

20<sup>th</sup> June 2009

Dear P.T.Krishnan Sir,

Thank you for sparing two hours of your time on matters related to Kalakshetra's civil works on 19<sup>th</sup> June 2009. I truly appreciate your bringing this important aspect of Kalakshetra's life back on track.

Could you please correct this letter (attachment) with any technical details that might be required? If it is alright, then I will forward it to a list of architects whose names and addresses may please be forwarded to me by your office.

Thanking you,

Yours sincerely,

Leela Samson

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3

# Kalakshetra

F O U N D A T I O N

D:\2009-2010\IV.Director\2.Official\civilworks committee.doc

2<sup>nd</sup> July 2009

### EXPRESSION OF INTEREST

Kalakshetra Foundation was founded by Smt.Rukmini Devi in 1936 and had fifty glorious years under her inspiration and guidance. After her passing, Sri R.Venkataraman, Former President of India took over as a Chairman of the institution and guided its fortunes. For the future stability of the institution, he persuaded the Government of India to declare Kalakshetra an Institute of National Importance by an Act of Parliament. In 1993 the institute was taken under the Ministry of Culture, Government of India.

The Foundation is seeking the services of an architect to participate in the re-development of their campus, which covers roughly 100 acres of land and is made up of two schools and a college, a crafts unit, hostels, executive blocks, two theatres and staff quarters.

The work involves participating and supporting the civil works committee in developing a master plan for the future, improving the ambience of the campus and reinforcing the sense of community by re-orienting, restoring and upgrading the existing buildings, adding new facilities and exploiting the abundant natural landscape, within the framework of the founder's ideals.

Kalakshetra is committed to a high aesthetic in regard to indigenous and natural methods, following the ideals of its founder, Smt.Rukmini Devi and in keeping with the best traditions of building in India. The selected architect will need to provide the full range of services which shall include architectural design, civil engineering, structural design and related building utilities. He/She shall work closely with the Civil Works Committee comprising members of the governing board and headed by Mr. P.T.Krishnan.

Since Kalakshetra comes under the Ministry of Culture all works will be paid for in accordance with the fee structure laid down by the Council of Architecture.

Contd...2

Founder : Smt. Rukmini Devi Chairman : Justice Sri S. Mohan Former Judge Supreme Court  
Director : Ms Leela Samson Member Secretary : Sri R.V. Ramani Governing Board

Kalakshetra Foundation Thiruvanmiyur Chennai 600 041  
Tel: 0091-(0)44-2452 0836 / 4057 / 1844 Fax : 0091-(0)44-2452 4359

If you are interested in working on an environmentally friendly architectural idiom reflecting the aspirations of this institution which represents the cultural ethos of India, you may please write to the undersigned expressing your interest within a week from the date of this letter. We shall be glad to set up a meeting for you to present your work to the committee soon thereafter.

With kind regards,

Yours sincerely,



Leela Samson 2/7/09  
Director

Mr.Durganand Balsavar (Nandan)  
Artes  
Human settlements development center  
35, Dr Guruswamy Road  
Chetpet-Chennai  
600 031

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With kind regards,

Yours sincerely,

*Leela Samson*  
Leela Samson 2/7/09  
Director

Ms. Lekha Antony,  
Z-283 Block,  
5<sup>th</sup> Avenue,  
Anna Nagar,  
Chennai 600 040

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5  
kalakshetra  
F O U N D A T I O N

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2<sup>nd</sup> July 2009

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Founder : Smt. Rukmini Devi Chairman : Justice Sri S. Mohan Former Judge Supreme Court  
Director : Ms Leela Samson Member Secretary : Sri R.V. Ramani Governing Board

Kalakshetra Foundation Thiruvanmiyur Chennai 600 041  
Tel: 0091-(0)44-2452 0836 / 4057 / 1844 Fax : 0091-(0)44-2452 4359

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With kind regards,

Yours sincerely,



Leela Samson 2/7/09  
Director

Mr.Elias Koshy  
55, (old no.119),  
Nelson Manickam Road,  
Aminjikarai, Chennai - 600 029





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7  
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F O U N D A T I O N

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2<sup>nd</sup> July 2009

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(7)




Founder : Smt. Rukmini Devi Chairman : Justice Sri S. Mohan Former Judge Supreme Court  
Director : Ms Leela Samson Member Secretary : Sri R.V. Ramani Governing Board

Kalakshetra Foundation Thiruvanmiyur Chennai 600 041  
Tel: 0091-(0)44-2452 0836 / 4057 / 1844 Fax : 0091-(0)44-2452 4359

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With kind regards,

Yours sincerely,

  
Leela Samson 2/7/09  
Director

Mr. Ravi Niilakantan  
Centre for Architectural research & Design,  
#10A, First street,  
Dhanalakshmi Colony,  
Vadapalani,  
Chennai - 600026.

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9  
Kalakshetra  
F O U N D A T I O N

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2<sup>nd</sup> July 2009

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With kind regards,

Yours sincerely,

*Leela Samson*  
Leela Samson  
Director 2/7/09

Mr.N. Manikandan  
The Madras Design Works  
#7D, Blk 2, Abbotsbury,  
New #42 (Old #74), C.P.Ramaswamy Road,  
Alwarpet, Chennai – 600018



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2<sup>nd</sup> July 2009

### EXPRESSION OF INTEREST

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F O U N D A T I O N

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15<sup>th</sup> July 2009

Dear Madam,

Sub: Expression of Interest  
Ref: Our letter dt.2<sup>nd</sup> July, 2009

With reference to the above, we would like to bring to your kind notice that we have not received any reply from you in this regard. A line in reply, whether you are willing or not-willing in the proposal may kindly be intimated to our office so that we can proceed further in this matter.

With kind regards,


Yours sincerely,

Leela Samson  
Director

Ms.Lekha Antony  
Z-283 Block,  
5<sup>th</sup> Avenue,  
Anna Nagar,  
Chennai 600 040

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Governing Board members while not wanting any encroachment in the campus by Sampradaya, agreed to permit Sampradaya to use the premises in question up to August 2010, while ensuring that it would have no right, title, interest or tenancy rights in the said premises except to the extent of being permitted to use the said premises for the purposes intended.

Resolved to permit Sampradaya to use the premises up to August 2010. Suitable documentation to address Kalakshetra's concerns is to be drawn up.

**c. Delegation of power**

Governing Board members directed that a common delegation of powers with peer autonomous organizations like National School of Drama, Sahitya Akademy and Sangeet Natak Academy may be collected and placed before Finance Committee for its approval.

Mr Sengupta also suggested that Smt. Rubina Ali, Director (Finance) may also be associated with the Director for drafting the delegation of powers.

Resolved to collect delegation of powers from peer autonomous bodies and meet Director (Finance), MOC for drafting the delegation of power.

**d. Assured Career Progression Scheme (ACP)**

Joint Secretary informed the Board that perhaps MOC has not evolved any standard ACP to be followed by the autonomous bodies. He directed that fellow autonomous bodies may be contacted in this regard.

Resolved to take up with fellow autonomous bodies for the adoption of appropriate Assured Career Progression Scheme in Kalakshetra.

**e. Academic Committee**

During the discussion, the Director informed the Board that the Academic Committee should be reconstituted in accordance with Section 15 of the Kalakshetra Foundation Act 1993. Since this committee includes representatives from Central and State Governments, Joint Secretary indicated that a letter to this effect may be addressed to Ministry of Culture, Government of India and State Government (Education Department).

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2<sup>nd</sup> July 2009

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Yours sincerely,



Leela Samson



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14  
kalakshetra  
F O U N D A T I O N

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15<sup>th</sup> July 2009

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With kind regards,

Yours sincerely,

Leela Samson  
Director

ELIAS KOSHY  
55, (old no.119),  
Nelson Manickam Road,  
Aminjikarai, Chennai - 600 029  
[ekoshy@vsnl.com](mailto:ekoshy@vsnl.com)

Founder : Smt. Rukmini Devi Chairman : Justice Sri S. Mohan Former Judge Supreme Court  
Director : Ms Leela Samson Member Secretary : Sri R.V. Ramani Governing Board



Kalakshetra Foundation Thiruvanniyur Chennai 600 041  
Tel: 0091-(0)44-2452 0836 / 4057 / 1844 Fax : 0091-(0)44-2452 4359  
Email : [info@kalakshetra.in](mailto:info@kalakshetra.in) Website : [www.kalakshetra.in](http://www.kalakshetra.in)

15

09.07.09

The Director,  
Kalakshetra Foundation,  
Chennai.

Dear Ms. Leela Samson,

We would like to register our interest to be involved in the development of **THIS** esteemed institution.

Do let us know your convenience to take you through our architectural works, and will appreciate a weeks' notice for the presentation.

With kind regards,

Yours sincerely,

Ravi nilakantan

CP  
8/9/09

(16)





Ms. Leela Samson  
Director – Kalakshetra Foundation  
Thiruvanmiyur, Chennai 600041

4<sup>th</sup> July 2009

KLK\_EOI\_2009\_07\_04

Your Ref.: D:\2009-2010\IV.Director\2.Official\civilworks committee.doc [letter dated 2<sup>nd</sup> July 2009]

Dear Madam,

Sub: Expression of Architects for works in Kalakshetra Foundation

We would like to thank you for inviting us to participate in the selection of Architects. It would be our pleasure and our privilege to work with the Kalakshetra Foundation. While working with the Foundation on earlier occasions we have come to appreciate the vast cultural, natural and historical resource that the institute and the campus has and the importance of planning and augmenting the initial efforts of the Founders. We would put in our every effort to work with the Civil Works Committee, Mr. P.T.Krishnan and yourself in achieving sustainable and sensitive solutions for the future of the Kalakshetra Campus.

Kindly inform us of a suitable date and time when we could present our works and ideas to the committee.

Thanking you,

Yours Sincerely,

Manikandan N

The Madras Design Works

✓  
8/7/09  
Copy to PTK  
Thank you letter.

(17)

CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN  
ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

09.07.09

The Director,  
Kalakshetra Foundation,  
Chennai.

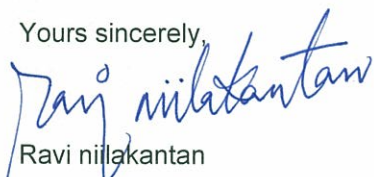
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With kind regards,

Yours sincerely,

  
Ravi nilakantan

LD  
16/7

(18)

artes

Human settlements development center  
 35, Dr. Guruswamy Road  
 Chetpet - Chennai 600031  
 Tel: 91-44-65611991  
 Email: artesindia@gmail.com

CP 10/7/09

arts/KLK/MPL/Theo 226 8 July 2009

Ms. Leela Samson  
 Director  
 Kalakshetra Foundation  
 Thiruvanmiyur, Chennai - 600041

Ref: Letter dated D:/ 2009-2010/IV. Director/2. Official/Civil works committee.doc

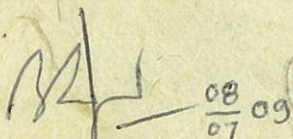
Thank you for the letter of *expression of interest* dated 2<sup>nd</sup> July 2009. We have perused the contents and the unique nature of this project. While expressing our interest in principle, to be associated with the Kalakshetra Foundation in the long term, on deeper reflection we regret our inability to participate in this present project (in its present form and time constraints).

We convey our deepest gratitude for considering our practice. In the specific context of the present proposed project, we find, we would require time to reflect on the immeasurable contributions of Smt. Rukmani Devi and the founding principles of the institution, before committing to engage in the onerous holistic process of developing the master plan and reinforcing the sense of community envisaged to reflect the ideals of the institution and the universal spirit embodied in classical dance.

On our part, I have had the opportunity of designing the Sawai Gandharva Smarak for Classical Music (Poona) for Panditji Bhimsen Joshi under the guidance of Shri Balakrishna Doshi. Besides having been associated with the arts, our practice has been consistently exploring, researching and innovating indigenous traditions of building as an expression of the *modernity of vision* contained in ancient traditions.

Reiterating our respects and regard for Kalakshetra Foundation and an intent to be associated in the long term, if the Kalakshetra Foundation deems to reconsider our practice in future. Trust appreciate the spirit and predicament of our response.

Respects and regards,

 08/07/09

Durganand Balsavar (Nandan)

Artes  
 Human settlements development center  
 35, Dr Guruswamy Road  
 Chetpet-Chennai 600 031 INDIA  
 Tel: 044-65611991  
 Email: [artesindia@gmail.com](mailto:artesindia@gmail.com)

(19)

ekoshy@vsnl.com" show details 11:34 am (47 minutes ago)

17th July, 2009

Kind attention of Ms. Leela Samson,  
Director, Kalakshetra Foundation,  
Chennai - 600 041

I wish to express my sincere apologies for being unable to send a prompt reply to your letter of invitation to me dated 2nd July 2009, due to personal reasons.

I consider it a privilege of having received this letter from you on behalf of the Kalakshetra Foundation, inviting me to be one of the contenders to participate in the redevelopment programmes of your campus, more so with Mr. P. T. Krishnan heading the Civil Works Committee. Though I fully well realize how exciting and challenging this project would be, I regret that I would not be in a position to participate in this project, due to certain other firm precommitments in my work.

Thank you for your invitation, and I wish you and the Foundation the very best in this regard.

Yours sincerely,

Elias Koshy

DD  
17/7 '09

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Ministry of Human Resource Development, Government of India, under the Architects Act 1972.

7. The projects covered under this arrangement shall be as follows:

I. Up gradation of various facilities in the campus such as the Koothambalam (sound, lighting and amenities), Hostels, Schools, Main Entrance and Reception, College, CERC, Estate and Land etc.

II. Expansion of existing facilities wherever necessary, whether in separate blocks or in continuity of existing structures.

III. Additions of any new buildings / facilities such as information center, visitors facilities, entrance complexes or any other as determined by the Building Committee from time to time.

IV. Development of a master plan for the entire campus and landscaping and other infra structure.

V. Co-ordination and up-gradation of Electrical supply (internal and external), Water supply and sewage connection from the TNEB and CMWSSB and upgrading the existing source available, towards making the campus ecologically friendly.

VI. New projects like the Rukmini Devi Museum, the engineering shed, common sports ground complex and up-coming works.

Committee members signature

P.T.Krishnan

Madhavi Mudgal

Leela Samson .

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**CORRECTED D R A F T FOR APPROVAL**

**Selection of Architects**

1. A shortlist of Architects who have a background in the use of traditional materials in design and who have an understanding of campus planning based on philosophies similar to that of Kalakshetra was compiled by the Building Committee.

They were:-

- a) Mr.Manikandan
- b) Mr.Elias Koshi
- c) Mr.Durganand Balsawar
- d) Mr.Ravi Niilakantan
- e) Ms.Lekha Antony

2. Invitation letters were sent requesting them to confirm their interest in participating in the selection process. Mr.Elias Koshi and Mr.Durganand Balsawar expressed their inability to participate. Ms.Lekha Antony did not respond. Mr.Ravi Niilakantan of Centre for Architectural Research and Design and Mr.Manikandan of Madras Design Works gave a presentation of their work on the 4<sup>th</sup> of August 2009 at Kalakshetra. Ms.Leela Samson, Director and Mr.P.T.Krishnan, Committee Member were present.

3. The Committee found the work of Mr.Ravi Niilakantan to be very appropriate for a campus like Kalakshetra. He had a very good understanding of the use of natural materials such as stones, bricks and timber. Their designs were cost effective and the design quality was very interesting in terms of spatial experience and architectural detailing. The buildings were well integrated with natural landscapes and responded to site characteristics extremely well. Mr.Ravi Niilakantan has also worked with well known architectural firms such as Stein, Doshi & Bhalla and K.B.Lall in New Delhi.

4. The work of Mr.Manikandan of Madras Design Works was mostly commercial and industrial buildings heavily dependant on expensive modern technologies and did not fit in well with the requirements of Kalakshetra. His understanding of landscape and integration of the same with buildings was limited. The architectural form and detailing were heavily dependent on synthetic materials.

5. The committee therefore decided that Mr.Ravi Niilakantan of the Centre for Architectural Research and Design would be the appropriate choice. He runs a small outfit comprising 6 architects & engineers and is capable of handling all building related utilities through consultants appointed by him for the purpose. He has also agreed to provide a full time engineer at site during the construction and assist Kalakshetra in the tendering process and selection of contractors as well. His organizational structure is found to be adequate to handle the scale of construction envisaged at present.

6. The scale of fees and other conditions of engagement shall be as per the regulations laid down by Council of Architecture, a statutory body constituted by the

(22)

V. Co-ordination and up-gradation of Electrical supply (internal and external), Water supply and sewage connection from the TNEB and CMWSSB and upgrading the existing source available, towards making the campus ecologically friendly.

VI. New projects Museum, Engineering shed, common sports ground, complex and up.coming works.

This letter may please be signed by you, confirming your acceptance of the terms and conditions and sent back to us for our record. A formal agreement will be executed upon receipt of your acceptance in this regard.

Office Note:

The minutes of the civil works committee held 4<sup>th</sup> August, upon which this appointment letter is issued.

Sincerely,

Leela Samson  
Director.

Mr. Ar. Ravi Nilakantan,  
Centre for Architectural Research and Design,  
# 10 A, First Street,  
Dhanalakshmi colony,  
Vadapalani,  
Chennai 600 026.

23

Draft

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11<sup>th</sup> September 2009

Dear Mr. Ravi Nilakantan,

In continuation of your offer to serve as Architect in the Kalakshetra Foundation and your subsequent presentation held in 4<sup>th</sup> August 2009, we are pleased to inform you that you have been selected as an Architect in Kalakshetra Foundation, Chennai, based on the recommendations of the Civil Works Committee of the Foundation.

Kalakshetra Foundation, Chennai is an autonomous body directly functioning under the Ministry of Culture, / Government of India. The assignment involves participating all the works to improve and develop the campus in an eco-friendly manner. You may closely associate with all civil works in co-ordination with the civil works committee constituted by the Governing Board, comprising of Mr. P.T. Krishnan, the Director Ms. Leela Samson and Mrs. Madhavi Mudgal.

Your appointment as Architect will initially be for a period of ~~--- year~~ from the date of your acceptance of this offer. The fees and other conditions of engagement shall be as per the regulations laid Architecture, a statutory body constituted by the Ministry of Human Resource Development of India, under the Architectures Act 1972.

The services of Architect shall cover the following:

- I. Up gradation of various facilities in the campus such as the Koothambalam (sound, lighting and amenities), Hostels, Schools, Main entry and Reception, college, CERC, Estate and land etc.
- II. Expansion of existing facilities wherever necessary, whether in separate blocks or in continuity of existing structures.
- III. Additions of any new buildings / facilities such as information center, visitors facilities, entrance complexes or any other as determined by the Building Committee from time to time.
- IV. Development of a master plan for the entire campus and landscaping and other infra structure.

Contd...2

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Yours sincerely,



Leela Samson  
Director.

Mr.Ravi Nilakantan,  
Centre for Architectural Research and Design,  
# 10 A, First Street,  
Dhanalakshmi colony,  
Vadapalani,  
Chennai 600 026.

LEELA SAMSON  
DIRECTOR  
KALAKSHETRA FOUNDATION  
THIRUVANMIYUR, CHENNAI - 41.





D:\2009-2010\IV.Director\2.Official\civilworks committee.doc 11<sup>th</sup> September 2009

Dear Mr.Ravi Niilakantan,

In continuation of your offer to serve as Architect in the Kalakshetra Foundation and your subsequent presentation held in 4<sup>th</sup> August 2009, we are pleased to inform you that you have been selected as an Architect in Kalakshetra Foundation, Chennai, based on the recommendations of the Civil Works Committee of the Foundation.

Kalakshetra Foundation, Chennai is an autonomous body directly functioning under the Ministry of Culture, Government of India. The assignment involves participating all the works to improve and develop the campus in an eco-friendly manner. You may closely associate with all civil works in co-ordination with the civil works committee constituted by the Governing Board, comprising of Mr.P.T.Krishnan, the Director, Ms.LeelaSamson and Mrs.Madhavi Mudgal.

Your appointment as Architect will be from the date of your acceptance of this offer. The fees and other conditions of engagement shall be as per the regulations laid Architecture, a statutory body constituted by the Ministry of Human Resource Development of India, under the Architectures Act 1972.

The services of Architect shall cover the following:

I. Up gradation of various facilities in the campus such as the Koothambalam (sound, lighting and amenities), Hostels, Schools, Main entry and Reception, College, CERC, Estate and land etc.

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III. Additions of any new buildings / facilities such as information center, visitors facilities, entrance complexes or any other as determined by the Building Committee from time to time.

IV. Development of a master plan for the entire campus and landscaping and other infra structure.

Contd...2

(26)

5. The committee therefore decided that Mr.Ravi Niilakantan of the Centre for Architectural Research and Design would be the appropriate choice. He runs a small outfit comprising 6 architects & engineers and is capable of handling all building related utilities through consultants appointed by him for the purpose. He has also agreed to provide a full time engineer at site during the construction and assist Kalakshetra in the tendering process and selection of contractors as well. His organizational structure is found to be adequate to handle the scale of construction envisaged at present.

6. The scale of fees and other conditions of engagement shall be as per the regulations laid down by Council of Architecture, a statutory body constituted by the Ministry of Human Resource Development, Government of India, under the Architects Act 1972.

7. The projects covered under this arrangement shall be as follows:

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IV. Development of a master plan for the entire campus and landscaping and other infra structure.

V. Co-ordination and up-gradation of Electrical supply (internal and external) , Water supply and sewage connection from the TNEB and CMWSSB and upgrading the existing source available, towards making the campus ecologically friendly.

VI. New projects like the Rukmini Devi Museum, the engineering shed, common sports ground complex and up-coming works.

Committee members signature

P.T.Krishnan

Madhavi Mudgal

Leela Samson

LEELA SAMSON

DIRECTOR

KALAKSHETRA FOUNDATION

THIRUVANMIYUR, CHENNAI - 41.

27



Dated 6<sup>th</sup> of August 2009

**NOTE ON THE SELECTION OF ARCHITECTS**

1. A shortlist of Architects who have a background in the use of traditional materials in design and who have an understanding of campus planning based on philosophies similar to that of Kalakshetra was compiled by the Building Committee.

They were:-

- a) Mr.Manikandan
- b) Mr.Elias Koshi
- c) Mr.Durganand Balsawar
- d) Mr.Ravi Niilakantan
- e) Ms.Lekha Antony

2. Invitation letters were sent requesting them to confirm their interest in participating in the selection process. Mr.Elias Koshi and Mr.Durganand Balsawar expressed their inability to participate. Ms.Lekha Antony did not respond. Mr.Ravi Nillakantan of Centre for Architectural Research and Design and Mr.Manikandan of Madras Design Works gave a presentation of their work on the 4<sup>th</sup> of August 2009 at Kalakshetra. Ms.Leela Samson, Director and Mr.P.T.Krishnan, Committee Member were present.

3. The Committee found the work of Mr.Ravi Niilakantan to be very appropriate for a campus like Kalakshetra. He had a very good understanding of the use of natural materials such as stones, bricks and timber. Their designs were cost effective and the design quality was very interesting in terms of spatial experience and architectural detailing. The buildings were well integrated with natural landscapes and responded to site characteristics extremely well. Mr.Ravi Niilakantan has also worked with well known architectural firms such as Stein, Doshi & Bhalla and K.B.Lall in New Delhi.

4. The work of Mr.Manikandan of Madras Design Works was mostly commercial and industrial buildings heavily dependant on expensive modern technologies and did not fit in well with the requirements of Kalakshetra. His understanding of landscape and integration of the same with buildings was limited. The architectural form and detailing were heavily dependent on synthetic materials.

Contd...2

(28)

5. The committee therefore decided that Mr.Ravi Niilakantan of the Centre for Architectural Research and Design would be the appropriate choice. He runs a small outfit comprising 6 architects & engineers and is capable of handling all building related utilities through consultants appointed by him for the purpose. He has also agreed to provide a full time engineer at site during the construction and assist Kalakshetra in the tendering process and selection of contractors as well. His organizational structure is found to be adequate to handle the scale of construction envisaged at present.

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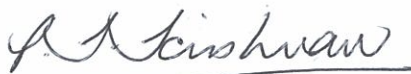
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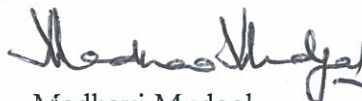
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Committee members signature



P.T.Krishnan



Madhavi Mudgal



Leela Samson

**LEELA SAMSON  
DIRECTOR  
KALAKSHETRA FOUNDATION  
THIRUVANMIYUR, CHENNAI-41.**

(29)



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Contd...2

18

*(Handwritten signature)*



One private party Sri G.R. Sekar alleged ownership in Survey No.165/3 (4.62 acres) – Craft Education & Research Centre

- Mr.G.R. Sekar filed an application before the Asst. Commissioner, Urban Land Tax, Chennai, alleging ownership in S.No.165/3 (4.62 acres)
- We filed our counter and produced all necessary revenue records like sale deed, patta etc., and proved our ownership
- The authorities having satisfied themselves have decided to dismiss the case

The formal order is yet to be received



LABOUR DISPUTES

*(Handwritten number 31)*

*(Handwritten signature)*

of cars from the North entrance gate directly to the College without the use of the front entrance.

We are placing our orders for the sound equipment immediately. However, without the wiring and the audio-proofing, I am not sure that we can use the new equipment. If you feel that the work in Kalakshetra cannot be completed before December, then we will have to wait till 20<sup>th</sup> January to start the same.

We have yet to complete the survey of the hostels, the BTHS complex, CERC complex and the old house in Thiruvanmiyur Village before we can give the presentation to Mr.P.T.Krishnan. Therefore I await your next visit.

Yours sincerely,



Leela Samson  
Director.

Cc to:  
Sri P.T.Krishnan  
No.1, Second Street  
Wallace Gardens, Chennai 600 006





V. Co-ordination and up-gradation of Electrical supply (internal and external), Water supply and sewage connection from the TNEB and CMWSSB and upgrading the existing source available, towards making the campus ecologically friendly.

VI. New projects Museum, Engineering shed, common sports ground, complex and upcoming works.

This letter may please be signed by you, confirming your acceptance of the terms and conditions and sent back to us for our record. A formal agreement will be executed upon receipt of your acceptance in this regard.

Yours sincerely,



Leela Samson  
Director.

LEELA SAMSON  
DIRECTOR  
KALAKSHETRA FOUNDATION  
THIRUVANMIYUR, CHENNAI-41.

*Ravi Niilakantan*  
18/09/09  
RAVI NIILAKANTAN  
ARCHITECT  
CA/83/07939  
1 STREET, DHANALAKSHMI COLONY,  
VADAPALANI, CHENNAI - 600 026.

Mr. Ravi Niilakantan,  
Centre for Architectural Research and Design,  
# 10 A, First Street,  
Dhanalakshmi colony,  
Vadapalani,  
Chennai 600 026.





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31  
kalakshetra  
F O U N D A T I O

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11<sup>th</sup> September 2009

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IV. Development of a master plan for the entire campus and landscaping and other infra structure.

Contd...2

Founder : Smt. Rukmini Devi Chairman : Justice Sri S. Mohan Former Judge Supreme Court  
Director : Ms Leela Samson Member Secretary : Sri R.V. Ramani Governing Board

SC



Kalakshetra Foundation Thiruvanniyur Chennai 600 0  
Tel: 0091-(0)44-2452 0836 / 4057 / 1844 Fax : 0091-(0)44-2452 43  
Email : info@kalakshetra.in Website : www.kalakshetra



रसो वै सः

37  
kalakshetra  
F O U N D A T I O N

C:\2009-2010\IV.Director\2.Official\sound equipments.doc

25 September 2009

Shri.P.T.Krishnan,  
No.1, Second Street,  
Wallace Gardens,  
Chennai 600 006.

Sir,

Sub: Up gradation of sound equipments – Koothambalam – Kalakshetra Foundation – Reg.

Please find enclosed the copy of details sent by the acoustic consultant from M/s.Sound wizard for your perusal and consideration for the above work in Kalakshetra foundation. The supplying of sound equipments may be placed in well in advance, after finalizing the details with the consultant.

The fixing of the acoustic panel, drawing and specification are required to take up the sound proofing work in Koothambalam, immediately. Since you have seen and corrected the drawings, we could please proceed with this in consultation with Mr.Ravi Nilakantan / Architect who has studied the project for the renovation of the reception centre, gate at main entry, traffic island and other amenities for the visitors to the Foundation. He has been apprised of the Koothambalam and work there in.

A meeting with you is requested for approval of the two (2) contracts – for sound equipments and proofing work.

Thanking you,

Yours faithfully,

LeelaSamson  
DIRECTOR.



Date – 19.06.2009

Place – M/s.P.T.K office Wallace garden

Present: PTK, Director, representative from M/s.Sound wizard and V.Srinivasan

#### Discussions

For the acoustic consultant M/s.Sound wizard – study report of the Koothambalam, feasibility of the equipment and proofing work, scope of work for Sound equipment and sound proofing project for the Koothambalam Drawing, specification of equipments, AutoCAD drawing for working, Selection of equipments, details of the company profile and sending offer from suppliers - obtaining the offer from the suppliers adopting the procedure – 3 quotes.

Selection of Architect for co- coordinating the capital works and inviting the Expression of the interest from the Architect for the civil work as short listed by the PTK Sir.

Other auxiliary work – cabling, electrification for the above basic work to be done before commencing the above project.

Final the re- roofing of the koothambalam, this will be very difficult to take it up and other view will be considered in later.

Appraising the other works is being undertaken by departmentally.

Date – 28.07.2009

Place – M/s.P.T.K office Wallace garden

Present: PTK, Director, and V.Srinivasan

#### Discussions:

Analyzing of quotes received from the suppliers for the sound equipments, recommendation. Confirm the reliability of the sound equipment company/dealer.

Selection of the specific brand – and justification of selection for the equipment.

Root drawing / quantity of the project checking and finalizing the work.

To arrive the estimation for overall project each works.

Details of response from the Architect for expression of interest and fixing date for power point presentation from the Architects who responded.

zb

Date – 4.08.2009  
Place – Kalakshetra foundation – Director’s cabin  
Present: PTK, Director, V.Srinivasan and Architects

Selection of Architect and services.

The Architect, who responded for the expression of interest, was called and presented their profile, projects and power point presentation.

Finalization of Architect and their services for the foundation and issuing the appoint of Architect.

Date – 18.09.2009  
Place – Kalakshetra foundation – Director’s cabin  
Present: Director, Architect Mr.N.Ravi Nilakantan and V.Srinivasan

Discussions

To take up the project – commencing with the reception centre, visitor car parking bay, visitors facilities and entrance / traffic island.

Studying the details of the present status of the building and other up coming projects in the campus by the Architect.

Date – 28.07.2009  
Place – M/s.P.T.K office Wallace garden  
Present: PTK, Director, and V.Srinivasan

Discussions:

Proceeding the sound proof work in the koothambalam with the service of the Architect Mr.N.Ravi Nilakantan.

Finalization of award of the supply order for supplying of sound equipments for the Koothambalam sound equipment project subject to the recommendation given by the acoustic consultant M/s.sound wizard..

Museum project was discussed and the same will be taken up with arranging the curator and aspects.

57

C:\2009-2010\IV.Director\2.Official\Architect-contract.doc	December 17, 2009
------------------------------------------------------------	-------------------

Shri.P.T.Krishnan,  
No.1, Second Street,  
Wallace Gardens,  
Chennai 600 006.

Sir,

Sub: Services of Architect – Kalakshetra Foundation Projects- Contract of Agreement – Reg.

---

Please find enclosed the copy of contract of agreement, presentation and list of jobs as submitted by Architect Ravi Nilakantan / M/s.Centre for Architectural Research & Design. I would appreciate a separate discussion with about the above.

Submitted for your views please.

Thanking you,

Yours faithfully,

Leela Samson  
DIRECTOR.



C:\ 2009-2010\IV.Director\2.Official\Architect-contract.doc	December 17, 2009
-------------------------------------------------------------	-------------------

Shri.P.T.Krishnan,  
 No.1, Second Street,  
 Wallace Gardens,  
 Chennai 600 006.

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 Submitted for your finalization and approval please.  
*views & ap*

Thanking you,

Yours faithfully,

LeelaSamson  
 DIRECTOR.

DRAFT  
 For approval, please

*(Signature)*

*(Signature)*

*(Signature)*  
 AO

*(Signature)*  
 CAO

*(Signature)*  
 17/12  
 DIRECTOR

6/c

C:\2009-2010\IV.Director\2.Official\Architect-contract.doc	December 17, 2009
------------------------------------------------------------	-------------------

Shri.P.T.Krishnan,  
 No.1, Second Street,  
 Wallace Gardens,  
 Chennai 600 006.

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Submitted for your views please.

Thanking you,

Yours faithfully,

*Leela Samson*

Leela Samson  
 DIRECTOR.

✓  
 ✓

Go



January 19, 2010

Ms. Leela Samson  
Director  
Kalakshetra Foundation  
Thiruvanmiyur  
Chennai – 500 041.

Dear Madam,

**Sub: Services of Architect – Kalakshetra Foundation Projects – Contract of Agreement**

**Ref: Your letter no.C:\2009-2010\IV.Director\2.Official\Architect-contract.doc dated 17.12.2009**

I have gone through the terms and conditions given in the letter from Centre for Architectural Research & Design and find that it conforms to the provisions for Comprehensive Architectural Services in the Council of Architecture-Professional Documents. This may be accepted. I regret the delay in responding as I have been traveling out of the country and because of the recent holidays.

Yours faithfully,

*P.T. Krishnan*

(P.T.KRISHNAN)

Encl.: 1) Contract of agreement  
2) Presentation  
3) List of jobs

ptk/sys1/fsm

(41)

Date 09.11.2010 <sup>77</sup>

---

Received one closed cover  
addressed to M/S. CARD, Smt. Rani  
Nilikantam, Vadapalani, Chennai.

By.  
J. Ra. Jayakumar  
(J. Ra. Jayakumar)  
9/11/2010

(42)

V. Co-ordination and up-gradation of Electrical supply (internal and external), Water supply and sewage connection from the TNEB and CMWSSB and upgrading the existing source available, towards making the campus ecologically friendly.

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Yours sincerely,



Leela Samson  
Director.

LEELA SAMSON  
DIRECTOR  
KALAKSHETRA FOUNDATION  
THIRUVANMIYUR, CHENNAI - 41.

  
18/07/09  
RAVI NILAKANTAN  
ARCHITECT  
CA/83/07939  
1 STREET, DHANALAKSHMI COLONY,  
VADAPALANI, CHENNAI - 600 026.

Mr. Ravi Nilakantan,  
Centre for Architectural Research and Design,  
# 10 A, First Street,  
Dhanalakshmi Colony,  
Vadapalani,  
Chennai 600 026

(43)



रसो वै सः

31  
Kalakshetra  
F O U N D A T I O N

D:\2009-2010\IV.Director\2.Official\civilworks committee.doc

11<sup>th</sup> September 2009

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Contd...2

Founder : Smt. Rukmini Devi Chairman : Justice Sri S. Mohan Former Judge Supreme Court  
Director : Ms Leela Samson Member Secretary : Sri R.V. Ramani Governing Board

Kalakshetra Foundation Thiruvanniyur Chennai 600 04  
Tel: 0091-(0)44-2452 0836 / 4057 / 1844 Fax : 0091-(0)44-2452 435  
Email : info@kalakshetra.in Website : www.kalakshetra.i

C:\2009-2010\IV.Director\2.Official\Architect services.doc	16 October 2009
------------------------------------------------------------	-----------------

Ar.Ravi Nilakantan,  
 # 10 A, First Street,  
 Dhanalakshmi colony,  
 Vadapalani,  
 Chennai 600 026.

Sir,

Please find enclosed <sup>A</sup> the <sup>S</sup> drawing of the following project in the Kalakshetra Foundation <sup>S</sup> as discussed. *that require your attention.*

- Acoustic panel fixing work drawings for the Koothambalam - 4
- Reception centre – old central office drawing - 1
- Koothambalam Plan – 2 –

The above projects may be taken up and completed at the earliest before November 2009. Further sound equipment installation works will be done after completion of the same.

Sincerely,

Ms.LeelaSamson.  
 Director.

Copy to : P.T.Krishnan  
 Wallace Garden.

(45)

~~46~~



Claiming revision of pay scale on par with Post Graduate Teachers

- Ms.T. Velvalli, Librarian, Besant Arundale Sr.Secy. School filed the case claiming revision of her pay scale on par with PG Teachers. The case was decided in her favour
- We appealed against the same

The matter is pending before the Madras High Court



FREE EXCHANGE OF LEASE LANDS

46

~~46~~

O/C

D:\2009-2010\IV.Director\2.Official\civilworks committee.doc 19<sup>th</sup> October 2009

Sri.Ravi Niilakantan,  
Centre for Architectural Research and Design,  
# 10 A, First Street,  
Dhanalakshmi colony,  
Vadapalani,  
Chennai 600 026.

Dear Sri.Ravi Niilakantan,

Please find enclosed the drawing of projects in the Kalakshetra Foundation that require your attention. Since the art festival begins on the 20<sup>th</sup> of December and rehearsals for the festival begin as early as 10<sup>th</sup> of December, 2009, we have to keep in mind that any repair work that we take up in the Koothambalam must be completed before this period and vacate the Koothambalam by 1<sup>st</sup> December or soon after. Failing this, we have to wait till after the 20<sup>th</sup> January before these projects can be taken up.

According the last meeting with Mr.P.T.Krishnan the following projects maybe taken up:

1. Acoustic panel fixing work drawings for the Koothambalam - 4

2. Wiring for sound work to coordinate with sound wizard. (This might require the advise of a structural engineer).

3. Steel cress bars for two speakers at front of auditorium

4. Reception centre at the old central office drawing - 1

As far as the Reception centre and the entrance to Kalakshetra including gate etc. is concerned, this may be taken up at any point. We can ensure that the regular traffic is not hampered especially during the festival. You and I can discuss an alternative routing

(47)

We are placing our orders for the sound equipment immediately. However, without the wiring and the audio-proofing, I am not sure that we can use the new equipment. If you feel that the work in Kalakshetra cannot be completed before December, then we will have to wait till 20<sup>th</sup> January to start the same.

We have yet to complete the survey of the hostels, the BTHS complex, CERC complex and the old house in Thiruvanmiyur Village before we can give the presentation to Mr.P.T.Krishnan. Therefore I await your next visit.

Yours sincerely,



Leela Samson  
Director.

Enclosure : As above.

Cc to:  
Sri P.T.Krishnan  
No.1, Second Street  
Wallace Gardens, Chennai 600 006







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30  
kalakshetra  
F O U N D A T I O N

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20<sup>th</sup> October 2009

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Centre for Architectural Research and Design,  
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1. Acoustic panel fixing work drawings for the Koothambalam – 4
2. Wiring for sound work to coordinate with Sound Wizard.
3. Steel cross bars for two speakers at front of auditorium (This might require the advise of a structural engineer).
4. Reception centre at the old central office drawing – 1

As far as the Reception centre and the entrance to Kalakshetra including gate etc. is concerned, this may be taken up at any point. We can ensure that the regular traffic is not hampered, especially during the festival. You and I can discuss an alternative routing of cars from the North entrance gate directly to the College without the use of the front entrance.

Contd...2

Founder : Smt. Rukmini Devi Chairman : Justice Sri S. Mohan Former Judge Supreme Court  
Director : Ms Leela Samson Member Secretary : Sri R.V. Ramani Governing Board

(49)



Kalakshetra Foundation Thiruvannamiyur Chennai 600 041  
Tel: 0091-(0)44-2452 0836 / 4057 / 1844 Fax : 0091-(0)44-2452 4359  
Email : info@kalakshetra.in Website : www.kalakshetra.in

	AREA IN SFT	COMPLETED ON	DURATION IN MONTHS	VALUE IN LACS
<b>4.00 <u>COMMERCIAL COMPLEXES</u></b>				
Commercial Complex at G.N. Chetty Road for M/s. MANGALTHIRTH ESTATES LTD.	17,000	Feb.'08		110
Commercial Complex at Mount Road For RRE	20,000	June '03		160
Commercial Complex at Deivasikamani Road for Mr. Kailashmull Dugar	4,058	February '02		45
Commercial Complex at Greams Road for Dr. Rathnasabapathi	17,000	November'2000	16	160
Zen Towers Commercial complex, Chennai.	33,000	June'97	20	231
<b>5.00 <u>MULTISTOREYS - COMMERCIAL &amp; RESIDENTIAL</u></b>				
Green City for Krishna Constructions	200,000	To Commence Jan.'10		3000
Sampoorana Apartments - LB Road. Chennai	38,000	November'99	36	228
Ramaniyam Towers - Greenways Road. Chennai.	65,000	December '98	40	625
Ramaniyam Citadel - Arumbakkam. Chennai.	100,000	October '98	36	560
<b>6.00 <u>RESIDENCES</u> - 30 in nos, in and around Chennai &amp; Bangalore</b>				

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M/s. A & F Overseas Ltd.  
Uruvaiyar Village, Mangalam Road,  
Mangalam Post (Via Villianur) Pondicherry 605 110.

AREA IN SFT	COMPLETED ON	DURATION IN MONTHS	VALUE IN LACS
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30,000	August '96	7	50
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### 3.00 APARTMENTS

Apartments at Perungudi	3,20,000	Commenced July'09	20	4320
Apartments at Melony Road for Krishna Constructions	25,000	Exp. Dec.'09	9	315
CITILIGHTS PROPERTIES PVT. LTD at Srinigar colony, Chennai.	28,000	December'04	12	170
KRISHNA ORMES LEIGH at Muniappa Road, Chennai	20,000	March '04	10	120
Saileela at Thiruvanmiyur	20,000	December '02	12	130
Daya Apartments	10,190	August '01	12	70
Retreat Apartments - Thiruvanmiyur.	12,500	June '01	12	90
Apartments at Habibullah Road. - T. Nagar.	40,000	January '01	24	240
Thooran Towers	14,975	January'01	12	85
Apartments- 4th Sea ward road - Thiruvanmiyur.	90,000	January'2001	32	500
Sai Ganesh Apartments at fourth Seaward Road	6,377	October '2000	6	40
Shruthi Apartments - Shastri Nagar.	12,500	October'2000	12	85
Apartments - Ashok Nagar, Chennai	17,000	Sept.2000	14	110
Sudharsan Apartments -Kasturibha Nagar.	15,000	September'2000	14	85
Aditya Apartments- Thiruvanmiyur.	15,562	March '2000	14	100
Srinvasa Apartments at Mylapore.	18,000	June '99	16	100
Sivedha Apartments- Besant Nagar, Chennai.	12,000	January '99	12	75
Mangala Jothi - Residential Flats, Chennai.	20,000	January'99	18	135
Geeta Apartments - Rukmani Road- Besant Nagar.	9,000	December'98	12	59
Tharangini Apartments - Duplex Complex.	35,000	November'97	11	210
For M/s. Sabari constructors - Coimbatore Tatabad Flats.	12,000	August '97	18	72
Srinivasa Terrace Apartments - Gandhi Nagar, Chennai.	24,000	December '96	12	140
Rajam Apartments - R.A. Puram, Chennai.	12,000	October'96	8	66

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	AREA IN SFT	COMPLETED ON	DURATION IN MONTHS	VALUE IN LACS
<b>2.00 INDUSTRIAL BUILDINGS, FACTORIES, INSTITUTIONS &amp; SHOWROOMS</b>				
M/s. Software Park at Kottivakkam for M/s Prakash Pack.	112,324	On Board		600
M/s. NOVATRON at Siruseri	24,000	On Board		140
Factory Building for M/s. Nikita Containers at Irungattukottai	30,000	Jan'08	4	300
KUN HONDA Showroom at Chennai	50,000	Sep.'07	6	393
BMW Showroom at Chennai	45,000	Feb.'08		
M/s. KUN HYUNDAI Showroom at Anna Nagar, Chennai.	11,485	April '05	8	107
M/s. LOTUS BEAUTY CARE PRODUCTS at Haridwar	51,180	March '05	5	300
M/s. POKARNA APPARELS CORPORATE BLDG.	25,000	May '04	7	250
M/s. PROTECK CIRCUITS at Sholinganallur	30,000	May '04	7	180
M/s. POKARNA APPARELS at Secunderabad	90,000	February '04	18	550
M/s. Bhagwan Mahaveer Eye Hospital at Royapuram	14,621	January '04	12	120
M/s. INSOFTECHNOLOGIES at Sholinganallur, Chennai	26,154	October '03	12	175
Old Age Home "CLASSIC KUDUMBAM" for M/s. CLASSIC PROMOTERS	58,211	June '03	18	398
The Chemise Factory at Poonamalle High Road.	48,000			
Additions and alterations for M/s. BSES at Ashok Nagar. Chennai.	2,950	June '01	6	28
Mohan Mull Chordia Jain Industrial Training Centre Meenambakkam. Chennai.	5,000	February '01	8	27
Additions and alterations for M/s.Prakash Package at Kottivakkam.	3,318	October '00	2	35
Polyfill unit for M/s. Sacheti Industries at Rathnamangalam Village. Kelambakkam	23,000	July '00	9	125
Mangichand Bhandari Jain Higher Secondary School T.Nagar, Chennai 600 017.	7,000	March '99	6	22
Factory, Annexures and Corporate Office for M/s. Camiceria Apparels (India) Pvt Ltd. No. 326, M.K.M. Road, Alandur, Chennai 600 016.	60,000	January '97	18	215

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**CHRONOLOGY OF WORKS**

	AREA IN SFT	COMPLETED ON	DURATION IN MONTHS	VALUE IN LACS
<b>1.00 INTERIORS</b>				
Interiors for M/s. TNQ at Baid Hitech Park, Thiruvannamiyur.	33,000	Jan.'07	2.5	340
Recording Studio for Brindavan	800	Oct '06	2	14
M/s. Athena Health Care at Taylor's Road, Kilpauk	11,000	Feb-06	2	120
M/s. Expertus Infotech at Taylor's Road, Kilpauk.	22,000	Jan-06	3	250
M/s. Bahwan Cybertek at Taylor's Road Kilpauk.	20,000	Dec-05	3	220
M/s. CEI Technologies, T.Nagar.	16,000	Dec-05	2.5	160
M/s. Flowserve, 3rd Floor at T. Nagar.	8,000	Aug-05	1	70
M/s. TNQ Books & Journals Pvt.Ltd, at Gandhi Nagar.	10,000	May-05	2	100
M/s. TNQ Books & Journals Pvt.Ltd, at Besant Nagar	10,000	May-05	3	80
M/s. Asian Raymold lightings Pvt.Ltd. at Vadapalani	2,000	Feb-05	1	20
M/s. Coralgrid software at Peters Road.	8,000	Jan-05	2	100
M/s. Hotel Saravana Bhavan at New Jersey	6,000	Dec.04	2	70
M/s. Hotel Saravana Bhavan at Sharjah	3,500	Nov.04	3	35
M/s. Proteck Circuits, Sholinganallur.	6,000	February '04	2	60
M/s. Insoft Technologies, Sholinganallur.	6,000	November '03	2	35
M/s. BSES at AshokNagar - Phase II	4,500	November '02	1	40
M/s. BSES at AshokNagar - Phase I	2,400	Jun-01	1	19
Emerck for M/s. Classic	1,000	October'99	45 (Days)	15
Anna Nagar Branch ofM/s. Hotel Saravana Bhavan	4,300	December '98	15	39
Accounts Office - M/s. Ramaniyam Real Estates	3,500	August'96	6	28
The Federal Bank Ltd, Royapettah	4,500	August'96	7	52
Interiors for Mr. Gopalan at Nungambakkamm, Chennai	3,600	Aug-06	2	12

2.02 Prepare report on site evaluation, state of existing buildings, if any; and analysis and impact of existing and/ or proposed development on its immediate environs.

2.03 Prepare drawings and documents to enable the Client to get done the detailed survey and soil investigation at the site of the project.

2.04 Furnish report on measures required to be taken to mitigate the adverse impact, if any, of the existing and / or proposed development on its immediate environs.

2.05 Prepare conceptual designs with reference to requirements given and prepare rough estimate of cost on area basis.

#### **PRELIMINARY DESIGN AND DRAWINGS [STAGE 2] :**

2.06 Modify the conceptual designs incorporating required changes and prepare the preliminary drawings, sketches, study model, etc., for the Client's approval along with preliminary estimate of cost on area basis.

#### **DRAWINGS FOR CLIENT'S/ STATUTORY APPROVALS [STAGE 3] :**

2.07 Prepare drawings necessary for Client's/ statutory approvals and ensure compliance with codes, standards and legislation, as applicable and assist the Client in obtaining the statutory approvals thereof, if required.

#### **WORKING DRAWINGS AND TENDER DOCUMENTS [STAGE 4] :**

2.08 Prepare working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and tender documents including code of practice covering aspects like mode of measurement, method of payments, quality control procedures on materials & works and other conditions of contract.

#### **APPOINTMENT OF CONTRACTORS [STAGE 5] :**

2.09 Invite, receive and analyse tenders; advise Client on appointment of contractors.

#### **CONSTRUCTION [STAGE 6] :**

2.10 Prepare and issue working drawings and details for proper execution of works during construction.

2.11 Approve samples of various elements and components.

2.12 Check and approve shop drawings submitted by the contractor/ vendors.

2.13 Visit the site of work, at intervals mutually agreed upon, to inspect and evaluate the Construction Works and where necessary clarify any decision, offer interpretation of the drawings/specifications, attend conferences and meetings to ensure that the project proceeds generally in accordance with the conditions of contract and keep the Client informed and render advice on actions, if required.

2.14 In order to ensure that the work at site proceeds in accordance with the contract documents/ drawings and to exercise time and quality controls, the day-to-day supervision will be carried out by a Construction Manager (Clerk of Works/ Site Supervisor or Construction Management Agency in case of a large and complex project), who shall work under the guidance and direction of the Architect and shall be appointed and paid by the Client.

2.15 Issue Certificate of Virtual Completion of works.

#### **COMPLETION [STAGE 7] :**

2.16 Prepare and submit completion reports and drawings for the project as required and assist the Client in obtaining "Completion/ Occupancy Certificate" from statutory authorities, wherever required.

2.17 Issue two sets of as built drawings including services and structures.

*raj*

*Cula Lawton*

(54)

# CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

## CONTRACT OF AGREEMENT

(In Duplicate)

48

The Director,  
Kalakshetra Foundation,  
Thiruvanmiyur, Chennai – 600041.

11<sup>th</sup> December '09.

Kind Attn: Smt. Leela Samon.

**Sub:** Redevelopment of Kalakshetra campus at Thiruvanmiyur, Chennai.

**Ref:** Your letter D:\2009-2010\IV Director\2. Official\civilworks committee.doc  
Dt. 11<sup>th</sup> September 2009.

Dear Smt. Leela Samson,

Further to our meeting on the 8<sup>th</sup> Dec.'09 regarding the above project, we list below our terms of agreement for your acceptance.

### 1. SCOPE OF WORK

#### Part I - ARCHITECTURE :

- 1.1 Taking Client's instructions and preparation of design brief.
- 1.2 Site evaluation, analysis and impact of existing and / or proposed development on its immediate environs.
- 1.3 Design and site development.
- 1.4 Structural design.
- 1.5 Sanitary, plumbing, drainage, water supply and sewerage design.
- 1.6 Electrical, electronic, communication systems and design.
- 1.7 Heating, ventilation and air conditioning design (HVAC) and other mechanical systems.
- 1.8 Elevators, escalators, etc.
- 1.9 Fire detection, Fire protection and Security systems etc.
- 1.10 Periodic inspection and evaluation of Construction works.

#### Part II \_ ALLIED FIELDS :

- 1.11 Landscape Architecture
- 1.12 Interior Architecture
- 1.13 Architectural Conservation
- 1.14 Retrofitting of Buildings
- 1.15 Graphic Design and Signage

### 2. SCHEDULE OF SERVICES :

#### CONCEPT DESIGN [STAGE 1] :

- 2.01 Ascertain Client's requirements, examine site constraints & potential; and prepare a design brief for Client's approval.

# 10A, 2nd Floor, Dhanalakshmi Colony, 1st Street, Vadapalani, Chennai- 600 026. Tel : 2362 2433, 2362 3972

E-mail : card@vsni.com

*[Handwritten signatures and initials]*

*[Handwritten initials in a circle]*

to be rendered and discharge of Client's obligations.

**11. INDEMNIFICATION :**

In the event that a claim or suit is brought against the Architect or the Consultants by any third party for damages arising from personal injury or property damage caused wholly by the Client, or anyone employed by the Client, or anyone for whose acts the Client may be held responsible, then the Client shall indemnify the Architect and fully reimburse any loss, damage or expenses, including the attorney's fees, which the Architect may incur in connection therewith.

**12. OWNERSHIP OF COPYRIGHT :**

Architectural design is an intellectual property of the Architect. The drawings, specifications, documents and models as instruments of service are the property of the Architect whether the project, for which they are made, is executed or not. The Client shall retain copies of the Architect's models, drawings, specifications and other documents for his information and use in connection with the project. These shall not be used for any other project by the Client or the Architect or any other person, except for the repetition as stipulated in the Scale of Charges.

**13. TERMINATION OF AGREEMENT :**

13.1 Agreement between the Architect and the Client may be terminated by either one giving the other a written notice of not less than 30 (thirty) days, should either fail substantially to perform his part of responsibilities/duties, so long as the failure is not caused by the one initiating the termination.

13.2 When termination of this Agreement is not related or attributable, directly or indirectly to any act, omission, neglect or default on the part of the Architect, the Architect shall be entitled to professional fees as stipulated under Clause 4 and sub-clauses 9.09 and 9.11 of Clause 9.

13.3 In the event of Architect's firm closing its business or the Client having terminated the agreement, the Client shall have the right to employ another Architect to complete the work, after making payment to the previous architect's firm.

**14. INTERPRETATION :**

In case of any ambiguity or difficulty in the interpretation of the Conditions of Engagement and Scale of Charges, the interpretation of the Council of Architecture shall be final and binding on the Architect and the Client.

**15. ARBITRATION :**

All disputes or differences which may arise between the Client and the Architect under "Conditions of Engagement and Scale of Charges" with regard to the meaning or interpretation or matter or things done or to be done in pursuance hereof, such disputes and differences shall be referred for arbitration to the Council of Architecture. The arbitrator shall be appointed by the President, Council of Architecture. The arbitration shall be conducted as per the provisions of the Arbitration and Conciliation Act, 1996. The decision and award of the arbitrator shall be final and binding on the Architect and the Client.

Yours faithfully,  
For Centre for Architectural Research & Design,

Client :

*Ravi Nilakantan*  
CA - 83/07939.  
Ar. Ravi Nilakantan  
Principal Architect

Signature : *Cula...*  
Designation :

CR/...  
DD No. 360085 / 21-1-2010  
R 75,000/-

Bank

Date 21.1.2010  
LEELASAMSON  
DIRECTOR  
NILAKSHETRA FOUNDATION  
SRI RAVANMIYUR, CHENNAI-41.





8.03 To provide a site plan, to a suitable scale, showing boundaries, contours at suitable intervals, existing physical features including any existing roads, paths, trees, existing structures, existing service and utility lines and such lines to which the proposed service can be connected. In case such information is not readily available, the Client shall arrange for the survey/ collection of necessary information and pay for the same.

8.04 To furnish reports on soil conditions and test as required by the Architect or pay for the preparation of the same.

8.05 To furnish specific conditions/ Statutory stipulations/ Codes of Practice/Schedule of rates, etc., desired to be followed.

8.06 To pay all the fees, levies, security deposits and expenses in respect of statutory sanction.

8.07 To give effect to the professional advice of the Architect and cause no changes in the drawings and documents without the consent of the Architect.

8.08 To honour Architect's bills within one month of its submission.

8.09 To appoint a Construction Manager (Clerk of Works/ Site Supervisor or Construction Management Agency in case of a large and complex project) as per the Architect's advice.

#### 9. EXECUTION OF THE ASSIGNMENT :

9.01 The Architect shall keep the Client informed about the progress of work in his office.

9.02 The Architect shall appoint specialised consultants in consultation with the Client, if necessary.

9.03 The Architect shall be responsible for the direction and integration of the consultants work. The consultants, however, shall be fully responsible for the calculations, the detailed design and periodic inspection and evaluation of the work entrusted to them. The Architect shall, if requested, make available the design calculations.

9.04 The Architect will advise the Client on the Time Schedule (Bar Chart/PERT/ CPM Network) prepared by the contractors for the completion of work, if required.

9.05 The Architect shall supply to the Client, free of cost, upto six sets of drawings at different stages.

9.06 The Architect shall not make any deviations, alterations or omissions from the approved drawings, involving financial implications without prior consent of the Client.

9.07 Any professional services to be rendered by the Architect at the instance of the Client after the agreed project completion period shall be compensated for on mutually agreed terms.

9.08 The Architect shall exercise all reasonable skill, care and diligence in the discharge of his duties and shall exercise such general superintendence and inspection as may be necessary to ensure that works are being executed in accordance with the Conditions of Contract.

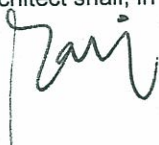
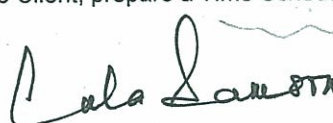
9.09 Any revision in the drawings, tenders and documents, once approved, required to be made by the Client shall be compensated as additional services rendered by the Architect and paid for @ 50% of the fee prescribed for the relevant stage(s).

9.10 No change shall be made in the approved drawings and specifications at site without the consent of the Architect.

9.11 Any curtailment of the professional services, beyond Stage 2, shall make it obligatory for the client to pay at least 20% of the fee for the remaining Stage(s) of the curtailed work/ Services.

#### 10. TIME SCHEDULE :

The Architect shall, in consultation with the Client, prepare a Time Schedule in respect of various services


**EFFECTING PAYMENT TO THE ARCHITECT :**

5.1 The fee payable to the Architect shall be computed on the actual cost of works on completion. The payment due to the Architect at different stages be computed on the following basis:

- 5.1.1 Retainer : On rough estimate of cost.  
 5.1.2 At Stage 1 : On rough estimate of cost.  
 5.1.3 At Stages 2 to 4 : On preliminary estimate of cost.  
 5.1.4 At Stages 5 to 6b : Accepted tender cost.  
 5.1.5 At Stage 7 : Actual total cost.

5.2 Progressive, on account, payments shall be made by the Client to the Architect against any of the above stages based on the quantum of work done during that stage, as may be mutually agreed to between the Client and the Architect.

5.3 No deductions shall be made from the fee of the Architect on account of penalty, liquidated damages, part rates or other sums withheld from payment or recovered from contractors/ suppliers.

5.4 When the work is executed wholly or in part with old materials or labour or carriage is provided by the Client, the percentage fees shall be calculated as if the work had been executed wholly by the contractor supplying all labour and new materials.

5.5 The actual cost of the completed works shall include cost of execution of assigned works, referred to in Scope of Work and also the cost of equipment & machinery such as Transformers, DG Sets, Sub-stations, Lifts, Air Conditioning Machines, Pumps & Motors, Water and Sewage Treatment Plant, etc., but excluding the cost of land.

**6. DOCUMENTATION AND COMMUNICATION CHARGES :**

Apart from the professional fee, the Client shall pay to the Architect Documentation and Communication charges, @ 10% of the professional fee payable to the Architect at all stages.

**7. REIMBURSABLE EXPENSES :**

In addition to the amounts reimbursable against site visits by the Architect/ Consultant, the Client will reimburse the Architect the following expenses incurred by him for discharge of his obligations:

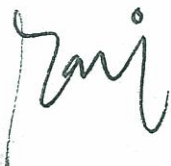
7.01. Actual cost of travel (to & fro), boarding & lodging and local transport for any visit made by his staff to the site or such other place as may be necessary in connection with the execution of work and in connection with the performance of duties referred to in this agreement.

