordinates and site elevation certificate (AMSL): Preparing reports for submission of civil aviation purpose by taking field observations by using GPS in (WGS-84) datum to ascertain latitude and longitude of the plots to enable to apply for height clearance from concerned authorities.	1				1	Job for complete plot
5	Tree Survey: Tree Inventory locate and show each tree line and indicate the types and average diameter on the survey plan. The diameter is measured one and half metre above the natural ground, show and identified all trees as per required girth size. The tentative height of the tree will be noted tree inventory. The trees will be further classified as per the affected location. New numbers will be marked along.	1				1	Job for complete plot



6	<b>Demarcation CRZ</b>			
6.1	To collect the data from Architectural team and submit to the IRS for demarcation.			
6.2	To follow up with IRS Chennai official time to time.			
6.3	To allocate technical personnel from our office for HTL LTL demarcation to assist IRS officials.			
6.4	To coordinate with IRS official for receiving the IRS report.			
		1		
7	<b>CRZ Clearance</b>			
7.1	To conduct a joint meeting with all consultant (electrical, plumbing, architect, solar, landscape design architect etc.) and collect all information about the project. Also, describe the requirement of CRZ Clearance.			
7.2	Site visit and survey of the land and its surroundings.			
7.3	Apply and online submission of the required document to Maharashtra Coastal Zone Management Authority.			
7.4	To do technical correspondence & do the follow up with MCZMA Committee for processing the proposal.			
7.5	To prepare and present detailed project information before MCZMA.			
7.6	As per requirement, submit the additional information to MCZMA.			
7.7	Technical assistance for conducting public hearing for the project. (If applicable).			
7.8	To obtain of CRZ Clearance from MCZMA, Maharashtra.			
7.9	Application & liasoning to concerned Municipal Corporation for obtaining CRZ clearance.			
7.10	To conduct the Survey for demarcation of stretches and markings of HTL and LTL	1		1

  
Assistant Engineer-II  
CPWD, Navi Mumbai

  
Assistant Engineer (P)  
CPWD, Navi Mumbai

  
01/05/23  
Executive Engineer  
CPWD, Navi Mumbai



GES2022-CPWD-CRZ-01

Date: 23 December 2022

To,  
**Executive Engineer,**  
**NMCD, Belapur, Navi Mumbai**

**SUB: Offer for enabling works and the Study of your Proposed project at village Shahbaj in Belapur for Demarcation for CRZ map of 1:4000 scales & to assist you to obtain CRZ Clearance from MCZMA, Maharashtra.**

Dear Sir

S.No.	Sub-Heads and Items of Works	Amount
1.	Jungle Clearance: Clearing jungle including uprooting of rank vegetation, grass, brush wood, trees and sapling of girth up to 30cm measured at a height of 1m above ground level and removal of rubbish up to a distance of 50m outside the periphery of the area cleared.	2,50,000
2.	<b>Soil Investigation</b> The following provisions to be made in soil Investigation	
2.1	Mobilization of all required plant, instrument and its subsequent demobilisation etc complete on satisfactory completion of the soil investigation job	50,000
2.2	Drilling through all types of soil or rock using diamond bit including collection and preservation of rock sample, recording of recovery and RQD, maintaining of drilling observations, all as per specifications, lab, testing soil and rock sample in collecting wooden core boxes (Three Nos)	2,25,000
2.3	Geotechnical report giving recommendations on depth and type of foundations to be adopted. Safe bearing capacities at specified depths and / or pile capacities, excavation shoring recommendations and addressing all relevant geotechnical.	25,000
3.	<b>Site Survey</b>	
3.1	Detailed Survey : Existing details of plot detailed survey within the plot Total station traverse within the plots to locate the boundary and any other existing feature to be plot. Building and structures permanent/temporary/pre-fabricated, sheds, bund line, fence, compound wall, barricades, nallah, drains, wells, bore-wells, light poles, high tension tower and lines and any other existing features within the survey limit, indicating all building and plot entrances and staircase blocks. Surveyed site plan shall also include internal roads, footpath, garden	1,50,000

*Address: 1011, Mayuresh Cosmos, Sector-11, CBD Belapur, Navi Mumbai- 400706*

*1/3*

*Email: vivek@gescpl.com emph@gescpl.com Website: www.gescpl.com*

*Landline 02267940051 / 02267940052 / 02267940053 Fax: 02267940054*

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	and training areas. The work includes giving dimension of the building structures, existing open space of the building and peripheral features of the plots.	
3.2	Deliverables: Survey drawings incorporated all the existing features in Autocad format and submitting one colour print out of the final survey drawing for entire area surveyed provided in a CD	15,000
4.	WGS-84: Coordinates and site elevation certificate (AMSL): Preparing reports for submission of civil aviation purpose by taking field observations by using GPS in (WGS-84) datum to ascertain latitude and longitude of the plots to enable to apply for height clearance from concerned authorities	1.20.000
5.	Tree Survey: Tree Inventory locate and show each tree line and indicate the types and average diameter on the survey plan. The diameter is measured one and half metre above the natural ground, show and identified all trees as per required girth size. The tentative height of the tree will be noted tree inventory. The trees will be further classified as per the affected location. New numbers will be marked along	225000
6	Establishment Charges	
6.1	Preparation of structural designs, preliminary sketches and detailed working drawings	3,50,000
7	Demarcation CRZ	
	1. To collect the data from Architectural team and submit to the IRS for demarcation. 2. To follow up with IRS Chennai official time to time. 3. To allocate technical personnel from our office for HTL LTL demarcation to assist IRS officials. 4. To coordinate with IRS official for receiving the IRS report	12.000.00
8.	CRZ Clearance	
	1. To conduct a joint meeting with all consultant (electrical, plumbing, architect, solar, landscape design architect etc.) and collect all information about the project. Also, describe the requirement of CRZ Clearance. 2. Site visit and survey of the land and its surroundings. 3. Apply and online submission of the required document to Maharashtra Coastal Zone Management Authority. 4. To do technical correspondence & do the follow up with MCZMA Committee for processing the proposal. 5. To prepare and present detailed project information before MCZMA. 6. As per requirement, submit the additional information to MCZMA. 7. Technical assistance for conducting public hearing for the project. (If applicable). 8. To obtain of CRZ Clearance from MCZMA, Maharashtra. 9. Application & liaisoning to concerned Municipal Corporation for obtaining CRZ clearance. 10 To conduct the Survey for demarcation of stretches and markings of HTL and LTL	8,50,000

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2/3

Email: [vivek@gescpl.com](mailto:vivek@gescpl.com) [emph@gescpl.com](mailto:emph@gescpl.com) Website: [www.gescpl.com](http://www.gescpl.com)

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## GLOBAL ENGINEERING SERVICES

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		TOTAL	34,60,000
		TAXES@18%GST	6,22,800
		GRAND TOTAL	40,82,800

Total: (Forty Lacs eighty two thousand eight hundred only)  
Yours faithfully,  
(For Global Engineering Services)

Vivek Garg  
(Managing Director)

