



**Department of Revenue
Central Board of Direct Taxes**

MEMORANDUM FOR DELEGATED INVESTMENT BOARD

**(Proposal for construction of office building
“Pratyaksha Kar Bhawan”
at Subhanpura, Vadodara)**

**Directorate of Infrastructure
HUDCO Vishala, ‘A’ Wing,
14, Bhikaji Cama Place,
New Delhi - 110066.**

Table of Contents (DIB Memorandum)

S.No	Description	Page No.
1	Project Outline	5
1.1	Title of the project	5
1.2	Sponsoring Agency	5
1.3	Proposed Cost of the project	5
1.4	Proposed Timeline of the Project	5
1.5	Whether Project will be implemented as part of scheme or on stand-alone basis?	5
1.6	Whether financial resources required?	6
1.7	Whether feasibility/detailed project report prepared?	6
1.8	Whether project is an original cost estimate or revised cost estimate?	6
1.9	In case of revised cost estimate, meeting held and recommendation suitably redressed?	6
1.10	Whether any land acquisition or pre-investment activity has been included in the project proposal?	6
2.	Outcomes and deliverables	6
2.1	Stated aim and objective of the project?	6-7
2.2	Indicate year wise outputs/deliverables	7
2.3	Indicate final outcome of the project	7-8
3	Project Cost	8
3.1	Cost Estimate for the project along with scheduled duration	8
3.2	In case land is to be acquired, details of the land cost	8
3.3	In case pre-investment activities are required, details activity wise?	8
3.4	Whether price escalation included, at what rates?	8
3.5	Whether project involves any foreign exchange element?	8
3.6	In case of revised cost estimate a variation analysis to be attached	9
4	Project Finance	9
4.1	Indicate the source of project finance	9
4.2	Indicate the cost components	9
4.3	In case of funding from internal and extra budgetary resources, availability of internal resources	9
4.4	Please indicate funding tie ups for loan components	9
4.5	If government support/loan intended, whether funds have been tied up?	9
4.6	Please provide leveraging details	10
4.7	Mention the legacy arrangement	10
5	Project Viability	10
5.1	For projects which have been identifiable stream of financial returns, the financial rate of return	10
5.2	In case of project with identifiable economic return which are not readily available, the measurable benefits/outcomes	10

5.3	in case proposals where both financial and economic returns are not quantifiable, the measurable benefits/outcomes	10-11
6.	Approval and Clearances	11
7	Human Resources	12
7.1	Indicate the administrative structure for implementing the project	12
7.2	Manpower requirement	12
7.3	In case of outsourcing of services, brief details	12
8	Monitoring and Evaluation	12
8.1	Indicate the project management/implementing agency	12
8.2	Mode of implementation of work	12
8.3	Please indicate the timelines of activities	12
8.4	Please indicate the monitoring framework	
8.5	Please indicate whether arrangements have been made for impact assessment after project is complete	13
9.	Comments of Financial Advisor, NITI Aayog, Department of Expenditure and other ministries/departments	13
	Check list for proposal for construction of office building	14-18
	List of annexure with pagination details	4

List of Annexure

Annexure	Description	Page No.
1.	Sanction order for purchase of land dated 06.09.2011	19
2.	Letter for allotment of land dated 06.05.2011 and possession of land dated 15.11.2011	20-25
3.	Non- encumbrance certificate	26-27
4.	Preliminary Estimate (Rs.105 crore) for the Project dated 04.04.2013	28-41
5.	Revised PE (Rs.104.65 crore) for the project dated 14.02.2017 and CPWD letter dated 18.07.2018 agreed to reduce structural designing component Rs 35.48 lakh. Accordingly, cost of construction is Rs 104.30 crore.	42-58
6.	Architectural Drawing for the project	59-73
7.	Details of checklist by CPWD on the proposal	74-76
8.	Details of sanctioned strength, working strength, space requirement and special components for office space	77-80
9.	Summary of required area, available area shortage of space, total built up area and carpet area	81
10.	Training population during F Y 2015-16 & 2016-17	82
11.	Details of floor- wise carpet area	83
12.	Figures of Revenue collection for last three years	84
13.	Cost benefit analysis of construction viz-a-viz renting	85
14.	CPWD letter dated 06.02.2018 regarding projection of rent for 30 years	86-87
15.	Comparison of cost of civil work with approved project	88-89
16.	Receipt of rent paid to hired buildings and sanction order dated 12.01.2018 for CIT(TDS) office	90-94
17.	CPWD letter dated 19.12.2017 regarding budgeting through MoHUA	95-96
18.	Provision of fund Rs 1 lakh / budgeting through MoHUA in DDG 2018-19	97

Check list for proposal for construction of office building/residential quarters

Sl. No	Particulars																									
1	General Information																									
1	Name of the Income Tax Office and Station	O/o the Chief Commissioner of Income-tax, Vadodara																								
2	Details of available land (in sq.mt) (i) Area of the land (ii) Location of land (iii) Justification	5296 sq. mts Final Plot No. 585 Paiki of town planning scheme No 2 situated at subhanpura, Vaodara (Pratyaksha Kar Bhavan) The land has been purchased																								
3	Encumbrances if any (enclose recent certificate from concerned District/Local Authority).	No encumbrances certificate from VMSS dated 16.07.2013. (pg 26-27) Possession of land has already been taken on 16.11.2011. (pg 22-24)																								
4	Date of Administrative Approval and Financial Sanction for the cost of land (Copy of letter to be enclosed).	06.09.2011. Copy of the order enclosed. (pg 19)																								
5	Date of possession of the land.	16.11.2011. (pg 22-24)																								
6	Present accommodation of the office (whether hired/owned) and space available.	<p>Aayakar Bhavan Built Up Area Main Gr.+6 3662 sq.mt Annexee Gr.+3 1590 sq.mt. 5252 sq.mt Carpet Area 5252/1.6=3283 sq.mt</p> <p>Yash Kamal Bldg . (pg 90-91)</p> <table border="1"> <thead> <tr> <th>Date of Initial hiring</th> <th>Present monthly rent being paid</th> <th>Due date of next revision of rent</th> <th>Office space (carpet area) available in this building</th> </tr> </thead> <tbody> <tr> <td>Since 1968</td> <td>71,800/-</td> <td>28.02.2019</td> <td>436 Sq.mt</td> </tr> </tbody> </table> <p>GEB Building . (pg 92-93)</p> <table border="1"> <thead> <tr> <th>Date of Initial hiring</th> <th>Present monthly rent being paid</th> <th>Due date of next revision of rent</th> <th>Office space (carpet area) available in this building</th> </tr> </thead> <tbody> <tr> <td>01.11.2001</td> <td>2,45,010/-</td> <td>#</td> <td>1518 Sq.mt</td> </tr> </tbody> </table> <p># No revision due to dispute & the landlord wants the vacate possession of the premises.</p> <p>Maurti Chambers (for CIT, TDS)</p> <p>A Proposal for hiring of office building for CIT (TDS), has been approved by the competent authority for the monthly rent of Rs. 2,12,580/-. (pg 94)</p> <table border="1"> <thead> <tr> <th>Date of Initial hiring</th> <th>Present monthly rent being paid</th> <th>Due date of next revision of rent</th> <th>Office space (carpet area) available in this building</th> </tr> </thead> <tbody> <tr> <td>01.03.2018</td> <td>2,12,580/-</td> <td>01.03.2021</td> <td>591.30 Sq.mt</td> </tr> </tbody> </table>	Date of Initial hiring	Present monthly rent being paid	Due date of next revision of rent	Office space (carpet area) available in this building	Since 1968	71,800/-	28.02.2019	436 Sq.mt	Date of Initial hiring	Present monthly rent being paid	Due date of next revision of rent	Office space (carpet area) available in this building	01.11.2001	2,45,010/-	#	1518 Sq.mt	Date of Initial hiring	Present monthly rent being paid	Due date of next revision of rent	Office space (carpet area) available in this building	01.03.2018	2,12,580/-	01.03.2021	591.30 Sq.mt
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01.03.2018	2,12,580/-	01.03.2021	591.30 Sq.mt																							
7	Whether demolition of existing structures is involved? If so, have they outlived their economical life?	No N.A																								

8	Details of sanctioned strength at the station. Category wise as on date. Worksheet to be attached.	As per Annexure . (pg 77)																								
9	Details of working strength at the station. (category wise as on date).	As per Annexure (pg 78)																								
	II Calculation of space requirement as per prescribed norms and sanctioned strength	As per Annexure (pg 79)																								
10	Requirement of total Office space (carpet area) (sq.mtrs) at the station worked out on the basis of sanctioned strength.	As per Annexure (pg 80-81)																								
11	Availability of Office space (sq.mtrs) at the station.																									
11(a)	In Government Buildings (i) Number of Buildings with carpet area of the each building (sq.mtr) (ii) Total carpet area (sq.mtrs)	Aayakar Bhavan Built Up Area Main Gr.+6 3662 sq.mt Annexee Gr.+3 1590 sq.mt. 5252 sq.mt Carpet Area 5252/1.6=3283 sq.mt																								
11(b)	In Hired Buildings (i) Details of buildings with carpet area of each building (sq.mtr).	Yash Kamal Bldg <table border="1"> <thead> <tr> <th>Date of Initial hiring</th> <th>Present monthly rent being paid</th> <th>Due date of next revision of rent</th> <th>Office space (carpet area) available in this building</th> </tr> </thead> <tbody> <tr> <td>Since 1968</td> <td>71,800/-</td> <td>28.02.2019</td> <td>436 Sq.mt</td> </tr> </tbody> </table> GEB Building <table border="1"> <thead> <tr> <th>Date of Initial hiring</th> <th>Present monthly rent being paid</th> <th>Due date of next revision of rent</th> <th>Office space (carpet area) available in this building</th> </tr> </thead> <tbody> <tr> <td>01.11.2001</td> <td>2,45,010/-</td> <td>#</td> <td>1518 Sq.mt</td> </tr> </tbody> </table> # No revision due to dispute & the landlord wants the vacate possession of the premises. Maruti Chambers (for CIT(TDS), Vadodara) <table border="1"> <thead> <tr> <th>Date of Initial hiring</th> <th>Proposed monthly rent to be paid</th> <th>Due date of next revision of rent</th> <th>Office space (carpet area) available in this building</th> </tr> </thead> <tbody> <tr> <td>01.03.208</td> <td>2,12,580/-</td> <td>01.03.2021</td> <td>591.30 Sq.mt</td> </tr> </tbody> </table>	Date of Initial hiring	Present monthly rent being paid	Due date of next revision of rent	Office space (carpet area) available in this building	Since 1968	71,800/-	28.02.2019	436 Sq.mt	Date of Initial hiring	Present monthly rent being paid	Due date of next revision of rent	Office space (carpet area) available in this building	01.11.2001	2,45,010/-	#	1518 Sq.mt	Date of Initial hiring	Proposed monthly rent to be paid	Due date of next revision of rent	Office space (carpet area) available in this building	01.03.208	2,12,580/-	01.03.2021	591.30 Sq.mt
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01.03.208	2,12,580/-	01.03.2021	591.30 Sq.mt																							
12	Shortage of Office space (carpet area) (sq.mtrs) after deduction the office space (carpet area) available in Government building. Where there is no intention to de-hire a hired building, its area shall be included in space available.	Total Requirement as per norms 12559 Space Available In Govt Bldg. 3283 Balance (Shortage) 9276 Both the rented as well as the proposed rented premises for TDS Range would be de-hired.																								
13	Deviation if any from the norms reasons thereof.	No Deviation																								
14	(i) F.S./F.A.R. applicable for the proposed building. (ii) Maximum number of storey that could be constructed as per local municipal by laws or any other restrictions.	2.00 (as per letter dated 16.04.2013 received from CPWD civil, Vadodara Annexure (Sr. No. 1) . (pg 74) G+10 (as per letter dated 16.04.2013 received from CPWD civil, Vadodara Annexure (Sr. No. 1) . (pg 74)																								
III	Examination of Estimates																									
15	Details of the agency which has prepared PE.	CPWD, Gandhinagar																								
16	Whether original estimates or revised estimates.	Original Cost Estimate with slight change in scope of work.																								

17	If revised estimates then reasons thereof.	Preliminary Estimate amounting to Rs.10500 lakh was received from CPWD, the executing agency, in April 2013 in response to the requisition for this work. (pg. 28-41) Subsequently as per IFU observation at para no. 5 & 6 of the note sheet received vide DIT(Infra) letter dated 22.12.2016, the PE was modified on 14 th February 2017 with slight change in the scope of work at an estimated cost of Rs.10465.56 lakh further on account of IFU observation to reduce structural designing Rs. 35,48,396/-, CPWD agreed vide letter dated 18.07.2018, accordingly the construction cost of the project is now reduced to 10430.07 lakh. (pg 42-73)
18	Whether PE provide the same office space for which prior A/A&F/S was obtained. If not, reasons for any deviation.	A/A & F/S was obtained for the purchase of land for construction of office building (refer Sr.No.04 above) PE pertains to construction of office building on the land purchased by the department.
19	Whether estimates for both civil & electric work have been included.	Yes Estimate for civil & electrical work has been included in PE.
20	Whether estimates for furniture & finishing have been considered.	Yes Estimate for Modular furniture work has been considered.
21	Whether Energy saving equipments, provision for rain water harvesting, earthquake resistance measures, etc. have been considered.	Yes (as per letter dated 16.04.2013 received from CPWD civil, Vadodara Annexure (Sr. No. 4) (pg 74)
22	Whether solar energy plant and rebate thereon have been considered.	Yes (as per letter dated 16.04.2013 received from CPWD civil, Vadodara Annexure (Sr. No. 5) (pg 74)
23	Whether norms as per National Building Code have been adopted.	Yes (as per letter dated 16.04.2013 received from CPWD civil, Vadodara Annexure (Sr. No. 6) (pg 74)
24	Suitability of design approved by CCIT.	Yes
25	Whether compound wall is provided.	Yes (as per letter dated 16.04.2013 received from CPWD civil, Vadodara Annexure (Sr. No. 7) (pg 74)
26	Utilities, especially electricity supply/ water supply/ storage.	Yes (as per letter dated 16.04.2013 received from CPWD civil, Vadodara (Annexure F, Sr. No. 8) (pg 75)
27	Whether senior citizen / disabled / environment friendly features have been incorporated.	Yes (as per letter dated 16.04.2013 received from CPWD civil, Vadodara Annexure (Sr. No. 9) (pg 75)
28	Whether proposed building is IT friendly.	Yes (as per letter dated 16.04.2013 received from CPWD civil, Vadodara Annexure (Sr. No. 10) (pg 75)
29	Plan of building certified by HOD (drawing/ layout plan of the building to be attached).	Annexure (pg 59-73)
30	Date of completion as per estimate.	30 months after receipt of A/A & E/S (3 months for planning and design, 03 months for tendering process and 24 months for execution).
31	Whether approvals from local agencies have been obtained.	Final working drawings shall be submitted to local agencies for approval after receipt of A/A & F/S

32	Reason for gap, if any, between taking possession of land and initiating proposal for construction.	<ul style="list-style-type: none"> Drawing received from sr. Architect WZ, Mumbai in October, 2012 Original PE Rect. on 08.04.2012 which was modified with slight change in scope of work on 14.02.2017. (pg 42-58)
IV	Examination of Financial implications	
33	Non-construction fee and other charges payable for delay in construction, if any.	NIL (as per letter dated 16.04.2013 received from CPWD civil, Vadodara Annexure (Sr. No. 13) (pg 75)
34	Cost of construction (PE) prepared by CPWD/ executing agency to be enclosed.	Rs. 10430.07 lakh (Rs. 10465.56 less structural designing Rs. 35.48 lakh) for construction of office building
35	Total amount for which A/A&F/S is being sought.	Rs. 10430.07 lakh
36	Confirmation regarding non-escalation, with validity date/ month of estimates.	Valid upto the date for which the cost index has been considered.(as per letter dated 16.04.2013 received from CPWD civil, Vadodara Annexure (Sr. No. 24) (pg 76) and letter dated 14.02.2017. (pg 42-49)
37	Cost benefit analysis of construction vis-à-vis renting of accommodation.	<p>As Per Annexure (pg 85)</p> <p>The detailed cost benefit analysis shows that rent of Rs.11.18 crore will be saved annually.</p> <p>The CPWD vide letter dated 06.02.2018 has provided rent analysis in the proximity of proposed office building at Subhanpura and assessed tentatively monthly rent amounting to Rs 93.23 lacs. The projected rent for 30 years considering the present market rent of the property is worked out at Rs. 1171.11 crores. (pg 86-87)</p>
38	(i) Availability of budget with CPWD/MoUD	Yes. Letter of CPWD dated 16.04.2013 (pg 75) & 19.12.2017 (pg 95-96, 97)
	(ii) If Grant no 42 is proposed.	--
	(iii) Major/ Minor Heads/ Grant under which sanction required.	Major Head 4059 (Non Plan) MoUD.
	Phasing of expenditure year-wise (to be confirmed from CPWD).	2017-18 – 20.00 Crore 2018-19 – 60.00 Crore 2019-20– 24.65 Crore As per letter dated 14.02.2017 received from Executive Engineer (P), CPWD Gandhinagar. (pg 42) However, in absence of A/A And E/S to the PE, a token financial provision of Rs. 1 lakh has been made, in the pink book of MoHUA for F.Y.2018-19. As the time frame for completion of project is 30 months and project is likely to be approved in the financial year 2018-19. The phasing of expenditure may be treated as F.Y.2018-19, 2019-20 & 2020-21.
39	Period for which CPWD/executing agency responsible for repair & maintenance.	The responsibility of repairs and maintenance shall rest with CPWD. (as per letter dated 16.04.2013 received from CPWD Civil, Vadodara Annexure (Sr. No. 15) (pg 75)
40	Revenue collection figures for last three Financial Years.	Annexure (pg 84) F.Y. 2014-15 Rs. 2828.00 cr F.Y.2015-16 Rs.3286.70 cr F.Y.2016-17 Rs.4232.10 cr F.Y. 2017-18 Rs. 5188.84 cr
	Further Information	
41	Quality Construction	As Per CPWD Specifications (as per letter dated 16.04.2013 received from

		CPWD civil, Vadodara. Annexure (Sr. No. 16) (pg 75)
42	Suitability of design even with the permissible area and made user friendly	Design is suitable with the permissible area and will be user friendly. (as per letter dated 16.04.2013 received from CPWD civil, Vadodara. Annexure (Sr. No. 17) (pg 75)
43	Orientation (i.e. directional placement)	North facing main entrance and west sided from Central Excise Building. (as per letter dated 16.04.2013 received from CPWD civil, Vadodara. Annexure (Sr. No. 18) (pg 75)
44	Aesthetics and harmony with surrounding looks of the building	Harmonized with Gujarat Heritage look. as per letter dated 16.04.2013 received from CPWD civil, Vadodara. Annexure (Sr. No. 19) (pg 75)
45	Compound wall if blocks are made landscaping	Yes provision is considered as per letter dated 16.04.2013 received from CPWD civil, Vadodara. Annexure (Sr. No. 19) (pg 76)
46	Quality of exteriors	Exterior finish with Dholpur Stones. as per letter dated 16.04.2013 received from CPWD civil, Vadodara. Annexure (Sr. No. 20) (pg 76)
47	Whether Senior citizen/disabled/environment friendly features have been incorporated.	Provisions for Senior citizen/disabled/environment friendly features have been incorporated. as per letter dated 16.04.2013 received from CPWD civil, Vadodara. Annexure (Sr. No. 21) (pg 76)
48	Floor wise sectional plans along with three dimensional artistic impression, highlighting the agricultural fitness, elevations and interior lay out.	Construction of floor wise sectional plan is enclosed with the preliminary estimate. Three Dimensional artistic impression, highlighting the architectural fitness, elevations and interiors lay out shall be prepared after receipt of A/A & F/S. as per letter dated 16.04.2013 received from CPWD civil, Vadodara. Annexure (Sr. No. 22) (pg 76)
49	Whether PEs are prepared by the CPWD strictly in accordance with the standard specifications and the CPWS should certify that no inadmissible items were included in PE	Yes PE is as per CPWD norms and standard specification based on DPAR-2012 and it is certified that no inadmissible items are included in PE, as per letter dated 16.04.2013 received from CPWD civil, Vadodara. Annexure (Sr. No. 23) (pg 76)



(Kishor Kumar)ITO(HQ&TPS)-2

For Chief Commissioner of Income-tax,
Vadodara.