7.02. Cost of presentation models, computer simulation, presentation drawings, etc., prepared at the instance of the Client for purposes other than the Design and execution of the project.

**8. CLIENT'S ROLE AND RESPONSIBILITIES :**

The Client shall discharge all his obligations connected with the project and engagement of the Architect as follows:

- 8.01 To provide detailed requirements of the project.  
 8.02 To provide property lease/ ownership documents.





### 3. PROFESSIONAL FEE :

3.01 In consideration of the professional services rendered by the Architect, he shall be paid professional fee and other charges in accordance with the Scale of Charges.

3.02 Any tax levied by law, such as Service tax, etc. contingent to professional services rendered by the Architect, shall be payable by the Client, over and above the gross fees charged by the Architect in relation to the services provided.

### 4. SCHEDULE OF PAYMENT :

The Architect shall be paid professional fee in the following stages consistent with the work done plus other charges and reimbursable expenses as agreed upon :

<b>Retainer</b> On appointment/ Signing of Agreement/ Acceptance of offer.	Rs. 75,000.00 adjustable at the last stage.
<b>Stage 1</b> On submitting conceptual designs and rough estimate of cost.	10% of the total fees payable.
<b>Stage 2</b> On submitting the required preliminary scheme for the Client's approval along with the preliminary estimate of cost.	20% of the total fees payable less payment made.
<b>Stage 3</b> a. On incorporating Client's suggestions and submitting drawings for approval from the Client/ statutory authorities, if required. b. Upon Client's / statutory approval necessary for commencement of construction, wherever applicable.	30% of the total fees payable less payment made. 35% of the total fees payable less payment made.
<b>Stage 4</b> Upon preparation of working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and preparation of tender documents.	45% of the total fees payable less payment made.
<b>Stage 5</b> On inviting, receiving and analysing tenders; advising Client on appointment of contractors.	55% of the total fees payable less payment made.
<b>Stage 6</b> a. On submitting working drawings and details required for commencement of work at site. b. i. On completion of 20% of the work ii. On completion of 40% of the work iii. <u>On completion of 60% of the work</u> iv. <u>On completion of 80% of the work</u> v. On Virtual Completion	65% of the total fees payable less payment made. 70% of the total fees payable less payment made. 75% of the total fees payable less payment made. <u>80% of the total fees payable less payment made.</u> <u>85% of the total fees payable less payment made.</u> 90% of the total fees payable less payment made.
<b>Stage 7</b> On submitting Completion Report and drawings for issuance of completion/ occupancy certificate by statutory authorities, wherever required and on issue of as built drawings	100% of the fees payable less payment made various stages and retainer.

*Ravi*

*Chela Saurin*

*(Signature)*

CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN  
ARCHITECTURE O LANDSCAPE O INTERIORS

COA No. : CA / 83 / 07939      Service Tax Regn. No. : 71610465      TAN : CHEN05169D

11<sup>th</sup> December 2009.

Dear Ms. Leela Samson,

We are enclosing the following for your information and record.

- a. Contract of agreement – in duplicate.
- b. Our presentation
- c. List of jobs

Thanking you,  
Yours sincerely,

*Ravi Nilakantan*  
Ar. Ravi Nilakantan

*A. Krishnan*  
18/12/10  
*P.T. Krishna* / AD / CA  
DP 14/12

Encl: as above

77 5 000

(60)

P.T. KRISHNAN

M.Arch. (Univ. of California)

ARCHITECT

1, Second Street, Wallace Garden, Chennai-600 006, INDIA  
Phone: (044) 2833 4878, 2833 1759 ■ Fax: (044) 2833 1878

January 19, 2010

Ms. Leela Samsor  
Director  
Kalakshetra Foundation  
Thiruvanmiyur  
Chennai – 600 041.


Dear Madam,

**Sub: Services of Architect – Kalakshetra Foundation Projects – Contract of Agreement**

**Ref: Your letter no.C:\2009-2010\IV.Director\2.Official\Architect-contract.doc dated 17.12.2009**

I have gone through the terms and conditions given in the letter from Centre for Architectural Research & Design and find that it conforms to the provisions for Comprehensive Architectural Services in the Council of Architecture-Professional Documents. This may be accepted. I regret the delay in responding as I have been traveling out of the country and because of the recent holidays.

Yours faithfully,

  
(P.T. KRISHNAN)

Encl: 1) Contract of agreement  
2) Presentation  
3) List of jobs

ptk/sys1/fsn1

✓  
(b1)

1. For works costing upto Rs. 1400 M the professional fees may be negotiable between the Architect and the Client.
2. When an Architect is engaged to undertake Comprehensive Architectural Services in respect of buildings/ Site Development and/ or Landscape Architectural Services as a follow up of an Urban Design/ Urban Renewal Scheme, his professional fee Comprehensive Architectural Services/ Landscape Architectural Services shall be reduced by 20%.
3. The current value of M is 1000.

(b2)

1.4 Architectural Conservation/ Retrofitting/ Additions and alterations	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design and Signage.	7.5 Percent on the cost of works as
2. Urban Design	As described for Urban Design/ Urban Renewal in the Conditions of Engagement.	<ul style="list-style-type: none"> <li>i. For all projects except Housing: 1 percent on cost of works assigned, to be computed at a rate of Rs 6M per Sq.mt. of proposed built-up area</li> <li>ii. Housing Projects : 20 percent of the fee payable for housing, as stated in sub-clause 1.1 above, the cost of works assigned, to be computed at rate of Rs 6M per Sq.mt. of proposed built-up area.</li> <li>iii. In case of Urban Renewal projects fee payable shall be 1.5 times of the fee stated above based on actual cost of works assigned.</li> </ul>
3. Interior Architecture/ Graphic design and signage	As described for Interior Architecture in the Conditions of Engagement.	Above fees are subject to a minimum of Rupees 240M. 7.5 percent on the cost of works assigned
4. Landscape Architecture	As described for Landscape Architecture in the Conditions of Engagement.	7.5 percent on the cost of works assigned
5. Site visits	<p>Visits by an Architect/consultant in connection with Project for which commissioned.</p> <ul style="list-style-type: none"> <li>i. Outstation Visit <ul style="list-style-type: none"> <li>a. Traveling, Boarding &amp; Lodging Expenses</li> <li>b. For each day</li> </ul> </li> <li>ii. Local site visit/field visit</li> </ul>	<p>Actual Air/ AC First Class Fare (to &amp; fro), AC Car, Boarding &amp; Lodging Expenses and Local Transport.</p> <p>Rs. 3M</p> <p>Rs. 1M</p>
6. Advisory Consultancy	<ul style="list-style-type: none"> <li>i. Outstation</li> <li>ii. Local</li> </ul>	<p>All as above at 5 i) (a) plus Rs. 10M per day or part thereof.</p> <p>Rs. 4M per day or part thereof.</p>
7. Documentation and Communication Charges	Applicable on all professional fee payable to the Architect.	10 percent of the professional fees.
8. Verification and Certification of Contractor's Bills	Verification of Contractor's bills for payment, based on progress of works at site, measurements of works Certified by the Construction Manager (i.e. Clerk of Works/ Site Supervisor or Construction Management Agency) and in accordance with Conditions of Contract, Drawings and instruction issued.	1 percent in addition to above fees.

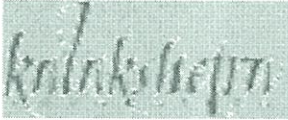
Explanatory Notes:

(63)

Scale Of Charges

Type of Project/ Services	Scope of Work & Services	Minimum fees/Reimbursable expenses
<b>1. Comprehensive Architectural Services</b>  1.1 Housing	As described for Comprehensive Architectural Services in the Conditions of Engagement including Site Development but excluding Landscape Architecture, Interior Architecture, Graphic Design and Signage.	i. Single Block Housing and sites upto 0.5 hecta 5 Percent on the cost of works assigned. ii. For a site more than 0.5 hectare and upto 2.5 hectares: 3.5 Percent on the cost of works assigned. iii. For a site more than 2.5 hectares and upto 5 hectares : 2.5 Percent on the cost of works assigned. iv. For a site more than 5 hectares : 2 Percent on cost of works assigned. v. Individual House : 7.5 Percent on the cost of works assigned.  Note : The fees payable in marginal cases in respect of clauses (iii) to (v) shall not be less than the maximum fee payable in their respective preceding clauses.
1.2 All projects other than housing	As described for Comprehensive Architectural Services in the Conditions of Engagement including Site Development but excluding Landscape Architecture, Interior Architecture, Graphic Design and Signage.	5 Percent on the cost of works assigned.
1.2.1 Repetition of the building in the same campus	As described for Comprehensive Architectural Services in the Conditions of Engagement including Site Development but excluding Landscape Architecture, Interior Architecture, Graphic Design and Signage.	5 Percent on the cost of works assigned.
1.2.2 Repetition of the building in the same campus	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design & Signage and Site Development.	2.5 percent on the cost of works assigned.
1.2.3 Repetition of the building at a different site	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design & Signage and Site Development.	3.5 percent on the cost of works assigned.
1.3 Site Development [except 1.1 and 1.2]	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design and Signage [except 1.1 and 1.2].	2.5 Percent on the cost of works assigned.





Works kalakshetra <works@kalakshetra.in>

---

## Professional bill - architectural charges - reg.

1 message

---

Works kalakshetra <works@kalakshetra.in>

Sat, Sep 4, 2010 at 4:35 PM

To: ravi <card@vsnl.com>

Sir/s,

The professional bill - Architectural service charges, payable to the Koothambalam project is under process for making payment for Rs. 9,34,254.80/-


Meanwhile, a certificate for completion of 20% of work may please be sent urgently for further processing.

warm regards,

V.Srinivasan  
Kalakshetra Foundation.

65

<b>Client: Kalakshetra Foundation</b>			
<b>Project: Koothambalam Theatre complex-Proposed Additions,Alterations and Civil works</b>			
Completion =4months	start date:01.07.10	End date:21.11.10	<b>Value of work</b>
	1.C\2009-2010\A.Admin\2.Engineering\i.Plan\Koothambalam\additions,alterations & civil work.doc dated:17.06.2010		2,19,09,505.00
<b>Work order</b>	2.C\2009-2010\A.Admin\2.Engineering\i.Plan\Koothambalam\additions,alterations & civil work.doc dated:18.08.2010		<b>32,71,750.00.</b>
<b>Total value of work</b>			<b>2,51,81,255.00</b>
Value of work done			<b>5522975.00</b>
Balance of work			<b>19658280.00</b>

<b>Certificate of Payment</b>		Bill.no.1 and part
Name of Vendor :M/s.Chennai Engineers & Contractors		
01.Additions Alteration & civil works		29,15,425.70
02.Extra works		3,27,550.00
03.Roof board Insulation		22,80,000.00
<b>Total Cost of work Executed:</b>		<b>55,22,975.70</b>
<b>Deductions</b>		
a.Less 5% retention of value work done	2,76,148.75	
b.Less Advance	7,87,500.00	
<b>Total Deductions.</b>	<b>10,63,648.75</b>	
<b>Additions</b>		
1.Service tax 4.12 % of total value of work done		<b>2,27,546.59</b>
Balance Payable(TDS and Cess to be deducted by the Client)		<b>46,86,873.54</b>
Say Rs.		<b>46,86,873.00</b>
Amount Recommended		
Certified for payment a sum of Rupees Fourty six lakhs eighty six thousands eight hundred and seventy three only.		
Date:7.09.10		 ARCHITECT

J. Rajasekar

66 ✓

CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN  
ARCHITECTURE O LANDSCAPE O INTERIORS

62

Dated: 7.09.10

CD  
9/9

To

Smt. Leela Samson,  
The Director,  
M/s. Kalakshetra Foundation,  
Thiruvanmiyur, Chennai-41.

Sub: Certificate of Payment.  
Dear Smt. Leelaji,

Enclosed please find a certificate of payment for Bill.no.1 and part submitted  
By M/s. Chennai engineers.

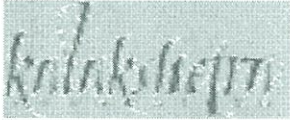
The Payment may be released to them directly.

Regards,

*Ravi niilakantan*

(Ravi niilakantan)

67



Works kalakshetra <works@kalakshetra.in>

---

## Professional bill - architectural charges - reg.

---

Ravi Niilakantan <card@vsnl.com>  
To: Works kalakshetra <works@kalakshetra.in>

Tue, Sep 7, 2010 at 12:26 PM

Sri. Srinivasan,

Please refer Ms. Chennai Engineers bill.

ravi niil



---

**From:** Works kalakshetra [mailto:works@kalakshetra.in]  
**Sent:** Saturday, September 04, 2010 4:35 PM  
**To:** ravi  
**Subject:** Professional bill - architectural charges - reg.

Sir/s,

[Quoted text hidden]

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68

केनरा बैंक  Canara Bank

तिरुवनमियूर, चेन्नई - 600041  
Thiruvannamipur, Chennai - 600041

CBS BRANCH बॉक्स | SB

दिनांक Date 14/09/2010

Pay म/s Centre For Architectural Research and Design

या धारक को or Bearer

रुपये Rupees Nine lach thirty four thousand  
two hundred and sixty two only अदा करें  
Eighty Eight paise only

रु. 9,34,262/88  
Rs.

FOR KALAKSHETRA FOUNDATION

 Cula Santh  
AUTHORISED SIGNATORIES

खा सं. 2649101001719  
A/c No.

2010 MSHAO IFSC: CNRB0002649

34190016000150781

10

(69)



C:\2009-2010\V.Admin\2. Engineering\i.Plan\ Services of Architect.doc

September 15, 2010

Sri.Ravi Niilakantan,  
Centre for Architectural Research and Design,  
# 10 A, First Street,  
Dhanalakshmi colony,  
Vadapalani,  
Chennai 600 026.

Sir,

Sub: Up gradation of Koothambalam - civil and auxiliary works – Comprehensive Architectural Services Professional fee – Release of part payment – Reg.

Ref: Contract Agreement between Kalakshetra Foundation and M/s.CARD dated 11<sup>th</sup> December 2010

Your claim dated 30.8.2010 for Rs.9, 34,254.80/-

*Pl. Ans. enclosed a cheque no. ...*  
The Director, Kalakshetra Foundation is pleased to release the payment of Rs. 9, 34,262.88/- (Rupees Nine lakh thirty four thousand two hundred and sixty two and paise eighty eight only) for the above project in the Kalakshetra campus, based on the scale of charges and part payment after deducting the TDS and service tax as applicable, vide our Cheque No.341900 dated 14.09.2010 in flavor of M/s.Centre for Architectural Research and Design for Rs. 9, 34,262.88/-

Kindly acknowledge and receipt of the same

Yours faithfully,

Leela Samson  
Director

*[Handwritten signature]*

*[Handwritten signature]*  
AO

*[Handwritten signature]*  
CAO

*[Handwritten signature]*  
DIRECTOR

68



Details of payment:

Project cost tender and additional work (roof boards)	2,74,50,000.00
Fee claim allowable	14,41,125.00
Already paid	5,00,000.00 (-)
	-----
	9,41,125.00
Add service tax + Education cess 10.3%	96,935.88
	-----
	10,38,068.88
Less TDS @ 10%	1,03,806.00 (-)
	-----
Payable now	9,34,262.88

70

(71)



C:\2009-2010\V.Admin\2. Engineering\i.Plan\ Services of Architect.doc	September 15, 2010
-----------------------------------------------------------------------	--------------------

Sri.Ravi Nilakantan,  
Centre for Architectural Research and Design,  
# 10 A, First Street,  
Dhanalakshmi colony,  
Vadapalani,  
Chennai 600 026.

Sir,

Sub: Up gradation of Koothambalam - civil and auxiliary works – Comprehensive Architectural Services Professional fee – Release of part payment – Reg.

Ref: Contract Agreement between Kalakshetra Foundation and M/s.CARD dated 11<sup>th</sup> December 2010

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Please find enclosed a Cheque No.341900 dated 14.09.2010 for Rs. 9, 34,262.88/- (Rupees Nine lakh thirty four thousand two hundred and sixty two and paise eighty eight only) for the above project in the Kalakshetra campus, based on the scale of charges and part payment after deducting the TDS and service tax as applicable.

Kindly acknowledge and receipt of the same

Yours faithfully,

Leela Samson  
Director

15/9



72

Tiruvanniyur, Chennai 600 041, India  
Phone: +91-(0)44-24520336/4057/1844 • Fax: +91-(0)44-24524359  
E-mail: admin@kalakshetra.in • Website: www.kalakshetra.in





The total value of work awarded for execution to the contractor is,

5. Total civil work		2, 19, 00,000	
6. Civil roof board work			
Material cost	22, 39,947		
Fixing cost	32, 71,750		
	-----	55, 11,697	
7. HVAC work		1,18, 00,000	
8. Electrical installation work		49, 08,773	
Total		4, 41, 20,470	--- <b>A</b>

Fee claim allowable 65% on <b>A</b>	= 2, 86, 78,306	- <b>B</b>
Professional fee( @ 7.5% on <b>B</b>	Rs. 21,50,873.00	

Payment made to M/s.CARD details

1 <sup>st</sup> and part payment	5, 00,000		
2 <sup>nd</sup> and part payment	9, 41,125		
	-----	14, 41,125.00	(-)
Payable		7, 09,748.00	
Add service tax		73,104.00	(+)
		-----	
Total		7, 82,852.00	.. <b>C</b>
Less TDS @ 10 % on <b>C</b>		78,285.00	(-)
		-----	
Payable		7,04,567.00	

(73)

ole

74

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November 2, 2010

Sri.Ravi Niilakantan,  
Centre for Architectural Research and Design,  
# 10 A, First Street,  
Dhanalakshmi colony,  
Vadapalani,  
Chennai 600 026.

Sir,

Sub: Up gradation of Koothambalam - civil and auxiliary works – Comprehensive Architectural Services Professional fee – 3<sup>rd</sup> and part bill - Release of ~~part~~ payment – Reg.

Ref: Contract Agreement between Kalakshetra Foundation and M/s.CARD dated 11<sup>th</sup> December 2010

Your claim dated 19.10.2010 as 3<sup>rd</sup> and part bill for Rs.7, 06,420.40/-

Please find enclosed a Cheque No.315269 dated 02.11.2010 for Rs. 7, 04,567/- (Rupees Seven lac four thousand five hundred and sixty seven only) for the above project in the Kalakshetra campus, based on the scale of charges and part payment after deducting the TDS and service tax as applicable.

Kindly acknowledge and receipt of the same

Yours faithfully,

Leela Samson  
Director

9/11/10  
AO

Calal  
DIRECTOR  
9/11

79

75

*Canara*  
कनरा बैंक



Canara Bank

तिरुवनमियुर, चेन्नई - 600041  
Thiruvanimiyur, Chennai - 600041

CBS BRANCH

KL HI-TECH SECURE PRINT LTD. 11/09	Pay <i>m/s Centre for Architectural Research &amp;</i>	दिनांक Date <i>02/11</i>
	रुपये Rupees <i>Seven Lakh four thousand five hundred and sixty seven</i> अदा करें	रु. Rs. <i>7,04,567/-</i>
	SWEEP IN / SWEEP OUT FACILITY A/C	
खा सं. A/c No. <i>No 2649101001719</i>	<i>[Signature]</i> AUTHORISED SIGNATURE	

2009 MSHAK

IFSC : CNRB0002649

315269 6000150781

10

✓

75



C:\2009-2010\V.Admin\2. Engineering\i.Plan\ Services of Architect.doc

November 2, 2010

Sri.Ravi Nilakantan,  
Centre for Architectural Research and Design,  
# 10 A, First Street,  
Dhanalakshmi colony,  
Vadapalani,  
Chennai 600 026.

Sir,

Sub: Up gradation of Koothambalam - civil and auxiliary works – Comprehensive Architectural Services Professional fee – 3<sup>rd</sup> and part bill - Release of payment – Reg.


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Kindly acknowledge and receipt of the same

Yours faithfully,

  
Leela Samson  
Director 9/11/2010

76

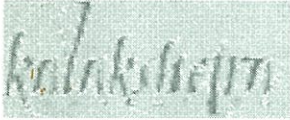


81

Bank Of India (BOI)	KODAMBAKKAM	BKID0008014 / 600013007 / 008014	KODAMBAKKAM,12 PULIYUR II MAIN ROA,MAJOR TRUST PURAM,CHENNAI,600024,TAMIL NADU <b>City:</b> CHENNAI <b>District:</b> Chennai <b>State:</b> TAMIL NADU	Phone: 044-24727657,24831371, email: Kodambakam.Chennai@bankofindia.co
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77

82



Works kalakshetra <works@kalakshetra.in>

---

## bank details - card

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Card Chenai <card.chennai@gmail.com>

Wed, Sep 28, 2011 at 4:13 PM

To: Works kalakshetra <works@kalakshetra.in>

A/c. Name : Centre for Architectural Research & Design  
A/c. No. 801427100002100  
IFSC code : BKID0008014

--

Ravi Nilakantan  
Centre for Architectural Research & Design  
#10A, First street, Dhanalakshmi Colony,  
Vadapalani, Chennai - 600026.  
INDIA.

78

E.O  
23/3/10

आर.पी.-54  
R.P.-54

भारतीय डाक विभाग  
DEPARTMENT OF POSTS, INDIA



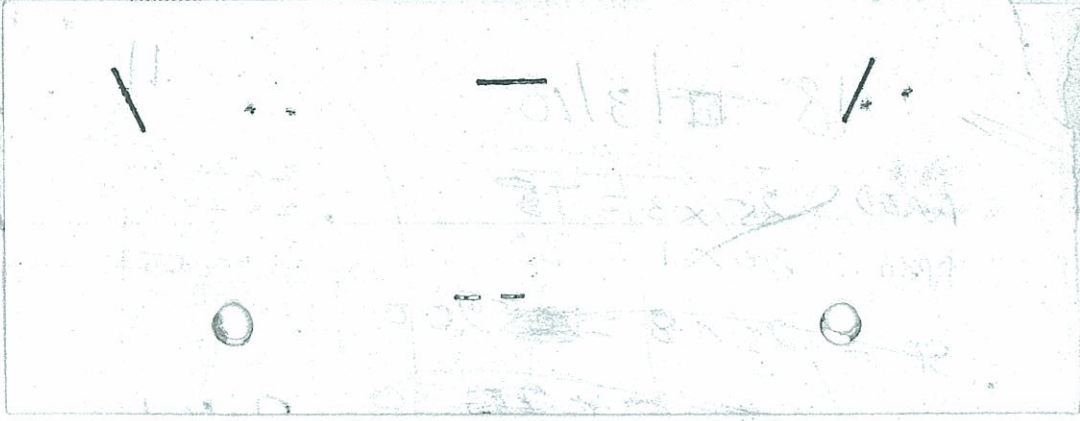
प्रेषक डाकघर  
की नाम मोहर  
Name stamp of  
office of posting

REGISTERED WITH ACK. DUE

Date-Stamp

भेजने वाले  
का पता  
Sender's

KALAKSHETRA FOUNDATION



प्राप्ति स्वीकृति (रसीद) ACKNOWLEDGEMENT

\* एक रजिस्ट्री पत्र/पोस्टकार्ड/पैकेट/पार्सल प्राप्त हुआ  
\* Received a Registered Letter/Postcard/Packet/Parcel  
\* बीमा Insured

पाने वाले का नाम } श्री. Ravi Nilakantan, Centre for  
Addressed to (Name) } Architectural Research and Design,  
† बीमा का मूल्य (रुपयों में) } # 10 A, First Street, Dhanalakshmi, colony  
† Insured for Rupees } Vadapalani, Chennai - 600026,  
वितरण की तारीख/Date of delivery

\* अनावश्यक को काट दिया जाए।

ADMINISTRATIVE  
KALAKSHETRA  
THIRUVAN  
CHENNAI-6

79

E.O  
24/6/10

REGISTERED WITH ACK. DUE

आर. पी. - 54  
R.P. - 54

भारतीय डाक विभाग  
DEPARTMENT OF POSTS, INDIA



प्रेषक डाकघर  
की नाम मोहर  
Name stamp of  
office of posting

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तारीख - मोहर



Date-Stamp

भेजने वाले  
का पता  
Sender's  
Address

KALAKSHETRA FOUNDATION  
THIRUVANMIYUR,  
CHENNAI-600 041

पिन/PIN

[PIN box]



MGIPCBE-DTP-53 PSD/CBE/08-26-9-08/10,00,000 Pads

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प्राप्ति स्वीकृति (रसीद) ACKNOWLEDGEMENT



\* एक रजिस्ट्री पत्र/पोस्टकार्ड/पैकेट/पार्सल प्राप्त हुआ

\* एक रजिस्ट्री पत्र/पोस्टकार्ड/पैकेट/पार्सल प्राप्त हुआ

प्राप्त करने वाले का नाम  
Addressed to (Name)  
Mr. RAVIN LAKSHMIAN, M/S. CABD,  
NO 10A, 2nd Floor, Dharmalakshmi  
Colony, 1st Street, Vadapalani,  
Chennai - 600026.

वितरण का तारीख/Date of delivery

20

A. Gayathri

[Large empty box for acknowledgment details]

yanam' - a Kattakoothu  
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dances - Anjika

arthaki, Nataraj

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Worlp with crafts  
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Citarasi and group

Handwritten mark



84



Works kalakshetra <works@kalakshetra.in>

---

## bank details - card

---

Card Chenai <card.chennai@gmail.com>

Wed, Sep 28, 2011 at 4:13 PM

To: Works kalakshetra <works@kalakshetra.in>

A/c. Name : Centre for Architectural Research & Design  
A/c. No. 801427100002100  
IFSC code : BKID0008014

--  
Ravi Nilakantan  
Centre for Architectural Research & Design  
#10A, First street, Dhanalakshmi Colony,  
Vadapalani, Chennai - 600026.  
INDIA.

(81)  
[Handwritten signature]

8/8

*Kalakshetra*

Works kalakshetra <works@kalakshetra.in>

---

## m/s.card bill - reimbursable expenses.

---

Works kalakshetra <works@kalakshetra.in>

Wed, Nov 23, 2011 at 1:58 PM

To: ravi <card@vsnl.com>

Cc: Director Kalakshetra <director@kalakshetra.in>, d dd <dd@kalakshetra.in>

Bcc: CAO Kalakshetra <cao@kalakshetra.in>, AO Kalakshetra <ao@kalakshetra.in>

Dear sir,

Please refer to your letter enclosing the bill for Rs.1.00 lakh towards reimbursable expenses for site visits, as per clause 7 of the agreement, the actual cost of travel to and fro to site for any visit made by staff need to be reimbursed to the consulting architect, whereas the bill submitted stated only 'site visit' at a random amount of Rs.1000/per time. Details of the staff visited, the calculation of amount may be submitted for processing the bill further.

*page 98*

yours faithfully  
v.srinivasan

*82*



01/01/2012

Dear Sri Ravi,

During the 36<sup>th</sup> Governing Board meeting held on 14<sup>th</sup> February, 2011 while discussing the various activities and works presently undertaken by Kalakshetra Foundation, Governing Board members felt that a presentation by M/s.CARD regarding his work in 'Renovation of Koothambalam' may be done in the next Governing Board meeting. It is therefore requested that you are to be presented at the next Governing Board meeting scheduled to be held at 10.00 a.m. on 24<sup>th</sup> January, 2012 in Kalakshetra premises. Your presentation may cover the issues chronologically, regarding your appointment, the nature of work envisaged, the actual nature of work done, short falls if any, reasons for cost and time over run, the projection for the future, and any other matter as considered by you significant, to be presented to the Governing Board in a power point mode. You may kindly note that the time duration for the power point presentation may not exceed twenty minutes.

Followed by the power point presentation, there will be a discussion on the subject and may require answers to the technical/commercial queries raised by the Governing Board members in an appropriate way.

You may kindly confirm your availability and convenience to attend the meeting.

Yours sincerely

Leela Samson  
Director

Sri Ravi Nilakandan  
Consulting Architect  
M/s.CARD  
No.10-A, Second Floor  
Dhanalakhshmi Colony  
1<sup>st</sup> Street, Vadapalani  
Chennai 600 026

Received serial  
cover  
N. Ra. Rajan  
31/1/2012  
11.20PM



**CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN**  
ARCHITECTURE ○ LANDSCAPE ○ INTERIORS  
# 10A, Dhanalakshmi Colony, 1st Street, Vadapalani  
Chennai - 600 026. E-mail : card@vsnl.com



84

**CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN**

ARCHITECTURE O LANDSCAPE O INTERIORS

DD/cto  
2. 2/8/11

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
**Chennai – 600041.**

31.10.2011.

Dear Smt. Leela Samson,  
Herewith I am enclosing our bill.  
We will appreciate your attention.  
Regards,  
Ravi Niilakantan.

**Site Visit (Jul'09 - Jul'11)**

Project : "Koothambalam" - Additions and alterations  
Sub : Professional Bill - Architectural services  
Ref : D:\2009-2010\IV.Director\2.official\civilworks committee.doc  
dt:11th sep 2009.

Reimbursement for site visits as per Agreement clause 7.01,

<b>100 visits (Jul'09 - Jul '11) @ Rs.1000/visit</b>	<b>Rs.</b>	<b>1,00,000.00</b>
<b>Payable</b>	<b>Rs.</b>	<b>1,00,000.00</b>

**(Rupees One lakh only)**

Thanking you,

For Centre for Architectural R. & D.



85

99

# CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
Chennai – 600041.

31.10.2011.

Dear Smt. Leela Samson,  
Herewith I am enclosing our bill.  
We will appreciate your attention.  
Regards,  
Ravi Nilakantan.

### BILL – 1<sup>st</sup> & part

Project : “Master Plan” for Kalakshetra  
Sub : Professional Bill - Master Planning  
Ref : D:\2009-2010\IV.Director\2.official\civilworks committee.doc  
dt:11th sep 2009.

Concept & Development Advance	Rs. 7,50,000.00
Payable	Rs. 7,50,000.00
Add : Service tax + Edu.cess 10.3%	Rs. 77,250.00
	-----
	Rs. 8,27,250.00
Less : TDS @ 10.0%	(-) Rs. 82,725.00
	-----
Total	7,44,525.00
	-----

(Rupees Seven Lakh Forty four thousand Five hundred and Twenty Five only)

Thanking you,  
For Centre for Architectural R & D,

*Ravi Nilakantan*

(86)

9/1

CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN  
ARCHITECTURE O LANDSCAPE O INTERIORS

13<sup>th</sup> October 2011.

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
Chennai - 600041.

Dear Smt. Leela Samson,

Please find attached Travel Bills for Outstation visit to Kerala in February, 2010.  
We had misplaced the bills and hence the delay.

The delay in the submission of bill may kindly be condoned.

Request your attention.

Thank You,

  
Ravi Niilakantan

Card  
11/11/2011

(87)

98

**CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN**

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

DD/cto  
9.12.11

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
**Chennai – 600041.**

31.10.2011.

Dear Smt. Leela Samson,  
Herewith I am enclosing our bill.  
We will appreciate your attention.  
Regards,  
Ravi Nilakantan.

**Site Visit (Jul'09 - Jul'11)**

Project : "Koothambalam" - Additions and alterations  
Sub : Professional Bill - Architectural services  
Ref : D:\2009-2010\IV.Director\2.official\civilworks committee.doc  
dt:11th sep 2009.

Reimbursement for site visits as per Agreement clause 7.01,

<b>100 visits (Jul'09 - Jul '11) @ Rs.1000/visit</b>	<b>Rs. 1,00,000.00</b>
<b>Payable</b>	<b>Rs. 1,00,000.00</b>

( Rupees One lakh only)

Thanking you,

For Centre for Architectural R & D,

*Ravi Nilakantan*

(98)



**CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN**  
ARCHITECTURE O LANDSCAPE O INTERIORS

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
**Chennai – 600041.**

31.10.2011.

Dear Smt. Leela Samson,  
Herewith I am enclosing our bill.  
We will appreciate your attention.  
Regards,  
Ravi Nilakantan.

**BILL – 1<sup>st</sup> & part**

Project : "Master Plan" for Kalakshetra  
Sub : Professional Bill - Master Planning  
Ref : D:\2009-2010\IV.Director\2.official\civilworks committee.doc  
dt:11th sep 2009.

Concept & Development Advance		Rs.	7,50,000.00
Payable		Rs.	7,50,000.00
Add : Service tax + Edu.cess 10.3%		Rs.	77,250.00
			-----
		Rs.	8,27,250.00
Less : TDS @ 10.0%	( - )	Rs.	82,725.00
			-----
	<b>Total</b>		<b>7,44,525.00</b>
			-----

( Rupees Seven Lakh Forty four thousand Five hundred and Twenty Five only)

Thanking you,  
For Centre for Architectural R & D,

*Ravi Nilakantan*

DRIVERS ACCOMMODATION



# HOTEL Aida

AIDA JUNCTION, M.C. ROAD, KOTTAYAM - 686 039, KERALA.

Phone : 0481-2568391(8 Lines)  
Fax : 0481-2568399  
E-mail : aida@md3.vsnl.net.in


G.R.C. No. : 4981      Plan : EP      Bill No. : 2972  
 Guest Name : MR RAVI NILAKANDAN      Tariff : 450.00      No. of pax : 1  
 Address : 10 A      Room No(s) : 104  
           DHANALAKSHMI COLONY  
           CHENNAI 26  
 Arrival Date : 20/03/2010      Departure Dt. : 22/03/2010  
 Arrival Time : 22.14      Departure Time : 10.28

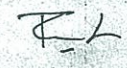
Date ==>	20/03	21/03	22/03					Total
Room Rent	450.00	450.00						900.00
Extra Person								
Luxury Tax	67.50	67.50						135.00
Restaurant								
Room Service								
Bar								
Tel. Service								
Miscellaneous								
Laundry								
V.P.O.								
Transfers (*)								
<b>Daily Total</b>	<b>517.50</b>	<b>517.50</b>						<b>1035.00</b>
Balance B/F		517.50	1035.00					
Less Advance								
Add Refund								
<b>Total</b>	<b>517.50</b>	<b>1035.00</b>	<b>1035.00</b>					<b>1035.00</b>

Charge Instruction **CREDIT CARD**      Discount : 90.00  
 Charge to **MASTER CARD**      Net Amount : 945.00  
           Card # -5546379032742031      Slip # -  
           Holder -MR RAVI NILAKANDAN  
 Transfers to Room      Payments  
 Advance Receipt :      Transfers Bill (s)      Balance C/F :

Rupees : **NINE HUNDRED FORTY FIVE ONLY**

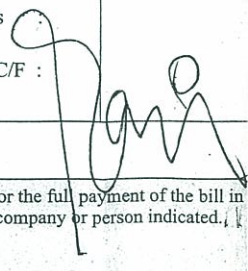
May we request you to return the Room Key / Locker Key



(RC)   
 Cashier / Manager

I agree that I am responsible for the full payment of the bill in the event it is not paid by the company or person indicated.

Checked and Found Correct      Guest's Signature



\* Bills are payable on presentation. Cheques are not acceptable.

90

0032802



**HOTEL Aida**

**JUNO RESTAURANT**  
Aida Junction, M.C. Road, Kottayam - 686 039  
**THE KERALA VALUE ADDED TAX RULES, 2005**  
FORM NO.8B  
(For customers when input tax credit is not required)  
See rule 58 (10)

Phone : 0481-2568391  
Fax : 0481-2568399  
E-mail : aida@asianetindia.com  
Website : www.hotelaidakerala.com  
TIN : 32050536682 C

IR53788 46,84 **RETAIL INVOICE**

Invoice No.: 21/03/2010 Waiter: 14:38:27 Table(s): 85902,85905  
Date : Time : KOT(s):

ITEM DESCRIPTION	VAT%	RATE	QTY	AMT	DISC.	G.AMT	VAT	NET.AMOUNT
TEA	12.50	18.00	3	54.00	0.00	54.00	6.75	60.75
TOASTED VEG.SANDWICH	12.50	40.00	1	40.00	0.00	40.00	5.00	45.00
CHEESE SANDWICH	12.50	50.00	1	50.00	0.00	50.00	6.25	56.25
				144.00	0.00	144.00	18.00	162.00
Customer Name: REV. F. S. LAKSHANAN MR								0.18
Guest's Signature				Cashier		Add Cess		14.40
						Add S. Charge		177.00
						Net		

ONE HUNDRED SEVENTY SEVEN ONLY

Rupees :

E.&O.E.



**HOTEL Aida**

**REX BAR**  
Aida Junction, M.C. Road, Kottayam - 686 039

Fax : 0481-2568399  
E-mail : aida@asianetindia.com  
Website : www.hotelaidakerala.com  
K.G.S.T : 21111020-87-88  
TIN : 32050536682

**BILL**

Bill No.: 21/03/2010 Waiter: 21:05:11 Table(s): 206  
Date : Time : BOT(s): 125872

ITEM DESCRIPTION	QTY	RATE	AMOUNT
*FOOD/SNACKS			15.00
M WATER (IN GLASS) (F)	2.00	20.00	40.00
Charge to :			Total 40.00
Guest's Signature			Less Discount
Barman: BC			Add Tax
			Add S. Charge
			Net 40.00

\* Marked Item as Discount  
Rupees : FORTY ONLY

E.&O.E.

(16)

A & B FORMS, EKM 0484 2539606, 2091058, 04829 214943, 329267

A & B FORMS, EKM 0484 2539606, 2091058, 04829 214943, 329267

0062330

**HOTEL Aida REX BAR**  
 Aida Junction, M.C. Road, Kottayam-686 039

Phone : 0481-2568391  
 Fax : 0481-2568399  
 E-mail : aida@asianetindia.com  
 Website : www.hotelaidakerala.com  
 K.G.S.T : 21111020-87-88  
 TIN : 32050536682

**BILL**

Bill No.: 1070874010 Waiter: 12:01:01 Table(s): 425463  
 Date : Time : BOT(s):

*FOOD/SNACKS	ITEM DESCRIPTION	QTY	RATE	AMOUNT
M WATER	(IN GLASS)	1.00	20.00	20.00
				20.00

Charge to : \_\_\_\_\_ Total \_\_\_\_\_  
 Less Discount \_\_\_\_\_  
 Add Tax 20.00  
 Add S. Charge \_\_\_\_\_  
 Net \_\_\_\_\_

\* Marked Item as Discount  
 Guest's Signature: \_\_\_\_\_ Barman: \_\_\_\_\_  
TWENTY ONLY

Rupees \_\_\_\_\_  
 E.&O.E.

Grangs : LODGINGS Phone: 2437520 0483-3249109  
**CASH BILL** **DRIVER'S ACCOMMODATION**  
**Premier Lodgings**  
 CHEMBOTTIL LANE, THRISSUR - 1

No. 8834 Date: 20/3/10  
 To R. Krishnamoorthy  
Chennai  
 Room No. A3 No. of Persons 1 Days 2

No	Particulars	Rs.	Ps.
	Advance	300	00
	Room Rent	280	00
	Other Charge		
	Luxury Tax		
	<b>TOTAL</b>	<b>280</b>	<b>00</b>

Rupees Two Hundred eighty only

From 19/3/10 1.10 PM To 20/3/10 6.50 AM  
 Thanks \_\_\_\_\_ For Premier Lodgings  
 Manager

92

A & B FORMS: EKM 0461 2539505 2091058 04829 214943 329287



HOTEL

**Aida**

AIDA JUNCTION, M.C. ROAD, KOTTAYAM - 686 039, KERALA.

Phone : 0481-2568391 (8 Lines)  
 Fax : 0481-2568399  
 E-mail : aida@md3.vsnl.net.in

G.R.C. No. : 4981 Plan : EP Bill No. : 2971  
 Guest Name : MR REVI NEELAKANDAN Tariff : 1600.00 No. of pax : 3  
 Address : 10 A, DHANALEKSHMI COLONY CHENNAI 26 Room No(s) : 206  
 Arrival Date : 20/03/2010 Departure Dt. : 22/03/2010  
 Arrival Time : 21.57 Departure Time : 10.20

Date ==>	20/03	21/03	22/03					Total
Room Rent	1600.00	1600.00						3200.00
Extra Person	300.00	300.00						600.00
Luxury Tax	285.00	285.00						570.00
Restaurant								
Room Service	20.00	217.00						237.00
Bar								
Tel. Service								
Miscellaneous								
Laundry								
V.P.O.								
Transfers (*)								

**Daily Total** 2205.00 2402.00 4607.00

Balance B/F		2205.00	4607.00					
Less Advance								
Add Refund								
<b>Total</b>	2205.00	4607.00	4607.00					4607.00

Charge Instruction **CREDIT CARD** Discount : 320.00  
 Charge to **MASTER CARD** Nett Amount : 4287.00  
 Card # -5546379032742031 Slip # -  
 Holder -RAVI NEELAKANDAN Payments :  
 Transfers to Room Balance C/F :  
 Advance Receipt : Transfers Bill (s)

Rupees: FOUR THOUSAND TWO HUNDRED EIGHTY SEVEN ONLY

May we request you to  
return the Room Key/  
Locker Key



(RC)

Cashier / Manager

I agree that I am responsible for the full payment of the bill if  
the event it is not paid by the company or person indicated.

Checked and Found Correct

Guest's Signature

\* Bills are payable on presentation. Cheques are not acceptable.

93

**Elite International**  
 HOTEL  
 Chembottil Lane, Thrissur - 1  
 Syamanthak Restaurant

CASH/CREDIT MEMO

TIN : 32080751234  
 KGST No.: 25131467 / 87

Phone : (0487)2421033 (10 Lines)  
 Fax : 91-487 2442057  
 Grams : HOTELITE  
 e-mail@hoteliteinternational.com

19142 **ROOM SERVICE**

Date	Time	Waiter	Table	Covers	Bill No.
19-08-2019	09:52PM	SUDI	653	3	16705

Description	Qty	Rate	Amount
1 MINERAL WATER	2	18.00	36.00

V.A.T. 36.00  
 Cess 4.50  
 Service Charge 0.04  
 Room Credit: 653 - RAVI NILAKANTHAN 3.60

Round off -0.14

Room No.: **Grand Total 44.00**  
 GUEST'S SIGNATURE

**Elite International**  
 HOTEL  
 Chembottil Lane, Thrissur - 1  
 Syamanthak Restaurant

CASH/CREDIT MEMO

TIN : 32080751234  
 KGST No.: 25131467 / 87

Phone : (0487)2421033 (10 Lines)  
 Fax : 91-487 2442057  
 Grams : HOTELITE  
 e-mail@hoteliteinternational.com

19057 **ROOM SERVICE**

Date	Time	Waiter	Table	Covers	Bill No.
18-08-2019	02:03PM	KALMAR	653	3	16638

Description	Qty	Rate	Amount
1 FRUIT JUICE SODA	1	22.00	22.00

V.A.T. 35.00  
 Cess 4.39  
 Service Charge 0.04  
 Room Credit: 653 - RAVI NILAKANTHAN 3.50

Round off 0.08

Room No.: **Grand Total 43.00**  
 GUEST'S SIGNATURE

90  
 56



**HOTEL**  
**Elite International**  
(Govt. Approved) TWO STAR

CHEMBOTTIL LANE, THRISSUR - 680 001  
 S.T. : 25131467/87  
 Phone : 0487-2421033 (10 Lines)  
 Grams : HOTELITE  
 Fax : 91-487-2442057  
 e-mail@hoteleliteinternational.com

TIN : 32080751234

Bill No. : **6413/1**

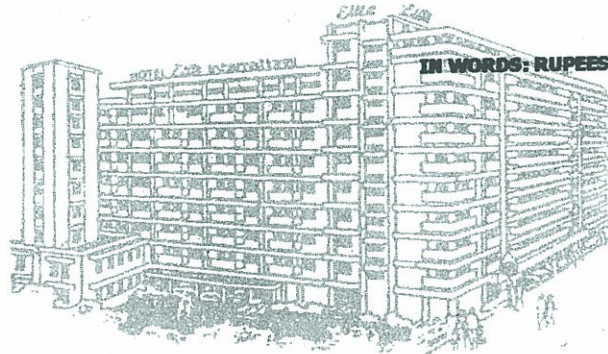
NAME & ADDRESS	ROOM NO.	TYPE	GUESTS	RATE	GRC NO.
Mr. RAVI NILAKANTAN # 10 A 1 St Dhanalakshmi Colony Chennai 26	<b>653</b>	<b>DLXA/C</b>	<b>3</b>	<b>1400.00</b>	<b>6475</b>
	ARRIVAL		DEPARTURE		PAGE
	18-03-2010 12:28		20-03-2010 06:17		1

DATE	VOUCHER	DESCRIPTION	CHARGES	CREDIT	BALANCE
18-03-10	15620	Room Tariff [653]	1200.00		
	9116	Luxury Tax [653]	210.00		
18-03-10	16638	Room Service	43.00		
					<b>1453.00</b>
19-03-10	15657	Room Tariff [653]	1200.00		
	9153	Luxury Tax [653]	210.00		
19-03-10	16705	Room Service	44.00		
					<b>2907.00</b>
<b>Grand Total:</b>			<b>2907.00</b>	<b>0.00</b>	<b>2907.00</b>

Settlement: CASH

Room  
Nos. 653 :

Prepared By: AMITH



IN WORDS: RUPEES TWO THOUSAND NINE HUNDRED SEVEN

We request you to return the Room Key / TV Remote Control / Locker Key



Please collect our official receipt on payment

Cashier	Lobby Manager
---------	---------------

I agree that I am responsible for the full payment of the bill in the event it is not paid by the company or person indicated.

Checked & found correct

Guest's Signature

(95)



(DRIVER'S ACCOMODATION) Page 1 of 1

Near Head Post Office,  
Palakkad - 678 001, Kerala

Tel : 91-491-2546581, 82, 83, 84

Fax : 91-491-2546585

E-mail : hotelgazala@hotmail.com

C. NO. : 3177  
GUEST NAME : C/o Ravi Nilakandan  
ADDRESS : 19924  
Dhanalakshmi Colony  
Vadanalani  
Chennai

BILL NO : 3143 ROOM NO: 103  
PAX : 1 PLAN : ECONAC  
400

	DATE	TIME
ARRIVAL	18-03-2010	0:35:00
DEPARTURE	18-03-2010	8:27:00

18-03-10		
Room Rent	400	400.00
Extra Person		
Luxury Tax	60	60.00
Restaurant		
Room Service		
Telephone		
Laundry Bill		
Paid Outs		
Bill Transfers		
Advance		
Refund		

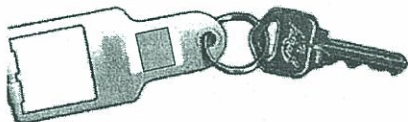
CITIBANK (CC.NO: CITIBANK)

460.00

460.00

FOUR HUNDRED SIXTY ONLY

Prepared by: SUJIN



WE REQUEST YOU TO RETURN ROOM KEY

F.O. Manager

Front Office Assistant

Regardless of charge instructions  
I agree to be held responsible for the  
payment of the total amount of this bill

Guest's Signature





Near Head Post Office,  
Palakkad - 678 001, Kerala

Tel : 91-491-2546581, 82, 83, 84  
Fax : 91-491-2546585  
E-mail : hotelgazala@hotmail.com

Room No: 3176  
Guest Name: Ravi Neelakandan  
Address: 19924  
Dhanalakshmi Colony  
Vadapalani  
Chennai-26

BILL NO :	3142	ROOM NO :	305
PAX :	3	PLAN :	PROX
			1450
	DATE	TIME	
ARRIVAL	18-03-2010	0:32:00	
DEPARTURE	18-03-2010	8:25:00	

18-03-10		
Room Rent	1450	1450.00
Extra Person	150	150.00
Luxury Tax	240	240.00
Restaurant		
Room Service	30	30.00
Telephone		
Laundry Bill		
Paid Outs		
Bill Transfers		
Advance		
Refund		

MASTER CARD (CC.NO: MASTER CARD)

	1,870.00
DISCOUNT	217.50
	<u>1,652.50</u>

ONE THOUSAND SIX HUNDRED FIFTY-TWO AND FIFTY PAISE ONLY

Prepared By: SULLIN



WE REQUEST YOU TO RETURN ROOM KEY

F.O. Manager

Front Office Assistant  
Regardless of charge instructions  
I agree to be held responsible for the  
payment of the total amount of this bill

Guest's Signature



94



Travel Bill for Outstation visit to Kerala				
Fuel Charges				
	2000km x Rs.7.00			Rs. 14,000
<b>Accomodation</b>	<b>Date of stay</b>	<b>Bill no.</b>		
Hotel Gazala, Palghat	17.03.2010	3142	Rs. 1,652	
(for driver)		3143	Rs. 460	
<b>Total</b>			Rs. 2,112	
<b>Amount Claimed</b>				Rs. 1,962
Hotel Elite, Thrissur	18.03.2010	6413/1	Rs. 2,907	
(for driver)		8334	Rs. 280	
Room Service		16638	Rs. 43	
		16705	Rs. 44	
<b>Total</b>				Rs. 3,274
Hotel Aida	20.03.2010	2971		
	21.03.2010		Rs. 4,287	
(for driver)		2972	Rs. 945	
Room Service		32802	Rs. 177	
		62591	Rs. 40	
		62330	Rs. 20	
<b>Total</b>			Rs. 5,469	
<b>Amount Claimed</b>				Rs. 4,869
Outstation visit charges				
	3000 x 5			Rs. 15,000
<b>Gross Total</b>				Rs. 39,105

*Handwritten signature*

(98)

13<sup>th</sup> October, 2011



Travel Schedule	From	To
-----------------	------	----

17.03.2010 Chennai Palghat

18.03.2010 Palghat Thrissur

8:00 AM Pazhavanalur Bhagavaty Amman Temple  
3:00 PM Vadakkunathan Temple

19.03.2010

5:00 AM Guruvayur Temple  
8:00 AM Iranjalakuda Temple  
10:30 AM Peruvanam  
12:00 PM Kerala Kala Mandalam  
4:00 AM Chowallur Temple

20.03.2010 Thrissur Kottayam

10:00 AM Tiruvegapura  
4:00 PM Tirumuzhikulam

21.03.2010

6:00 AM Etumanoor  
8:00 AM Haripad Subramanya  
10:00 AM Chengannur  
4:00 PM Kidanganur

22.03.2010 Kottayam Chennai

7:00 AM Arpukarra  
8:00 AM Tiruvarpu  
9:00 AM Tirunakkara

9b

CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN  
ARCHITECTURE LANDSCAPE INTERIORS

13<sup>th</sup> October 2011.

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
Chennai - 600041.

Dear Smt. Leela Samson,

Please find attached Travel Bills for Outstation visit to Kerala in February, 2010.  
We had misplaced the bills and hence the delay.  
Request your attention.

Thank You,

*Ravi Nilakanthan*  
Ravi Nilakanthan

Pl. see  
Clause 7.01 of COA  
Is it considerable?  
21/10

Checked receipts for my car...

Encl : Bills.

*21/10/11*  
*100*  
Funder mayse...

Request for condonation of delay...

9/17

# CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

13<sup>th</sup> October 2011.

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
Chennai - 600041.

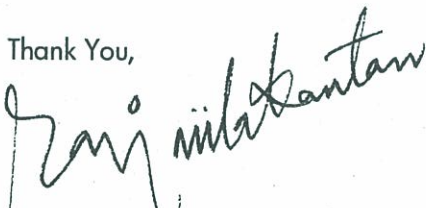
Dear Smt. Leela Samson,

Please find attached Travel Bills for Outstation visit to Kerala in February, 2010.  
We had misplaced the bills and hence the delay.

The delay in the submission of bill may kindly be condoned.

Request your attention.

Thank You,

  
Ravi Nilakantan

  
11/11/2011

(101)



Works kalakshetra <works@kalakshetra.in>

---

## outstation visit to kerala - reg

---

Card Chenai <card.chennai@gmail.com>

Thu, Nov 17, 2011 at 10:57 AM

To: Works kalakshetra <works@kalakshetra.in>

Dear Sri. Srinivasan,

This the outstation visit charge/allowance per day for the principal architects' visit to study Koothambalams.

5 is the no. of days travelled.

Fuel charges is rs.7/km and the total distance traveled is 2000km.

Regards,

[Quoted text hidden]

--

Ravi Nilakantan

Centre for Architectural Research & Design

#10A, First street, Dhanalakshmi Colony,

Vadapalani, Chennai - 600026.

INDIA.

102



Works kalakshetra <works@kalakshetra.in>

---

## outstation visit to kerala - reg

---

Works kalakshetra <works@kalakshetra.in>

Wed, Nov 16, 2011 at 5:02 PM

To: ravi <card@vsnl.com>

Dear sir,

I have gone through your reimbursable charges towards outstation visit to kerala

in which it has been mentioned that fuel charges  $2000 \text{ km} \times 7 = 14000$  - for distance coverage

and

outstation visit charges  $3000 \times 5 = 15000$ . please clarify this.

thanking you

v.srinivasan

---

103

Summary of reimbursable expenses submitted by M/s.CARD.

S.No	Description of items	Distance/days/visit	Rate	Total
1	Towards site visit ((July 2009 – July 2011)	100 visits	1000/ per visit	100000
2	Outstation visit days 17.3.2010 to 21.03.2010- 5days Accommodation charges as per enclosed bills On 17.3.2011 = 1962 On 18.03.2011 = 3274 On 20.3.2011 721.03.2010 = 4869	5 days	As per enclosed bills	10105
3	Fuel charges	2000 km	7.00 per km	14000
4	Out station visit charges	5 days	3000 per day	15000
Total				1,39,105

A/c. Name : Centre for Architectural Research & Design

Name of the bank : Bank of India / Kodambakkam branch

A/c. No. 801427100002100

IFSC code: BKID0008014

Page 84

*[Signature]*  
EO

*[Signature]*  
AO 17.11.11

*[Signature]*  
CAO

Deputy Director

DIRECTOR  
*[Signature]*

As per clause 7 of the agreement, the actual cost of travel to & fro to site for any visit made by staff need to be reimbursed to the Consultant Architect. whereas the bill submitted states only 'site visit' at a random corner of A (1000/-) per visit. details of staff visits, as per calculation of actual to actual cost need to be obtained from the Consultant, before the bill is finally passed for payment.

(A)

*[Signature]*  
17/11/11

Remarks by CAO at above (A).

The clarification for above was sent to M/s. CARD by email dt 23.11.2011 at page 85. The reply from the M/s. CARD was received and placed at 105. Resubmitting for approval please.

*[Signature]*  
2011

109

*[Signature]*  
See Contents page



# Kalakshetra

FOUNDATION

F:\ 2011-12\V.Admin\2. Engineering\i.Plan\koothambalam\Services of Architect.doc

November 16, 2011

Sub: Up gradation of Koothambalam civil and auxiliary works – Consulting Architect Service Charges- Reimbursable expenses – Expenditure - Approval of – reg.

Ref: i) works committee approval dated 19, January 2010

ii) Contract of agreement between Kalakshetra Foundation and M/s.CARD.

iii) M/s.CARD claim dated 13<sup>th</sup> October 2011 towards outstation visit

iv) M/s.CARD claim dated 31.10.2011 towards site visits

v) M/s.CARD claim dated 31.10.2011 towards BILL-1<sup>st</sup> and part towards “Master plan” for Kalakshetra

– Page 44-50  
– Page 84-97  
– Page 98  
– Page 99

In connection with, the proposal of up gradation of civil, auxiliary works and sound system in the Koothambalam and related works, M/s.CARD – Architect Shri.Ravi Niilakantan prepared and visited outstation Kerala state in February, 2010. M/s.CARD /Architect-Shri.Ravi Niilakantan has now submitted the bills for payment for the visit of kerala stating that *they had misplaced the bills and delay in the submission of bills may kindly be condoned.*

**i) Towards site visit**

Vide claim dated 31.10.2011 – 100 visits)@Rs.1000/visit = 1,00,000.00

Page  
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**ii) Towards outstation visit to Kerala**

Vide claim dated 13<sup>th</sup> October 2011 for Rs = 39,105.00

Page  
84-97

**iii) Master Plan for Kalakshetra – Towards concept and Development Advance**

Vide bill 1<sup>st</sup> and part dated 31.10.2011 for Rs. = 7,44,525.00

Page 99

Sl.No.i and ii claims are covered under clause 7 in the contract of agreement; the payment may be passed to M/s.CARD. Sl.No.iii 1st and part bill towards concept and development advance, this may be considered later with approval of works committee.

Page 46

If approved, the following reimbursable expenses passed for payment of Rs.1,39,105/- (one lakh thirty nine thousand one hundred and five only) to M/s.CARD

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CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN  
ARCHITECTURE ◦ LANDSCAPE ◦ INTERIORS

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
**Chennai – 600041.**

31.10.2011.

Dear Smt. Leela Samson,  
Herewith I am enclosing our bill.  
We will appreciate your attention.  
Regards,  
Ravi Niilakantan.

**Site Visit (Jul'09 - Jul'11)**

Project : "Koothambalam" - Additions and alterations  
Sub : Professional Bill - Architectural services  
Ref : D:\2009-2010\IV.Director\2.official\civilworks committee.doc  
dt:11th sep 2009.

Reimbursement for local site visits made by Shri.Ravi Niilakantan as per agreement clause 7.01,-

Charge per local site visit	Rs. 1,000.00
100 visits (Jul'09 - Jul '11) @ Rs.1000 (to & fro)/visit	Rs. 1,00,000.00
Payable	Rs. 1,00,000.00

( Rupees One lakh only)

Thanking you,

For Centre for Architectural R & D,

*Ravi Niilakantan*

# 10 A, 1<sup>ST</sup> STREET, DHANALAKSHMI COLONY, VADAPALANI, CHENNAI – 600026.  
Tel : +914423623972, +914423622433. Email : card@vsnl.com

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# Kalakshetra FOUNDATION

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----------------------------------------------------------------------------------	------------------

Sub: Up gradation of Koothambalam civil and auxiliary works – Consulting Architect Service  
Charges- Reimbursable expenses – Expenditure - Approval of – reg.

- Ref: i) works committee approval dated 19, January 2010  
 ii) Contract of agreement between Kalakshetra Foundation and M/s.CARD.  
 iii) M/s.CARD claim dated 13<sup>th</sup> October 2011 towards outstation visit  
 iv) M/s.CARD claim dated 31.10.2011 towards site visits  
 v) M/s.CARD claim dated 31.10.2011 towards BILL-1<sup>st</sup> and part towards “Master plan” for Kalakshetra

From the pre page: *page 102*

Remarks by CAO,

*The actual cost of travel to and from to site for any visit made by staff need to be reimbursed to the consulting Architect, whereas the bill submitted stated only 'site visit' at a random amount of Rs.1000 /per visit/time. Details of the staff visited the calculation of amount may be submitted for processing the bill further.*

*Page 102*

Please refer to the clarification issued by M/s.CARD on above query by email (page 85)

This issue was also discussed with the Governing Board Member and Works Committee Member who opined that amount claimed by the consulting Architect M/s.CARD /Shri.Ravi nilakantan is reasonable and justified. Hence, the propose to pay Rs.1.00 lakh towards 100 visits@ Rs.1000/per visit may be paid

*Page 105*

Submitted for approval, please.

*S. Ramachandran*  
AO  
31-1-12

*[Signature]*  
EO

*[Signature]*  
CAO

Deputy Director

*[Signature]*

DIRECTOR

*[Signature]*

*107*

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(Signature of Client)

**ACCEPTED**

Signature of Architect

Name of Architect

Council of Architecture's  
Registration No.

Date

Place

Seal of the Firm



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Space for Advt.

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Above fees are subject to a minimum of Rupees 240M.

