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(ଓଡ଼ିଶା ସରକାରଙ୍କ ଏକ ଉଦ୍ୟୋଗ)

ODISHA BRIDGE & CONSTRUCTION CORPORATION LIMITED
(A Government of Odisha Undertaking)

No: 1082 /nf /
File: SMT - 1635

Date 13-02-2020 /

From

Er. Jaya Krushna Das
Managing Director

To

The Commissioner-cum-Secretary
Works Department, Government of Odisha
Lok Seva Bhawan, Bhubaneswar

Sub: Administrative Approval for the Project "Redevelopment of Municipal Market on Bada Danda, Puri" on Turnkey basis under ABADHA Scheme

Ref: i.) Works Department Letter No. 9856/W Dt. 19.08.2019
ii.) Works Department Letter No. 13597/W Dt. 21.10.2019

Sir,

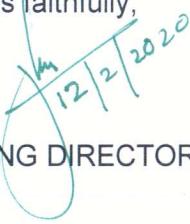
In inviting a kind reference to above, this is to submit that Government in Works Department had authorised Odisha Bridge & Construction Corporation Limited (OBCCL) to take up the aforesaid project under ABADHA Scheme with an approximate cost of Rs. 38 Cr. Accordingly, OBCCL had initiated the project preparation based on preliminary surveys and preparation of concept plans for the Project. Based on the concept plan the estimate for the project has been prepared for an amount of Rs. 45.44 Cr. and technically approved for an amount of Rs. 37.87 Cr by the Managing Director, for inviting tenders on Turn Key basis.

Tenders for this project had been invited on 18th Sep, 2019 in the e-procurement mode and the bids from five bidders were opened on 20.12.2019. Based on the criteria stipulated in the Bidding document, detail scrutiny of the documents furnished by the bidders and evaluation of the Technical proposals were carried out by two committees, i.e. evaluation of eligibility and evaluation of their understanding of the proposal through technical presentations. Based on the above evaluation the financial proposals of two bidders were opened on 12.02.2020 and the lowest tender for the project has been assessed as Rs.40,40,40,400/-.

In view of the above, the project estimate amounting to Rs. 48.82 Cr has been prepared considering the lowest responsive tender received for this project with probable cost of pre-construction activities. The estimate also includes the 12% GST on Works Contract and 8% Corporation Supervision Charges as per the decision of the EFC and State Cabinet while according approval to the ABADHA Scheme.

In this context, the above estimate is submitted in duplicate for kind consideration of the Government and accordance of Administrative Approval at the earliest for taking further needful action at this end.

Yours faithfully,


JM
12/2/2020

Encl. Estimate in duplicate

MANAGING DIRECTOR

Memo No. 1083 (2)

Dt. 13-02-2020

Copy forwarded to the Chief Engineer, D.P.I. & Roads, Odisha / Chief Engineer, Buildings, Odisha for favour of information.


JM

MANAGING DIRECTOR

General Abstract

(1). Redevelopment of Municipal market (B+G+3) on Bada Danda, Puri

(A) Civil Works. (RCC framed structure non-residential building)	=	Rs	27,87,44,020.00
(B) Water Supply & Sanitary Installation Services.	=	Rs	1,79,17,858.00
(C) Electrical Services.	=	Rs	7,04,58,482.00
(D) Miscellaneous Works.	=	Rs	<u>67,86,528.00</u>
	Sub-Total	=	Rs <u>37,39,06,888.00</u>

(2). Amount put to tender	=	Rs	37,39,06,888.00		
(3). Tender premium/Discount	=	Rs	3,01,33,512.00		
(4). Agreement amount based on lowest tender	=	Rs	40,40,40,400.00		
(5). Preconstruction activities (Lump sum)	=	Rs	<u>48,00,000.00</u>		
(6).	Total:	Rs	<u>40,88,40,400.00</u>		
(7). GST on works contract	@	12.00%	=	Rs	4,90,60,848.00
(8). Add Corporation Supervision charge lowest of the following as per EFC.	@	8.00%	=	Rs	<u>3,02,96,551.00</u>
(a) As per T/S estimate	₹	3,02,96,551.00			
(b) As per estimate on lowest tender, i.e. 8% on amount at (7)	₹	3,27,07,232.00			
(9).	G.Total:	Rs	48,81,97,799.00		
	Or, Say:	Rs	48.82 Crore		

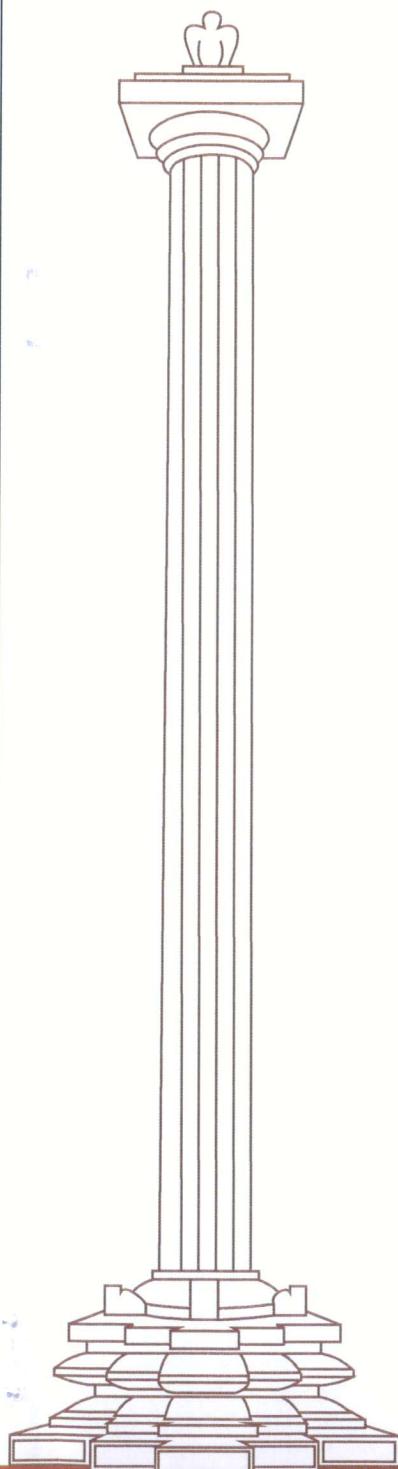
Dy. Sr. Project Manager

Sr. Manager (Tender)

General Manager (Projects)

Technically approved for Rs. 40,88,40,400.00 (Rupees fourty Crore eightyeight lakh fourty thousand four hundred only)

Managing Director.
Managing Director
O.B. & C.C. Ltd.
Bhubaneswar



ABADHA

Augmentation of Basic Amenities and
Development of Heritage and Architecture



Redevelopment of Municipal Market on
Bada Danda, Puri



ODISHA BRIDGE & CONSTRUCTION CORPORATION LIMITED
(A Government of Odisha Undertaking)

Setu Bhawan, Nayapalli, Bhubaneswar-751012, Phone - 0674-, 2394093, 2396309, 2390043
Fax - 0674-2396326, E mail - mdobcc@gmail.com, website - www.mdoctc.in



REPORT

Redevelopment of Municipal Market at Bada Danda, Puri on Turnkey basis under augmentation of basic amenities and development of heritage and architecture (ABADHA), State Plan, Government of Odisha.

1. Introduction

Considering the attraction for Lord Jagannath Temple worldwide and the huge inflow of pilgrims vis-à-vis the amenities available at present in Puri, the State Government felt that a lot of basic amenities need augmentation looking at the needs of the visitors and demand of the current time. So, it has focussed on development of basic infrastructures at Puri, and for this, Rs.100.00 Crore has been provisioned in the budget, 2017-18, for Augmentation of Basic Amenities & Development of Heritage and Architecture at Puri (ABADHA) which includes cost of Land Acquisition, Rehabilitation & Resettlement, and Improvement to the existing infrastructure or creation of new facilities for providing better facilities in & around Shree Jagannath Temple. A meeting held under the Chairmanship of the Hon'ble Chief Minister, Odisha on 07.08.2019 and it was decided to nominate Odisha Bridge & Construction Corporation (OBCC) as the Nodal agency for planning, design & execution of works related to the ABADHA scheme.

One of the projects in the ABADHA Scheme is Redevelopment of Municipal Market at Bada Danda, Puri. The Site is located at Bada Danda, Puri, Odisha. A concept plan has been prepared for this and the details of the project as per this plan are as follows.