19
ANNEXURE 'A'

Sanction No O/ 38/2011-12 Ad.VIII(DT)

F.No DIT(Inf)/U-III/L&B-13/Baroda/2011
Government of India
Ministry of Finance
Department of Revenue
Central Board of Direct Taxes

New Delhi, Dated 6-9-2011

To ✓
The Chief Commissioner of Income Tax,
1st floor Aayakar Bhavan,
Race Course Circle, Baroda-390007

Subject: Purchase of land measuring 5296 sq.mtrs for construction of office building at Vadodara in the charge of CCIT, Baroda –Grant of administrative approval and expenditure sanction-regarding

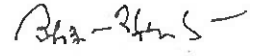
Sir,

I am directed to refer to your letter F.No.BRD/CCT/Land/2011-12 dated 12-5-2011 and letter dated 28-7-2011 on the above mentioned subject and to convey the administrative approval and expenditure sanction of the President of Rs.13,24,00,000/- (Rupees Thirteen crore twenty four lakhs only) towards the estimated cost of land measuring 5296 sq.mtrs for construction of Income Tax office building at Vadodara in the charge of CCIT, Baroda. The land is being purchased from Vadodara Mahanagar Seva Sadan Baroda on 99 year lease at an annual rent of Rs.1/- per sq.mtr. and at premium of Rs.25,000/- per sq.mtrs.

2. The expenditure involved in this sanction is debitable to the Head of Account "4059 -Capital Out lay on Public Works (NP) (Finance Revenue)" and will be met out the budgetary grant of Ministry of Urban Development during financial year 2011-12.

3. This issues with the concurrence of IFU-(B&A-DT) and JS&FA (F) vide their FTSNo.144356 dated 26-8-2011.

Yours faithfully,


(Anil Uniyal)

Deputy-Secretary (Ad.VIII) (DT)

Copy to:

1. Ministry of Urban Development, Nirman Bhavan, New Delhi. } It is requested to release the funds for
2. Director General (Works) CPWD, Nirman Bhavan, New Delhi. } above work.
3. The Chief Engineer (WZ) CPWD, Gandhi Nagar, (Gujarat).
4. Executive Engineer, Vadodara Central Division, CPWD, Dak Bungalow Fatehganj Post Office Circle, Vadodara-390002.
5. IFU-III, Department of Revenue, New Delhi.
6. IFU(B&A), Department of Revenue, Church Road, New Delhi.
7. Director General (Audit) Central Revenues, AGCR, Building, New Delhi.
8. Director of Income Tax (Expenditure Budget), Ground floor, E-2, ARA Centre, Jhandewalan Extension New Delhi-55.
9. Sanction folder.

Annexure B

FREE ENGLISH TRANSLATION OF LETTR DATED 6/4/2011
OF
VADODARA MAHANAGAR SEVA SADAN

VADODARA MAHANAGAR SEVA SADAN,
Khanderao Market Building, Baroda-390 001
Phone : Office : 2433388, 2433116, 2433318
SWARNIM GUJARAT

ALLOTMENT LETTER

Land & Estate Branch (Comm.)
Date : 06/04/2011

L.M. OUTWARD No.518
Date : 6/5/2011

To,
The Addl. Commissioner of Income Tax (HQ),
Aayakar Bhavan, Race Course Circle,
BARODA

Subject : Regarding allotment of 5296 Sq. Mtrs. land owned by Vadodara
Municipal Corporation from final plot No.585 paiki of TP Scheme
No. 2 on hire contract for 99 years

Ref. : Your letter No.BRD/ADDL.CIT/HQ/LAND/2010-11
dated 19/7/2010

Considered :

1. Letter No.BRD/ADDL.CIT/HQ/LAND/2010-11 dated 19/7/2010 of the Addl. Commissioner of Income Tax
2. Valuation Statement dated 21/2/2011 of the Valuation Committee of this office
3. This office proposal No.Muk/Sankalan/Jami./S/GB/2010-11 dated 9/3/2011
4. Resolution No. 584 dated 10/3/2011 of Sthayee Samiti
5. Resolution No.20 dated 21/4/2011 of the General Assembly

ORDER :

Addl. Commissioner of Income Tax (HQ), Aayakar Bhavan, Race Course Circle, Baroda has requested for a plot of land for construction of new office building for Income Tax Department, Baroda. The Income Tax department has requested for allotment of land owned by Vadodara Municipal Seva Sadan from final plot No.585 of TP Scheme No.2-next to Central Excise Department. For the same, a proposal was made by Land & Estate Branch (Commercial) vide No.Muk/Sankalan/Jami./S/GB/2010-11 dated 9/3/2011. Sthayee Samiti, vide its resolution No.584 dated 10/3/2011 and General Assembly, vide its resolution No.20 dated 20/4/2011, has approved for allotment of land admesuring 5296 Sq. Mtrs. from the said plot of land to the Governmetn of India, Income Tax Department for the public puspose of constructing an office for the Income Tax department on hire contract for 99 years at premium of Rs.25,000/- per Sq. Mtr.and annual rent of Re.1/- per Sq. Mtr., on the following conditions :

... 2 ...

CONDITIONS :

1. Plot of land of 5296 Sq. Mtrs. from final plot No.585 of TP Scheme No.2 has been earmarked for District Centre and has been valued at Rs.25,000/- Sq. Mtr. by the Valuation Committee. Accordingly, for the said plot of land, total amount of premium payable comes to Rs.13,24,00,000/- (Rupees Thirteen Crores twenty Four Lacs Only). This amount shall be paid through cheque/demand draft/pay order in the name of "Municipal Commissioner". After receiving the payment, the possession of the said plot of land shall be handed over by making a possession receipt. At the time of handing over the possession for any variation in the measurement of the plot, the difference amount shall be paid/refunded without any interest.
2. The plot of land allotted to the Income Tax Department has to be used for the purpose of constructing an office building thereon. The said plot of land shall not be used for any other purpose.
3. Land rent of Rs.5,296/- @ Re.1/- per Sq. Mtr. for the said plot of land of 5296 Sq. Mtrs. of final plot No.585 of TP Scheme No.2 of the ownership of the Vadodara Municipal Corporation; has to be paid by the organisation every year between 1st April to 30th April in advance. If the rent is not paid during this period, interest @18% on it shall be recovered. For the payment of rent, no separate demand notice shall be issued.
4. During/ after construction on the said plot of land, due to act of god or due to accident, any casualty arises; the Income Tax Department shall be responsible for the same. Vadodara Mahanagar Seva Sadan will not be responsible in any way.
5. Annual land rent has to be paid in cash or by cheque in Land & Estate Branch in April for the every financial year.
6. The amount of premium of the said plot of land has to be paid within 15 days of the receipt of this letter. Thereafter interest @18% has to be paid.
7. Construction on the said plot of land has to be made in accordance with the prevailing rules / bye-laws for the same after taking prior approval of the plans / drawings from the concerned office. Other parameters of the construction as decided by the concerned branch shall be applicable.
8. From the date of handing over the possession of the said plot of land, the hire contractor will be responsible for all taxes, cess, land development charges, land revenue etc. of Vadodara Mahanagar Seva Sadan, Government or other organisations; and for this purposes whatever conditions are applicable, same have to be adhered to. After handing over the possession, Land & Estate Branch of Vadodara Mahanagar Seva Sadan will issue a notice for Incremental Contribution. The said Incremental Contribution amount has to be paid within the time limit allowed in the said notice. Otherwise interest on the same shall have to be paid.
9. All the expenses for document / hire contract have to be borne by the hirer.
10. Construction on the said plot of land has to be completed within two years from the date of handing over the possession.

... 3 ...

Organization has to obtain NA & other permissions at its own cost. For this purpose, necessary documents, plans etc. will be provided by the Corporation. The land has to be utilized for the purpose for which it has been earmarked in the TP Scheme.

12. Income Tax department shall not transfer the said plot of land or a part of the land or superstructure on it to any organization/Company/individual/partnership firm without prior approval of Vadodara Municipal Corporation.

13. Over and above these, any conditions can be decided by the Municipal Commissioner which have to be accepted by the Income Tax department. Any dispute regarding hire contract or its any part / condition shall be decided by the arbitrators acceptable to both the parties. The fees of the arbitrators shall be paid @ 50%-50% by both the parties.

14. Before 2 years of expiry of the hire contract, the hirer may request Vadodara Mahanagar Seva Sadan for its renewal and Vadodara Mahanagar Seva Sadan will process the request in accordance with the rules, regulations and situation prevailing at that time.

15. Drainage line, water connection etc. on the said plot of land have to be obtained at your own cost. For these, no compensation will be paid by Vadodara Mahanagar Seva Sadan. This office will issue only NOC as per rules.

16. During the period of hire contract of the said plot of land, over and above these, the Municipal Commissioner may decide other conditions which will be binding to you.

17. Any of the above conditions is breached, the said plot of land shall be taken back after making necessary proceedings for the same. At that time, no compensation of the damage to the building constructed on the said plot of land shall be paid.

Sd/- [C.M. MAKWANA]
Dy. Municipal Commissioner (A),
Mahanagar Seva Sadan,
Vadodara.

Copy to :

1. Town Planning Officer, Construction Permission Branch; for information.
2. Land & Estate Officer (TP); for information and necessary action.

Despatched
Sd/- (illegible) 6/5/2011
Land & Estate Officer (Comm.).
Vadodara Mahanagar Seva Sadan



વડોદરા મહાનગર સેવા સદન

ખંડેરાવ માર્કેટ બિલ્ડીંગ, વડોદરા-૩૯૦ ૦૦૧
ફોન: ઓફિસ: ૨૪૩૩૩૮૮, ૨૪૩૩૧૧૬, ૨૪૩૩૩૧૮
સ્વર્ણિમ ગુજરાત

Ann. B
3-2-00
૧૬/૧૧/૧૧

વડોદરા મહાનગર સેવાસદન
જમીન મિલકત શાખા (કોમ.)
તા.૨૫/૧૧/૨૦૧૧

કબજા પાવતી

તમો કબજા પાવતી લખી ઇન્કમટેક્સ વિભાગના ચીફ કમીશનર તરફ તથા વનો એડી.કમીશનર ઓફ ઇન્કમટેક્સ (H.Q.) શ્રી પી. ઓરમ આયકર ભુવન, રેકોર્ડ સર્કલ વડોદરા

જોજ કબજા પાવતી લખી આપનાર વડોદરા મહાનગર સેવાસદનના કમીશનરશ્રી તરફ તથા વની જમીન મિલકત અધિકારીશ્રી સુરેશભાઈ એસ.તુવર રહેવાસી, વડોદરા ધંધા નોકરી ઉ.વ.પુખ્ત. ખંડેરાવ માર્કેટ. વાજમહેલ રોડ, વડોદરા.

વડોદરા મહાનગર સેવાસદનની માલીકીના ટી.પી.સ્કીમ નં.૨ ના ફા.પ્લોટ નં.૫૮૫ પૈકી ૫૨૬૬ ચો.મી. જમીન સામાન્ય સભાના ઠરાવ અંક.૨૦/તા.૨૧-૪-૨૦૧૧ મળેલ મંજૂરી મુજબ ૯૯ વર્ષના આગપદે પ્રત્યેક વર્ષે પ્રતિ ચો.મી.ના રૂ.૧/- ના વાર્ષિક ભાડાથી આપને ફાળવી કબજો સોંપવામાં આવે છે.

જન આ કબજા પાવતી તમોને લખી આપીએ છીએ કે, વડોદરા મહાનગર સેવાસદનની માલીકીના ટી.પી.સ્કીમ નં.૨ ના ફા.પ્લોટ નં.૫૮૫ પૈકીની ૫૨૬૬ ચો.મી. જમીન જેના ચાર ખુટની વિગત નીચે મુજબ છે.

- સદર પ્લોટની ચતુ:સીમા નીચે મુજબ છે.
- પુવ : સદર પ્લોટ નં. ૨૦૨૧ જેણે સેક્ટર ૨૦૨૧ નો ફા.પ્લોટ નં. ૫૮૫
- પશ્ચીમ : વ.મ.સેવાસદન સંસ્થાની પાશ્ચીમ દોરી.
- ઉત્તર : ૭.૫૦ મીટરના આનરિક હરિયા.
- દક્ષિણ : ૭.૫૦ મીટરના આનરિક હરિયા.

આ રીતે ઉપર જણાવેલ ચાર ખુટના વર્ણનવાળી ટી.પી.સ્કીમ નં.૨ ના ફા.પ્લોટ નં.૫૮૫ પૈકી ૫૨૬૬ ચો.મી. જમીનનો સ્વરૂપ પ્રત્યક્ષ મુલ્યાંકન કબજો સ્વજ ઉપર હાજર રહી તા.૨૫-૧૧-૨૦૧૧ ના રોજ સંપેદ છે. સદર કબજો આપને આપવામાં આવેલ ફાળવણી પત્ર જ.મી.જા.નં.૫૧૮/તા.૭-૫-૨૦૧૧ થી મેળવવામાં આવેલ પત્રની શરતો મુજબ કબજો સોંપવામાં આવે છે. સદર જગ્યામાં જી.ડી.સી.આર.ના નિયમોને આધીન વડોદરા મહાનગર સેવાસદનના અધિકૃત ખાતાની પરવાનગી મેળવી બાંધકામ કરવાનું રહેશે.

સદર કબજા પાવતી અમાંજ વડોદરા મહાનગર સેવાસદન તરફ હોદ્દાની રુઠાણે લખી આપેલ છે.

કબજો આપનાર.

16 NOV 2011

કબજો લેનાર

જમીન મિલકત અધિકારી (કોમ.)
મહાનગર સેવા સદન, વડોદરા

811 PRO

(ફાગુ ઓરામ) / (PHAGU ORAM)
અપર આયકર આયુક્ત (મુખ્ય)
Atdl Commissioner of Income-Tax
કાર્યાલય મુખ્ય આયકર અધિકારી
O/c. Chief Commissioner of Income-Tax
મણીવા./BAROD

VADODARA MAHANAGAR SEVA SADAN

Khanderao Market Building, Vadodar-390 001
Phone : Office : 2433388, 2433116, 2433318
SWARNIM GUJARAT

Vadodara Mahanagar Seva Sadan,
Land & Estate Branch (Comm.),
Date : 15/11/2011

POSSESSION RECEIPT

You, the accepting the possession receipt, on behalf of the Chief Commissioner of Income Tax & the Addl. Coommissioner of Income Tax (HQ), Shri P. Oram, Aayakar Bhavan, Race Course Circle Baroda ;

And the issuing the possession receipt on behalf of the Commissioner, Vadodara Mahanagar Seva Sadan, Shri Sureshbhai S. Tuvar, resident of Baroda, Aged adult, Land Estate Officer, Khanderao Market, Rajmahel Raod, Baorda ;

As per General Assembly Resolution No.20/ dated 21/4/2011 land admeasuring 5,296 Sq. Mtrs. of final plot. 585 paiki of T.P.No 2 is approved for allotment to you for and possession of the said land is given for 99 years on lease for the premium rent of Rs.1/- per sq. mtr. per annum.

Thus, the possession receipt is being issued for final plot No.585 paiki of T.P Scheme No.2 admeasuring 5,296 Sq. Mtrs. of Vadodara Mahanagar Seva Sadan; the details of its four corners are as under :

Boundries of the said plot is as under :

- East : Part of the plot allotted to Central Excise
West : Water Tank operated by Vadodara Mahanagar Seva Sadan
North : 7.5. Mtrs. Internal Road
South : 7.5. Mtrs. Internal Road

Thus, the free and open possession of the plot of land with 4 corners described above – final plot No.585 paiki of T.P. Scheme No.2 admeasuring 5,296 Sq. Mtrs. is handed over to you on 15/11/2011 by remaining present at the said place. The possession is handed over in view of terms and conditions as per allotment letter bearing No. J. Mi. Ja. No .518 / dated 6/5/2011.

Construction on the said land has to be made in accordance with G.D.C.R. rules after obtaining permission of the concerned department of Vadodara Mahanagar Seva Sadan.

This receipt is issued by the undersigned on behalf of Vadodara Mahanagar Seva Sadan by virtue of post held.

Possession Handed Over by :

Sd/- (Illegible)
Land & Estate Officer (Comm.),
Vadodara Mahanagar Seva Sadan,
Vadodara

Possession Handed Over by :

(PHAGU ORAM)
Addl. Commissioner of Income Tax(HQ),
O/o the Chief Commissioner of Income Tax,
Baroda



વડોદરા મહાનગર સેવાસદન
ખંડેરાવ માર્કેટ, રાજમહેલ રોડ, વડોદરા.
ફોન PBX ૨૪૩૩૧૧૬, ૨૪૩૩૩૧૮, ૨૪૩૪૮૦૫.

પ્રતિ,
ચીફ કમિશનર ઓફ ઈન્કમટેક્સ,
શ્રી એચ.જે.સુહાન્દા (P.R.O.)
વડોદરા

વિષય: ટી.પી.ર ના ફા.પ્લોટ નં.૫૮૫ પૈકીની જમીનમાં દબાણ નથી
(Non.Encumbrance) સર્ટીફિકેટ આપવા બાબત.

ઉપરોક્ત વિષય પરત્વે જણાવવાનું કે ટી.પી.સ્કીમ નંબર-૨ સુભાનપુરાના ફા.પ્લોટ નં.૫૮૫ પૈકી ૫૨૪૬ ચો.મી. જમીન જે આપના ખાતાને અત્રેથી ફાળવેલ જેનો કબજો આપને તા.૧૬-૧૧-૨૦૧૧ ના રોજ રબર પ્રત્યક્ષ સ્થળ ઉપર ખુલ્લો કબજો સોંપવામાં આવેલ છે. જેમાં કોઈપણ જાતનું દબાણ (Non.Encumbrance) નથી ત્યારબાદ જો કોઈપણ જાતનું દબાણ થાય તો અત્રેની શાખાની કોઈ જવાબદારી નથી. જે જાણમાં લેવા વિનંતી છે.

16/11/13
સર્વેયર

જમીન મિલકત શાખા (કોર્મ)
વડોદરા મહાનગર સેવાસદન

Translation

Vadodara Mahanagar Seva Sadan
Khanderao market, Rajmahal Road, Vadodara
Phone PBX 2433116, 2433318, 2434805.

Land Building Branch (Comm.)
Date : 16.07.2013.

To
Chief Commissioner of Income-tax
Shri H J Suhanda (P.R.O)
Vadodara.