<b>3. Interior Architecture/ Graphic design and signage</b>	As described for Interior Architecture in the Conditions of Engagement.	7.5 percent on the cost of works assigned
<b>4. Landscape Architecture</b>	As described for Landscape Architecture in the Conditions of Engagement.	7.5 percent on the cost of works assigned
<b>5. Site visits</b>	Visits by an Architect/consultant in connection with Project for which commissioned.	
	i. Outstation Visit	
	a. Traveling, Boarding & Lodging Expenses	Actual Air/ AC First Class Fare (to & fro), AC Car, Boarding & Lodging Expenses and Local Transport.
	b. For each day	Rs. 3M
	ii. Local site visit/field visit	Rs. 1M
<b>6. Advisory Consultancy</b>	i. Outstation	All as above at 5 i) (a) plus Rs. 10M per day or part thereof.
	ii. Local	Rs. 4M per day or part thereof.
<b>7. Documentation and Communication Charges</b>	Applicable on all professional fee payable to the Architect.	10 percent of the professional fees.
<b>8. Verification and Certification of Contractor's Bills</b>	Verification of Contractor's bills for payment, based on progress of works at site, measurements of works Certified by the Construction Manager (i.e. Clerk of Works/ Site Supervisor or Construction Management Agency) and in accordance with Conditions of Contract, Drawings and instruction issued.	1 percent in addition to above fees.

## Explanatory Notes:

1. For works costing upto Rs. 1400 M the professional fees may be negotiable between the Architect and the Client.
2. When an Architect is engaged to undertake Comprehensive Architectural Services in respect of buildings/ Site Development and/ or Landscape Architectural Services as a follow up of an Urban Design/ Urban Renewal Scheme, his professional fee for Comprehensive Architectural Services/ Landscape Architectural Services shall be reduced by 20%.
3. The current value of M is 1000.

## Letter Of Appointment

Ref:

Date:

From:

To:

Dear Sir,

We have great pleasure in appointing your firm as our architects for Comprehensive Architectural services/ Urban Design/ Landscape Architecture/ Interior Architecture as detailed below :

Project

Services

Fees

This letter of appointment together with Conditions of Engagement and Scale of Charges of Council of Architecture, as appended herewith, shall govern the agreement. This letter is being sent in duplicate. One copy may please be signed in token of your acceptance and returned to us.

Thanking You,

Yours faithfully,



appointed by the President, Council of Architecture. The arbitration shall be conducted as per the provisions of the Arbitration and Conciliation Act, 1996. The decision and award of the arbitrator shall be final and binding on the Architect and his Client.

### Scale Of Charges

Type of Project/ Services	Scope of Work & Services	Minimum fees/Reimbursable expenses
<b>1. Comprehensive Architectural Services</b>		
1.1 Housing	As described for Comprehensive Architectural Services in the Conditions of Engagement including Site Development but excluding Landscape Architecture, Interior Architecture, Graphic Design and Signage.	<ul style="list-style-type: none"> <li>i. Single Block Housing and sites upto 0.5 hectare : 5 Percent on the cost of works assigned.</li> <li>ii. For a site more than 0.5 hectare and upto 2.5 hectares: 3.5 Percent on the cost of works assigned.</li> <li>iii. For a site more than 2.5 hectares and upto 5 hectares : 2.5 Percent on the cost of works assigned.</li> <li>iv. For a site more than 5 hectares : 2 Percent on the cost of works assigned.</li> <li>v. Individual House : 7.5 Percent on the cost of works assigned.</li> </ul>
1.2 All projects other than housing	As described for Comprehensive Architectural Services in the Conditions of Engagement including Site Development but excluding Landscape Architecture, Interior Architecture, Graphic Design and Signage.	Note : The fees payable in marginal cases in respect of clauses (iii) to (v) shall not be less than the maximum fee payable in their respective preceding clauses. 5 Percent on the cost of works assigned.
1.2.1 Repetition of the building in the same campus	As described for Comprehensive Architectural Services in the Conditions of Engagement including Site Development but excluding Landscape Architecture, Interior Architecture, Graphic Design and Signage.	5 Percent on the cost of works assigned.
1.2.2 Repetition of the building in the same campus	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design & Signage and Site Development.	2.5 percent on the cost of works assigned.
1.2.3 Repetition of the building at a different site	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design & Signage and Site Development.	3.5 percent on the cost of works assigned.
1.3 Site Development [except 1.1 and 1.2]	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design and Signage [except 1.1 and 1.2].	2.5 Percent on the cost of works assigned.
1.4 Architectural Conservation/ Retrofitting/ Additions and alterations	As described for Comprehensive Architectural Services in the Conditions of Engagement except Landscape Architecture, Interior Architecture, Graphic Design and Signage.	<u>7.5 Percent on the cost of works as</u>
<b>2. Urban Design</b>	As described for Urban Design/ Urban Renewal in the Conditions of Engagement.	<ul style="list-style-type: none"> <li>i. For all projects except Housing: 1 percent on the cost of works assigned, to be computed at a rate of Rs 6M per Sq.mt. of proposed built-up area.</li> <li>ii. Housing Projects : 20 percent of the fee payable for housing, as stated in sub-clause 1.1 above, on the cost of works assigned, to be computed at a rate of Rs 6M per Sq.mt. of proposed built up area.</li> <li>iii. In case of Urban Renewal projects fee payable shall be 1.5 times of the fee stated above based on actual cost of works assigned.</li> </ul>

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9.03 The Architect shall be responsible for the direction and integration of the consultants work. The consultants, however, shall be fully responsible for the calculations, the detailed design and periodic inspection and evaluation of the work entrusted to them. The Architect shall, if requested, make available the design calculations.

9.04 The Architect will advise the Client on the Time Schedule (Bar Chart/PERT/ CPM Network) prepared by the contractors for the completion of work, if required.

9.05 The Architect shall supply to the Client, free of cost, upto six sets of drawings at different stages.

9.06 The Architect shall not make any deviations, alterations or omissions from the approved drawings, involving financial implications without prior consent of the Client.

9.07 Any professional services to be rendered by the Architect at the instance of the Client after the agreed project completion period shall be compensated for on mutually agreed terms.

9.08 The Architect shall exercise all reasonable skill, care and diligence in the discharge of his duties and shall exercise such general superintendence and inspection as may be necessary to ensure that works are being executed in accordance with the Conditions of Contract.

9.09 Any revision in the drawings, tenders and documents, once approved, required to be made by the Client shall be compensated as additional services rendered by the Architect and paid for @ 50% of the fee prescribed for the relevant stage(s).

9.10 No change shall be made in the approved drawings and specifications at site without the consent of the Architect.

9.11 Any curtailment of the professional services, beyond Stage 2, shall make it obligatory for the client to pay at least 20% of the fee for the remaining stage(s) of the curtailment work/ services.

#### **10. TIME SCHEDULE :**

The Architect shall, in consultation with the Client, prepare a Time Schedule in respect of various services to be rendered and discharge of client's obligations.

#### **11. INDEMNIFICATION :**

In the event that a claim or suit is brought against the Architect or the Consultants by any third party for damages arising from personal injury or property damage caused wholly by the Client, or anyone employed by the Client, or anyone for whose acts the Client may be held responsible, then the Client shall indemnify the Architect and fully reimburse any loss, damage or expenses, including the attorney's fees, which the Architect may incur in connection therewith.

#### **12. OWNERSHIP OF COPYRIGHT :**

Architectural design is an intellectual property of the Architect. The drawings, specifications, documents and models as instruments of service are the property of the Architect whether the project, for which they are made, is executed or not. The Client shall retain copies of the Architect's models, drawings, specifications and other documents for his information and use in connection with the project. These shall not be used for any other project by the Client or the Architect or any other person, except for the repetition as stipulated in the Scale of Charges.

#### **13. TERMINATION OF AGREEMENT :**

13.1 Agreement between the Architect and the Client may be terminated by either one giving the other a written notice of not less than 30 (thirty) days, should either fail substantially to perform his part of responsibilities/ duties, so long as the failure is not caused by the one initiating the termination.

13.2 When termination of this Agreement is not related or attributable, directly or indirectly to any act, omission, neglect or default on the part of the Architect, the Architect shall be entitled to professional fees as stipulated under Clause 4 and sub-clauses 9.09 & 9.11 of Clause 9.

13.3 In the event of Architect's firm closing its business or the Client having terminated the agreement, the Client shall have the right to employ another Architect to complete the work, after making payment to the previous architect's firm.

#### **14. INTERPRETATION :**

In case of any ambiguity or difficulty in the interpretation of the Conditions of Engagement and Scale of Charges, the interpretation of the Council of Architecture shall be final and binding on the Architect and the Client.

#### **15. ARBITRATION :**

All disputes or differences which may arise between the Client and the Architect under "Conditions of Engagement and Scale of Charges" with regard to the meaning or interpretation or matter or things done or to be done in pursuance hereof, such disputes and differences shall be referred for arbitration to the Council of Architecture. The arbitrator shall be

5.1 The fee payable to the Architect shall be computed on the actual cost of works on completion. The payment due to the Architect at different stages be computed on the following basis:

- 5.1.1 At Retainer : On rough estimate of cost.
- 5.1.2 At Stage 1 : On rough estimate of cost.
- 5.1.3 At Stages 2 to 4 : On preliminary estimate of cost.
- 5.1.4 At Stages 5 to 6b : Accepted tender cost.
- 5.1.5 At Stage 7 : Actual total cost.

5.2 Progressive, on account, payments shall be made by the Client to the Architect against any of the above stages based on the quantum of work done during that stage, as may be mutually agreed to between the Client and the Architect.

5.3 No deductions shall be made from the fee of the Architect on account of penalty, liquidated damages, part rates or other sums withheld from payment or recovered from contractors/ suppliers.

5.4 When the work is executed wholly or in part with old material or labour or carriage is provided by the Client, the percentage of fees shall be calculated as if the work had been executed wholly by the contractor supplying all labour and new materials.

5.5 The actual cost of the completed works shall include cost of execution of assigned works, referred to in Scope of Work, but excluding the cost of premises.

## 6. DOCUMENTATION AND COMMUNICATION CHARGES :

Apart from the professional fee, the Client shall pay to the Architect Documentation and Communication charges, @ 10% of the professional fee payable to the Architect at all stages.

## 7. REIMBURSABLE EXPENSES :

In addition to the amounts reimbursable against site visits by the Architect/ Consultant, the Client will reimburse the Architect the following expenses incurred by him for discharge of his obligations:

- 7.01. Actual cost of travel (to & fro), boarding & lodging and local transport for any visit made by his staff to the site or such other place as may be necessary in connection with the execution of work and in connection with the performance of duties referred to in this agreement.
- 7.02. Cost of presentation models, computer simulation, presentation drawings, etc., prepared at the instance of the Client for purposes other than the Design and execution of the project.

## 8. CLIENT'S ROLE AND RESPONSIBILITIES :

The Client shall discharge all his obligations connected with the project and engagement of the Architect as follows:

- 8.01 To provide detailed requirements of the project.
- 8.02 To provide property lease/ ownership documents.
- 8.03 To provide location plan, measured drawings and photographs of existing space with full structural and relevant details, existing services and common outlets to which proposed services can be connected. In case such information is not readily available, the Client shall arrange for the collection of necessary information and pay for the same.
- 8.04 To furnish specific conditions/ statutory stipulations/ codes of practice/ schedule of rates, etc. desired to be followed.
- 8.05 To pay all the fees, levies, security deposits and expenses in respect of statutory sanction.
- 8.06 To give effect to the professional advice of the Architect and cause no changes in the drawings and documents without the consent of the Architect.
- 8.07 To honour Architect's bills within one month of its submission.
- 8.08 To appoint a Construction Manager (Clerk of Works/ Site Supervisor or Construction Management Agency in case of a large and complex project) as per the Architect's advice.

## 9. EXECUTION OF THE ASSIGNMENT :

- 9.01 The Architect shall keep the Client informed about the progress of work in his office.
- 9.02 The Architect shall appoint specialised consultants in consultation with the Client, if necessary.

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Supervisor or Construction Management Agency in case of a large and complex project), who shall work under the guidance and direction of the Architect and shall be appointed and paid by the Client.

2.13 Issue Certificate of Virtual Completion of works.

#### COMPLETION [STAGE 7] :

2.14 Prepare and submit completion reports and drawings for the project as required and assist the Client in obtaining "Completion/ Occupancy Certificate" from statutory authorities, wherever required.

2.15 Issue two sets of as built drawings including services and structures.

#### 3. PROFESSIONAL FEE :

3.01 In consideration of the professional services rendered by the Architect, he shall be paid professional fee and other charges in accordance with the Scale of Charges.

3.02 Any tax levied by law, such as Service tax, etc. contingent to professional services rendered by the Architect, shall be payable by the Client, over and above the gross fees charged by the Architect in relation to the services provided.

#### 4. SCHEDULE OF PAYMENT :

The Architect shall be paid professional fee in following stages consistent with the work done plus other charges and reimbursable expenses as agreed upon :

##### Retainer

On appointment/ Signing of Agreement/ Acceptance of offer. Rs. 20M\* or 5% of the total fees payable, whichever is higher, adjustable at the last stage.

##### Stage 1

On submitting conceptual designs and rough estimate of cost. 10% of the total fees payable.

##### Stage 2

On submitting the required preliminary scheme for the Client's approval along with the preliminary estimate of cost. 20% of the total fees payable less payment already made at Stage 1.

##### Stage 3

On incorporating Client's suggestions and submitting drawings for obtaining approval from the Client/ statutory authorities, if required. 35% of the total fees less payment already made at Stages 1 and 2.

##### Stage 4

Upon client's approval / statutory approval and preparation of working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and preparation of tender documents. 45% of the total fees payable less payment already made at Stages 1 to 3.

##### Stage 5

On inviting, receiving and analysing tenders; advising Client on appointment of contractors. 55% of the total fees payable less payment already made at Stages 1 to 4.

##### Stage 6

- |    |                                                                                       |                                                                                 |
|----|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| a. | On submitting working drawings and details required for commencement of work at site. | 65% of the total fees less payment already made at Stages 1 to 5.               |
| b. |                                                                                       |                                                                                 |
|    | i. On completion of 20% of the work                                                   | 70% of the total fees payable less payment already made at Stages 1 to 6a.      |
|    | ii. On completion of 40% of the work                                                  | 75% of the total fees payable less payment already made at Stages 1 to 6b(i).   |
|    | iii. On completion of 60% of the work                                                 | 80% of the total fees payable less payment already made at Stages 1 to 6b(ii).  |
|    | iv. On completion of 80% of the work                                                  | 85% of the total fees payable less payment already made at Stages 1 to 6b(iii). |
|    | v. On Virtual Completion                                                              | 90% of the total fees payable less payment already made at Stages 1 to 6b(iv).  |

##### Stage 7

On submitting Completion Report and drawings for issuance of completion/ occupancy certificate by statutory authorities, wherever required and on issue of as built drawings 100% of the fees payable less payment already made at various stages and retainer.

\* Refer explanatory note 3 under Scale of charges.

#### 5. EFFECTING PAYMENT TO THE ARCHITECT :

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- 1.1 Site evaluation and assessment.
- 1.2 Interior design \_ space planning/ development & volumetric study.
- 1.3 Architectural additions and alterations.
- 1.4 Design of fixed items of work, loose furniture & interior related civil works.
- 1.5 Illumination design.
- 1.6 Sound and acoustic design.
- 1.7 Graphic design and signage.
- 1.8 Indoor plants cape.
- 1.9 Selection of materials, equipment and other interior related elements.
- 1.10 Integration of all Engineering services.
- 1.11 Periodic inspection and evaluation of works at site.

## **2. SCHEDULE OF SERVICES :**

The Architect shall, after taking instructions from the Client, render the following services :

### **CONCEPT DESIGN [STAGE 1] :**

- 2.01 Furnish a site evaluation and analysis report with basic approach to circulation, activity distribution, interaction and external linkages.
- 2.02 Analyse schedule of spaces in relation to activities and site potential.
- 2.03 Prepare conceptual designs with reference to requirements and prepare rough estimate of cost on area basis.

### **PRELIMINARY DESIGN [STAGE 2] :**

- 2.04 Modify the conceptual designs incorporating required changes, prepare the preliminary drawings, interior views and schedule of finishes for the Client's approval along with the preliminary estimate of cost on area basis.

### **DRAWINGS FOR CLIENT'S /STATUTORY APPROVAL [STAGE 3] :**

- 2.05 Prepare drawings necessary for Client's/ statutory approvals and ensure compliance with codes, standards and legislation, as applicable and assist the Client in obtaining the statutory approvals thereof, if required.

### **WORKING DRAWINGS AND TENDER DOCUMENTS [STAGE 4] :**

- 2.06 Prepare working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and tender documents including code of practice covering aspects like mode of measurement, method of payments, quality control procedures on materials & works and other conditions of contract.

### **APPOINTMENT OF CONTRACTORS [STAGE 5] :**

- 2.07 Invite, receive and analyse tenders, advise Client on appointment of contractors.

### **CONSTRUCTION [STAGE 6] :**

- 2.08 Prepare and issue working drawings and details for proper execution of works during construction.
- 2.09 Approve samples of various elements and components.
- 2.10 Check and approve shop drawings submitted by the contractor/ vendors.
- 2.11 Visit the site of work and fabrication workshop, at intervals mutually agreed upon, to inspect and evaluate the progress of works and where necessary clarify any decision, offer interpretation of the drawings/specifications, attend conferences and meetings to ensure that the project proceeds generally in accordance with the conditions of contract and keep the Client informed and render advice on actions, if required.
- 2.12 In order to ensure that the work at site proceeds in accordance with the contract documents/ drawings and to exercise time and quality controls, the day-to-day supervision will be carried out by a Construction Manager (Clerk of Works/ Site

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9.07 Any professional services to be rendered by the Architect at the instance of the Client after the agreed project completion period shall be compensated for on mutually agreed terms.

9.08 The Architect shall exercise all reasonable skill, care and diligence in the discharge of his duties and shall exercise such general superintendence and inspection as may be necessary to ensure that works are being executed in accordance with the Conditions of Contract.

9.09 Any revision in the drawings, tenders and documents, once approved, required to be made by the Client shall be compensated as additional services rendered by the Architect and paid for @ 50% of the fee prescribed for the relevant stage(s).

9.10 No change shall be made in the approved drawings and specifications at site without the consent of the Architect.

9.11 Any curtailment of the professional services, beyond Stage 2, shall make it obligatory for the client to pay at least 20% of the fee for the remaining stage(s) of the curtailment work/ services.

#### 10. TIME SCHEDULE :

The Architect shall, in consultation with the Client, prepare a Time Schedule in respect of various services to be rendered and discharge of client's obligations.

#### 11. INDEMNIFICATION :

In the event that a claim or suit is brought against the Architect or the Consultants by any third party for damages arising from personal injury or property damage caused wholly by the Client, or anyone employed by the Client, or anyone for whose acts the Client may be held responsible, then the Client shall indemnify the Architect and fully reimburse any loss, damage or expenses, including the attorney's fees, which the Architect may incur in connection therewith.

#### 12. OWNERSHIP OF COPYRIGHT :

Architectural design is an intellectual property of the Architect. The drawings, specifications, documents and models as instruments of service are the property of the Architect whether the project, for which they are made, is executed or not. The Client shall retain copies of the Architect's models, drawings, specifications and other documents for his information and use in connection with the project. These shall not be used for any other project by the Client or the Architect or any other person, except for the repetition as stipulated in the Scale of Charges.

#### 13. TERMINATION OF AGREEMENT :

13.1 Agreement between the Architect and the Client may be terminated by either one giving the other a written notice of not less than 30 (thirty) days, should either fail substantially to perform his part of responsibilities/ duties, so long as the failure is not caused by the one initiating the termination.

13.2 When termination of this Agreement is not related or attributable, directly or indirectly to any act, omission, neglect or default on the part of the Architect, the Architect shall be entitled to professional fees as stipulated under Clause 4 and sub-clauses 9.09 & 9.11 of Clause 9.

13.3 In the event of Architect's firm closing its business or the Client having terminated the agreement, the Client shall have the right to employ another Architect to complete the work, after making payment to the previous architect's firm.

#### 14. INTERPRETATION :

In case of any ambiguity or difficulty in the interpretation of the Conditions of Engagement and Scale of Charges, the interpretation of the Council of Architecture shall be final and binding on the Architect and the Client.

#### 15. ARBITRATION :

All disputes or differences which may arise between the Client and the Architect under "Conditions of Engagement and Scale of Charges" with regard to the meaning or interpretation or matter or things done or to be done in pursuance hereof, such disputes and differences shall be referred for arbitration to the Council of Architecture. The arbitrator shall be appointed by the President, Council of Architecture. The arbitration shall be conducted as per the provisions of the Arbitration and Conciliation Act, 1996. The decision and award of the arbitrator shall be final and binding on the Architect and the Client.

#### Interior Architecture

#### 1. SCOPE OF WORK :

The Architect is required to provide services in respect of the following :

sums withheld from payment or recovered from contractors/ suppliers.

5.4 When the work is executed wholly or in part with old materials or labour or carriage is provided by the Client, the percentage fees shall be calculated as if the work had been executed wholly by the contractor supplying all labour and new materials.

5.5 The actual cost of the completed works shall include cost of execution of assigned works, referred to in Scope of Work and also the cost of equipment & machinery such as Pumps & Motors, etc. but excluding the cost of land.

#### **6. DOCUMENTATION AND COMMUNICATION CHARGES :**

Apart from the professional fee, the Client shall pay to the Architect Documentation and Communication charges, @ 10% of the professional fee payable to the Architect at all stages.

#### **7. REIMBURSABLE EXPENSES :**

In addition to the amounts reimbursable against site visits by the Architect/ Consultant, the Client will reimburse the Architect the following expenses incurred by him for discharge of his obligations:

7.01 Actual cost of travel (to & fro), boarding & lodging and local transport for any visit made by his staff to the site or such other place as may be necessary in connection with the execution of work and in connection with the performance of duties referred to in this agreement.

7.02 Cost of presentation models, computer simulation, presentation drawings, etc., prepared at the instance of the Client for purposes other than the Design and execution of the project.

#### **8. CLIENT'S ROLE AND RESPONSIBILITIES :**

The Client shall discharge all his obligations connected with the project and engagement of the Architect, as follows:

8.01 To provide detailed requirements of the project.

8.02 To provide property lease/ ownership documents.

8.03 To provide a site plan, to a suitable scale, showing boundaries, contours at suitable intervals, existing physical features including any existing roads, paths, trees, existing structures, existing service and utility lines and such lines to which the proposed service can be connected. In case such information is not readily available, the Client shall arrange for the survey collection of necessary information and pay for the same.

8.04 To furnish reports on soil conditions and soil test as required by the Architect.

8.05 To furnish specific conditions/Statutory stipulations/ Codes of Practice/Schedule of rates, etc., desired to be followed.

8.06 To pay all the fees, levies, security deposits and expenses in respect of statutory sanction.

8.07 To give effect to the professional advice of the Architect and cause no changes in the drawings and documents without the consent of the Architect.

8.08 To honour Architect's bills within one month of its submission.

8.09 To appoint a Construction Manager (Clerk of Works/ Site Supervisor or Construction Management Agency in case of a large and complex project) as per the Architect's advice.

#### **9. EXECUTION OF THE ASSIGNMENT :**

9.01 The Architect shall keep the Client informed about the progress of work in his office.

9.02 The Architect shall appoint specialised consultants in consultation with the Client, if necessary.

9.03 The Architect shall be responsible for the direction and integration of the consultants work. The consultants, however, shall be fully responsible for the calculations, the detailed design and periodic inspection and evaluation of the work entrusted to them. The Architect shall, if requested, make available the design calculations.

9.04 The Architect will advise the Client on the Time Schedule (Bar Chart/PERT/ CPM Network) prepared by the contractors for the completion of work, if required.

9.05 The Architect shall supply to the Client, free of cost, upto six sets of drawings at different stages.

9.06 The Architect shall not make any deviations, alterations or omissions from the approved drawings, involving financial implications without prior consent of the Client.

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payable by the Client, over and above the gross fees charged by the Architect in relation to the services provided.

#### 4. SCHEDULE OF PAYMENT :

The Architect shall be paid professional fee in the following stages consistent with the work done plus other charges and reimbursable expenses as agreed upon.

<b>Retainer</b> On appointment/ Signing of Agreement/ Acceptance of offer.	Rs. 20M* or 5% of the total fees payable, whichever is higher, adjustable at the last stage.
<b>Stage 1</b> On submitting conceptual designs and rough estimate of cost.	10% of the total fees payable.
<b>Stage 2</b> On submitting the required preliminary scheme for the Client's approval along with the preliminary estimate of cost.	20% of the total fees payable less payment already made at Stage 1.
<b>Stage 3</b> On incorporating Client's suggestions and submitting drawings for obtaining approval from the Client/ statutory authorities, if required.	35% of the total fees less payment already made at Stages 1 and 2.
<b>Stage 4</b> Upon statutory approval, if required and preparation of working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and preparation of tender documents.	45% of the total fees payable less payment already made at Stages 1 to 3.
<b>Stage 5</b> On inviting, receiving and analysing tenders; advising Client on appointment of contractors.	55% of the total fees payable less payment already made at Stages 1 to 4.
<b>Stage 6</b>	
a. On submitting working drawings and details required for commencement of work at site.	65% of the total fees less payment already made at Stages 1 to 5.
b.	
i. On completion of 20% of the work	70% of the total fees payable less payment already made at Stages 1 to 6a.
ii. On completion of 40% of the work	75% of the total fees payable less payment already made at Stages 1 to 6b(i).
iii. On completion of 60% of the work	80% of the total fees payable less payment already made at Stages 1 to 6b(ii).
iv. On completion of 80% of the work	85% of the total fees payable less payment already made at Stages 1 to 6b(iii).
v. On Virtual Completion	90% of the total fees payable less payment already made at Stages 1 to 6b(iv).
<b>Stage 7</b> On submitting Completion Report and drawings for issuance of completion/ occupancy certificate by statutory authorities, wherever required and on issue of as built drawings	100% of the fees payable less payment already made at various stages and retainer.

\* Refer explanatory note 3 under Scale of charges.

#### 5. EFFECTING PAYMENT TO THE ARCHITECT :

5.1 The fee payable to the Architect shall be computed on the actual cost of works on completion. The payment due to the Architect at different stages be computed on the following basis :

5.1.1 At Retainer : On rough estimate of cost.

5.1.2 At Stage 1 : On rough estimate of cost.

5.1.3 At Stages 2 to 4 : On preliminary estimate of cost.

5.1.4 At Stages 5 to 6b : Accepted tender cost.

5.1.5 At Stage 7 : Actual total cost.

5.2 Progressive, on account, payments shall be made by the Client to the Architect against any of the above stages based on the quantum of work done during that stage, as may be mutually agreed to between the Client and the Architect.

5.3 No deduction shall be made from the fee of the Architect on account of penalty, liquidated damages, part rates or other

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1.13 Periodic inspection and evaluation of works at site.

## 2. SCHEDULE OF SERVICES :

The Architect shall, after taking instructions from the Client, render the following services :

### CONCEPT DESIGN [STAGE 1] :

2.01 Carry out site analysis and furnish a site appraisal report with regard to the potential of the site vis-à-vis activities.

2.02 Prepare drawings and documents to enable the Client to get done the detailed survey and soil investigation at the site of the project.

2.03 Furnish preliminary scheme for site planning.

2.04 Prepare conceptual landscape design with reference to requirements given and prepare rough estimate of cost on area basis.

### PRELIMINARY DESIGN AND DRAWINGS [STAGE 2] :

2.05 Modify the conceptual design incorporating required changes and prepare the preliminary drawings, sketches, etc. for the Client's approval along with preliminary estimate of cost on area basis.

### DRAWINGS FOR CLIENT'S/ STATUTORY APPROVALS [STAGE 3] :

2.06 Prepare drawings necessary for Client's/ statutory approvals and ensure compliance with codes, standards and legislation, as applicable and assist the Client in obtaining the statutory approvals thereof, if required.

### WORKING DRAWINGS AND TENDER DOCUMENTS [STAGE 4] :

2.07 Prepare working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and tender documents including code of practice covering aspects like mode of measurement, method of payments, quality control procedures on materials & works and other conditions of contract.

### APPOINTMENT OF CONTRACTORS [STAGE 5]:

2.08 Invite, receive and analyse tenders ; advise Client on appointment of contractors.

### CONSTRUCTION [STAGE 6] :

2.09 Prepare and issue working drawings and details for proper execution of works during construction.

2.10 Approve samples of various elements and components.

2.11 Check and approve shop drawings submitted by the contractor/ vendors.

2.12 Visit the site of work, at intervals mutually agreed upon, to inspect and evaluate the Construction Works and where necessary clarify any decision, offer interpretation of the drawings/specifications, attend conferences and meetings to ensure that the project proceeds generally in accordance with the conditions of contract and keep the Client informed and render advice on actions, if required.

2.13 In order to ensure that the work at site proceeds in accordance with the contract documents/ drawings and to exercise time and quality controls, the day-to-day supervision will be carried out by a Construction Manager (Clerk of Works/ Site Supervisor or Construction Management Agency in case of a large and complex project), who shall work under the guidance and direction of the Architect and shall be appointed and paid by the Client.

2.14 Issue Certificate of Virtual Completion of Civil Works and plantation.

### COMPLETION [STAGE 7] :

2.15 Prepare and submit completion reports and drawings for the project as required and assist the Client in obtaining "Completion / Occupancy Certificate" from statutory authorities, wherever required.

2.16 Issue two sets of as built drawings including services, structures and plantation.

## 3. PROFESSIONAL FEE :

3.01 In consideration of the professional services rendered by the Architect, he shall be paid professional fee and other charges in accordance with the Scale of Charges.

3.02 Any tax levied by law, such as Service tax, etc. contingent to professional services rendered by the Architect, shall be

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Architectural design is an intellectual property of the Architect. The drawings, specifications, documents and models as instruments of service are the property of the Architect whether the project, for which they are made, is executed or not. The Client shall retain copies of the Architect's models, drawings, specifications and other documents for his information and use in connection with the project. These shall not be used for any other project by the Client or the Architect or any other person, except for the repetition as stipulated in the Scale of Charges.

### 13. TERMINATION OF AGREEMENT :

13.1 Agreement between the Architect and the Client may be terminated by either one giving the other a written notice of not less than 30 (thirty) days, should either fail substantially to perform his part of responsibilities/ duties, so long as the failure is not caused by the one initiating the termination.

13.2 When termination of this Agreement is not related or attributable, directly or indirectly to any act, omission, neglect or default on the

part of the Architect, the Architect shall be entitled to professional fees as stipulated under Clause 4 and sub-clauses 9.09 and 9.11 of

Clause 9.

13.3 In the event of Architect's firm closing its business or the Client having terminated the agreement, the Client shall have the right to employ another Architect to complete the work, after making payment to the previous architect's firm.

### 14. INTERPRETATION :

In case of any ambiguity or difficulty in the interpretation of the Conditions of Engagement and Scale of Charges, the interpretation of the Council of Architecture shall be final and binding on the Architect and the Client.

### 15. ARBITRATION :

All disputes or differences which may arise between the Client and the Architect under "Conditions of Engagement and Scale of Charges" with regard to the meaning or interpretation or matter or things done or to be done in pursuance hereof, such disputes and differences shall be referred for arbitration to the Council of Architecture. The arbitrator shall be appointed by the President, Council of Architecture. The arbitration shall be conducted as per the provisions of the Arbitration and Conciliation Act, 1996. The decision and award of the arbitrator shall be final and binding on the Architect and the Client.

## Landscape Architecture

### 1. SCOPE OF WORK :

The Architect is required to provide services in respect of the following:

- 1.1 Site appraisal and suitability.
- 1.2 Site planning.
- 1.3 Landform and grading.
- 1.4 Surface drainage design and water management.
- 1.5 Irrigation design.
- 1.6 Open space design - hard and soft areas.
- 1.7 Planting design.
- 1.8 Landscape structures and features.
- 1.9 Garden Furniture design.
- 1.10 Illumination design.
- 1.11 Graphic design and signage.
- 1.12 Co-ordination of external services.

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The Client shall discharge all his obligations connected with the project and engagement of the Architect, as follows:

8.01 To provide detailed requirements of the project.

8.02 To provide property lease/ ownership documents.

8.03 To provide a site plan, to a suitable scale, showing boundaries, contours at suitable intervals, existing physical features including any existing roads, paths, trees, existing structures, existing service and utility lines and such lines to which the proposed service can be connected. In case such information is not readily available, the Client shall arrange for the survey/ collection of necessary information and pay for the same.

8.04 To furnish reports on soil conditions and test as required by the Architect or pay for the preparation of the same.

8.05 To furnish specific conditions/ statutory stipulations/ codes of practice/schedule of rates, etc., desired to be followed.

8.06 To pay all the fees, levies, security deposits and expenses required in respect of statutory sanction.

8.07 To give effect to the professional advice of the Architect and cause no changes in the drawings and documents without the consent of the Architect.

8.08 To honour Architect's bills within one month of its submission.

8.09 To appoint a Construction Manager (Clerk of Works/ Site Supervisor or Construction Management Agency in case of a large and complex project) as per the Architect's advice.

#### **9. EXECUTION OF THE ASSIGNMENT :**

9.01 The Architect shall keep the Client informed about the progress of work in his office.

9.02 The Architect shall appoint specialised consultants in consultation with the Client, if necessary.

9.03 The Architect shall be responsible for the direction and integration of the consultants work. The consultants, however, shall be fully responsible for the calculations, the detailed design and periodic inspection and evaluation of the work entrusted to them. The Architect shall, if requested, make available the design calculations.

9.04 The Architect will advise the Client on the broad Time Schedule for implementation of the project.

9.05 The Architect shall supply to the Client, free of cost, upto six sets of drawings at different stages.

9.06 The Architect shall not make any deviations, alterations or omissions from the approved drawings, involving financial implications without prior consent of Client.

9.07 Any professional services to be rendered by the Architect at the instance of the Client after the agreed project completion period shall be compensated for on mutually agreed terms.

9.08 The Architect shall exercise all reasonable skill, care and diligence in the discharge of his duties and shall exercise such general superintendence and inspection as may be necessary to ensure that works are being executed in accordance with the Conditions of Contract.

9.09 Any revision in the drawings, tenders and documents, once approved, required to be made by the Client shall be compensated as additional services rendered by the Architect and paid for @ 50% of the fee prescribed for the relevant stage(s).

9.10 No change shall be made in the approved drawings and specifications at site without the consent of the Architect.

9.11 Any curtailment of the professional services, beyond Stage 2b, shall make it obligatory for the Client to pay at least 20% of the fee for the remaining stage(s) of the curtailed work/ services.

#### **10. TIME SCHEDULE :**

The Architect shall, in consultation with the Client, prepare a Time Schedule in respect of various services to be rendered and discharge of client's obligations.

#### **11. INDEMNIFICATION :**

In the event that a claim or suit is brought against the Architect or the Consultants by any third party for damages arising from personal injury or property damage caused wholly by the Client, or anyone employed by the Client, or anyone for whose acts the Client may be held responsible, then the Client shall indemnify the Architect and fully reimburse any loss, damage or expenses, including the attorney's fees, which the Architect may incur in connection therewith.

#### **12. OWNERSHIP OF COPYRIGHT :**

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study, volumetric study and urban form recommendations along with rough estimate of project cost.

#### Stage 2

- |                                                                                                                                                           |                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| a. On submitting concept design and revised rough estimate                                                                                                | 25% of the total fees payable less payment already made at Stage 1.                                                                              |
| b. On incorporating Client's suggestions and submitting model and final design and approval thereof from the Client / statutory authorities, if required. | 45% of the total fees payable less payment already made at Stages 1 and 2a, to be released in two equal installments on submission and approval. |

#### Stage 3

- |                                                                                                                                                                                                                  |                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| a. On submitting drawings showing the common facilities for circulation, parking, open spaces and external Architectural form.                                                                                   | 55% of the total fees payable less payment already made at Stage 1 to 2b.                                                                       |
| b. On submitting drawings showing Architectural controls, features and specifications.                                                                                                                           | 65% of the total fees payable less payment already made at Stages 1 to 3a.                                                                      |
| c. On submitting drawings showing schematic network of services, landscape, street furniture, graphic signage and modified estimate of project cost and approval thereof from the Client/ statutory authorities. | 80% of the total fees payable less payment already made at Stages 1 to 3b, to be released in two equal installments on submission and approval. |
| d. On submitting urban design report.                                                                                                                                                                            | 85% of the total fees payable less payment already made at Stages 1 to 3c.                                                                      |

#### Stage 4

On completion of review and certification of detailed Architectural designs of each of the constituent components for construction or development within the area under urban design, before approval by statutory authorities or on expiry of five years after stage 3d above. 100% of the fees payable less payment already made at various stages and retainer.

\* Refer explanatory note 3 under Scale of charges.

#### 4.2 Site Development

The stages of payment for Site Development works beyond Part I shall be same as for Comprehensive Architectural Services.

#### 4.3 Landscape Architecture

The stages of payment for Landscape Architectural Services beyond Part I shall be same as for Landscape Architecture.

### 5. EFFECTING PAYMENT TO THE ARCHITECT :

5.1 The payment due to the Architect for Urban Design/ Urban Renewal works, at different stages, shall be computed in accordance with Scale of Charges.

5.2 The payment due to the Architect for Site Development and Landscape Architecture works, at different stages, shall be computed in accordance with the respective services.

5.3 Progressive, on account, payments shall be made by the Client to the Architect against any of the stages based on the quantum of work done during that stage as may be mutually agreed to between the Client and the Architect.

### 6. DOCUMENTATION AND COMMUNICATION CHARGES :

Apart from the professional fee, the Client shall pay to the Architect Documentation and Communication charges, @ 10% of the professional fee payable to the Architect at all stages.

### 7. REIMBURSABLE EXPENSES :

In addition to the amounts reimbursable against site visits by the Architect/ Consultant, the Client will reimburse the Architect the following expenses incurred by him for discharge of his obligations:

7.01 Actual cost of travel (to & fro), boarding & lodging and local transport for any visit made by his staff to the site or such other place as may be necessary in connection with the execution of work and in connection with the performance of duties referred to in this agreement.

7.02 Cost of presentation models, computer simulation, presentation drawings, etc., prepared at the instance of the Client for purposes other than the Design and execution of the project.

### 8. CLIENT'S ROLE AND RESPONSIBILITIES :

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re-development on its immediate environs.

#### CONCEPT DESIGN [STAGE 2] :

2.08 Preparation of concept design of the area showing circulation pattern, zoning of various land uses and relevant details, development/re-development strategy.

2.09 Assessment of utility services and their interconnectivity.

2.10 Furnish revised rough estimate of project cost based on FAR used in concept design/re-development objectives.

2.11 Preparation of three dimensional form in relation to open spaces, model showing the proposal and surrounding areas.

2.12 Submission of model and Conceptual design to the Client/ statutory authorities for approval & ensure compliance with codes, standards and legislation, as applicable and carry out necessary changes as may be required.

#### DETAILED DESIGN [STAGE 3] :

2.13 Preparation of drawings showing the common facilities for circulation, parking, open spaces and external Architectural form.

2.14 Preparation of drawings showing Architectural controls/ guidelines, features and specifications.

2.15 Preparation of drawings showing schematic network of services.

2.16 Preparation of drawings showing landscape, street furniture and graphic signage.

2.17 Furnish modified project cost.

2.18 Furnish urban design report including implementation strategy.

2.19 Prepare detail designs of various external elements and components.

2.20 Presentation of the urban design study to the statutory authorities for approval and ensure compliance with codes, standards and legislation, as applicable and carry out necessary changes as may be required.

#### IMPLEMENTATION [STAGE 4] :

2.21 Provide Comprehensive Architectural Services with regard to Site Development works, if assigned.

2.22 Provide Landscape Architectural Services with regard to public spaces, if assigned.

2.23 Review and certification of detailed Architectural design of each of the constituent components for construction or development within the area under urban design/ urban renewal before approval by statutory authorities.

#### EXCLUSIONS :

2.24 The above scope of work will not include any architectural details which are not relevant to external envelope.

#### 3. PROFESSIONAL FEE :

3.1 In consideration of the professional services rendered by the Architect, he shall be paid professional fee and other charges in accordance with the Scale of Charges for Urban Design/ Urban Renewal, Site Development and Landscape Architecture, as assigned.

3.2 Any tax levied by law, such as Service tax, etc., contingent to Professional Services rendered by the Architect, shall be payable by the Client, over and above the gross fees charged by the Architect in relation to the services provided.

#### 4. SCHEDULE OF PAYMENT :

##### 4.1 Urban Design/ Urban Renewal

The Architect shall be paid professional fee in the following stages consistent with the work done plus other charges and reimbursable expenses as agreed upon:

##### Retainer

On appointment/ Signing of Agreement/ Acceptance of offer.

Rs. 20M\* or 5% of the total fees payable, whichever is higher, adjustable at the last stage.

##### Stage 1

On submitting preliminary report containing site evaluation, development/ re-development impact assessment, feasibility

10% of the total fees payable

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Arbitration and Conciliation Act, 1996. The decision and award of the arbitrator shall be final and binding on the Architect and the Client.

### Urban Design

#### 1. SCOPE OF WORK :

The Architect is required to provide services for Urban Design /Urban Renewal Scheme in respect of the following :

##### Part I - URBAN DESIGN/ URBAN RENEWAL

- 1.1 Taking Client's instructions and preparation of design brief.
- 1.2 Site evaluation, analysis of architectural character, social issues and heritage.
- 1.3 Feasibility study.
- 1.4 Preliminary proposal for development/ re-development and their impact on immediate environs.
- 1.5 Volumetric study and Urban form recommendations including pedestrian / vehicular movement and parking.
- 1.6 Architectural controls/ guidelines.
- 1.7 Conceptual design of :
  - i. Site development, services and their interconnectivity.
  - ii. Landscape Architecture.
  - iii. Architectural Conservation.
  - iv. Graphic Design and Signage.

##### Part II \_ SITE DEVELOPMENT

1.8 Comprehensive Architectural Services beyond Part I with regard to external Engineering Services and related buildings / structures; Roads, pathways, culverts & bridges; boundary walls, gates.

##### PART III \_ LANDSCAPE ARCHITECTURE

1.9 Landscape Architectural Services beyond Part I with regard to public spaces.

#### 2. SCHEDULE OF SERVICES :

The Architect shall, after taking instructions from the Client, render the following services:

##### PROGRAMMING AND SITE EVALUATION [STAGE 1] :

- 2.01 Ascertain Client's requirements, examine site constraints & potential ; and prepare a design brief for Client's approval.
- 2.02 Study of existing land use in and around the project area.
- 2.03 Study of contextual issues, socio-cultural aspects, landscape features and built form etc.
- 2.04 Study of existing infrastructure, accessibility, circulation pattern and parking.
- 2.05 Prepare report on site evaluation, state of existing buildings, if any ; and analysis with basic approach to circulation, activity distribution, interconnectivity and external linkages including rough estimate of project cost based on allowable FAR/ re-development objectives.
- 2.06 Assessment of impact of development/ re-development plan on the project area and its immediate environs.
- 2.07 Furnish report on measures required to be taken to mitigate the adverse impact, if any, of the existing and/ or proposed development /

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9.03 The Architect shall be responsible for the direction and integration of the consultants work. The consultants, however, shall be fully responsible for the calculations, the detailed design and periodic inspection and evaluation of the work entrusted to them. The Architect shall, if requested, make available the design calculations.

9.04 The Architect will advise the Client on the Time Schedule (Bar Chart/PERT/ CPM Network) prepared by the contractors for the completion of work, if required.

9.05 The Architect shall supply to the Client, free of cost, upto six sets of drawings at different stages.

9.06 The Architect shall not make any deviations, alterations or omissions from the approved drawings, involving financial implications without prior consent of the Client.

9.07 Any professional services to be rendered by the Architect at the instance of the Client after the agreed project completion period shall be compensated for on mutually agreed terms.

9.08 The Architect shall exercise all reasonable skill, care and diligence in the discharge of his duties and shall exercise such general superintendence and inspection as may be necessary to ensure that works are being executed in accordance with the Conditions of Contract.

9.09 Any revision in the drawings, tenders and documents, once approved, required to be made by the Client shall be compensated as additional services rendered by the Architect and paid for @ 50% of the fee prescribed for the relevant stage(s).

9.10 No change shall be made in the approved drawings and specifications at site without the consent of the Architect.

9.11 Any curtailment of the professional services, beyond Stage 2, shall make it obligatory for the client to pay at least 20% of the fee for the remaining Stage(s) of the curtailed work/ Services.

#### **10. TIME SCHEDULE :**

The Architect shall, in consultation with the Client, prepare a Time Schedule in respect of various services to be rendered and discharge of Client's obligations.

#### **11. INDEMNIFICATION :**

In the event that a claim or suit is brought against the Architect or the Consultants by any third party for damages arising from personal injury or property damage caused wholly by the Client, or anyone employed by the Client, or anyone for whose acts the Client may be held responsible, then the Client shall indemnify the Architect and fully reimburse any loss, damage or expenses, including the attorney's fees, which the Architect may incur in connection therewith.

#### **12. OWNERSHIP OF COPYRIGHT :**

Architectural design is an intellectual property of the Architect. The drawings, specifications, documents and models as instruments of service are the property of the Architect whether the project, for which they are made, is executed or not. The Client shall retain copies of the Architect's models, drawings, specifications and other documents for his information and use in connection with the project. These shall not be used for any other project by the Client or the Architect or any other person, except for the repetition as stipulated in the Scale of Charges.

#### **13. TERMINATION OF AGREEMENT :**

13.1 Agreement between the Architect and the Client may be terminated by either one giving the other a written notice of not less than 30 (thirty) days, should either fail substantially to perform his part of responsibilities/duties, so long as the failure is not caused by the one initiating the termination.

13.2 When termination of this Agreement is not related or attributable, directly or indirectly to any act, omission, neglect or default on the part of the Architect, the Architect shall be entitled to professional fees as stipulated under Clause 4 and sub-clauses 9.09 and 9.11 of Clause 9.

13.3 In the event of Architect's firm closing its business or the Client having terminated the agreement, the Client shall have the right to employ another Architect to complete the work, after making payment to the previous architect's firm.

#### **14. INTERPRETATION :**

In case of any ambiguity or difficulty in the interpretation of the Conditions of Engagement and Scale of Charges, the interpretation of the Council of Architecture shall be final and binding on the Architect and the Client.

#### **15. ARBITRATION :**

All disputes or differences which may arise between the Client and the Architect under "Conditions of Engagement and Scale of Charges" with regard to the meaning or interpretation or matter or things done or to be done in pursuance hereof, such disputes and differences shall be referred for arbitration to the Council of Architecture. The arbitrator shall be appointed by the President, Council of Architecture. The arbitration shall be conducted as per the provisions of the

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5.1.3 At Stages 2 to 4 : On preliminary estimate of cost.

5.1.4 At Stages 5 to 6b : Accepted tender cost.

5.1.5 At Stage 7 : Actual total cost.

5.2 Progressive, on account, payments shall be made by the Client to the Architect against any of the above stages based on the quantum of work done during that stage, as may be mutually agreed to between the Client and the Architect.

5.3 No deductions shall be made from the fee of the Architect on account of penalty, liquidated damages, part rates or other sums withheld from payment or recovered from contractors/ suppliers.

5.4 When the work is executed wholly or in part with old materials or labour or carriage is provided by the Client, the percentage fees shall be calculated as if the work had been executed wholly by the contractor supplying all labour and new materials.

5.5 The actual cost of the completed works shall include cost of execution of assigned works, referred to in Scope of Work and also the cost of equipment & machinery such as Transformers, DG Sets, Sub-stations, Lifts, Air Conditioning Machines, Pumps & Motors, Water and Sewage Treatment Plant, etc., but excluding the cost of land.

#### **6. DOCUMENTATION AND COMMUNICATION CHARGES :**

Apart from the professional fee, the Client shall pay to the Architect Documentation and Communication charges, @ 10% of the professional fee payable to the Architect at all stages.

#### **7. REIMBURSABLE EXPENSES :**

In addition to the amounts reimbursable against site visits by the Architect/ Consultant, the Client will reimburse the Architect the following expenses incurred by him for discharge of his obligations:

7.01. Actual cost of travel (to & fro), boarding & lodging and local transport for any visit made by his staff to the site or such other place as may be necessary in connection with the execution of work and in connection with the performance of duties referred to in this agreement.

7.02. Cost of presentation models, computer simulation, presentation drawings, etc., prepared at the instance of the Client for purposes other than the Design and execution of the project.

#### **8. CLIENT'S ROLE AND RESPONSIBILITIES :**

The Client shall discharge all his obligations connected with the project and engagement of the Architect as follows:

8.01 To provide detailed requirements of the project.

8.02 To provide property lease/ ownership documents.

8.03 To provide a site plan, to a suitable scale, showing boundaries, contours at suitable intervals, existing physical features including any existing roads, paths, trees, existing structures, existing service and utility lines and such lines to which the proposed service can be connected. In case such information is not readily available, the Client shall arrange for the survey/ collection of necessary information and pay for the same.

8.04 To furnish reports on soil conditions and test as required by the Architect or pay for the preparation of the same.

8.05 To furnish specific conditions/ Statutory stipulations/ Codes of Practice/Schedule of rates, etc., desired to be followed.

8.06 To pay all the fees, levies, security deposits and expenses in respect of statutory sanction.

8.07 To give effect to the professional advice of the Architect and cause no changes in the drawings and documents without the consent of the Architect.

8.08 To honour Architect's bills within one month of its submission.

8.09 To appoint a Construction Manager (Clerk of Works/ Site Supervisor or Construction Management Agency in case of a large and complex project) as per the Architect's advice.

#### **9. EXECUTION OF THE ASSIGNMENT :**

9.01 The Architect shall keep the Client informed about the progress of work in his office.

9.02 The Architect shall appoint specialised consultants in consultation with the Client, if necessary.

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2.16 Prepare and submit completion reports and drawings for the project as required and assist the Client in obtaining "Completion/ Occupancy Certificate" from statutory authorities, wherever required.

2.17 Issue two sets of as built drawings including services and structures.

**3. PROFESSIONAL FEE :**

3.01 In consideration of the professional services rendered by the Architect, he shall be paid professional fee and other charges in accordance with the Scale of Charges.

3.02 Any tax levied by law, such as Service tax, etc. contingent to professional services rendered by the Architect, shall be payable by the Client, over and above the gross fees charged by the Architect in relation to the services provided.

**4. SCHEDULE OF PAYMENT :**

The Architect shall be paid professional fee in the following stages consistent with the work done plus other charges and reimbursable expenses as agreed upon :

<b>Retainer</b>	On appointment/ Signing of Agreement/ Acceptance of offer.	Rs. 20M* or 5% of the total fees payable, whichever is higher, adjustable at the last stage.
<b>Stage 1</b>	On submitting conceptual designs and rough estimate of cost.	10% of the total fees payable.
<b>Stage 2</b>	On submitting the required preliminary scheme for the Client's approval along with the preliminary estimate of cost.	20% of the total fees payable less payment already made at Stage 1.
<b>Stage 3</b>	a. On incorporating Client's suggestions and submitting drawings for approval from the Client/ statutory authorities, if required.	30% of the total fees payable less payment already made at Stages 1 and 2.
	b. Upon Client's / statutory approval necessary for commencement of construction, wherever applicable.	35% of the total fees payable less payment already made at Stages 1 to 3a.
<b>Stage 4</b>	Upon preparation of working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and preparation of tender documents.	45% of the total fees payable less payment already made at Stages 1 to 3a.
<b>Stage 5</b>	On inviting, receiving and analysing tenders; advising Client on appointment of contractors.	55% of the total fees payable less payment already made at Stages 1 to 4.
<b>Stage 6</b>	a. On submitting working drawings and details required for commencement of work at site.	65% of the total fees payable less payment already made at Stages 1 to 5.
	b.	
	i. On completion of 20% of the work	70% of the total fees payable less payment already made at Stages 1 to 6a.
	ii. On completion of 40% of the work	75% of the total fees payable less payment already made at Stages 1 to 6b(i).
	iii. On completion of 60% of the work	80% of the total fees payable less payment already made at Stages 1 to 6b(ii).
	iv. On completion of 80% of the work	85% of the total fees payable less payment already made at Stages 1 to 6b(iii).
	v. On Virtual Completion	90% of the total fees payable less payment already made at Stages 1 to 6b(iv).
<b>Stage 7</b>	On submitting Completion Report and drawings for issuance of completion/ occupancy certificate by statutory authorities, wherever required and on issue of as built drawings	100% of the fees payable less payment already made at various stages and retainer.

\* Refer explanatory note 3 under Scale of charges.

**5. EFFECTING PAYMENT TO THE ARCHITECT :**

5.1 The fee payable to the Architect shall be computed on the actual cost of works on completion. The payment due to the Architect at different stages be computed on the following basis:

5.1.1 Retainer : On rough estimate of cost.

5.1.2 At Stage 1 : On rough estimate of cost.

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- 1.11 Landscape Architecture
- 1.12 Interior Architecture
- 1.13 Architectural Conservation
- 1.14 Retrofitting of Buildings
- 1.15 Graphic Design and Signage

## 2. SCHEDULE OF SERVICES :

The Architect shall, after taking instructions from the Client, render the following services:

### CONCEPT DESIGN [STAGE 1] :

- 2.01 Ascertain Client's requirements, examine site constraints & potential ; and prepare a design brief for Client's approval.
- 2.02 Prepare report on site evaluation, state of existing buildings, if any ; and analysis and impact of existing and/ or proposed development on its immediate environs.
- 2.03 Prepare drawings and documents to enable the Client to get done the detailed survey and soil investigation at the site of the project.
- 2.04 Furnish report on measures required to be taken to mitigate the adverse impact, if any, of the existing and / or proposed development on its immediate environs.
- 2.05 Prepare conceptual designs with reference to requirements given and prepare rough estimate of cost on area basis.

### PRELIMINARY DESIGN AND DRAWINGS [STAGE 2] :

- 2.06 Modify the conceptual designs incorporating required changes and prepare the preliminary drawings, sketches, study model, etc., for the Client's approval along with preliminary estimate of cost on area basis.

### DRAWINGS FOR CLIENT'S/ STATUTORY APPROVALS [STAGE 3] :

- 2.07 Prepare drawings necessary for Client's/ statutory approvals and ensure compliance with codes, standards and legislation, as applicable and assist the Client in obtaining the statutory approvals thereof, if required.

### WORKING DRAWINGS AND TENDER DOCUMENTS [STAGE 4] :

- 2.08 Prepare working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and tender documents including code of practice covering aspects like mode of measurement, method of payments, quality control procedures on materials & works and other conditions of contract.

### APPOINTMENT OF CONTRACTORS [STAGE 5] :

- 2.09 Invite, receive and analyse tenders; advise Client on appointment of contractors.

### CONSTRUCTION [STAGE 6] :

- 2.10 Prepare and issue working drawings and details for proper execution of works during construction.
- 2.11 Approve samples of various elements and components.
- 2.12 Check and approve shop drawings submitted by the contractor/ vendors.
- 2.13 Visit the site of work, at intervals mutually agreed upon, to inspect and evaluate the Construction Works and where necessary clarify any decision, offer interpretation of the drawings/specifications, attend conferences and meetings to ensure that the project proceeds generally in accordance with the conditions of contract and keep the Client informed and render advice on actions, if required.
- 2.14 In order to ensure that the work at site proceeds in accordance with the contract documents/ drawings and to exercise time and quality controls, the day-to-day supervision will be carried out by a Construction Manager (Clerk of Works/ Site Supervisor or Construction Management Agency in case of a large and complex project), who shall work under the guidance and direction of the Architect and shall be appointed and paid by the Client.
- 2.15 Issue Certificate of Virtual Completion of works.

### COMPLETION [STAGE 7] :

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designed (and not decorated) as detailed artistic articulation of the basic architectural concept with deep insight and sensitivity to fulfill the fundamental functional and aesthetic needs that are efficient and pleasant to live and work in. The development of design is a very conscious act and it infuses life into interiors subconsciously. Creativity is the essence of architecture and harmony an essential aim of architects. Architecture that has been recognized as great, in the historic past as well as in our own time, has been harmonious with nature and its immediate environment. These are the essential tenets of design which architects aspire to follow.

Architecture Design essentially is a product of an individual mind but realized through association of experts from allied fields who contribute in the process of construction. Mutual respect and understanding work wonders for ensuring high quality of the end-product.

The architectural profession feels deeply concerned towards national priorities in the fields of energy conservation, ecology, environmental pollution, protection and preservation of architectural heritage and their precincts, low-cost housing, urban renewals, rural upliftment, economic development at local and district levels, etc. in the interest of quality of life both in rural and urban settlements.

The practice of the architectural profession is regulated by the Architects Act, 1972, and the regulations framed thereunder. The Council of Architecture has prescribed the Conditions of Engagement and Scale of Charges under the Architects (Professional Conduct) Regulations, 1989. The documents stipulate the parameters within which the Architect is required to function. These define the responsibilities, the scope of work and services, and prescribe the mandatory minimum scale of professional charges with a view to making the Client fully aware of the duties and services which he may expect from the Architect. The professional services required by the Client may not be comprehensive in scope in all cases and accordingly a clear understanding between the two must be arrived at. The Council of Architecture has prescribed the Conditions of Engagement based on general practice of the profession in India. These documents are applicable to all registered architects and such architects who have specialized in areas such as Structural Design, Urban Design, City Planning, Landscape Architecture, Interior Architecture and Architectural Conservation.

The revised version of these documents reflects the Council's response to the many challenges which the profession of Architecture is facing at present, and is constantly endeavouring to meet them with active concern and unflinching commitment.

\* Prescribed under regulation 2(1)(xii) of the Architects Professional Conduct Regulations, 1989. This revised document was approved by the Council of

Architecture at its 40th Meeting held on 12th and 13th April, 2002, vide Resolution No. 303.

### **Comprehensive Architectural Services**

#### **1. SCOPE OF WORK**

The Architect is required to provide services in respect of the following :

##### **Part I - ARCHITECTURE :**

- 1.1 Taking Client's instructions and preparation of design brief.
- 1.2 Site evaluation, analysis and impact of existing and / or proposed development on its immediate environs.
- 1.3 Design and site development.
- 1.4 Structural design.
- 1.5 Sanitary, plumbing, drainage, water supply and sewerage design.
- 1.6 Electrical, electronic, communication systems and design.
- 1.7 Heating, ventilation and air conditioning design (HVAC) and other mechanical systems.
- 1.8 Elevators, escalators, etc.
- 1.9 Fire detection, Fire protection and Security systems etc.
- 1.10 Periodic inspection and evaluation of Construction works.

##### **Part II \_ ALLIED FIELDS :**





## Conditions of Engagement and Scale of Charges Preamble

[Preamble](#) \* [Comprehensive Architectural Services](#) \* [Urban Design](#) \* [Landscape Architecture](#) \* [Interior Architecture](#) \* [Scale of Charges](#) \* [Letter of Appointment](#)

### Preamble

Architecture is a social art that touches all human beings at all levels of their existence everywhere and everyday. This is the only discipline, which encompasses the four major fields of human endeavour : Humanities, Science, Art, and Technology, actually putting into practice the professional inputs drawn from them. In sum, Architecture is the matrix of human civilization - an authentic measure of the social status, and an evocative expression of the ethos of an era. When conserved, it is heritage and when in ruins, it becomes archaeology, reconstructing tell-tale pictures of the past civilizations.

The demands on the profession over the years have become much more complex in nature and much wider in scope. Architecture uses the philosophic wholesomeness of Humanities, the logical rationalism of Science, the passionate imagination of Art and the inexhaustible resources of Technology. It calls for originality, creativity, conceptualization, perception, aesthetic values, and a holistic judgment of people, places, objects and events.