1. *Land Available – 1.2 Acres*
2. *Primary Use: Vending Space in a five storied configuration (B+G+3)*
3. *The features described below specify minimum requirements.*

i. Area Requirement:

<i>Basement</i>	<i>3,198 Sqm</i>
<i>Ground</i>	<i>3,198 Sqm</i>
<i>First</i>	<i>2,872 Sqm</i>
<i>Second</i>	<i>2,872 Sqm</i>
<i>Third</i>	<i>2,872 Sqm</i>
<i>Total</i>	<i>15012 Sqm</i>

ii. Parking Requirement:

4-wheelers 100 units

iii. *Vending Space:*

500 units of minimum 9 Sqm each.

iv. *Spaces for facilities such as Information room, Floor manager office room, Surveillance room and AHU and Panel rooms.*

2. Estimated Cost

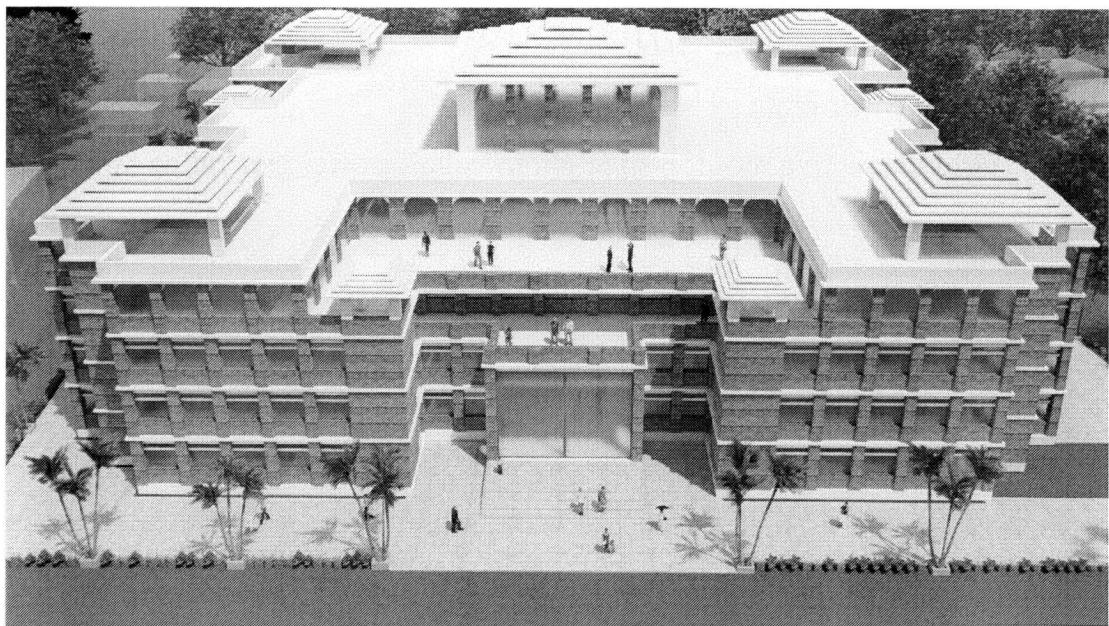
The estimate amounting to Rs.37.39 crore has been framed for the work “*Redevelopment of Municipal Market at Bada Danda, Puri*” on the basis of this concept drawing and as per the Plinth Area Rates published by the Chief Engineer, Buildings, Odisha. CPWD Plinth Area Rates, 2019 have been considered for specialized services as required in such buildings.

The above plinth area rates have been considered for overall cost of the project and then 12% GST and 8% Supervision charges have been added in the estimate as per the Cabinet decision communicated vide Works Department No.13597 dt.21.10.2019. The work will be taken up on turnkey basis. Standard specifications of CPWD and NBC, 2016 will be followed for all items of works and a minimum of GRIHA 3 Star compliance has been proposed to be achieved.

The scope of work for the project shall comprise structural and architectural works, and all required services such as electrical works, MEP, lifts, fire and life safety provisions, Information & Communication enabled installations, plumbing services, landscaping, signage and outer display structures/ installations as per scope, following the latest BIS/IRC codes for materials, design and construction, relevant CPWD Specifications and NBC about construction of the building and installation of all services, following Kalinga architecture in order to make it fully functional and with a view to provide the intended facilities to the users.

All the above amenities, facilities and provisions with regard to the scope of work shall be provided as per the requirements of Planning and Building Standards Regulations, 2017 of Puri Konark Development Authority norms and guidelines of National Building Code-2016 (NBC). In addition, other provisions of the NBC shall be applicable for Fire and life safety of the building and amenities for differently abled people.

Project features:



- i. Proposed Mode of Development: Turnkey.
- ii. Types of Building: Mercantile Building.
- iii. Primary Use: Vending Space in a five storied configuration (B+G+3).
- iv. Area Requirement: 15,012 Sqm.
- v. Vending Space: 500 units of minimum 9 Sqm each.
- vi. Parking Requirement: 100 four wheelers.
- vii. WS & SI work: All fittings and fixtures in order to make it fully functional with regard to supply, storage, distribution of water and collection and treatment of effluent from the toilets and other areas of the building including recycling and reuse of water.
- viii. Electrical Work: Planning, designing, supply, installation, testing, commissioning and ensuring performance of all Electrical & Mechanical services till end of Defects Liability Period.
- ix. Vertical Landscaping on exterior part for about 5 % of the area.
- x. Khandolite stone work in architecture.
- xi. GRIHA 3 Star compliance.
- xii. Passenger elevators.
- xiii. Digital EPABX system.
- xiv. Emergency light and illuminated Sign Board.
- xv. DG Backup for lift and common area lighting.

- xvi.** Sensor based Car Parking System.
- xvii.** IP based CC TV Security System.
- xviii.** Rainwater harvesting and recharging.
- xix.** Sewerage Treatment Plant.
- xx.** Storm water drain.
- xi.** Grid interactive roof top solar photo voltaic power generation system.

General Abstract

(1). Redevelopment of Municipal market (B+G+3) on Bada Danda, Puri

(A) Civil Works. (RCC framed structure non-residential building)	=	Rs	27,87,44,020.00
(B) Water Supply & Sanitary Installation Services.	=	Rs	1,79,17,858.00
(C) Electrical Services.	=	Rs	7,04,58,482.00
(D) Miscellaneous Works.	=	Rs	<u>67,86,528.00</u>
Sub-Total	=	Rs	<u>37,39,06,888.00</u>

(2). Preconstruction activities (Lump sum)

	=	Rs	48,00,000.00
Total:		Rs	<u>37,87,06,888.00</u>

GST on works contract	@ 12.00%	=	Rs 4,54,44,827.00
Corporation Supervision charge	@ 8.00%	=	Rs <u>3,02,96,551.00</u>
G.Total:			Rs 45,44,48,266.00

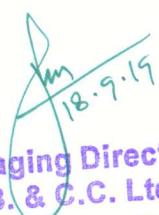
Or, Say: Rs 45.44 Crore


18/9/2019
Dy Project Manager
O.B & C.C. Ltd.
Puri Divn.-III


Project Manager
O.B & C.C. Ltd.
Puri Divn -III


18/9/2019
Sr. Project Manager
O.B & C.C. Ltd.
Puri Divn-III

Technically approved for Rs. 37,87,06,888.00 (Rupees Thirty Seven Crore eightyseven lakh six thousand eight hundred eighty eight only)


18.9.19
Managing Director
O.B. & C.C. Ltd.
Bhubaneswar

Parametric estimate for redevelopment of Municipal market

(B+G+3) on Bada Danda, Puri

(1). General Provision:

Group of Occupancy	=	Group F - Mercantile (As Per Cl No.7, Part-III of NBC, 2016)
Occupant Load	=	3 m ² /person for Street floor and sales basement 6 m ² /person for Upper sales floor
Total Occupant Load	=	2609 persons

(2). Plot Area	=	1.2 Ac.	4856.23	Sqm
Front road width (South side)	=	60 m		
Total No of Blocks	=	1 Nos		

(3). Details:

Stair Case:				
Numbers of staircase	=	3 Nos		
Dimension (5.8 mx 4.1 m)	=	71.34 Sqm		

Lift:

Numbers of Lifts	=	8 Nos		
Passenger Lift 13 Pax (6 nos)	=	13.04 Sqm		
Dimension (1.85 mx 2.35 m)	=			

Goods Lift 1 Ton (2 nos)	=	19.80 Sqm		
Dimension (2.2 mx 3.0 m)	=			

(4). Area Statement

Basement Parking area	=	3198 Sqm	(Parking)
Basement floor ECS provided	=	100	
Ground Floor vending area	=	3198 Sqm	(Vending Space)
Number of shops in ground floor	=	128	
First Floor vending area	=	2872 Sqm	(Vending Space)
Number of shops in First floor	=	117	
Second Floor vending area	=	2872 Sqm	(Vending Space)
Number of shops in second floor	=	117	
Third Floor vending area	=	2872 Sqm	(Vending Space)
Number of shops in third floor	=	117	
Total Builtup area	=	15012 Sqm	