Sub : issue of Non Encumbrance Certificate on final plot no. 585 T.P. 2 - reg.

With reference to the above, it is to be stated that plot of land at subhanpura final plot no. 585 T.P. Scheme no. 2, 5246 sq.mtrs which was allotted to your department and possession of open land was given on 16.11.2011. On which there is no encumbrance and there after if there is any encumbrance there is no responsibility of his branch. This is for your kind information.

Surveyor
Land Building Branch (Comm.)
Vadodara Mahanagar Seva Sadan



GOVERNMENT OF INDIA
Central Public Works Department



O/o the Chief Engineer (WZ-IV)
Kendriya Nirman Sadan
Sector-10.A, Gandhinagar-382043 (Gujarat)
Phone: 079-23249604, 23247140 (email: cecpwdgn@gmail.com, cecpwdgn@yahoo.com)

No. 23(4)/CE(WZ-IV)/2013/ 287

Date: 4-04-2013

To,

The Chief Commissioner of Income Tax,
Aayakar Bhavan,
Race Course Circle,
VADODARA.

Sub.: Construction of Office Building "Pratyaksha Kar Bhawan" Subhanpura at Baroda.
Ref.: Letter No. BRD/CCIT/PRO/Subhanpura/2012-13/625 dated 06.02.2013.

Sir,

Please find enclosed herewith Preliminary Estimates (in duplicate) amounting to Rs. 10500.00 Lakhs including 3% contingencies for the above mentioned work for accord of Administrative Approval and Expenditure Sanction.

Necessity / Details of the work have been explained in the history sheet of the estimate.

It is requested that matter may be taken up with the competent authority for accord of Administrative approval and Expenditure Sanction so that the work can be taken up at the earliest.

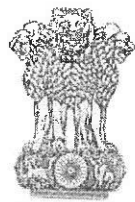
Encl.: Preliminary Estimate (in Duplicate).

Executive Engineer (HQ)
Western Zone-IV
CPWD, Gandhinagar

Copy along with estimate to:

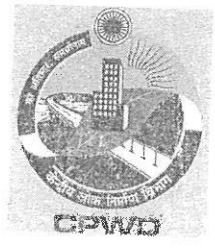
- (1) The Director (Infra), CBDT, 2nd Floor, 'A' Wing, 14 Hudco Vishal Building, Bheekhaji Kama Palace, New Delhi for kind information, pl.
- (2) The Superintending Engineer, Gandhinagar Central Circle, CPWD, Gandhinagar.
- (3) The Superintending Engineer (P), WZ-IV, CPWD, Gandhinagar.
- (4) The Senior Architect (WZ-I), CPWD, Mumbai.
- (5) The Executive Engineer, Vadodara Central Division, CPWD, Vadodara.
- (6) The Executive Engineer (E), Gandhinagar Central Electrical Division, CPWD, Gandhinagar.

Executive Engineer (HQ)



सत्यमेव जयते

GOVERNMENT OF INDIA
Central Public Works Department



PRELIMINARY ESTIMATE

Construction of Office Building
"Pratyaksha Kar Bhawan"
Subhanpura
at
Baroda.

Amount: Rs. 10500.00 Lakhs

O/o Chief Engineer (WZ-IV)
Central Public Works Department
Kendriya Nirman Sadan
Sector-10.A, Gandhinagar, Gujarat.

Handwritten initials/signature

has revised

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT

Name of Work: Construction of Office Building "Pratyaksha Kar Bhawan" Subhanpura at Baroda.

Major Head	Minor Head	Detailed Head
4059 Finance & Revenue (NP)	---	---

The Preliminary Estimate framed by the Executive Engineer, VCD, CPWD, Vadodara and further processed by the Executive Engineer (P), WZ-IV, CPWD, Gandhinagar of the probable cost of Rs. 10500.00 Lakhs including 3% Contingencies.

REPORT

History: This preliminary estimate amounting to Rs. 10500.00 Lakhs including 3% contingencies has been prepared to cover the probable cost of the above said work for accord of Administrative Approval & Expenditure Sanction from the competent Authority. This estimate has been framed as per requisition received from the Chief Commissioner of Income Tax, Baroda vide his letter no. BRD/CCIT/PRO/Subhanpura/2012-2013/625 dated 06.02.2013.

Design and Scope:

The Preliminary estimate has been framed based on the following Architectural Drawings. The Drawings has been approved by the competent authority which has been conveyed vide no. BRD/CCIT/PRO/Subhanpura/2012-2013/11 dated 20.12.2012.

S.No.	Drawing No.	Drawing Name
1.	6802/WZ/1/1161/01	(Layout plan)
2.	6803/SAWZ/1/1161/02	(Lower Basement plan)
3.	6804/SAWZ/1/1161/03	(Upper Basement plan)
4.	6805/SAWZ/1/1161/04	(Ground Floor plan)
5.	6806/SAWZ/1/1161/05	(First Floor plan)
6.	6807/SAWZ/1/1161/06	(Second Floor plan)
7.	6808/SAWZ/1/1161/07	(Third Floor plan)
8.	6809/SAWZ/1/1161/08	(Fourth Floor plan)
9.	6810/SAWZ/1/1161/09	(Fifth Floor Plan)
10.	6811/SAWZ/1/1161/10	(Sixth Floor Plan)
11.	6812/SAWZ/1/1161/11	(Seventh Floor Plan)
12.	6813/SAWZ/1/1161/12	(Eighth Floor Plan)
13.	6814/SAWZ/1/1161/13	(Ninth Floor Plan)
14.	6815/SAWZ/1/1161/14	(Tenth Floor Plan)
15.	6816/SAWZ/1/1161/15	(Section A-A)

The proposed building is R.C.C. framed Structure with filler walls of bricks and having Lower Basement floor, Upper Basement floor, Ground floor and other 10 floors.

Specifications:

The following broad specifications have been considered in this preliminary estimate.

1. All office door frames of second class teak wood and moulded PVC/FRP door frame in all toilets.
2. 35mm thick flush door shutter finished with laminated sheet in rooms and PVC shutters for toilet blocks with S.S. fittings
3. Heavy duty anodized aluminium frame and sliding shutter with M.S. grills in all windows.
4. 52mm thick Cement hardening flooring in Basement parking area.
5. Pre polished Granite Stone flooring in corridors, main entrance area, lift lobbies at all floors.
6. Vitrified tiles flooring in all rooms at all floors.
7. Granite wall cladding in lift façade at all floors up to Ceiling height.
8. Anti skid Rectified ceramic tiles flooring in all toilet blocks.
9. Ceramic Glazed tiles in dado of size not less than 300 x 450 mm with decorative border up to 2.10 mt. height from floor level.
10. Dholpur stone cladding in elevation as per Architectural drawings.
11. Cement concrete chequered tiles flooring in parking area & over ramps for handy capped person.
12. Granite flooring in tread and risers of staircase.
13. Structural glazing with reflective glass in anodized aluminum frame work.
14. Internal painting with acrylic emulsion paint in all rooms including ceiling except basement floor which is to be finished with washable oil bound distemper.
15. 15 thick densified eco friendly light weight calcium silicate false ceiling in all officers room.
16. Stainless Steel railing for staircase and ramps.
17. Vertical transport system by providing 4 Nos. 13 passengers capacity lift.

Development & Bulk Services:

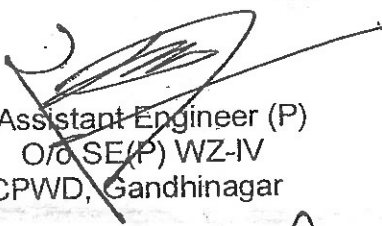
The following provisions have been made in this PE for development and Bulk Services:

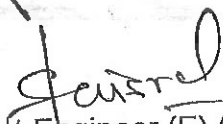
1. Leveling and dressing of the area.
2. Sewer Lines.
3. Storm Water Drains.
4. Compound Wall.

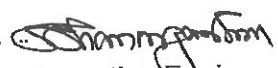
5. Horticulture Operations.
6. Under Ground Sump.
7. Over Head Terrace Tanks and Pumps Set for water supply.
8. Silent DG set of 750 KVA capacity with AMF panel.
9. Central Air Conditioning plant with microprocessor control.
10. Provision of water coolers along with R.O. System.
11. Street Lighting along with garden, gate, façade lighting and pump house.
12. Rain Water Harvesting system.

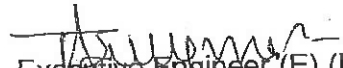
Necessary provision have been also made for fire fighting along with fire alarm system, EPBX system, Conference system, UPS system, Occupancy sensors, Security and Surveillance systems, Signages system, solar water heating system, Motorised gates with photo sensors and modular furniture in all rooms at all floors.

- Specification:** CPWD Specifications: 2009 Vol. I & II with up to date Correction slips.
- Land :** Available
- Rate :** DPAR-2012 & Market rates
- Cost :** **Rs. 10500.00 Lakhs including 3% contingencies.**
- Method :** Through contract after call of tenders.
- T & P :** No Special T&P would be procured for execution of the work. However, for effective execution of this modern building a number of visits are required to be undertaken by the officials of the department. Since a limited budget grant is made available in this head and it is not expedient to allow the project work to suffer for want of the same, hence the expenditure on TA & DA beyond budget grant shall be met from 3% contingencies.
- W.C. Estt. :** Shall be met out from 3% contingencies.
- Time :** 06 months for planning plus 24 months for execution
- Note :** The cost and time of the project is liable to revision due to probable escalation in cost of construction apart from reason such as change in scope, area, design and specifications at a later date if so desired by client.


Assistant Engineer (P)
O/o SE(P) WZ-IV
CPWD, Gandhinagar


Assistant Engineer (E) (P)
O/o SE(P) WZ-IV
CPWD, Gandhinagar


Executive Engineer (P)
O/o SE (P) WZ-IV
CPWD, Gandhinagar


Executive Engineer (E) (P)
O/o SE (P) WZ-IV
CPWD, Gandhinagar

GENERAL ABSTRACT

Name of Work: Construction of Office Building "Pratyaksha Kar Bhawan"
Subhanpura at Baroda .

PART I - CIVIL WORK

SI. No.	Description	Amount
1.0	RCC FRAMED STRUCTURE	613754657
2.0	Development & Bulk Services	54765237
	Total	668519894
	Add Contingencies @ 3.00 %	20055597
	Total	688575491
	Add VAT & Labour Welfare Cess (0.6+1.0) @ 1.60%	11017208
	Total	699592699
		Say Rs. 6995.93 Lakhs

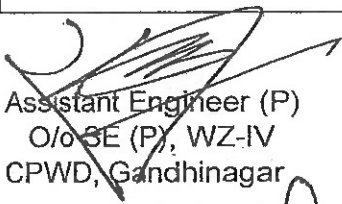
PART II - ELECTRICAL WORK

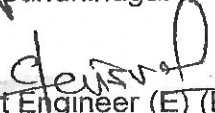
SI. No.	Description	Amount
3.0	ELECTRICAL WORK	275993227
	Add Cost Index @ 30.20 % on SR Items i.e. on Rs.13121246	41963915
	Total (A)	317957142
	Add consultancy service charges @ 4% on (A)	12718286
	Add for VAT @ 2% on (A)	6359143
	Add for Labour Welfare Cess @ 1% on (A)	3179571
	Total of Electrical Works	340214142
	Add Contingencies @ 3.00%	10206424
	Grand Total Rs.	350420566
		Say Rs. 3504.21 Lakhs

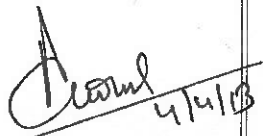
TOTAL AMOUNT = CIVIL WORK + ELECTRICAL WORK	1050013265
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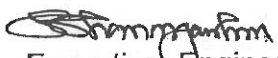
Note: The VAT, Labour Cess have been considered as per relevant clauses of Gujarat VAT Act '2003.


	Say Rs. 10500.00 Lakhs
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Assistant Engineer (P)
O/o SE (P), WZ-IV
CPWD, Gandhinagar


Assistant Engineer (E) (P)
O/o SE (P), WZ-IV
CPWD, Gandhinagar


Chief Engineer (WZ-IV)
CPWD, Gandhinagar


Executive Engineer (P)
O/o SE (P), WZ-IV
CPWD, Gandhinagar


Executive Engineer (E) (P)
O/o SE (P), WZ-IV
CPWD, Gandhinagar


ABSTRACT OF COST


Name of Work: Construction of Office Building "Pratyaksha Kar Bhawan" Subhanpura at Baroda.

PART I- CIVIL WORK

S.No.	Description of items	Qty	Rate	Unit	Amount	Remarks
1.0	RCC FRAMED STRUCTURE					
1.1	RCC framed structure upto tenth storeys (floor ht = 3.50m)					
1.1.1	G.F. to 10th Floor (for Floor ht. 3.35 mtr.)					
	Area as per drawing=13028.17 sqm	13028.17	23500.00	Sqm	306162042	1.1.1(A)/DPAR-12
1.1.2	Extra for every 0.30m additional height of floor above normal floor height of 3.35m					
	$270 \times (3.50 - 3.35)/0.30 = 135.00$	13028.17	135.00	Sqm	1758803	1.2.3/DPAR-12
1.1.3	Extra for every additional storey over six storeys up to nine storeys					
	area from six storey to Ninth storey =3579.15 sqm	3579.15	560.00	Sqm	2004324	1.2.1/DPAR-12
1.1.4	Extra for every additional storey over nine storeys up to twelve storeys					
	area from Ninth storey to tenth storey = 2404.80 sqm	2404.80	580.00	Sqm	1394784	1.2.2/DPAR-12
1.1.5	Basement Floor (floor ht. = 3.50 m)					
1.1.5.	Floor height 3.35m with Normal water proofing treatment	5647.60	19000.00	Sqm	107304400	1.3.1/DPAR-12
1.1.5.	Extra for basement with every 0.30m additional height above 3.35m					
	$2320 \times (3.5 - 3.35)/0.30 = 1160.00$	5647.60	1160.00	sqm	6551216	1.3.22/DPAR-12
Basic Building Cost (BBC): (A) Total					425175569	B.B.C.

S. No.	Description of items	Qty	Rate	Unit	Amount	Remarks
1.2	Extra's (For structural requirement):					
1.2.1	Extra for 0.30m deeper foundations over normal depth of 1.20 m (3.00 - 1.20) x 270/0.30 = 1620 (on G.F area only) (1723.53 sqm)	1723.53	1620.00	Sqm	2792119	1.2.5/DPAR-12
1.2.2	Extra for resisting earth quake forces	13028.17	1140.00	Sqm	14852116.1	1.2.8/DPAR-12
1.2.3	RCC raft foundation (G.F only)	1723.53	6450.00	Sqm	11116768.5	1.2.9/DPAR-12
1.2.4	Larger Modules over 35 sqmt	18675.77	1500.00	sqm	28013658	1.2.12/DPAR-12
1.2.5	Extra for Modular Furniture	425175569	20%	B.B.C.	85035113.8	B.B.C.
	(A) Sub-total =				141809775	
1.3	SERVICE'S					
1.3.1	Inernal water supply and sanitary installations	425175569	4%	B.B.C.	17007022.8	3.1 / DPAR-12
1.3.2	External service connections	425175569	5%	B.B.C.	21258778.5	3.2 / DPAR-12
1.3.3	Quality Assurance	425175569	1.0%	B.B.C.	4251756	3.6.7/DPAR-12
1.3.4	Structural Designing	425175569	1.0%	B.B.C.	4251756	B.B.C.
	(C) Sub-total =				46769313	
GRAND TOTAL (A+B+C) =					613754657	
Amount of DPAR Items =					613754657	


 Assistant Engineer (P)
 O/o SE (P), WZ-IV
 CPWD, Gandhinagar



 Executive Engineer (P)
 O/o SE (P), WZ-IV
 CPWD, Gandhinagar

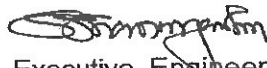
b 52.51.256 with PE (Pg 35)
 c retained PE A is 35.48.396 only (Pg 53)

ABSTRACT OF COST

Name of Work: Construction of Office Building "Pratyaksha Kar Bhawan" Subhanpura at Baroda.

S.No.	Description of item	Qty	Rate	Unit	Amount	Remarks
2. Development and Bulk Services						
1.0	Water Tank (RCC only)					
1.1	Over head tank without independent staging	100000	15.00	liters	1500000	5.1/DAPAR-12
1.2	U.G Sump	300000	15.00	Litrs	4500000	5.5/DAPAR-12
	Sub-total (a) =				6000000	
2.0 Other Civil Development Work						
2.1	Levelling	2064.00	95	sqm	196080	6.1/DAPAR-12
2.2	Sewer line	2064.00	110	sqm	227040	6.3/DAPAR-12
2.3	Storm water drain	2064.00	85	sqm	175440	6.5/DAPAR-12
2.4	Horticulture operations	2064.00	80	sqm	165120	6.6/DAPAR-12
2.5	Extra for rain water harvesting system	2 Job	225000	L.S.	450000	M.R.
2.6	Compound wall	298.40	10000	metre	2984000	M.R.
2.7	Septic Tank including Soak Pit	1 Job	1500000	L.S.	1500000	M.R.
2.8	Pump House	1 Job	250000	L.S.	250000	M.R.
2.90	Bore Well	1 Job	300000	L.S.	300000	M.R.
2.10	Landscaping (For murals and / Landscape related construction i/c pavement / paving)	425175569	10%	B.B.C.	42517556.9	11.0/DAPAR-12
	Sub-total (b) =				48765237	
TOTAL AMOUNT OF DEVELOPMENT WORK CIVIL (a) +(b) = (D)					54765237	


Assistant Engineer (P)
O/o SE (P), WZ-IV
CPWD, Gandhinagar


Executive Engineer (P)
O/o SE (P), WZ-IV
CPWD, Gandhinagar

PART - II (ELECTRICAL PART)

Work of Work: Construction of Office Building "Pratyaksha Kar Bhawan" Subhanpura at Baroda.