Architecture is primarily the art and science of designing spaces for serving the multifarious activities of human beings and for meeting their specific needs in a meaningful built environment. When various engineering services are rationally combined with Architecture's basic elements of Space, Structure and Form, the performance of human functions and the operation of mechanical utilities become efficient, pleasant and fulfilling. However, in its broadened scope and baffling complexity, Architecture has generated specializations such as Structural Design, Urban Design, City Planning, Landscape Architecture and Interior Architecture. Retrofitting of Buildings, Architectural Conservation, Construction Management have also lately emerged as specializations. Each of these compliment and support each other.

The primary objective of Structural Design is to evolve a strong, durable and an efficient skeleton so that the space which architecture encloses, and the form in which it expresses itself as interior content and an exterior container, becomes an organic extension of one another. Structure is so fundamental to architecture that it actually determines its two-pronged functions; the utilitarian appropriateness and the expressive power of aesthetics. Structural design as a creative discipline assumes an indispensable position as a natural extension of Architectural Design. Endowed with an extraordinary power of conceptualization and creativity, an architect can conjure up unprecedented structural systems leading to the genesis of design-ideas introducing new concepts of Space and Form. In other words, the architect's contribution to structural design can effectively bring about qualitative change in the built-environment to stimulate the advancement of society towards a higher order of civilization.

Urban Design is architecture of the cities, highly complex and gargantuan in scale. The primary aim of urban design is to imbibe and maintain a sense of identity and harmony among buildings, open spaces and other structures by means of a pleasant and memorable visual imagery throughout the length and breadth of an urban setting. Accessibility at city-level and the movement at all levels must be designed to operate smoothly. Volumetric relationships, harmonious spatial sequences, transition from buildings to open spaces, streetscape and the services infrastructure must together invest a townscape with an exclusive imageability.

Landscape Architecture deals with the analysis, planning, design, management, preservation and rehabilitation of land and also determines the environmental impact. It is a science capable of objective analysis and synthesis leading to an ecologically-sensitive design, which is self-sustainable. It integrates from the very conception, the elements of architecture, urban design and civil engineering for meaningful and practical solutions. Landscape architecture covers a wide spectrum of professional expertise, ranging from landscape planning at the regional and city scale on the one end, to the small and medium scale of public and private landscape at the other. It involves dealing with such sites as office plazas/ public squares, highways, city parks/ national parks, housing developments, institutional campuses, zoological and botanical parks.

In case of Interior Architecture, the primary objective is to generate a purposeful ambience such as would stimulate the user's creative potential through multifarious activities. It must facilitate the individual's sense of orientation, identification and eventual appropriation of architectural spaces, that meld the interiors and exteriors into symbiotic relationships through varied experiences of scale, volume, light and shade. Interiors are not only to protect the users from the extremes of weather but also to nurture them emotionally. Since the interior spaces are truly the life-force of any building, they must be

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14. INTERPRETATION :

In case of any ambiguity or difficulty in the interpretation of the Conditions of Engagement and Scale of Charges, the interpretation of the Council of Architecture shall be final and binding on the Architect and the Client.

15. ARBITRATION :

All disputes or differences which may arise between the Client and the Architect under "Conditions of Engagement and Scale of Charges" with regard to the meaning or interpretation or matter or things done or to be done in pursuance hereof, such disputes and differences shall be referred for arbitration to the Council of Architecture. The arbitrator shall be appointed by the President, Council of Architecture. The arbitration shall be conducted as per the provisions of the Arbitration and Conciliation Act, 1996. The decision and award of the arbitrator shall be final and binding on the Architect and the Client

  
Ravi Nilakantan

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9.09 Any revision in the drawings, tenders and documents, once approved, required to be made by the Client shall be compensated as additional services rendered by the Architect and paid for @ 50% of the fee prescribed for the relevant stage(s).

9.10 No change shall be made in the approved drawings and specifications at site without the consent of the Architect.

9.11 Any curtailment of the professional services, beyond Stage 2b, shall make it obligatory for the Client to pay at least 20% of the fee for the remaining stage(s) of the curtailed work/ services.

#### 10. TIME SCHEDULE :

The Architect shall, in consultation with the Client, prepare a Time Schedule in respect of various services to be rendered and discharge of client's obligations.

#### 11. INDEMNIFICATION :

In the event that a claim or suit is brought against the Architect or the Consultants by any third party for damages arising from personal injury or property damage caused wholly by the Client, or anyone employed by the Client, or anyone for whose acts the Client may be held responsible, then the Client shall indemnify the Architect and fully reimburse any loss, damage or expenses, including the attorney's fees, which the Architect may incur in connection therewith.

#### 12. OWNERSHIP OF COPYRIGHT :

Architectural design is an intellectual property of the Architect. The drawings, specifications, documents and models as instruments of service are the property of the Architect whether the project, for which they are made, is executed or not. The Client shall retain copies of the Architect's models, drawings, specifications and other documents for his information and use in connection with the project. These shall not be used for any other project by the Client or the Architect or any other person, except for the repetition as stipulated in the Scale of Charges.

#### 13. TERMINATION OF AGREEMENT :

13.1 Agreement between the Architect and the Client may be terminated by either one giving the other a written notice of not less than 30 (thirty) days, should either fail substantially to perform his part of responsibilities/ duties, so long as the failure is not caused by the one initiating the termination.

13.2 When termination of this Agreement is not related or attributable, directly or indirectly to any act, omission, neglect or default on the

part of the Architect, the Architect shall be entitled to professional fees as stipulated under Clause 4 and sub-clauses 9.09 and 9.11 of

Clause 9.

13.3 In the event of Architect's firm closing its business or the Client having terminated the agreement, the Client shall have the right to employ another Architect to complete the work, after making payment to the previous architect's firm.

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Ravi

8.02 To provide property lease/ ownership documents.

8.03 To provide a site plan, to a suitable scale, showing boundaries, contours at suitable intervals, existing physical features including any existing roads, paths, trees, existing structures, existing service and utility lines and such lines to which the proposed service can be connected. In case such information is not readily available, the Client shall arrange for the survey/ collection of necessary information and pay for the same.

8.04 To furnish reports on soil conditions and test as required by the Architect or pay for the preparation of the same.

8.05 To furnish specific conditions/ statutory stipulations/ codes of practice/schedule of rates, etc., desired to be followed.

8.06 To pay all the fees, levies, security deposits and expenses required in respect of statutory sanction.

8.07 To give effect to the professional advice of the Architect and cause no changes in the drawings and documents without the consent of the Architect.

8.08 To honour Architect's bills within one month of its submission.

8.09 To appoint a Construction Manager (Clerk of Works/ Site Supervisor or Construction Management Agency in case of a large and complex project) as per the Architect's advice.

#### 9. EXECUTION OF THE ASSIGNMENT :

9.01 The Architect shall keep the Client informed about the progress of work in his office.

9.02 The Architect shall appoint specialised consultants in consultation with the Client, if necessary.

9.03 The Architect shall be responsible for the direction and integration of the consultants work. The consultants, however, shall be fully responsible for the calculations, the detailed design and periodic inspection and evaluation of the work entrusted to them. The Architect shall, if requested, make available the design calculations.

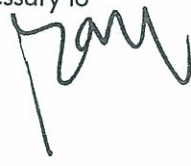
9.04 The Architect will advise the Client on the broad Time Schedule for implementation of the project.

9.05 The Architect shall supply to the Client, free of cost, upto six sets of drawings at different stages.

9.06 The Architect shall not make any deviations, alterations or omissions from the approved drawings, involving financial implications without prior consent of Client.

9.07 Any professional services to be rendered by the Architect at the instance of the Client after the agreed project completion period shall be compensated for on mutually agreed terms.

9.08 The Architect shall exercise all reasonable skill, care and diligence in the discharge of his duties and shall exercise such general superintendence and inspection as may be necessary to ensure that works are being executed in accordance with the Conditions of Contract.

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of five years after stage 3d above.	
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#### 4.2 Site Development

The stages of payment for Site Development works beyond Part I shall be same as for Comprehensive Architectural Services.

#### 4.3 Landscape Architecture

The stages of payment for Landscape Architectural Services beyond Part I shall be same as for Landscape Architecture.

### 5. EFFECTING PAYMENT TO THE ARCHITECT :

5.1 The payment due to the Architect for Urban Design/ Urban Renewal works, at different stages, shall be computed in accordance with Scale of Charges.

5.2 The payment due to the Architect for Site Development and Landscape Architecture works, at different stages, shall be computed in accordance with the respective services.

5.3 Progressive, on account, payments shall be made by the Client to the Architect against any of the stages based on the quantum of work done during that stage as may be mutually agreed to between the Client and the Architect.

### 6. DOCUMENTATION AND COMMUNICATION CHARGES :

Apart from the professional fee, the Client shall pay to the Architect Documentation and Communication charges, @ 10% of the professional fee payable to the Architect at all stages.

### 7. REIMBURSABLE EXPENSES :

In addition to the amounts reimbursable against site visits by the Architect/ Consultant, the Client will reimburse the Architect the following expenses incurred by him for discharge of his obligations:

7.01 Actual cost of travel (to & fro), boarding & lodging and local transport for any visit made by his staff to the site or such other place as may be necessary in connection with the execution of work and in connection with the performance of duties referred to in this agreement.

7.02 Cost of presentation models, computer simulation, presentation drawings, etc., prepared at the instance of the Client for purposes other than the Design and execution of the project.

### 8. CLIENT'S ROLE AND RESPONSIBILITIES :

The Client shall discharge all his obligations connected with the project and engagement of the Architect, as follows:

8.01 To provide detailed requirements of the project.

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4. SCHEDULE OF PAYMENT :

4.1 Urban Design/ Urban Renewal

The Architect shall be paid professional fee in the following stages consistent with the work done plus other charges and reimbursable expenses as agreed upon:

<p>Stage 1 On submitting preliminary report containing site evaluation, development/ re-development impact assessment, feasibility study, volumetric study and urban form recommendations along with rough estimate of project cost.</p>	<p>10% of the total fees payable</p>
<p>Stage 2 On submitting concept design and revised rough estimate On incorporating Client's suggestions and submitting model and final design and approval thereof from the Client / statutory authorities, if required.</p>	<p>25% of the total fees payable less payment already made at Stage 1. 45% of the total fees payable less payment already made at Stages 1 and 2a, to be released in two equal installments on submission and approval.</p>
<p>Stage 3 On submitting drawings showing the common facilities for circulation, parking, open spaces and external Architectural form. On submitting drawings showing Architectural controls, features and specifications. On submitting drawings showing schematic network of services, landscape, street furniture, graphic signage and modified estimate of project cost and approval thereof from the Client/ statutory authorities. On submitting urban design report.</p>	<p>55% of the total fees payable less payment already made at Stage 1 to 2b.  65% of the total fees payable less payment already made at Stages 1 to 3a. 80% of the total fees payable less payment already made at Stages 1 to 3b, to be released in two equal installments on submission and approval.  85% of the total fees payable less payment already made at Stages 1 to 3c.</p>
<p>Stage 4 On completion of review and certification of detailed Architectural designs of each of the constituent components for construction or development within the area under urban design, before approval by statutory authorities or on expiry</p>	<p>100% of the fees payable less payment already made at various stages and retain</p>

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- 2.15 Preparation of drawings showing schematic network of services.
- 2.16 Preparation of drawings showing landscape, street furniture and graphic signage.
- 2.17 Furnish modified project cost.
- 2.18 Furnish urban design report including implementation strategy.
- 2.19 Prepare detail designs of various external elements and components.
- 2.20 Presentation of the urban design study to the statutory authorities for approval and ensure compliance with codes, standards and legislation, as applicable and carry out necessary changes as may be required.

IMPLEMENTATION [STAGE 4] :

- 2.21 Provide Comprehensive Architectural Services with regard to Site Development works, if assigned.
- 2.22 Provide Landscape Architectural Services with regard to public spaces, if assigned.
- 2.23 Review and certification of detailed Architectural design of each of the constituent components for construction or development within the area under urban design/ urban renewal before approval by statutory authorities.

EXCLUSIONS :

- 2.24 The above scope of work will not include any architectural details which are not relevant to external envelope.

3. PROFESSIONAL FEE :

- 3.1 In consideration of the professional services rendered by the Architect, he shall be paid professional fee and other charges in accordance with the Scale of Charges for Urban Design/ Urban Renewal, Site Development and Landscape Architecture, as assigned.
- 3.2 Any tax levied by law, such as Service tax, etc., contingent to Professional Services rendered by the Architect, shall be payable by the Client, over and above the gross fees charged by the Architect in relation to the services provided.

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## 2. SCHEDULE OF SERVICES :

The Architect shall, after taking instructions from the Client, render the following services:

### PROGRAMMING AND SITE EVALUATION [STAGE 1] :

- 2.01 Ascertain Client's requirements, examine site constraints & potential ; and prepare a design brief for Client's approval.
- 2.02 Study of existing land use in and around the project area.
- 2.03 Study of contextual issues, socio-cultural aspects, landscape features and built form etc.
- 2.04 Study of existing infrastructure, accessibility, circulation pattern and parking.
- 2.05 Prepare report on site evaluation, state of existing buildings, if any ; and analysis with basic approach to circulation, activity distribution, interconnectivity and external linkages including rough estimate of project cost based on allowable FAR/ re-development objectives.
- 2.06 Assessment of impact of development/ re-development plan on the project area and its immediate environs.
- 2.07 Furnish report on measures required to be taken to mitigate the adverse impact, if any, of the existing and/ or proposed development /  
re-development on its immediate environs.

### CONCEPT DESIGN [STAGE 2] :

- 2.08 Preparation of concept design of the area showing circulation pattern, zoning of various land uses and relevant details, development/re-development strategy.
- 2.09 Assessment of utility services and their interconnectivity.
- 2.10 Furnish revised rough estimate of project cost based on FAR used in concept design/re-development objectives.
- 2.11 Preparation of three dimensional form in relation to open spaces, model showing the proposal and surrounding areas.
- 2.12 Submission of model and Conceptual design to the Client/ statutory authorities for approval & ensure compliance with codes, standards and legislation, as applicable and carry out necessary changes as may be required.

### DETAILED DESIGN [STAGE 3] :

- 2.13 Preparation of drawings showing the common facilities for circulation, parking, open spaces and external Architectural form.
- 2.14 Preparation of drawings showing Architectural controls/ guidelines, features and specifications.



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MASTER PLAN for the KALAKSHETRA CAMPUS

1. SCOPE OF WORK :

The Architect is required to provide services for Urban Design /Urban Renewal Scheme in respect of the following :

Part I - URBAN DESIGN/ URBAN RENEWAL

1.1 Taking Client's instructions and preparation of design brief.

1.2 Site evaluation, analysis of architectural character, social issues and heritage.

1.3 Feasibility study.

1.4 Preliminary proposal for development/ re-development and their impact on immediate environs.

1.5 Volumetric study and Urban form recommendations including pedestrian / vehicular movement and parking.

1.6 Architectural controls/ guidelines.

1.7 Conceptual design of :

i. Site development, services and their interconnectivity.

ii. Landscape Architecture.

iii. Architectural Conservation.

iv. Graphic Design and Signage.

Part II SITE DEVELOPMENT

1.8 Comprehensive Architectural Services beyond Part I with regard to external Engineering Services and related buildings / structures; Roads, pathways, culverts & bridges; boundary walls, gates.

PART III LANDSCAPE ARCHITECTURE

1.9 Landscape Architectural Services beyond Part I with regard to public spaces.

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CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN  
ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

02.12.2011

Dear Sri.Srinivasan,

I refer to your mail sent on 23.11.2011, and reply as follows:

The contract under item IV which this bill has been claimed is for Urban Renewal & Development and was signed on 11.09.2009.

copy  
ag-kant

Clause 4 of schedule of payments under our Scope of Works indicates that the payment to be made should be 25% upon completion of Stage 2.

For arriving at the value, we have first submitted the estimate of the total works. It is estimated that about 29717 sqm of redevelopment / has to be carried out.

Please see annexe 1: Projected- Area Statement showing details for the same.

The approximate cost /sqm is Rs 9000 and hence the project cost has been estimated at Rs26.74cr.

Clause 3 of our contract indicates that the fee for Master Planning would be as per schedule of charges as determined by the Council of Architecture as statutory body.

For this work, which includes substantial extent of redevelopment, the fee works out to 1.5%. Hence our total fee for Part I - Master Planning would be 1.5% of Rs 26.74cr = Rs 40 lakhs.

As stage 2 ,first part has been completed, we are charging 25% of the same amounting to Rs 10 lakhs. Service tax is extra as per law.

We trust this clears the issue and look forward to receiving the payment at the earliest.

Regards,

*Ravi Nilakantan*  
Ravi Nilakantan

Encl:

Annexure 1 : Projected- Area Statement

Annexure 2 : Scope of Works for Urban Renewal & Development

Annexure 3 : 2<sup>nd</sup> Running Bill & part

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# CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

## ANNEXURE 1

Name	No.		Existing Area (sq.m)	Additional Area (sq.m)
Security Room	2		9	210
Primary School			2445	1800
Nusery		431		
Class Rooms	11	947		
School Office	1	580		
Lab	2	412		
Toilets	2	75		
S.B./Sampradaya			517	
Art Gallery		593	684	300
Kiln		40		
Trial Room		51		
Kootambalam			1175	500
Music & Dance College			1747	750
Dance School				
Class Rooms	9	776		
Music School				
Class Rooms	11	724		
Music Cottage	1	247		
Fine Arts College			353	750
Faculty Office				600
Tagore Hall			190	
Rukmini Arangam			1090	
Museum, Research & Archive			201	1800
Admin. Office			283	600
Office	2		259	
Temple			77	
Hostel			4651	
Hostel Office		71		
Guest House	3	773		500
Girls Hostel	3	1627		1000
Boys Hostel	3	1494		1000
Dining + Kitchen		686		600
Shopping Facilities				300
Staff Quarters				1000
INS building			226	
O.A.T				700
Miscellaneous				1000
Toilets on Site				500
Utilities				1200
Maintenance Workshop				700
<b>Total</b>			<b>13907</b>	<b>15810</b>

Total Built up

29717

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**CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN**

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

ANNEXURE 3.

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
Chennai – 600041.

02.12.2011.

Dear Smt. Leela Samson,  
Bill 1 dated 31.10.2011 is pending and is adjusted with Bill 2.  
Herewith I am enclosing our 2<sup>nd</sup> running bill.  
We will appreciate your attention.

**BILL – 2<sup>nd</sup> & part**

Project : “Master Plan” for Kalakshetra  
Sub : Professional Bill - Master Planning  
Ref : D:\2009-2010\IV.Director\2.official\civilworks committee.doc  
dt:11th sep 2009.

Cost of Development of 29717 sq.mt @ Rs.9000	Rs.26,74,53,000.00
Urban Renewal & Development @ 1.5 %	Rs. 40,11,795.00
Approx.	Rs. 40,00,000.00
Stage 2	
Concept Design	
Fee Claimable 25%	Rs. 10,00,000.00
Payable	Rs. 10,00,000.00
Add : Service tax + Edu.cess 10.3%	Rs. 1,03,000.00
	-----
Total	Rs. 11,03,000.00

( Rupees Eleven Lakh Three thousand only)

Thanking you,  
Ravi Nilakantan

*Ravi Nilakantan*

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## Summary of reimbursable expenses submitted by M/s.CARD.

S.No	Description of items	Distance/days/visit	Rate	Total
1	Towards site visit ((July 2009 – July 2011)	100 visits	1000/ per visit	100000
2	Outstation visit days 17.3.2010 to 21.03.2010-5days <i>Accommodation charges as per enclosed bills</i> On 17.3.2011 = 1962 On 18.03.2011 = 3274 On 20.3.2011 17.03.2010 = 4869	5 days	As per enclosed bills	10105
3	Fuel charges	2000 km	7.00 per km	14000
4	Out station visit charges	5 days	3000 per day	15000
Total				1,39,105

A/c. Name: Centre for Architectural Research & Design

Name of the bank: Bank of India / Kodambakkam branch

A/c. No. 801427100002100

IFSC code: BKID0008014

Yours faithfully,

Kalakshetra

(141)

Works kalakshetra &lt;works@kalakshetra.in&gt;

**Koothambalam - Architect service charges - remittance details - reg.**Works kalakshetra <works@kalakshetra.in>  
To: ravi <card@vsnl.com>

Tue, Mar 27, 2012 at 3:36 PM

To  
M/s.CARD,  
Chennai.

September 26, 2011

Sir,

Sub: Name of the work: - Koothambalam – Consulting Architect service charges – 4<sup>th</sup> and part bill  
Payment  
- Remittance advice – regardingWe have now forwarded a request to our banker to remit Rs. **3,39,378.00** (Rupees three lakh thirty nine thousand three hundred and seventy eight only) in your account through NEFT/RTGS towards 4th and part bill payment for the above work to the following account and banker details.

## Details

sl.No	Project cost	Tendered cost in Rs	In this bill value in Rs.
1	Civil tender (works)	2,19,09,505.00	
2	Civil works - Roof boards+ Anutone	55,11,697.00	
3	HVAC tender (works)	1,18,00,000.00	
4	Floor cooling (Slab cooling)	12,97,449.40	
5	Electrical works	49,08,773.00	
6	Stage lighting (Motorized Hoisting system)	57,44,152.00	
	<b>Total</b>	<b>5,11,71,576.40</b>	
	Fee claim allowable 65%	<b>3,32,61,525.00</b>	
	Professional fee @ 7.5% on 3.326 crore	<b>24,94,614.00</b>	
	Deduct – Paid so far	21,52,740.00	
	Balance payable now		<b>3,41,874.00</b>
	Add Service tax + Education cess 10.3%	+	35,213.00
	<b>Total</b>		<b>3,77,087.00</b>
	Less TDS 10%	-	37,709.00
	<b>Payable now</b>		<b>3,39,378.00</b>

Payable to M/s.CARD after deducting the TDS towards professional fees as 4th and payment for the above project.

S.No	Fees payable	Deductions	Gross amount
1	In this bill value		3,41,874.00
2	Service tax 10.3%		35,213.00 +
3	Income tax 10%		37,709.00 -
	<b>Nett payable</b>		<b>3,39,378.00</b>

March 29, 2012

Mr. Ravi Niilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

Sir,

Sub: Amendment & additional incorporation of period of contract to the offer letter dated 11<sup>th</sup> Sep. 2009 issued to M/s.CARD with regard to Architectural services for the Works in Kalakshetra Foundation

Ref: Offer letter ref.D:2009-2010/IV.Director/2.Official/civil works committee.doc.  
Dated 11/9/2009

*the discussions with you on ... (date)*  
*which* This has reference to the offer letter cited above and ~~would like to inform you that the~~ following amendments in the said offer letter has been ~~done~~ after mutual consent with immediate effect. *agreed upon through*

*The amendments are as follows:*

1. The services of Architect covering the scope of work from Sl.No.I to VI in the said offer letter, dated 11/9/2009 may be amended and read as "Up gradation of Koothambalam" only.
2. Additionally, the following term is also be incorporated in the said offer letter dated 11/9/2009.

"The period of services / contract is valid up to 11<sup>th</sup> September, 2012".

All other terms and conditions of the said offer letter dated 11/9/2009 will remain the same.

The amendment and additional clause of period of contract as stated above are irrevocable and arrived at by mutual consent.

This letter may please be signed by you, confirming your acceptance of the terms and conditions and sent back to us for our record.

Yours sincerely,

*LS*  
Leela Samson  
Director *(143)*

DRAFT for approval please,

*P.T. Krishnan* *(Please correction)*  
Mr.P.T.Krishnan  
Works Committee Member.

145



Works kalakshetra &lt;works@kalakshetra.in&gt;

---

**Master plan for kalakshetra - reg**

---

Works kalakshetra &lt;works@kalakshetra.in&gt;

Wed, Nov 23, 2011 at 2:23 PM

To: ravi &lt;card@vsnl.com&gt;

Cc: Director Kalakshetra &lt;director@kalakshetra.in&gt;, d dd &lt;dd@kalakshetra.in&gt;

Bcc: CAO Kalakshetra &lt;cao@kalakshetra.in&gt;, AO Kalakshetra &lt;ao@kalakshetra.in&gt;

Please refer to your letter enclosing the bill for Rs.7.50 lakhs towards master plan concept and development advance before passing this bill we may require the following clarification.

1. Basis on which Rs.7.50 lakh have been claimed
2. since this amount was claimed as Advance in your bill, the total value of architectural fees claimed by you, may be given.
3. It could be seen from our files that no separate agreement was entered for this job and specify the fee, time of completion, method of payment and payment of any advance. The details if any available with you may please be furnished to this office.

The reply to above clarification required may please be sent to this office urgently for taking action in this regard.

yours faithfully

v.srinivasan





भारत सरकार सेवामय  
ON IGS ONLY

15/5



To, Mr. Director

Kalabhojra Foundation

Tiruvannamipur,

CHENNAI - 600 041

प्रेषक / Despatcher \_\_\_\_\_  
अपर महानिदेशक का कार्यालय O/o. the ADG (SR)  
के.जे.नि.वि / C.P.W.D  
राजाजी भवन / Rajaji Bhavan  
चेन्ने / Chennai - 600 090.



Works  
Committee / AB File  
KVR  
15/5

146

GOVERNMENT OF INDIA  
CENTRAL PUBLIC WORKS DEPARTMENT  
OFFICE OF THE ADDITIONAL DIRECTOR GENERAL (SR)  
'G' Wing, 1 floor, Rajaji Bhawan,  
Besant Nagar, Chennai.600 090.

NO.33/7/2006/ADMN / 1635 36

Dated 04-05-2012

7

To:

1. The Chief Engineer (SZ) I,  
CPWD,  
Chennai.
2. The Chief Engineer (E) (SR),  
CPWD,  
Chennai.

**Sub: - Nomination of a technical officer.**

\*\*\*

Sir,

Enclosed please find a copy of letter No.KF/Civil Works/2011-12 dated 03.04.2012 on the subject cited above. The name of Superintending Engineers (retired) who may be interested in serving the Committee of Kalakshetra may be forwarded to them for further action at their end.

Encl: As above.

Yours faithfully,

sd),

(M.SERAN ILANGKEERTHI)  
SECTION OFFICER (ADMN)

✓ Copy to the Director, Kalakshetra Foundation, Tiruvanmiyur, Chennai.600 041 for kind information with reference to their letter cited above.

M. Seran Ilankertti  
SECTION OFFICER (ADMN)

146



Kalakshetra Foundation

147

KF/Civil Works/2011-12

3<sup>rd</sup> April 2012.

The Principal Director General of Audit,  
Tamilnadu and Pondicherry,  
Lekha Pariksha Bhavan,  
361, Anna Salai, Tenyampet,  
CHENNAI 600 018.

Dear Sir,

As you are aware, Kalakshetra Foundation is an Autonomous organisation functioning under Ministry of Culture, Government of India since 1993. We have been undertaking civil works throughout, and a Works Committee has been constituted in 2011. As per Para 2.2.2 of Manual on policies and procedure for procurement of works according to the Ministry of Finance for all Government of India organisations., we need to nominate a Finance Officer of the Government of India to serve in the Works Committee. You may kindly nominate a suitable officer from your office of the grade of Deputy Secretary to the Government of India or above to serve on the Committee. I shall be grateful for your response at the earliest.

Thanking you,

Yours faithfully,

(LEELA SAMSON)  
Director



147

आर.पी. 54/  
R. P. 54

# भारतीय डाक विभाग

DEPARTMENT OF POSTS, INDIA.

प्राप्ति स्वीकृति / ACKNOWLEDGEMENT

पंजीकृत पत्र/पार्सल प्राप्त हुआ  
Received Registered Letter/Parcel

## SPEED POST

87

148

अनावश्यक को काट दिया जाए  
Strike out if not relevant

क्रमांक / No. \_\_\_\_\_ तारीख / Dated \_\_\_\_\_ का / of \_\_\_\_\_

\* रुपये का पूरा रु पयों में  
\* Insured for Rupees \_\_\_\_\_

Addressed to The Principal Dir. Genl. of Audit,  
TN & Pondicherry, Lokh Paniksha



को / On Bheron 361 Anna Salai,  
Ternapet Ct. - 14. N. D. J.

वितरण डाकघर की तारीख मोहर  
Date stamp of office of delivery

हस्ताक्षर और नाम / Signature and Name

Cos  
4/4/12

ON POSTAL SERVICE

## SPEED POST

ET 19682908 51N

Name-stamp of office of posting

Senders Address

**KALAKSHETRA FOUNDATION**  
THIRUVANMIYUR,  
CHENNAI-600 041

PIN

Space for Bar Code Printing

Please do not write or print below this line

VE, CH - 94

148

To

May 15, 2012

The Chief Engineer (SZ) I,  
CPWD,  
Chennai

The Chief Engineer (E) (SR) I,  
CPWD,  
Chennai

Sir,

Sub: Nomination of a technical officer – Kalakshetra Foundation - Serving in the Works Committee – Reg

- Ref: 1. Our letter KF/Civil Works/2011-2012 dated 3<sup>rd</sup> April 2012.
- 2. Letter No. 33/7/2006/ADMN/163536 Dated 04/07-05-2012 from O/o ADG (SR).

Further to this office letter KF/Civil Works/2011-2012 dated 3<sup>rd</sup> April 2012 and CPWD office letter no. 33/7/2006/ADMN/163536 Dated 04/07-05-2012 from O/o ADG (SR) Rajaji bhawan Chennai, it is requested that the list of Superintending Engineers and Executive Engineers (Retired) who are interested to serve the Works Committee of Kalakshetra Foundation may kindly be forwarded to us at the earliest to enable the organization to carry out the various civil works by adopting the guidelines and the procedure.

Thanking you,

Yours faithfully,

Director I/c

Draft for approval

EO

*J. Ramachandran*  
AO 16/5/12

*B*  
CAO 16/5/12

*[Signature]*

Deputy Director/ Director I/C

149



**Karunaker K. Menon** I.R.A.S.  
Deputy Director, Kalakshetra Foundation  
Telefax: 044-43016548 • Mobile: +91 87 544 86548  
E-mail: dd@kalakshetra.in

O/C

152

To

May 15, 2012

The Chief Engineer (SZ) I,  
CPWD,  
Rajaji Bhawan,  
Besant Nagar,  
Chennai 600 090.

Sir,

Sub: Nomination of a technical officer – Kalakshetra Foundation - Serving in the Works Committee – Reg

- Ref: 1. Our letter KF/Civil Works/2011-2012 dated 3<sup>rd</sup> April 2012.  
2. Letter No. 33/7/2006/ADMN/163536 Dated 04/07-05-2012 from O/o ADG (SR).

Further to this office letter KF/Civil Works/2011-2012 dated 3<sup>rd</sup> April 2012 and CPWD office letter no. 33/7/2006/ADMN/163536 Dated 04/07-05-2012 from O/o ADG (SR) Rajaji bhawan Chennai, it is requested that the list of Superintending Engineers and Executive Engineers (Retired) who are interested to serve the Works Committee of Kalakshetra Foundation may kindly be forwarded to us at the earliest to enable the organization to carry out the various civil works by adopting the guidelines and the procedure.

Thanking you,

Yours faithfully,

Director I/c

Tiruvanniyur, Chennai 600 041, India  
Phone: +91-(0)44-24520886/4057/1844 • Fax: +91-(0)44-24524359  
E-mail: admin@kalakshetra.in • Website: www.kalakshetra.in



150



**Karunaker K. Menon** I.R.A.S.  
Deputy Director, Kalakshetra Foundation  
Telefax: 044-43016548 • Mobile: +91 87 544 86548  
E-mail: dd@kalakshetra.in

OK

157

To

May 15, 2012

The Chief Engineer (SZ) I,  
CPWD,  
Rajaji Bhawan,  
Besant Nagar,  
Chennai 600 090.

Sir,

Sub: Nomination of a technical officer – Kalakshetra Foundation - Serving in the Works  
Committee – Reg

- Ref: 1. Our letter KF/Civil Works/2011-2012 dated 3<sup>rd</sup> April 2012.  
2. Letter No. 33/7/2006/ADMN/163536 Dated 04/07-05-2012 from O/o ADG (SR).

Further to this office letter KF/Civil Works/2011-2012 dated 3<sup>rd</sup> April 2012 and CPWD office letter no. 33/7/2006/ADMN/163536 Dated 04/07-05-2012 from O/o ADG (SR) Rajaji bhawan Chennai, it is requested that the list of Superintending Engineers and Executive Engineers (Retired) who are interested to serve the Works Committee of Kalakshetra Foundation may kindly be forwarded to us at the earliest to enable the organization to carry out the various civil works by adopting the guidelines and the procedure.

Thanking you,

Yours faithfully,

Director I/c

Tiruvanniyur, Chennai 600 041, India  
Phone: +91-(0)44-24520836/4057/1844 • Fax: +91-(0)44-24524359  
E-mail: admin@kalakshetra.in • Website: www.kalakshetra.in



151



**Karunaker K. Menon** I.R.A.S.  
Deputy Director, Kalakshetra Foundation  
Telefax: 044-43016548 • Mobile: +91 87 544 86548  
E-mail: dd@kalakshetra.in

152

To

May 15, 2012

The Chief Engineer (E) (SR) I,  
CPWD,  
Rajaji Bhawan,  
Besant Nagar,  
Chennai 600 090.

Sir,

Sub: Nomination of a technical officer – Kalakshetra Foundation - Serving in the Works  
Committee – Reg

Ref: 1. Our letter KF/Civil Works/2011-2012 dated 3<sup>rd</sup> April 2012.  
2. Letter No. 33/7/2006/ADMN/163536 Dated 04/07-05-2012 from O/o ADG (SR).

Further to this office letter KF/Civil Works/2011-2012 dated 3<sup>rd</sup> April 2012 and CPWD office letter no. 33/7/2006/ADMN/163536 Dated 04/07-05-2012 from O/o ADG (SR) Rajaji bhawan Chennai, it is requested that the list of Superintending Engineers and Executive Engineers (Retired) who are interested to serve the Works Committee of Kalakshetra Foundation may kindly be forwarded to us at the earliest to enable the organization to carry out the various civil works by adopting the guidelines and the procedure.

Thanking you,

Yours faithfully,

Director I/c

Tiruvanniyur, Chennai 600 041, India  
Phone: +91-(0)44-24520886/4057/1844 • Fax: +91-(0)44-24524859  
E-mail: admin@kalakshetra.in • Website: www.kalakshetra.in



Handwritten notes in blue ink: "15/5/12" and "17/5/12"

Handwritten number "152" circled in black ink





**Karunaker K. Menon** I.R.A.S.  
Deputy Director, Kalakshetra Foundation  
Telefax: 044-43016548 • Mobile: +91 87 544 86548  
E-mail: dd@kalakshetra.in

13

To

May 15, 2012

The Chief Engineer (SZ) I,  
CPWD,  
Rajaji Bhawan,  
Besant Nagar,  
Chennai 600 090.

Sir,

Sub: Nomination of a technical officer – Kalakshetra Foundation - Serving in the Works Committee – Reg

- Ref: 1. Our letter KF/Civil Works/2011-2012 dated 3<sup>rd</sup> April 2012.  
2. Letter No. 33/7/2006/ADMN/163536 Dated 04/07-05-2012 from O/o ADG (SR).

Further to this office letter KF/Civil Works/2011-2012 dated 3<sup>rd</sup> April 2012 and CPWD office letter no. 33/7/2006/ADMN/163536 Dated 04/07-05-2012 from O/o ADG (SR) Rajaji bhawan Chennai, it is requested that the list of Superintending Engineers and Executive Engineers (Retired) who are interested to serve the Works Committee of Kalakshetra Foundation may kindly be forwarded to us at the earliest to enable the organization to carry out the various civil works by adopting the guidelines and the procedure.

Thanking you,

Yours faithfully,

Director I/c

Lord  
A. Ramiah  
17/5/12

Tiruvanniyur, Chennai 600 041, India  
Phone: +91-(0)44-24520886/4057/1844 • Fax: +91-(0)44-24524859  
E-mail: admin@kalakshetra.in • Website: www.kalakshetra.in



133

154

## BIO – DATA

- 1) Name : N.Veerappan
- 2) Address : New No: 24 1<sup>st</sup> floor 5<sup>th</sup> main road, Kasthuribai Nagar, Adyar, Chennai-20  
Contact No: 9444053466 & 044-24405223
- 3) D.O.B : 19-03-1945
- 4) Qualification : I) B.E(Electrical Engineering)  
II) Member of Institution of Engineers  
III) Fellow of Institution Valuers  
IV) Accredited Energy Auditor
- 5) Service Details : a) Worked as Superintending Engineer(E) in CPWD in the grade of Deputy Secretary to Government of India  
  
b) Total 35 years service in CPWD in various capacities as Superintending Engineer, Executive Engineer & Assistant Engineer out of which 26 years in Class I service  
  
Some Sample Works(Electrical & Mechanical including lift , Air conditioning , fire fighting, campus development works, etc)  
  
I) Executed many projects like Rajaji Bhavan, Chennai, Income Tax Office and Central Excise Buildings at Chennai, Thiruvananthapuram, Kochi, Guwahati,  
  
II) Executed Projects for Central Reserve Police Force, Border Security Force & Central Industrial Security Force  
  
III) Project for Lalit Kala Academy
- 6) Presently many works in Government under takings are Inspected and certified by me.

  
N.Veerappan

Superintending Engineer(E) (Retd.)

Place: Chennai

Date : 23-05-2012

154



GOVERNMENT OF INDIA  
CENTRAL PUBLIC WORKS DEPARTMENT  
OFFICE OF THE CHIEF ENGINEER (E)(SR)  
3<sup>rd</sup> FLOOR, "G" WING, RAJAJI BHAVAN  
BESANT NAGAR, CHENNAI - 600 090.  
Phone no. 2490 0884/2490 1248/2490 1249/2490 3016



155

No. 23(4)/2012/CE(E)SR/

Dated . /05/12.

78 MAY 2012

To,

The Director,  
Kalashetra Foundation,  
Thiruvannamiyur,  
Chennai -41.

Sub: Nomination of Superintending Engineer(E)Retired. - reg.

Ref: Letter no.KF/Civil Works/2011-12 Dated 03/04/2012.

Kindly refer to the subject cited above. One representation received from Sh.N.Veerappan SE(E)Retired is forwarded herewith with due recommendations for consideration please. Sh.N.Veerappan is having lot of field and planning experience and many of E&M works of CPWD were executed by him in Kalashetra campus when he was Executive Engineer(E).

Encl: As above..

(B.S.Reddy)  
Superintending Engineer (E)(P&A)  
O/o CE(E)SR, CPWD, Chennai -90.

ofc.

Copy to: 1) ADG(SR), CPWD, Chennai-90 for information with reference to the letter no.33/7/2006/ADMN/1635-37 Dated 7/05/2012.

(B.S.Reddy)

ISSUED  
DATE 7/5/12

155

156

N.Veerappan,  
New no.24, 1st Floor,  
Vth Main Road,  
Kasturibai Nagar, Adyar,  
Chennai-20.  
Ph.24405223/9444053466.  
Dated.17/5/2012.

To,

The Director,,  
Kalashetra Foundation,  
Thiruvanmiyur,  
Chennaiu – 600 041.

Sir,

Sub: Nomination of Superintending Engineer(E)Retd. – reg.

Ref: Director's letter no.KF/Civil Works/2011-12 Dated 3<sup>rd</sup> April 2012.

With reference to the above, I request you to consider my name for serving in the works committee of Kalashetra.

I have served in CPWD from November 1969 to March 2005 in various capacities and retired on superannuation as Superintending Engineer (E)(Planning) in the grade of Deputy Secretary to the Government of India.

Thanking you in anticipation,

Yours faithfully,

*N. Veerappan*

(N.Veerappan)  
Executive Engineer(E)(P)

156

157

N.Veerappan,  
New no.24, 1st Floor,  
Vth Main Road,  
Kasturibai Nagar, Adyar,  
Chennai-20.  
Ph.24405223/9444053466.  
Dated.17/5/2012.

To,

The Director,,  
Kalashetra Foundation,  
Thiruvanmiyur,  
Chennaiu – 600 041.

Sir,

Sub: Nomination of Superintending Engineer(E)Retd. – reg.

Ref: Director's letter no.KF/Civil Works/2011-12 Dated 3<sup>rd</sup> April 2012.

With reference to the above, I request you to consider my name for serving in the works committee of Kalashetra.

I have served in CPWD from November 1969 to March 2005 in various capacities and retired on superannuation as Superintending Engineer (E)(Planning) in the grade of Deputy Secretary to the Government of India.

Thanking you in anticipation,

Yours faithfully,



(N.Veerappan)  
Executive Engineer(E)(P)

He came on 24 & 25/5/2012  
to his office and met him  
and L.A.A.

157



KALAKSHETRA  
FOUNDATION

No.: 1835

DATE: 24/5/12



GOVERNMENT OF INDIA  
CENTRAL PUBLIC WORKS DEPARTMENT  
OFFICE OF THE CHIEF ENGINEER (E)(SR)  
3<sup>rd</sup> FLOOR, "G" WING, RAJAJI BHAVAN  
BESANT NAGAR, CHENNAI - 600 090.  
Phone no. 2490 0884/2490 1248/2490 1249/2490 3016

Received on

Dt. 22/5/12

158



No. 23(4)/2012/CE(E)SR/

1740-41

Dated . /05/12.

18 MAY 2012

To,

The Director,  
Kalashetra Foundation,  
Thiruvanmiyur,  
Chennai -41.

Sub: Nomination of Superintending Engineer(E)Retired. - reg.

Ref: Letter no.KF/Civil Works/2011-12 Dated 03/04/2012.

Kindly refer to the subject cited above. One representation received from Sh.N.Veerappan SE(E)Retired is forwarded herewith with due recommendations for consideration please. Sh.N.Veerappan is having lot of field and planning experience and many of E&M works of CPWD were executed by him in Kalashetra campus when he was Executive Engineer(E).

Encl: As above.

B.S.Reddy

(B.S.Reddy)  
Superintending Engineer (E)(P&A)  
O/o CE(E)SR, CPWD, Chennai -90.

Copy to: 1) ADG(SR), CPWD, Chennai-90 for information with reference to the letter no.33/7/2006/ADMN/1635-37 Dated 7/05/2012.

(B.S.Reddy)

158

REGISTERED WITH ACK. DUE

प्राप्ति स्वीकृति (रसीद) ACKNOWLEDGEMENT

\* एक रजिस्ट्री पत्र/पोस्टकार्ड/पैकेट/पार्सल प्राप्त हुआ

\* Registered Letter/Postcard/Packet/Parcel

पाने वाले के नाम  
Addressed to (Name)

Mr. Ravi Nallakamban Architect  
Centre for Architectural, Research  
and Design, # 10A, First Street,  
Dhanalakshmi Colony, Adapalathi  
Chennai-600026.

† बीमा का मूल्य (रुपयों में)  
† Insured for Rupees

वितरण की तारीख / Date of delivery 20

\* अनावश्यक को काट दिया जाए।

\* Score out the matter not required

† केवल बीमा वस्तुओं के लिए।  
† For Insured articles only.

पाने वाले के हस्ताक्षर/Signature of addressee

EO  
16/5/12

आर.पी.-54  
R.P.-54

REGISTERED WITH ACK. DUE  
भारतीय डाक विभाग  
DEPARTMENT OF POSTS, INDIA

भारतीय डाक

India Post

प्रेषक डाकघर  
की नाम मोहर  
Name stamp of  
office of posting

RT 01417531 6 IN

तारीख-मोहर

भेजने वाले  
का पता  
Sender's  
Address

KALAKSHETRA FOUNDATION  
THIRUVANMIYUR,  
CHENNAI-600 041

Date Stamp

पिन/PIN

MGIPCBE

159



C:\2009-2010\V.Admin\2. Engineering\i.Plan\d.Sound systems\koothambalam.doc

January 21, 2010

Sub: Koothambalam – Sound systems – Architect service charges - Expenditure – Approval of – reg.

In connection with, the proposal of upgrading the sound system in the Koothambalam and other related works, M/s.CARD – Architect Mr.Ravi Nilakantan was nominated for the above project as recommended by the Works committee.

Accordingly, M/s.CARD has entered the terms / conditions and services with the Kalakshetra Foundation and approved by the works committee.

As per the service contract, an amount of Rs. 75,000/- has to be paid as Retainer – On appoint/ Signing of Agreement /Acceptance of offer – **Vide Page 3 / service contract**

Submitted for approval, for releasing the payment of Rs. 75000/- to M/s.CARD after deducting the TDS.

*[Handwritten signature]*

*[Red checkmark]*

J. Namethu  
AO 2/1/110  
fa

*[Handwritten signature]*  
CAO

*[Handwritten signature]*  
25/1  
DIRECTOR

160



# CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

03  
09.02.2010

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
**Chennai – 600041.**

A0/20  
11/3

Dear Smt. Leela Samson,

Herewith I am enclosing our bill.  
We will appreciate your attention.  
Regards,  
Ravi Nilakantan.

## BILL

Project : "Koothambalam" - Additions and alterations  
Sub : Professional Bill - Architectural services

Professional fee (claimed now)	Rs. 5, 00,000.00
Add : Service tax + Edu.cess 10.3%	Rs. 51,500.00
	-----
	Rs. 5, 51,500.00
Less : TDS @ 10.0%	(-) Rs. 55,150.00
	-----
Total	4, 96,350.00
	-----

( Rupees Four Lakh Ninety Six Thousand Three hundred and Fifty only)

Thanking you,  
For Centre for Architectural R & D,

*Ravi Nilakantan*

Ravi Nilakantan.  
Pan No. AABPR9227M  
Service tax No : AABPR9227M ST001

161

# Kalakshetra FOUNDATION

C:\2009-2010\V.Admin\2. Engineering\i.Plan\Architect - Nilakantan\Services of Architect.doc

March 19, 2010

Sub: Upgradation of Koothambalam civil and auxiliary works – Consultant Architect  
Service charges – Part payment -Expenditure – Approval of – reg.

Ref: works committee approval dated 19, January 2010.

In connection with, the proposal of upgradation of civil, auxiliary works and sound system in the Koothambalam and other related works, M/s.CARD – Architect Mr.Ravi Nilakantan was nominated for the above project as recommended by the Works committee.

Accordingly, M/s.CARD has entered the terms / conditions and services with the Kalakshetra Foundation and approved by the works committee.

As per the service contract, an amount of Rs. 75,000/- was paid as Retainer – On appoint/ Signing of Agreement /Acceptance of offer – **Vide Page 3 / service contract. This amount will be adjusted after completion of the project in the final bill.**

The details of the proposals to be carried out in the koothambalam, was presented by the consulting Architect (placed below) in this office and discussed. Based on which, the consulting Architect has now submitted the profession fee as part payment.

Vide claim dated 09.03.2010

Professional fee	...	5,00,000.00
Service tax + education cess 10.3%	..	51,500.00 +
		-----
		5,51,500.00
Deductions 10% TDS on 5.515 lakh =	55,150.00	(-)
<del>10% TDS on retainer 75000</del>	<del>7,500.00</del>	<del>(-)</del>
	-----	-----
		<del>62,650.00 -</del>

Payable

~~4,88,850.00~~  
4,96,350 - 4,96,350/-

Submitted for approval, for releasing the payment of Rs. ~~4,88,850/-~~ to M/s.CARD after deducting the TDS towards professional fees as part payment for the above project.

*[Signature]*  
EO

*[Signature]*  
20/3/10  
AO  
fa

CAO

*[Signature]*  
DIRECTOR 20/3

162

52

*Handwritten signature*

केनरा बैंक  Canara Bank

तिरुवनमियुर, चेन्नई - 600041  
Thiruvanmiyur, Chennai - 600041

CBS BRANCH बचत | SB

दिनांक Date 22/03/2016

Pay *m/s. Centre for Architectural Research & Design*

या धारक को or Bear

रुपये Rupees *Four lacs ninety six thousand  
three hundred and fifty only* अदा करें

₹. Rs. *4,96,350/-*

SWEEP IN / SWEEP OUT  
FACILITY A/C

or KALAKSHETRA FOUNDATION

*S. Ramachandran*  
Authorized Signatory

खा सं. A/c No. **2649101001719**

2009 MSHAK

IFSC: CNRB002649

⑈ 318750⑈ 600015078⑈

10

*Handwritten signature in circle*

O/C



C:\ 2009-2010\V.Admin\2. Engineering\i.Plan\ Services of Architect.doc	March 22, 2010
------------------------------------------------------------------------	----------------

Sri.Ravi Nilakantan,  
 Centre for Architectural Research and Design,  
 # 10 A, First Street,  
 Dhanlakshmi colony,  
 Vadapalani,  
 Chennai 600 026.

Sir,

Sub: Up gradation of Koothambalam - civil and auxiliary works – Services of Architect – Professional fee – Release of part payment – Reg.

Ref: Contract Agreement between Kalakshetra foundation and M/s.CARD  
 Your claim dated 09.02/03.2010 for Rs.4,96,350/- *5,100,000 / -*

The Director, Kalakshetra Foundation is pleased to release the payment of Rs. 4,96,350/-(Rupees four lakh ninety six thousand three hundred and fifty only) for the above project in the Kalakshetra campus, being a part payment after deducting the TDS adding service tax as applicable, vide cheque NO.318750 dated 22.03.2010 in favour of M/s.Centre for Architectural Research and Design for Rs.4,96,350/-

Kindly acknowledge and receipt of the same

Yours faithfully,

Leela Samson  
 Director

✓ ✓

169

*AS*

*Amblu AD*

*CAD*

*CP 22/3 DIRECTOR*

56

# CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

30.08.2010

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
**Chennai – 600041.**

Dear Smt. Leela Samson,  
Herewith I am enclosing our bill.  
We will appreciate your attention.  
Regards,  
Ravi Nilakantan.

### BILL

Project : "Koothambalam" - Additions and alterations  
Sub : Professional Bill - Architectural services  
Ref : D:\2009-2010\IV.Director\2.official\civilworks committee.doc  
dt:11th sep 2009.

Project cost (tender)		Rs. 2,19,00,000.00
Additional work (roof boards-anutone)		Rs. 55,50,000.00
<b>Total (civil works)</b>		<b>Rs. 2,74,50,000.00</b>
Fee claim allowable 70%		
<b>Professional fee (@7.5% on Rs. 1.92c)</b>		<b>Rs. 14,41,125.00</b>
Received	(-)	Rs. 5,00,000.00
<b>Payable</b>		<b>Rs. 9,41,125.00</b>
Add : Service tax + Edu.cess 10.3%		Rs. 96,935.88
		-----
		<b>Rs. 10,38,060.88</b>
Less : TDS @ 10.0%	(-)	Rs. 1,03,806.10
		-----
<b>Total</b>		<b>9,34,254.80</b>
		-----

( Rupees Nine Lakh Thirty Four thousand Two hundred and Fifty Four and nd paise Eighty only)

Thanking you,  
For Centre for Architectural R & D,

*Ravi Nilakantan*

Ravi Nilakantan.  
Pan No. AABPR9227M  
Service tax No : AABPR9227M ST001

*20/9*

*165*

	9,41,125.00
Add service tax + Education cess 10.3%	96,935.88
	-----
	10,38,068.88
Less TDS @ 10%	1,03,806.10 (-)
	-----
Payable now	9,34,254.80

934262.88

Submitted for approval, for releasing the payment of Rs. 9, 34,254.80/- to M/s.CARD after deducting the TDS towards professional fees as part payment for the above project.



  
 J. Kamech  
 AO 9/9/10  
 dr

  
 CAO

  
 DIRECTOR 13/9



166

65



C:\ 2009-2010\V.Admin\2. Engineering\i.Plan\Architect - Nilakantan\Services of Architect.doc	September 4, 2010
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Sub: Up gradation of Koothambalam civil and auxiliary works – Consultant Architect  
 Service charges – Part payment -Expenditure – Approval of – reg.

Ref: works committee approval dated 19, January 2010. P - 28

In connection with, the proposal of up gradation of civil, auxiliary works sound system, lighting system and other infra structure work for the Koothambalam, M/s.CARD – Architect Mr.Ravi Nilakantan was nominated for the above project as recommended by the Works Committee.

Accordingly, M/s.CARD has entered the terms / conditions and services with the Kalakshetra Foundation, comprehensive Architectural services followed the Council of Architecture – Professional Documentation and approved by the works committee.

As per the service contract, an amount of Rs. 75,000/- was paid as Retainer – On appointment / Signing of Agreement /Acceptance of offer – **Vide Page 3 / service contract. This amount will be adjusted after completion of the project in the final bill.** | P-51

The total value of work awarded for execution is Rs. 2,74,50,000/- ( Main work – Rs.2,19,00,000 and subsequently awarded the work of roof board is Rs.55,50,000)

Further, the clarification was sent that the certification for completion of 20% of work may please be sent urgently through Email for further processing to the consultant Architect. | P- 60

A email reply was received from the consultant that please refer M/s.Chennai Engineers bill ( copy of the certification of bill forwarded to this office is enclosed) | P-61-63

The Consulting Architect has now submitted the profession fee payable at this stage, referring the service contract page 4 (Page No.46) for effecting payment to the Architect and details.

Vide claim dated 30.08.2010, Project cost tender and additional work (roof boards) – P- 56

	2,74,50,000.00
Fee claim allowable	14,41,125.00
Already paid	5,00,000.00 (-)
	-----
	9,41,125.00

..... 2

*(167)*

# CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN

ARCHITECTURE O LANDSCAPE O INTERIORS

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
**Chennai - 600041.**

19.10.2010.

*Handwritten notes:*  
M/A/C/20/10/20  
A/22/10

Dear Smt. Leela Samson,  
Herewith I am enclosing our bill.  
We will appreciate your attention.  
Regards,  
Ravi Nilakantan.

## BILL - 3rd & part

Project : "Koothambalam" - Additions and alterations  
Sub : Professional Bill - Architectural services  
Ref : D:\2009-2010\IV.Director\2.official\civilworks committee.doc  
dt:11th sep 2009.

### Project cost

Civil tender	Rs. 2,19,00,000.00
Civil -roof boards-anutone) Additional work	Rs. 55,50,000.00
HVAC tender	Rs. 1,18,00,000.00
Electrical tender	Rs. 49,08,773.00
<b>Total</b>	<b>Rs. 4,41,58,773.00</b>

Fee claim allowable 65% on (A) -  
**Professional fee** (@7.5% on Rs. 2.87c)

Received (-) Rs. 14,41,125.00

Payable Rs. 7,11,615.20  
Add : Service tax + Edu.cess 10.3% Rs. 73,296.35

Rs. 7,84,911.55

Less : TDS @ 10.0% (-) Rs. 78,491.15

**Total** 7,06,420.40

*Handwritten notes:*  
an per original work order  
Cost of Advance 2239947  
3271752  
551169  
OK

( Rupees Seven Lakh Six thousand Four hundred and Twenty and paise.Forty only)

Thanking you,  
For Centre for Architectural R & D,

*Handwritten signature:* Ravi Nilakantan

Ravi Nilakantan.  
Pan No. AABPR9227M  
Service tax No : AABPR9227M ST001

*Handwritten number:* 168



B/f- Rs. 21,50,873.00

Payment made to M/s.CARD details

1 <sup>st</sup> and part payment	5,00,000 ✓	
2 <sup>nd</sup> and part payment	9,41,125 ✓	
	-----	14,41,125.00 (-) ✓
Payable		7,09,748.00 ✓
Add service tax		73,104.00 ✓ (+)
		-----
Total		7,82,852.00 ✓ (C)
Less TDS @ 10 % on (C)		78,285.00 ✓ (-)
		-----
Payable		7,04,567.00 ✓

— Page 52/thru.  
— Page 64/thru.

Submitted for approval, for releasing the payment of Rs. 7,04,567.00/- to M/s.CARD after deducting the TDS towards professional fees as 3<sup>rd</sup> and <sup>last</sup> payment for the above project.

*[Signature]*  
EO

*[Signature]*  
AO 27/10/10

*[Signature]*  
AO

✓  
*[Signature]*  
DIRECTOR 29/10

(169)

# Kalakshetra FOUNDATION

C:\ 2009-2010\V.Admin\2. Engineering\i.Plan\Architect - Nilakantan\Services of Architect.doc	October 27, 2010
----------------------------------------------------------------------------------------------	------------------

Sub: Up gradation of Koothambalam civil and auxiliary works – Consultant Architect Service charges – Third and Part payment -Expenditure – Approval of – reg.

Ref: works committee approval dated 19, January 2010. P – 28  
M/s.CARD bill – 3<sup>rd</sup> and part dated 19.10.2010 P - 70

In connection with, the proposal of up gradation of civil, auxiliary works, Heating, ventilation and air conditioning work, Electrical installation at koothambalam M/s.CARD – Architect Mr.Ravi Nilakantan was nominated for the above project as recommended by the Works Committee and also the addition works like the sound system, stage lighting system and other infra structure works co-ordination works under his consultation.

Accordingly, M/s.CARD has entered the terms / conditions and services with the Kalakshetra Foundation, comprehensive Architectural services followed the Council of Architecture – Professional Documentation and approved by the works committee.

As per the service contract, an amount of Rs. 75,000/- was <sup>already</sup> paid as Retainer – On appointment / Signing of Agreement /Acceptance of offer – **Vide Page 3 / service contract. This amount will be adjusted after completion of the project in the final bill.**

1947/c

The total value of work awarded for execution to the contractor is,

1. Total civil work		2, 19, 00,000 ✓	
2. Civil roof board work			
Material cost	22, 39,947		} —————→ As per original work order issued.
Fixing cost	32, 71,750		
	-----	55, 11,697	
3. HVAC work		1,18, 00,000	
4. Electrical installation work		49, 08,773	
<b>Total</b>		<b>4, 41,20,470</b> --- (A)	

The Consulting Architect has now submitted the profession fee payable at this stage, referring the service contract page 4 (Page No.46) for effecting payment to the Architect and details.

Fee claim allowable 65% on (A)	= 2, 86, 78,306	→ 1947/c (B)
Professional fee( @ 7.5% on (B)	Rs. 21,50,873.00	→ 1957/c

.....2

170

Professional fee @ 7.5% on 3.326 crore	24,94,614.00	
Deduct - Paid so far	21,52,740.00	
Balance payable now		3,41,874.00
Add Service tax + Education cess 10.3%	+	35,213.00
Total		3,77,087.00
Less TDS 10%	-	37,709.00
Payable now		3,39,378.00

The following works are addendum to original tendered cost for which legal opinion is separately to be obtained <sup>on receipt of the same further action to be taken.</sup>

Has to be set for!

sl.No	Project cost	cost in Rs	Actual cost in Rs.
1.	Excess over tender(excess operation items)	34,00,000.00	33,98,192.10
2	Additional works ( New works)	85,00,000.00	85,53,420.00
3	Auditorium lighting	75,00,000.00	75,00,000.00

Submitted for approval, for releasing the payment of Rs. 3, 41,874.00/- to M/s.CARD after deducting the TDS towards professional fees as 4th and payment for the above project.

S.No	Fees payable	Deductions	Gross amount
1	In this bill value		3,41,874.00
2	Service tax 10.3%		35,213.00 +
3	Income tax 10%		37,709.00 -
	Nett payable		3,39,378.00

J. Ramch  
AO 21/9/11

CAO 9/11/11

Deputy Director

DIRECTOR *(Signature)*

171

# CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
**Chennai – 600041.**

19/9/2011

19.10.2011.

Handwritten notes and signatures: "19/9/2011", "19.10.2011.", "19/10/2011", "CP 22/9", "50 year"

KALAKSHETRA  
FOUNDATION  
No. : 1015  
DATE : 22/9/11

Dear Smt. Leela Samson,  
Herewith I am enclosing our bill.  
We will appreciate your attention.  
Regards,  
Ravi Nilakantan.