(5). Compliance to Bylaw requirements

(ii) Ground coverage	=	66.00%
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(iii) Floor Area Ratio (FAR) (Total built-up area/Plot area)	=	2.43 (Permissible 2.75)
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Sl No.	Item	Quantity	Unit	Rate		Amount		Remarks
A.	Civil Works: RCC framed structure non-residential building.							
(a1)	Basement floor	3198.00	Sqm @	20810.06	=	Rs	66,550,556.53	18% Extra for Basement as per Cpwd PAR (As per SR-2014 POST GST)
	Ground floor	3198.00	Sqm @	17635.64	=	Rs	56,398,776.72	
	First Floor	2872.00	Sqm @	14343.08	=	Rs	41,193,325.76	
	Second Floor	2872.00	Sqm @	16462.80	=	Rs	47,281,161.60	
	Third Floor	2872.00	Sqm @	18571.76	=	Rs	53,338,094.72	
		15012.00			A		264,761,915.00	
	Floor							
a2	BF,GF, FF, SF, TF (kota tile/ PU coating)	15012.00	Sqm @	731.68	=	Rs	10,983,980.16	PAR (As per SR-2014 POST GST)
				Sub-Total-A:		Rs	278,744,020.00	
B.	Water Supply & Sanitary Installation Services:							
b1	Internal and external Water supply & sanitary installation	@	5.25%	on A	=	Rs	13,900,001.00	CPWD PAR-2019
b2	Supplying, installation, testing and commissioning of STP of appropriate technology including Civil Works (except plant room), Tertiary Treatment etc. for the Building/ campus for Plant of adequate capacity 1,00,000 lpd	75.00	per thousand ltr @	53571.43	=	Rs	4,017,857.14	CPWD PAR-2019
				Sub-Total-B:			17,917,858.00	
C.	Electrical Services:							
c1	Internal electric installations all floors, UPS including space frame for 5% load, LAN, CCTV, EPABX.	@	7.5%	on A	=	Rs	19,857,143.63	CPWD PAR-2019
c2	Passenger Elevators (6 Nos.) 13 pax. B+G+3	6.00	Nos @	1607142.86	=	Rs	9,642,857.14	
c3	Goods Elevators (2 Nos.) 20 pax. B+G+3	2.00	Nos @	2321428.57	=	Rs	4,642,857.14	
c4	Pressurized mechanical ventilation system in the basement parking area with Supply duct of exhaust blowers	3198.00	Sqm @	937.50	=	Rs	2,998,125.00	
c5	Fire fighting with wet riser and sprinkler system	3198.00	Sqm @	1071.43	=	Rs	3,426,428.57	CPWD PAR-2019
c6	Fire alarm (automatic)	15012.00	Sqm @	223.21	=	Rs	3,350,892.86	
c7	Supplying, installation, testing and commissioning of 33kV/0.433kV or 11kV/0.433 kV substation equipments comprising HT Panel, Dry type Transformers, HT cable, Bus trunking from Transformer to LT Panel, LT Panel, Automatic Power factor correction panel, Active Harmonic Filters, TVSS (Transient Voltage suppression system),SPD (Surge protection system), Essential panel, Earthing, required interconnections,substation safety equipments including LT cabling from sub station to the buildings fed by the sub station	500.00	KVA @	8035.71	=	Rs	4,017,857.14	
c8	Supplying, installation, testing and commissioning of Silent Type DG Sets,AMF Panel, Bus Ducting/ Cables from DG Sets to Essential Panel, Synchronizing Panel where required, DG Set enclosure room sound insulation/ventilation/smoke exhaust as required, Earthing of DG Set system, control cabling, Fuel tank/piping, DG set Exhaust piping/ Exhaust Chimney as per CPCB norms, Civil works connected with DG Sets including Foundation as required.	250.00	KVA @	9821.43	=	Rs	2,455,357.14	CPWD PAR-2019

c9	Supplying, installation, testing and commissioning of online 3 phase UPS System with 30 minutes back up including batteries, interconnecting cables, battery racks etc.	50.00	KVA @	17857.14	=	Rs	892,857.14	CPWD PAR-2019
c10	Supplying, installation, testing and commissioning of Grid interactive roof top solar photo voltaic power generation system including space frame	300.00	kWp @	58035.71	=	Rs	17,410,714.29	
c13	Supplying, installation, testing and commissioning of Driver face and automatic number plate recording system / recognition system Including High resolution camera and software set for the driver face capture and automatic number plate recording	1.00	Set	647321.43	=	Rs	647,321.43	CPWD PAR-2019
c14	CAR parking system (Sensor based car parking system with controller, display etc. as required. (Cost based on minimum car quantity of 250 cars)	100.00	Nos @	8928.57	=	Rs	892,857.14	
c15	Boom Barrier for car: Electromechanical parking barrier with all accessories upto 6 meter length	2.00	Nos @	111607.14	=	Rs	223,214.29	CPWD PAR-2019
				Sub-Total-C:			70,458,482.00	
D. Miscellaneous Works:								
1	Boundary wall with 1.5 metre normal height from GL . Above ground level to be done with dressed khandolite stone masonry and of thick ness 8" to 10" to be fixed with epoxy resin and lime mortar	126.50	Cum @	10000.00	=	Rs	1,265,000.00	Market rate
2	Cost for providing dressed Khandolite stone masonry work in Epoxy and lime mortar	344.40	Cum @	10000.00	=	Rs	3,444,000.00	Market rate
3	Architectural moulding in dressed khandolite stone	803.50	Rmt @	1000.00	=	Rs	803,500.00	Market rate
4	Horticulture Operations including 30 cm earth filling , grassing, tree plantations/shrubs and potted plants etc.	331.65	Sqm @	223.21	=	Rs	74,028.13	CPWD PAR-2019
5	Vertical Landscaping	100.00	Sqm @	12000.00	=	Rs	1,200,000.00	Market rate
				Sub-Total-D:			6,786,528.00	
E. Pre-construction activities:								
(a)	Survey & Geotechnical Investigation		L.S.	500,000.00	=	Rs	500,000.00	
(b)	Dismantling of existing structures, foundation, preservation of assets and watch and ward.		L.S.	1,300,000.00	=	Rs	1,300,000.00	
(c)	Preparation of concept plan, design & wide publication.		L.S.	1,000,000.00	=	Rs	1,000,000.00	
(d)	Ceremonial expenses (Foundation Stone/ Inaguration)		L.S.	2,000,000.00	=	Rs	2,000,000.00	
				Sub-Total-E:			4,800,000.00	
				Total(A+B+C+D+E)			Rs 378,706,888.00	2345
GST		@		12.00%	=	Rs	45,444,827.00	
Add Corporation Supervision charge		@		8.00%	=	Rs	30,296,551.00	
				G.Total:			Rs 454,448,266.00	2813
				Or, Say:			Rs 45.44 Crore	

N.B. Cost of dressed khandolite stone has not been included as it will be supplied by the department at quarry site Naranagarh and Kurumgarh near Tapang, Khordha


Project Manager
O.B & C.C. Ltd.
Puri Divn -III


Project Manager
O.B & C.C. Ltd.
Puri Divn -III


Sr. Project Manager
O.B & C.C. Ltd.
Puri Divn -III



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Fax:- (0674)-2395245

OFFICE OF THE ENGINEER-IN-CHIEF (CIVIL), ODISHA NIRMAN SOUDHA, UNIT-V, BHUBANESWAR

(26)

No. B-IV-WD-5 / 2011
From

No. 17111

Dt. 02.04.19

Er. Satya Ranjan Sethi,
Chief Engineer (Buildings),
Odisha, Bhubaneswar

To

All Superintending Engineers /All Executive Engineers,
Under (R&B)wing, Odisha.

Sub: Adoption of an uniform procedure while preparing rough cost estimate.

Sir,

With reference to the subject cited above, I am to enclose herewith the revised plinth area rates (**Civil Cost**) for both Residential and Non-residential buildings for adoption of uniform procedure while preparing the rough cost estimates. The revised plinth area cost of building is derived basing upon current schedule of rates 2014 (Post GST) along with present labour rates & royalty.

In case of all **Residential building**, 10% towards E.I. (Internal) & 15% towards P.H. (Internal) of the civil cost is to be added extra and for **Non-residential buildings**, 10% of civil cost is to be added towards internal E.I. works and Internal P.H. works each.

In addition, 15% of the civil cost is to be added towards external P.H. works in all places except where there is provision of water supply from Govt. / local body.

Incase of **Poor nature of soil**, the cost should be enhanced by 15% of civil cost wherever it is felt necessary basing upon Works Department notification No.32480 dt.16.11.1978 for all buildings.