PROVISION OF ELECTRICAL AND MECHANICAL SERVICES

(Area - 13028 Sq. mtr) (G + 10)

Item No.	Description of Item	Quantity	Rate	Unit	Amount	Remarks
[1]	[2]	[3]	[4]	[5]	[6]	[7]
1.1	SH-I: INTERNAL ELECTRIFICATION Internal Electrical Installation	425175569	12.50%	Bldg. Cost	53146946	PAR 12-Services/3.3
1.2	Extra for power plugs	425175569	4%	Bldg. Cost	17007023	PAR 12-Services/3.6.1
1.3	Extra for floor trunking	425175569	0.5%	Bldg. Cost	2125878	PAR 12-Services/3.6.3.3
1.4	Extra for Special Energy Efficient lighting fixtures	425175569	1.0%	Bldg. Cost	17007023	PAR 12-Services/6:7.3
1.5	Extra for Lightening conductor	425175569	0.25%	Bldg. Cost	1062939	PAR 12-Services/3.6.3.3
1.6	Extra for Telephone conduit	425175569	0.50%	Bldg. Cost	2125878	PAR 12-Services/3.6.4
1.7	Extra for telephone cables and MDF boxes.	425175569	1%	Bldg. Cost	4251756	As per standard practice.
1.8	Extra for Computer conduit	425175569	0.50%	Bldg. Cost	2125878	PAR 12-Services/3.6.6
1.9	Extra for floor distribution panel	425175569	1%	Bldg. Cost	4251756	As per standard practice.
1.10	Extra for Central Call bell system	425175569	1%	Bldg. Cost	4251756	PAR 12
1.11	Extra for Rising Mains (a) 400 A (b) 250 A	80 mtr 80 mtr.	22000 14000	mtrs. mtrs.	1760000 1120000	Market rate Market rate
1.12	Extra for tap off boxes and end feed units (10 tap off + 1 end feed) a) 100 A TPN	40 Nos.	15000	Each	600000	Market rate
1.13	End feed unit with 4 Pole unit with 4 Pole MCCB (a) 400 A (b) 250 A	2 Nos. 2 Nos.	50000 40000	Each Each	100000 80000	Market rate Market rate
Total SH - I					111016831	
2.1	SH - II : ELECTRICAL SUB - STATION 1250 KVA Dry type off load tap changer Transformer.	2 Nos	2500000	each	5000000	Market rate
2.2	3 panel H.T. VCB(1 V/C + 2 O/G)	1 Job	3000000	Job	3000000	Market rate

Item No.	Description of Item	Quantity	Rate	Unit	Amount	Remarks
[1]	[2]	[3]	[4]	[5]	[6]	[7]
2.3	Non - Essential L.T. panels	1 Job	3100000	Job	3100000	Market rate
2.4	Essential L.T. panels	1 Job	2000000	Job	2000000	Market rate
2.5	Bus trunking system with accessories from Tr to panel /D.G. set to AMF / N.E. panel & AMF to Essential panel.	50 mtr	45000	mtr.	2250000	Market rate
2.6	APFC panels including capacitor banks considering inductive load of A.C.	2 Nos	850000	each	1700000	Market rate
2.7	Extra for providing Earthing and Safety equipment i/c connection.	1 Job	500000	Job	500000	Market rate
Total SH - II					17550000	
SH - III : POWER DISTRIBUTION SYSTEM						
3.1	HT power cables 3 X 240 (11 KV)	150 mtr	3000	mtr	500000	Market rate
3.2	LT Power cables for different installations including cable trays etc.		L.S.		500000	Market rate
Total SH - III					1000000	
SH - IV : HVAC SYSTEM						
4.1	Central Air Conditioning plant with microprocessor control, electrical works, exposed roof insulation etc. Comprising of energy efficient chillers, AHUs, Chilled water pumps, condenser water pumps, cooling towers, VFD panels,	500 TR.	75000	TR	37500000	Market rate
4.2	Stand by Chilling unit	250 TR	20000	TR	5000000	Market rate
4.2	Mechanical Ventilation System along with Ducting etc. i/c two speed fans for Basement Areas and Pressurization of shafts etc. for upper and lower basements pipes, valves, insulations i/c all accessories etc as reqd.	5297 Sqm	650	Sqm	3442920	Market rate
Total SH - IV					45942920	
SH - V : FIRE FIGHTING SYSTEM						
5.1	Wet riser system with sprinkler in building	13028 Sqm	1250	Sqm	16285213	PAR 12/1.4.1
5.2	Portable fire extinguishers	LS	500000	LS	500000	Market rate
Total SH - V					16785213	

Item No.	Description of Item	Quantity	Rate	Unit	Amount	Remarks
[1]	[2]	[3]	[4]	[5]	[6]	[7]
6.1	SH - VI : FIRE ALARM SYSTEM Addressable Intelligent Fire Alarm System	13028 Sqm	500.00	Sqm	6514085	PAR 12/1.5.2
6.2	P.A. system	LS	1500000	LS	1500000	Market rate
Total SH - VI					8014085	
7.1	SH - VII : VERTICAL TRANSPORT SYSTEM Lift of 13- Passenger AC VVVF, 1.5 m/sec. (G + 10)	4 Nos.	3425000	Each	13700000	PAR-12/ 4.1.4
Total SH - VII					13700000	
8.1	SH - VIII : DIESEL GENERATING SET Silent Diesel Generator set of 750 KVA capacity, with AMF panel, having incoming and outgoing connection etc.	1 No.	7500000	Each.	7500000	Market rate
Total SH - VIII					7500000	
9.1	SH - IX : PUMP SETS. Hydroneumatic Pump sets for Drinking water including soft starter control panel	1 Job	850000	Job	850000	Market rate
9.2	Water cooler.	10 Nos	50000	each	500000	Market rate
9.3	RO system for water cooler.	10 Nos	25000	each	250000	Market rate
9.4	Pump sets for Dewatering including control panel with automisation system	1 Job	500000	Job	500000	Market rate
Total SH - IX					2100000	
10.1	SH: X Conference Sysytem Conference system, Multimedia Projection & Smart Light	1 Job	3500000	Job	3500000	Market rate
Total SH - X					3500000	
11.1	SH : XI : UPS System 2 X 120 KVA Uninterrupted power supply System.15 Min. backup	1 Job	7000000	Job	7000000	Market rate
Total SH - XI					7000000	
12.1	SH : XII Occupancy Sensors Occupancy Sensors	1 Job	1000000	Job	1000000	Market rate
Total SH - XII					1000000	
13.1	SH: XIII Motorised Gates Motorised gates with Photo sensors	1 Job	700000	Job	700000	Market rate
Total SH - XIII					700000	

Item No.	Description of Item	Quantity	Rate	Unit	Amount	Remarks
[1]	[2]	[3]	[4]	[5]	[6]	[7]
14.1	SH : XIV Security and Surveillance System CCTV System	1 Job	10000000	Job	10000000	Market rate
14.2	Security & surveillance system with multy zone door frame metal detector, hand held metal detector, X-ray baggage inspection system.	1 Job	5000000	Job	5000000	Market rate
Total SH - XIV					15000000	
15.1	SH - XV : SIGNAGES Exist sign board Incl. Elect.signages i/c out door sign board.	2473 sq.m	85	sqm	210205	PAR-12/6.7.4
Total SH - XV					210205	
16.1	SH - XVI : EPABX system Digital 600 line EPABX system i/c digital / analog instrument, necessary cabling for EPABX system and telephone instruments.	1 Job.	2500000	Job.	2500000	Market rate
Total SH - XVI					2500000	
17.1	SH - XVII : Integrated Building Management System Provision for IBMS	1 Job	6000000	Job	6000000	Market rate
Total SH - XVII					6000000	
18.1	SH - XVIII Solar water Heating System Solar hot water system with heater backup	3000 Ltr.	200	Ltr.	600000	Market rate
Total SH - XVIII					600000	
19.1	SH - XIX SOLAR PV GENERATOR Solar PV Panel for Solar Power Generating	20 KW	200000	KW	4000000	Market rate
Total SH - XIX					4000000	
20.1	SH - XX : Sewage treatment plant. Sewage treatment plant 100 KLD	1 Job	4000000	Job	4000000	Market rate
Total SH - XX					4000000	
21.1	SH - XXI : Development and Bulk Services Street light with HPSV lamps	5297 Sq.m	165	Sq.mtr.	873973.65	PAR-12/6.7.4
21.2	Garden, Gate, façade lighting	LS	4000000		4000000	
21.3	LED sign board	LS	1000000		1000000	
Total SH - XXI					5873974	

Item	Description of Item	Quantity	Rate	Unit	Amount	Remarks
[1]	[2]	[3]	[4]	[5]	[6]	[7]
22.1	SH - XXII : Payment to local authorities Service connection charges payable to Supply CO.	-1 Job.	2000000	job	2000000	Market rate
Total SH - XXII					2000000	
TOTAL Rs.					275993227	

ABSTRACT

Add Cost Index @ 30.20 % on SR Items i.e. on Rs.13121246	41963915
Total	317957142
Add consultancy service charges @4% on (A)	12718286
Add for WCT @2% on (A)	6359143
Add for Labour Welfare Charges @1% on (A)	3179571
Total of Electrical Works	340214142
Add Contingencies @3.00%	10206424
Grand Total Rs.	350420566
Say Rs. 3504.21 Lakhs	

General
Assistant Engineer (E) (P)
O/o SE (P), WZ-IV
CPWD, Gandhinagar

W. S. J. MAN
Executive Engineer (E) (P)
O/o SE (P), WZ-IV
CPWD, Gandhinagar

U. 8. 2017
21/2/17

भारत सरकार / Government of India

केन्द्रीय लोक निर्माण विभाग / Central Public Works Department

मुख्य अभियंता का कार्यालय

Office of The Chief Engineer

4th मंजिल, केन्द्रीय निर्माण सदन

4th Floor, Kendriya Nirman Sadan

सेक्टर-10, /A, गांधीनगर-382043(गुजरात)

Sector-10, A, Gandhinagar-382043(Guj)



दुरभाष (079)23247109. (email- gncewz4.cpwd@nic.in) एवं फेक्स-079-23247120

No.:23(335) / C.E /WZ-IV /2016/239-78

Dated :- 14/02/2017

To

The Chief Commissioner
Income Tax , Ground floor, Annexe Bhavan,
Race Course Circle, Vadodara. -390007.

Subject:- Construction of Office Building "Pratyaksh Kar Bhavan" Shubhanpura at
Vadodara, Gujarat.

Reference:- Your letter No. VDR/CC/ITO/HQ&TPS-2/PKB//2016-17/2744 dated 13.01.2017.

Sir,

Please find enclosed herewith Preliminary Estimate (In duplicate) amounting to Rs. 10,465.56 Lakh including 3% contingencies for the above mentioned work for accord of Administrative Approval and Expenditure Sanction by the competent authority.

Necessity for this Preliminary Estimate and other details of the work have been explained in the history sheet of the estimate. Initially the preliminary estimate amounting to Rs 10,500 Lakh was send vide this office letter No 23(4)/CE/WZ-IV/2013/287 dt.04.04.2013. Further clarification asked by DIT(Infra), New Delhi vide his letter No.DIT(Infra)/U-III/L&B/Baroda/2013-14/1781 dt. 22.12.2016 conveyed vide your above referred letter, has been complied in this estimate.

Since more than 3 and 1/2 years passed but the Administrative Approval and Expenditure Sanction of competent authority not received from competent authority till date : The cost of labour material has considerably increased hence this estimate has been framed with latest approved cost index and also by incorporating amendment on the guidelines for framing preliminary estimates issued subsequently.

If the Administrative Approval and Expenditure Sanction of competent authority is received in this financial year 2016-17 the year wise phasing of expenditure will be as under:-

1) Financial Year	2017-18	2018-19	2019-20
2) Expected Expenditure	20Crore	60Crore	24.65 Crore


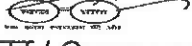

संलग्न.: Preliminary Estimate (in Duplicate).
(33 Sheets)

Executive Engineer (P)
O/o CE, WZ - IV, CPWD
Gandhinagar

Copy to along with enclosures:-

1-The Principal Chief Commissioner Of Income Tax, 2nd Floor, Aayakar Bhavan, Ashram Road, Navrangpura, Ahmedabad-380009 for kind information please.

Proposed
22/2/2017

 सत्यमेव जयते	 भारत सरकार / Government of India केन्द्रीय लोक निर्माण विभाग / Central Public Works Department	 CPWD
	मुख्य अभियंता (पअ-IV) का कार्यालय / चौथी मंजिल, केन्द्रीय निर्माण सदन / सेक्टर-10.A, गांधीनगर-382010(गुजरात) / ☎ : 079-23247109 ☎ : 23247120 ✉ : gncewz4.cpwd@nic.in	
संख्या: 23(335)/मुअ/पअ-IV/2018/ 1163-ह		दिनांक: 18/07/2018

सेवा में,
 मुख्य आयकर आयुक्त
 पहली मंजिल, आयकर भवन,
 रेस कोर्स सर्कल, वडोदरा - 390007

विषय :- A/A & E/S for construction of office building "Pratyaksh Kar Bhawan",
 Subhanpura at Vadodara – Reg.

संदर्भ:- Your office letter No.VDR/CCIT/ITO/HQ&TPS-2/PKB/2018-19 dated 11/07/2018.

This is in reference to the above mentioned letter of your office on the subject matter and vide which, observation of IFU on the provision of financial component for structural designing included in the preliminary estimate, has been communicated for clarification.

In this regard, I have been directed to convey that the financial provision for structural designing of this building has been kept in the preliminary estimate as it is proposed to outsource structural designing component of this building and the expenditure would be limited to actual expenditure to be incurred on this item. However, in case it is felt by the competent authority to delete this component, the same could be excluded while according A/A & E/S to the preliminary estimate already submitted and there is no need for further modifying the preliminary estimate already submitted on two occasions in the past. The expenditure on the outsourcing of the structural designing component of this work could be charged to 'contingency' component.

It is also to bring to your kind notice that preliminary estimate for this work was initially submitted in April 2013 which was subsequently modified according to observation of DIT (Infra), CBDT, New Delhi and resubmitted in February 2017. Delay in accord of A/A & E/S could render the projected preliminary cost estimate for this work unworkable due to increase in cost of construction.

आयकर निदेशालय (इन्फ्रा)
 नई दिल्ली-110066
 24 JUL 2018
 1841
 प्रतिलिपि सूचनार्थ हेतु

यह मुख्य अभियंता (प.अं - IV) गांधीनगर की अनुमति से जारी किया गया ।

अपर आयकर निदेशक, यूनिट-III

(गोपाल लाल गोयल)
 कार्यपालक अभियंता (यो)

1. आयकर के प्रधान मुख्य आयुक्त, आश्रम रोड, अहमदाबाद ।
2. अपर निदेशक आयकर आयुक्त (Infra) II, इन्फ्रास्ट्रक्चर निदेशालय, नई दिल्ली - 110 066 ।
3. अधीक्षण अभियंता, गांधीनगर केन्द्रीय परिमंडल, केलोनिवि, गांधीनगर ।
4. कार्यपालक अभियंता, वडोदरा केन्द्रीय मंडल, केलोनिवि, वडोदरा ।

(गोपाल लाल गोयल)
 कार्यपालक अभियंता (यो)

171
 18/07/2018
 2017



भारत सरकार
केन्द्रीय लोक निर्माण विभाग

PRELIMINARY ESTIMATE
प्रारंभिक आनुमान

NAME OF WORK : Construction Of Office Building "pratyaksh Kar Bhavan" Subhanpura at vadodara. (Gujarat).

Cost / लागत : ₹ 10465.56 Lakhs less Rs 35.48 Lakhs

Cost / लागत : ₹ 10430.07 Lakhs

मुख्य अभियंता (पं.अ.-IV) का कार्यालय
केन्द्रीय लोक निर्माण विभाग,
4th मंजिल, केन्द्रीय निर्माण सदन, सेक्टर-10 / ए,
सांथलीनगर-382043 (गुजरात)

45

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT

Name of work:- Construction of Office Building "Pratyaksha Kar-Bhawan" Subhanpura at Vadodara (Gujarat).

Fund:-

Major Head	Minor Head	Detailed Head
4059 Finance & Revenue (NP)		

The preliminary estimate framed by the Executive Engineer, VCD, CPWD, Vadodara and further processed by the Executive Engineer (P), WZ-IV, CPWD, Gandhinagar of the probable cost of Rs. 10465.56 Lakh including 3% Contingencies.

REPORT

History: This preliminary estimate amounting to Rs. 10465.56 Lakh including 3% contingencies has been prepared to cover the probable cost of the above said work for obtaining Administrative Approval & Expenditure Sanction of the competent Authority. Initially, a preliminary estimate for this work amounting to Rs 10500.00 Lakh was submitted vide this office letter no.23(4)/CE/WZ-IV/2013/287 dt.04.04.2013 against the requisition received from the Chief Commissioner of Income Tax, Baroda vide his letter no. BRD/CCIT/PRO/Subhanpura/2012-2013/625 dated 06.02.2013.

Chief Commissioner of Income Tax, Vadodara vide their letter No. VDR/CC/ITO/HQ-2/PKB/2016-17 dt.03.05.2016 asked for some rectifications in this preliminary estimate which was submitted vide this office letter No. 23(335)/CE/WZ-IV/2016/415 dt. 19.07.2016. Chief Commissioner of Income Tax, Vadodara vide their letter No. VDR/CC/ITO/HQ&TPS-2/PKB/2016-17/2744 dt.13.01.2017 conveyed observation of DIT (Infra), New Delhi dt.22.12.2016 and asked for revised preliminary estimate and year wise phasing of expenditure. The preliminary estimate has been modified according to observation of DIT (Infra), CBDT, New Delhi letter dt.22.12.2016 as conveyed by Chief Commissioner of Income Tax, Vadodara vide his letter dt.13.01.2017.

Besides incorporating the observation of DIT(Infra), CBDT, the preliminary estimate has been modified by adopting the latest approved cost index for Vadodara and amendment in the guide lines for framing preliminary estimates issued subsequently/ In view of above, the preliminary estimate submitted earlier vide this office letter dt.04.04.2013 may be treated as redundant.

Design and Scope: This preliminary estimate has been framed as per following preliminary Architectural drawing. The drawings has been approved by the competent authority vide letter No. BRD/CCIT/PRO/Subhanpura/ 2012-2013/ 11 dated 20.12.2012.

Sl. No.	Description	Plinth Area of floor in (sqm)	Remarks
1	Layout Plan.		6802/WZ/1/1161/01
2	Lower Basement plan	2823.8	6803/SAWZ/1/1161/02
3	Upper Basement plan	2823.8	6804/SAWZ/1/1161/03
	Total area of Basement	5647.60 Sqm	
4	Ground Floor plan	1723.52	6805/SAWZ/1/1161/04
5	First Floor plan	953.18	6806/SAWZ/1/1161/05
6	Second Floor plan	852.73	6807/SAWZ/1/1161/06
7	Third Floor plan	1053.88	6808/SAWZ/1/1161/07
8	Fourth Floor plan	1230.45	6809/SAWZ/1/1161/08
9	Fifth Floor Plan	1230.45	6810/SAWZ/1/1161/09
10	Sixth Floor Plan	1174.35	6811/SAWZ/1/1161/10
11	Seventh Floor Plan	1230.45	6812/SAWZ/1/1161/11
12	Eighth Floor Plan	1174.35	6813/SAWZ/1/1161/12
13	Ninth Floor Plan	1230.45	6814/SAWZ/1/1161/13
14	Tenth Floor Plan	1174.35	6815/SAWZ/1/1161/14
	Total plinth area of GF to Tenth floor	13028.17 Sqm	
15	Section A-A		6816/SAWZ/1/1161/15

- 1- The proposed building is R.C.C. framed Structure having Lower basement floor, Upper Basement floor, Ground floor and 10 upper floors with GRIHA 3 star rating compliant design.
- 2- The broad scope of the work included in this preliminary Estimate is as under.
 - A. CIVIL WORK :-
 - 3- Foundation :- RCC raft considered at 8.00m below ground level, subject to detailed structural design at the time of technical detailing for execution.
 - 4- Basement :- Lower and upper basement of 4.0 m floor height for parking and services.
 - 5- Super structure :- RCC framed structure construction with floor height of 4.0m. All external walls in 200mm thick and internal partition walls in 100. mm thick AAC block masonry
 - 6- Earth quake resistant design.
 - 7- Internal water supply and sanitary installations.
 - 8- Leveling and dressing of the area.

- 9- Internal roads and path.
- 10- Sewer lines.
- 11- Storm water drains
- 12- U.G. sump of 3.0 lakh liter with pump room and terrace tank of 1,00,000 liter capacity.
- 13- Rain water harvesting.
- 14- Bore well .
- 15- Modular furniture for office building.