### BILL – 4th & part

Project : "Koothambalam" - Additions and alterations  
Sub : Professional Bill - Architectural services  
Ref : D:\2009-2010\IV.Director\2.official\civilworks committee.doc  
dt:11th sep 2009.

#### Project cost

Civil tender	Rs. 2,19,00,000.00	✓	2,19,09,505
Civil -roof boards-anutone) Additional work	Rs. 55,50,000.00	✓	(32,71,750 + 22,39,947)
Excess over tender	Rs. 34,00,000.00	✓	32,98,192 (55,11,697)
Additional works	Rs. 85,00,000.00	✓	85,53,020
HVAC tender	Rs. 1,18,00,000.00	✓	1,18,00,000
Floor cooling	Rs. 13,00,000.00	✓	12,91,089.00
Electrical works	Rs. 49,08,773.00	✓	
Stage lighting	Rs. 57,44,000.00	✓	
Auditorium lighting	Rs. 75,00,000.00	✓	
<b>Total</b>	<b>Rs. 7,06,02,773.00</b>		
Fee claim allowable 65%			
Professional fee (@7.5% on Rs. 4.59c)	Rs. 34,42,500.00		
Received	(-) Rs. 21,52,740.00		
Payable	Rs. 12,89,760.00		
Add : Service tax + Edu.cess 10.3%	Rs. 1,32,845.30		
	<b>Rs. 14,22,605.30</b>		
Less : TDS @ 10.0%	(-) Rs. 1,42,260.50		
<b>Total</b>	<b>Rs. 12,80,344.75</b>		

( Rupees Twelve Lakh Eighty thousand Three hundred and Forty Four and paise Seventy five only)

Thanking you,  
For Centre for Architectural R & D,

*Ravi Nilakantan*  
Ravi Nilakantan.

172

## Details of expenditure incurred as on 14.06.2012

S.No	Name of the consultants	Nature of work	Tendered cost	Name of the contractor	Amount paid till date
1	M/s.CARD /Chennai - Consulting Architect	Clerks of works for co-ordinating with M/s.CARD for Koothambalam work			
2	Shri.Ravi Niilakantan	Additions, alterations and Civil work at Koothambalam	2,19,09,505.00	M/s.Chennai Engineers /Kolathur /chennai	2,06,87,337.00
3		Roof anutone insulation board fixing work at Koothambalam		M/s.Chennai Engineers /Kolathur /chennai	29,89,848.00
4		Supply of Anutone board for above works	55,11,697.00	M/sAnutone Acoustics ltd / Chennai	26,67,293.00
Total			2,74,21,202.00		2,63,44,478.00
5	HVAC work	Up gradation of Heating, Ventilation and Air Conditioning work(HVAC) at Koothambalam	1,18,00,000.00	M/s.Unimech Engineers/Chennai	70,42,775.00
6		Slab cooling work at Koothambalam	12,97,450.00	M/s.Caauvery Agro Agencies / chennai	7,48,793.00
Total			1,30,97,450.00		77,91,568.00
7	Electrical work	Electrical Installation work at Koothambalam	49,08,773.00	M/s.Kevin Electricals/Chennai	14,05,142.00
Total			49,08,773.00		14,05,142.00
			4,54,27,425.00		3,55,41,188.00
8		progress of work completed			78%
9	Fees claim allowable	80%	4,54,27,425.00	3,63,41,940.00	as per clause 4. schedule of payment - stage 6 b - iii. on completion of 60% of the work
10	Professional fee @ 7.5% on 3,63,41,940.00	7.5%	3,63,41,940.00	27,25,645.50	as per clause 5.1.4 At stage 5 to 6 b : accepted tender cost.
a		Already paid		24,94,614.00	
b		Payable now		2,31,031.50	
c		Add service tax + education cess	12.36%	28555.49	
d					
e		Payable		2,59,586.99	

Sl.No	Project cost	Tendered cost in Rs	In this bill value in Rs.
1	Civil tender (works)	2,19,09,505.00	
2	Civil works - Roof boards+ Anutone	55,11,697.00	
3	HVAC tender (works)	1,18,00,000.00	
4	Floor cooling (Slab cooling)	12,97,449.40	
5	Electrical works	49,08,773.00	
	<b>Total</b>	<b>4,54,27,425.00</b>	
	Fee claim allowable 80%	3,63,41,940.00	
	Professional fee @ 7.5% on 3.634	27,25,646.00	
	Deduct - Paid so far	24,94,614.00	Page 79
	Balance payable now		2,31,032.00
	Add Service tax + Education cess 12.3%	+	28,556.00
	<b>Total</b>		<b>2,59,588.00</b>
	Less TDS 10%	-	25,959.00
	Payable now		<b>2,33,629.00</b>

If approved we may release the payment of Rs. 2, 33,629.00/- to M/s.CARD after deducting the TDS towards professional fees as 4th and payment for the above project.

S.No	Fees payable	Deductions	Gross amount
1	In this bill value		2,31,032.00
2	Service tax 12.3%		28,556.00 +
3	Income tax 10%		25,959.00 -
Nett payable			2,33,629.00

J. Nam...  
AO 16/6/12

EO  
16/6/12

CAO 16/6/12

Deputy Director / Director i/c

*[Handwritten signature]*

174

# kalakshetra

F O U N D A T I O N

C:\ 2009-2010\V.Admin\2. Engineering\i.Plan\Architect -Nilakantan\Services of Architect.doc	June 15, 2012
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Sub: Up gradation of Koothambalam civil and auxiliary works – Consultant Architect  
Service charges – 4th and Part payment -Expenditure – Approval of – reg.

Ref: i) Works Committee approval dated 19, January 2010.	P – 28
ii) M/s.CARD bill – 3 <sup>rd</sup> and part, dated 19.10.2010	P – 69
iii) M/s.CARD bill – 4th and part, dated 19.09.2011	P – 78

In connection with, the proposal of up gradation of civil, auxiliary works, Heating, ventilation and air conditioning work, Electrical installation at koothambalam M/s.CARD – Architect Mr. Ravi Nilakantan was nominated for the above project as recommended by the Works Committee and also the addition works like the sound system, stage lighting system and other infra structure works co-ordination works under his consultation.

Accordingly, M/s.CARD has entered the terms / conditions and services with the Kalakshetra Foundation, comprehensive Architectural services followed the Council of Architecture – Professional Documentation and approved by the works committee.

As per the service contract, an amount of Rs. 75,000/- was paid as Retainer – On appointment / Signing of Agreement / Acceptance of offer – **Vide Page 3 / service contract. This amount will be adjusted after completion of the project in the final bill.**

The payment of Architect fees to be effected based on the accepted tender cost as per the clause 5.1.4 at stage 5 to 6 b accepted tender cost which worked out the Architecture fees the actual tender cost is alone taken as detailed below. Based on the progress of the work completed 60% of project as per the enclosed expenditure at folio 107, and the conditions in the clause in under stage 6 b sub dn iii, we may consider his claim for 80% of the total fees payable less payment made as per clause covered in Stage 6 a.



*Handwritten signature and initials in blue ink.*

कार्यालय प्रधान महालेखाकार (सिविल लेखापरीक्षा)  
तमिलनाडु एवं पुदुचेरी  
लेखा परीक्षा भवन  
361, अण्णा सालै, तेनामपेट, चेन्नै - 600 018.

**OFFICE OF THE PRINCIPAL  
ACCOUNTANT GENERAL (CIVIL AUDIT)**

Tamil Nadu & Puducherry,  
"LEKHA PARIKSHA BHAVAN"  
361, Anna Salai, Teynampet, Chennai - 600 018.

Received on

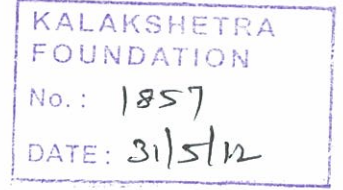
No. Admn.II/Deptn/2012-13/

No. :  
29

Dated: 28.05.2012

Dt. 30/5/12....

To  
The Director,  
Kalakshetra Foundation,  
Tiruvanmiyur,  
Chennai- 600 041.



Madam,

Sub: Nomination of a Finance Officer to serve in the Works Committee.

Ref: KF/Civil Works/2011-12 dated 03.04.2012

\*\*\*\*\*

I am to invite a referene to the letter cited on the subject wherein it has been requested to nominate an Officer of the Grade of Deputy Secretary to the Government of India or above to service in the Works Committee.

In this connection, I am to inform that nomination of Officers in the cadre of Group 'A' are being made by the Office of the Comptroller and Auditor General of India. Hence, I am to request you to address the Assistant Comptroller and Auditor General(N), O/o the Comptroller and Auditor General of India, 9, Deendayal Upadhyaya Marg, New Delhi – 110 124 to nominate a suitable Officer for the assignment.

Yours faithfully,

*C. Nedun...*  
Senior Deputy Accountant General(Admn)

*28/5/12*

*176*

दूरभाष / Phone : 2431 6400  
तार / Telegram : "AUDITONE" Chennai

फैक्स / Fax : 044 - 2433 0012  
तार / E-mail : pagciviltnp@bsnl.in





*Handwritten signature and initials*

कार्यालय प्रधान महालेखाकार (सिविल लेखापरीक्षा)  
तमिलनाडु एवं पुदुचेरी  
लेखा परीक्षा भवन  
361, अण्णा सालै, तेनामपेट, चेन्नै - 600 018.

**OFFICE OF THE PRINCIPAL  
ACCOUNTANT GENERAL (CIVIL AUDIT)**

Tamil Nadu & Puducherry,  
"LEKHA PARIKSHA BHAVAN"  
361, Anna Salai, Teynampet, Chennai - 600 018.

Received on

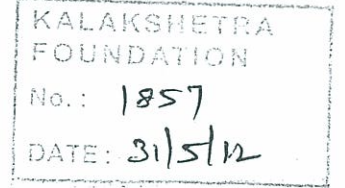
No. Admn.II/Deptn/2012-13/  
29

No.:

Dated: 28.05.2012

Dt. 30/5/12

To  
The Director,  
Kalakshetra Foundation,  
Tiruvanmiyur,  
Chennai- 600 041.



Madam,

Sub: Nomination of a Finance Officer to serve in the Works Committee.

Ref: KF/Civil Works/2011-12 dated 03.04.2012

\*\*\*\*\*

I am to invite a referene to the letter cited on the subject wherein it has been requested to nominate an Officer of the Grade of Deputy Secretary to the Government of India or above to service in the Works Committee.

In this connection, I am to inform that nomination of Officers in the cadre of Group 'A' are being made by the Office of the Comptroller and Auditor General of India. Hence, I am to request you to address the Assistant Comptroller and Auditor General(N), O/o the Comptroller and Auditor General of India, 9, Deendayal Upadhyaya Marg, New Delhi - 110 124 to nominate a suitable Officer for the assignment.

Yours faithfully,

*C. N. N. N.*  
Senior Deputy Accountant General(Admn)

*28/5/12*



दूरभाष / Phone : 2431 6400  
तार / Telegram : "AUDITONE" Chennai

फैक्स / Fax : 044 - 2433 0012  
तार / E-mail : pagciviltnp@bsnl.in



*[Handwritten signature]*

कार्यालय प्रधान महालेखाकार (सिविल लेखापरीक्षा)  
तमिलनाडु एवं पुदुचेरी  
लेखा परीक्षा भवन  
361, अण्णा सालै, तेनामपेट, चेन्नै - 600 018.

**OFFICE OF THE PRINCIPAL  
ACCOUNTANT GENERAL (CIVIL AUDIT)**

Tamil Nadu & Puducherry,  
"LEKHA PARIKSHA BHAVAN"  
361, Anna Salai, Teynampet, Chennai - 600 018.

Received on

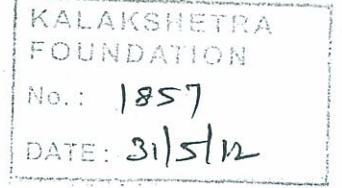
No. Admn.II/Deptn/2012-13/ 29

No. :

Dated: 28.05.2012

Dt. 30/5/12

To  
The Director,  
Kalakshetra Foundation,  
Tiruvanmiyur,  
Chennai- 600 041.



Madam,

Sub: Nomination of a Finance Officer to serve in the Works Committee.

Ref: KF/Civil Works/2011-12 dated 03.04.2012

\*\*\*\*\*

I am to invite a referene to the letter cited on the subject wherein it has been requested to nominate an Officer of the Grade of Deputy Secretary to the Government of India or above to service in the Works Committee.

In this connection, I am to inform that nomination of Officers in the cadre of Group 'A' are being made by the Office of the Comptroller and Auditor General of India. Hence, I am to request you to address the Assistant Comptroller and Auditor General(N), O/o the Comptroller and Auditor General of India, 9, Deendayal Upadhyaya Marg, New Delhi – 110 124 to nominate a suitable Officer for the assignment.

Yours faithfully,

*[Handwritten signature]*  
Senior Deputy Accountant General(Admn)

*[Handwritten date]*

*[Handwritten number 178 in a circle]*

दूरभाष / Phone : 2431 6400  
तार / Telegram : "AUDITONE" Chennai


फैक्स / Fax : 044 - 2433 0012  
तार / E-mail : pagciviltnp@bsnl.in

**Subhead: II DEVELOPMENT OF SITE**

EST/33

SL.N O.	DESCRIPTION	QTY	RATE	UNIT	AMT.	REMARKS
2.1.	Levelling	500	10.95	Sqm	5475	5.1
2.2	Internal roads and paths	500	33.95	Sqm	16975	5.2
2.3	Sewer	500	24.45	Sqm	12225	5.3
2.4	<b>FILTER WATER SUPPLY</b>					5.4
2.4.1	Distribution lines 100mm dia and below	500	17.90	Sqm	8950	5.4.1
2.4.2	Unfiltered water supply/distribution lines	500	10.20	Sqm	5100	5.4.3
2.5	Storm water drains	500	29.20	Sqm	14600	5.5
2.6	Horticulture operations	500	18.25	Sqm	9125	5.6
	<b>TOTAL</b>				72450	
	Add towards Cost Index for Chennai as on 1.6.02 over plinth area rate 1992 on all items				66654	
	<b>TOTAL</b>				139104	

  
Assistant Engineer(P)  
CCC.I, CPWD, Chennai-6.

  
Executive Engineer (P)  
CCC.I, CPWD, Chennai-6.

~~179~~ 179

SL.NO	DESCRIPTION	QTY	RATE	UNIT	AMOUNT	REMARKS
10	Extra for ceramic tiled flooring at toilet	17 sqm	375	sqm	6375	Market rate
11	Extra for teak wood fully panelled doors with frame and teak wood windows & ventilators		Lumpsum		15000	
12	Internal electrical installations	12.50	670725	100	83841	DPAR 1992 item No.3.3
13	Internal water supply and sanitary installations	15.00	670725	100	100609	DPAR 1992 item No.3.1
14	External services					
14.1	Civil	3.75	670725	100	25152	DPAR 1992 item No.3.2
14.2	Electrical	1.25	670725	100	8384	DPAR 1992 item No.3.2
			TOTAL		1318137	
	Add towards diff. In CI over DPAR items ie 192/100 on 1.1, 2, 3,5,12,13,14.1&14.2 ie on Rs.955106/-				878698	
					2196835	

*S. Jayachandran*  
ASSISTANT ENGINEER(P)  
CHENNAI CENTRAL CIRCLE I  
CPWD, CHENNAI-6

*[Signature]*  
EXECUTIVE ENGINEER(P)  
CHENNAI CENTRAL CIRCLE I  
CPWD, CHENNAI-6

180

**NAME OF WORK: CONSTRUCTION OF GUEST HOUSE, KALAKSHETRA  
FOUNDATION, CHENNAI.**

**SUB HEAD: BUILDING PORTION**

SL.NO	DESCRIPTION	QTY	RATE	UNIT	AMOUNT	REMARKS
1	Load bearing construction with floor height of 2.90 metres.					DPAR 1992
1.1	Single storeyed (sloped roof)	271 sqm	2300	sqm	623300	2.2.1
2	Extra height of 0.70 metres over normal height 0.70 x 75.00/0.30	271 sqm	175	sqm	47425	2.5.1
3	Extra for deeper foundation over a normal depth of 1.20 metres 0.60 x 90.00/0.30	271 sqm	180	sqm	48780	2.5.3
4	Extra for filling with in basement with quarry dust	103 cum	189.50	cum	19519	Market rate
5	Extra for Anti termite treatment	271 sqm	65	sqm	17615	2.5.9
6	Extra for painting with weather coat paint in place of water proofing cement paint.	625 sqm	28	sqm	17500	Market rate
7	Extra for Grano flooring with smooth finishing (floor area)	160 sqm	1598	sqm	255680	Market rate
8	Extra for laying mangalore tiles over RCC roof.	262 sqm	172.50	sqm	45195	Market rate
9	Extra for laying ridge pattern tiles	30 metres	125.40	metres	3762	Market rate

(181)

11P


**GENERAL ABSTRACT**


Sl.No.	Description	Works outlay	Contingencies
1.	Building Portion i/c Internal water supply, sanitary & electrical installations.	Rs.21,96,835/-	Rs.1,09,842/-
2.	Development of site	Rs. 1,39,104/-	Rs. 6,955/-
	<b>TOTAL</b>	<b>Rs.23,35,939/-</b>	<b>Rs. 1,16,797/-</b>


**GRANT TOTAL**

**Rs.24,52,736/-**

**Say Rs.24,52,700/-**

  
Assistant Engineer(P)  
CCC.I, CPWD, Chennai-6

  
Executive Engineer (P)  
CCC.I, CPWD, Chennai-6.

  
SUPERINTENDING ENGINEER  
CCC.I, CPWD, CHENNAI-6.

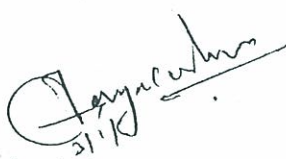
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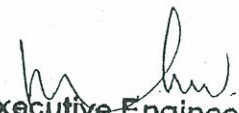
(82)

## BRIEF SPECIFICATION

NAME OF WORK : CONSTRUCTION OF VIP GUEST HOUSE, KALAKSHETRA  
FOUNDATION CHENNAI.

- 1. GENERAL:** The building shall be RCC load bearing structure (Ground floor) with sloped roof with decorative mangalore tiles finishing. Brick masonry and provision for Anti termite treatment
- 2. Foundation & plinth:** Spread footing with RR masonry.
- 3. Superstructure:** Brick masonry /Cement mortar, The continuous lintels lofts have been provided wherever necessary.
- 4. Doors:** Second class Teak wood frames with flush door shutters as requested by the Client.
- 5. Windows:** Second class Teak wood frames with frosted glass shjutters.
- 6. Floor:** Grano tiles flooring for all area except toilet, which shall have ceramic tiles flooring and dado.
- 7. Roofing:** Roofing shall be RCC sloped slab and finished with Decorative Mangalore tiles.
- 8. Finishing:** Inside all walls with plastic emulsion paint . Outside walls with water proofing paint.
- 9. Internal water supply Sanitary installation and Electrical Installation:**  
With superior quality of fittings and shall be provided as per CPWD specifications and as per local bye-laws.
- 10. Internal Electrical Installations :** provision has been given.
- 11. Development of site:** Levelling, Internal roads & paths, Sewer, Filtered water supply, Unfiltered water supply, storm water drain and Horticulture operation.

  
Assistant Engineer(P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.

  
Executive Engineer (P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.

183

COST: Rs.24,52,700/-(W.O) i/c 5 % contingencies.

RATE: DPAR 1992 enhances towards Cost Index as on 6/2002 for Chennai have been adopted and DSR 97 plus hypothecated CI and LMR

Method : By Contract after call of tenders.

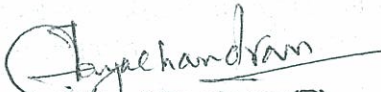
LAND: Available.

TIME: 3 months for planning and 6 months for execution

T & P.: No special T&P is necessary.

W.C Establishment : Shall be met out of 5% contingencies.

SPECIFICATION : As per CPWD specification 1996 vol. I to VI with upto date correction Slip.

  
Assistant Engineer(P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.

  
Executive Engineer (P)  
Chennai Central Circle I ennai-06.  
C.P.W..D, Chennai-06.

Kalakshetra Foundation

Preliminary Estimate of Rs 24,52,700/-  
approved for construction of VIP Guest House

  
(S. Rajaram)

Director,  
DIRECTOR  
KALAKSHETRA FOUNDATION  
TIRUVANMIYUR, CHENNAI-600 044

184



**GOVERNMENT OF INDIA**  
**CENTRAL PUBLIC WORKS DEPARTMENT**

State: Tamil Nadu.

BRANCH: B & R

NAME OF WORK : CONSTRUCTION OF VIP GUEST HOUSE, KALAKSHETRA  
FOUNDATION. CHENNAI.

Major Head: }  
Minor Head: } Deposit work  
Detailed Head: }

This Preliminary Estimate framed by Shri M. Arumugam, Executive Engineer(P), Chennai Central Circle I, C.P.W.D., Chennai – 600 006 of the probable cost of Rs.24,52,700/-(W.O) i/c 5 % contingencies

**REPORT**

**HISTORY:** This Preliminary Estimate amounting to Rs.24,52,700/-(W.O) i/c 5 % contingencies has been prepared to cover the probable cost of the above mentioned work and for obtaining Administrative Approval and Expenditure Sanction from the Competent authority. No Departmental charge is added in view of the Kalakshetra Foundation is fully funded by Govt. of India.

This estimate has been prepared on the requisition received from the Deputy Director , Kalakshetra Foundation vide letter No. 23-14/2000-01/02 /KF dt 20-12-02 and as per the Drg. approved by Deputy Director , Kalakshetra Foundation, Chennai.

**Design and Scope :** This PE has been prepared based on the drawing issued by the the Kalakshetra Foundation and provides for construction of Guest House at Kalakshetra Foundations including internal, external services, etc.

This estimates provides for the construction of ground floor with RCC sloped roof with decorative Mangalore tiles finishing .The building shall be load bearing structure with deeper foundation o 1.80 metre.

Development of site is also included in this estimate.

(185)



THE CLIENT I / II / III  
CE (SZ) I, CH-90.  
SE(E), CCEC, CH.  
SA(SZ) I CH-90.  
EE / CCD.  
EE(E)  
DB  
FILE

भारत सरकार  
**GOVERNMENT OF INDIA**

केन्द्रीय लोक निर्माण विभाग  
Central Public Works Department

प्रारंभिक अनुमान  
**PRELIMINARY ESTIMATE**

कार्य का नाम

Name of Work

4% VIP GUEST HOUSE FOR

KALAKSHETRA FOUNDATION,

CHENNAI - 41.

कार्य परिव्यय

Works Outlay Rs.

24,52,700/- (INCLUDING 5%.

CONTINGENCIES)

विभागीय खर्च रु.

Departmental Charges Rs. \_\_\_\_\_

चेन्नै केन्द्रीय परिमंडल I  
Chennai Central Circle I

26, हैडोस रोड, चेन्नै - 600 006.

26, Haddows Road, Shastri Bhawan, Chennai-600 006.

186

187

**Subhead: II DEVELOPMENT OF SITE**

EST/33

SL.N O.	DESCRIPTION	QTY	RATE	UNIT	AMT.	REMARKS
2.1.	Levelling	500	10.95	Sqm	5475	5.1
2.2	Internal roads and paths	500	33.95	Sqm	16975	5.2
2.3	Sewer	500	24.45	Sqm	12225	5.3
2.4	<b>FILTER WATER SUPPLY</b>					5.4
2.4.1	Distribution lines 100mm dia and below	500	17.90	Sqm	8950	5.4.1
2.4.2	Unfiltered water supply/distribution lines	500	10.20	Sqm	5100	5.4.3
2.5	Storm water drains	500	29.20	Sqm	14600	5.5
2.6	Horticulture operations	500	18.25	Sqm	9125	5.6
	<b>TOTAL</b>				72450	
	Add towards Cost Index for Chennai as on 1.6.02 over plinth area rate 1992 on all items				66654	
	<b>TOTAL</b>				139104	

  
Assistant Engineer(P)  
CCC.I, CPWD, Chennai-6.

  
Executive Engineer (P)  
CCC.I, CPWD, Chennai-6.

188

SL.NO	DESCRIPTION	QTY	RATE	UNIT	AMOUNT	REMARKS
10	Extra for ceramic tiled flooring at toilet	17 sqm	375	sqm	6375	Market rate
11	Extra for teak wood fully panelled doors with frame and teak wood windows & ventilators		Lumpsum		15000	
12	Internal electrical installations	12.50	670725	100	83841	DPAR 1992 item No.3.3
13	Internal water supply and sanitary installations	15.00	670725	100	100609	DPAR 1992 item No.3.1
14	External services					
14.1	Civil	3.75	670725	100	25152	DPAR 1992 item No.3.2
14.2	Electrical	1.25	670725	100	8384	DPAR 1992 item No.3.2
			TOTAL		1318137	
	Add towards diff. In CI over DPAR items ie 192/100 on 1.1, 2, 3,5,12,13,14.1&14.2 ie on Rs.955106/-				878698	
					2196835	

*G. Jayachandran*  
 ASSISTANT ENGINEER(P)  
 CHENNAI CENTRAL CIRCLE I  
 CPWD, CHENNAI-6

*M. S. Srinivasan*  
 EXECUTIVE ENGINEER(P)  
 CHENNAI CENTRAL CIRCLE I  
 CPWD, CHENNAI-6

189

**NAME OF WORK: CONSTRUCTION OF GUEST HOUSE, KALAKSHETRA  
FOUNDATION, CHENNAI.**

**SUB HEAD: BUILDING PORTION**

SL.NO	DESCRIPTION	QTY	RATE	UNIT	AMOUNT	REMARKS
1	Load bearing construction with floor height of 2.90 metres.					DPAR 1992
1.1	Single storeyed (sloped roof)	271 sqm	2300	sqm	623300	2.2.1
2	Extra height of 0.70 metres over normal height 0.70 x 75.00/0.30	271 sqm	175	sqm	47425	2.5.1
3	Extra for deeper foundation over a normal depth of 1.20 metres 0.60 x 90.00/0.30	271 sqm	180	sqm	48780	2.5.3
4	Extra for filling with in basement with quarry dust	103 cum	189.50	cum	19519	Market rate
5	Extra for Anti termite treatment	271 sqm	65	sqm	17615	2.5.9
6	Extra for painting with weather coat paint in place of water proofing cement paint.	625 sqm	28	sqm	17500	Market rate
7	Extra for Grano flooring with smooth finshing (floor area)	160 sqm	1598	sqm	255680	Market rate
8	Extra for laying mangalore tiles over RCC roof.	262 sqm	172.50	sqm	45195	Market rate
9	Extra for laying ridge pattern tiles	30 metres	125.40	metres	3762	Market rate

190

191

**GENERAL ABSTRACT**

Sl.No.	Description	Works outlay	Contingencies
1.	Building Portion i/c Internal water supply, sanitary & electrical installations.	Rs.21,96,835/-	Rs.1,09,842/-
2.	Development of site	Rs. 1,39,104/-	Rs. 6,955/-
	<b>TOTAL</b>	<b>Rs.23,35,939/-</b>	<b>Rs. 1,16,797/-</b>

**GRANT TOTAL**

**Rs.24,52,736/-**

**Say Rs.24,52,700/-**

  
Assistant Engineer (P)  
CCC.I, CPWD, Chennai-6

  
Executive Engineer (P)  
CCC.I, CPWD, Chennai-6.

  
SUPERINTENDING ENGINEER  
CCC.I, CPWD, CHENNAI-6.

191

182

## BRIEF SPECIFICATION


NAME OF WORK : CONSTRUCTION OF VIP GUEST HOUSE, KALAKSHETRA  
FOUNDATION CHENNAI.

- 1. GENERAL:** The building shall be RCC load bearing structure (Ground floor) with sloped roof with decorative mangalore tiles finishing. Brick masonry and provision for Anti termite treatment
- 2. Foundation & plinth:** Spread footing with RR masonry.
- 3. Superstructure:** Brick masonry /Cement mortar, The continuous lintels lofts have been provided wherever necessary.
- 4. Doors:** Second class Teak wood frames with flush door shutters as requested by the Client.
- 5. Windows:** Second class Teak wood frames with frosted glass shjutters.
- 6. Floor:** Grano tiles flooring for all area except toilet, which shall have ceramic tiles flooring and dado.
- 7. Roofing:** Roofing shall be RCC sloped slab and finished with Decorative Mangalore tiles.
- 8. Finishing:** Inside all walls with plastic emulsion paint . Outside walls with water proofing paint.
- 9. Internal water supply Sanitary installation and Electrical Installation:**  
With superior quality of fittings and shall be provided as per CPWD specifications and as per local bye-laws.
- 10. Internal Electrical Installations :** provision has been given.
- 11. Development of site:** Levelling, Internal roads & paths, Sewer, Filtered water supply, Unfiltered water supply, storm water drain and Horticulture operation.

  
31/K

Assistant Engineer(P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.

192

  
Executive Engineer (P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.



**COST:** Rs.24,52,700/-(W.O) i/c 5 % contingencies.

**RATE:** DPAR 1992 enhances towards Cost Index as on 6/2002 for Chennai have been adopted and DSR 97 plus hypothecated CI and LMR

**Method :** By Contract after call of tenders.

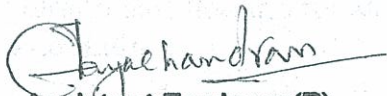
**LAND:** Available.


**TIME:** 3 months for planning and 6 months for execution

**T & P.:** No special T&P is necessary.

**W.C Establishment :** Shall be met out of 5% contingencies.

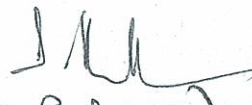
**SPECIFICATION :** As per CPWD specification 1996 vol. I to VI with upto date correction Slip.

  
Assistant Engineer(P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.

  
Executive Engineer (P)  
Chennai Central Circle Iennai-06.  
C.P.W..D, Chennai-06.

Kalakshetra Foundation

Preliminary Estimate of Rs 24,52,700/-  
approved for construction of VIP Guest House

  
(S. Rajaram)

Director,  
DIRECTOR

KALAKSHETRA FOUNDATION  
TIRUVANMIYUR, CHENNAI-600 041

(193)

**GOVERNMENT OF INDIA**  
**CENTRAL PUBLIC WORKS DEPARTMENT**

State: Tamil Nadu.

BRANCH: B & R

NAME OF WORK : CONSTRUCTION OF VIP GUEST HOUSE, KALAKSHETRA  
FOUNDATION. CHENNAI.

Major Head: }  
Minor Head: } Deposit work  
Detailed Head: }

This Preliminary Estimate framed by Shri M. Arumugam, Executive Engineer(P), Chennai Central Circle I, C.P.W.D., Chennai – 600 006 of the probable cost of Rs.24,52,700/-(W.O) i/c 5 % contingencies

**REPORT**

**HISTORY:** This Preliminary Estimate amounting to Rs.24,52,700/-(W.O)as i/c 5 % contingencies has been prepared to cover the probable cost of the above mentioned work and for obtaining Administrative Approval and Expenditure Sanction from the Competent authority. No Departmental charge is added in view of the Kalakshetra Foundation is fully funded by Govt. of India.

This estimate has been prepared on the requisition received from the Deputy Director , Kalakshetra Foundation vide letter No. 23-14/2000-01/02 /KF dt 20-12-02 and as per the Drg. approved by Deputy Director , Kalakshetra Foundation, Chennai.

**Design and Scope :** This PE has been prepared based on the drawing issued by the the Kalakshetra Foundation and provides for construction of Guest House at Kalakshetra Foundations including internal, external services,etc.

This estimates provides for the construction of ground floor with RCC sloped roof with decorative Mangalore tiles finishing .The building shall be load bearing structure with deeper foundation o 1.80 metre.

Development of site is also included in this estimate.

194



THE CLIENT I / II / III  
CE (SZ) I, CH-90.  
SE(E), CCEC, CH.  
SA(SZ)I CH-90.  
EE / CCD.  
EE(E)  
DB  
FILE

भारत सरकार  
**GOVERNMENT OF INDIA**

केन्द्रीय लोक निर्माण विभाग  
Central Public Works Department

प्रारंभिक अनुमान  
**PRELIMINARY ESTIMATE**

कार्य का नाम  
Name of Work १० VIP GUEST HOUSE FOR  
KALAKSHETRA FOUNDATION,  
CHENNAI - 41.

कार्य परिव्यय  
Works Outlay Rs. 24,52,700/- (INCLUDING 5% CONTINGENCIES)

विभागीय खर्च रु.  
Departmental Charges Rs. \_\_\_\_\_

चेन्नै केन्द्रीय परिमंडल I  
Chennai Central Circle I

26, हैडोस रोड, चेन्नै - 600 006.

195

(Signature)

XXI. SPECIFICATIONS

1. The work shall be executed strictly in accordance with the C.P.W.D. Specifications for works duly corrected up to the date of this contract and as otherwise instructed by the Architects.

1. Wherever any reference is made to I.S. in the Specifications, it shall be taken as reference to the latest additions with all amendments issued thereto.

Note:- In the event of any variation between the C.P.W.D. Specifications and that in Indian Standards, the former shall take the precedence over the later.

2. GENERAL

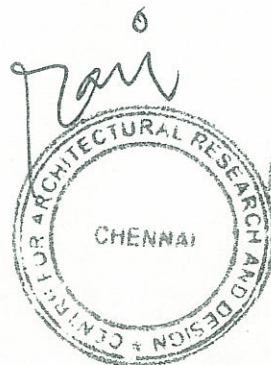
All materials and articles shall be of the best quality in accordance with the Specifications and shall be subject to the approval of the Architect. The samples as approved shall be kept in the custody of Architect till the completion of works.

3. Loading, carriage, unloading and staking shall be done carefully to avoid loss or damage to materials.
4. Water shall be clear and free from injurious quantities of deleterious materials such as oil, acids, alkali's, salts and vegetable growth. Generally potable water shall be used
5. All cement concrete shall be machine mixed and vibrated.

*Leela Sawastri*



196



FOR CHENNAI ENGINEERS

*[Signature]*  
Proprietor.

~~196~~

XIII. ALTERATIONS, ADDITIONS AND OMISSIONS

- (1) No alteration, omission or variation shall vitiate this contract but in case the Architect thinks proper at any time during the progress of the works to make any alterations in or additions to or omission from the works or any alterations in the kind or quality of material to be used therein and shall give notice thereof in writing under his hand to the contractor, the contractor shall alter, add to or omit from, as the case may be, in accordance with such notice but the contractor shall not do any work extra to or make any alterations or additions to or omissions from the works or any deviation from any of the previous consent in writing of the Architect and the value of such extras, alterations, additions or omissions shall, in all cases, be determined by the Architect in accordance with the provisions of the Clause 17 thereof, and the same shall be added to or deducted from the contract amount accordingly.
- (2) The schedule of quantities unless otherwise stated shall be deemed to have been prepared in accordance with the Standard Method of Measurement of Works as per IS:1200 - latest edition (Part-I to XXV) and as adopted by C.P.W.D.
- (3) Any error in description or in quantity or omissions of items from the Schedule of Quantities shall not vitiate this contract but shall be rectified and the value thereof ascertained under clause 17 hereto shall be added to or deducted from the contract amount (as the case may be) provided that there shall be no rectification or errors in the contractor's Schedule of rates.
- (4) The contractor shall be deemed to have satisfied himself before tendering as the corrections and sufficiency of his tender for the works and or the rates stated in the Schedule of Quantities and/or the Schedule of Rates and Prices which rates and prices shall cover all the obligations under the contract and all matters and things necessary for the proper completion of the work. The rates quoted by the contractor shall include the entire cost including that of material, labour, tools and plants, insurance, fuel, all royalties, rents, taxes including sales-tax, octroi or subsequently imposed by the Government/local Government/Administration and his profits. No extra claims whatsoever shall be admissible at any time.
- (5) The Owner and Architects are at liberty to delete, increase, decrease and amend any of the quantities and items given in the schedule of quantities. The contractor is bound by the rates quoted by him for the schedule of quantities and items. No extra payment will be entertained on account of change in quantities or reduction or increase, deletion of items and quantities in the scope of work.



For CHENNAI ENGINEERS

Proprietor.

Page 31 of 53

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of rates should also be prepared with CPWD basis of rates ie DSR (Delhi Schedule of Rates only), whereas the rate adopted <sup>by you for making to</sup> for market rate for preliminary estimate for the tune of Rs. 3.63, 94,599/- <sup>is the market rate</sup>

Without adhering the CPWD format for preparation of preliminary estimate, the approval from the works committee will not be possible. <sup>The delay in sub preparation preliminary estimate as per CPWD specification will cause delay</sup>

You are requested to submit the preliminary estimate as per the format followed by the CPWD (The format had already given)

Regarding pending payments  
.....  
.....  
.....  
.....

Please treat this matter as MOST URGENT

Yours faithfully,

Babeeta Narang  
Chief Accounts Officer

DRAFT

Shri.Ravi Nilakantan

July 17, 2012


August 1, 2012

Shri.Ravi Nilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

Sir,

Sub: Koothambalam project – calling for Preparation and submission of Preliminary Estimate for new works  
Pending award– Reg.

Ref:

- i) Meeting held on 9.07.2012.
- ii) Our letter dated July 17, 2012
- iii) Your letter dated July 25, 2012.

*I am to write a*  
This has reference to the letter cited in sl.iii) above, we ~~bring to your notice for the following:~~ *to and to say*

Kalakshetra Foundation is an autonomous institution under Ministry of Culture, Government of India ~~and~~ the same was communicated to you by the Works Committee. Hence, all requirements with regard to civil and other works preparation should be complied with works contract, contract management as contemplated in the GFR (General Financial Rules and CPWD manual as stipulated by the Government of India. The same was pointed out the by recent audit and objected that not following the procedure adopted in the CPWD.

*for this*  
However, we already given the relevant portions of Works contract, Contract management as contemplated in the GFR (General Financial Rules and CPWD Manual for your perusal and the preliminary estimate may kindly be prepared in the above line as assured by you in the above said meeting at the earliest so that the same may be placed before the works committee for necessary approval. In addition to that the copy of preliminary estimate prepared by the CPWD had also enclosed for your perusal. The CPWD specification hard copies were given as requested, rate analysis of CPWD and other information are also available in the internet as specified in our letter.

*met*  
The preliminary estimate submitted by you *in the format* with regard to award pending works(Civil) for the tune of Rs. 3.63,94,599/-to this office on July 25, 2012. ~~The format of preliminary estimate~~ is not as per the CPWD pattern and does not contain the following details – Report of the preliminary estimate which includes History, Design and scope of work, Basis of rate (this should be followed Delhi Plinth Area Rate (DPAR) and Delhi Schedule of Rate (DSR) plus hypothecated cost of Indices (CI) and local market rate (LMR), Method of calling of tender, time, Land, Tools and plants (T&P). The above information should be taken as mandatory in the preliminary estimate.

*from this clause XXI of*  
As per the ~~contract clause XXI~~ *entered with you* under Specification that the work should be executed strictly in accordance with the CPWD Specification, ~~for the works duly corrected up to the date of this contract.~~ Further the basis

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and CPWD manual as stipulated by the Government of India. The same was pointed out the by recent audit and objected and not following the procedure adopted in the CPWD.

Further, we already given the relevant portions of Works contract, Contract management as contemplated in the GFR (General Financial Rules and CPWD Manual for your perusal and the preliminary estimate may kindly be prepared in the above line as assured by you in the above said meeting at the earliest so that <sup>a</sup>the same may be placed before the works committee for necessary approval. In addition to that ~~the~~ copy of preliminary estimate prepared by the CPWD had also enclosed for your perusal. You would understand and agree that the estimates have not been held at our end. Without adhering the CPWD format for preparation of preliminary estimate, the approval from the works committee would not be possible.

Thus I request you to cooperate and submit the preliminary estimate as per the format followed by the CPWD (The format had already given) for award pending works. The delay caused by your in submitting the preliminary estimates for award pending works would result in getting further delay in approval of competent authority.

Further I would like to draw your kind attention that detailed estimate for committed works expenditure with regard to HVAC and Electrical installation have not been submitted by you to this office inspite of repeated requests from our end.

You will also agree that you have carried out excess operation of items, Non tender items ( Extra items), Deviation of items from the scope of work, executed quantity beyond limit of competent authority and also material variation in the scope of work <sup>and</sup> as the change in <sup>d. material</sup> goods specification without prior approval of the Works Committee or Finance concurrence. Such procedure <sup>in</sup> lapses will automatically leads to delay in payment and would amount to a situation of fait accompli which <sup>if the bills have been</sup> would the audit will surely not appreciate. Thus <sup>it is meant</sup> the bills are kept pending as the appropriate sanction and concurrences as mentioned above could not been accorded due to these lapses.

I would again reiterate that kindly ensure the speedy submission of the estimates in the prescribe proforma so that the work could be commenced at the earliest and details processed accordingly.

Please treat this matter as **MOST URGENT**

Yours faithfully,

Babeeta Narang  
Chief Accounts Officer

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Revised draft submitted for approval

please

for  
Deputy Director

Director.

August 1, 2012

Shri.Ravi Niilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

Sir,

Sub: Koothambalam project – calling for Preparation and submission of Preliminary Estimate for new works Pending award– Reg.

Ref:

- i) Meeting held on 9.07.2012.
- ii) Our letter dated July 17, 2012
- iii) Your letter dated July 25, 2012.

I am to invite a reference to the letter cited in sl.iii) above, and to say that the preliminary estimate submitted by you, with regard to award pending works(Civil) for the tune of Rs. 3.63,94,599/-to this office on July 25, 2012 is not as per the CPWD pattern and does not contain the following details – Report of the preliminary estimate which includes History, Design and scope of work, Basis of rate (this should be followed Delhi Plinth Area Rate (DPAR) and Delhi Schedule of Rate (DSR) plus hypothecated cost of Indices (CI) and local market rate (LMR), Method of calling of tender, time, Land, Tools and plants (T&P). The above information should be taken as mandatory in the preliminary estimate. You may be aware that the Governing Board had specifically instructed that estimate should have been drawn up and sanctioned before the works commenced. Further I am constrained to point out to you that you have mentioned a presentation of Budget in your letter whereas we required a preliminary estimate of the award pending works from your end that would make the auditorium functional with basic amenities.

As per the clause XXI of contract entered with you, the work should be executed strictly in accordance with the CPWD Specification. Further the basis of rates should also be prepared with CPWD basis of rates ie DSR (Delhi Schedule of Rates only), whereas the rate adopted by you for making preliminary estimate to the tune of Rs. 3.63, 94,599/-in the market rate.

Kalakshetra Foundation is an autonomous institution under Ministry of Culture, Government of India. Hence, all requirements with regard to civil and other works preparation should be complied with works contract, contract management as contemplated in the GFR (General Financial Rules

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Works kalakshetra &lt;works@kalakshetra.in&gt;

---

**Koothambalam - reg**


---

Works kalakshetra <works@kalakshetra.in>  
 To: ravi <card@vsnl.com>

Tue, Jun 19, 2012 at 12:29 PM

Sir,

In continuation of 4th and part bill towards Architect fees for the koothambalam work, the following amount has been credited in your account ( M/s.CARD) and the details are,

S.No	Fees payable	Deductions	Gross amount
1	In this bill value		2,31,032.00
2	Service tax 12.36%		28,556.00 +
3	Income tax 10%		25,959.00 -
Nett payable			2,33,629.00

Thanking you,

your faithfully

v.srinivasan



July 17, 2012

Shri.Ravi Niilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

Sir,

Sub: Koothambalam project – calling for Preparation and submission of Preliminary Estimate for new works  
Pending award– Reg.

Ref: Meeting held on 9.07.2012

With reference to the meeting held on 9.7.2012 in the kalakshetra Foundation regarding the koothambalam project for which preliminary estimate for the new works (pending award) are yet to be undertaken and the copy of the model of the preliminary estimate is also enclosed for your perusal.

We also enclose the relevant portions of Works contract, Contract management as contemplated in the GFR (General Financial Rules and CPWD Manual for your perusal and the preliminary estimate may kindly be prepared in the above line as assured by you in the above said meeting at the earliest so that the same may be placed before the works committee for necessary approval.

The specification, rate analysis of CPWD and other information are also available in the internet

Please treat this matter as MOST URGENT

Yours faithfully,

Babeeta Narang  
Chief Accounts Officer

Draft for approval please,

  
EO

  
AO

  
CAO

  
Deputy Director

  
Director



ॐ श्री ग.

Kalakshetra Foundation

July 17, 2012

Shri.Ravi Nilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

Sir,

Sub: Koothambalam project – calling for Preparation and submission of Preliminary Estimate for new works  
Pending award– Reg.

Ref: Meeting held on 9.07.2012

With reference to the meeting held on 9.7.2012 in the kalakshetra Foundation regarding the koothambalam project for which preliminary estimate for the new works - (pending award) are yet to be undertaken and the copy of the model of the preliminary estimate is also enclosed for your perusal.

We also enclose the relevant portions of Works contract, Contract management as contemplated in the GFR (General Financial Rules and CPWD Manual for your perusal and the preliminary estimate may kindly be prepared in the above line as assured by you in the above said meeting at the earliest so that the same may be placed before the works committee for necessary approval.

The specification, rate analysis of CPWD and other information are also available in the internet

Please treat this matter as MOST URGENT

Yours faithfully,

Babeeta Narang  
Chief Accounts Officer

Received on  
17/6/2012  
D. Ra. (Sujal)

Thiruvanniyur, Chennai 600 041, India  
Phone: +91-(0)44-24520836/4057/1844 • Fax: +91-(0)44-24524359  
E-mail: info@kalakshetra.in • Website: www.kalakshetra.in



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# Kalakshetra FOUNDATION

D:\2011-2012\ IV. Director/2.Official/Civil works committee..doc March 15, 2012

Office Note;

Sub: : Amendment & additional incorporation of period of contract to the offer letter dated 11<sup>th</sup> Sep. 2009 issued to M/s.CARD with regard to Architectural services for the works in Kalakshetra Foundation

Ref: Offer letter ref.D:2009-2010/IV.Director/2.Official/civil works committee.doc dated 11/9/2009

*Page 30 & 31*

A draft letter addressed to Mr.Ravi Nilakantan, Architect, M/s/CARD. regarding proposed amendment & additional incorporation of period of contract to the offer letter dated 11<sup>th</sup> Sep. 2009 with regard to Koothambalam work is kept herewith for kind perusal and approval before sending the same to Mr.P.T. Krishnan, Member, Civil Works Committee.

This office note is initiated on the basis of approval of Office note obtained on 24/2/2012 with respect to engagement of other consultant for other works in Kalakshetra Foundation.

*Separate file no placed before.*

*Mo*  
*[Signature]*  
E.O. *v. Ramani*  
AO 17/3/12

*Babul*  
17/3/12  
CAO

*[Signature]*  
Deputy Director

*[Signature]*  
Director

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March 14, 2012

Mr.Ravi Nilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

Sir,

Sub: Amendment & additional incorporation of period of contract to the offer letter dated 11<sup>th</sup> Sep. 2009 issued to M/s.CARD with regard to Architectural services for the works in Kalakshetra Foundation

Ref: Offer letter ref.D:2009-2010/IV.Director/2.Official/civil works committee.doc. dated 11/9/2009

This has reference to the offer letter cited above and would like to inform you that the following amendments in the said offer letter has been done after mutual consent with immediate effect.

1. The services of Architect covering the scope of work from Sl.No.I to IV in the said offer letter, dated 11/9/2009 may be amended and read as "Up gradation of Koothambalam" only. *Page 30/tno. 831*
2. Additionally, the following term is also be incorporated in the said offer letter dated 11/9/2009.

"The period of services / contract is valid up to 11<sup>th</sup> September, 2012".

All other terms and conditions of the said offer letter dated 11/9/2009 will remain the same.

The amendment and additional clause of period of contract as stated above are irrevocable and arrived at by mutual consent.

This letter may please be signed by you, confirming your acceptance of the terms and conditions and sent back to us for our record.

Yours sincerely,

*LP*  
 Leela Samson  
 Director

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**Correction Slip No. 1 to CPWD Specifications, 2009**

No. 37/SE(TAS) Specification - 2009/CS/323-E

Dated 23.11.2011

**Govt. of India  
(Technology Application and Standards Unit)  
CPWD, Nirman Bhawan, New Delhi**

<i>Existing</i>				<i>Modified</i>			
<i>Sl. No.</i>	<i>Page No.</i>	<i>Item No.</i>	<i>Description</i>	<i>Sl. No.</i>	<i>Page No.</i>	<i>Item No.</i>	<i>Description</i>
1	1031	23.16.1.1	The tree guard shall be 600 mm in diameter and 2 meter high above ground level and 25 cm in below ground level.	1	1031	23.16.1.1	The tree guard shall be circular in shape 60 cm in dia and 2 mtr. high, embedded in ground by 25 cm.
2.	1031	23.16.1.2	The tree guard shall be framed of 4 nos. 25 x 6 meter M.S. flat 2 meter long excluding displayed outward at lower and upto an extent 10 cm and 8 nos. 25 x 3 mm vertical M.S. Flat Rivetted to 3 Nos. 25 x 6 mm Flat iron rings in two halves, bolted together 8 mm dia and 30 mm long M.S. bolts and nuts. The entire tree guard shall be given two coats of synthetic enamel paint of approved brand and manufacturer of required shade over a priming coat of ready mixed steel primer of approved brand and manufacturer. The design of tree guards shall be shown in the drawings.	2.	1031	23.16.1.2	The tree guard shall be prepared with M.S. flats of 4 Nos., 25 x 6 mm., 2.25 meter long and 8 nos. 25 x 3 mm 2 meter long verticals M.S. flats and shall be rivetted to 3 nos., 25 x 6 mm M.S. flats rings in two halves. All the junction points of vertical M.S. flats shall be rivetted with circular rings. Two halves of tree guard shall be brought to the site where the plants are to be protected, fixed in position and bolted with 6 nos. of 8 mm dia 30 mm long bolts. All the members of tree guard shall be duly painted with two coats of synthetic enamel paint of approved brand and manufacturer over the under coat of primer. The extended four legs of the tree guard shall be suitably fixed to ground by making pits of suitable dia and depth upto 25 cm., refilling the pits with the soil and ramming in layers. The entire work shall be done as per the directions and to the satisfaction of the officer-in-charge.

This issues with the approval of Director General, CPWD.

sd/-  
Executive Engineer-I (TAS)

*Printed & Marketed by*  
**NABHI PUBLICATIONS**

Price : Rupees Two

N-101A, 2nd Floor, Munshi Ram Building, Connaught Circus, New Delhi-110001



## LIST OF BOOKS ON ENGINEERING & CPWD

### NEW RELEASES

- **ANALYSIS OF MEASUREMENTS for CIVIL WORKS, 2012** 1290  
Incorporating Mode of Measurement of various DSR items with reference to CPWD Specifications, 2009, and compared with method prescribed in IS 1200, Comparison of Units of Measurements and Payments adopted in IS 1200 and DSR, Measurement of Plinth, Carpet, Super Built-up and Slab Areas of Buildings alongwith Mensuration, Conversion Factors, Mathematical Signs, Standard Units of Weights for Building Materials, Parts and Components. The book explains the correct method of measuring a particular item using the detailed description for that item as prescribed in the Specifications/Tender Schedules. The essence of this book throughout has been to guide and facilitate the Quantity Surveyors, Billing Engineers and Civil Engineering Students in recording the measurements correctly and calculating the quantities accurately.  
Another speciality of this book is that it envisages to tackle the discrepancy in the use of units of measurements as recommended in IS1200 or CPWD Schedule of Rates for setting the claims of contractor under extra items as normally prescribed in the tender schedules. The book is expected to serve as the best guide for Quantity Surveyors, Billing Engineers, Contractors, Architects, Consultants and Site Engineers executing different types of constructions. This book will also be very much useful for the student community as it provides the practical method of measurement which is not taught to them in engineering colleges.
- **Manual of FIRE SAFETY IN BUILDINGS, 2011** (IBC Pub.) 350  
(Foreword & Recommended by CPWD)  
This Manual deals extensively with a number of aspects, including technical as well as practical aspects of fire safety in buildings. Starting with the basic information and architectural aspects on fire safety, the book proceeds to discuss structural fire protection, structural design, building services, fire protection systems, fire safety codes, fire safety evaluation and concludes with rehabilitation of fire damaged building.  
The Manual will be of immense use to the consultants and practicing professionals involved in the planning, design, execution and inspection of fire safety in buildings.
- **Compilation of ANALYSIS OF RATES AND ESTIMATION TECHNIQUES for CIVIL WORKS, 2010** (in 2 Vols.) 2490  
It provides analysis of rates for over 1100 main items and 1500 sub-items, including items on specialised constructions, such as use of mechanized construction techniques, earthquake resistant structures, rainwater harvesting systems, construction by slip forming and RCC water tanks, analysis for which is not available elsewhere including the CPWD publication. The analysis has been prepared with a practical approach after concerted market research and interaction with several experts in the field, considering modern trends of work and materials available, and further explained with illustrations on calculation of rates for typical and difficult items.
- **CPWD BOOKS** (Printed & Marketed by Nabhi) 2000
- **CPWD SPECIFICATIONS, 2009** (Vol. 1 & 2)
- **General Specifications for Electrical Works (Part III : LIFTS & ESCALATORS) 2003** (Bilingual Edn.) 275
- **General Specifications for Electrical Works (Part V : WET RISER & SPRINKLER SYSTEMS), 2006** 200

- **Compilation of Central Civil Services Leave Travel Concession Rules, 2010** 140
- **Handbook of Vigilance Procedure and Practice, 2010** 360
- **Sixth Pay Commission Acceptance Orders for Railway Employees, 2008** 150
- **Sixth Pay Commission Report, April 2008** 590
- **Book of GPF & Pension Forms** 120
- **Service Book** 110
- **TAXATION AND COMPANY**
- **Income tax Guidelines & Mini Ready Reckoner with Tax Planning 2011-12,** 270
- **अपराध गणनापत्र & Mini Ready Reckoner साथ में टैक्स प्लानिंग 2011-12, 2012-13** 270
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- **Duty Drawback, 2011-12 with New Drawback Rates w.e.f. 1.10.2011 with Suppl.** 700
- **Duty Entitlement Pass Book Scheme, 2010, September, 2010** 340
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(with eUCP 1.1 Version and Commentary)
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- **Directory of Funding and Other Helpful Agencies for NGOs, 2012** 490
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- **Handbook for NGOs, (in 2 Vols.), 2010 [Reprint with changes as per Finance Act, 2010]** 890
- **एन.जी.ओ. हेतुबुक, Reprint 2010** 430
- **Directory of Top NGOs in India, 2007** 490
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- **Commentary on Master Plan of Delhi 2021 alongwith Zonal Development Plans, 2009** 1390





- General Specifications for Electrical Works (Part VII : DG SETS), 2006 150
- SCHEDULE OF RATES (ELECTRICAL) (Part 2 : External) 2007 (English Edn.) 150
- NABHI COMPILATIONS ON CPWD
- Compilation of CPWD MAINTENANCE MANUAL alongwith up to date Circulars and Other Relevant Material, 2011 300  
Besides the original text of the Manual, the book incorporates upto date Circulars/Office Memoranda and lot of other relevant information, under relevant paragraphs of the manual
- Compilation of CPWD QUALITY ASSURANCE CIRCULARS, 2009 200  
The book provides text of Circulars since 1982 and upto date, with useful Editorial Notes, References and Cross-references
- CPW DEPARTMENTAL CODE, Rep. 2011 320  
(Approved Reference Book for Examination by Controller General of Accounts)
- CPW ACCOUNT CODE, Rep. 2011 390  
(Approved as Reference Book for Examination by Controller General of Accounts)
- Compilation of BOOK OF FORMS as referred to in CPWA Code, Reprint 2011 240  
(Approved as Reference Book for Examination by Controller General of Accounts)
- CONSTRUCTION & CIVIL ENGINEERING
- Practical Handbook on WATER SUPPLY ENGINEERING, 2011 340  
Incorporating Preliminary Planning & Feasibility Study, Engineering Design, Specifications & Tendering (DPR), Source of Water, Flow Measurement, Transmission, Aquatic Biology, Impurities and their Treatment, Distribution System, Water Testing, Pumping Station, Machinery & Equipments, Operation, Maintenance & Management of Water Works Alongwith Financial/Management, Forecasting & Water Billing and Specific Examples related to Design.
- Practical Handbook on BUILDING CONSTRUCTION, 2011, by M.K. Gupta 430  
It is a Ready Reckoner in the form of interesting Charts, Tables, Diagrams and Short Notes for all personnel engaged in building works. It is immensely useful for site engineers, site supervisors, contractors, architects, consultants, house and building owners.
- Practical Handbook on BUILDING MAINTENANCE - CIVIL WORKS 250  
INCLUDING HORTICULTURE, 2009 by M.K. Gupta  
A Ready Reckoner for day to day management and technical solutions of maintenance problems.
- Practical Handbook on BUILDING MAINTENANCE - ELECTRICAL & MECHANICAL WORKS, 2011 by M.K. Gupta 220
- MAKE YOUR HOUSE YOURSELF, 2010 by Er. S.C. Basu Roy 290  
It provides A to Z information on constructing a house including agreements with contractor/architect/engineer, building bye-laws, special requirements for various components of a house like toilet, kitchen, roof, doors, windows, etc., home loan, intricacies of agreement with builder/developer in case one goes for buying a ready-built house/flat, day to day maintenance and special repairs in house. The book written from a layman's point of view will be immensely useful for all prospective house owners.
- Practical Book on HOUSE DESIGNS, 2010 by A.K. Jain 395  
Illustrated with 150 Drawings and 30 Plans of Houses on Plots of Different Sizes Alongwith Intricate Details on Bedroom, Kitchen, Bathroom, Doors and Windows, Lighting, Furniture, etc.
- Practical Management of CIVIL ENGINEERING PROJECTS, 2009 by Er. S.C. Basu Roy 320  
The book incorporates basic principles of Management, Materials Management, Management of various types of Construction Works and Practical Problems, Management Tools, Critical Path Method, Resource Management, Construction Equipment Management, Financial & Accounts Management, Total Quality Management and Environment Management related to Civil Engineering Works.
- Handbook of MODERN TECHNOLOGY IN CIVIL ENGINEERING, 2008 by Er. S.C. Basu Roy 290  
It is a Ready Reckoner of Solutions for Problems related to Tendering, Safety, Quality Control, Private House Constructions, Upgradation of Technology in various fields including Solid Waste Management, Sewerage Works through Trenchless Technology, etc.

- Practical Handbook of ENERGY CONSERVATION IN BUILDINGS, 2008 (IBC Pub.) 200  
The book extensively deals with a number of aspects, both technical as well as practical, of energy conservation and management in buildings, starting with the correlation between climate and buildings, the book proceeds to discuss passive building design concepts, heating load and thermal insulation and energy savings.
- PRACTICAL PROBLEMS & SOLUTIONS IN CIVIL ENGINEERING WORKS, 2007 250  
by Er. S.C. Basu Roy  
It is a ready reckoner of solutions to day to day problems related to Building Construction, Services/Utilities in Buildings, High Rise/Intricate/Special Buildings, Special Repair/Rehabilitation Works, Fire Safety, Quality Control, Roads, Flyovers and Highways, Public Water Supply, Sewerage & Drainage System and Solid Waste Management.
- Dictionary of CIVIL ENGINEERING, 2010 by Er. M.K. Gupta 190  
The book provides simplified and understandable explanation to about 1900 terms commonly used in civil engineering field, illustrated with figures and diagrams.
- Practical Handbook on CONSTRUCTION MANAGEMENT, 2006 by Ramaswamy 220  
It covers aspects such as role of owner, architect, contractor, manpower materials and equipment planning, control through Bar Charts, Network, Contractor selection, tender documents, safety at construction sites and laws applicable to construction in India.
- VASTU SHASTRA : One Should Know, 2006 60
- ELECTRICAL ENGINEERING
- Compilation of ANALYSIS OF RATES - ELECTRICAL WORKS, 2009 790  
Analysis for about 500 items which are generally needed in electrical installations in the construction works have been prepared while taking care of the practical aspects, new techniques and developments in the field.
- Development of SMALL HYDRO ELECTRIC PROJECTS IN HILLY REGION, November 2009 by Er. Pura Tupe 950  
The books covers all aspects of Small Hydro Planning and Construction of Small Hydro Power Stations. Construction techniques have been supported with basic principles of Hydraulic and Structural Design. It also covers details on prevailing electricity policy and maintenance aspects.
- Dictionary of MECHANICAL ENGINEERING, 2007 by R.K. Jain 90  
The book provides explanation to various terms in mechanical engineering which can be easily grasped by a lay technical person alongwith SI units and conversion table.