12% GST in work proper amount is to be added extra to arrive the total project cost.

The plinth area cost of the buildings will be effective from the date of issue of this letter.

Encl : As above

Yours faithfully,

N.Nell
Chief Engineer (Buildings), Odisha

Memo No. 17112 Dt. 02.04.19

Copy along with the copy of plinth area rate, submitted to the Commissioner -cum-Secy. to Govt., Works Deptt., Odisha, Bhubaneswar, for favour of kind information and necessary action with reference to his D.O. No-9965 dt-03.07.2018 & Letter no.4178 Dt.23.03.2019 of Works Deptt.

Encl : As above

N.Nell
Chief Engineer (Buildings), Odisha

Memo No. 17113 Dt. 02.04.19

Copy along with the copy of plinth area rate, submitted to the Secy. to Govt., Revenue and D.M. Deptt., Odisha, Bhubaneswar, for favour of kind information and necessary action. with reference to UOI No-583/P.S.R. & DM dt-27.06.2018 to works Deptt, Odisha.

Encl : As above

N.Nell
Chief Engineer (Buildings), Odisha

Memo No. 17114 Dt. 02.04.19

Copy forwarded to all E.E. / Asst. E.E. / A.E. / J.E. of Buildings branch of this office for information and necessary action.

Encl : As above

N.Nell
Chief Engineer (Buildings), Odisha

PLINTH AREA RATES (AS PER SR-2014 POST GST)

A. Plinth area rates per sft. (without GST) to be adopted for deriving Civil Cost of a building for preparation of rough cost estimates.

Sl. No.	Floor Status	Building with RCC frame structure		Building with load bearing wall footing	
		Non-residential	Residential	Non-residential	Residential
1.	Single storey	1409.00	1314.00	1278.00	1201.00
2.	Single storey with double storeyed foundation(GF).	1530.00	1427.00	1409.00	1278.00
3.	Single storey with three storeyed foundation (GF).	1639.00	1527.00	1530.00	1409.00
4.	First Floor	1333.00	1242.00	1201.00	1158.00
5.	Second Floor	1530.00	1427.00	1409.00	1278.00
6.	Third Floor	1726.00	1610.00	1530.00	1409.00
7.	Fourth Floor	1792.00	1671.00	-	-
8.	Fifth Floor	1890.00	1762.00	-	-
9.	Sixth Floor	2042.00	1904.00	-	-
10.	Seventh Floor	2206.00	2058.00	-	-

B. Extra cost to be added towards provision of following items of work in the estimate as shown hereunder.

Sl. No.	Items	Rate
1.	Marble stone flooring	Rs.88.00 / sft
2.	Marble stone dado	Rs.111.00 / sft
3.	Chequered tile flooring	Rs.24.00 / sft
4.	Kota stone flooring	Rs.68.00 / sft
5.	Kota stone dado	Rs.90.00 / sft
6.	Granite stone flooring	Rs.165.00 / sft
7.	Ceramic tile flooring	Rs.49.00 / sft
8.	Glazed tile dado	Rs.62.00 / sft
9.	Vitrified tile flooring	Rs.84.00 / sft
10.	Vitrified tile dado	Rs.101.00 / sft
11.	Mosaic floor	Rs.39.00 / sft
12.	Mosaic dado	Rs.35.00 / sft
13.	Compound wall having brick wall with width 10" but hight 5'-0"	Rs.1229.00 / rft
14.	Compound wall having brick wall with width 5" but hight 5'-0"	Rs.728.00 / rft
15.	Portico	Rs.862.00 / sft

N.B.

- 1) Provisional cost of E.I., P.H. & cent ages as per Govt. norms are to be added to arrive at the project cost.
- 2) The above rates are applicable up to floor hight of 12'-0" and it can be suitably increased beyond 12'-0" of floor height.
- 3) Enhanced labour rates fixed by Labour Commissioner, Govt. of Odisha, has been followed as bellow.

Unskilled labour	Rs.280.00 / day
Semiskilled labour	Rs.320.00 / day
Skilled labour	Rs.370.00 / day
High skilled labour	Rs.430.00 / day
- 4) Cost of cement & M.S. rod are adopted @ Rs.497.42 (Without 18% GST) & Rs.4276.04 / qntl (Without 18% GST) in the estimate respectively.
- 5) The Govt. circulars on further modification in this regard needs to be followed in future.
- 6) sft - Square feet
- 7) rft - Running feet

A.N.C.
24/11/19
Chief Engineer (Buildings)
Odisha, Bhubaneswar

PLINTH AREA RATES AS ON 01.04.2019

ANNEXURE – 1

Sl. No.	Description	Non-Residential Buildings		Residential Buildings
		Office/School /College	Hospital	Hostels/Quarters (Type- I to Type-VI Qtrs.) & Bungalows (Type-VII & VIII)
		(Rates in Rupees Per Sqm.)		
1.0	BUILDING COST (Specifications as per Annexure-II)			
1.1	RCC FRAMED STRUCTURE (Upto Six Storeys)			
1.1.1	Floor ht. 3.60 m.	25500	26800	-
1.1.2	Floor ht. 2.90 m.	-	-	19500
1.2	LOAD BEARING STRUCTURE (Upto Four Storeys)			
1.2.1	Floor ht. 3.60 m.	21700	22800	
1.2.2	Floor ht. 2.90 m.	-	-	16600
1.3	EXTRA FOR			
1.3.1	Extra for every additional storey over six storeys upto twelve storeys (For RCC Framed Structure only)	580		
1.3.2	Every 0.3 m. additional/lesser height of floor above normal floor height of 3.60 m./2.90 m.	335		
1.3.3	Every 0.3 m. higher plinth over normal plinth height of 0.45 m. (on G.F. area only)	335		
1.3.4	Every 0.30 m. deeper foundations over normal depth of 1.20 m. (on G.F. area only)	160		
1.3.5	Making stronger foundations to take load of one additional floor at a later date (on area of additional floor only)	1470 (For RCC framed structures only)	550 (For load bearing structures only)	
1.3.6	Resisting Earthquake forces	1200 (For RCC framed structures only)	800 (For load bearing structures only)	
1.3.7	R.C.C. Raft foundations (Ground floor only)	5150		
1.3.8	Pile foundation (On ground floor area only)	16600		
1.3.9	Stronger structural members to take heavy load above 500 Kgs./sqm. upto 1000 Kgs./Sqm.	1660		
1.4	BASEMENT FLOOR			
1.4.1	Floor ht. upto 3.35 m. with Kota Stones/HDPE membrance i/c integral crystalline water proofing.	30000		
1.4.2	Add or deduct for every 0.30 m. height against normal height of 3.35 m.	900		
1.5	FIRE FIGHTING			
1.5.1	With wet riser system	800		
1.5.2	With wet riser and sprinkler system	1200		

Sl. No.	Description	Non-Residential Buildings	Residential Buildings
CPWD	165 Years of Engineering Excellence		1

			Office/School /College	Hospital	Hostels/Quarters (Type- I to Type-VI Qtrs.) & Bunglows (Type-VII & VIII)
			(Rates in Rupees Per Sqm.)		
1.6	FIRE ALARM SYSTEM				
1.6.1	Manual Fire Alarm System			250	
1.6.2	Automatic Fire Alarm System			600	
1.7	Pressurized mechanical ventilation system in the basements with Supply duct of exhaust blowers (on basement area only)			1050 (For RCC frame structures only)	
1.8	STILT PORTION				
1.8.1	Stilt Portion of Multistorey RCC framed structure (up to ht. of 3.60m) Applicable area only			8000	
1.8.2	Every 0.30 m. additional height (above 3.60 m.)			200	

Note :- 1) The rates for items are applicable on entire plinth area except items no. 1.3.3, 1.3.4, 1.3.5, 1.3.7, 1.3.8, 1.5.1, 1.5.2, 1.6.1, 1.6.2, 1.7, 1.8.1, 1.8.2.

2) The rates mentioned above are inclusive of all taxes, but excluding statutory provisions.