B. ELECTRICAL WORK :-

- 1 Internal Electrical Installations with power wiring and Energy Efficient lighting fixtures.
- 2 Four Nos. 13 passenger lifts for vertical transport system
- 3 Sub station equipment i/c transformer, H.T. panel, L.T. panel. APFC panel, H.T. cable, L.T. cable.
- 4 One No. 750KVA capacity D.G. sets .
- 5 Central Air conditioning plant of 500 TR .
- 6 Fire fighting with wet riser / Sprinkler and automatic fire alarm with P A system.
- 7 Solar power generating system of 20KWp capacity.
- 8 3 No., (1000litre capacity) Solar hot water system with heater back up
- 9 Pump set for drinking water with control panel.
- 10 Telephone and LAN wiring.
- 11 CCTV system, EPABX system, integrated building management system etc.

C- External development works :-

- 1- Landscaping i/c finishing parking area with interlocking paver block/ vacuum dewatered concrete finish.
- 2- Horticulture work.
- 3- Street /compound lighting/ solar street light (standalone type) with LED fitting.

D - Modular office furniture.

Modular office furniture for office premises.

Specifications - CPWD Specification 2009 Vol.-I &II with up to date correction slips and manufacturer's specifications in respect of items not borne on CPWD DSR. The broad specifications considered in this Preliminary Estimate are as under.

1	Frames	
2	Door	Pressed steel/2 nd class teak wood door frames in all rooms PVC/ FRP door frame in wet areas.
3	Windows	Aluminum window frames and made of

		standard aluminum section .
2.	Shutter	
(i)	Doors	35mm thick flush door shutter in all rooms and PVC/FRP shutters in all toilets
(ii)	Windows	Aluminum shutters made of standard aluminum section.
(iii)	Fittings	Powder coated Aluminium fittings/ S.S. fittings
3	Flooring	
(i)	Main entrance hall, Corridors & Staircase	Pre polished granite flooring.
(iii)	Rooms	Vitrified tiles flooring
(iv)	Lavatory blocks	Granite flooring
(v)	Basement	Vacuum dewatered concrete with hardener.
(vii)	Toilets	Glazed ceramic tiles dado up to lintel height, Granite counters,
4.	Railings	Stainless steel railings
5.	False ceiling	Combination of gypsum based and mineral fiber/metallic tiles.
6.	Finishing	
(i)	External	Dry stone cladding, washed grit plaster, water proof weather coat paints, structural glazing, ACP cladding or combination of these finish.
(ii)	Internal	All walls with acrylic distemper .

Land : Available

Rate : DPAR 2012, rates enhanced with latest approved cost index and Market Rates in respect of items not borne on CPWD DSR.

Cost: Rs. 10465.56 Lakh including 3% contingencies

Method: Through Contract after call of tenders.

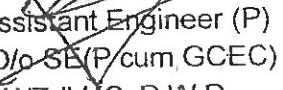
T & P : Shall be arranged by the Contractor.


W.C. Estt. Shall be met out of the contingencies


Time: 30 months after receipt of A/A & E/S
 1) Time for planning and designing- 3 month
 2) Time for tendering process- 3 month
 3) Time for execution-24 Months


Note: -

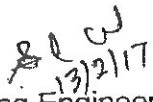
1. The cost and time of the project is liable to revision, due to probable escalation in cost of construction, apart from reasons such as change in scope, area, design and specifications etc., if so desired by the client department at later date.
2. Provision for service tax has been estimated as 5.75%. Any other tax or levy or cess imposed by statutory type tax has not been considered in this estimate. Any escalation in rate of Service tax shall be reimbursed by client department to CPWD/Contractor as per actual payment made to the concerned department.


Assistant Engineer (P)
O/o SE(P cum GCEC)
WZ-IV, C. P.W.D,
Gandhinagar


Executive Engineer (P),
O/o SE(P cum GCEC)
WZ-IV, C. P.W.D,
Gandhinagar


Executive Engineer (P),E
O/o SE(P cum GCEC)
WZ-IV, C. P.W.D,
Gandhinagar


Superintending Engineer (P)
WZ-IV, C. P.W.D,
Gandhinagar



Superintending Engineer
(P cum GCEC) WZ-IV,
C. P.W.D, Gandhinagar


GENERAL ABSTRACT


Name of work: - Construction of Office Building "Pratyaksha Kar Bhawan" Subhanpur Baroda.


No.	Description	Civil works	Electrical works	Hort. works	Modular Furniture	Total
1.0	Building work	540,360,128	27,445,737	0		567,805,864
2.0	Services	37,710,582	111,591,291	0		149,301,873
3.0	Development & Bulk Services	52,625,901	105,947,427	461,898		159,035,226
4.0	Modular Furniture	0	0	0	84,683,105	84,683,105
Total =		630,696,611	244,984,455	461,898	84,683,105	960,826,069
Contingencies @ 3.00 %		18,920,898	7,349,534	13,857	2,540,493	28,824,782
		649,617,509	252,333,988	475,755	87,223,598	989,650,851
Add Service tax at 5.7		37,353,007	14,509,204	27,356	5,015,357	56,904,924
		686,970,516	266,843,193	503,111	92,238,955	1,046,555,775
Say						10465.56 Lakh

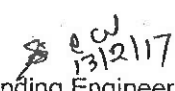
One Hundred Four Crore Sixty Five Lakh and Fifty Six Thousand Only)

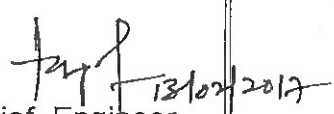

Assistant Engineer (P)
O/o SE (PcumGCEC),
C. P.W.D. Gandhinagar.


Executive Engineer (P)
O/o SE (PcumGCEC),
C. P.W.D. Gandhinagar..


Superintending Engineer
WZ-IV, C. P.W.D.
Gandhinagar..


Executive Engineer (P)E
O/o SE (PcumGCEC),
C. P.W.D. Gandhinagar..


Superintending Engineer
(PcumGCEC), WZ-IV:
C. P.W.D. Gandhinagar..


Chief Engineer
WZ-IV, C. P.W.D.
Gandhinagar.

51


ABSTRACT OF COST


of work:- Construction of Office Building "Pratyaksha Kar Bhawan"
 Hanpura at Baroda.

PT (A) - Building Portion

Description of item	Qty	Rate	Unit	Amount	Remarks
I - CIVIL WORK					
RCC framed structure office building having ground floor and ten floors (Floor height 4.0 metre)					
Ground floor to 10th floor (Floor ht. 3.35 mtr.)	13028.17	23500.00	Sqm	306,161,995	1.1.1(A)/ DPAR-2012
Extra for Every 0.30 m additional height of floor of Building above normal floor height of 3.35m = $270 \times (4.0 - 3.35) / 0.30 = 585.00$ per sq m)	13028.17	585.00	Sqm	7,621,479	1.2.3/ DPAR-2012
Over six storey up to nine storeys	3579.15	560.00	Sqm	2,004,324	1.2.1/DPAR-2012
Over nine storey up to eleven storey	2404.80	580.00	Sqm	1,394,784	1.2.2/DPAR-2012
Basement Floor Floor height 3.35m with Normal water proofing.	5647.60	19000.00	Sqm	107,304,400	1.3.1/ DPAR-2012
Extra for Every 0.30 m additional height of floor of basement above normal floor height of 3.35m = $2320 \times (4.0 - 3.35) / 0.30 = 5027.00$ per sq m)	5647.60	5027.00	Sqm	28,390,485	1.3.2.1/ DPAR-2012
Resisting earth quake forces.	13028.17	1140.00	Sqm	14,852,114	1.2.8/DPAR-2012
Larger Modules over 35 sqmt	18675.77	1500.00	Sqm	28,013,655	1.2.12/DPAR-2012
			Total	495,743,236	
				44,616,891	
Add cost Index @ 9% for Vadodara on DPAR items base on 1.10.2012 on amount Rs. 49,57,43,236/-					
			Total of Civil Work	540,360,128	
II - ELECTRICAL WORK					
SH - IV : FIRE FIGHTING SYSTEM					
Wet riser system with sprinkler in building	18675.77	750.00	sqm	14,006,828	PAR 12/1.4.2
Portable fire extinguishers	1	500000.00	L.S.	500,000	M.R.
SH - V : FIRE ALARM SYSTEM					

Addressable Intelligent Fire Alarm System	18675.77	500.00	sqm	9,337,885	PAR-2012 (Supplement)
P.A. system	1	1500000.00	L.S.	1,500,000	M.R.
			Total	25,344,713	
Add cost Index @ 9% for Vadodara on DPAR items base on 1.10.2012 on amount Rs. 2,33,44,713/-				2,101,024	
	Total of Electrical Work			27,445,737	


 Assistant Engineer (P)
 O/o SE(P cum GCEC),
 CPWD, Gandhinagar


 Executive Engineer (P)
 O/o SE(P cum GCEC),
 CPWD, Gandhinagar

ABSTRACT OF COST

Work:- Construction of Office Building "Pratyaksha Kar Bhawan"
Bhanpura at Baroda.


PART (B) - SERVICES


No.	Description of item	Qty	Rate	Unit	Amount	Remarks
	I - CIVIL WORK					
	Basic Building cost calculation for services(13028.17*19000+5647.6*19000 =35,48,39,630/-)					
	Internal water supply and sanitary installations	354839630	4%	%	14,193,585	3.1 / DPAR-12
	External service connections.	354839630	3.75%	%	13,306,486	3.2 / DPAR-12
	Quality Assurance	354839630	1%	%	3,548,396	6.7 / DPAR-12
X	Structural Designing	354839630	1%	%	3,548,396	
				Total	34,596,864	
	Add cost Index @ 9% for Vadodara on DPAR items base on 1.10.2012 on amount Rs. 3,45,96,864/-				3,113,718	
				Total of Civil Work	37,710,582	
	II - ELECTRICAL WORK					
	External service connections.	354839630	1.25%	%	4,435,495	3.2 / DPAR-12
	Internal Electric Installations.	354839630	12.5%	%	44,354,954	3.3 / DPAR-12
	Extra for :			%		
	Power wiring and plugs.	354839630	4%	%	14,193,585	PAR 12-services/3.6.1
	Central Call bell system	354839630	1%	%	3,548,396	PAR 12-services/6.2
	Lighting Conductor beyond 8 storeyed building.	354839630	0.25%	%	887,099	PAR 12-services/3.6.3.3
	Telephone conduits.	354839630	0.50%	%	1,774,198	PAR 12-services/3.6.4
	Computer Conduiting.	354839630	0.50%	%	1,774,198	PAR 12-services/3.6.6
	Digital 600 line EPABX system i/c digital/ analog instrument, necessary cabling for EPABX system and telephone instruments.	1	3500000.00	Job	3,500,000	M.R.
	Telephone cables and MDF boxes	354839630	1%	%	3,548,396	As per standard practice.
	Rising Mains air insulated(Copper)					
	(a)400 A	110	17600	metre	1,936,000	PAR-2012 (Supplement)
	(b)250 A	110	16600	metre	1,826,000	PAR-2012 (Supplement)


31,04,846

	ft of 13- Passenger ACVVVF, 1.5 in/sec (G + 10)	4	3675000.00	each	14,700,000	PAR-2012 (Supplement)
	Integrated building management system					
1	Up to 10000 sqm area	10000	480.00	sqm	4,800,000	PAR-2012 (Supplement)
2	Extra for built up area beyond 10000 sqm	8675	160.00	sqm	1,388,000	PAR-2012 (Supplement)
				Total	102,666,322	
	Add cost Index @ 9% for Vadodara on DPAR items base on 1.10.2012 on amount Rs. 9,91,66,322/-				8,924,969	
	Total of Electrical Work				111,591,291	

108,0428


 Assistant Engineer (P)
 O/o SE(P cum GCEC),
 CPWD, Gandhinagar


 Executive Engineer (P)
 O/o SE(P cum GCEC),
 CPWD, Gandhinagar


 Executive Engineer (P) E
 O/o SE(P cum GCEC),
 CPWD, Gandhinagar

ABSTRACT OF COST


Name of work: - Construction of Office Building "Pratyaksha Kar Bhawan"
 Mahanpura at Baroda.


PART (C) - Development and Bulk Services


No	Description of item	Qty	Rate	Unit	Amount	Remarks
I - CIVIL WORK						
	RCC Water Tank					
1	Over head tank without independent staging	100000.00	15.00	liters	1,500,000	5.1/DAPAR-12
2	Underground Sump	300000.00	15.00	liters	4,500,000	5.5/DAPAR-12
3	Levelling	5297	95.00	sqm	503,215	6.1/DAPAR-12
4	Sewer line	5297	110	sqm	582,670	6.3/DAPAR-12
5	Storm water drain	5297	85.00	sqm	450,245	6.5/DAPAR-12
6	Compound wall	298.4	10000.00	metre	2,984,000	M.R.
7	Septic Tank including Soak Pit	1	1500000.00	Job	1,500,000	M.R.
8	Pum House	1	250000.00	Job	250,000	M.R.
9	Bore Well	1	1000000.00	Job	1,000,000	M.R.
10	Landscaping (For murals and / Landscape related construction i/c pavement / paving)	354839630	10.00%	%	35,483,963	11.0/DAPAR-12
				Total	48,754,093	
	Add cost Index @ 9% for Vadodara on DPAR items base on 1.10.2012 on amount Rs. 4,30,20,093/-				3,871,808	
				Total of Civil Work	52,625,901	
II - ELECTRICAL WORK						
SH - I : ELECTRICAL SUB - STATION						
11	Supplying, installing, testing & commissioning of 2*1250 KVA transformer with HT cable etc.	2500	7500.00	KVA	18,750,000	PAR-2012 (Supplement)
SH - II : POWER DISTRIBUTION SYSTEM						
21	HT power cables 3 X 240 (11 KV)	150	3000.00	metre	450,000	M.R.
22	LT Power cables for different installations including cable trays etc.	1	500000.00	L.S.	500,000	M.R.
SH-III : HVAC SYSTEM						
31	Central Air Conditioning plant with microprocessor control, electrical works, exposed roof insulation etc. Comprising of energy efficient chillers, AHUs, Chilled water pumps. Condenser water pumps, cooling towers, VFD panels.	500	70000.00	TR	35,000,000	PAR-2012 (Supplement)

and by Chilling unit	250	38000.00	TR	9,500,000	PAR-2012 (Supplement)
Mechanical Ventilation System along with Ducting etc. i/c two speed fans for basement area and pressurization of shafts etc. for upper and lower basements pipes, valves, insulations i/c all accessories etc as reqd.	5297	650.00	sqm	3,443,050	M.R.
SH - IV : DIESEL GENERATING SET					
Silent Diesel Generator set of 750 KVA capacity, with AMF panel, having incoming and out going connection etc.	750	10000.00	KVA	7,500,000	PAR-2012 (Supplement)
SH - V : PUMP SETS					
Hydroneumatic Pump sets for drinking water including soft starter control panel	1	850000.00	Job	850,000	M.R.
Water cooler.	10	50000.00	each	500,000	M.R.
RO system for water cooler.	10	25000.00	each	250,000	M.R.
Pump sets for dewatering including control panel with automisation system	1	500000.00	Job	500,000	M.R.
SH : VI Occupancy Sensors					
Occupancy Sensors	18675.77	75.00	sqm	1,400,683	PAR-2012 (Supplement)
SH : VII : Security and surveillance system					
CCTV system	1	10000000.00	Job	10,000,000	M.R.
SH: VIII Signages					
Exit sign board including electric signage with outdoor sign board	5297	85.00	sqm	450,245	PAR 12/6.7.4
SH: IX Solar water heating system					
Solar hot water system with heater back up(3x1000 litre)	3.00	210000	Each	630,000	PAR-2012 (Supplement)
SH: X Solar PV Generator					
Solar PV panel for Solar power Generating.	20.00	100000	KW	2,000,000	PAR-2012 (Supplement)
SH: XI Development and bulk services					
1 Street light with HPSV lamps	5297.00	165	sqm	874,005	PAR 12/6.7.3
2 Extra for LED lighting/luminare	1.00	1500000	L.S.	1,500,000	M.R.

H: XII Payment to local authorities						
Service connection charges payable to supply company	1.00	5000000	Job	5,000,000		M.R.
				99097983		
Add cost Index @ 9% for Vadodara on DPAR items base on 1.10.2012 on amount Rs. 7,61,04,933/-				6,849,444		
Total of Electrical Work				105947427		
III HORTICULTURE WORK						
Horticulture operations	5297	80	sqm	423,760		6.6/DAPAR-12
			Total	423760		
Add cost Index @ 9% for Vadodara on DPAR items base on 1.10.2012 on amount Rs. 4,23,760/-				38,138		
Total of Horticulture Work				461898		


 Assistant Engineer (P)
 O/o SE(P cum GCEC),
 CPWD, Gandhinagar


 Executive Engineer (P)
 O/o SE(P cum GCEC),
 CPWD, Gandhinagar

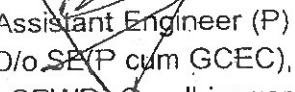

 Executive Engineer (P) E
 O/o SE(P cum GCEC),
 CPWD, Gandhinagar


ABSTRACT OF COST

Name of work:- Construction of Office Building "Pratyaksha Kar Bhawan"
Ghanpura at Baroda.

PART (D) - Modular Furniture

No	Description of item	Qty	Rate	Unit	Amount	Remarks
	Modular Furniture					
	Modular Furniture for office premises (Ground floor to tenth floor)	13028.17	6500	sqm	84683105	M.R.
				Total	84683105	
		Total of Modular Furniture			84683105	


Assistant Engineer (P)
O/o SE(P cum GCEC),
CPWD, Gandhinagar


Executive Engineer (P)
O/o SE(P cum GCEC),
CPWD, Gandhinagar

NOTE

ALL DIMENSIONS ARE IN MILLIMETERS SPECIFIED
ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED
IF ANY DISCREPANCY FOUND IN THE DRAWING SHALL
BE RESOLVED TO THE NOTICE OF ARCHITECT BEFORE
EXECUTION OF WORK.

APPROVAL NOTE

THIS DRAWING IS APPROVED BY THE CHIEF COMMISSIONER OF THE BARODA
MUNICIPAL CORPORATION ON 10/01/2012 TO THE CHIEF ARCHITECT.