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- Compendium of Orders under Central Government Health Scheme (CGHS), May 2011 640
- General Financial Rules, 2005 and Compendium of Rules on Advances to Govt. Servants, Reprint 2011 240  
(Approved as Reference Book for Examination by Controller General of Accounts)
- Compendium of Central Civil Services Conduct Rules, 2010 240
- Compilation of Central Civil Services Revised Pay Rules, 2008 alongwith Govt. Clarifications & Orders, 2010 140
- Compilation of Central Civil Services Leave Rules, 2010 170



XIII. ALTERATIONS, ADDITIONS AND OMISSIONS

- (1) No alteration, omission or variation shall vitiate this contract but in case the Architect thinks proper at any time during the progress of the works to make any alterations in or additions to or omission from the works or any alterations in the kind or quality of material to be used therein and shall give notice thereof in writing under his hand to the contractor, the contractor shall alter, add to or omit from, as the case may be, in accordance with such notice but the contractor shall not do any work extra to or make any alterations or additions to or omissions from the works or any deviation from any of the previous consent in writing of the Architect and the value of such extras, alterations, additions or omissions shall, in all cases, be determined by the Architect in accordance with the provisions of the Clause 17 thereof, and the same shall be added to or deducted from the contract amount accordingly.
- (2) The schedule of quantities unless otherwise stated shall be deemed to have been prepared in accordance with the Standard Method of Measurement of Works as per IS:1200 - latest edition (Part-I to XXV) and as adopted by C.P.W.D.
- (3) Any error in description or in quantity or omissions of items from the Schedule of Quantities shall not vitiate this contract but shall be rectified and the value thereof ascertained under clause 17 hereto shall be added to or deducted from the contract amount (as the case may be) provided that there shall be no rectification or errors in the contractor's Schedule of rates.
- (4) The contractor shall be deemed to have satisfied himself before tendering as the corrections and sufficiency of his tender for the works and or the rates stated in the Schedule of Quantities and/or the Schedule of Rates and Prices which rates and prices shall cover all the obligations under the contract and all matters and things necessary for the proper completion of the work. The rates quoted by the contractor shall include the entire cost including that of material, labour, tools and plants, insurance, fuel, all royalties, rents, taxes including sales-tax, octroi or subsequently imposed by the Government/local Government/Administration and his profits. No extra claims whatsoever shall be admissible at any time.
- (5) The Owner and Architects are at liberty to delete, increase, decrease and amend any of the quantities and items given in the schedule of quantities. The contractor is bound by the rates quoted by him for the schedule of quantities and items. No extra payment will be entertained on account of change in quantities or reduction or increase, deletion of items and quantities in the scope of work.

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XIII. ALTERATIONS, ADDITIONS AND OMISSIONS

- (1) No alteration, omission or variation shall vitiate this contract but in case the Architect thinks proper at any time during the progress of the works to make any alterations in or additions to or omission from the works or any alterations in the kind or quality of material to be used therein and shall give notice thereof in writing under his hand to the contractor, the contractor shall alter, add to or omit from, as the case may be, in accordance with such notice but the contractor shall not do any work extra to or make any alterations or additions to or omissions from the works or any deviation from any of the previous consent in writing of the Architect and the value of such extras, alterations, additions or omissions shall, in all cases, be determined by the Architect in accordance with the provisions of the Clause 17 thereof, and the same shall be added to or deducted from the contract amount accordingly.
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For CHENNAI ENGINEERS

211

XXI. SPECIFICATIONS

1. The work shall be executed strictly in accordance with the C.P.W.D. Specifications for works duly corrected up to the date of this contract and as otherwise instructed by the Architects.

1. Wherever any reference is made to I.S. in the Specifications, it shall be taken as reference to the latest additions with all amendments issued thereto.

Note:- In the event of any variation between the C.P.W.D. Specifications and that in Indian Standards, the former shall take the precedence over the later.

2. GENERAL

All materials and articles shall be of the best quality in accordance with the Specifications and shall be subject to the approval of the Architect. The samples as approved shall be kept in the custody of Architect till the completion of works.

3. Loading, carriage, unloading and staking shall be done carefully to avoid loss or damage to materials.

4. Water shall be clear and free from injurious quantities of deleterious materials such as oil, acids, alkali's, salts and vegetable growth. Generally potable water shall be used

5. All cement concrete shall be machine mixed and vibrated.

2/2

XXI. SPECIFICATIONS

1. The work shall be executed strictly in accordance with the C.P.W.D. Specifications for works duly corrected up to the date of this contract and as otherwise instructed by the Architects.

1. Wherever any reference is made to I.S. in the Specifications, it shall be taken as reference to the latest additions with all amendments issued thereto.

Note:- In the event of any variation between the C.P.W.D. Specifications and that in Indian Standards, the former shall take the precedence over the later.

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4. Water shall be clear and free from injurious quantities of deleterious materials such as oil, acids, alkali's, salts and vegetable growth. Generally potable water shall be used

5. All cement concrete shall be machine mixed and vibrated.

Received the following books on 21/7/2012.  
11:30 AM.

1. CPWD specifications - 2009 - vol. 1 }  
2. CPWD specifications - 2009 - vol - 2 } 2 books only.

D. Rao Rajguru

213

44 9753.



Works kalakshetra &lt;works@kalakshetra.in&gt;

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**Regarding preliminary estimate papers.**

---

j.ra.jayakumar jayaramanradhabai &lt;jrajayakumar27@gmail.com&gt;

Sat, Jul 21, 2012 at 9:35 AM

To: Works kalakshetra &lt;works@kalakshetra.in&gt;

Cc: "Babeeta.narang" &lt;Babeeta.narang@rediffmail.com&gt;, Card Chennai &lt;card.chennai@gmail.com&gt;

Dear Mr.Srinivasan,

I have received the following papers from your office on 17.07.2012.

- 1.Preliminary estimate request letter.
- 2.Fincial papers-2005.(GFR).
- 3.Preliminary estimate details-cpwd 2012

Note:The soft copy and hard copy of Cpwd specifications not yet received.

Ravi sir is insisting to get the detailed specifications of cpwd form your office to avoid unnecessary work delay.

Thanks & Regards,  
J.RA.Jayakumar.



Works kalakshetra &lt;works@kalakshetra.in&gt;

**Re: Regarding preliminary estimate papers.**

Works kalakshetra &lt;works@kalakshetra.in&gt;

Sat, Jul 21, 2012 at 11:21 AM

To: "j.ra.jayakumar jayaramanradhabai" &lt;jrajayakumar27@gmail.com&gt;

Dear J.Ra.j,

CPWD specification 2009 - volume 1 and volume - 2 booklets - hard copies available in the office. please collect it immediately.

However, this is for your information that the soft copy will available in the internet.

Please refer the clause page 44 of 53 of M/s.CARD that the works shall be executed in accordance with the CPWD specifications for the works and as otherwise specified.

Please feel free to contact, any details required for the preparation of preliminary estimates for the koothambalam ( new works - pending award).

Please recall that the statement details for the committed works HVAC, Electrical showing the details ( as format given by the kalakshetra ) may be arranged to submit to this office. this is pending and treat this most urgent.

v.srinivasan

On Sat, Jul 21, 2012 at 9:35 AM, j.ra.jayakumar jayaramanradhabai <jrajayakumar27@gmail.com> wrote:

Dear Mr.Srinivasan,

I have received the following papers from your office on 17.07.2012.

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Thanks & Regards,  
J.RA.Jayakumar.

CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN  
ARCHITECTURE O LANDSCAPE O INTERIOR  
# 10A, Dhanalakshmi Colony, 1st Street, Vadapalani, Chennai - 600 026. E-mail : card@vsnl.com



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Name of Work: Works around Koothambalam Theatre Complex,  
Kalakshetra Foundation, Chennai.

SUB HEAD: DEVELOPMENT OF SITE (WORKS AROUND KOOTHAMBALAM)-V						
SNo	Description	Qty	Rate	Unit	Amount	Remarks
V.A	<b>EXTERNAL LANDSCAPE-(D30)</b>					
	Total amount Rs.				28,36,584.00	
V.E	<b>TRADITIONAL HUMP ROOF</b>					
1	Traditional hump roof -North entrance	2.50	2,00,000.00	Cum	5,00,000.00	Market Rate
	Total amount Rs.				5,00,000.00	
V.F	<b>TOILET-VISITORS</b>					
1	Toilet-Visitors			L.S	28,00,000.00	
	Total amount Rs.				28,00,000.00	
V.G	<b>EXTERNAL LANDSCAPE LIGHTING</b>					
1	External Landscape Lighting			L.S	25,00,000.00	
	Total amount Rs.				25,00,000.00	
	<b>Total amount Rs.(A+B+C+D+E+F+G+V)</b>				<b>1,70,79,169.16</b>	

2017

**Name of Work: Works around Koothambalam Theatre Complex,  
Kalakshetra Foundation, Chennai.**

<b>SUB HEAD: DEVELOPMENT OF SITE (WORKS AROUND KOOTHAMBALAM)-V</b>						
<b>SNo</b>	<b>Description</b>	<b>Qty</b>	<b>Rate</b>	<b>Unit</b>	<b>Amount</b>	<b>Remarks</b>
<b>V.A EXTERNAL LANDSCAPE-(D30)</b>						
1	Earth work in rough excavation, in all types of soil, banking excavated earth in layers not exceeding 200 mm in thickness, breaking	1393.70	300.00	Cu.m	4,18,110.00	
2	Providing and injecting chemical emulsions for pre-construction anti-termite treatment and creating continuous chemical barrier	1344.60	72.00	Sqm	96,811.20	
3	Providing and laying cement concrete with coarse sand and graded stone aggregate, 40 mm nominal size in foundations, footings	201.69	4,200.00	Cu.m	8,47,098.00	
4	Providing random rubble masonry with hard stone with sides of stones, hammer dressed to achieve minimum thicknesses of joints and	972.53	3,500.00	Cu.m	34,03,855.00	
5	Banking / Depositing all types of excavated earth in layers not exceeding 200 mm in thickness, breaking clods, watering, rolling	1944.47	168.00	Cu.m	3,26,670.96	Market Rate
<b>Total amount Rs.</b>					<b>50,92,545.16</b>	
<b>V.B STONE PLINTH PROTECTION &amp; SWALE-(D31)</b>						
<b>Dressed stone flooring in pathways.</b>						
1	Providing and laying Dressed stone in Path way-External Landscape area	922.00	2,820.00	Sqm	26,00,040.00	
<b>Total amount Rs.</b>					<b>26,00,040.00</b>	
<b>V.C C.RAIN WATER HARVESTING-(D32)</b>						
1	types of soil, for pipes, cables, etc. including excavation for sockets, and dressing of sides, ramming of bottoms, depth up to 1.5 m	240	240.00		57,600.00	
2	Providing and laying 110 dia pvc pipe for rain water harvesting.	240	240.00		57,600.00	
3	Brick chambers as per detail	8	42000.00		3,36,000.00	
4	Stone- Rain water harvesting drain around Koothambalam.	130	2400.00		3,12,000.00	Market Rate
<b>Total amount Say Rs.</b>					<b>7,63,200.00</b>	
<b>Total amount Say Rs.</b>					<b>7,50,000.00</b>	
<b>V.D Entries &amp; Ramp-(D35)</b>						
1	Earth work in rough excavation, in all types of soil, banking excavated earth in layers not exceeding 200 mm in thickness, breaking	400.00	275.00	Cum	1,10,000.00	
2	In Foundation-Providing and laying cement concrete with coarse sand and graded stone aggregate, 40 mm nominal size in	51.00	4,200.00	Cum	2,14,200.00	
3	In Basement-Providing and laying cement concrete with coarse sand and graded stone aggregate, 40 mm nominal size in	66.52	4,200.00	Cum	2,79,384.00	
4	Banking / Depositing all types of excavated earth in layers not exceeding 200 mm in thickness, breaking clods, watering, rolling	300.00	150.00	Cum	45,000.00	
5	Providing random rubble masonry with hard stone with sides of stones, hammer dressed to achieve minimum thicknesses of joints and	160.00	3,800.00	Cum	6,08,000.00	
6	Stone flooring in floor and steps	250.00	3,800.00	Sqm	9,50,000.00	
7	S.S.Handrail	225.00	2,800.00	Rmts	6,30,000.00	Market Rate

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Name of Work: Works Inside of Koothambalam Theatre Complex,  
Kalakshetra Foundation, Chennai.

SUB HEAD:WORKS INSIDE KOOTHAMBALAM-I						
SNo	Description	Qty	Rate	Unit	Amount	Remarks
I.A	<b>AUDITORIUM</b>					
	Add misc, o.h & tax				29,150.00	Market Rate
	<b>Total Amount Rs.</b>				<b>1,74,900.00</b>	
II.B	<b>B. CANE FURNITURE</b>					
1	Old furniture repair & rework	300.00	300.00	No	90,000.00	
2	New furniture	365.00	750.00	No	2,73,750.00	Market Rate
	<b>Total Amount Rs.</b>				<b>3,63,750.00</b>	
					<b>5,38,650.00</b>	

SUB HEAD:UTILITIES-III						
SNo	Description	Qty	Rate	Unit	Amount	Remarks
III.A	<b>CHILLER and ELECTRICAL ROOM</b>					
	Chiller and Electrical room	125.00	18,885.00	Sqm	23,60,625.00	
III.B	<b>GENERATOR FOUNDATION</b>					
	Generator foundation			L.S	5,00,000.00	Market Rate
III.C	<b>KOOTHAMBALAM-CAR PARKING</b>					
	Car parking	3000.00	266.00	Sqm	7,98,000.00	Market Rate
III.D	<b>TICKET BOOKING &amp; CHAPPAL STORAGE</b>					
	Ticket booking and Chappal storage building			L.S	5,00,000.00	
	<b>Total Amount Rs.</b>				<b>41,58,625.00</b>	

SUB HEAD:MATERIAL COST ESCALATION-IV						
SNo	Description	Qty	Rate	Unit	Amount	Remarks
IV.A	<b>A. WOOD COST</b>					
	Teak Wood cost Escalation	61.00	24,590.00	Cum	14,99,990.00	
IV.B	<b>B. GENERAL COST ESCALATION</b>					
	General cost Escalation			L.S	27,00,000.00	Market Rate
	<b>Total Amount Rs.</b>				<b>41,99,990.00</b>	
	<b>Total amount Rs. (I+II+III+IV)</b>				<b>1,75,82,353.57</b>	

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Name of Work: Works Inside of Koothambalam Theatre Complex,  
Kalakshetra Foundation, Chennai.

SUB HEAD:WORKS INSIDE KOOOTHAMBALAM-I						
SNo	Description	Qty	Rate	Unit	Amount	Remarks
<b>I.A</b>	<b>AUDITORIUM</b>					
a.	Wood work	1.25	2,00,000.00	Cu.m	2,50,000.00	
b.	Red oxide flooring by traditional artisans	750.00	533.35	Sqm	4,00,012.50	
	<b>Wall proscenium-(Refer:D33)</b>					
	<b>Proscenium treatment wood-Auditorium area.</b>					
c	Wood of size 75 x 50 x25mm@75mmcrs with sufficient intermediate members and fixed in stage wall and finished.	5.50	1,50,000.00	Cu.m	8,25,000.00	Market Rate
<b>d</b>	<b>Wooden flooring(ables)-(Refer:A5)</b>					
d.1	Providing and laying wood flooring over plain levelled and dried sub floor and hard wood timber frame including tounge and groove	30.00	6,456.00	Sqm	1,93,680.00	
d.2	Providing and fixing wooden frame with 50 mm x 50 mm battens, fixed at 600 mm centre to centre (both ways). Allow for solignum	155.00	4,200.00	Sqm	6,51,000.00	Market Rate
	<b>Total amount Rs.</b>				<b>8,44,680.00</b>	
					<b>23,19,692.50</b>	
<b>I.B</b>	<b>B.STAGE</b>					
a	Red oxide flooring by traditional artisans	113.00	533.35	Sqm	60,268.55	Market Rate
	<b>Sprung floor-(Refer:C29)</b>					
b	Sprung floor at stage area			L.S	20,00,000.00	
	<b>Total Amount Rs.</b>				<b>20,60,268.55</b>	
<b>I.C</b>	<b>C.GREEN ROOM</b>					
a.	Basement wooden roof	33.00	7,575.00	Sqm	2,49,975.00	
b.	Red oxide flooring by traditional artisans	150.00	533.35	Sqm	80,002.50	
c.	Interiors & Furnitures	230.00	11,000.00	Sqm	25,30,000.00	Market rate
d.	Artist's Toilet Plumbing works			L.S	3,00,000.00	
	<b>Total amount Rs.</b>				<b>31,59,977.50</b>	
<b>I.D</b>	<b>D.BALCONY</b>					
a.	Raised floor for Console	9.00	8,350.00	Sqm	75,150.00	
b.	Console furniture for Light & Sound	9.00	27,777.78	Sqm	2,50,000.02	
c.	Wooden screens			L.S	1,00,000.00	
d.	Balcony Seating-Wood	4.00	1,80,000.00	Cu.m	7,20,000.00	Market Rate
	<b>Total amount Rs.</b>				<b>11,45,150.02</b>	
	<b>Total</b>				<b>86,85,088.57</b>	
SUB HEAD:MISCELLANEOUS-II						
SNo	Description	Qty	Rate	Unit	Amount	Remarks
<b>II.A.</b>	<b>A.CYCLONE CLAMPING</b>					
1	Steel clamps and Steel rod	1.00	75,000.00	Ton	75,000.00	
2	Labour	1.00	30,000.00	Ton	30,000.00	
3	Scaffolding	150.00	225.00	Rmts	33,750.00	
4	Painting-Aluminium	50.00	140.00	Sqm	7,000.00	
					<b>1,45,750.00</b>	

**Name of Work: Works at Koothambalam Theatre Complex,  
Kalakshetra Foundation, Chennai.**

<b>ABSTRACT-II</b>			
<b>SNo</b>	<b>Description</b>	<b>Works Outlay</b>	<b>Contigencies</b>
<b>V</b>	<b>DEVELOPMENT OF SITE(WORKS AROUND KOOOTHAMBALAM)</b>		
<b>A.</b>	External Landscape works-(D30)	50,92,545.16	2,54,627.26
<b>B.</b>	Stone plinth protection & Swale-(D31)	26,00,040.00	1,30,002.00
<b>C.</b>	Rain water harvesting-(D32)	7,50,000.00	37,500.00
<b>D.</b>	Entries & Ramp-(D35)	28,36,584.00	1,41,829.20
<b>E.</b>	Traditional hump roof	5,00,000.00	25,000.00
<b>F.</b>	Toilet -Visitors	28,00,000.00	1,40,000.00
<b>G.</b>	General landscape lighting	25,00,000.00	1,25,000.00
	<b>Total Amount Rs.(A+B+C+D+E+F+G)-V</b>	<b>1,70,79,169.16</b>	<b>8,53,958.46</b>

**Name of Work: Works at Koothambalam Theatre Complex,  
Kalakshetra Foundation, Chennai.**

<b>ABSTRACT-I</b>			
<b>SNo</b>	<b>Description</b>	<b>Works Outlay</b>	<b>Contigencies</b>
<b>A.</b>	Wood-Teak wood cost escalation	14,99,990.00	74,999.50
<b>B.</b>	Genera- Material cost escalation	27,00,000.00	1,35,000.00
	<b>Total Amount Rs.(A+B)-V</b>	<b>41,99,990.00</b>	<b>2,09,999.50</b>
	<b>Total Amount -(I+II+III+IV)-Rs</b>	<b>1,75,82,353.57</b>	<b>8,79,117.68</b>

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**Name of Work: Works at Koothambalam Theatre Complex,  
Kalakshetra Foundation, Chennai.**

<b>ABSTRACT-I</b>			
<b>SNo</b>	<b>Description</b>	<b>Works Outlay</b>	<b>Contingencies</b>
<b>I</b>	<b>WORKS INSIDE KOOTHAMBALAM</b>		
<b>I.A</b>	<b>AUDITORIUM</b>		
<b>a</b>	Wood work	2,50,000.00	12,500.00
<b>b</b>	Red oxide flooring by traditional artisans	4,00,012.50	20,000.63
<b>c</b>	Wall proscenium-(Refer:D33)	8,25,000.00	41,250.00
<b>d</b>	Wooden flooring(ailes)-(Refer:A5)	8,44,680.00	42,234.00
	<b>Total Amount Rs.(a+b+c+d)-I-A</b>	<b>23,19,692.50</b>	<b>1,15,984.63</b>
<b>I.B</b>	<b>STAGE</b>		
<b>a</b>	Red oxide flooring by traditional artisans	60,268.55	3,013.43
<b>b</b>	Sprung floor at stage area	20,00,000.00	1,00,000.00
	<b>Total Amount Rs.(a+b)-I-B</b>	<b>20,60,268.55</b>	<b>1,03,013.43</b>
<b>I.C</b>	<b>GREEN ROOM</b>		
<b>a.</b>	Basement wooden roof	2,49,975.00	12,498.75
<b>b.</b>	Red oxide flooring by traditional artisans	80,002.50	4,000.13
<b>c.</b>	Interiors & Furnitures	25,30,000.00	1,26,500.00
<b>d.</b>	Artist's Toilet Plumbing works	3,00,000.00	15,000.00
	<b>Total Amount Rs.(a+b+c+d)-I-C</b>	<b>31,59,977.50</b>	<b>1,57,998.88</b>
<b>I.D</b>	<b>BALCONY</b>		
<b>a.</b>	Raised floor for Console	75,150.00	3,757.50
<b>b.</b>	Console furniture for Light & Sound	2,50,000.02	12,500.00
<b>c.</b>	Wooden screens	1,00,000.00	5,000.00
<b>d.</b>	Balcony Seating-Wood	7,20,000.00	36,000.00
	<b>Total Amount Rs.(a+b+c+d)-ID</b>	<b>11,45,150.02</b>	<b>57,257.50</b>
	<b>Total Amount Rs.(IA+IB+IC+ID)-I</b>	<b>86,85,088.57</b>	<b>4,34,254.43</b>
<b>II</b>	<b>Miscellaneous works</b>		
<b>A.</b>	Cyclone clamping	1,74,900.00	8,745.00
<b>B.</b>	Cane furniture repair& rework and New cane furniture	3,63,750.00	18,187.50
	<b>Total Amount Rs.(A+B)-III</b>	<b>5,38,650.00</b>	<b>26,932.50</b>
<b>III</b>	<b>UTILITIES</b>		
<b>A.</b>	Chiller & Electrical room	23,60,625.00	1,18,031.25
<b>B.</b>	Generator foundation	5,00,000.00	25,000.00
<b>C.</b>	Koothambalam -Carparking	7,98,000.00	39,900.00
<b>D.</b>	Ticket booking & Chappal storage	5,00,000.00	25,000.00
	<b>Total Amount Rs..(A+B+C+D)-IV</b>	<b>41,58,625.00</b>	<b>2,07,931.25</b>
<b>IV</b>	<b>Cost Escalation</b>		

Name of Work: Works at Koothambalam Theatre Complex,  
Kalakshetra Foundation, Chennai.

<b>GENERAL ABSTRACT</b>			
<b>SNo</b>	<b>Description</b>	<b>Works Outlay</b>	<b>Contigencies</b>
I to IV	Koothambalam Building area-(I+II+III+IV)	1,75,82,353.57	8,79,117.68
V	Development of site(Works around Koothambalam)	1,70,79,169.16	8,79,117.68
	<b>Total Amount Rs</b>	<b>3,46,61,522.73</b>	<b>17,58,235.36</b>
<b>GRANT TOTAL(Inclusive of contigencies)</b>			<b>3,64,19,758.09</b>

Say Rs.

3,63,94,599.00

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**BRIEF SPECIFICATION**

**Name of Work: Works at Koothambalam Theatre Complex,  
Kalaksheira Foundation, Chennai.**

1.General:	The building shall be load bearing structure(Ground floor)with sloped roof with decorative mangalore tiles finishing.Brick masonry and provision for Anti termite treatment.
2.Foundation & plinth:	Spread footing with R.R.masonry.
3.Super structure:	Brick masonry/cement mortar. Continuous lintels have been provided wherever necessary.
4.Doors:	Burma teak wood frames and shutters/Steel doors for electrical room.
5.Windows:	Burma teak wood frames and shutters/Steel window for electrical room.
6.Floor:	Red oxide floor/Grano flooring for Electrical room.
7.Roofing:	Sloped roofing with Decorative mangalore tiles finishing.
8.Finishing:	Inside walls withplastic emulsion paint.Outside walls with water proofing paint.
9.Water supply Sanitary installation	Branded superior quality sanitary fixtures with quality cp fittings with G.I.piping for water lines.
10.Electrical Installation:	Provision has been given.
11.Development of site:	Levelling,Internal roads & paths,Sewer,Filtered water supply,Unfiltered water supply,storm water drain and Horticulture operation.

225

PRELIMINARY ESTIMATE	
Name of Work: Works at Koothambalam Theatre Complex, Kalakshetra Foundation, Chennai.	
Works Outlay	Rs.3,63,94,599.00(INCLUDING 5% Contigencies)

226

# CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

July 25, 2012.

*B*  
*22/7/11*  
*DD for*  
*10 formalin*

Smt. Babita Narang  
CAO  
Kalakshetra Foundation  
Thiruvanmiyur,  
Chennai - 600041

Dear Smt. Babita Narang,

Sub: Koothambalam project \_ calling for Preparation of Preliminary Estimate for new works pending Award - Reg.

Ref: Meeting held on 09.07.12 at Kalakshetra Office  
Your Letter dt. July 17, 2012.

As agreed in the meeting on the meeting on July 9<sup>th</sup> 2012, we are submitting the revised budgetary estimates in the format required by you.

However we do like to bring to your kind notice that this is the third time we would be presenting the budget – the format changes but the principle remains the same. We also request to kindly note that the budgets are pending approval for over 18 months and work has been stopped for the past 6 - 8 months. We would like to respectfully submit that submitting more revised budgets would serve little purpose unless they are approved and work commences.

We had also discussed our pending bills on the 09.07.12 meeting. In this context, we would also like to bring to your attention that our bills are pending with you for 9 months and we request that the payment be provided to us by next week.

Regards,

Yours sincerely,

*Ravi Nilakantan*  
Ravi Nilakantan

Encl . Budget - 10 pages

*227*

To

August 3, 2012

The Superintending Engineer (P)  
(SZ) I - CPWD,  
Rajaji Bhawan,  
Besant Nagar,  
Chennai 600 090.

Sir,

Sub: Copy of detailed estimate (buildings) – Kalakshetra Foundation – Requested – Reg.

Kalakshetra Foundation is an Autonomous organization functioning under Ministry of Culture, Government of India since 1993. We have been undertaking various Plan Works for which the Works Committee has been constituted in 2011. In this regard, we request you to kindly arrange to provide a model copy of detailed estimate (civil work) for any building works executed by the CPWD to the tune of above 25 lakh. This will help us to follow the Central Government guide lines followed by CPWD norms for executing the Plan Works.

Kindly oblige.

*CPWD norms for training estimates  
in accordance with the instructions given  
in the G.F.R. 2*

Yours faithfully,

Deputy Director.

Copy to:

The Chief Engineer (SZ) I,  
CPWD  
2<sup>nd</sup> floor, G wing, Rajaji Bhawan,  
Besant Nagar,  
Chennai 600 090.

Draft for approval

*[Signature]*  
EO

*[Signature]*  
48M  
AO

*[Signature]*  
2/8/12  
CAO

*[Signature]*  
Deputy Director

Director,

*228*



**Karunakar K. Menon** I.R.A.S.

Deputy Director, Kalakshetra Foundation  
Telefax: 044-43016548 • Mobile: +91 87 544 86548  
E-mail: dd@kalakshetra.in

To

August 3, 2012

The Superintending Engineer (P)  
(SZ) I - CPWD,  
Rajaji Bhawan,  
Besant Nagar,  
Chennai 600 090.

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Kindly oblige.

Regards,

Yours faithfully,

Deputy Director.

Tiruvanniyur, Chennai 600 041, India  
Phone: +91-(0)44-24520836/4057/1844 • Fax: +91-(0)44-24524359  
E-mail: admin@kalakshetra.in • Website: www.kalakshetra.in



Copy to:

The Chief Engineer (SZ) I,  
CPWD  
2<sup>nd</sup> floor, G wing, Rajaji Bhawan,  
Besant Nagar,  
Chennai 600 090.

मुख्य अभियन्ता (द.अ) I का कार्यालय  
O/o. The Chief Engineer (SZ) I  
के.तो.नि.वि., वेंकै- 90 / C.P.W.D., Chennai - 90.

229



**Karunaker K. Menon** I.R.A.S.  
Deputy Director, Kalakshetra Foundation  
Telefax: 044-43016548 • Mobile: +91 87 544 86548  
E-mail: dd@kalakshetra.in

To

August 3, 2012

The Superintending Engineer (P)  
(SZ) I - CPWD,  
Rajaji Bhawan,  
Besant Nagar,  
Chennai 600 090.

Sub: Copy of detailed estimate (buildings) – Kalakshetra Foundation – Requested – Reg.

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Kindly oblige.

Regards,

Yours faithfully,


Deputy Director.

Tiruvanniyur, Chennai 600 041, India  
Phone: +91-(0)44-24520886/4057/1844 • Fax: +91-(0)44-24524359  
E-mail: admin@kalakshetra.in • Website: www.kalakshetra.in



Copy to:

The Chief Engineer (SZ) I,  
CPWD  
2<sup>nd</sup> floor, G wing, Rajaji Bhawan,  
Besant Nagar,  
Chennai 600 090.

  
6/8/12  
मुख्य अभियन्ता (दि.अ.) का कार्यालय  
O/o. The Chief Engineer (SZ) I  
के.ए.मि.वि., चेन्नै- 90 / C.P.W.D., Chennai - 90.

To

August 9, 2012

The Superintending Engineer  
Chennai Central Circle -I  
CPWD,  
Shastri Bhawan,  
Chennai 600 006.

Sub:

- i. Construction of Hostel block in Besant Cultural Centre Hostel (BCCH) Area in Kalakshetra Foundation, Chennai.
- ii. Construction of VIP Guest House for Kalakshetra Foundation, Chennai – 41.  
- Copy of detailed estimates – Requested – Reg.

The Kalakshetra Foundation had entrusted the above said works (Deposit works) with CPWD during 2003 to 2005 based on the Preliminary Estimate submitted and necessary administrative approval and Expenditure sanction accorded by the competent authority of Kalakshetra Foundation. The building works were completed. In this regard, we request you to kindly arrange to provide the copy of complete set of Detailed estimate for the works for our reference and record.

Kindly oblige.

Regards,

Yours faithfully,

Director in charge

Copy to:

The Executive Engineer,  
Chennai Central Division II,  
CPWD  
Shastri Bhawan,  
Chennai 600 090.

Draft for approval please ,

  
EO

  
AO

CAO

  
DD / Director i/c





**Karunaker K. Menon** I.R.A.S.  
Deputy Director, Kalakshetra Foundation  
Telefax: 044-43016548 • Mobile: +91 87 544 86548  
E-mail: dd@kalakshetra.in

To

August 10, 2012

The Superintending Engineer  
Chennai Central Circle -I  
CPWD,  
Shastri Bhawan,  
Chennai 600 006.

Sub:

- i. Construction of Hostel block in Besant Cultural Centre Hostel (BCCH) Area in Kalakshetra Foundation, Chennai.
- ii. Construction of VIP Guest House for Kalakshetra Foundation, Chennai – 41.  
- Copy of detailed estimates – Requested – Reg.

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Kindly oblige.

Regards,

Yours faithfully,

Director in charge

Copy to:

The Executive Engineer,  
Chennai Central Division II,  
CPWD  
Shastri Bhawan,  
Chennai 600 090.

Tiruvanmiyur, Chennai 600 041, India  
Phone: +91-(0)44-24520836/4057/1844 • Fax: +91-(0)44-24524359  
E-mail: admin@kalakshetra.in • Website: www.kalakshetra.in



232



To

September 3, 2012

The Superintending Engineer  
Chennai Central Circle -I  
CPWD,  
Shastri Bhawan,  
Chennai 600 006.

Sub:

- iii. Construction of Hostel block in Besant Cultural Centre Hostel (BCCH) Area in Kalakshetra Foundation, Chennai.
- iv. Construction of VIP Guest House for Kalakshetra Foundation, Chennai – 41.
  - Copy of detailed estimates – Requested – Reg.

Kindly refer to our earlier letter dated August 10, 2012 on the subject mentioned supra, we shall be much grateful for your kind early replies together with the details asked for in this regard. The information sought for are our guidance, hence the matter is most urgent.

For your ready reference, we are enclosing a copy of our earlier letter mentioned above and awaiting your earliest response please.

Kindly oblige.

Regards,

Yours faithfully,

Director in charge

Copy to:

The Executive Engineer,  
Chennai Central Division II,  
CPWD  
Shastri Bhawan,  
Chennai 600 090.

Draft for approval please,

  
EO

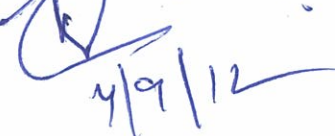
  
AO

*whether  
If the detailed estimate is available  
write them for the above 2 works  
closed out by them in the year  
2013-05 as B/ to 10 years had been  
closed?*

CAO

Director in charge



  
4/9/12





**Karunaker K. Menon** I.R.A.S.  
Deputy Director, Kalakshetra Foundation  
Telefax: 044-43016548 • Mobile: +91 87 544 86548  
E-mail: dd@kalakshetra.in

To

August 10, 2012

The Superintending Engineer  
Chennai Central Circle -I  
CPWD,  
Shastri Bhawan,  
Chennai 600 006.

Sub:

- i. Construction of Hostel block in Besant Cultural Centre Hostel (BCCH) Area in Kalakshetra Foundation, Chennai.
- ii. Construction of VIP Guest House for Kalakshetra Foundation, Chennai – 41.  
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Kindly oblige.

Regards,

Yours faithfully,

Director in Charge

Copy to:

The Executive Engineer,  
Chennai Central Division II,  
CPWD  
Shastri Bhawan,  
Chennai 600 090.

Despatcher  
चेन्नई केन्द्रीय परिमंडल-I  
Chennai Central Circle-I,  
के.लो.नि.वि / Central P.W.D.  
शास्त्री भवन / Shastri Bhavan,  
/ Chennai - 600 006.

Tiruvanniyur, Chennai 600 041, India  
Phone: +91-(0)44-24520836/4057/1844 • Fax: +91-(0)44-24524859  
E-mail: admin@kalakshetra.in • Website: www.kalakshetra.in





**Karunaker K. Menon** I.R.A.S.  
Deputy Director, Kalakshetra Foundation  
Telefax: 044-43016548 • Mobile: +91 87 544 86548  
E-mail: dd@kalakshetra.in

To

September 3, 2012

The Superintending Engineer  
Chennai Central Circle -I  
CPWD,  
Shastri Bhawan,  
Chennai 600 006.

Sub:

- i. Construction of Hostel block in Besant Cultural Centre Hostel (BCCH) Area in Kalakshetra Foundation, Chennai.
- ii. Construction of VIP Guest House for Kalakshetra Foundation, Chennai – 41.  
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Kindly refer to our earlier letter dated August 10, 2012 on the subject mentioned supra, we shall be much grateful for your kind early replies together with the details asked for in this regard. The information sought for are our guidance, hence the matter is most urgent.

For your ready reference, we are enclosing a copy of our earlier letter mentioned above and awaiting your earliest response please.

Kindly oblige.

Regards,

Yours faithfully,

Director in charge

Copy to:

The Executive Engineer,  
Chennai Central Division II,  
CPWD  
Shastri Bhawan,  
Chennai 600 090.

Tiruvanniyur, Chennai 600 041, India  
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235



**Karunaker K. Menon** I.R.A.S.  
Deputy Director, Kalakshetra Foundation  
Telefax: 044-43016548 • Mobile: +91 87 544 86548  
E-mail: dd@kalakshetra.in

To

September 3, 2012

The Superintending Engineer  
Chennai Central Circle - I  
CPWD,  
Shastri Bhawan,  
Chennai 600 006.

Sub:

- i. Construction of Hostel block in Besant Cultural Centre Hostel (BCCH) Area in Kalakshetra Foundation, Chennai.
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Kindly oblige.

Regards,

Yours faithfully,

Director in charge

Tiruvanniyur, Chennai 600 041, India  
Phone: +91-(0)44-24520836/4057/1844 • Fax: +91-(0)44-24524359  
E-mail: admin@kalakshetra.in • Website: www.kalakshetra.in

Copy to:

The Executive Engineer,  
Chennai Central Division II,  
CPWD  
Shastri Bhawan,  
Chennai 600 006

*Recd*

*du*

Office of the Executive Engineer,  
Chennai Central Division II, CPWD,  
Shastri Bhawan, Chennai - 600 006

*7/8/12*

Superintending Engineer  
Chennai Central Circle-I  
C.P.W.D., Shastri Bhawan  
16, Madhav Road, Chennai-4

*236*

preliminary estimates in absolute format with regard to award pending works - civil, HVAC and Electrical works. Because of above, we could not be able to proceed with award pending works with the works committee for necessary approval.

The entire koothambalam roof work with good quality teakwood had already been completed as certified by M/s.CARD except front portion, which has to be completed by M/s.Chennai Engineers as contemplated in the original contract . This may be expedited without any further delay. The civil work except red oxide flooring items for the koothambalam inside area will be done by other agencies as stated in your note as contemplated in the agreement item and treated as extra / Non tendered items hence this work will be done after completion of all the civil, electrical, hvac and slab cooling work or otherwise directed by the kalakshetra Foundation. Balance works to be done as covered in the original scope of work in electrical, HVAC and slab cooling work may also be taken immediately and completed.

During the rainy season it has been noticed that water leakage from the roofing inside the roof in the stage area ( 4 locations), audience area (5 locations), mezzanine floor (4 locations) and green green roof slab / machine plantation area ( 3 locations), the past also we had witnessed the same problem during the Saturday meeting and minuted on without any rectification ( Since November 5, 2011). This may be arranged to be rectified through the contractor M/s.Chennai Engineers before the onset of ensuing monsoon.

This issue with the approval of competent authority.

Thanking you,

Yours faithfully,

Babeeta Narang  
Chief Accounts Officer

Draft for approval

  
EO  
  
15/12/11  
f AO

  
CAO

DIRECTOR incharge



Shri.Ravi Niilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

September 14, 2012

11  
EBS/As/Engineer  
Possible with regard  
to outstanding  
due ?

Sir,

Sub: Koothambalam project – Reg.

- i) Meeting held on 9.07.2012.
- ii) Our letter dated July 17, 2012
- iii) Your letter dated July 25, 2012.
- iv) Your letter dated 13.09.2012.

Kubz  
18/9.

Apropos the subject mentioned supra, we would like to recall and place before the following for your information:

We have already communicated vide reference ii) cited above regarding pending award works and the report of the preliminary estimate which includes History, Design and scope of work, Basis of rate (this should be followed Delhi Plinth Area Rate (DPAR) and Delhi Schedule of Rate (DSR) plus hypothecated cost of Indices (CI) and local market rate (LMR), Method of calling of tender, time, Land, Tools and plants (T&P). The above information should be taken as mandatory in the preliminary estimate, for which we had already provided the relevant portions of Works contract, contract management as contemplated in GFR for preparation of detailed estimate ( model of copy a preliminary estimate prepared by the CPWD) in the above line for placing before the works committee for necessary approval.

The work should be executed strictly in accordance with the CPWD Specification. Further the basis of rates should also be prepared with CPWD basis of rates ie DSR (Delhi Schedule of Rates only) and market rate to be adopted where the rates are not available in the DSR.

As you are aware, Kalakshetra Foundation is an autonomous institution directly working under the administrative control of Ministry of Culture, Government of India. Hence, all requirements with regard to civil and other works preparation should be complied with works contract, contract management as contemplated in the GFR (General Financial Rules and CPWD manual as stipulated by the Government of India. The same was pointed out by the recent CAG audit who had objected for not following the procedure adopted in the CPWD.

Without adhering the CPWD format for preparation of preliminary estimate, the approval from the works committee will not be possible. Kalakshetra Foundation is not responsible for the delay for non submission

238

Committee as the same would be scrutinized by the committee only against an approved and sanctioned estimate.

The roof of the Koothambalam has been completed except the front roof ( North entrance). This may be taken up immediately and completed <sup>as this</sup> which has been a long time pending work and was <sup>has been</sup> not executed so far. You are aware that the same has been covered in the original scope of work awarded to the contractor.. This may be expedited without any further delay. As regards the red oxide flooring the same may be done in the final stage of completion after completion of the all other works in the Koothamabalam.

During the rainy season it has been noticed that water leakage from the roofing inside the roof in the stage area ( 4 locations), audience area (5 locations), mezzanine floor (4 locations) and green roof slab / machine plantation area ( 3 locations), the past also we had witnessed the same problem during the Saturday meeting and minuted on without any rectification ( Since November 5, 2011). This may be arranged to be rectified through the contractor M/s.Chennai Engineers before the onset of ensuing monsoon.

As regards the pending payment <sup>s</sup> all the fees payable to M/s.CARD, have been paid except preparation of Master plan and general lighting, DG set, <sup>UPS</sup> provision for the <sup>in the Koothambalam</sup> Koothambalam estimate <sup>cost</sup>, all of which are yet to be approved by the Works committee. The same will be placed before the works committee for approval, once the estimate is cleared. Hence the need to stress on your compliance to GFR provision while submitting the estimate, as all other approvals will get delayed, if the clearance of the estimate is delayed. Please ensure speedy submission of the details estimate in consonance with the provision of GFR.

This issue with the approval of competent authority.

Thanking you,

Yours faithfully,

S.Ramachandran  
Administrative Officer

Draft for approval

EO

AO

CAO

Director in-charge.

239

Shri.Ravi Niilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

September 24, 2012

Sir,

Sub: Koothambalam project – Reg.

- i) Meeting held on 9.07.2012.
- ii) Our letter dated July 17, 2012
- iii) Your letter dated July 25, 2012.
- iv) Your letter dated 13.09.2012.

---

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As you are aware, Kalakshetra Foundation is an autonomous institution directly working under the administrative control of Ministry of Culture, Government of India. Hence, all requirements with regard to civil and other works preparation should be complied with as contemplated in the GFR (General Financial Rules) and CPWD manual as stipulated by the Government of India. The same was pointed out by the recent CAG audits who have objected to the non conformity of the procedure adopted to those adopted by other Govt. agencies.

Without adhering to the CPWD format for preparation of estimate, the approval from the Finance committee will not be possible as the same would be processed therein only in consonance with the requirements of the GFR. Kalakshetra Foundation was not responsible for the delay for non submission of preliminary estimates in the correct format. Unless the estimate is cleared up the Works Committee and the Finance Committee, we will not be in a position to put up the clearance of other pending works to the Works

240



Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
13.1.1	100 mm diameter	26 Metres	74.05	One Metre	1925
13.2	Providing and laying cement concrete 1:5:10 (1 cement : 5 coarse sand : 10 graded stone aggregate 40 mm nominal size) alround S.W. pipes including bed concrete as per standard design:				
13.2.1	100 mm diameter S.W. pipe	26 Metres	197.90	One Metre	5145
13.3	Providing and fixing square-mouth S.W. gully trap grade 'A' complete with C.I. grating brick masonry chamber with bricks of class designation 50 and water tight C.I. cover with frame of 300mm x 300mm size (inside) the weight of the cover to be not less than 4.50 Kg and frame to be not less than 2.70 Kg as per standard design:				
13.3.1	100mm x 100mm size P type				
13.3.1.1	With F.P.S bricks	4 Nos	428.90	Each	1716
13.4	Constructing brick masonry manhole with bricks of class designation 50 in cement mortar 1:4 (1 cement : 4 coarse sand) RCC top slab with 1:2:4 mix (1 cement : 2 coarse sand : 4 graded stone aggregate 20mm nominal size) foundation concrete 1:4:8 mix (1 cement : 4 coarse sand : 8 graded stone aggregate 40mm nominal size) inside plastering 12mm thick with cement mortar 1:3 (1 cement : 3 coarse sand) finished with a floating coat of neat cement and making channels in cement concrete 1:2:4 mix (1 cement : 2 coarse sand : 4 graded stone aggregate 20mm nominal size) finished with a floating coat of neat cement complete as per standard design				
13.4.1	Inside size 90 x 80 cm and 45 cm deep including C.I. cover with frame (light duty) 455 x 610 mm internal dimensions total weight of cover and frame to be not less than 38 kg (weight of cover 23 kg and weight of frame 15 kg)				
13.4.1.1	With F.P.S. bricks	2 Nos	2435.30	Each	4871
13.5	Extra depth for manholes				
13.5.1	Size 90 x 80 cm				
13.5.1.1	With F.P.S bricks.	1 Metres	1387.20	One Meter	1387
Total for Sub Head No:13					15044
Grand Total					330812

241

19

Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
12.5	Providing and fixing C.P. Brass shower rose with 15 or 20 mm inlet				
12.6.1	100 mm diameter	12 Nos	20.75	Each	249
12.7	Painting G.I. pipes and fittings with white paint over a ready mixed priming coat, both of approved quality for new work.				
12.7.1	15 mm diameter pipe	41 Metres	2.75	One Metre	113
12.7.2	25 mm diameter pipe	72 Metres	4.25	One Metre	306
12.7.3	32 mm diameter pipe	26 Metres	5.05	One Metre	131
12.7.4	40 mm diameter pipe	17 Metres	6.10	One Metre	104
12.8	Providing and fixing G.I. Union in G.I. pipe including cutting and threading the pipe and making long screws etc. complete (New work)				
12.8.1	15 mm nominal bore	4 Nos	36.95	Each	148
12.8.2	25 mm nominal bore	16 Nos	48.05	Each	769
12.8.3	32 mm nominal bore	4 Nos	53.60	Each	214
12.8.4	40 mm nominal bore	2 Nos	64.70	Each	129
12.9	Providing and fixing ball valve (brass) of approved quality complete				
12.9.1	High or low pressure with plastic floats				
12.9.1.1	25 mm nominal bore	2 Nos	186.20	Each	372

Total for Sub Head No:12 22653

Sub Head No: 13 DRAINAGE

13.1 Providing, laying and jointing glazed stoneware pipes grade 'A' with stiff mixture of cement mortar in the proportion of 1:1 (Cement : 1 fine sand) including testing of joints etc. complete

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(18)

Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs	
Sub Head No: 12 WATER SUPPLY					Total for Sub Head No:11	59367
12.1	Providing and fixing G.I. pipes complete with G.I. fittings and clamps, including putting and making good the walls etc.(Internal work)					
12.1.1	Exposed on wall					
12.1.1.1	15 mm dia. nominal bore	41 Metres	53.90	One Metre	2210	
12.1.1.2	25 mm dia. nominal bore	72 Metres	81.75	One Metre	5886	
12.1.1.3	32 mm dia. nominal bore	26 Metres	101.85	One Metre	2648	
12.1.1.4	40 mm dia. nominal bore	17 Metres	117.85	One Metre	2003	
12.2	Providing and fixing brass stop cock of approved quality					
12.2.1	15 mm nominal bore	40 Nos	84.90	Each	3396	
12.3	Providing and fixing brass bib cock of approved quality.					
12.3.1	15 mm nominal bore	24 Nos	77.10	Each	1850	
2.4	Providing and fixing Gun metal gate valve with C.I. wheel of approved quality (screwed end)					
2.4.1	32 mm nominal bore	4 Nos	207.40	Each	830	
2.4.2	40 mm nominal bore	2 Nos	252.60	Each	505	
2.5	Providing and fixing unplasticised P.V.C. connection pipe with brass unions					
2.5.1	45 cm length					
2.5.1.1	15 mm nominal bore	28 Nos	28.20	Each	790	

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Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
11.5	Providing and fixing towel rail complete with brackets fixed to wooden cleats with C.P. brass screws.				
11.5.1	C.P.Brass towel rail with two C.P. brass brackets.				
11.5.1.1	600 x 20 mm size	12 Nos	123.45	Each	1481
11.6	Providing and fixing UPVC soil waste and vent pipe including jointing with rubber gasket with slip ring to the fittings including cutting and making good the walls wherever required.				
11.6.1	110 mm dia. of minimum wall thickness 2.5 mm	28 Metres	165.90	One Meter	4645
11.6.2	75 mm dia. minimum wall thickness 1.8 mm	56 Metres	90.75	One Meter	5082
11.7	Providing and fixing UPVC plain bend with necessary lubricant and slip ring for jointing etc. complete				
11.7.1	110mm dia. of minimum wall thickness 2.5mm.	6 Nos	101.50	Each	609
11.7.2	75mm dia. of minimum wall thickness 1.8mm.	4 Nos	65.65	Each	263
11.8	Providing and fixing UPVC terminal gaurd (Vent cowl) with necessary lubricant for fixing complete.				
11.8.1	110 mm dia of minimum wall thickness 2:5 mm	2 Nos	27.00	Each	54
11.8.2	75 mm dia. minimum wall thickness 1.8 mm	4 Nos	24.00	Each	96
1.9	Providing and fixing UPVC trap of self cleansing design with UPVC grating with or without vent arm complete including providing necessary lubricant and sealing slip ring for jointing, cutting and making good the walls wherever necessary.				
1.9.1	15 mm. nominal bore.	24 Nos	99.75	Each	2394
1.9.2	100 mm inlet and 100 mm outlet.	2 Nos	200.00	Each	400
10	Providing and fixing unplasticised PVC clips of approved design to UPVC pipes by means of 50 x 50 x 50mm hard wood plugs screwed with MS screws of required length including cutting brick/hollow cement concrete masonry and fixing in cement mortar 1:4 (1 cement:4crushed stone dust) and making good the walls etc.(For rain water and soil waste pipes)				

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SL No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
Sub Head No: 10 MISC. BUILDING WORKS					
10.1	Making plinth protection 50 mm thick of cement concrete 1:3:6 (1 cement : 3 coarse sand : 6 graded stone aggregate 20 mm nominal size) over 75 mm bed of dry brick ballast 40 mm nominal size well rammed and consolidated and grouted with fine sand including finishing the top smooth.	115 Sq. Mtrs	114.05	One Square Meter	13116
10.2	Brick edging 7 cm wide 11.4 cm deep to plinth protection with bricks of class designation 75 including grouting with cement mortar 1:4 (1 cement : 4 fine sand)	131 Metres	9.70	One Metre	1271
Total for Sub Head No:10					14387
Sub Head No: 11 SANITARY INSTALLATIONS					
11.1	Providing and fixing white vitreous china pedestal type water closet (European type W.C. pan) with seat and lid, C.P. brass hinges and rubber buffers, 10 litres low level P.V.C. flushing cistern with fittings, C.I./MS brackets, 40 mm diameter flush bend with fittings and clamps, overflow arrangement with specials and mosquito proof coupling of approved municipal design complete including painting of fittings and brackets, cutting and making good the walls and floors wherever required:				
11.1.1	W.C. pan with white solid plastic seat and lid	8 Nos	1562.40	Each	12499
11.2	Providing and fixing white vitreous china water closet squatting pan (Indian type W.C. pan) with 100 mm sand cast Iron P or S trap, 10 litres low level P.V.C flushing cistern (of approved make) with fittings, C.I./MS brackets, 32 mm diameter flush pipe with fittings and clamps, overflow arrangement with specials and mosquito proof coupling of approved municipal design including painting of fittings and brackets, cutting and making good the walls and floors wherever required				
1.2.1	Orissa pattern W.C. pan of size 580 x 440 mm with integral type foot rests, flush pipe and over flow arrangement.	8 Nos	1665.25	Each	13322
1.3	Providing and fixing oval type counter top white vitreous china wash basin of size 550mm x 480mm on granite slab top fixing 15mm C.P. brass single tap, 32mm C.P. brass waste of standard pattern including painting fittings, cutting and making good the walls wherever required (granite slab top shall be paid seperately)	12 Nos	1104.00	Each	13248
1.4	Providing and fixing 600 x 450 mm mirror of superior glass (of approved quality) complete with 6 mm thick hard board ground fixed to wooden cleats with C.P. brass screws and washers complete.	12 Nos	327.35	Each	3928

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St No Sub Heads and Items of Work Quantity or No Rate in Fig. and Words Unit Amount Rs

9.2	15 mm cement plaster on the rough side of single or half brick wall of mix:	1300 Sq. Mtrs	42.50	One Square Meter	55250
9.2.1	1:6 (1 cement : 6 fine sand)				
9.3	20 mm cement plaster of mix:				
9.3.1	1:6 (1 cement : 6 fine sand)	360 Sq. Mtrs	51.60	One Square Meter	18576
9.4	White washing with lime to give an even shade:				
9.4.1	New work (three or more coats)	910 Sq. Mtrs	3.60	One Square Meter	3276
9.5	Finishing walls with water proofing cement paint of approved brand and manufacture and of required shade to give an even shade:				
9.5.1	New work (three or more coats)	1095 Sq. Mtrs	29.85	One Square Meter	32686
9.6	Wall painting with plastic emulsion paint of approved brand and manufacture to give an even shade:				
9.6.1	Two or more coats on new work	1735 Sq. Mtrs	28.35	One Square Meter	49187
9.7	Applying priming coat:				
9.7.1	With ready mixed pink or grey primer of approved brand and manufacture on wood work (hard and soft wood)	370 Sq. Mtrs	10.05	One Square Meter	3719
9.7.2	With ready mixed zinc chromate yellow primer of approved brand and manufacture on steel galvanised iron/steel works	180 Sq. Mtrs	8.40	One Square Meter	1512
9.8	Painting with superior quality synthetic enamel paint of approved brand and manufacture to give an even shade :				
9.8.1	Two or more coats on new work	550 Sq. Mtrs	20.60	One Square Meter	11330
9.9	Melamine polishing on wood work (one or more coat )	144 Sq. Mtrs	26.90	One Square Meter	3874

Total for Sub Head No:9 232773

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No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
	Providing and fixing on wall/column face unplasticised PVC (working pressure 4 Kg. per sqcm) rain water pipes conforming to IS:4985 including jointing with seal ring conforming to IS:5382 leaving 10mm gap for thermal expansion. (i) Single socketed pipes				
1	110 mm diameter	123 Metres	165.90	One Metre	20406
	Providing and fixing on wall/column face unplasticised-PVC moulded fittings/accessories for unplasticised-PVC rain water pipes conforming to IS:4985 including jointing with seal ring conforming to IS:5382 leaving 10 mm gap for thermal expansion.				
1	Bend 87.5 degree				
9.1.1	110 mm bend	11 Nos	101.50	Each	1117
	Providing and fixing on wall/column face unplasticised-PVC moulded fittings/accessories for unplasticised-PVC rain water pipes conforming to IS:4985 including jointing with seal ring conforming to IS:5382 leaving 10 mm gap for thermal expansion.				
10	Shoe(Plain)				
10.1.1	110 mm shoe	19 Nos	212.60	Each	4039
	Providing and fixing unplasticised-PVC pipe clips of approved design to unplasticised-PVC rain water pipes by means of 50x50x50mm hard wood plugs, screwed with M.S screws of required length including cutting brick work and fixing in cement mortar 1:4(1 cement: 4 coarse sand) and making good the wall etc. complete.				
8.11.1	110 mm	93 Nos	64.50	Each	5999
Total for Sub Head No:8					210677
Sub Head No: 9 FINISHING					
9.1	12 mm cement plaster of mix:				
9.1.1	1:6 (1 cement : 6 fine sand)	1460 Sq. Mtrs	36.55	One Square Meter	53363

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No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
	complete:				
	With residual type petroleum bitumen of penetration 80/100	425 Sq. Mtrs	25.15	One Square Meter	10689
	Lime concrete terracing on roofs average thickness 10 cm laid to fall with 25 mm nominal size brick aggregate and 50% lime mortar 1:2 (1 lime putty : 2 surkhi) rammed and finished with gur and belqiri treatment complete including rounding of junctions with parapet wall complete.	66 Cubic.Mtrs	1471.50	One Cubic Meter	97119
	Providing and laying pressed clay tiles (as per approved pattern 20 mm. nominal thickness and of approved size) on roofs jointed with cement mortar 1:4 (1 cement : 4 coarse sand) mixed with 2% integral water proofing compound laid over a bed of 20 mm thick cement mortar 1 : 4 ( 1 cement : 4 coarse sand ) and finished neat complete.	425 Sq. Mtrs	122.30	One Square Meter	51978
	Providing and laying water proofing treatment to vertical and horizontal surfaces of depressed portions of W.C kitchen and the like consisting of: (i)1st course of applying cement slurry @ 4.4 Kg/sqm mixed with water proofing compound conforming to IS :2645 in recommended proportions. (ii)IInd course of 20 mm cement plaster 1:3(1 cement: 3 coarse sand) mixed with water proofing compound in recommended proportion. (iii)IIIrd course of applying blown(85/25 grade) or / residual (30/40 grade) bitumen applied hot at 1.7 kg. per sqm. of area. (iv)IVth course of 400 micron thick PVC sheet(Overlaps at joints of PVC sheet should be 100 mm wide and pasted to each other with bitumen @ 1.7 kg/sqm).	67 Sq. Mtrs	171.70	One Square Meter	11504
	Making khurras 45 x 45 cm with average minimum thickness of 5 cm cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate of 20 mm nominal size) over P.V.C. sheet 1 m x 1 m x 400 micron, finished with 12 mm cement plaster 1:3 (1 cement : 3 coarse sand) and a coat of neat cement rounding the edges and making and finishing the outlet complete	19 Nos	88.20	Each	1676
	Providing gola 75 x 75 mm in cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 stone aggregate 10 mm and down guage) including finishing with cement mortar 1:3 (1 cement : 3 fine sand) as per standard design:				
	In 75 x 75 mm deep chase	143 Metres	40.90	One Metre	5849
	Providing and fixing to the inlet mouth of rain water pipe cast iron grating 15 cm diameter and weighing not less than 440 grams.	19 Nos	15.85	Each	301