Sl. No.	Description	Non-Residential Buildings			Residential Buildings	
		Office & College	Hospitals	Schools	Hostels	(Type- I to Type-VIII Qtrs.)
2.0	SERVICES					
2.1	Internal Water Supply & Sanitary Installations	4%	10%	5%	12% with attached toilets, 8% with common toilets.	9%
2.2	External Service connections					
2.2.1	Electrical External Service Connections	3.75%	3.75%	3.75%	3.75%	3.75%
2.2.2	Civil External Service Connections	1.25%	1.25%	1.25%	1.25%	1.25%
2.3	Internal electric installations	12.5%	12.5%	12.5%	12.5%	12.5%
2.6	EXTRA FOR					
2.6.1	Power wiring and plugs	4%	4%	4%	4%	4%
2.6.2	Central Call bell system	0.5%	0.5%	0.5%	0.5%	-
2.6.3	Lightning conductors	0.25%	0.25%	0.25%	0.25%	-
2.6.4	Telephone conduits	0.25%	0.25%	0.25%	0.25%	-
2.6.5	Centralized Intercom system	-	-	-	-	1%
2.6.6	Third Party Quality Assurance	1%	1%	1%	1%	1%

Note:-

1. Third Party Quality Assurance charge of 1% shall be taken in estimate only when client department request for TPI.
2. For modular furniture to be provided in offices etc. extra provision for raceways, conducting and LAN shall be made as per requirement.
3. LED fitting/fixtures are inclusive in Internal Electrical Installation rates. No separate provision shall be made.
4. Percentage mentioned above means the percentage of building cost as per item 1.1/1.2.

Sl. No.	Type of lift	Capacity/ Persons	Weight	Speed in M/Sec.	Travel	Doors	Control	Price (Rs. In lacs)	Addl. Price for each additional floor (Rs.)
1	2	3	4	5	6	7	8	9	10
3.0	LIFTS								
3.1	Passenger lifts								
3.1.1	Passenger lift	8	544 Kg.	1.0	G+4	Power operated	ACV VVF	16	90,000
3.1.2	Passenger lift	8	544 Kg.	1.5	G+5	Power operated	ACV VVF	18	90,000
3.1.3	Passenger lift	13	884 Kg.	1.0	G+4	Power operated	ACV VVF	18	90,000
3.1.4	Passenger lift	13	884 Kg.	1.5	G+5	Power operated	ACV VVF	20	90,000
3.1.5	Passenger lift	16	1088 Kg.	1.0	G+4	Power operated	ACV VVF	24	1,10,000
3.1.6	Passenger lift	16	1088 Kg.	1.5	G+5	Power operated	ACV VVF	26	1,10,000
3.1.7	Passenger lift	16	1088 Kg.	2.5	G+12	Power operated	ACV VVF	70	1,10,000
3.1.8	Passenger lift (Bed lift)	20	1360 Kg.	0.75	G+4	Power operated	ACV VVF	24	1,10,000
3.1.9	Passenger lift	20	1360 Kg.	1.5	G+5	Power operated	ACV VVF	27	1,10,000
3.1.10	Passenger lift	20	1360 Kg.	2.5	G+12	Power operated	ACV VVF	75	1,10,000
3.2	Goods lifts (2 speed)								
3.2.1		1 Ton	-	0.5	G+4			26	85,000
3.2.2		2 Ton	-	0.5	G+4			33	85,000
3.2.3		3 Ton	-	0.25	G+4			41	1,00,000

Note:- 1. ACV VVF=AC variable voltage variable frequency.

2. Provision for lift may also be taken for the buildings having floor less than G+4.

Sl. No.	Description	Rates in Rupees
4	WATER TANK (RCC ONLY)	
4.1	Overhead tank without independent staging	18 / Litre.
4.2	Overhead tank upto staging height 20 metres	30/ Litre.
4.3	Overhead tank with staging height between 20 metres and upto 30 metres	35/ Litre.
4.4	Overhead tank with staging height between 30 metres and 40 metres	40/ Litre.
4.5	Underground sump	18 / Litre

Sl. No.	Description	Rates in Rupees
5	DEVELOPMENT OF SITE	
5.1	Levelling	160/ sqm.
5.2	Internal roads & paths	
5.2.1	Internal road with WBM and Bituminous top	175/sqm
5.2.2	Internal road with WMM and Bituminous top	190/sqm
5.2.3	Cement Concrete pavement with vaccum dewatered concrete	85/sqm
5.2.4	Footpath with kerb stone	85/sqm
5.3	Sewer	165/sqm
5.4	Filter Water Supply	
5.4.1	Distribution lines 100 mm dia and below	100/sqm
5.4.2	Peripheral grid 150 mm to 300 mm dia pipes	100/sqm
5.4.3	Unfiltered water supply distribution lines	65/sqm
5.5	Storm water drains	130/ sqm.
5.6	Rain Water Harvesting (RWH)	90/sqm
5.7	Trenchs for services	585/meter
5.8	Boundary wall with 1.5 metre. normal height from GL & 0.60 meter high MS grill, and required no. of steel gates/wicket gates etc.	
5.8.1	With load bearing brick wall and plastering on either side and with/without intermediate columns and plinth beams.	9000/metre
5.8.2	With precast RCC columns & 1.80/2.40 metre long, 200/250mm wide and 80 to 100mm thick precast RCC horizontal panels having required foundation footings.	7500/metre
5.9	Horticulture Works	
5.9.1	Horticulture Operations including 30 cm earth filling , grassing, tree plantations/shrubs and potted plants etc.	250/sqm.
5.9.2	Vertical plantations	40/sqm

Note :-

1. The rates are per sqm. and are to be applied on the entire area of the plinth/plot to be developed.
2. These rates will apply to normal conditions and normal layout plans. If any extras are required due to nature of layout involving filling, cutting or bringing services, from large distances, then additional provision should be made.
3. Cost of bulk services water supply, sewage disposal e.g.
 - (a) Tube wells, pumps, open wells, treatment plant, extension of lines from source of local bodies, head works at water source etc.
 - (b) Sewage pumps, sewage treatment plants, septic tanks, extension of cut-fall sewer up to point of disposal etc. are not included in these rates. Extra provision depending upon site conditions may be made for these.
4. None of the specialize E&M services are included in the above rates and necessary provisions as may be required as per design requirements must be considered and rates as per items provided in Annexure-V of this PAR may be referred.
5. The green measures considered for Civil & Electrical works.
 - (a) Over deck insulation and Application of high SRI reflective paint on the roof.
 - (b) Masonry work in super structure with Autoclave Aerated Concrete (AAC) blocks/ fly ash bricks.
 - (c) Window with reflective glass coating / High performance double glazed unit.
 - (d) Paints with low VOC options.
 - (e) Rain water harvesting.
 - (f) Replacement of conventional pillar cock with pillar cock having infrared sensor and foam flow technology (in offices and Hospitals).
 - (g) AC plant with VVVF drives and ECBC compliant chillers, high efficiency motors, plant optimizers etc. (cost of plant not included.)
 - (h) Automated lighting controls with day light sensors and PIRs etc.
 - (i) Dual plumbing system.

PLINTH AREA RATES FOR SPECIALISED E&M WORKS			
Sl. No.	Description of Item	Unit	Annexure-V Rate
1	SUB-STATION EQUIPMENTS Supplying, installation, testing and commissioning of 33kV/0.433kV or 11kV/0.433 kV substation equipments comprising HT Panel, Dry type Transformers, HT cable, Bus trunking from Transformer to LT Panel, LT Panel, Automatic Power factor correction panel, Active Harmonic Filters, TVSS (Transient Voltage suppression system), SPD (Surge protection system), Essential panel, Earthing, required inter-connections,substation safety equipments including LT cabling from sub station to the buildings fed by the sub station.	per KVA	9000
2	DIESEL GENERATING SETS Supplying, installation, testing and commissioning of Silent Type DG Sets, AMF Panel, Bus Ducting/ Cables from DG Sets to Essential Panel, Synchronizing Panel where required, DG Set enclosure room sound insulation/ventilation/smoke exhaust as required, Earthing of DG Set system, control cabling, Fuel tank/piping, DG set Exhaust piping/ Exhaust Chimney as per CPCB norms, Civil works connected with DG Sets including Foundation as required.	per KVA	11000
3	33 KV RECEIVING SUBSTAION AND 33KV/11KV HT CABLING (i) Supplying, installation, testing and commissioning of 33 kV Substation comprising 33 kV HT Panel, transformers 33kV/11 kV, 11 kV HT Panel, inter connections, 11kV HT UG cabling to the distribution substations on Ring main system, Substation earthing, substation safety equipments.	per KVA	6000
	(ii) Supplying, Installation, testing & Commissioning of 33 kV Switch room comprising of 33 kV HT panel, inter connections, 33 kV HT UG cabling to the distribution substations, on ring main system, earthing, safety equipments.	per KVA	6000
4	UNINTERRUPTED POWER SUPPLY Supplying, installation, testing and commissioning of online 3 phase UPS System with 30 minutes back up including batteries, interconnecting cables, battery racks etc.	per KVA	20000
4.1	Add for every additional 30 minutes backup	per KVA	9000
	Note: For assessment of kVA estimation of a building, Para 4.4 and other relevant Paras of "Guidelines for Substation & Power Distribution Systems of Buildings-2019" which is available on CPWD Website may be referred.		
5	CENTRAL AC PLANT Supplying, installation, testing and commissioning of energy efficient central AC Plant including low side works	per TR	85000
	Extra for stand by chilling units High side	per TR	38000
6	VRV/ VRF AC System Supplying, installation, testing and commissioning of VRV/VRF System including indoor /outdoor units, piping, electrical power distribution/wiring, electrical panel, treated fresh air system etc.	per HP	55000
7	PRECISION AIRCONDITIONING SYSTEM Supplying, installation, testing and commissioning of PRECISION Air Conditioning System including piping, electrical cabling, controller etc. required for the system	per TR	110000