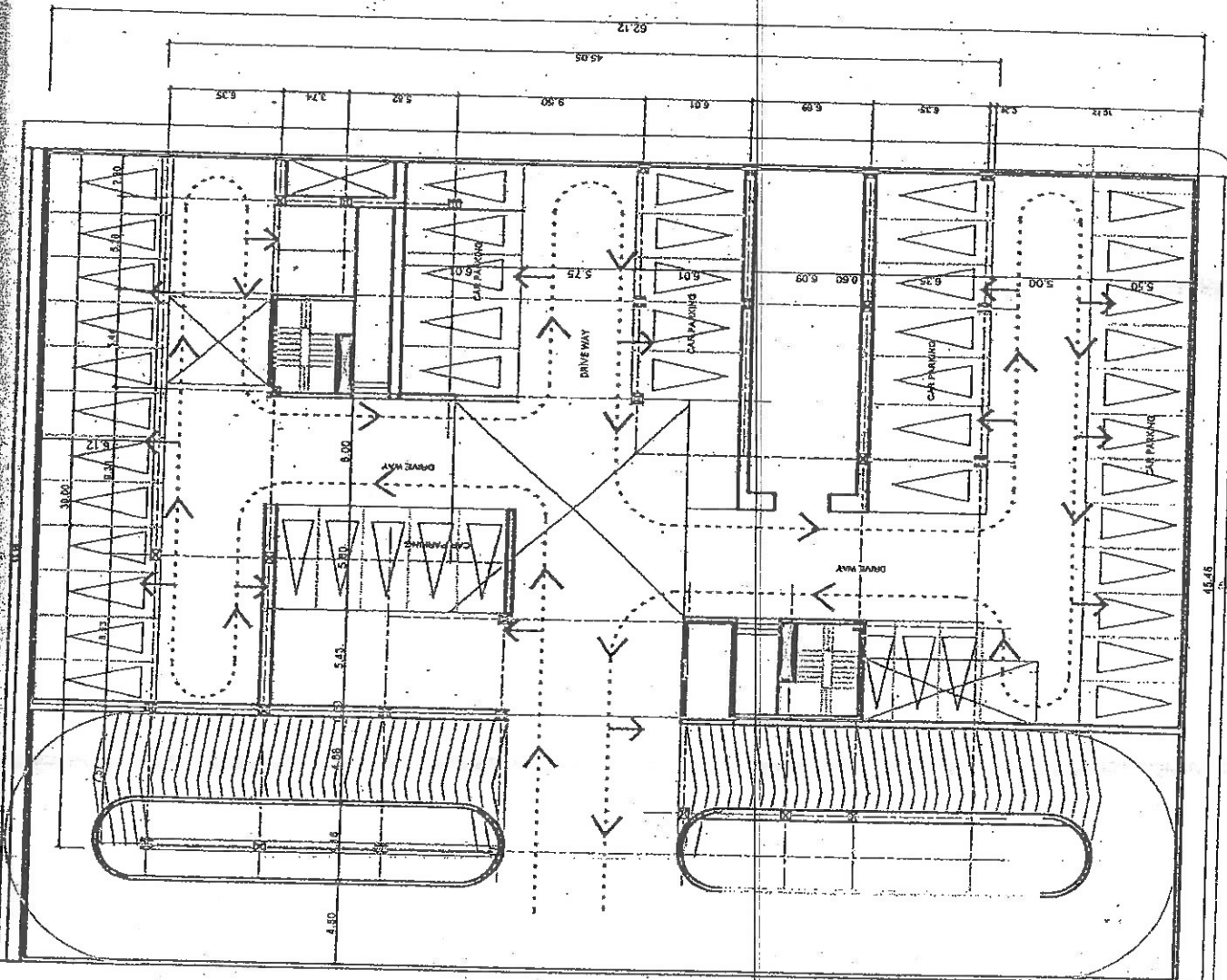


PROPOSED OFFICE BUILDING
PRATYAKSHI KAR BHAVAN FOR
INCOME TAX DEPT. SHUBHANKARA,
BARODA

LOWER BASEMENT FLOOR PLAN

DATE OF PREPARATION	10/01/2012	SCALE	1:100
PROJECT NO.	10/01/2012/1181/2	DATE OF ISSUE	10/01/2012
DESIGNER	PD	PROJECT MANAGER	
CHECKER		DATE OF CHECK	
APPROVED BY		DATE OF APPROVAL	

**LOWER BASEMENT FLOOR
PARKING**

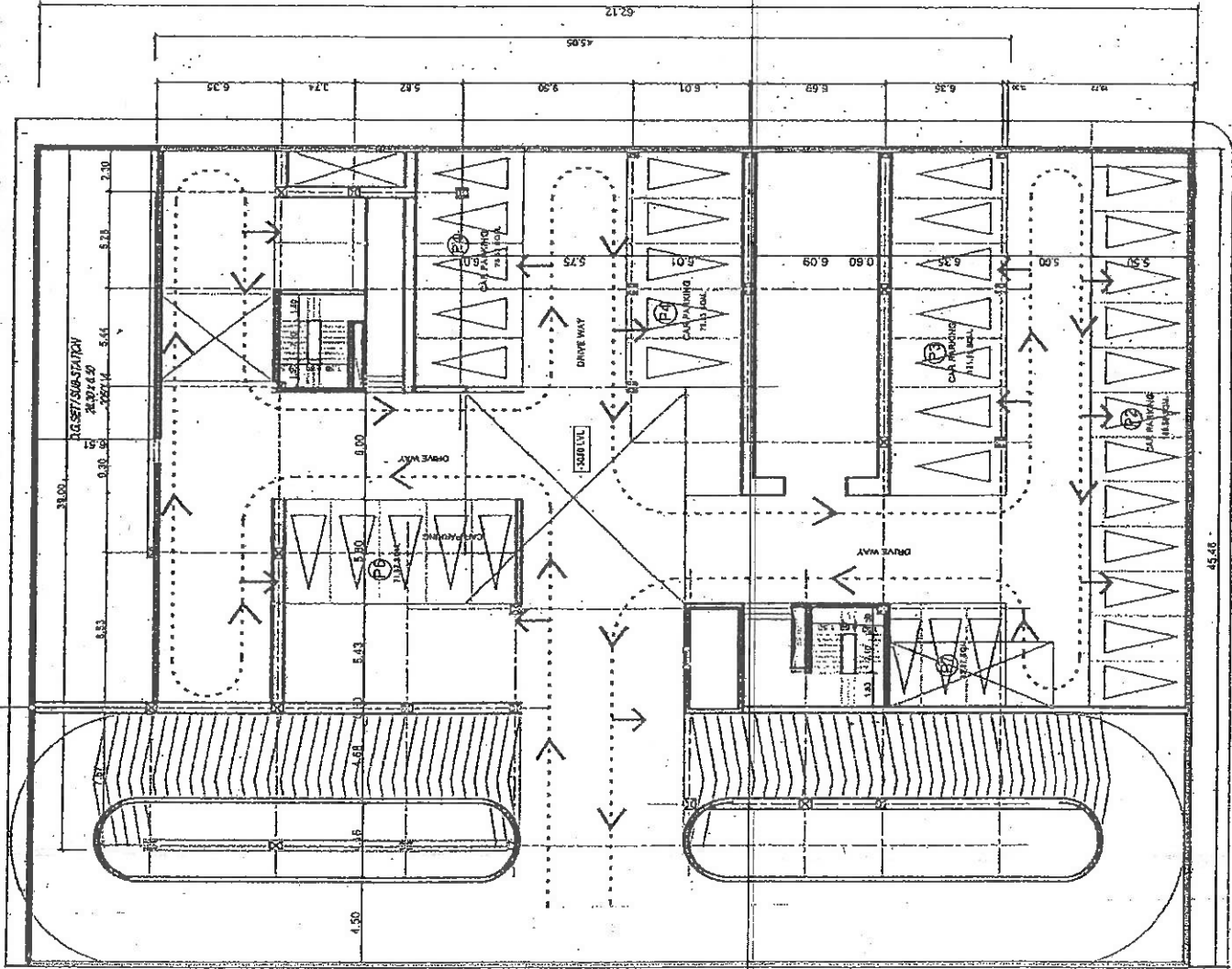


NOTES:
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS SPECIFIED OTHERWISE.
 ONLY WRITTEN DIMENSIONS ARE TO BE USED.
 IN ANY DISCREPANCY FOUND IN THE DRAWING, THE DIMENSIONS SHOWN IN THE DRAWING SHALL TAKE PRECEDENCE OVER ANY VERBAL INSTRUCTIONS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXECUTION OF WORK.

APPROVALS:
 The drawing is prepared by the Chief Engineer of the Department of Public Works, Banda, and is approved for execution.

	PROPOSED OFFICE BUILDING PONTIANAK KAMPUS BINA WISATA BANDA	
	UPPER BASEMENT FLOOR PLAN	
NO. DRAWING: 11/11/17	DATE: 11/11/17	SCALE: 1:50
PROJECT NO.: 11/11/17	DRAWN BY: H. BUDIARDI	CHECKED BY: H. BUDIARDI
APPROVED BY: H. BUDIARDI	PROJECT MANAGER: H. BUDIARDI	CLIENT: PT. PRAKTIK BANGSA

**UPPER BASEMENT FLOOR
 PARKING**



ON LETTERS
IF A
BE BROUGHT TO THE NOTICE OF THE
EXECUTION OF WORK.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY CODES AND ORDINANCES OF THE CITY OF BANGOR, MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BANGOR, MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BANGOR, MAINE.

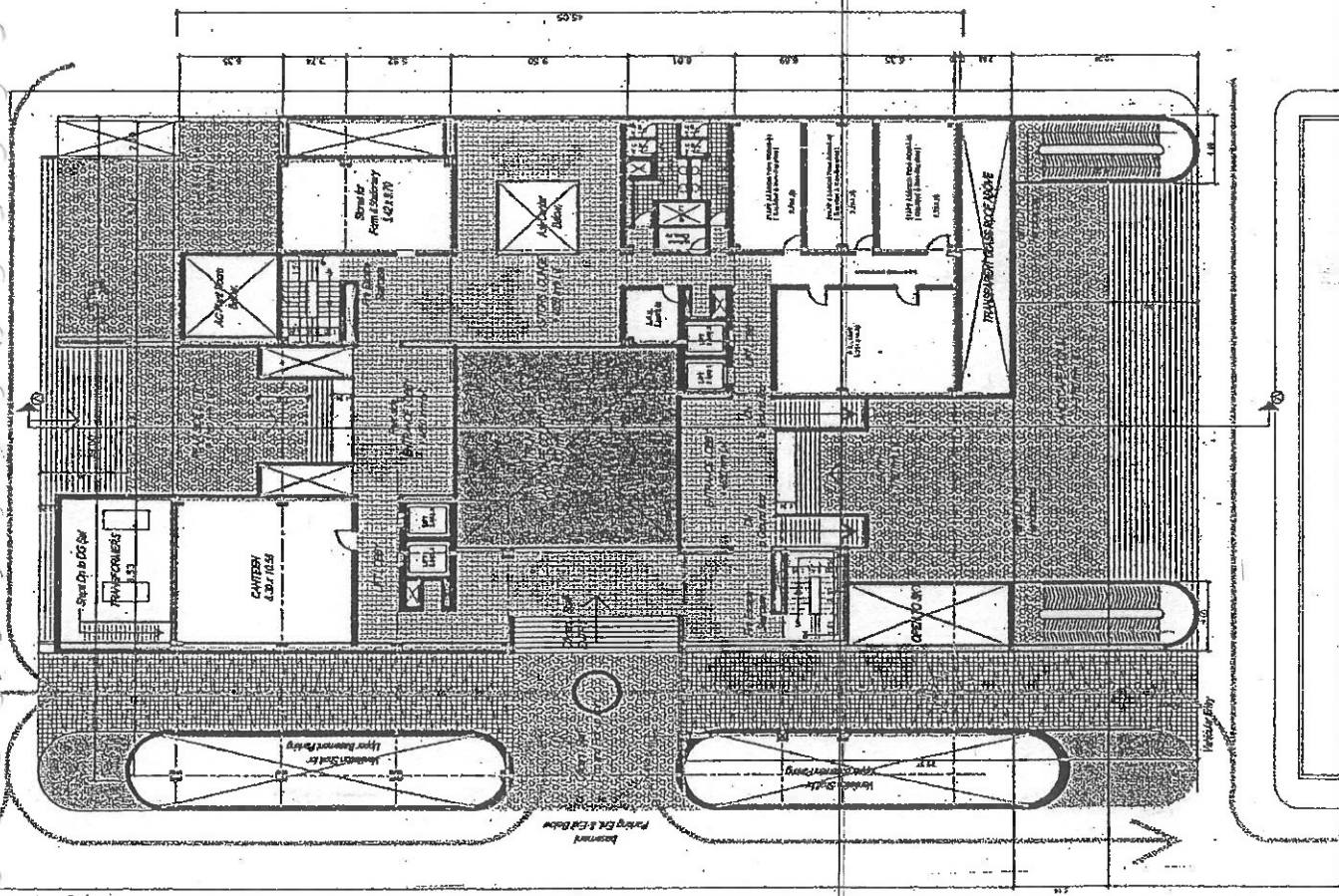
REFERENCE
FOR GROUND FLOOR PLAN REFER TO: NO. 0005-AN-2011-1111



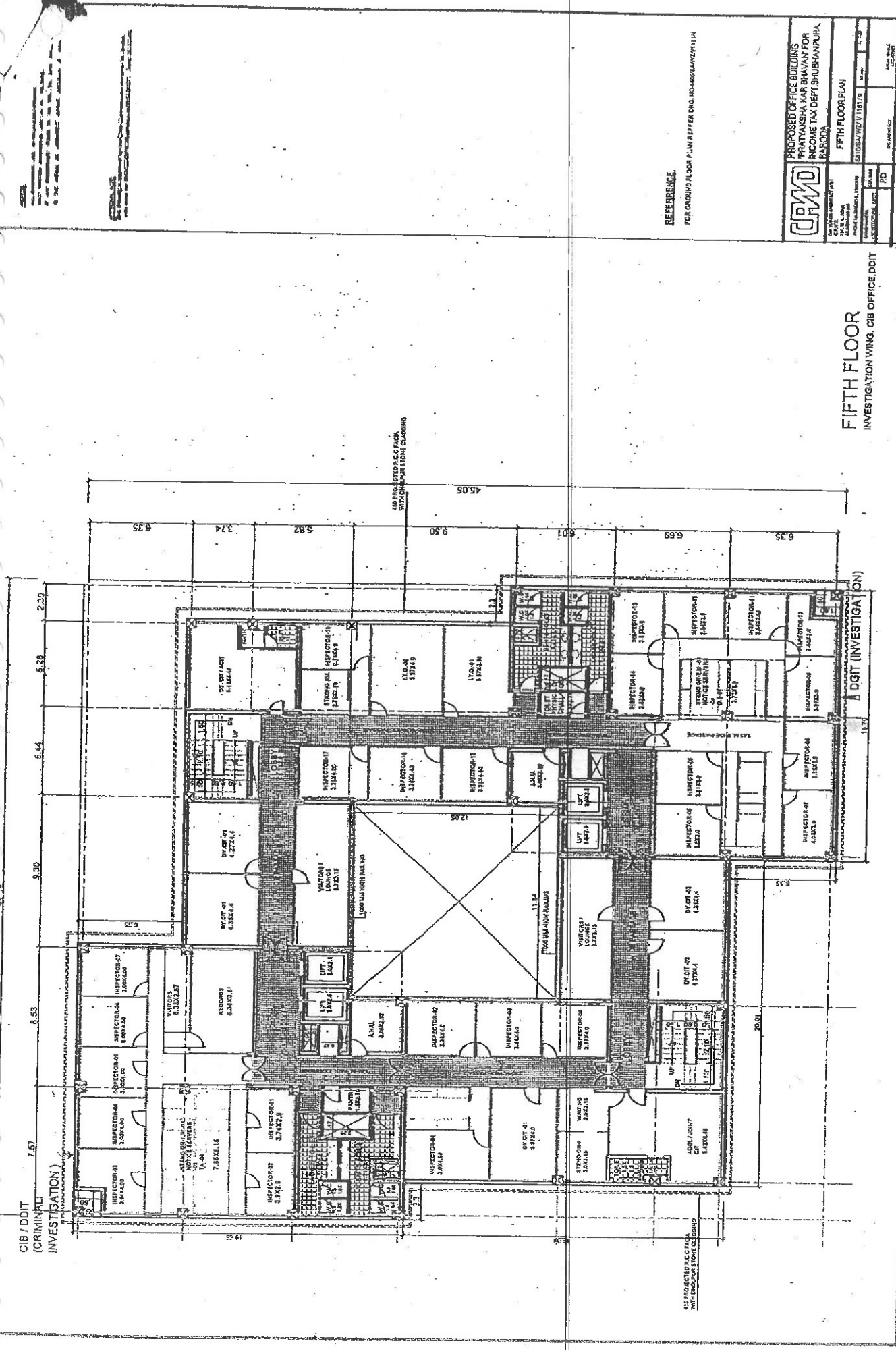
PROPOSED OFFICE BUILDING
PRATYASHA CAR BHAWAN FOR
INCOME TAX DEPT. SHUBHANGI PAPA,
BANGOR

PROJECT NO.	0005-AN-2011-1111
DATE	08/11/11
SCALE	AS SHOWN
DESIGNER	CRWD
PROJECT MANAGER	J. ANTONIO
DATE OF ISSUE	08/11/11
DATE OF REVISION	
DATE OF APPROVAL	
DATE OF CLOSURE	

UPPER GROUND / FIRST FLOOR PLAN
SPECIAL COMPONENTS AT THE LANDSCAPE CONSULTING



CIB / DDT
(CRIMINAL
INVESTIGATION)



REFERENCE
FOR GROUND FLOOR PLAN REFER DRG. NO. 404/2004/DT/11/14



PROPOSED OFFICE BUILDING
PRATYANSHA KAR BHAVAN FOR
INCOME TAX DEPT. SHUBHANPURA
BARODA

DR. P. N. SINGH ARCHITECTS PVT. LTD.	PROJECT NO. 404/2004/DT/11/14	DATE: 10/05/2004	SCALE: 1/4" = 1'-0"
DR. P. N. SINGH ARCHITECTS PVT. LTD.	PROJECT NO. 404/2004/DT/11/14	DATE: 10/05/2004	SCALE: 1/4" = 1'-0"
DR. P. N. SINGH ARCHITECTS PVT. LTD.	PROJECT NO. 404/2004/DT/11/14	DATE: 10/05/2004	SCALE: 1/4" = 1'-0"
DR. P. N. SINGH ARCHITECTS PVT. LTD.	PROJECT NO. 404/2004/DT/11/14	DATE: 10/05/2004	SCALE: 1/4" = 1'-0"

FIFTH FLOOR
INVESTIGATION WING, CIB OFFICE, DDT

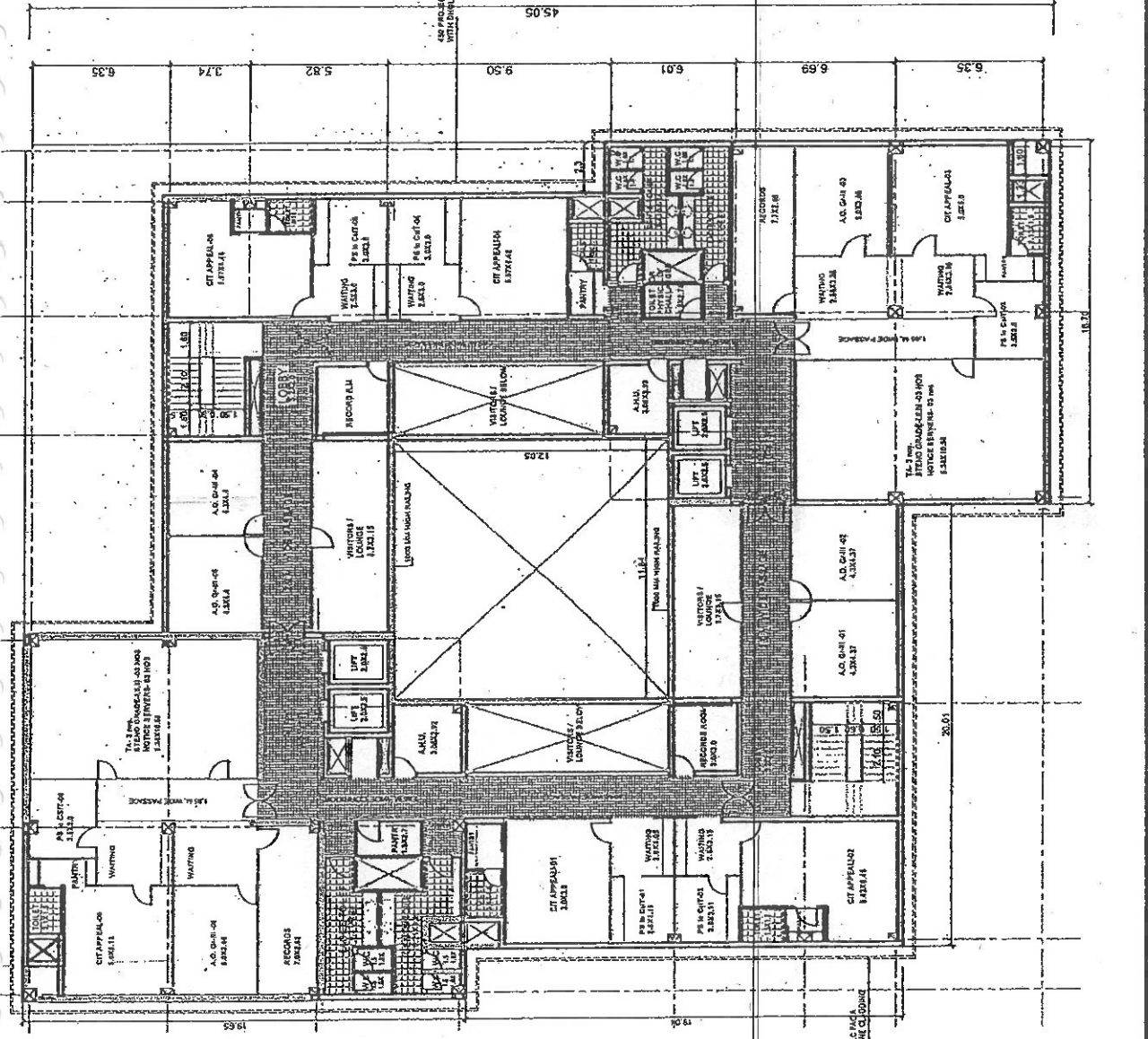
APPROVAL NOTE
This drawing is prepared by CRWD Consultants Pvt. Ltd.
with the approval of the Architectural Department, P. No. 103/2024.