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SL No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
<b>Sub Head No:6 STEEL WORK</b>					
	Providing and fixing M.S. fan clamp type I of 16 mm dia M.S. bar bent to shape with hooked ends in R.C.C. slabs during laying including painting the exposed portion of loop, all as per standard design complete.	96 Nos	35.00	Each	3360
Total for Sub Head No:6					3360
<b>Sub Head No: 7 FLOORING</b>					
	Cement concrete flooring 1:2:4(1 cement : 2 coarse sand : 4 graded stone aggregate) finished with a floating coat of neat cement including cement slurry, but excluding the cost of nosing of steps etc. complete.				
.1	40 mm thick with 20 mm nominal size graded stone aggregate.	590 Sq. Mtrs	100.45	One Square Meter	59266
	Cement plaster skirting (upto 30 cm height) with cement mortar 1:3 (1 cement:3coarse sand)finished with a floating coat of neat cement				
.1	18 mm thick.	28 Sq. Mtrs	91.50	One Square Meter	2562
.2	21 mm thick	39 Sq. Mtrs	97.60	One Square Meter	3806
	Providing and laying polished vitrified ceramic tile (DIAMON tile or equivalent) flooring 600mm x 600mm x 9.9mm thick of required colour over 20mm thick bed of cement mortar 1:4 (1 cement : 4 coarse sand) including jointing with white cement with admixture of pigment to match the shade of the tile complete.	82 Sq. Mtrs	375.00	One Square Meter	30750
	Providing and fixing polished vitrified ceramic tile (Granito or equivalent) skirting, dado 7.5mm thick over 12mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand) and jointed with grey cement slurry at 3.3 Kg/Sqm including pointing in white cement mixed with pigment of matching shade complete.	340 Sq. Mtrs	375.00	One Square Meter	127500
	Providing and fixing polished granite stone slab 25 mm thick over counter wall top in cement mortar 1:3 ( 1 cement : 3 coarse sand) including finishing complete.	6 Sq. Mtrs	2732.00	One Square Meter	16392
Total for Sub Head No:7					240276
<b>Sub Head No: 8 ROOFING</b>					
	Painting top of roofs with Bitumen of approved quality at 17 kg per 10 sqm impregnated with a coat of coarse sand at 60 cum per 10 sqm including cleaning the slab surface with brushes and finally with a piece of cloth lightly soaked in kerosene oil				

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Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
5.11	Providing and fixing chromium plated brass 50 mm cupboard or wardrobe knobs with nuts complete.	72 Nos	24.10	Each	1735
5.12	Providing and fixing chromium plated brass handles with necessary screws etc. complete:				
5.12.1	125 mm	46 Nos	83.40	Each	3836
5.12.2	100 mm	72 Nos	66.65	Each	4799
5.12.3	75 mm	156 Nos	57.75	Each	9009
13	Providing and fixing nickel plated M.S pipe curtain rods with nickel plated brackets.				
13.1	20 mm dia (heavy type)	33 Metres	8.35	One Metre	276
14	Providing 20x5mm flat iron hold fast 20cm long including fixing to frame with 10mm diameter bolt, nuts and wooden plugs and embedding in cement concrete blocks 20x10x10cm of 1:3:6(1 cement:3 coarse sand:6 graded stone aggregate 20mm nominal size)mix.	272 Nos	17.50	Each	4760
15	Providing and fixing bright finished brass hydraulic door closer (Best make of approved quality) with necessary accessories and screws etc. complete.	22 Nos	317.30	Each	6981
16	Providing and fixing M.S. grills of required pattern in frames of windows etc. with M.S. flats, square or round bars etc. all complete.				
16.1	Fixed to openings/wooden frames with rawl plugs screws etc.	2220 kilo grams	33.05	one kilo gram	73371
17	Providing 40 x 5 mm flat iron hold fast 40cm long including fixing to frame with 10 mm diameter bolts, nuts and wooden plugs and embedding in cement concrete block 30 x 10 x 15 cm 1:3:6 mix (1 cement : 3 crushed stone dust : 6 graded stone aggregate 20 mm nominal size).	92 Nos	31.20	Each	2870
18	Providing and fixing glass louvers 5mm thick in grooves in windows, ventilators frames excluding the cost of frames.	7 Sq. Mtrs	368.95	One Square Meter	2583
19	Providing and fixing aluminium door latch(anodic coating not less than grade AC 10 as per IS 1868) transparent or dyed to required colour or shade with necessary screws etc.,complete.				
19.1	Size 250mm	12 Nos	25.00	Each	300

Total for Sub Head No:5 577805

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SL No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
5.6	Providing and fixing Sintex or equivalent factory made door shutters with PVC door frames made from extruded PVC section in an overall size of 40mm X 57mm having multi chamber cross section with wall thickness 2.5mm duly reinforced with steel to be mitre cut at corner and welded along with weather seal and shutter frame is made from extruded section of size 59 X 34mm with wall thickness of 2mm, and this also will be reinforced with steel. The infill panels are made out of multi chamber hollow PVC extruded panel of size 150 X 30mm with wall thickness of 1mm. The panels are supported with ribs at spacing not more than 30mm connected by tongue and groove joints and the shutter shall be fixed to the frame with 4 Nos. 100mm anodised aluminium hinges with self tapping CP brass machine screws, fixing the door frames to the wall with lug plate and expandable fasteners. The cost is inclusive of providing and fixing 2 Nos. 100 X 10mm aluminium tower bolt and 2 Nos. 100mm aluminium handles all complete and as directed by the Engineer-in-charge.	44.10 Sq. Mtrs	2064.20	One Square Meter	91031
7	Providing and fixing bright finished brass butt hinges with necessary screws etc. complete:				
7.1	125 x 85 x 5.5 mm (Heavy type).	69 Nos	143.20	Each	9881
7.2	75 x 40 x 2.5 mm (Ordinary type).	468 Nos	18.70	Each	8752
8	Providing and fixing bright finished brass sliding door bolts with nuts and screws etc., complete.				
8.1	300 x 16mm	24 Nos	166.30	Each	3991
9	Providing and fixing bright finished brass tower bolts (barrel type) with necessary screws etc. complete:				
9.1	250 x 10 mm	45 Nos	116.50	Each	5243
9.2	150 x 10 mm	24 Nos	72.50	Each	1740
9.3	100 x 10 mm	324 Nos	48.60	Each	15746
0	Providing and fixing special quality chromium plated brass cupboard locks with six levers including necessary screws etc. complete (Best make of approved quality) of:				
0.1	Size 50 mm	36 Nos	60.75	Each	2187

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Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
4.2.1	Above plinth level upto floor five level	196 Cubic.Mtrs	1346.97	One Cubic Meter	264006
4.3	Half brick masonry with bricks of class designation 50 in superstructure in cement mortar 1:4(1 cement:4 coarse sand)				
4.3.1	Above plinth level upto floor five level	100 Sq. Mtrs	168.20	One Square Meter	16820
Total for Sub Head No:4					335856
Sub Head No: 5 WOOD WORK					
5.1	Providing wood work in frames of doors, windows, clerestory windows and other frames, wrought framed and fixed in position:				
5.1.1	Second class teak wood	2.80 Cubic.Mtrs	37250.00	One Cubic Meter	104300
5.2	Providing and fixing 35mm thick panelled door shutters with second class teakwood with panel inserts of 12mm thick prelaminate particle board with decorative lamination on both sides grade-I, type-II conforming to IS 12823 including black enamelled M.S butt hinges with necessary screws as directed by the Engineer-in-charge and as per Architect's drawing.				
5.2.1	Single leaf shutter	37 Sq. Mtrs	1211.30	One Square Meter	44818
5.3	Providing and fixing glazed shutters for doors, windows and clerestory windows using 10 kg/square metre (4 mm thick) glass panes including black enamelled M.S. butt hinges with necessary screws:				
5.3.1	Second class teak wood				
5.3.1.1	30 mm thick	88 Sq. Mtrs	1071.25	One Square Meter	94270
	Extra for providing frosted glass panes 10 kg/sqm (4 mm thick) instead of ordinary glass panes 10 kg/sqm(4 mm thick) in doors, windows and clerestory window shutters(Area of opening for glass panes excluding portion inside rebate shall be measured)	59 Sq. Mtrs	16.65	One Square Meter	982
	Providing and fixing cupboard shutters of 18 mm thick prelaminate flat pressed 3 layer (Medium density) particle board conforming to IS 3087 with one side decorative and other side balancing lamination Grade I type II exterior grade conforming to IS 12823 including lipping with second class teak wood battens 25mm minimum depth on all edges of shutters including nickel plated bright finished MS piano hinges with necessary screws	115 Sq. Mtrs	733.60	One Square Meter	84364

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Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
Foundations, footings, bases of columns, etc. for mass concrete.	77 Sq. Mtrs	53.65	One Square Meter	4131
Walls (any thickness) including attached pilasters, buttresses, plinth and string courses etc.	82 Sq. Mtrs	88.30	One Square Meter	7241
Columns, Pillars, Piers, Abutments, Posts and struts	399 Sq. Mtrs	130.65	One Square Meter	52129
Suspended floors, roofs, landings and balconies and access platform	872 Sq. Mtrs	89.55	One Square Meter	78098
Lintels, beams, plinth beams, girders, bressumers and cantilevers.	1209 Sq. Mtrs	71.70	One Square Meter	86685
Stairs, (excluding landings) except spiral-staircases .	23 Sq. Mtrs	83.80	One Square Meter	1927
Vertical and horizontal fins individually or forming box louvers and, facias and eaves boards.	75 Sq. Mtrs	121.60	One Square Meter	9120
Edges of slabs and breaks in floors and walls.				
Under 20 cms. wide.	335 Metres	23.25	One Meter	7789
Reinforcement for R.C.C work including straightening, cutting, bending, placing in position and binding all complete.				
Thermo-Mechanically Treated bars.	28723 kilo grams	20.30	one kilo gram	583077
Providing ornamental clay tile (terracota) jali 75mm thick of approved design including fixing and finishing in cement mortar 1:3 (1 cement : 3 fine sand) etc., complete excluding plastering of the jambs, sills and soffits.	60 Sq. Mtrs	300.00	One Square Meter	18000
Finishing and plastering the exposed surface of RCC work with cement mortar 1:3 (1 cement: 3 fine sand) of thickness 6mm.	1730 Sq. Mtrs	33.00	One Square Meter	57090
Total for Sub Head No:3				1473094
Sub Head No: 4 BRICK WORK				
Brick work with bricks of class designation 50 in foundation and plinth in cement mortar 1:6(1cement:6 coarse sand)	46 Cubic.Mtrs	1196.30	One Cubic Meter	55030
Brick work with bricks of class designation 50 in superstructure in cement mortar 1:6 (1 cement:6 coarse sand)				

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No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
	Extra for providing and mixing water proofing material in cement concrete work in the proportion recommended by the manufacturers	16 bags of cement used in the mix	15.55 per bag of 50 kg.	cement used in the mix	249
Total for Sub Head No:2					69811

*cement*  
 Sub Head No: 3 REINFORCED CONCRETE

Providing and laying in position specified grade of reinforced cement concrete excluding the cost of centring, shuttering, finishing and reinforcement-All works upto plinth level.

1:1.5:3 (1 cement : 1.5 crushed stone dust : 3 graded stone aggregate 20mm nominal size)	63 Cubic.Mtrs	1940.70	One Cubic Meter	122264
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Reinforced cement concrete work in beams, suspended floors, roofs having slope upto 15 deg, landings, balconies, shelves, chajjas,lintels, bands, plain window sills, staircases and spiral staircases including waffle or ribbed beams and slabs above plinth level upto floor five level excluding the cost of centring, shuttering, finishing and reinforcement with 1:1.5:3 (1cement:1.5coarse sand:3graded stone aggregate 20mm nominal size)	187 Cubic.Mtrs	2088.15	One Cubic Meter	390484
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Reinforced cement concrete work in walls (any thickness), including attached pilasters, buttresses, plinth and string courses, fillets, columns, pillars, piers, abutments, posts and struts, etc. above plinth level upto floor five level excluding the cost of centring, shuttering, finishing and reinforcement.

1:1.5:3 (1 cement : 1.5 coarse sand : 3 graded stone aggregate 20 mm nominal size)	22 Cubic.Mtrs	2110.65	One Cubic Meter	46434
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Reinforced cement concrete work in vertical and horizontal fins individually or forming box louvers, facias and eaves boards above plinth level upto floor five level excluding the cost of centring, shuttering, finishing and reinforcement with 1:1.5:3 (1 cement : 1.5 coarse sand : 3 graded stone aggregate 20mm nominal size)	2.50 Cubic.Mtrs	2041.40	One Cubic Meter	5104
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Providing, hoisting and fixing upto floor five level precast reinforced cement concrete in shelves including setting in cement mortar 1:3(1 cement:3coarse sand), cost of required centring, shuttering and finishing with neat cement punning on exposed surfaces but excluding the cost of reinforcement with 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 12.5mm nominal size)	1.50 Cubic.Mtrs	2354.25	One Cubic Meter	3531
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Centring and shuttering including strutting, propping etc. and removal of form work for:

*(Handwritten mark)*

**BESANT CULTURAL CENTRE HOSTEL  
(BCCH) AREA IN KALAKSHETRA  
FOUNDATION, CHENNAI.**

Sl. No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
Sub Head No:1 EARTH WORK					
1.1	Earth work in excavation in foundation trenches or drains(not exceeding 1.5 m in width or 10 sq.m on plan) including dressing of sides and ramming of bottoms, lift upto 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m:				
1.1.1	All kinds of soil.	305 Cubic.Mtrs	65.55	One Cubic Meter	19993
1.2	Supplying and filling in plinth with river sand under floors including, watering, ramming consolidating and dressing complete.	18 Cubic.Mtrs	189.50	One Cubic Meter	3411
1.3	Supplying and filling in plinth with quarry dust under floors including watering, ramming, consolidating and dressing complete.	145 Cubic.Mtrs	189.50	One Cubic Meter	27478
1.4	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20 cm in depth: consolidating each deposited layer by ramming and watering, lead upto 50 m and lift upto 1.5 m.	100 Cubic.Mtrs	21.20	One Cubic Meter	2120
Total for Sub Head No:1					53002
Sub Head No: 2 CEMENT CONCRETE					
2.1	Providing and laying in position cement concrete of specified grade excluding the cost of centring and shuttering - All works upto plinth level.				
2.1.1	1:5:10 (1 cement : 5 coarse sand : 10 graded stone aggregate 40 mm nominal size)	49 Cubic.Mtrs	1137.20	One Cubic Meter	55723
2.2	Providing and laying cement concrete in retaining walls, return walls, walls (any thickness) including attached pilasters, columns, piers, abutment, pillars, posts, struts, buttresses, string or lacing courses, parapets, coping, bed blocks, anchor blocks, plain window sills, fillets etc. upto floor five level excluding the cost of centring, shuttering and finishing:				
2.2.1	1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size)	5 Cubic.Mtrs	1844.30	One Cubic Meter	9222
2.3	Providing and laying damp-proof course 40 mm thick with cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 12.5 mm nominal size)	60 Sq. Mtrs	76.95	One Square Meter	4617

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Office of the Superintending Engineer, Chennai Central Circle I,  
Central Public Works Department

Abstract of Cost


CONSTRUCTION OF HOSTEL BLOCK IN  
BESANT CULTURAL CENTRE HOSTEL  
(BCCH) AREA IN KALAKSHETRA  
FOUNDATION, CHENNAI.

Sl No	Sub Heads of Work	Amount Rupees
1	EARTH WORK	
2	CEMENT CONCRETE	53002
3	REINFORCED CONCRETE	69811
4	BRICK WORK	1473094
5	WOOD WORK	335856
6	STEEL WORK	577825
7	FLOORING	3360
8	ROOFING	240276
9	FINISHING	210677
10	MISC. BUILDING WORKS	232773
11	SANITARY INSTALLATIONS	14387
12	WATER SUPPLY	59363
13	DRAINAGE	22653
		15044
		3308121
	Add 5 % Contingencies	165406
	Grand Total (Rounded to 100)	3473500

  
Assistant Engineer (P)

  
Executive Engineer (Planning)

Technically sanctioned for Rs. 3473500.00 (Thirty Four Lakhs Seventy  
Three Thousand and Five Hundred only)  
vide TS. No. 1 / SE / CCC I / 2003-04

  
Superintending Engineer, Chennai Central Circle I,  
Chennai.

250





4

## BRIEF SPECIFICATION

**NAME OF WORK :** CONSTRUCTION OF HOSTEL BLOCK IN BESANT CULTURAL CENTRE HOSTEL (BCCH) AREA IN KALAKSHETRA FOUNDATION, CHENNAI.

- 1. GENERAL:** The building shall be RCC framed structure (Ground floor and first floor) with Brick masonry and provision for Anti termite treatment
- 2. Foundation & plinth:** RCC isolated footings with Grade beams. Filling in plinth shall be with quarry dust.
- 3. Superstructure:** Brick masonry /Cement mortar, The continuous lintels lofts have been provided wherever necessary.  
RCC loft at lintel level shall be provided.
- 4. Doors:** Second class Teak wood frames with flush door shutters as requested by the Client.
- 5. Windows:** Second class Teak wood frames with frosted glass shutters with grill. Ventilator with second class T.W. windows with grill. Fittings shall be brass. PVC door in toilets.
- 6. Floor:** Grano (Cement concrete) flooring for all area except toilet, which shall have ceramic tiles flooring and dado.
- 7. Roofing:** Roofing shall be RCC flat roof and finished with pressed tiles including weather proof course.
- 8. Finishing:** Inside all walls with plastic emulsion paint. Outside walls with water proofing paint. Windows frames shall be finished with malamine.
- 9. Internal water supply Sanitary installation and Electrical Installation:**  
With superior quality of fittings and shall be provided as per CPWD specifications and as per local bye-laws.

  
Assistant Engineer(P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.

  
Executive Engineer (P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.



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**GOVERNMENT OF INDIA**  
**CENTRAL PUBLIC WORKS DEPARTMENT**

State: Tamil Nadu.

BRANCH: B & R

**NAME OF WORK :** CONSTRUCTION OF HOSTEL BLOCK IN BESANT CULTURAL CENTRE HOSTEL (BCCH) AREA IN KALAKSHETRA FOUNDATION, CHENNAI.

Major Head: }  
Minor Head: } Deposit work  
Detailed Head: }

This Detailed Estimate framed by Shri M. Arumugam, Executive Engineer(P), Chennai Central Circle I, C.P.W.D., Chennai – 600 006 of the probable cost of Rs.34,73,500/-(W.O) i/c 5 % contingencies

**REPORT**

**HISTORY:** This Detailed Estimate amounting to Rs. 34,73,500/-(W.O) i/c 5 % contingencies has been prepared to cover the probable cost of the above mentioned work for accord of technical sanction from the Competent Authority. The Administrative approval and Expenditure Sanction for the above work has been conveyed vide letter No. F.No. 23-16 /2002 / 02-03 / KF dt: 28-03- 2003 by the Deputy Director, Kalakshetra Foundation, Chennai-41. For rs.62,83,900/-. No Departmental charge is added in view of the fact that Kalakshetra Foundation is fully funded by Govt. of India.

Provision available in the sanctioned Preliminary Estimate for the above work is Rs.49,08,119/-. Hence this estimate is well within the provision.

**Design and Scope :** This Detailed Estimate has been prepared based on the Drgs. issued by the Deputy Director, Kalakshetra Foundation, Chennai. and provides for construction of the above at Kalakshetra Foundations including internal, external services, etc.

This estimates provides for the construction of ground floor and first floor with RCC framed structure with floor height of 3.05 m ..

**COST:** Rs. 34,73,500/-(W.O) i/c 5 % contingencies

**RATE:** DSR 1997 and LMR

**Method :** By Contract after call of tenders.

**LAND:** Available.


**TIME:** 3 months for planning and 6 months for execution

**T & P.:** No special T&P is necessary.

**W.C Establishment :** Shall be met out of 5% contingencies.

**SPECIFICATION :** As per CPWD specification 1996 vol. I to VI with upto date correction Slip.

  
Assistant Engineer(P)  
Chennai Central Circle I

  
Executive Engineer (P)  
Chennai Central Circle I

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FIRST COPY

भारत सरकार  
**GOVERNMENT OF INDIA**

केन्द्रीय लोक निर्माण विभाग  
**Central Public Works Department**

विस्तृत अनुमान  
**DETAILED ESTIMATE**

**Name of Work : CONSTRUCTION OF HOSTEL BLOCK IN  
BESANT CULTURAL CENTRE HOSTEL  
(BCCH) AREA IN KALAKSHETRA  
FOUNDATION, CHENNAI.**

**TECHNICALLY SANCTIONED FOR Rs. 34,73,500/-**

**ESTIMATE No. 1 / SE / CCC I / 2003-04**

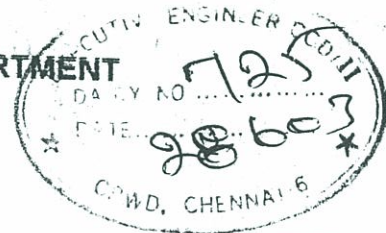
चेन्नै केन्द्रीय परिमंडल I  
**Chennai Central Circle I**

26, हैडोस रोड, चेन्नै - 600 006.

**26, Haddows Road, Shastri Bhawan, Chennai-600 006.**

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GOVERNMENT OF INDIA  
CENTRAL PUBLIC WORKS DEPARTMENT



MEMORANDUM

No.23(169)/2003/CCC I/W.II/ 1041

Date: 27-06-03

This Detailed Estimate has been technically sanctioned by the Superintending Engineer, Chennai Central Circle-I, CPWD, Chennai-6 amounting to Rs.34,73,500/- (Rupees Thirty Four Lakhs Seventy Three Thousand Five Hundred only) including 5 % contingencies for the following work.

Name of work: : CONSTRUCTION OF HOSTEL BLOCK IN BESANT CULTURAL CENTRE HOSTEL (BCCH) AREA IN KALAKSHETRA FOUNDATION, CHENNAI.

Estimate No. : I /SE/CCCI/2003-2004

Major Head }  
Minor Head } Deposit work  
Detailed Head }

Remarks : The Administrative approval and Expenditure Sanction for the above work has been conveyed vide Ir.No. F.No. 23-16/2002/02-03/KF dt.: 28.03.03 by the Director, Kalakshetra Foundation, Chennai-41 for Rs. 62,83,900/-. No departmental charge is added in view of the fact that Kalakshetra Foundation is fully funded by Govt. of India.

  
SUPERINTENDING ENGINEER,  
CHENNAI CENTRAL CIRCLE-I,  
CPWD, CHENNAI-6

To  
The Executive Engineer,  
Chennai Central Division.II,  
CPWD, Chennai 6.

Encl : Est. In Triplicate.

Copy to  
1) DB  
2) File.

*Entered in the register and put up*  
*DB / DB to / put up*  
*along with Register 28/6/03*  
*W/EE*  
*27.6.03.*

*(260)*

SUPERINTENDING ENGINEER.

SL No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
H.S	Extra depth for manholes				
H.S.1	Size 90 x 80 cm				
H.S.1.1	With F.P.S bricks.	3 Metres	1387.20	One Meter	4162
Total for Sub Head No:14					31313
Grand Total					1298096

File Name:KALA

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SL No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
	Sub Head No: 14 DRAINAGE				
14.1	Providing, laying and jointing glazed stoneware pipes grade 'A' with stiff mixture of cement mortar in the proportion of 1:1 (1cement : 1 fine sand) including testing of joints etc. complete				
14.1.1	100 mm diameter	22 Metres	74.05	One Metre	1629
14.1.2	150 mm diameter	15 Metres	105.80	One Metre	1587
14.2	Providing and laying cement concrete 1:5:10 (1 cement : 5 coarse sand : 10 graded stone aggregate 40 mm nominal size) around S.W. pipes including bed concrete as per standard design:				
14.2.1	100 mm diameter S.W. pipe	16 Metres	197.90	One Metre	3166
14.3	Providing and fixing square-mouth S.W. gully trap grade 'A' complete with C.I. grating brick masonry chamber with bricks of class designation 50 and water tight C.I. cover with frame of 300mm x 300mm size (inside) the weight of the cover to be not less than 4.50 Kg and frame to be not less than 2.70 Kg as per standard design:				
14.3.1	100mm x 100mm size P type				
14.3.1.1	With F.P.S bricks	3 Nos	428.90	Each	1287
14.4	Constructing brick masonry manhole with bricks of class designation 50 in cement mortar 1:4 (1 cement : 4 coarse sand) RCC top slab with 1:2:4 mix (1 cement : 2 coarse sand : 4 graded stone aggregate 20mm nominal size) foundation concrete 1:4:8 mix (1 cement : 4 coarse sand : 8 graded stone aggregate 40mm nominal size) inside plastering 12mm thick with cement mortar 1:3 (1 cement : 3 coarse sand) finished with a floating coat of neat cement and making channels in cement concrete 1:2:4 mix(1cement: 2 coarse sand : 4 graded stone aggregate 20mm nominal size) finished with a floating coat of neat cement complete as per standard design				
14.4.1	Inside size 90 x 80 cm and 45 cm deep including C.I. cover with frame (light duty) 455 x 610 mm internal dimensions total weight of cover and frame to be not less than 38 kg (weight of cover 23 kg and weight of frame 15 kg)				
14.4.1.1	With F.P.S. bricks	8 Nos	2435.30	Each	19482

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Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
13.7.1	15 mm diameter pipe	20 Metres	2.75	One Metre	55
13.7.2	20 mm diameter pipe	30 Metres	3.25	One Metre	98
13.7.3	32 mm diameter pipe	30 Metres	5.05	One Metre	152
13.7.4	40 mm diameter pipe	20 Metres	6.10	One Metre	122
13.7.5	50 mm diameter pipe	20 Metres	7.05	One Metre	141
13.8	Providing and fixing G.I. Union in G.I. pipe including cutting and threading the pipe and making long screws etc. complete (New work)				
13.8.1	15 mm nominal bore	10 Nos	36.95	Each	370
13.8.2	20 mm nominal bore	34 Nos	42.50	Each	1445
13.8.3	25 mm nominal bore	10 Nos	48.05	Each	481
13.8.4	32 mm nominal bore	4 Nos	53.60	Each	214
13.8.5	40 mm nominal bore	2 Nos	64.70	Each	129
13.9	Providing and fixing C.P brass long body bib cock of approved quality conforming to IS standards and weighing not less than 690 gms. a) 15 mm nominal bore	4 Nos	224.00	Each	896
13.10	Providing and fixing ball valve (brass) of approved quality complete				
13.10.1	High or low pressure with plastic floats				
13.10.1.1	25 mm nominal bore	1 Nos	186.20	Each	186

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Total for Sub Head No:13                      18547  
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N. No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
11.1.5	50 mm dia. nominal bore	20 Metres	158.05	One Metre	3161
11.2	Providing and fixing G.I. pipes complete with G.I. fittings and clamps, including cutting and making good the walls etc. (Internal work)				
11.2.1	Concealed pipe including painting with anti corrosive bitumastic paint, cutting chases and making good the wall				
11.2.1.1	15 mm dia. nominal bore	15 Metres	74.35	One Metre	1115
11.2.1.2	20 mm dia. nominal bore	5 Metres	81.05	One Metre	405
11.3	Providing and fixing brass stop cock of approved quality				
11.3.1	15 mm nominal bore	3 Nos	84.90	Each	255
11.4	Providing and fixing Gun metal gate valve with C.I. wheel of approved quality (screwed end)				
11.4.1	25 mm nominal bore	1 Nos	151.00	Each	151
11.4.2	32 mm nominal bore	2 Nos	207.40	Each	415
11.4.3	40 mm nominal bore	1 Nos	252.60	Each	253
11.5	Providing and fixing unplasticised P.V.C. connection pipe with brass unions				
11.5	45 cm length				
11.5.1.1	15 mm nominal bore	3 Nos	28.20	Each	85
11.6	Providing and fixing C.P. Brass shower rose with 15 or 20 mm inlet				
11.6.1	100 mm diameter	3 Nos	20.75	Each	62
11.7	Painting G.I. pipes and fittings with white paint over a ready mixed priming coat, both of approved quality for new work.				

*(Handwritten signature/initials)*



Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
1.5.1	White glazed fire clay kitchen sink of size 600 x 450 x 250 mm	1 Nos	1393.30	Each	1393
1.6	Providing and fixing UPVC soil waste and vent pipe including jointing with rubber gasket with slip ring to the fittings including cutting and making good the walls wherever required.				
1.6.1	110 mm dia. of minimum wall thickness 2.5 mm	15 Metres	165.90	One Meter	2489
1.6.2	75 mm dia. minimum wall thickness 1.8 mm	15 Metres	90.75	One Meter	1361
1.7	Providing and fixing UPVC plain bend with necessary lubricant and slip ring for jointing etc. complete				
1.7.1	110mm dia. of minimum wall thickness 2.5mm.	3 Nos	101.50	Each	305
1.7.2	75mm dia. of minimum wall thickness 1.8mm.	3 Nos	65.65	Each	197
1.8	Providing and fixing UPVC trap of self cleansing design with UPVC grating with or without vent arm complete including providing necessary lubricant and sealing slip ring for jointing, cutting and making good the walls wherever necessary.				
1.8.1	15 mm. nominal bore.	3 Nos	99.75	Each	299
Total for Sub Head No:12					15395
Sub Head No: 13 WATER SUPPLY					
13.1	Providing and fixing G.I. pipes complete with G.I. fittings and clamps, including cutting and making good the walls etc. (Internal work)				
13.1.1	Exposed on wall				
13.1.1.1	15 mm dia. nominal bore	20 Metres	53.90	One Metre	1078
13.1.1.2	20 mm dia. nominal bore	30 Metres	62.15	One Metre	1865
13.1.1.3	32 mm dia. nominal bore	30 Metres	101.85	One Metre	3056
13.1.1.4	40 mm dia. nominal bore	20 Metres	117.85	One Metre	2357

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Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
Sub Head No: 11 MISC. BUILDING WORKS					
11.1	Making plinth protection 50 mm thick of cement concrete 1:3:6 (1 cement : 3 coarse sand : 6 graded stone aggregate 20 mm nominal size) over 75 mm bed of dry brick ballast 40 mm nominal size well rammed and consolidated and grouted with fine sand including finishing the top smooth.	65 Sq. Mtrs	114.05	One Square Meter	7413
11.2	Brick edging 7 cm wide 11.4 cm deep to plinth protection with bricks of class designation 75 including grouting with cement mortar 1:4 (1 cement : 4 fine sand )	87 Metres	9.70	One Metre	844
Total for Sub Head No:11					8257
Sub Head No: 12 SANITARY INSTALLATIONS					
12.1	Providing and fixing white vitreous china pedestal type water closet (European type W.C. pan) with seat and lid, C.P. brass hinges and rubber buffers, 10 litres low level P.V.C. flushing cistern with fittings, C.I./MS brackets, 40 mm diameter flush bend with fittings and clamps, overflow arrangement with specials and mosquito proof coupling of approved municipal design complete including painting of fittings and brackets, cutting and making good the walls and floors wherever required:				
12.1.1	W.C. pan with white solid plastic seat and lid	3 Nos	1562.40	Each	4687
12.2	Providing and fixing oval type counter top white vitreous china wash basin of size 550mm x 480mm on granite slab top fixing 15mm C.P. brass single tap, 32mm C.P. brass waste of standard pattern including painting fittings, cutting and making good the walls wherever required (granite slab top shall be paid seperately)	3 Nos	1104.00	Each	3312
12.3	Providing and fixing 600 x 450 mm mirror of superior glass (of approved quality) complete with 6 mm thick hard board ground fixed to wooden cleats with C.P. brass screws and washers complete.	3 Nos	327.35	Each	982
12.4	Providing and fixing towel rail complete with brackets fixed to wooden cleats with C.P. brass screws.				
12.4.1	C.P. Brass towel rail with two C.P. brass brackets.				
12.4.1.1	600 x 20 mm size	3 Nos	123.45	Each	370
12.5	Providing and fixing kitchen sink with C.I. brackets C.P. brass chain with rubber plug, 40 mm C.P. brass waste complete, including painting the fittings and brackets, cutting and making good the walls wherever required.				

*(Signature)*

SL No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
	mortar 1:4(1 cement: 4 coarse sand) and making good the wall etc. complete.				
9.1	110 mm	4 Nos	64.50	Each	258
					Total for Sub Head No:9
					57455
	Sub Head No: 10 FINISHING				
10.1	12 mm cement plaster of mix:				
10.1.1	1:6 (1 cement : 6 fine sand)	230 Sq. Mtrs	36.55	One Square Meter	8407
10.2	15 mm cement plaster on the rough side of single or half brick wall of mix:				
10.2.1	1:6 (1 cement : 6 fine sand)	350 Sq. Mtrs	42.50	One Square Meter	14875
10.3	20 mm cement plaster of mix:				
10.3.1	1:6 (1 cement : 6 fine sand)	360 Sq. Mtrs	51.60	One Square Meter	18576
10.4	6 mm cement plaster 1:3 (1 cement : 3 fine sand) finished with a floating coat of neat cement and thick coat of Lime wash on top of walls when dry for bearing of R.C.C. slabs and beams.				
		163 Sq. Mtrs	45.65	One Square Meter	7441
10.5	White washing with lime to give an even shade:				
10.5.1	New work (three or more coats)	1474 Sq. Mtrs	3.60	One Square Meter	5306
10.6	Finishing walls with water proofing cement paint of approved brand and manufacture and of required shade to give an even shade:				
10.6.1	New work (three or more coats)	350 Sq. Mtrs	29.85	One Square Meter	10448
10.7	Wall painting with plastic emulsion paint of approved brand and manufacture to give an even shade:				
10.7.1	Two or more coats on new work	741 Sq. Mtrs	28.35	One Square Meter	21007
10.8	Painting with superior quality synthetic enamel paint of approved brand and manufacture to give an even shade :				
10.8.1	Two or more coats on new work	145 Sq. Mtrs	20.60	One Square Meter	2987
					Total for Sub Head No:10
					89047

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Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
1.3	Providing and laying mangalore pattern ridge tiles of approved design and manufacture on top of roof with C.M.1:4 (1 cement : 4 sand) as directed by the Engineer - In- Charge.	50 Metres	55.00	One Metre	2750
1.4	Making khurras 45 x 45 cm with average minimum thickness of 5 cm cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate of 20 mm nominal size) over P.V.C. sheet 1 m x 1 m x 400 micron, finished with 12 mm cement plaster 1:3 (1 cement : 3 coarse sand) and a coat of neat cement rounding the edges and making and finishing the outlet complete	2 Nos	88.20	Each	176
1.5	Providing gola 75 x 75 mm in cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 stone aggregate 10 mm and down gauge) including finishing with cement mortar 1:3 (1 cement : 3 fine sand) as per standard design:				
1.5.1	In 75 x 75 mm deep chase	23 Metres	40.90	One Metre	941
1.6	Providing and fixing on wall/column face unplasticised PVC (working pressure 4 Kg. per sqcm) rain water pipes conforming to IS:4985 including jointing with seal ring conforming to IS:5382 leaving 10mm gap for thermal expansion. (i) Single socketed pipes				
1.6.1	110 mm diameter	7.20 Metres	165.90	One Metre	1194
1.7	Providing and fixing on wall/column face unplasticised-PVC moulded fittings/accessories for unplasticised-PVC rain water pipes conforming to IS:4985 including jointing with seal ring conforming to IS:5382 leaving 10 mm gap for thermal expansion.				
1.7.1	Bend 87.5 degree				
1.7.1.1	110 mm bend	2 Nos	101.50	Each	203
1.8	Providing and fixing on wall/column face unplasticised-PVC moulded fittings/accessories for unplasticised-PVC rain water pipes conforming to IS:4985 including jointing with seal ring conforming to IS:5382 leaving 10 mm gap for thermal expansion.				
1.8.1	Shoe(Plain)				
1.8.1.1	110 mm shoe	2 Nos	212.60	Each	425
1.9	Providing and fixing unplasticised-PVC pipe clips of approved design to unplasticised-PVC rain water pipes by means of 50x50x50mm hard wood plugs, screwed with M.S screws of required length including cutting brick work and fixing in cement				

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Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
1.2.1	Light shade using white cement	160 Sq. Mtrs	359.55	One Square Meter	57528
1.3	Precast terrazo tiles 20 mm thick with marble chips of sizes upto 6 mm in skirting and risers of steps not exceeding 30 cm in height on 12 mm thick cement plaster 1:3 (1 cement : 3 coarse sand) jointed with neat cement slurry mixed with pigment to match the shade of the tiles, including rubbing and polishing complete with tiles of:				
1.3.1	Light shade using white cement.	18 Sq. Mtrs	416.25	One Square Meter	7493
1.4	Cement plaster skirting (upto 30 cm height) with cement mortar 1:3 (1 cement:3 coarse sand) finished with a floating coat of neat cement				
1.4.1	21 mm thick	1 Sq. Mtrs	97.60	One Square Meter	98
1.5	Providing and laying polished vitrified ceramic tile (DIAMON tile or equivalent) flooring 600mm x 600mm x 9.9mm thick of required colour over 20mm thick bed of cement mortar 1:4 (1 cement : 4 coarse sand) including jointing with white cement with admixture of pigment to match the shade of the tile complete.	16 Sq. Mtrs	375.00	One Square Meter	6000
1.6	Providing and fixing polished granite stone slab 25 mm thick over counter wall top in cement mortar 1:3 ( 1 cement : 3 coarse sand) including finishing complete.	38 Sq. Mtrs	2732.00	One Square Meter	103816
1.7	Providing and fixing polished vitrified ceramic tile (Granito or equivalent) skirting, dado 7.5mm thick over 12mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand) and jointed with grey cement slurry at 3.3 Kg/Sqm including pointing in white cement mixed with pigment of matching shade complete.	46 Sq. Mtrs	375.00	One Square Meter	17250
Total for Sub Head No:8					196953
Sub Head No: 9 ROOFING					
9.1	Line concrete terracing on roofs average thickness 10 cm laid to fall with 25 mm nominal size brick aggregate and 50% line mortar 1:2 (1 line putty : 2 surkhi) rammed and finished with gur and belgiri treatment complete including rounding of junctions with parapet wall complete.	5 Cubic.Mtrs	1471.50	One Cubic Meter	7358
9.2	Providing and laying Decorative mangalore tiles (as per approved pattern 18 to 20 mm nominal thickness and approved size ) on roof jointed with C.M 1:4 ( one cement : 4 sand ) mixed with 2 % integral water proofing compound laid over the bed of 20 mm thick C.M. 1:4 and polished complete.	361 Sq. Mtrs	122.30	One Square Meter	44150

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Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
12.3	150 x 10 mm	158 Nos	29.70	Each	4693
13	Providing and fixing nickel plated M.S pipe curtain rods with nickel plated brackets.				
13.1	20 mm dia (heavy type)	4.50 Metres	8.35	One Metre	38
14	Providing and fixing single action hydraulic door closer of approved brand and manufacture conforming to IS standards for aluminium doors including fixing etc. complete as per the direction of Engineer-in-charge.	11 Sq. Mtrs	317.30	One Square Meter	3490
15	Providing and fixing H.S. grills of required pattern in frames of windows etc. with H.S. flats, square or round bars etc. all complete.				
15.1	Fixed to openings/wooden frames with rawl plugs screws etc.	1050 kilo grams	33.05	one kilo gram	34703
Total for Sub Head No:6					176111
Sub Head No: 7 STEEL WORK					
1	Providing and fixing H.S. fan clamp type I of 16 mm dia H.S. bar bent to shape with hooked ends in R.C.C. slabs during laying including painting the exposed portion of loop, all as per standard design complete.	14 Nos	35.00	Each	490
Total for Sub Head No:7					490
Sub Head No: 8 FLOORING					
1	Tandar stone slab flooring over 20mm (average) thick base laid over and jointed with grey cement slurry mixed with pigment to match the shade of the slab including rubbing and polishing complete with:				
1.1	25mm thick				
1.1.1	Base with cement mortar 1:4(1 cement:4 coarse sand)	8.20 Sq. Mtrs	581.50	One Square Meter	4768
2	Precast terrazo tiles 20 mm thick with marble chips of size upto 6 mm laid in floors, and landings, jointed with neat cement slurry mixed with pigment to match the shade of the tiles including rubbing and polishing complete with precast tiles on 20 mm thick bed of cement mortar 1:4 (1 cement : 4 coarse sand)				

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Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
	panelled or panelled and glazed shutters 25 mm to 40 mm thick:				
1.4.1	Second class teak wood	40 Sq. Mtrs	772.15	One Square Meter	30886
1.7	Providing and fixing bright finished brass butt hinges with necessary screws etc. complete:				
1.7.1	125 x 85 x 5.5 mm (Heavy type).	36 Nos	143.20	Each	5155
1.7.2	75 x 40 x 2.5 mm (Ordinary type).	69 Nos	18.70	Each	1290
1.8	Providing and fixing bright finished brass sliding door bolts with nuts and screws etc., complete.				
1.8.1	300 x 16mm	1 Nos	166.30	Each	166
1.8.2	250 x 16mm	11 Nos	154.10	Each	1695
1.9	Providing and fixing bright finished brass tower bolts (barrel type) with necessary screws etc. complete:				
1.9.1	250 x 10 mm	2 Nos	116.50	Each	233
1.9.2	200 x 10 mm	22 Nos	93.60	Each	2059
1.9.3	100 x 10 mm	138 Nos	48.60	Each	6707
1.10	Providing and fixing special quality chromium plated brass cupboard locks with six levers including necessary screws etc. complete (Best make of approved quality) of:				
1.10.1	Size 50 mm	3 Nos	60.75	Each	182
11	Providing and fixing chromium plated brass 50 mm cupboard or wardrobe knobs with nuts complete.	6 Nos	24.10	Each	145
12	Providing and fixing chromium plated brass handles with necessary screws etc. complete:				
12.1	125 mm	2 Nos	83.40	Each	167
12.2	100 mm	22 Nos	66.65	Each	1466

(271)

Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
1.1	Second class teak wood	1 Cubic.Mtrs	37250.00	One Cubic Meter	37250
1.2	Providing and fixing 40mm thick panelled door shutters with approved quality secondary species of timber such as Kongu factory made under controlled conditions by approved manufacturers with panel inserts of 12 mm thick prelaminated particle board with decorative lamination of both sides Grade I medium density flat pressed, three layer and Grade (F) T-I conforming to IS - 3087 bonded with BWP type synthetic resin and adhesive as per IS- 848 prelamination conforming to IS 12823 Grade I type II exterior Grade including necessary screws as per Architectural drawings and as directed by the Engineer-In-Charge.	2.50 Sq. Mtrs	1430.00	One Square Meter	3575
1.3	Providing and fixing 35mm thick panelled door shutters with second class teakwood with panel inserts of 12mm thick prelaminated particle board with decorative lamination on both sides grade-I, type-II conforming to IS 12823 including black enamelled M.S butt hinges with necessary screws as directed by the Engineer-in-charge and as per Architect's drawing.				
1.3.1	Single leaf shutter	21 Sq. Mtrs	1211.30	One Square Meter	25437
1.4	Providing and fixing cupboard shutters of 18 mm thick prelaminated flat pressed 3 layer (Medium density) particle board conforming to IS 3087 with one side decorative and other side balancing lamination Grade I type II exterior grade conforming to IS 12823 including lipping with second class teak wood of 25mm minimum depth on all edges of shutters including nickel plated bright finished MS piano hinges with necessary screws	9.50 Sq. Mtrs	733.60	One Square Meter	6969
1.5	Providing and fixing Sintex or equivalent factory made door shutters with PVC door frames made from extruded PVC section in an overall size of 40mm X 57mm having multi chamber cross section with wall thickness 2.5mm duly reinforced with steel to be mitre cut at corner and welded along with weather seal and shutter frame is made from extruded section of size 59 X 34mm with wall thickness of 2mm, and this also will be reinforced with steel. The infill panels are made out of multi chamber hollow PVC extruded panel of size 150 X 30mm with wall thickness of 1mm. The panels are supported with ribs at spacing not more than 30mm connected by tongue and groove joints and the shutter shall be fixed to the frame with 4 Nos. 100mm anodised aluminium hinges with self tapping CP brass machine screws, fixing the door frames to the wall with lug plate and expandable fasteners. The cost is inclusive of providing and fixing 2 Nos. 100 X 10mm aluminium tower bolt and 2 Nos. 100mm aluminium handles all complete and as directed by the Engineer-in-charge.	4.75 Sq. Mtrs	2064.20	One Square Meter	9805
1.6	Providing and fixing panelling or panelling and glazing in panelled or panelled and glazed shutters for doors, windows and clerestory windows (area of opening for panel inserts excluding portion inside grooves or rebates to be measured). Panelling for				

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Sl. No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
1.6	Edges of slabs and breaks in floors and walls.				
1.6.1	Under 20 cms. wide.	90 Metres	23.25	One Meter	2093
2	Reinforcement for R.C.C work including straightening, cutting, bending, placing in position and binding all complete.				
2.1	Hot rolled deformed bars.	5200 kilo grams	20.30	one kilo gram	105560
Total for Sub Head No:3					281630
Sub Head No: 4 BRICK WORK					
1	Brick work with bricks of class designation 50 in foundation and plinth in cement mortar 1:6(1cement:6 coarse sand)	18 Cubic.Mtrs	1196.30	One Cubic Meter	21533
2	Brick work with bricks of class designation 50 in superstructure in cement mortar 1:6 (1 cement:6 coarse sand)				
2.1	Above plinth level upto floor five level	70 Cubic.Mtrs	1346.97	One Cubic Meter	94288
3	Half brick masonry with bricks of class designation 50 in superstructure in cement mortar 1:4(1 cement:4 coarse sand)				
3.1	Above plinth level upto floor five level	30 Sq. Mtrs	168.20	One Square Meter	5046
Total for Sub Head No:4					120867
Sub Head No: 5 STONE WORK					
5.1	Random rubble masonry with hard stone in foundation and plinth including levelling up with cement concrete 1:6:12 (1 cement : 6 coarse sand : 12 graded stone aggregate 20 mm nominal size) at plinth level with:				
5.1.1	Cement mortar 1:6 (1 cement : 6 coarse sand )	150 Cubic.Mtrs	1192.80	One Cubic Meter	178920
Total for Sub Head No:5					178920
Sub Head No: 6 WOOD WORK					
6.1	Providing wood work in frames of doors, windows, clerestory windows and other frames, wrought framed and fixed in position:				

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SL No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
1.1	1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size)	8.30 Cubic.Mtrs	1737.75	One Cubic Meter	14423
1.2	Reinforced cement concrete work in walls (any thickness), including attached pilasters, buttresses, plinth and string courses, fillets, columns, pillars, piers, abutments, posts and struts, etc. above plinth level upto floor five level excluding the cost of centring, shuttering, finishing and reinforcement.				
1.2.1	1:1.5:3 (1 cement : 1.5 crushed stone dust : 3 graded stone aggregate 20mm nominal size)	1 Cubic.Mtrs	2110.65	One Cubic Meter	2111
1.3	Reinforced cement concrete work in beams, suspended floors, roofs having slope upto 15 deg, landings, balconies, shelves, chajjas, lintels, bands, plain window sills, staircases and spiral staircases including waffle or ribbed beams and slabs above plinth level upto floor five level excluding the cost of centring, shuttering, finishing and reinforcement with 1:1.5:3 (1cement:1.5coarse sand:3graded stone aggregate 20mm nominal size)	49 Cubic.Mtrs	2088.15	One Cubic Meter	102319
1.4	Reinforced cement concrete work in vertical and horizontal fins individually or forming box louvers, facias and eaves boards above plinth level upto floor five level excluding the cost of centring, shuttering, finishing and reinforcement with 1:1.5:3 (1 cement : 1.5 coarse sand : 3 graded stone aggregate 20mm nominal size)	0.70 Cubic.Mtrs	2041.40	One Cubic Meter	1429
1.5	Providing, hoisting and fixing upto floor five level precast reinforced cement concrete in shelves including setting in cement mortar 1:3(1 cement:3coarse sand), cost of required centring, shuttering and finishing with neat cement punning on exposed surfaces but excluding the cost of reinforcement with 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 12.5mm nominal size)	2 Cubic.Mtrs	2354.25	One Cubic Meter	4709
1.6	Centring and shuttering including strutting, propping etc. and removal of form work for:				
1.6.1	Foundations, footings, bases of columns, etc. for mass concrete.	80 Sq. Mtrs	53.65	One Square Meter	4292
1.6.2	Walls (any thickness) including attached pilasters, buttresses, plinth and string courses etc.	11 Sq. Mtrs	88.30	One Square Meter	971
1.6.3	Suspended floors, roofs, landings and balconies and access platform	361 Sq. Mtrs	89.55	One Square Meter	32328
1.6.4	Lintels, beams, plinth beams, girders, bressomers and cantilevers.	125 Sq. Mtrs	71.70	One Square Meter	8963
1.6.5	Vertical and horizontal fins individually or forming box louvers band, facias and eaves boards.	20 Sq. Mtrs	121.60	One Square Meter	2432

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# CONSTRUCTION OF VIP GUEST HOUSE FOR KALAKSHETRA FOUNDATION, CHENNAI

SL No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
<b>Sub Head No:1 EARTH WORK</b>					
1.1	Earth work in excavation in foundation trenches or drains(not exceeding 1.5 m in width or 10 sq.m on plan) including dressing of sides and ranning of bottoms, lift upto 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m:				
1.1.1	All kinds of soil.	440 Cubic.Mtrs	65.55	One Cubic Meter	28842
1.2	Supplying and filling in plinth with quarry dust under floors including watering, ranning, consolidating and dressing complete.	93 Cubic.Mtrs	189.50	One Cubic Meter	17624
<b>Total for Sub Head No:1</b>					46466
<b>Sub Head No: 2 CEMENT CONCRETE</b>					
1	Providing and laying in position cement concrete of specified grade excluding the cost of centring and shuttering - All works upto plinth level.				
1.1	1:5:10 (1 cement : 5 coarse sand : 10 graded stone aggregate 40 mm nominal size)	64 Cubic.Mtrs	1137.20	One Cubic Meter	72781
1	Providing and laying cement concrete in retaining walls, return walls, walls (any thickness) including attached pilasters, columns, piers, abutment, pillars, posts, struts, buttresses, string or lacing courses, parapets, coping, bed blocks, anchor blocks, plain window sills, fillets etc. upto floor five level excluding the cost of centring, shuttering and finishing:				
1	1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size)	0.25 Cubic.Mtrs	1844.30	One Cubic Meter	461
1	Providing and laying damp-proof course 40 mm thick with cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 12.5 mm nominal size)	42 Sq. Mtrs	76.95	One Square Meter	3232
1	Extra for providing and mixing water proofing material in cement concrete work in the proportion recommended by the manufacturers	11 bags of cement used in the mix	15.55 per bag of 50 kg. cement used in the mix		171
<b>Total for Sub Head No:2</b>					76645
<b>Sub Head No: 3 REINFORCED CEMENT CONCRETE</b>					
1	Providing and laying in position specified grade of reinforced cement concrete excluding the cost of centring, shuttering, finishing and reinforcement-All works upto plinth level.				

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Office of the Superintending Engineer, Chennai Central Circle I,  
Central Public Works Department


Abstract of Cost

CONSTRUCTION OF VIP GUEST HOUSE  
FOR KALAKSHETRA FOUNDATION, CHENNAI

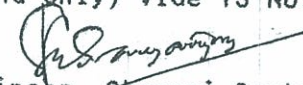
No	Sub Heads of Work	Amount Rupees
1	EARTH WORK	46466
2	CEMENT CONCRETE	76645
3	REINFORCED CEMENT CONCRET	281630
4	BRICK WORK	120867
5	STONE WORK	178920
6	WOOD WORK	176111
7	STEEL WORK	490
8	FLOORING	196953
9	ROOFING	57455
10	FINISHING	89047
11	MISC.BUILDING WORKS	8257
12	SANITARY INSTALLATIONS	15395
13	WATER SUPPLY	18547
14	DRAINAGE	31313
		1298096
	Add 3 % Contingencies	64905
	Grand Total(Rounded to 100)	1363001

Say Rs.13,63,000/-

  
Assistant Engineer (P)

  
Executive Engineer(Planning)

Technically sanctioned for Rs.13,63,000.00 (Thirteen Lakhs Sixty Three -  
Thousand only) vide TS No: 8/SE/CCC I/2002-03.

  
Superintending Engineer, Chennai Central Circle I,  
Chennai.

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## **BRIEF SPECIFICATION**

**NAME OF WORK : CONSTRUCTION OF VIP GUEST HOUSE FOR  
KALAKSHETRA FOUNDATION, CHENNAI.**

- 1. GENERAL:** The building shall be load bearing structure (Ground floor) with sloped roof, decorative mangalore tiles finishing and Brick masonry walls.
- 2. Foundation & plinth:** Spread footing with RR masonry.
- 3. Superstructure:** Brick masonry /Cement mortar. The continuous lintels, lofts have been provided wherever necessary.
- 4. Doors:** Second class Teak wood frames with flush door shutters as requested by the Client.
- 5. Windows:** Second class Teak wood frames with frosted glass shutters.
- 6. Floor:** Precast terrazo tiled flooring for all area except toilet, which shall have ceramic tiles flooring and dado.
- 7. Roofing:** Roofing shall be RCC sloped roof and finished with Decorative Mangalore tiles.
- 8. Finishing:** Inside all walls with plastic emulsion paint . Outside walls with water proofing
- 9. Internal water supply Sanitary installation and Electrical Installation:**  
With superior quality of fittings and shall be provided as per CPWD specifications and as per local bye-laws.
- 10. Internal Electrical Installations :** provision has been given.



**Assistant Engineer(P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.**



**Executive Engineer (P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.**

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**COST** : Rs.13,63,000/-(W.O) i/c 5 % contingencies.

**RATE** : DSR 1997 and LMR

**Method** : By Contract after call of tenders.


**LAND** : Available.


**TIME** : 3 months for planning and 6 months for execution

**T & P.** : No special T&P is necessary.

**W.C Establishment** : Shall be met out of 5% contingencies.

**SPECIFICATION** : As per CPWD specification 1996 vol. I to VI with upto date correction Slips..

  
Assistant Engineer(P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.

  
Executive Engineer (P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.

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**GOVERNMENT OF INDIA**  
**CENTRAL PUBLIC WORKS DEPARTMENT**

State: Tamil Nadu.

BRANCH: B & R

NAME OF WORK : CONSTRUCTION OF VIP GUEST HOUSE FOR  
KALAKSHETRA FOUNDATION, CHENNAI.

Major Head: }  
Minor Head: } Deposit work  
Detailed Head: }

This Detailed Estimate framed by Shri M. Arumugam, Executive Engineer(P), Chennai Central Circle I, C.P.W.D., Chennai - 600 006 of the probable cost of Rs.13,63,000/- (W.O) i/c 5 % contingencies

**REPORT**

**HISTORY:** This Detailed Estimate amounting to Rs. 13,63,000/-(W.O) i/c 5 % contingencies has been prepared to cover the probable cost of the above mentioned work for accord of technical sanction from the Competent Authority. The Administrative approval and Expenditure Sanction for the above work has been conveyed vide Ir.No. F.No. 23-14/2000-01/02/KF dt: 06-02-2003. by the Director, Kalakshetra Foundation, Chennai-41 for Rs. 24,52,700/-. No departmental charge is added in view of the Kalakshetra Foundation is fully funded by Govt. of India.

Provision available in the sanctioned Preliminary Estimate for the above work is Rs.20,19,000/-. Hence this estimate is well within the provision.

**Design and Scope :** This Detailed Estimate has been prepared based on the Drgs. prepared, approved and issued by the Deputy Director, Kalakshetra Foundation, Chennai and provides for construction of Guest House at Kalakshetra Foundation including internal, external services, etc.

This estimates provides for the construction of ground floor with RCC sloped roof with decorative Mangalore tiles finishing. The building shall be load bearing structure with deeper foundation 1.80 metre.

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भारत सरकार

# GOVERNMENT OF INDIA

केंद्रीय लोक निर्माण विभाग  
Central Public Works Department

## विस्तृत अनुमान DETAILED ESTIMATE

कार्य का नाम

Name of Work CONSTRUCTION OF VIP  
GUEST HOUSE FOR  
KALAKSHETRA, FOUNDATION,  
CHENNAI.

तकनीकी मंजूरी रुपये

Technically Sanctioned For Rs. 13,63,000/-

अनुमान सं.

Estimate No. 8 / SE / CCC I / 2002-03.

चेन्नै केन्द्रीय परिमंडल I  
Chennai Central Circle I

26, हॅडोस रोड, चेन्नै 600 006.

26, Haddows Road, Shastri Bhawan, Chennai-600 006.

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23(168)

CENTRAL

IA  
ARTMENT

MEMO

No.23(169) / 2003/CCC I/W.II/ 723

Date: 23/4/03

This Detailed Estimate has been technically sanctioned by the Superintending Engineer, Chennai Central Circle-I, CPWD, Chennai-6 amounting to Rs.13,63,000/- (Rupees Thirteen Lakhs Sixty Three Thousand only) including 5 % contingencies for the following work.

Name of work: : Construction of VIP Guest House for Kalakshetra Foundation, Chennai

Estimate No. : 8/ISE/CCC/2002-2003

Major Head }  
Minor Head } Deposit work  
Detailed Head }

Remarks : The Administrative approval and Expenditure Sanction for the above work has been conveyed vide Ir.No. F.No. 23-14/2000-01/02/KF dt: 06-02-2003. by the Director, Kalakshetra Foundation, Chennai-41 for Rs. 24,52,700/-. No departmental charge is added in view of the Kalakshetra Foundation is fully funded by Govt. of India.

AECP  
23/4  
23.4.03  
To

*[Signature]*  
21/3/03  
SUPERINTENDING ENGINEER,  
CHENNAI CENTRAL CIRCLE-I.  
CPWD, CHENNAI-6

✓ The Executive Engineer,  
Chennai Central Division.II,  
CPWD, Chennai 6.

Encl : Est. In Triplicate.

Copy to  
1) DB  
2) File.

Received  
copy of D/E only  
P-verified  
DE 23/04/03.

*[Signature]*  
SUPERINTENDING ENGINEER

Registered  
*[Signature]*

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GOVERNEMENT OF INDIA  
CENTRAL PUBLIC WORKS DEPARTMENT  
CHENNAI CENTRAL DIVISION-II  
SHASTRI BHAWAN, 26, HADDOWS ROAD,  
NUNGAMBAKKAM, CHENNAI-600006.



☎ 044 -28272622

Fax: 28270793.

No: 23(168)/CCDII/ 2012/PB / 1342

Dated: 12-09-12

To

✓ The Deputy Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
Chennai-600041.

Received on

Dt. 20/9/12...

KALAKSHETRA FOUNDATION
No.: 2137
DATE: 20/9/12

Sir,

- Sub:** Forwarding of the detail estimate for the work of
- Construction of Hostel block in Besant Cultural Centre Hostel (BCCH) Area in Kalakshetra Foundation, Chennai.
  - Construction of VIP Guest House for Kalakshetra Foundation, Chennai-41.-Reg.

**Ref:** Your letter No. Nil dated 3.9.2012 and 10.8.2012.

\*\*\*\*\*

With reference to the above cited letter please find enclosed here with the copy of detailed estimates for the above referred works for favour of your reference please.

Yours faithfully,

**Encl:** As above.

(S.ANAVARTHAKUMAR),  
Executive Engineer,  
CCDII, CPWD, Chennai-6.

**Copy to:-**

- 1) The Superintending Engineer, CCC I, CPWD, Chennai for favour of information and personal discussion held with him in this regard please.

Executive Engineer.

PSD / CH-10 / RP-46 / OCT-10 / 10,000

का नाम माहर  
Name stamp of  
office of posting

ET 23669955 9 1 N

मिस्ट्री नंबर



Date - Stamp

भेजने वाले  
का पता  
Sender's  
Address

KALAKSHETRA FOUNDATION  
THIRUVANMIYUR,  
CHENNAI-600 041



पिन / PIN

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Insured

पाने वाले का नाम  
Addressed to (Name)

\* बीमा का मूल्य (रुपयों में)  
\* Insured for Rupees

पिल्लरण की तारीख / Date of delivery

- \* अनावश्यक को काट दिया जाए।
- \* Score on the matter not required.
- \* केवल बीमा वस्तुओं के लिए।
- \* For Insured articles only.

Shri, Ravi Nallakamban, Architect  
Centre for Architectural Research  
and, Design #10A, First Street,  
Dhanalakshmi Colony, Vadapalani  
Chennai-600026

29/11/20

पाने वाले के हस्ताक्षर / Signature of addressee

283



Handwritten notes at the top of the page, including "58.85" and "2595".