Sl. No.	Description of Item	Unit	Rate
8	SOLAR PHOTO VOLTAIC POWER GENERATION SYSTEM Supplying, installation, testing and commissioning of Grid interactive roof top solar photo voltaic power generation system including space frame	per KWP	65000
9	SOLAR WATER HEATING SYSTEM Supplying, installation, testing and commissioning of solar water heating system with heat exchanger type including electrical heater backup , make up water tank but without piping Note: For higher capacity, multiply the rate	100 liters per day	22500
10	CCTV SYSTEM Supplying, installation, testing and commissioning of IP Based CCTV system for building security comprising of PTZ Fixed camera, cabling, recording , display system and hard ware software support Note: Rate includes peripheral IP Based PTZ camera besides indoor camera at reception, corridors, lift lobby etc., wiring upto CCTV room and setting up monitoring unit/ units, as required.	per sqm.(for Indoor) per sqm.(for external surveillance of plot area)	200 200
11	ACCESS CONTROL SYSTEM Supplying, installation, testing and commissioning of Access control system for building security comprising of controller, E&M Locks, Reader, Smart Cards, cabling, recording, display system, hardware and software support as required	per sqm.	200
12	IBMS: INTEGRATED BUILDING MANAGEMENT SYSTEM Supplying, installation, testing and commissioning of Integrated Building Management System for Digital/electronic display and monitoring of all E&M systems like substation, DG sets, Ups, Solar power, Lifts, AC Plants, Ventilation systems, Fire protection systems, Pumps etc. to include cabling, monitors, recording, display system, hardware, software support(upto 10,000 sq.m)	upto 10,000 sqm.	400
12.1	Add extra for built up area above 10, 0000 sq mtr.	per sqm.	125
13	HYDROPNEUMATIC WATER SUPPLY SYSTEM Supplying, installation, testing and commissioning of Hydropneumatic water supply system consisting of pumps, pneumatic tank, Microprocessor based control panel, VFD, inter connecting pipes, valves, cabling, switchgear etc. as required	per LPM	1500
14	LIGHTING AUTOMATION INCLUDING OCCUPANCY SENSORS Supplying, installation, testing and commissioning of lighting automation including occupancy sensors	per sqm.	200
15	BASIC HOME SECURITY FOR RESIDENTIAL COLONY Supplying, installation, testing and commissioning of basic security system in the residential colony to include control room at the gate and intercom connection to each dwelling unit, and basic CCTV system to be installed at the entry and exit points, Parking areas, entry point of each dwelling unit and other common areas as required including CCTV control room, required UG cabling, recording system and monitor/ monitors in the control room		
15.1	Intercom system	per sqm. of residential Area	300
15.2	CCTV system	per sqm. of plot Area	300

Sl. No.	Description of Item	Unit	Rate
16	LAN SYSTEM Supplying, installation, testing and commissioning of LAN System comprising of Core switches & L2 switches with 10 G, 10 Giga SFP modules, WIFI Access points, WIFI controller, Network Management Software, Racks, CAT 6A cable, Patch Panels, OFC etc.	per sqm. of covered area	500
17	IP BASED EPABX SYSTEM Supplying, installation, testing and commissioning of IP based EPABX System comprising of Core switches & L2 switches with 10 G, 10 Giga SFP modules, Industry Standard Appliance Server, Cloud-based, enterprise-grade UC Solution, MID/ENTRY Level IP/SIP Phone with, Dual 1 Gig Ports, Racks, CAT 6A cable, Patch Panels, OFC etc. NOTE: It will be economical to use common infrastructure of switches, OFC, CAT 6A cable for both voice and Networking	per sqm. of covered area	900
18	Conference Hall: Supplying, installation, testing and commissioning of Audio Visual/Conference System	per sqm.	10000
19	Auditorium: Supplying, installation, testing and commissioning of Sound reinforcement, Stage Lighting, Stage curtains	per sqm.	12500
20	STREET LIGHTING WITH LED Supplying, installation, testing and commissioning of LED Street/ Compound/ High mast/ Pathway/ Landscape Lighting for the entire Campus Note: This is applicable for plot sizes more than 1 acre. For smaller plot sizes actual requirements may be worked out	per sqm. (Plot Area)	150
	Note : - Cost for General Façade lighting, if required, with IP 66/67 LED fixtures (RGB/Tunable/Mono) along with controls (hardware and software) and cabling may be assessed on case to case basis.		
21	STP/ETP PLANT Supplying, installation, testing and commissioning of STP/ETP of appropriate technology including Civil Works (except plant room), Tertiary Treatment etc. for the Building/ campus		
21.1	Per Day for Plant size upto 50,000 LPD	per thousand Ltr.	75000
21.2	Per Day for Plant size above 50,000 upto 1,00,000 LPD	per thousand Ltr.	60000
21.3	Per Day for Plant size above 1,00,000 LPD	per thousand Ltr.	50000
22	DRIVER FACE AND AUTOMATIC NUMBER PLATE RECORDING SYSTEM/RECOGNITION SYSTEM		
22.1	Supplying, installation, testing and commissioning of Driver face and automatic number plate recording system / recognition system Including High resolution camera and software set for the driver face capture and automatic number plate recording	per set	725000
23	BAGGAGE SCANNERS		
23.1	Baggage scanner small: computer based multi energy X-Ray Baggage Inspection System mounted on castor wheels capable of passing through bags of dimensions 540 mm (W) X 350 mm (H), belt height 750 mm to 850 mm, 22"/24" LCD Monitor, Input / Output rollers with frames	per unit	2125000
23.2	Baggage scanner Big: computer based multi energy X-Ray Baggage Inspection System capable of passing through bags/parcels of dimension 940mm (W) x 640mm (H) with Belt Height – 750mm –850mm with 22"/24" LCD Monitor, Input/ Output rollers with frames	per unit	3500000

Sl. No.	Description of Item	Unit	Rate
24	DOOR FRAME METEL DETECTOR 20 zone or above Door frame Metal detector nominal Size: 760 mm (W) x 2050 mm (H) x 700 mm (D) loaded with necessary software	per set	350000
25	MEDICAL GAS PIPELINE SYSTEM Medical Gas pipeline system (as per international standards) comprising of oxygen, carbon dioxide, nitrous oxide, AGSS, Air-4, Air-7, Vacuum outlets, manifolds, pressure alarms, fully automatic gas control system, Bed head panels, copper piping, cylinder banks, plant equipment such as compressors, Vacuum pumps etc.	per bed	60000
26	MODULAR OPERATION THEATER MOT comprising of walls & ceiling system for operating area, steel framework, static dissipative flooring, laminar flow, double dome OT light, touch screen surgeon's control panel, scrub station, X ray viewing screen, hatch box, automatic sliding doors, anesthesia pendent, surgeon pendent etc.		
26.1	With stainless steel technology	per OT	8500000
26.2	With SMS technology	per OT	12500000
	Note: The above rates are based on minimum OT size of 550 sq ft.		
27	NURSING CALL SYSTEM		
27.1	Nursing call system comprising of VDE 0834/UL approved Nursing call system, System Switch for de-centralized communications, Nurse Station Terminal, Patient Handset, Event Data base Software, Nurse Call Server along with its Integration with LAN and EPBAX, cabling etc.	per Bed	42000
27.2	Nursing call system (INDIAN) comprising of System Switch for de-centralized communications, Nurse Station Terminal, Patient Handset, Event Database Software, Nurse Call Server, Cabling etc.	per Bed	21500
28	BOOM BARRIER		
28.1	Boom Barrier for car: Electromechanical parking barrier with all accessories upto 6 meter length		125000
29	CAR PARKING SYSTEM		
29.1	Sensor based car parking system with controller, display etc. as required. (Cost based on minimum car quantity of 250 cars)	per car	10000
30	EMERGENCY LIGHT & ILLUMINATED SIGNAGES		
30.1	Illuminated signages	per sqm. of covered Area	20
31	MOTORIZED STEEL GATES	per gate upto 5.00 m. Width	500000

WORKS DEPARTMENT

File No.WORKS-PLAN-ABADHA-0003-2019

No 13597/W, Dated, Bhubaneswar, the 21st October, 2019

Subject: Approval of the scheme "Augmentation of Basic Amenities and Development of Heritage and Architecture" (ABADHA) in Puri.