REFERENCE
FOX GROUND FLOOR PLAN REF: FLDG. NO. 14005/AN/D/11/14



PROPOSED OFFICE BUILDING
PRATYAKSHA KAR BHAVAN FOR
INCOME TAX DEPT SHUBHANJURA,
BARODA

SEVENTH FLOOR PLAN
(O/o CIT Appeal)



Attachment - F

GOVT. OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT

Office of the
Executive Engineer
Vadodara Central Division
CPWD, Dak Bungalow,
Fatehgunj Circle,
Vadodara 390 002

23(109)/VCD/2013/ 717 डि

Dated: 16/04/2013

The Chief Commissioner of Income Tax
Aayakar Bhawan, Income Tax Department
Race Course Circle, Vadodara-390007

Sub: Construction of office building " Pratyaksha Kar Bhavan " Subhanpura, Baroda
- reg.


Ref.: Your letter No. BRD/CCIT/PRO/Subhanpura/2013-14 dt.15.04.2013

With reference to your above mentioned letter the details are being given in prescribed format as below ---

Sr. No.	Subject	Remarks
1	(i) F.S.I./F.A.R. applicable for the proposed building.	2.00
	(ii) Maximum number of storey that could be constructed as per local municipal bylaws or any other restrictions.	G + 10
2	Whether estimates for both civil & electric work have been included.	Yes
3	Whether estimates for furniture & finishing have been considered.	Yes
4	Whether Energy saving equipments, provision for rain water harvesting, earthquake resistance measures, etc. has been considered.	Yes
5	Whether solar energy plant and rebate thereon have been considered.	Yes
6	Whether norms as per National Building Code have been adopted	Yes
7	Whether compound wall is provided.	Yes

8	Utilities, especially electricity supply/ water supply / storage.	Yes, provided
9	Whether senior citizen / disabled / environment friendly features have been incorporated.	Yes
10	Whether proposed building is IT friendly	Yes
11	Date of completion as per estimate.	30 months
12	Whether approvals from local agencies have been obtained.	Final working drawings shall be submitted to local agencies for approval after receipt of A/A & E/S.
13	Non-construction fee and other Charges payable for delay in construction, if any.	--Nil--
14	(i) Availability of budget with CPWD/MoUD (ii) If Grant no 42 is proposed. (iii) Major / Minor Heads /Grant under which sanction required. (iv) Phasing of expenditure year-wise (to be confirmed from CPWD).	(i) Yes (ii) -- (iii) Major Head 4059 (Non plan) Finance & Revenue (iv) (a) After receipt of A/A & E/S – Rs.5.0 crores. (b) 1st quarter – Rs.20 crores (c) 2nd quarter – Rs.18 crores (d) 3rd quarter – Rs.18 crores (e) 4th quarter – Rs.15 crores (f) 5th quarter – Rs.15 crores (g) 6th quarter –Rs.15 crores (h) 7th quarter –Rs.8 crores (i) 8th quarter –Rs.6 crores
15	Period for which CPWD/executing agency responsible for repair & maintenance.	The responsibility of repairs & maintenance shall rest with CPWD.
16	Quality of Construction	As per CPWD specification
17	Suitability of design even within the permissible area and made user friendly	Design is suitable within the permissible area & will be user friendly.
18	Orientation (i.e. Directional placement)	North facing main entrance and west side from Central Excise building.
19	Aesthetics and harmony with surrounding looks of the building.	Harmonized with Gujarat Heritage look.

19	Compound wall if blocks are made, landscaping.	Yes provision is considered.
20	Quality of exteriors	Exterior finish with Dholpur stone.
21	Whether senior citizen/disabled/environment friendly features have been incorporated.	Provision for Senior Citizen./ disabled person and environment friendly have been incorporated.
22	Floor wise sectional plans along with three dimensional artistic impression, highlighting the architectural fitness, elevations and interior layout	Construction of Floor-wise sectional plan is enclosed with the Preliminary estimate. Three dimensional artistic impression, highlighting the architectural fitness, elevations and interior layout shall be prepared after receipt of A/A & E/S.
23	Whether PEs are prepared by the CPWD strictly in accordance with the standard specifications and the CPWS should certify that no inadmissible items were included in PE.	Yes, PE is as per CPWD norms & standard specification based on DPAR – 2012 and It is certified that no inadmissible items were included in PE.
24	Confirmation regarding non-escalation, with validity date month of estimates.	Valid upto the date for which the cost index has been considered.


 Executive Engineer,
 Vadodara Central Division,
 Central.P.W.D, Vadodara.

Copy to :

- 1) The Superintending Engineer, Gandhinagar Central Circle, CPWD, Gandhinagar for information.
- 2) The Assistant Engineer, Baroda Central Sub-Division, CPWD, Baroda for information.


 Executive Engineer

ANNEXURE 'B'

DETAILS OF SANCIONED STRENGTH

Sr. No.	Designation	Sanctioned Strength
1	CCIT/DGIT	01
2	CIT	10
3	Addl./Joint CIT	13
4	DCIT/ACIT	21
5	ITO	59
6	PA & AO	22
7	ITI	125
8	NGOS	413
	Total	664

ANNEXURE 'C'

DETAILS OF WORKING STRENGTH

Sr. No.	Designation	Sanctioned Strength
1	CCIT/DGIT	01
2	CIT	09
3	Addl./Joint CIT	06
4	DCIT/ACIT	15
5	Valuation Officer	01
6	Assistant Valuation officer	01
7	ITO	44
8	PA & AO	19
9	ITI	95
10	NGOS	191
	Total	382

ANNEXURE D

CALCULATION OF SPACE REQUIREMENT

	Designation	Sanctioned Strength	Space Requirement as per norms	Total Space Requirement
	CCIT/DGIT	01	23.00	23.00
	CIT	10	23.00	230.00
	Addl./Joint CIT	13	23.00	299.00
4	DCIT/ACIT	21	18.00	378.00
5	ITO	59	18.00	1062.00
6	PA & AO	22	18.00	396.00
7	ITI	125	11.00	1375.00
8	NGOS	413	3.50	1445.50
	Total	664		5208.50

Total 5208.5

COMPONENTS

One unit for each of the three buildings i.e. existing Main building, Annexe building, plus proposed New building.

One unit each for Main building & proposed New building.

	Description	No. of Units	Prescribed Norms	Entitlement	Requirement
1	ENTRANCE HALL	3*	110	330	330
2	P.R.UNIT	3*	(Not prescribed) 33	99	99
3	CONFERENCE ROOM For main building For proposed building.	1 1	44 44	44 44	44 44
4	STRONG ROOM	2#	33	66	66
5	Record Room (55% of 5208.5) of 'A'	-	2865	2865	2865
6	COUNTER AREA FOR FORM RECEIPT	3*	44	132	132
7	WAITING LOUNGE FOR EACH FLOOR	17 Main=1+6 Annex=1+3 New=1+5	33	561	561
8	STORES FOR FORM AND STATIONERY	3*	44	132	132
9	TELEPHONE EXCHANGE	3*	22	66	66
10	INTERNAL AUDIT PARTY	3*	33	99	99
11	VIDITING OFFICERS ROOM	3*	44	132	132
12	IN-SERVICE TRAINING ROOM (MSTU)	Considered Separately under C(2)			
13	GUESTS ROOM Suites DORMITORY	4 1	Not prescribed -	160 40	160 40
14	GUARD ROOM WITH DORMITORY FACILITY (FOR EACH BUILDING)	3*	22	66	66
15	LIBRARY	2#	44	88	88
16	REST ROOM FOR LADIES	2#	22	44	44
17	RECREATION ROOM	2#	44	88	88
18	CANATEEN	2#	88	176	176
19	CO-OPERATIVE STORES	1	22	22	22
20	POST OFFICE Bank	1 1	As per requirement (It is felt that 100 Sq.Mt would be 21required)	100 100	100 100
21	STAFF ASSOCIATION ROOM	2	33	66	66
22	BAR ASSOCAITON	2	33*	66	66
23	Covered parking for head of the department -11 no.	11	25	275	275
24	Garages for departmental vehicles	13	4	52	52
	Total of 'B'				5913

ANNEXURE E

REQUIRMENT OF TOTAL OFFICE SPACE

Sr. No.	Designation	Sanctioned Strength	Space as per norms	Total Space Requirement
1	CCIT/DGIT	01	23.00	23.00
2	CIT	10	23.00	230.00
3	Add./Joint CIT	13	23.00	299.00
4	DCIT/ACIT	21	18.00	378.00
5	ITO	59	18.00	1062.00
6	PA & AO	22	14.50	396.00
7	ITI	125	11.00	13.75.00
8	NGOS	413	3.50	1445.50
	Total of A	664		5208.50
	Total of B (ANNEXUE "B")			5913.00
	Total of C Additional Special Components (Annexure "D" & "E") (including ask			1012.50
	Total Requirement as per norms			12134.00
	Add : 15 % for further extension			1820.00
	Total			13954.00
	Less : 10% Austerity cut			1395.00
	Total			12559.00
	Less : Space Available in Govt Building			3283.00
	Net Shortage of space			9276.00

12-3-07-51



Office of the
Income-tax officer
(Ministerial Staff Training Unit),
2nd Floor, Old GEB Building,
Race Course Circle,
Vadodara- 390 007.
Tel./Fax: 0265 2320322

No.VAD/ITO/MSTU/Misc./2017-18

Date 18.04.2017

To,
The Chief Commissioner of Income-tax,
Vadodara.

Respected Sir,

Sub: Training population covered of Chief Commissioner of Income-tax,
Vadodara and Surat Regions by the MSTU, Vadodara - regarding -

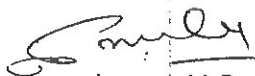
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Kindly refer to the above.

2. The information with regard to the training population covered by Ministerial Staff Training Unit, Vadodara during the financial years 2015-16 and 2016-17 are as under:

Financial year	Population covered	Training days
2015-16	354	144
2016-17	466	110

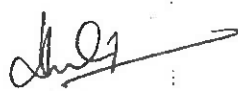
Yours faithfully,

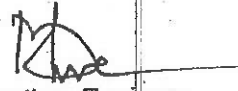

(Peethambar V.P. Nair)
Income-tax Officer (MSTU),
Vadodara.

Work - Construction of Office building "Pratyaksha Kar Bhawan"
at subhanpura, at Baroda.

Abstract of Carpet area of building floor wise

No.	Location	Carpet Area
1	Ground Floor	1192.99
2	First Floor	484.04
3	Second Floor	529.95
4	Third Floor	719.03
5	Fourth Floor	754.32
6	Fifth Floor	770.26
7	Sixth Floor	740.12
8	Seventh Floor	652.84
9	Eighth Floor	769.63
10	Ninth Floor	802.34
11	Tenth Floor	773.9
	Total carpet area =	8189.42
	say	8189.40 sqm


Assistant Engineer (P),
Vadodara Central Division,
Central P.W.D. Vadodara.


Executive Engineer,
Vadodara Central Division,
Central P.W.D. Vadodara.

Consent order - 564260892
12023. 12023. 12023
Carpet area = 8189.40 sqm
14/12/2016

FIGURES OF REVENUE COLLECTION FOR LAST 3 F.Ys.

Year ending	Budget Collection (Rs. in Crores)	% Increase over last year	No. of Assesses	% Increase over last year
2017	4232.10	28.76	757675	6.74
2016	3286.70	16.22	709811	21.56
2015	2828.00	* -41.38	583905	29.75

* * The percentage of negative increase (decrease) in Budget Collection in the year 2015 is due to separate budget of TDS charge after restructuring of the department.

Annexure 'A'

Cost Benefit Analysis of Construction viz-a-viz Renting

Considering the acute shortage of office space at Vadodara, the department has hired the following buildings, the details of building along with rent paid is as under:

Rents of present buildings paid (In rupees)-

GEB Building, Race Course, Vadodara	Rs. 2,45,010/-
Yash Kamal Building, Vadodara	Rs. 71,800/-
Total Monthly Rent Paid	Rs. 3,16,810/-
Total Annual Rent Paid	Rs. 38,01,720/-

Apart from the above, a proposal for hiring of office space for CIT(TDS), Vadodara charge was also approved by the competent authority for the monthly rent of Rs.2,12,580/- p.m. i.e. annually department has to pay additional Rs.25,50,960/- annually.

Therefore, the department proposed to construct its own office building and a land admeasuring 5296 sq.mtr was purchased and possession was taken on 10.11.2011. Accordingly, the plan was prepared through CPWD.

The details of area of proposed building along with rent analysis is as under:

Area of the proposed building 13,028 sq.mtr. + 5647 sq.mtr. = 18675 sq.mtr.
(200943 sq.feet)

Market Rent of Similarly situated building Rs. 60/- per sq.feet per month
Rs. 15/- per sq.feet for parking

Total Annual Rent = Rs. 11,18,70,000/-

Total Savings in Annual Rent = Rs. 11,18,70,000/-

It is proposed by the department to de-hire all the hired buildings. Hence, Rs. 11,18,70,000/- will be saved annually if the proposed building is constructed and issue of shortage of office space can be redressed. The constructed building would be as per the requirement of the department which is often compromised in the rented premises.

* Market rent of similarly situated building is taken as per the report of CPWD dated 06.02.2018 which has determined Rs.60 per sq. feet per month for office space and Rs.15 per sq. feet per month for parking area.



भारत सरकार
GOVT. OF INDIA
केन्द्रीय लोक निर्माण विभाग

CENTRAL PUBLIC WORKS DEPTT.



कार्यपालक अभियंता का कार्यालय/Office of the Executive Engineer
बडोदरा केन्द्रीय मंडल, डाक बंगला/Vadodara Central Division, Dak Bungalow,
फतेहगंज सर्कल, वडोदरा / Behind Post Office Fatehgunj, Vadodara-390 002
दूर भाष (0265)2784941, Fax-2787144, email : eevcd.cpwd@gov.in

सं: 23(109)/व.के.मं/2018/295-PE

दिनांक : 06/02/2018

सेवा में,

✓ The I.T.O (HQ & TPS)-2,
O/o the Chief Commissioner of Income tax,
Ground floor, Annexe,
Aayakar Bhavan, Race Course circle,
Vadodara - 390007

विषय :- Prevailing Market rent nearby the proposed construction of office building
"Pratyaksha Kar Bhavan" at Subhanpura, Vadodara – reg.

संदर्भ :- Your letter No. F.No. VDR/CC/ITO/HQ & TPS-2/PKB/2017-18/1364
dated 12.12.2017.

महोदय,

With reference to your above mentioned letter the prevailing market rent in the proximity of proposed office building at Subhanpura has been tentatively assessed based on the proposed built up area of said building as per prevailing method of valuation and market rate assessment.

The tentative rent works out as below.

- 1) According to recognized Principle of valuation (i.e. on the basis of the present value of the property) the monthly rent will be Rs.99.05 lakh.
- 2) According to the prevailing market rent the monthly rent will be Rs.93.23 lakh.

The projection of rent for 30 years considering the present market rent of the property as Rs.1171.11 crore is prepared in tabular form as Ann-'A'.

G. M. 14
कार्यपालक अभियंता 6/2/18
वडोदरा केन्द्रीय मंडल
के.लो. नि.वि. वडोदरा

प्रतिलिपि: सहायक अभियंता, वडोदरा केन्द्रीय उप मंडल, केन्द्रीय लोक निर्माण विभाग, वडोदरा सूचनार्थ प्रेषित ।

sd
कार्यपालक अभियंता

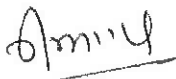
ANN - A

RENT PROJECTION FOR 30 YEARS

Sr. No.	Block		RENT			Remarks
	Block Year	year	Per year	Total rent in 3 years	Cumulative rent per	
1	2018-2021	2018	111870000	335610000	335610000	Base Year of calculation for 2018
		2019	111870000			
		2020	111870000			
2	2021-2024	2021	140923981	422771944	758381944	increase @8% per Annum 2018-2021
		2022	140923981			
		2023	140923981			
3	2024-2027	2024	177523631	532570892	1290952836	increase @8% per Annum 2021-2024
		2025	177523631			
		2026	177523631			
4	2027-2030	2027	223628648	670885943	1961838779	increase @8% per Annum 2024-2027
		2028	223628648			
		2029	223628648			
5	2030-2033	2030	281707691	845123073	2806961852	increase @8% per Annum 2027-2030
		2031	281707691			
		2032	281707691			
6	2033-2036	2033	354870559	1064611676	3871573528	increase @8% per Annum 2030-2033
		2034	354870559			
		2035	354870559			
7	2036-2039	2036	447034701	1341104104	5212677632	increase @8% per Annum 2033-2036
		2037	447034701			
		2038	447034701			
8	2039-2042	2039	563134978	1689404933	6902082565	increase @8% per Annum 2036-2039
		2040	563134978			
		2041	563134978			
9	2042-2045	2042	709387889	2128163667	9030246233	increase @8% per Annum 2039-2042
		2043	709387889			
		2044	709387889			
10	2045-2048	2045	893624437	2680873310	11711119542	increase @8% per Annum 2042-2045
		2046	893624437			
		2047	893624437			
TOTAL =			11711119542	For 30 Years		
			1171.11	Crore		


Junior Engineer
BCSD, CPWD,
Vadodara


Assistant Engineer
BCSD, CPWD,
Vadodara


6/2/18
વલોદરા સી. ડી. ઓફીસ
વલોદરા સી. ડી. ઓફીસ,
વલોદરા, વલોદરા.