I. Introduction:

Puri is famous worldwide for its eight hundred year old temple of Lord Shree Jagannath. The temple is an important pilgrimage destination and considered as one of the most sacred places. It is estimated that around 50000 pilgrims come to Puri daily, which increases to one Lakh on holidays and on special occasions. Besides, during Ratha Yatra nearly ten lakh pilgrims visit Puri from across the World.

Going by the trend it is estimated that, the number of pilgrims visiting Puri will increase many fold in days to come. It is therefore, imperative to provide better and affordable facilities to pilgrims and tourists. Further, Temple as an important shrine needs to be protected from all possible threats to ensure safety and security of pilgrims.

II. ABADHA Scheme – Progress so far

a) The Augmentation of Basic Amenities and Development of Heritage and Architecture (ABADHA) scheme was launched by the Government of Odisha with an aim to preserve and revitalize the Heritage city of Puri and to reflect the city's unique character by encouraging development of an aesthetically appealing, accessible, informative and secured environment. The Government of Odisha announced this scheme to develop Puri in the year 2017-18. Post this announcement, Hon'ble Chief Minister approved following projects in December 2017 for execution under the ABADHA scheme:

- a) Construction of Rest Room for Habishiali
- b) Construction of Multi-level Parking at Jagannath Ballav Matha
- c) Improvement of roads at different locations in Puri
- d) Few other projects such as Stadium at Puri, Auto Nagar at Puri and Improvement of embankment of left out portion of Musa River



- b) Out of approved projects, following projects are under implementation:

Sl.No	Project Name	Executing Agency	Estimated Cost
1	Improvement and widening of Four lane road from Batagaon Chhaka to Medical square including LA&RR	Works Department	12.21
2	Four Laning of VIP Road from Medical Chhaka to Subhash Bose Chhaka	Works Department	6.44
3	Improvement & widening to four lane road with paved shoulder from PKDA Chhaka to Acharya Harihara Chhaka via SCS College, Post office, Kacheri and town hall	Works Department	6.42
4	Improvement of Sea Beach Road from Acharya Harihara Chhaka to Hotel Prachi from 0/000 KM to 2/310 KM (such as widening of road, reconstruction of footpath and parapet) and reconstruction of road from Prachi Hotel to Hotel Sterling from 0/000 to 1/500 KM	Works Department	13.09
5	Construction of Rest Room for Habishiali	Works Department	33.91
6	Construction of Stadium at Puri	Department of Sports and Youth Affairs	An amount of Rs. 26.16 Crore has been deposited with Sports and Youth Affairs Department during 2018-19

III. Project Planned and Approved:

After the devastation caused by Cyclone Fani in the city of Puri, there was a felt need for redevelopment of affected structures as well as conservation of heritage structures. Hon'ble Chief Minister, during his visit to Puri post Fani cyclone, announced that Puri will be developed into a world class Heritage City. Government of Odisha plans to take up all these activities under the ABADHA scheme. In the meantime, the State Government of Odisha, has accepted certain recommendations of the Commission of Inquiry consisting of Hon'ble Shri Justice Bimal Prasad Das, retired judge of Odisha High Court



constituted to enquire into and submit report for better administration and governance of Sri Jagannath Temple and its endowments. State Government has also approved that all projects arising out of recommendations of the Commission of Inquiry will be financed through under the ABADHA scheme. Keeping above in mind, a number of projects, have been approved by Hon'ble Chief Minister in 2019 for execution under the ABADHA scheme. The details of these 15 approved projects are given below. These projects are likely to cost Rs. 2,308 crore.

Sl. No.	Name of the Project	Brief Description	Indicative Cost*
1.	Heritage Security Zone	A corridor of 75 meters width shall be developed around the Meghanada Pacheri of Shree Jagannath Temple, Puri for strengthening security of pilgrims and shrine. This zone shall be developed on style of Kalinga Architecture and other elements of 12th century shrine. The materials like Khandolite stone, wood, trees, shrubs and flower Beds related to Jagannath Culture shall be used for development of this zone. The existing temple and deities of Mutts coming within this zone shall be retained and preserved. A Vehicular Outer Access Road (OAR) of 15 Mtr. width shall be constructed for providing access to existing properties.	Rs. 800 Crore
2	Shree Setu Project	It will be an iconic project that will connect NH bypass to proposed Jagannath Ballav Matha Pilgrim Center through a Trumpet Interchange at the bypass. The Link will have viewing points for Shree Jagannath Temple & the Musa River. This interchange link will be of length of 1.5 KM.	Rs.380 Crore
3	Musa River Revival Plan	Under the revival Plan, it is proposed to restore and develop about 4.8km long Musa river by dredging the path till its confluence point on Mangala river. The project will have following features: • Minimum width of waterway to be	Rs. 250 Crore

		<p>maintained till outfall in Mangala River</p> <ul style="list-style-type: none"> • Reviving historic course of Musa River and connecting it with River Mangala through greenways and network of lakes • Replenishing water by restoring natural ecology through dredging and de-silting, removal of invasive weeds • Recreational activities at the river edge and making the river accessible and navigable • STP and other infrastructures along river front to address issues related to effluents and pollutants 	
4	Jagannath Ballav Pilgrim Centre (JBPC)	This project is proposed on an area of about 5Acres of land inside Jagannath Ballav Matha with various facilities such as Meditation Space, Pilgrim Amenities, Commercial Space, Multilevel car parking and Multimodal Hub	Rs.190 Crore
5	Housing Projects	Under the proposed housing project, houses and house sites shall be built at different locations for allotment to affected families under R&R Policy.	Rs.95 Crore
6	Multilevel Car Parking (MLCP) at Jail Road	Multilevel Car Parking (MLCP) will be developed at Jail Road on 3.5 Acres of land, which is available after shifting of Old Jail Complex. This will provide parking for 400 cars (ECS) and convenience shops for 350 Vendors.	Rs. 96 Crore
7	Multilevel Car Parking (MLCP) at Jatrika at Beach Road	Multilevel Car Parking (MLCP) will be developed at Jatrika on Beach Road, on 3.5 Acres of land. This will provide parking for 400 cars (ECS) and 400 convenience shops for Vendors.	Rs. 92 Crore
8	Lok Seva Bhavan, Puri:	It was discussed that to provide citizen-friendly governance at the district level, all the district-level offices may be brought under one office complex. This project, to be called Lok Seva Bhavan, Puri will be developed on about 10 Acres of land	Rs. 65 Crore

9	Redevelopment of municipal market on Bada Danda:	There is an old and dilapidated municipal market on Bada Danda. This may be redeveloped into a modern market with provision of 500 convenience shops for Vendors	Rs. 50 Crore
10	Puri Lake Development Project	<p>The existing Fisheries farm being managed by Fisheries Department of about 24Acres will be developed with following features:</p> <ul style="list-style-type: none"> • Increased recreational opportunities along the Musa River • Ensure continuous access along the waterfront for pedestrians • Environmental up-gradation of buffer zones through planting of plants of local species • Enhance underutilized lands to make important public amenities • Eliminate pollutant discharges into the watershed 	Rs. 35 Crore
11	Raghunandan Library	A building reflecting Heritage Architecture shall be built on a part of vacated Emar Matha Land to house the Raghunandan Library. The librabry shall be developed as a Center of Research and Publication on Jagannath Culture. It is to be 3-storied structure with top-level as the viewing gallery.	Rs. 25 Crore
12	Acharya Harihar Square Redevelopment Project	Diga Barini Square and Acharya Harihar Square needs to be redeveloped as an important square with a provision of a plaza. It is envisaged that this public space once developed will provide a unique opportunity to the citizens and visitors.	Rs. 15 Crore
13	Atharanala Heritage Project	<p>Atharnala Bridge will be developed as an iconic pedestrian heritage bridge with the support of ASI. It is proposed to provide the following features:</p> <ul style="list-style-type: none"> • Lighting of the bridge to enhance its architectural heritage features • Heritage Signage • Seating area with landscape, paved open area with small kiosks and children's play area 	Rs. 5 Crore



14	Matha Development Initiative	Large Number of Mathas (Monasteries) are located in Shreekshetra (Puri). To support these institutions, State Government will extend financial support. This initiative will be coordinated by the Collector, Puri and will be funded out of the ABADHA scheme of the Government.	Rs. 100 Crore
15	Development of Heritage Lakes:	Many lakes of Puri such as Sweta Ganga, Markanda, Narendra and Indradyumna will be developed as sites of religious and heritage importance. All steps will be taken to improve quality of water in these lakes.	Rs. 110 Crore
Total			2,308 Crore

* The indicative cost mentioned is rough estimate of the project cost of these projects and hence, subject to change. The cost shall be finalised after survey, investigation, detailed design and tendering.

IV. Projects Under-Development:

There are few more projects which have been planned to be taken-up in future, which are detailed out below. The total project cost for these projects is likely to be Rs. 900 Crore.

Sl. No.	Name of the Project	Brief Description	Indicative Cost*
1	Badadanda - Street Façade Improvement Project	Under this project, improvement of Bada Danda (Grand Road) will be taken up. This will include façade improvement of all properties on both sides of the road, use of colour bitumen (pigment) for developing as a ceremonial street, development of temporary arcades along the shopping line for improving the micro-climates for pilgrims etc.	Rs. 250 Crore
2	Development of Pleasure Garden of the Lord	As per legend, gardens in the Jagannath Ballav Math were designated as Pramod Udyan, i.e. pleasure garden of the Lord. Hence, this will be recreated and redeveloped as the Pleasure Garden of the Lord.	Rs. 80 Crore
3	Beach Road Development	As beach road is the most important tourist attraction in Puri town, the road will be linked	Rs. 180 Crore

	and Extension	with Jagannath Sadak on the west end side and will be extended for another 2 KMs on the eastern side. Further development of existing road with provisions of walkways etc. will be undertaken.	
4	Development of Other Heritage road	This project would include development of other major roads connecting Jagannath temple	Rs. 360 Crore including the cost of land acquisition
5	Gundicha Mandir Project	Renovation and refurbishment shall be taken up within precinct of Gundicha Mandir and the place shall be developed as the Birth place of Lord Jagannath.	Rs. 5 Cores
6	Gurukula Project	A Gurukulam shall be developed for the Jagannath Temple's Sebayat's children to teach and train them in the rituals of Jagannath Temple.	Rs. 25 Cores
		Total	900 Crore

V. Year wise requirement of Fund (In Rs. crore) for Implementation of projects under ABADHA scheme

Financial Year	Funds(INR in Crore)
2019-2020	719
2020-2021	1402
2021-2022	1087
TOTAL	3208

VI. Appraisal of the Scheme: Appraisal of the scheme has been made as per Finance Department Office Memorandum No.1068 Dated 10.01.2013 by the Expenditure Finance Committee in their meeting held on 18.10.2019, under the Chairmanship of Principal Secretary to Government, Finance in presence of members from P&C Department, Revenue & D.M Department, W.R Department, Law Department, H&UD Department and Tourism Department. On the basis of EFC recommendations, following shall be followed during implementation of the Scheme:-

1. Operation and maintenance is a key issue after completion of the large infrastructure projects. The O&M works of the projects is required to be assigned to PKDA for which the PKDA



should also be strengthened. Some assets relating to Shree Jagannath Temple and for pilgrims visiting the temple could be considered for maintenance by SJTA.

2. It was noted that though the execution of the project namely "Revival of Musa river" is to be undertaken by the Works Department, Chief Engineer, Drainage of Water Resources Department shall be taken as a member of Technical Committee to be constituted for the said projects.
3. It was noted that a detailed plan shall also be prepared for utilisation of land over which the Collectorate building and other Government offices are situated in Puri Town, if same are shifted to proposed Loksewa Bhavan.
4. The recurring and maintenance cost of the projects like Pilgrim Centre, Multilevelled Car Parking, Market complex etc shall be born out of revenue to be generated from the assets.
5. Quality Control @ 1% and Supervision charges @ 2% shall not be included in the estimate and it will be limited to the overhead expenses @ 8%, of the estimated cost or tendered cost, whichever is lower in case the work is executed by any State PSU. But the Quality Control @ 1% and Supervision charges @ 2% shall be included in the estimate when the work is to be executed by the department.
6. Various Departments and agencies such as Temple Administration, Tourism Department, State Archaeology, H&UD Department and its field agencies shall also be consulted while preparing project reports, during implementation, etc. This will help State Government to get best result out of investments proposed under this Scheme

VII. Concurrence of Finance Department: The Finance Department have concurred in the proposal in Finance Department File No. FIN-WF1-MISC-0035-2019 on 21-10-2019 with following Suggestions

1. AD will ensure adequate budget provision in FY 2019-20 to 2021-22 for timely completion of the projects within the stipulated period.
2. All process for land acquisition including statutory clearances shall be completed for timely completion of original projects.
3. AD is advised to follow the working procedure for execution of work under different Construction Corporation of the State vide para-11 of Works Department Resolution No.9133/dated 6.9.2012 relating to fund flow to the Corporation , in case the work is executed through State PSUs.



4. AD shall prepare project milestones on accordance of A/A, invitation of Tender, evaluation of Tender, award of Tender, execution of work within stipulated project period.
5. A High level Monitoring committee at the level of Administrative Department shall be constituted with the representatives of the executants and the Stakeholder Departments for quarterly review of the progress of executing agencies on quality of the work , timely completion and to resolve the internal departmental bottlenecks .

VIII. Financial Memorandum of the Scheme: The Financial Memorandum of the scheme is enclosed as Annexure-A

IX. Approvals required: It is proposed that Augmentation of Basic Amenities and Development of Heritage and Architecture (ABADHA) scheme may be approved by Cabinet with an outlay of Rs. 3.208 Crore for implementation by Works Department over a period of three financial years 2019-20, 2020-21 and 2021-22. It is further proposed that Cabinet may also accord approval of following-

1. All the works being implemented by Works Department till date under ABADHA scheme may kindly be approved.
2. State Government in Works Department may be authorised to take necessary decisions for successful implementation of the scheme. This may include change in name, description, cost of the projects, decisions on the executing agency, and change in the list of projects including inclusion of new projects and exclusion of already included projects, without exceeding the overall scheme allocation.
3. The entire scheme of Rs.3208.00 Cr., is proposed for administrative approval for the purpose of land acquisition and execution of projects.

Approval/Consent of Hon'ble Chief Minister has been obtained to place before the Cabinet

Signature:

Name: Dr. Krishan Kumar, IAS
Designation: Commissioner-Cum-Secretary to Govt.

APPENDIX
SECRET

**Government of Odisha
Works Department**

* * *

File No. WORKS-PLAN-ABADHA-0003-2019

No. 13598 Bhubaneswar, the 21st October, 2019

Subject:- Approval of the scheme “Augmentation of Basic Amenities and Development of Heritage and Architecture” (ABADHA) in Puri

SYNOPSIS

Sl. No.	Gist of decision required	Benefits/Expected outcomes	Time-frame and manner of implementation
1.	Approval of the scheme “Augmentation of Basic Amenities and Development of Heritage and Architecture” (ABADHA) in Puri	<ol style="list-style-type: none">1. To preserve and revitalize the Heritage city of Puri to reflect the city's unique character2. To redevelop structure affected by cyclone FANI and to take steps towards conservation of heritage structures, after the devastation caused by Cyclone Fani in the city3. To implement the projects arising out of recommendations of the Commission of Inquiry consisting of Hon'ble Shri Justice Bimal Prasad Das, retired judge of Odisha High Court constituted to enquire into and submit report for better administration and governance of Sri Jagannath Temple and its endowments	<p>During three years i.e. 2019-20 to 2021-22.</p> <p>Projects shall be implemented on Turnkey basis / P1 Contract. Odisha Bridge & Construction Corporation shall be the nodal agency for the implementation of projects.</p>

Signature:

Name: Dr. Krishan Kumar

Designation: Commissioner-Cum-Secretary to Govt.

Annexure A

Financial Memorandum

1.	Does the proposal involves revenue loss ?	No	
2.	In case the proposal involves revenue loss what is the estimated quantum of loss ?	- Non-recurring	Does not arise
		- Recurring (per annum)	Does not arise
3.	Does the proposal involve additional budgetary expenditure ?	Yes	
4.	In case the proposal involves additional budgetary expenditure what is the estimated quantum ?	- Non-recurring	Capital- Rs.3208.00 Crore (Price variation) Revenue- Nil
		- Recurring (per annum)	Nil
5.	Does the proposal envisage creation of new posts ?	No	
	If yes, what is the estimated annual salary expenditure?	Does not arise	
6.	Does the proposal involve imposition of any new tax or any change in the method of assessment or the pitch of any existing tax, land revenue or irrigation rates ?	No	
	If Yes, what is the estimated annual revenue yield ?	Does not arise	

Signature:

Name: Dr. Krishan Kumar,IAS

Designation: Commissioner-Cum-Secretary to Govt.



TOPOGRAPHICAL SURVEY OF MUNICIPALITY MARKET AT PURI

SHEET NO. - 1