Comparison of Civil Cost of Construction:

Cost of			
Sr. No.	ITEMS	Income Tax Building, Lucknow (By NBCC)	Pratyaksha Kar Bhavan, Vadodara (By CPWD)
1.	Cost of Office building Work per Sq.mtr.	Rs. 47,283 per sq. mtr (Total cost- 59.57 crore) (Total area- 12600 sq.mtr.)	Rs. 43,583 per sq.mtr (Total cost- 56.75 crore) (Total area- 13028 sq.mtr.)
2.	Cost of civil work per sq.mtr	Rs. 23,667 per sq.mtr. (Total cost- 44.02 crore) (Total area- 18600 sq.mtr.)	Rs. 26,545 per sq.mtr. (Total cost- 49.57 crore) (Total area- 18675 sq.mtr.)
3.	Total cost of construction	Rs. 57,907 per sq.mtr (Total cost- 72.96 crore) (Total area- 18600 sq.mtr.)	Rs. 61,882 per sq.mtr. (Total cost- 80.62 crore) (Total area- 18675 sq.mtr.)

From the above, it can be seen that the cost of building work in respect of Vadodara is less than the approved project of I.T.Building, Luknow.

However, the civil cost of construction is slightly higher in respect of Vadodara project. The reason behind it is the floor height of each room from ground floor to tenth floor is 4 meter for Vadodara project whereas in Luknow project floor height is 3.65 meter. This resulted into the slight higher civil cost of construction.

Further, the item of extra for large modules over 35 sq.meter, for Vadodara project the CPWD has considered the 100% area including basement area whereas in Luknow project the item of extra for large modules over 35 sq.meter has been considered on 60% of the area excluding the basement area.

The above facts as narrated above resulted into slight higher cost of construction for Vadodara project as compare to Luknow project.

Break up cost of Income Tax Building, Luknow vs Pratyaksha Kar Bhavan, Vadodara			
Sr. No.	ITEMS	Income Tax Building, Lucknow Built up area =18600 sq.mtr. (By NBCC) (Rs. in crore)	Pratyaksha Kar Bhavan, Vadodara Built up area = 18675 sq.mtr. (By CPWD) (Rs. in crore)
1.	Building Cost	55.83	52.16
2.	Fire Fighting and Alarm	2.32	0.98
3.	Lifts	0.98 (02 lifts)	1.47 (04 lifts)
4.	Development of sites (civil) (including leveling, internal roads, sewar, water supply etc.)	0.61	0.78
5.	Development work (Electrical) (including facial lights, gate lights, pumps etc.)		
6.	Overhead tank, tube well	0.67	0.60
7.	Sub Station	1.56 (125 and 630 KVA)	0.75 (750 KVA)
8.	D.G.Set		
9.	Water cooler with RO	0	0.07
10.	AC (HVAC)	4.12	3.50
11.	UPS 50 KVA for exit sign	0	0.04
12.	Telephone EPBAX System	0.25	0.35
13.	PA System	0	0.15
14.	Conference System	0	0
15.	Solar system	0.25	0.20
16.	Telephone conduit and wiring	0.22	0.18
17.	Computer conduit and wiring	0.22	0.18
18.	Mural at entrance lobby	0	0
19.	Double glaze window	0	0
20.	VAT	0	0
21.	Labour cess	0	0
22.	Boundary wall	0.34	0.30
23.	CCTV	0.38	1.00
24.	IBMS	0.32	0.62
25.	STP	0.25	0.15
26.	Furniture/Furnishing including Audio-Video Equipment	0	0
27.	Dismantling of existing structures	0.07	0
28.	Contingencies	2.19	2.88
29.	Cost Index on PAR 2012	2.74 (@4% for Luknow)	6.93 (@ 9% for Vadodara)
30.	Anticipatory Index Cost	1.78	0
31.	Service tax on work contract	4.38	5.69
32.	PMC Charges	5.10	0
33.	Service tax on PMC	0.766	0

Subject to Vadodara Jurisdiction only

RENT BILL

4/17-18

Date: 01/04/2017

D. J. SHAH INVESTMENT FINANCE PVT. LTD.

Regd. Office : 619, Yashkamal, Opp.Commerce College, Sayajigunj, Baroda-390 005

Service Tax Reg. No.: AAACD7463MST001

Phone No. 6585688/2353260

DUE From M/S.

CHIEF COMMISSIONER OF INCOME TAX - BARODA

फिना प्रमुख आयकर आयुक्त
वडोदरा.

Particulars	Rupees
Rent	71800.00
Maintenance Charges	
Service Tax @ 14 %	10052.00
Swachh Bharat Cess 0.5%	359.00
Krishi Kalyan Cess 0.5%	359.00
Total Rs.	82570.00

a sum of Rupees Eighty two thousand five hundred
Seventy only.

06 APR 2017

Only being the amount of Rent & Taxes for the month of April - 2017 for office block No. 202-3,207-8-9-10-11 In 'Yashkamal'.

For D. J. Shah Investment Finance Pvt. Ltd.

Authorized Signat:



This Bill should be paid within 15 Days otherwise 21% Interest wi

7.827 pm

PASSED FOR PAYMENT OF
RS. 82570/- & CANCELLED
A.O. Gr.-III of CCIT, Baroda.

Nipesh
8/2/17
H.C.

DCT
3
Pay
Avt

of

Office of the

CHIEF COMMISSIONER OF INCOME-TAX

Aayakar Bhavan, Race course Circle, Vadodara-390 007

Tel. No. 0265-2337140

Fax No. 0265-2340227

No. BRD/CCIT/HQ-2/Yashkamal/2014-15

Date: 01.12.2014

To
The Principal Officer,
D.J. Shah Investment Finance P Ltd.,
619, Yashkamal, Tilak Road,
Sayajigunj,
Vadodara.

Sir,

Sub: - Revision of rent for 2nd floor of Yashkamal Building, Baroda - Reg.


Please refer to your letter dated 01.10.2014 requesting for the revision of the rent of 2nd floor, Yashkamal Building, Tilak Road, Sayajigunj, Vadodara (Room No. 202, 203, 207 to 211).

2. -In this connection, I am directed to inform you that the rent of the above referred premises is revised from Rs. 51,380/- to Rs. 71,800/- per month w.e.f. 01.03.2014 to 28.02.2019 for a period of five years which is inclusive of regular repair & maintenance charges of the premises and exclusive of municipal taxes payable to local bodies. I am also further directed to request you to execute lease agreement as per the enclosed proforma for lease agreement.

3. This letter is issued with the approval of the Chief Commissioner of Income-tax, Vadodara.

Yours faithfully,

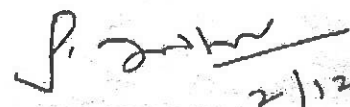
Encl.: As above.


(P KRISHNA DHAS) ITO (HQ)-2,
For Chief Commissioner of Income -tax,
Vadodara.

Copy to:

1. The DCIT (HQ), Vadodara.
2. The AO & DDO, O/o The CCIT, Vadodara.


21/12/14


(P KRISHNA DHAS) ITO (HQ)-2,
For Chief Commissioner of Income -tax,
Vadodara.

1.P.
02/12/14

MADHYA GUJARAT VIJ COMPANY LIMITED

Sardar Patel Vidyut Bhavan, Race Course
VADODARA - 390 007

Form: RC

ORIGINAL

BANK RECEIPT

Book No. 992

Receipt No. 60563

Date 22.3.14

Received from M/s. Jancom Inter Building 2nd Floor

the sum of Rs. Five thousand five hundred fifty only

581

Rs. 513050

Cash	Cheque	D.D.
1	2	0

No. 23145
Date 19.3.14

On account of Rent for the month Jan - 14 Feb 14

For Madhya Gujarat Vij Company Ltd

Account Head

629002

490019

Bank Code

48502

45973



For more than one account head, please see the back side

Rent PM. 245010
 S.C. 36751

 281761

Less: TDS on 245010 25236
 @ 10.30

Net Payable 256526
 After TDS. * 2

 513050



सत्यमेव जयते

Office of the

Pr. Commissioner of Income Tax - 4

201, 2nd Floor, Old GEB Building, Vadodara - 390007

Tele: 0265-2327819

Tele / Fax: 0265-2312826

NO.BRD/Pr. CIT-4/RRT/2016-17

DATE: 20.03.2017

To,
The Z.A.O. CBDT,
Vadodara

:-O R D E R:-

In exercise of powers conferred as head of the office under sub rule (3) of Rule 13 of the Delegation of financial powers rules 1978, the Chief C.I.T. Baroda vide his order no. BRD/CCIT /HQ/DDO/2003-04 dated 30 th Oct-2003.

In exercise of powers sub rule (16) of Schedule V of Rule 13, Sanction is hereby accorded for incurring the expenditure of **Rs. 2,81,761/-** (Rupees Two Lakh Eighty One thousand Seven Hundred Sixty One only) for making payment to **Madhya Gujarat Vij Co Ltd. Baroda**, as under

1. for rent to Madhya Gujarat Vij. Co. Ltd. for hiring of the 2nd floor of the Old G.E.B Building by this office for month of **March-2017 @ Rs.2,45,010/-P.M. which is Rs. 2,45,010/-**

2. While service tax imposed on the rent is @ 15 %. Therefore total service tax, for month of **March-2016** (Rs. 36,751/- per month) comes at **Rs.36,751/-**.

1. The expenditure should be debited to the grant under the head "R.R.T." allotted to the AO,Gr.III/DDO of the office of the Pr.CIT-4, Vadodara for **F.Y.2016-17**.


(Lekha Kumar)

Pr. Commissioner of Income-tax-4
Vadodara.

Copy to:

2. AO,Gr.III/DDO

(Ajay Kumar Pandey) ITO HQ-1
For Pr. Commissioner of Income-tax-4,
Vadodara

Sanction No. F. 21.1007-01 A. 11007

F. No. DIT(Infra.)/U-III/VADODARA/HIR-18/2015-16

Government of India
 Ministry of Finance
 Department of Revenue
Central Board of Direct taxes

New Delhi, Dated: 12th January, 2018.

To

The Chief Commissioner of Income Tax,
 1st Floor, Aayakar Bhawan,
 Race Course Circle,
Vadodara - 390007.

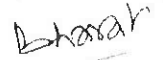
Subject:- Grant of administrative approval and financial sanction for hiring of office space for the office of CIT (TDS), Vadodara for a period of 3 years-- reg.

Sir,

I am directed to refer to your office letter No. VDR/CC/ITO/HQ & TPS-2/Hiring TDS/2017-18/1219 dated 06.11.2017 on the above mentioned subject and to convey the administrative approval and financial sanction of the President for an amount of Rs. 2,12,580/- (Rs. Two lakh twelve thousand five hundred eighty only) per month for hiring of office space measuring area 796 sq. metres of built up area and carpet area 591.30 sq. metres at Maruti Chambers, Vadodara for the office of CIT (TDS), Vadodara, under the charge of CCIT, Vadodara for a period of 3 years. Financial implication for one year would be Rs. 25,50,960/- and for three years would be Rs. 76,52,880/-. The rent indicated above is inclusive of regular repair and maintenance charges but exclusive of Municipal Tax and other statutory duties as well as water & electricity charges.

2. Lease agreement/deed may be concluded as per the Standard Lease Agreement as communicated by the Directorate of Estates vide their letter F. No. 16011/1/2000-Pol.III dated 03.09.2001.
3. The expenditure involved in this sanction is debitible to the head of account "Rent, Rates & Taxes" under the Demand for Grant No. 34 – Direct Taxes, Department of Revenue, Ministry of Finance and will be met out from the budgetary grant allocated to the CCIT, Vadodara.
4. This issues with the concurrence of IFU-III/DT vide their Dy. No. nil and FTS No. 349567 dated 02.01.2018.


Yours faithfully,



(Bharat Bhushan Garg)
 Director (HQ/Ad.VIII-DT)

Copy to:

1. Principal CCA, CBDT, Lok Nayak Bhavan, Khan Market, New Delhi - 110003.
2. DIT (Expenditure Budget), Ground floor, E-2, ARA Centre, Jhandewalan Extension, New Delhi - 55.
3. IFU (B&A), Church Road Hutments, New Delhi - 110001.
4. IFU-III, Department of Revenue, North Block, New Delhi.
5. Director General (Audit), Central Revenues, AGCR Building, New Delhi - 110002.
6. ZAO, CBDT, C/o CCIT, Vadodara.
7. Sanction Folder.
8. Hindi Section for Hindi version.

 सत्यमेव जयते	भारत सरकार / Government of India केन्द्रीय लोक निर्माण विभाग / Central Public Works Department	Speed post
	मुख्य अभियंता (पअ-IV) का कार्यालय / O/o the Chief Engineer (WZ-IV) चौथी मंजिल, केन्द्रीय निर्माण सदन / 4 th floor, Kendriya Nirman Sadan सेक्टर-10.A, गांधीनगर-382010 (गुजरात) / Sector-10.A, Gandhinagar-382010 (Gujarat) Phone : 079-23247109 Fax : 23247120 (email: gncewz4.cpwd@nic.in)	
संख्या: 23(335)/मुअ/पअ-IV/2017/ 2238-18		दिनांक: 18/12/2017 19

सेवा में,
 मुख्य आयकर आयुक्त
 आयकर भवन,
 रेस कोर्स सर्कल,
 वडोदरा - 390 007

विषय :- A/A & E/S for C/o Office Bldg. "Pratyaksha Kar Bhavan" Subhanpura at Baroda. – Reg.

संदर्भ:- Your letter No. VDR/CC/ITO/HQ&TPS-2/PKB/2017-18/1284 dated 21/11/2017

With reference to the above mentioned letter of your office on the subject matter, it is for your kind information that this office has neither received the letter No. DIT (Infra)Unit-III/L&B-17/Baroda/2013-14 dated 21/11/2017 nor copy is enclosed in the above mentioned letter of your office.

2. Regarding the observations of DIT(Fin/DT) conveyed vide, above referred letter of your office, the clarification is as under :
- (i) As informed earlier also vide this office letter of even No. 1580-H dated 12/09/2017 that the budget under Major Head 4059 F&R for various sanctioned works is received through MoUD (now MoHUA). Accordingly, financial provision is made in the 'Pink Book' of MoHUA for such works for each financial year. In the absence of Administrative Approval and Expenditure Sanction to the preliminary estimate for the proposed office building "Prayaksh Kar Bhavan" of the Income Tax Deptt. at Subhanpura, Vadodara, submitted by this office, a token financial provision of Rs.1.00 lakh has been made in the 'Pink Book' of MoHUA for the FY 2017-18, to facilitate further receipt of budget in case Administrative Approval and Expenditure Sanction to preliminary estimate received from the Income Tax Deptt. during FY 2017-18. Therefore, inclusion of this work in 'Pink Book' of MoHUA for the FY 2017-18 is itself a confirmation for flow of funds through MoHUA as per availability of budget in the Major Head 4059 F&R for the referred work.
- (ii) Regarding the ownership of movable and immovable assests, it is clarified that the ownership of the land for the proposed office building of Income tax Deptt. at Vadodara is with the Income Tax Deptt. and accordingly, the ownership of the assests would also vest with the Income Tax Deptt.

97019-2
 22/11

3. It may please be seen that the observations on the proposal for the proposed Income Tax office building at Vadodara are in general, repetitive in nature and being received in piecemeal manner. As intimated earlier also vide this office letter of even No.1580-H dated 12/09/2017, delay in accord of Administrative Approval and Expenditure Sanction to preliminary estimate for the proposed office building could render the financial projection of this work through preliminary estimate inadequate due to changes in tax structure and also increase in cost of construction.

यह मुख्य अभियंता (प.अं - IV) गांधीनगर की अनुमति से जारी किया गया ।


(गोप्रल लाल गोयल)
कार्यपालक अभियंता (यो)

प्रतिलिपि:-

1. अधीक्षण अभियंता, गां.के.प., केलोनिवि, गांधीनगर को सूचनार्थ ।
2. कार्यपालक अभियंता, वडोदरा केन्द्रीय मंडल, केलोनिवि, वडोदरा को सूचनार्थ ।

कार्यपालक अभियंता (यो)

(Figures in thousand of rupees)

निर्माण कार्य कोड	कार्य का विवरण	कार्य की अनुमानित लागत व्यय	वर्ष 2016-17 के अंत में वास्तविक व्यय	वर्ष 2017-18 के अंत में संभावित व्यय	वर्ष 2018-19 का बजट अनुदान	
					कॉलम 3 और 4 का योग	कॉलम 3 और 4 का योग
Work Code	Work Description	Estimated Cost of Works	Actual Exp. to the end of 2016-17	Probable Exp. During 2017-18	Total of Col. 3 and 4	Budget Estimate for 2018-19
1	2	3	4	5	6	6
आयकर विभाग वेजलपुर अहमदाबाद के कार्यालय भवन का निर्माण	C/o Office building for Income Tax Department at Vejalpur, Ahmedabad	242400	80000	40000	120000	20000
आयकर विभाग वेजलपुर अहमदाबाद के कार्यालय भवन का निर्माण	C/o Office building for Income Tax Department at Vejalpur, Ahmedabad	760000	0	45000	45000	10000
वेजलपुर, अहमदाबाद में आयकर विभाग के लिए कार्यालय भवन का निर्माण। परसएव:- जल आपूर्ति, सेनेटरी इंस्टालेशन, और आंतरिक विद्युत स्थापना सहित सिविल कार्य।	C/o Office Building for Income Tax Department at Vejalpur, Ahmedabad. SH :- Civil Work i/c Water Supply, Sanitary installation, and internal Electrical Installation.	760000	600840	110000	710840	40000
कार्यालय की इमारत के निर्माण आई / सी आंतरिक ड्रैनज / एस, एस / में, इलेक्ट्रिकल और ड्रैनजिंग कार्य आयकर विभाग के लिए काम करता है। भरुच, गुजरात में।	C/o Office building i/c internal W/S, S/I, Drainage and Electrical works for Income-tax Deptt. at Bhanuch, Gujarat	344224	0	0	0	10000
अहमदाबाद में कस्टम हाउस परिसर में कार्यालय भवन का निर्माण।	C/o Office Building in Custom House Campus at Ahmedabad.	318700	0	0	0	10000
कार्यालय की इमारत और 52 कोई का निर्माण। जामनगर में आयकर विभाग के लिए आवासीय तिमाही (गुजरात)	construction of office building and 52 no. residential quarter for income tax Department at Jamnagar (Gujarat)	570336	0	0	0	2500
सुभनपुरा वडोदरा में आयकर विभाग के कार्यालय की इमारत प्रत्यक्ष कर भवन का निर्माण	Construction of office building Pratyaksha kar Bhavan of Income tax department at Subhanpura Vadodara	1050000	0	0	0	1000
कार्यालय की इमारत और जुलाह में आयकर विभाग के लिए आवासीय तिमाही के निर्माण (गुजरात)	construction of office building and residential quarter for income tax department at junagadh. (Gujarat)	295091	0	0	0	1000
भावनगर में सेंट्रल एक्साइज और कस्टम विभाग के लिए कार्यालय की इमारत का निर्माण (गुजरात)	construction of office building for central excise and custom department at bhavnagar (Gujarat)	406174	0	500	500	50000