Handwritten notes and a small sketch of a rectangular object, possibly a box or package, with "12" and "55.17" written nearby.

Handwritten notes including "V. N. N." and a circled "595" with an arrow pointing towards the left.

4 Date		Year		M		27 Name of the person taking delivery of the item	
<b>Customs Declaration</b>							
21 Description of contents Applicable for international EMS Speed Post Only						29 Signature	
22	23	24 Value	25 Weight in Kg	29 Date of delivery		30 Time of delivery	
<input type="checkbox"/> Gift	<input type="checkbox"/> Sample of merchandise	Rs.		Year	Month	Day	Hours M
12 Name and address of sender				8 Name and address of addressee			
<b>KALAKSHETRA FOUNDATION</b> THIRUVANMIYUR, CHENNAI-600 042				<b>Shri Ravi Nilakantan,</b> Architect, Centre for Architectural Research & Design, No. 10A, 1st St, Dhanalakshmi Colony, Vadapalani, Chennai-26.			
14 PIN Code				9 PIN Code			

Vertical text on the right edge of the form: "Girdhar Printing Wor" and "PSN -H-10/PP219-SPP00/20"

Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
3.1.1	100 mm diameter	26 Metres	74.05	One Metre	1925
4.2	Providing and laying cement concrete 1:5:10 (1 cement : 5 coarse sand : 10 graded stone aggregate 40 mm nominal size) around S.W. pipes including bed concrete as per standard design:				
2.1	100 mm diameter S.W. pipe	26 Metres	197.90	One Metre	5145
3	Providing and fixing square-mouth S.W. gully trap grade 'A' complete with C.I. grating brick masonry chamber with bricks of class designation 50 and water tight C.I. cover with frame of 300mm x 300mm size (inside) the weight of the cover to be not less than 4.50 Kg and frame to be not less than 2.70 Kg as per standard design:				
1.1	100mm x 100mm size P type				
1.1.1	With F.P.S bricks	4 Nos	428.90	Each	1716
	Constructing brick masonry manhole with bricks of class designation 50 in cement mortar 1:4 (1 cement : 4 coarse sand) RCC top slab with 1:2:4 mix (1 cement : 2 coarse sand : 4 graded stone aggregate 20mm nominal size) foundation concrete 1:4:8 mix (1 cement : 4 coarse sand : 8 graded stone aggregate 40mm nominal size) inside plastering 12mm thick with cement mortar 1:3 (1 cement : 3 coarse sand) finished with a floating coat of neat cement and making channels in cement concrete 1:2:4 mix (1 cement : 2 coarse sand : 4 graded stone aggregate 20mm nominal size) finished with a floating coat of neat cement complete as per standard design				
	Inside size 90 x 80 cm and 45 cm deep including C.I. cover with frame (light duty) 455 x 610 mm internal dimensions total weight cover and frame to be not less than 38 kg (weight of cover 23 kg and weight of frame 15 kg)				
1	With F.P.S. bricks	2 Nos	2435.30	Each	4871
	Extra depth for manholes				
	Size 90 x 80 cm				
1	With F.P.S bricks.	1 Metres	1387.20	One Meter	1387
Total for Sub Head No:13					15044
Grand Total					3308121

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Sl. No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
5	Providing and fixing C.P. Brass shower rose with 15 or 20 mm inlet				
6.1	100 mm diameter	12 Nos	20.75	Each	249
7	Painting G.I. pipes and fittings with white paint over a ready mixed priming coat, both of approved quality for new work.				
7.1	15 mm diameter pipe	41 Metres	2.75	One Metre	113
7.2	25 mm diameter pipe	72 Metres	4.25	One Metre	306
7.3	32 mm diameter pipe	26 Metres	5.05	One Metre	131
7.4	40 mm diameter pipe	17 Metres	6.10	One Metre	104
	Providing and fixing G.I. Union in G.I. pipe including cutting and threading the pipe and making long screws etc. complete (New work)				
8.1	15 mm nominal bore	4 Nos	36.95	Each	148
8.2	25 mm nominal bore	16 Nos	48.05	Each	769
8.3	32 mm nominal bore	4 Nos	53.60	Each	214
8.4	40 mm nominal bore	2 Nos	64.70	Each	129
	Providing and fixing ball valve (brass) of approved quality complete				
9	High or low pressure with plastic floats				
9.1	25 mm nominal bore	2 Nos	186.20	Each	372

Total for Sub Head No:12 22653

Sub Head No: 13 DRAINAGE

Providing, laying and jointing glazed stoneware pipes grade 'A' with stiff mixture of cement mortar in the proportion of 1:1 (cement : 1 fine sand) including testing of joints etc. complete

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Sl. No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
	Sub Head No: 12 WATER SUPPLY				
					Total for Sub Head No:11 59367
1.1	Providing and fixing G.I. pipes complete with G.I. fittings and clamps, including putting and making good the walls etc. (Internal work)				
1.1.1	Exposed on wall				
1.1.1.1	15 mm dia. nominal bore	41 Metres	53.90	One Metre	2210
1.1.1.2	25 mm dia. nominal bore	72 Metres	81.75	One Metre	5886
1.1.1.3	32 mm dia. nominal bore	26 Metres	101.85	One Metre	2648
1.1.1.4	40 mm dia. nominal bore	17 Metres	117.85	One Metre	2003
	Providing and fixing brass stop cock of approved quality				
	15 mm nominal bore	40 Nos	84.90	Each	3396
	Providing and fixing brass bib cock of approved quality.				
	15 mm nominal bore	24 Nos	77.10	Each	1850
	Providing and fixing Gun metal gate valve with C.I. wheel of approved quality (screwed end)				
	32 mm nominal bore	4 Nos	207.40	Each	830
	40 mm nominal bore	2 Nos	252.60	Each	505
	Providing and fixing unplasticised P.V.C. connection pipe with brass unions				
	45 cm length				
	15 mm nominal bore	28 Nos	28.20	Each	790



Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
11.5	Providing and fixing towel rail complete with brackets fixed to wooden cleats with C.P. brass screws.				
11.5.1	C.P.Brass towel rail with two C.P. brass brackets.				
11.5.1.1	600 x 20 mm size	12 Nos	123.45	Each	1481
11.6	Providing and fixing UPVC soil waste and vent pipe including jointing with rubber gasket with slip ring to the fittings including cutting and making good the walls wherever required.				
11.6.1	110 mm dia. of minimum wall thickness 2.5 mm	28 Metres	165.90	One Meter	4645
11.6.2	75 mm dia. minimum wall thickness 1.8 mm	56 Metres	90.75	One Meter	5082
11.7	Providing and fixing UPVC plain bend with necessary lubricant and slip ring for jointing etc. complete				
11.7.1	110mm dia. of minimum wall thickness 2.5mm.	6 Nos	101.50	Each	609
11.7.2	75mm dia. of minimum wall thickness 1.8mm.	4 Nos	65.65	Each	263
11.8	Providing and fixing UPVC terminal gaurd (Vent cowl) with necessary lubricant for fixing complete.				
11.8.1	110 mm dia of minimum wall thickness 2.5 mm	2 Nos	27.00	Each	54
11.8.2	75 mm dia. minimum wall thickness 1.8 mm	4 Nos	24.00	Each	96
11.9	Providing and fixing UPVC trap of self cleansing design with UPVC fitting with or without vent arm complete including providing necessary lubricant and sealing slip ring for jointing, cutting and making good the walls wherever necessary.				
11.9.1	15 mm. nominal bore.	24 Nos	99.75	Each	2394
11.9.2	100 mm inlet and 100 mm outlet.	2 Nos	200.00	Each	400
11.10	Providing and fixing unplasticised PVC clips of approved design to UPVC pipes by means of 50 x 50 x 50mm hard wood plugs screwed with MS screws of required length including cutting brick/hollow cement concrete masonry and fixing in cement mortar 1:4 (1 cement:4crushed stone dust) and making good the walls etc.(For rain water and soil waste pipes)				

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SL No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
<b>Sub Head No: 10 MISC. BUILDING WORKS</b>					
10.1	Making plinth protection 50 mm thick of cement concrete 1:3:6 (1 cement : 3 coarse sand : 6 graded stone aggregate 20 mm nominal size) over 75 mm bed of dry brick ballast 40 mm nominal size well rammed and consolidated and grouted with fine sand including finishing the top smooth.	115 Sq. Mtrs	114.05	One Square Meter	13116
0.2	Brick edging 7 cm wide 11.4 cm deep to plinth protection with bricks of class designation 75 including grouting with cement mortar 1:4 (1 cement : 4 fine sand)	131 Metres	9.70	One Metre	1271
Total for Sub Head No:10					14387
<b>Sub Head No: 11 SANITARY INSTALLATIONS</b>					
1	Providing and fixing white vitreous china pedestal type water closet (European type W.C. pan) with seat and lid, C.P. brass hinges and rubber buffers, 10 litres low level P.V.C. flushing cistern with fittings, C.I./MS brackets, 40 mm diameter flush bend with fittings and clamps, overflow arrangement with specials and mosquito proof coupling of approved municipal design complete including painting of fittings and brackets, cutting and making good the walls and floors wherever required:				
1.1	W.C. pan with white solid plastic seat and lid	8 Nos	1562.40	Each	12499
	Providing and fixing white vitreous china water closet squatting pan (Indian type W.C. pan) with 100 mm sand cast Iron P or S trap, 10 litres low level P.V.C flushing cistern (of approved make) with fittings, C.I./MS brackets, 32 mm diameter flush pipe with fittings and clamps, overflow arrangement with specials and mosquito proof coupling of approved municipal design including painting of fittings and brackets, cutting and making good the walls and floors wherever required				
	Issa pattern W.C. pan of size 580 x 440 mm with integral type foot rests, flush pipe and over flow arrangement.	8 Nos	1665.25	Each	13322
	Providing and fixing oval type counter top white vitreous china wash basin of size 550mm x 480mm on granite slab top fixing 15mm C.P. brass single tap, 32mm C.P. brass waste of standard pattern including painting fittings, cutting and making good the walls wherever required (granite slab top shall be paid seperately)	12 Nos	1104.00	Each	13248
	Providing and fixing 600 x 450 mm mirror of superior glass (of approved quality) complete with 6 mm thick hard board ground fixed to wooden cleats with C.P. brass screws and washers complete.	12 Nos	327.35	Each	3928

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Sub Heads and Items of Work

No.	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
15	Cement plaster on the rough side of single or half brick wall of mix:				
2.1	1:6 (1 cement : 6 fine sand)	1300 Sq. Mtrs	42.50	One Square Meter	55250
	20 mm cement plaster of mix:				
	1:6 (1 cement : 6 fine sand)	360 Sq. Mtrs	51.60	One Square Meter	18576
	White washing with lime to give an even shade:				
	New work (three or more coats)	910 Sq. Mtrs	3.60	One Square Meter	3276
	Finishing walls with water proofing cement paint of approved brand and manufacture and of required shade to give an even shade:				
	New work (three or more coats)	1095 Sq. Mtrs	29.85	One Square Meter	32686
	Wall painting with plastic emulsion paint of approved brand and manufacture to give an even shade:				
	Two or more coats on new work	1735 Sq. Mtrs	28.35	One Square Meter	49187
	Applying priming coat:				
	With ready mixed pink or grey primer of approved brand and manufacture on wood work (hard and soft wood)	370 Sq. Mtrs	10.05	One Square Meter	3719
	With ready mixed zinc chromate yellow primer of approved brand and manufacture on steel galvanised iron/steel works	180 Sq. Mtrs	8.40	One Square Meter	1512
	Painting with superior quality synthetic enamel paint of approved brand and manufacture to give an even shade :				
	Two or more coats on new work	550 Sq. Mtrs	20.60	One Square Meter	11330
	Melamine polishing on wood work (one or more coat )	144 Sq. Mtrs	26.90	One Square Meter	3874
Total for Sub Head No:9					232773

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Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
Providing and fixing on wall/column face unplasticised PVC (working pressure 4 Kg. per sqcm) rain water pipes conforming to IS:4985 including jointing with seal ring conforming to IS:5382 leaving 10mm gap for thermal expansion. (i) Single socketed pipes				
110 mm diameter	123 Metres	165.90	One Metre	20406
Providing and fixing on wall/column face unplasticised-PVC moulded fittings/accessories for unplasticised-PVC rain water pipes conforming to IS:4985 including jointing with seal ring conforming to IS:5382 leaving 10 mm gap for thermal expansion.  Bend 87.5 degree				
110 mm bend	11 Nos	101.50	Each	1117
Providing and fixing on wall/column face unplasticised-PVC moulded fittings/accessories for unplasticised-PVC rain water pipes conforming to IS:4985 including jointing with seal ring conforming to IS:5382 leaving 10 mm gap for thermal expansion.  Shoe(Plain)				
110 mm shoe	19 Nos	212.60	Each	4039
Providing and fixing unplasticised-PVC pipe clips of approved design to unplasticised-PVC rain water pipes by means of 50x50x50mm hard wood plugs, screwed with H.S screws of required length including cutting brick work and fixing in cement mortar 1:4(1 cement: 4 coarse sand) and making good the wall etc. complete.				
110 mm	93 Nos	64.50	Each	5999
Total for Sub Head No:8				210677
Sub Head No: 9 FINISHING				
12 mm cement plaster of mix:				
1:6 (1 cement : 6 fine sand)	1460 Sq. Mtrs	36.55	One Square Meter	53363

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Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
complete:				
With residual type petroleum bitumen of penetration 80/100	425 Sq. Mtrs	25.15	One Square Meter	10689
Lime concrete terracing on roofs average thickness 10 cm laid to fall with 25 mm nominal size brick aggregate and 50% lime mortar 1:2 (1 lime putty : 2 surkhi) rammed and finished with gur and belgiri treatment complete including rounding of junctions with parpet wall complete.	66 Cubic.Mtrs	1471.50	One Cubic Meter	97119
Providing and laying pressed clay tiles (as per approved pattern 20 mm. nominal thickness and of approved size) on roofs jointed with cement mortar 1:4 (1 cement : 4 coarse sand) mixed with 2% integral water proofing compound laid over a bed of 20 mm thick cement mortar 1 : 4 ( 1 cement : 4 coarse sand ) and finished neat complete.	425 Sq. Mtrs	122.30	One Square Meter	51978
Providing and laying water proofing treatment to vertical and horizontal surfaces of depressed portions of W.C kitchen and the like consisting of: (i)1st course of applying cement slurry @ 4.4 Kg/sqm mixed with water proofing compound conforming to IS :2645 in recommended proportions. (ii)IInd course of 20 mm cement plaster 1:3(1 cement: 3 coarse sand) mixed with water proofing compound in recommended proportion. (iii)IIIRD course of applying blown(85/25 grade) or / residual (30/40 grade) bitumen applied hot at 1.7 kg. per sqm. of area. (iv)IVth course of 400 micron thick PVC sheet(Overlaps at joints of PVC sheet should be 100 mm wide and pasted to each other with bitumen @ 1.7 kg/sqm).	67 Sq. Mtrs	171.70	One Square Meter	11504
Making Khurras 45 x 45 cm with average minimum thickness of 5 cm cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate of 20 mm nominal size) over P.V.C. sheet 1 m x 1 m x 40 micron, finished with 12 mm cement plaster 1:3 (1 cement : 3 coarse sand) and a coat of neat cement rounding the edges and making and finishing the outlet complete	19 Nos	88.20	Each	1676
Providing gola 75 x 75 mm in cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 stone aggregate 10 mm and down guage) including finishing with cement mortar 1:3 (1 cement : 3 fine sand) as per standard design:				
In 75 x 75 mm deep chase	143 Metres	40.90	One Metre	5849
Providing and fixing to the inlet mouth of rain water pipe cast iron grating 15 cm diameter and weighing not less than 440 grams.	19 Nos	15.85	Each	301

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No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
<b>Sub Head No:6 STEEL WORK</b>					
	Providing and fixing H.S. fan clamp type I of 16 mm dia H.S. bar bent to shape with hooked ends in R.C.C. slabs during laying including painting the exposed portion of loop, all as per standard design complete.	96 Nos	35.00	Each	3360
Total for Sub Head No:6					3360
<b>Sub Head No: 7 FLOORING</b>					
	Cement concrete flooring 1:2:4(1 cement : 2 coarse sand : 4 graded stone aggregate) finished with a floating coat of neat cement including cement slurry; but excluding the cost of nosing of steps etc. complete.				
	40 mm thick with 20 mm nominal size graded stone aggregate.	590 Sq. Mtrs	100.45	One Square Meter	59266
	Cement plaster skirting (upto 30 cm height) with cement mortar 1:3 (1 cement:3 coarse sand) finished with a floating coat of neat cement				
	18 mm thick.	28 Sq. Mtrs	91.50	One Square Meter	2562
	21 mm thick	39 Sq. Mtrs	97.60	One Square Meter	3806
	Providing and laying polished vitrified ceramic tile (DIAMON tile or equivalent) flooring 600mm x 600mm x 9.9mm thick of required colour over 20mm thick bed of cement mortar 1:4 (1 cement : 4 coarse sand) including jointing with white cement with admixture of pigment to match the shade of the tile complete.	82 Sq. Mtrs	375.00	One Square Meter	30750
	Providing and fixing polished vitrified ceramic tile (Granito or equivalent) skirting, dado 7.5mm thick over 12mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand) and jointed with grey cement slurry at 3.3 Kg/Sqm including pointing in white cement mixed with pigment of matching shade complete.	340 Sq. Mtrs	375.00	One Square Meter	127500
	Providing and fixing polished granite stone slab 25 mm thick over counter wall top in cement mortar 1:3 ( 1 cement : 3 coarse sand) including finishing complete.	6 Sq. Mtrs	2732.00	One Square Meter	16392
Total for Sub Head No:7					240276
<b>Sub Head No: 8 ROOFING</b>					
	Painting top of roofs with Bitumen of approved quality at 17 kg per 10 sqm impregnated with a coat of coarse sand at 60 cum per 10 sqm including cleaning the slab surface with brushes and finally with a piece of cloth lightly soaked in kerosene oil				

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Sl. No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
1	Providing and fixing chromium plated brass 50 mm cupboard or wardrobe knobs with nuts complete.	72 Nos	24.10	Each	1735
2	Providing and fixing chromium plated brass handles with necessary screws etc. complete:				
2.1	125 mm	46 Nos	83.40	Each	3836
2.2	100 mm	72 Nos	66.65	Each	4799
3	75 mm	156 Nos	57.75	Each	9009
	Providing and fixing nickel plated M.S pipe curtain rods with nickel plated brackets.				
1	20 mm dia (heavy type)	33 Metres	8.35	One Metre	276
	Providing 20x5mm flat iron hold fast 20cm long including fixing to frame with 10mm diameter bolt, nuts and wooden plugs and embedding in cement concrete blocks 20x10x10cm of 1:3:6(1 cement:3 coarse sand:6 graded stone aggregate 20mm nominal size)mix.	272 Nos	17.50	Each	4760
	Providing and fixing bright finished brass hydraulic door closer (Best make of approved quality) with necessary accessories and screws etc. complete.	22 Nos	317.30	Each	6981
	Providing and fixing M.S. grills of required pattern in frames of windows etc. with M.S. flats, square or round bars etc. all complete.				
	Fixed to openings/wooden frames with rawl plugs screws etc.	2220 kilo grams	33.05	one kilo gram	73371
	Providing 40 x 5 mm flat iron hold fast 40cm long including fixing to frame with 10 mm diameter bolts, nuts and wooden plugs and embedding in cement concrete block 30 x 10 x 15 cm 1:3:6 mix (1 cement : 3 crushed stone dust : 6 graded stone aggregate 20 mm nominal size).	92 Nos	31.20	Each	2870
	Providing and fixing glass louvers 5mm thick in grooves in windows, ventilators frames excluding the cost of frames.	7 Sq. Mtrs	368.95	One Square Meter	2583
	Providing and fixing aluminium door latch(anodic coating not less than grade AC 10 as per IS 1868) transparent or dyed to required colour or shade with necessary screws etc.,complete. Size 250mm	12 Nos	25.00	Each	300

Total for Sub Head No:5 577825

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SL No.	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
	Providing and fixing Sintex or equivalent factory made door shutters with PVC door frames made from extruded PVC section in an overall size of 40mm X 57mm having multi chamber cross section with wall thickness 2.5mm duly reinforced with steel to be mitre cut at corner and welded along with weather seal and shutter frame is made from extruded section of size 59 X 34mm with wall thickness of 2mm, and this also will be reinforced with steel. The infill panels are made out of multi chamber hollow PVC extruded panel of size 150 X 30mm with wall thickness of 1mm. The panels are supported with ribs at spacing not more than 30mm connected by tongue and groove joints and the shutter shall be fixed to the frame with 4 Nos. 100mm anodised aluminium hinges with self tapping CP brass machine screws, fixing the door frames to the wall with lug plate and expandable fasteners. The cost is inclusive of providing and fixing 2 Nos. 100 X 10mm aluminium tower bolt and 2 Nos. 100mm aluminium handles all complete and as directed by the Engineer-in-charge.	44.10 Sq. Mtrs	2064.20	One Square Meter	91031
	Providing and fixing bright finished brass butt hinges with necessary screws etc. complete: 125 x 85 x 5.5 mm (Heavy type).	69 Nos	143.20	Each	9881
	75 x 40 x 2.5 mm (Ordinary type).	468 Nos	18.70	Each	8752
	Providing and fixing bright finished brass sliding door bolts with nuts and screws etc., complete. 300 x 16mm	24 Nos	166.30	Each	3991
	Providing and fixing bright finished brass tower bolts (barrel type) with necessary screws etc. complete: 250 x 10 mm	45 Nos	116.50	Each	5243
	150 x 10 mm	24 Nos	72.50	Each	1740
	100 x 10 mm	324 Nos	48.60	Each	15746
	Providing and fixing special quality chromium plated brass cupboard locks with six levers including necessary screws etc. complete (Best make of approved quality) of: Size 50 mm	36 Nos	60.75	Each	2187

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Sl No	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
2.1	Above plinth level upto floor five level	196 Cubic.Mtrs	1346.97	One Cubic Meter	264006
3	Half brick masonry with bricks of class designation 50 in superstructure in cement mortar 1:4(1 cement:4 coarse sand)				
3.1	Above plinth level upto floor five level	100 Sq. Mtrs	168.20	One Square Meter	16820
Total for Sub Head No:4					335856

Sub Head No: 5 WOOD WORK

Providing wood work in frames of doors, windows, clerestory windows and other frames, wrought framed and fixed in position:

1	Second class teak wood	2.80 Cubic.Mtrs	37250.00	One Cubic Meter	104300
	Providing and fixing 35mm thick panelled door shutters with second class teakwood with panel inserts of 12mm thick prelaminate particle board with decorative lamination on both sides grade-I, type-II conforming to IS 12823 including black enamelled M.S butt hinges with necessary screws as directed by the Engineer-in-charge and as per Architect's drawing.				
	Single leaf shutter	37 Sq. Mtrs	1211.30	One Square Meter	44818
	Providing and fixing glazed shutters for doors, windows and clerestory windows using 10 kg/square metre (4 mm thick) glass panes including black enamelled M.S. butt hinges with necessary screws:				
	Second class teak wood				
	4 mm thick	88 Sq. Mtrs	1071.25	One Square Meter	94270
	Extra for providing frosted glass panes 10 kg/sqm (4 mm thick) instead of ordinary glass panes 10 kg/sqm(4 mm thick) in doors, windows and clerestory window shutters(Area of opening for glass panes excluding portion inside rebate shall be measured)	59 Sq. Mtrs	16.65	One Square Meter	982
	Providing and fixing cupboard shutters of 18 mm thick prelaminate flat pressed 3 layer (Medium density) particle board conforming to IS 3087 with one side decorative and other side balancing lamination Grade I type II exterior grade conforming to IS 12823 including lipping with second class teak wood battens 25mm minimum depth on all edges of shutters including nickel plated bright finished MS piano hinges with necessary screws	115 Sq. Mtrs	733.60	One Square Meter	84364

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Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
Material for providing and mixing water proofing material in cement concrete work in the proportion recommended by the manufacturers	16 bags of cement used in the mix	15.55	per bag of 50 kg. cement used in the mix	249
Total for Sub Head No:2				69811

*cement*  
Sub Head No: 3 REINFORCED CONCRETE

Providing and laying in position specified grade of reinforced cement concrete excluding the cost of centring, shuttering, finishing and reinforcement-All works upto plinth level.

1:1.5:3 (1 cement : 1.5 crushed stone dust : 3 graded stone aggregate 20mm nominal size)

63 Cubic.Mtrs 1940.70 One Cubic Meter 122264

Reinforced cement concrete work in beams, suspended floors, roofs having slope upto 15 deg, landings, balconies, shelves, chajjas, lintels, bands, plain window sills, staircases and spiral staircases including waffle or ribbed beams and slabs above plinth level upto floor five level excluding the cost of centring, shuttering, finishing and reinforcement with 1:1.5:3 (1 cement:1.5 coarse sand:3 graded stone aggregate 20mm nominal size)

187 Cubic.Mtrs 2088.15 One Cubic Meter 390484

Reinforced cement concrete work in walls (any thickness), including attached pilasters, buttresses, plinth and string courses, fillets, columns, pillars, piers, abutments, posts and struts, etc. above plinth level upto floor five level excluding the cost of centring, shuttering, finishing and reinforcement.

1:1.5:3 (1 cement : 1.5 coarse sand : 3 graded stone aggregate 20 mm nominal size)

22 Cubic.Mtrs 2110.65 One Cubic Meter 46434

Reinforced cement concrete work in vertical and horizontal fins individually or forming box louvers, facias and eaves boards above plinth level upto floor five level excluding the cost of centring, shuttering, finishing and reinforcement with 1:1.5:3 (1 cement : 1.5 coarse sand : 3 graded stone aggregate 20mm nominal size)

2.50 Cubic.Mtrs 2041.40 One Cubic Meter 5104

Providing, hoisting and fixing upto floor five level precast reinforced cement concrete in shelves including setting in cement mortar 1:3(1 cement:3 coarse sand), cost of required centring, shuttering and finishing with neat cement punning on exposed surfaces but excluding the cost of reinforcement with 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 12.5mm nominal size)

1.50 Cubic.Mtrs 2354.25 One Cubic Meter 3531

Centring and shuttering including strutting, propping etc. and removal of form work for:

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**BESANT CULTURAL CENTRE HOSTEL  
(BCCH) AREA IN KALAKSHETRA  
FOUNDATION, CHENNAI.**

Sl. no	Sub Heads and Items of Work	Quantity or No	Rate in Fig. and Words	Unit	Amount Rs
	<b>Sub Head No:1 EARTH WORK</b>				
	Earth work in excavation in foundation trenches or drains(not exceeding 1.5 m in width or 10 sq.m on plan) including dressing of sides and ramming of bottoms, lift upto 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m:				
1	All kinds of soil.	305 Cubic.Mtrs	65.55	One Cubic Meter	19993
	Supplying and filling in plinth with river sand under floors including, watering, ramming consolidating and dressing complete.	18 Cubic.Mtrs	189.50	One Cubic Meter	3411
	Supplying and filling in plinth with quarry dust under floors including watering, ramming, consolidating and dressing complete.	145 Cubic.Mtrs	189.50	One Cubic Meter	27478
	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20 cm in depth: consolidating each deposited layer by ramming and watering, lead upto 50 m and lift upto 1.5 m.	100 Cubic.Mtrs	21.20	One Cubic Meter	2120
			<b>Total for Sub Head No:1</b>		<b>53002</b>
	<b>Sub Head No: 2 CEMENT CONCRETE</b>				
	Providing and laying in position cement concrete of specified grade excluding the cost of centring and shuttering - All works upto plinth level.				
1	1:5:10 (1 cement : 5 coarse sand : 10 graded stone aggregate 40 mm nominal size)	49 Cubic.Mtrs	1137.20	One Cubic Meter	55723
	Providing and laying cement concrete in retaining walls, return walls, walls (any thickness) including attached pilasters, columns, piers, abutment, pillars, posts, struts, buttresses, string or lacing courses, parapets, coping, bed blocks, anchor blocks, plain window sills, fillets etc. upto floor five level excluding the cost of centring, shuttering and finishing:				
1	1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size)	5 Cubic.Mtrs	1844.30	One Cubic Meter	9222
	Providing and laying damp-proof course 40 mm thick with cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 12.5 mm nominal size)	60 Sq. Mtrs	76.95	One Square Meter	4617

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Office of the Superintending Engineer, Chennai Central Circle I,  
Central Public Works Department

Abstract of Cost

CONSTRUCTION OF HOSTEL BLOCK IN  
BESANT CULTURAL CENTRE HOSTEL  
(BCCH) AREA IN KALAKSHETRA  
FOUNDATION, CHENNAI.

Sl No	Sub Heads of Work	Amount Rupees
1	EARTH WORK	53002
2	CEMENT CONCRETE	69811
3	REINFORCED CONCRETE	1473094
4	BRICK WORK	335856
5	WOOD WORK	577825
6	STEEL WORK	3360
7	FLOORING	240276
8	ROOFING	210677
9	FINISHING	232773
10	MISC. BUILDING WORKS	14387
11	SANITARY INSTALLATIONS	59363
12	WATER SUPPLY	22653
13	DRAINAGE	15044
		3308121
	Add 5 % Contingencies	165406
	Grand Total (Rounded to 100)	3473500

Assistant Engineer (P)

Executive Engineer (Planning)

Technically sanctioned for Rs. 3473500.00 (Thirty Four Lakhs Seventy  
Three Thousand and Five Hundred only)  
vide TS. No. 1 / SE / CCC I / 2003-04

Superintending Engineer, Chennai Central Circle I,  
Chennai.

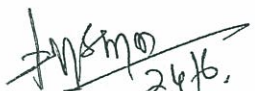
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**BRIEF SPECIFICATION**

**NAME OF WORK :** CONSTRUCTION OF HOSTEL BLOCK IN BESANT CULTURAL CENTRE HOSTEL (BCCH) AREA IN KALAKSHETRA FOUNDATION, CHENNAI.

- 1. GENERAL:** The building shall be RCC framed structure (Ground floor and first floor) with Brick masonry and provision for Anti termite treatment
- 2. Foundation & plinth:** RCC isolated footings with Grade beams. Filling in plinth shall be with quarry dust.
- 3. Superstructure:** Brick masonry /Cement mortar, The continuous lintels lofts have been provided wherever necessary.  
RCC loft at lintel level shall be provided.
- 4. Doors:** Second class Teak wood frames with flush door shutters as requested by the Client.
- 5. Windows:** Second class Teak wood frames with frosted glass shutters with grill.  
Ventilator with second class T.W. windows with grill. Fittings shall be brass.  
PVC door in toilets.
- 6. Floor:** Grano (Cement concrete) flooring for all area except toilet, which shall have ceramic tiles flooring and dado.
- 7. Roofing:** Roofing shall be RCC flat roof and finished with pressed tiles including weather proof course.
- 8. Finishing:** Inside all walls with plastic emulsion paint. Outside walls with water proofing paint. Windows frames shall be finished with malamine.
- 9. Internal water supply Sanitary installation and ~~Electrical Installation:~~**  
With superior quality of fittings and shall be provided as per CPWD specifications and as per local bye-laws.

  
Assistant Engineer(P)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.

  
Executive Engineer (R)  
Chennai Central Circle I  
C.P.W..D, Chennai-06.

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**GOVERNMENT OF INDIA**  
**CENTRAL PUBLIC WORKS DEPARTMENT**

State: Tamil Nadu.

BRANCH: B & R

**NAME OF WORK : CONSTRUCTION OF HOSTEL BLOCK IN BESANT CULTURAL CENTRE HOSTEL (BCCH) AREA IN KALAKSHETRA FOUNDATION, CHENNAI.**

Major Head: }  
Minor Head: } Deposit work  
Detailed Head: }

This Detailed Estimate framed by Shri M. Arumugam, Executive Engineer(P), Chennai Central Circle I, C.P.W.D., Chennai – 600 006 of the probable cost of Rs.34,73,500/-(W.O) i/c 5 % contingencies

**REPORT**

**HISTORY:** This Detailed Estimate amounting to Rs. 34,73,500/-(W.O) i/c 5 % contingencies has been prepared to cover the probable cost of the above mentioned work for accord of technical sanction from the Competent Authority. The Administrative approval and Expenditure Sanction for the above work has been conveyed vide letter No. F.No. 23-16 /2002 / 02-03 / KF dt: 28-03- 2003 by the Deputy Director, Kalakshetra Foundation, Chennai-41. For rs.62,83,900/-. No Departmental charge is added in view of the fact that Kalakshetra Foundation is fully funded by Govt. of India.

Provision available in the sanctioned Preliminary Estimate for the above work is Rs.49,08,119/-. Hence this estimate is well within the provision.

**Design and Scope :** This Detailed Estimate has been prepared based on the Drgs. issued by the Deputy Director, Kalakshetra Foundation, Chennai. and provides for construction of the above at Kalakshetra Foundations including internal, external services,etc.

This estimates provides for the construction of ground floor and first floor with RCC framed structure with floor height of 3.05 m ..

**COST:** Rs. 34,73,500/-(W.O) i/c 5 % contingencies

**RATE:** DSR 1997 and LMR

**Method :** By Contract after call of tenders.

**LAND:** Available.

**TIME:** 3 months for planning and 6 months for execution

**T & P.:** No special T&P is necessary.

**W.C Establishment :** Shall be met out of 5% contingencies.

**SPECIFICATION :** As per CPWD specification 1996 vol. I to VI with upto date correction Slip.

  
Assistant Engineer(P)  
Chennai Central Circle I

  
Executive Engineer (P)  
Chennai Central Circle I





FIRST COPY

भारत सरकार  
**GOVERNMENT OF INDIA**

केन्द्रीय लोक निर्माण विभाग  
**Central Public Works Department**

विस्तृत अनुमान  
**DETAILED ESTIMATE**

**Name of Work : CONSTRUCTION OF HOSTEL BLOCK IN  
BESANT CULTURAL CENTRE HOSTEL  
(BCCH) AREA IN KALAKSHETRA  
FOUNDATION, CHENNAI.**

**TECHNICALLY SANCTIONED FOR Rs. 34,73,500/-**

**ESTIMATE No. 1 / SE / CCC I / 2003-04**

चेन्नै केन्द्रीय परिमंडल I  
**Chennai Central Circle I**

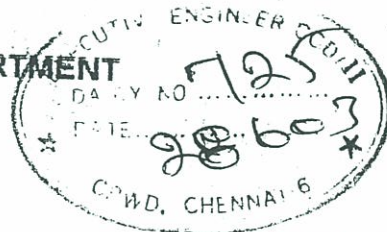
26, हैडोस रोड, चेन्नै - 600 006.

**26, Haddows Road, Shastri Bhawan, Chennai-600 006.**

209



GOVERNMENT OF INDIA  
CENTRAL PUBLIC WORKS DEPARTMENT



MEMORANDUM

No.23(169)/2003/CCC I/W.II/ 1041

Date: 27-06-03

This Detailed Estimate has been technically sanctioned by the Superintending Engineer, Chennai Central Circle-I, CPWD, Chennai-6 amounting to Rs.34,73,500/- (Rupees Thirty Four Lakhs Seventy Three Thousand Five Hundred only) including 5 % contingencies for the following work.

Name of work: : CONSTRUCTION OF HOSTEL BLOCK IN BESANT CULTURAL CENTRE HOSTEL (BCCH) AREA IN KALAKSHETRA FOUNDATION, CHENNAI.

Estimate No. : I /SE/CCC/2003-2004

Major Head }  
Minor Head } Deposit work  
Detailed Head }

Remarks : The Administrative approval and Expenditure Sanction for the above work has been conveyed vide Ir.No. F.No. 23-16/2002/02-03/KF dt.: 28.03.03 by the Director, Kalakshetra Foundation, Chennai-41 for Rs. 62,83,900/-. No departmental charge is added in view of the fact that Kalakshetra Foundation is fully funded by Govt. of India.

  
SUPERINTENDING ENGINEER,  
CHENNAI CENTRAL CIRCLE-I,  
CPWD, CHENNAI-6

To  
The Executive Engineer,  
Chennai Central Division.II,  
CPWD, Chennai 6.

Encl : Est. In Triplicate.

Copy to  
1) DB  
2) File.

*Entered in the Register and put up*  
*DB. / 23 to / Lt. put up*  
*along with Register 28/6/03*  
*W/EE*  
*27.6.03.*

  
SUPERINTENDING ENGINEER.

F  
23(168)

CENTRAL

IA  
PARTMENT

MEMO

No.23(169) / 2003/CCC IW.II/ 723

Date: 23/4/03

This Detailed Estimate has been technically sanctioned by the Superintending Engineer, Chennai Central Circle-I, CPWD, Chennai-6 amounting to Rs.13,63,000/- (Rupees Thirteen Lakhs Sixty Three Thousand only) including 5 % contingencies for the following work.

Name of work: : Construction of VIP Guest House for Kalakshetra Foundation, Chennai

Estimate No.: 8/SE/CCCI/2002-2003

Major Head }  
Minor Head } Deposit work  
Detailed Head }

Remarks :

The Administrative approval and Expenditure Sanction for the above work has been conveyed vide Ir.No. F.No. 23-14/2000-01/02/KF dt: 08-02-2003. by the Director, Kalakshetra Foundation, Chennai-41 for Rs. 24,52,700/-. No departmental charge is added in view of the Kalakshetra Foundation is fully funded by Govt. of India.

AECP  
22/4  
3403  
To

*[Signature]*  
21/3/03  
SUPERINTENDING ENGINEER,  
CHENNAI CENTRAL CIRCLE-I,  
CPWD, CHENNAI-6

The Executive Engineer,  
Chennai Central Division.II,  
CPWD, Chennai 6.

Encl : Est. In Triplicate.

Copy to  
1) DB  
2) File.

Received copy of D/E only  
P. V. [Signature] OE 23/04/03.

Registered  
*[Signature]*

SUPERINTENDING ENGINEER. 306



GOVERNMENT OF INDIA  
CENTRAL PUBLIC WORKS DEPARTMENT  
CHENNAI CENTRAL DIVISION-II  
SHASTRI BHAWAN, 26, HADDOWS ROAD,  
NUNGAMBAKKAM, CHENNAI-600006.



☎ 044 -28272622

Fax: 28270793.

No: 23(168)/CCDII/ 2012/PB / 1342

Dated: 12-09-12

To

✓ The Deputy Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
Chennai-600041.

Received on

Dt. 20/9/12...

KALAKSHETRA FOUNDATION
No.: 2137
DATE: 20/9/12

Sir,

- Sub:** Forwarding of the detail estimate for the work of
- Construction of Hostel block in Besant Cultural Centre Hostel (BCCH) Area in Kalakshetra Foundation, Chennai.
  - Construction of VIP Guest House for Kalakshetra Foundation, Chennai-41.-Reg.

**Ref:** Your letter No. Nil dated 3.9.2012 and 10.8.2012.

\*\*\*\*\*

With reference to the above cited letter please find enclosed here with the copy of detailed estimates for the above referred works for favour of your reference please.

Yours faithfully,

**Encl:** As above.

(S.ANAVARTHAKUMAR),  
Executive Engineer,  
CCDII, CPWD, Chennai-6.

**Copy to:-**

- 1) The Superintending Engineer, CCC I, CPWD, Chennai for favour of information and personal discussion held with him in this regard please.

Executive Engineer. 307

Further, we already given the relevant portions of Works contract, Contract management as contemplated in the GFR (General Financial Rules and CPWD Manual for your perusal and the preliminary estimate may kindly be prepared in the above line as assured by you in the above said meeting at the earliest so that the same may be placed before the works committee for necessary approval. In addition to that the copy of preliminary estimate prepared by the CPWD had also enclosed for your perusal.

Without adhering the CPWD format for preparation of preliminary estimate, the approval from the works committee will not be possible.

You are requested to submit the preliminary estimate as per the format followed by the CPWD (The format had already given). Kalakshetra Foundation is not responsible for the delay for non submission preliminary estimates in absolute format with regard to award pending works - civil, HVAC and Electrical works.

The submission of detailed estimate for committed works expenditure with regard to HVAC and Electrical installation awarded works have not been submitted to this office till now.

+ verbal & non-verbal reminders

रूपले 7 वारुने

Please treat this matter as MOST URGENT

Yours faithfully,

Babeeta Narang  
Chief Accounts Officer

Draft for approval

*[Signature]*  
AO 1.8.2011  
Y  
CAO *(B)* 2/8/12

*[Signature]*  
EO

Deputy Director

*(308)*  
DIRECTOR.

August 1, 2012

Shri.Ravi Niilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

Sir,

Sub: Koothambalam project – calling for Preparation and submission of Preliminary Estimate for new works Pending award– Reg.

Ref:

- i) Meeting held on 9.07.2012.
- ii) Our letter dated July 17, 2012
- iii) Your letter dated July 25, 2012.

I am to invite a reference to the letter cited in sl.iii) above, and to say that the preliminary estimate submitted by you, with regard to award pending works(Civil) for the tune of Rs. 3.63,94,599/-to this office on July 25, 2012 is not as per the CPWD pattern and does not contain the following details – Report of the preliminary estimate which includes History, Design and scope of work, Basis of rate (this should be followed Delhi Plinth Area Rate (DPAR) and Delhi Schedule of Rate (DSR) plus hypothecated cost of Indices (CI) and local market rate (LMR), Method of calling of tender, time, Land, Tools and plants (T&P). The above information should be taken as mandatory in the preliminary estimate.

Further as per the clause XXI of contract entered with you, the work should be executed strictly in accordance with the CPWD Specification. Further the basis of rates should also be prepared with CPWD basis of rates ie DSR (Delhi Schedule of Rates only), whereas the rate adopted by you for making preliminary estimate to the tune of Rs. 3.63, 94,599/- is the market rate.

Kalakshetra Foundation is an autonomous institution under Ministry of Culture, Government of India. Hence, all requirements with regard to civil and other works preparation should be complied with works contract, contract management as contemplated in the GFR (General Financial Rules and CPWD manual as stipulated by the Government of India. The same was pointed out the by recent audit and objected and not following the procedure adopted in the CPWD.

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# CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

ANNEXURE 1

Name	No.	Existing Area (sq.m)	Additional Area (sq.m)
Security Room	2	9	210
Primary School		2445	1800
Nusery		431	
Class Rooms	11	947	
School Office	1	580	
Lab	2	412	
Toilets	2	75	
S.B.I/Sampradaya		517	
Art Gallery		593	300
Kiln		40	
Trial Room		51	
Kootambalam		1175	500
Music & Dance College		1747	750
Dance School			
Class Rooms	9	776	
Music School			
Class Rooms	11	724	
Music Cottage	1	247	
Fine Arts College		353	750
Faculty Office			600
Tagore Hall		190	
Rukmini Arangam		1090	
Museum, Research & Archive		201	1800
Admin. Office		283	600
Office	2	259	
Temple		77	
Hostel		4651	
Hostel Office		71	
Guest House	3	773	500
Girls Hostel	3	1527	1000
Boys Hostel	3	1494	1000
Dining + Kitchen		686	600
Shopping Facilities			300
Staff Quarters			1000
INS building		226	
O.A.T			700
Miscellaneous			1000
Toilets on Site			500
Utilities			1200
Maintainence W orshop			700
Total		13907	15810

Total Built up

29717

*rain*

210

02.12.2011

Dear Sri.Srinivasan,

I refer to your mail sent on 23.11.2011, and reply as follows:

The contract under item IV which this bill has been claimed is for Urban Renewal & Development and was signed on 11.09.2009.

Clause 4 of schedule of payments under our Scope of Works indicates that the payment to be made should be 25% upon completion of Stage 2.

For arriving at the value, we have first submitted the estimate of the total works. It is estimated that about 29717 sqm of redevelopment / has to be carried out.

Please see annexe 1: Projected- Area Statement showing details for the same.

The approximate cost /sqm is Rs 9000 and hence the project cost has been estimated at Rs26.74cr.

Clause 3 of our contract indicates that the fee for Master Planning would be as per schedule of charges as determined by the Council of Architecture as statutory body.

For this work, which includes substantial extent of redevelopment, the fee works out to 1.5%. Hence our total fee for Part I - Master Planning would be 1.5% of Rs 26.74cr = Rs 40 lakhs.

As stage 2 ,first part has been completed, we are charging 25% of the same amounting to Rs 10 lakhs. Service tax is extra as per law.

We trust this clears the issue and look forward to receiving the payment at the earliest.

Regards,

  
Ravi Nilakantan

Encl:

Annexure 1 : Projected- Area Statement

Annexure 2 : Scope of Works for Urban Renewal & Development

Annexure 3 : 2<sup>nd</sup> Running Bill & part



Smt. Leela Samson,  
Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
**Chennai – 600041.**

02.12.2011.

Dear Smt. Leela Samson,  
Bill 1 dated 31.10.2011 is pending and is adjusted with Bill 2.  
Herewith I am enclosing our 2<sup>nd</sup> running bill.  
We will appreciate your attention.

**BILL – 2<sup>nd</sup> & part**

Project : "Master Plan" for Kalakshetra  
Sub : Professional Bill - Master Planning  
Ref : D:\2009-2010\IV.Director\2.official\civilworks committee.doc  
dt:11th sep 2009.

Cost of Development of 29717 sq.mt @ Rs.9000	Rs.26,74,53,000.00
Urban Renewal & Development @ 1.5 %	Rs. 40,11,795.00
Approx.	Rs. 40,00,000.00
Stage 2	
Concept Design	
Fee Claimable 25%	Rs. 10,00,000.00
Payable	Rs. 10,00,000.00
Add : Service tax + Edu.cess 10.3%	Rs. 1,03,000.00
Total	Rs. 11,03,000.00

(Rupees Eleven Lakh Three thousand only)

Thanking you,  
Ravi Nilakantan

*Ravi Nilakantan*

(B/2)



Ravi rao

13

6) Even though you stated that CARD is confined with Estimation, design, drawings and coordination and all financial approvals were done by Kalakshetra, the fact of the matter is Kalakshetra is not apprised properly with the proper estimate which varies abnormally. This has caused concern for Kalakshetra to make any financial approval.

7) Regarding payment of Rs.15L pertaining to the proposal of Master Plan, Engineering shed, koothambalam (DG set, UPS provision, lighting), we would like to inform you that there is no specific approval for the same from the competent authority (works committee). In view of this, there is no justification for any payment to be made to CARD. This does not arise please.

--

Thanks & Regards,

V.Srinivasan  
Kalakshetra Foundation

3/14



Works kalakshetra &lt; works@kalakshetra.in &gt;

---

**koothambalam - reg**

---

Works kalakshetra &lt; works@kalakshetra.in &gt;

Wed, Jan 9, 2013 at 5:40 PM

To: Ravi Niilakantan &lt; card.chennai@gmail.com &gt;

Cc: Saveheritage &lt; saveheritage@gmail.com &gt;, d dd &lt; dd@kalakshetra.in &gt;, CAO Kalakshetra &lt; cao@kalakshetra.in &gt;

Bcc: AO Kalakshetra &lt; ao@kalakshetra.in &gt;

Mr.Ravi Neelakantan

Cc: Director-in-charge,  
Chairman, Works committee

Sir,

This has reference to your email message dated 7/1/2013 in response to the remarks made by the Works Committee Chairman

- 1) Regarding Rate analysis you have stated that you have provided the comparative statement of all bidders along with CARD RA as material, labour and OH & P. According to me, this statement is contrary to truth and the details have not been provided to Kalakshetra. It is also the fact of the matter that a soft copy of the information has not been provided to Kalakshetra.
- 2) Your statement that Tender workings were done manually and you do not have the record of the working sheets. ( when we ask about the (LBD), you state the same was done Revit software). This statement is contrary. This is unsustainable and unacceptable.
- 3) It is true that tenders were opened in the presence of Engineer, CAO and former Director as decided by M/s.CARD and your representatives whereas the finalization and other formalities of awarding of work etc., were done by CARD only without any rate analysis for each item, justification of rates which is quint essential for any finalisation of tenders and this was done unilaterally by CARD and gave your recommendation for award of contract to the concerned organization in which Kalakshetra has no role.
- 4) Preparation of Tender, sale of tender documents, inviting bidders, receipt of tender documents etc., were all done by M/s. CARD and his representatives only. Kalakshetra was involved only in opening of all the tenders and remitting the same to CARD for their disposal.
- 5) You alleged that you had carried out your duties in the required professional manner and the norms were followed cannot be vouchsafed by Kalakshetra for the reason that Kalakshetra was not at all involved in such procedures. You only finalized on your own arbitrarily without proper rate analysis for the items and finally given your recommendation accordingly.

raised by you during the meeting about the earlier Works committee approvals,

Please be informed that during all tender finalisation the Engineer, CAO and the former director were present.

I will like to put on record the following:

1. We were appointed by Kalakshetra, after due selection.
2. We have carried out our duties, in the required professional manner.
3. More than FIVE vendors were called for each tender. ie. Civil, Elec & HVAC
4. All tenders were opened in the presence of Kalakshetra representatives.

All normal procedures were followed in award of work. Several crores of payments have been made by Kalakshetra.

Our purview of work is estimation, design, drawings and coordination and all financial approvals are done by Kalakshetra.

We like to bring to your notice, that our payments for Koothambalam, Masterplan and Engineering shed tuning @ 15lacs are pending clearance for more than 15 months.

Will appreciate if these can be cleared immediately.

Yours sincerely,

Ravi niilakantan

--

**Centre for Architectural Research & Design**

#10A, First street, Dhanalakshmi Colony,

Vadapalani, Chennai - 600026. INDIA.

Tel: +91 44 23623972, +914423622433.

16

regulations pertaining to works such as these under Central Govt of India, whose rules and regulations are final and binding on all matters.

Please note that the 'doubts' raised are not mine but that of auditors of Govt of India and we need to address these serious issues to be able to go any further in all these matters.

Further more kindly mark copies of your communication to all above from hence forth.

With regards

Ravindra Gundu Rao

Chairman Works Committee

Kalakshetra Foundation-Chennai

Cc: for kind information A/A and for office files please.

---

**From:** Ravi Nilakantan [mailto:card.chennai@gmail.com]  
**Sent:** Monday, January 07, 2013 4:21 PM  
**To:** Saveheritage  
**Subject:** Kalakshetra

Dear Sri. Ravi Gundu rao,

Happy to note that you have taken over as Chairman of Works committee- Kalakshetra for closure of works.

We missed meeting Sri. T M Krishna, during our meeting on the 3rd Jan. 2013 at Kalakshetra office.

We can assure you will have our fullest cooperation.

Regarding your query on the Rate analysis, we have provided to Kalakshetra the comparative statement of all bidders, along with CARD RA as material, Labour and OH & P.

We have already provided a soft copy to Kalakshetra.

Our tender workings (L,B,& D) were done manually. We now, do not have record of the manual working sheets.

with ref. to the doubts,

317



Works kalakshetra &lt; works@kalakshetra.in &gt;

---

**Re: Kalakshetra**

---

Ravi Niilakantan &lt; card.chennai@gmail.com &gt;

Wed, Jan 9, 2013 at 2:38 PM

To: Saveheritage &lt; saveheritage@gmail.com &gt;

Cc: Works kalakshetra &lt; works@kalakshetra.in &gt;, d dd &lt; dd@kalakshetra.in &gt;, CAO Kalakshetra &lt; cao@kalakshetra.in &gt;, tmkrishna@gmail.com

Dear Sri. Ravi Gundu rao,

As a practicing architect, we comply with whatever regulations are laid before us / told to us by our clients. However, we are happy to provide whatever reasonable help it would be possible from our side.

In the meanwhile, we do request you once again to pay us the amounts due as they have been outstanding for a very long time.

With Regards,

Ravi Niilakantan

On Tue, Jan 8, 2013 at 11:32 AM, Saveheritage &lt; saveheritage@gmail.com &gt; wrote:

To,

Ar.Ravi Niilakantan

Principal Architect

Centre for Architectural Research &amp; Design

#10A, First street, Dhanalakshmi Colony,

Vadapalani, Chennai - 600026. INDIA.

Dear Ar.Ravi Niilakantan,

Thanks for your mail and I thank you for your offer of cooperation to Kalakshetra in completing the assignment duly.

I am forwarding your mail to relevant officials of Kalakshetra for confirming regarding the highlighted areas in yellow. As a senior practicing architect I am sure that you are fully aware of the

--

Thanks & Regards,

V.Srinivasan  
Kalakshetra Foundation

**Summary**  
 Works: Kalakshetra (Kalki) (Kalki) (Kalki)  
 To: ...  
 From: ...  
 Subject: ...

The following pages need attention:

- There is a reference of 10.0% however, ...
- Though the effect of ...
- Check the ...
- ...

When you have done ...

Page(s):  
 1/1  
 3/3

Kalakshetra - mail 17.5.2010.png  
34K

319

was done Revit software). This statement is contrary. This is unsustainable and unacceptable.

CARD: The Revit software provides the quantities when the drawing is done. As of now, since the technology is still not very widely used by many experienced and older QS, they review the same and rewrite it as per normal BOQ with which we are familiar. Hence our observation that we do not have a record of working sheets while at the same time asserting that the quantities was arrived at using Revit software

3) It is true that tenders were opened in the presence of Engineer, CAO and former Director as decided by M/s.CARD and your representatives whereas the finalization and other formalities of awarding of work etc., were done by CARD only without any rate analysis for each item, justification of rates which is quint essential for any finalisation of tenders and this was done unilaterally by CARD and gave your recommendation for award of contract to the concerned organization in which Kalakshetra has no role.

CARD: Clarifications of rates were sought for and comparison of rates was also submitted to Kalakshetra after which it was sent to the Works Committee Chairman. The recommendation for award was done after their concurrence was obtained and clarifications provided and the same was NOT done unilaterally.

4) Preparation of Tender, sale of tender documents, inviting bidders, receipt of tender documents etc., were all done by M/s. CARD and his representatives only. Kalakshetra was involved only in opening of all the tenders and remitting the same to CARD for their disposal.

CARD: We are not clear on your observation. It is the normal practice for the architect to perform the activities as listed by you. As you have rightly observed, Kalakshetra was present at the opening of the Bids which is a critical act.

5) You alleged that you had carried out your duties in the required professional manner and the norms were followed cannot be vouchsafed by Kalakshetra for the reason that Kalakshetra was not at all involved in such procedures. You only finalized on your own arbitrarily without proper rate analysis for the items and finally given your recommendation accordingly.

CARD: We have already indicated above the procedure followed and have also addressed the issue of rate analysis. If there is some other specific issue you wish to highlight here, we would be glad to provide clarifications for the same.

6) Even though you stated that CARD is confined with Estimation, design, drawings and coordination and all financial approvals were done by Kalakshetra, the fact of the matter is Kalakshetra is not apprised properly with the proper estimate which varies abnormally. This has caused concern for Kalakshetra to make any financial approval.

CARD: Financial estimation was provided to Kalakshetra. In any project, as it progresses, there is always the chance of increase in costs and for newer items to be included. In such cases once again clarifications and estimations have been provided. We may not be able to clarify any issue on seeking of financial approvals as that would be entirely within your domain.

7) Regarding payment of Rs.15L pertaining to the proposal of Master Plan, Engineering shed, koothambalam (DG set, UPS provision, lighting), we would like to inform you that there is no specific approval for the same from the competent authority (works committee). In view of this, there is no justification for any payment to be made to CARD. This does not arise please.

CARD: From the above, we seem to understand that there is no chance of getting any payment from you? Is our understanding correct? Presume you have also checked the LOA? If the issue is one of not having sought financial approval for making payments to us, then it is not our issue. Can you please specifically clarify when we will get our payment for work done?





Works kalakshetra &lt;works@kalakshetra.in&gt;

**Re: koothambalam - reg**

Ravi Niilakantan &lt;card.chennai@gmail.com&gt;

Fri, Jan 18, 2013 at 11:11 AM

To: Works kalakshetra &lt;works@kalakshetra.in&gt;

Cc: Saveheritage &lt;saveheritage@gmail.com&gt;, d dd &lt;dd@kalakshetra.in&gt;, CAO Kalakshetra &lt;cao@kalakshetra.in&gt;

Dear Sri. Gundu Rao,

We refer to your mail as below.

At the outset, we would like to record our distress at the usage of words "statement is contrary to truth...". We resent the implication that we are lying as that tarnishes our name when we are still discussing all items in good faith. We request you, while recording your views, to please not make any accusations that refers adversely to our character.

Our observations are provided.

With Regards,

Ravi Niilakantan

On Wed, Jan 9, 2013 at 5:40 PM, Works kalakshetra &lt;works@kalakshetra.in&gt; wrote:

Mr.Ravi Neelakantan

Cc: Director-in-charge,  
Chairman, Works committee

Sir,

This has reference to your email message dated 7/1/2013 in response to the remarks made by the Works Committee Chairman

- 1) Regarding Rate analysis you have stated that you have provided the comparative statement of all bidders along with CARD RA as material, labour and OH & P. According to me, this statement is contrary to truth and the details have not been provided to Kalakshetra. It is also the fact of the matter that a soft copy of the information has not been provided to Kalakshetra.

CARD: The data was provided under cover of a letter and hand delivered. A copy of receipt is enclosed. We have also sent a soft copy by mail - we have no acknowledgement of the same and did not insist on one as it is not the normal practice. We request you to once again check your records - we are sure it would be available.

- 2) Your statement that Tender workings were done manually and you do not have the record of the working sheets. (when we ask about the (LBD), you state the same



AO Kalakshetra &lt;ao@kalakshetra.in&gt;

---

**Fwd: re council of architecture web site etc**

---

d dd &lt;dd@kalakshetra.in&gt;

Sat, Jan 19, 2013 at 2:21 PM

To: CAO Kalakshetra &lt;cao@kalakshetra.in&gt;, Ramachandran AO &lt;ao@kalakshetra.in&gt;

----- Forwarded message -----

From: **Saveheritage** <saveheritage@gmail.com>

Date: Sat, Jan 19, 2013 at 10:52 AM

Subject: re council of architecture web site etc

To: d dd &lt;dd@kalakshetra.in&gt;, Works kalakshetra &lt;works@kalakshetra.in&gt;

Dear karun,

May you look up these points in their web site

<http://www.coa.gov.in/practice/practice.htm>

We may check if these obligations have been met with by CARD. Will look for more and revert.

**Comprehensive Architectural Services****1. SCOPE OF WORK**

The Architect is required to provide services in respect of the following :

**Part I - ARCHITECTURE :**

1.1 Taking Client's instructions and preparation of design brief.

**PRELIMINARY DESIGN AND DRAWINGS [STAGE 2] :**

2.06 Modify the conceptual designs incorporating required changes and prepare the preliminary drawings, sketches, study model, etc., for the Client's approval along with preliminary estimate of cost on area basis.

**DRAWINGS FOR CLIENT'S/ STATUTORY APPROVALS [STAGE 3] :**

2.07 Prepare drawings necessary for Client's/ statutory approvals and ensure compliance with codes, standards and legislation, as applicable and assist the Client in obtaining the statutory approvals thereof, if required.

**WORKING DRAWINGS AND TENDER DOCUMENTS [STAGE 4] :**

2.08 Prepare working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and tender documents including code of practice covering aspects like mode of measurement, method of payments, quality control procedures on materials &amp; works and other conditions of contract.

Regards





HAPPY JOURNEY

Vehicle Regn. No. : KA04MB9855

Toll Plaza : NEMILI  
 Ticket No. : 0B07-3432  
 Date : 22/01/13  
 Time : 11:40:42  
 Booth : 07  
 Operator : B7  
 Type of Journey : SINGLE ENTRY  
 Fee : Rs.40.00  
 Type of vehicle : CAR/JEEP/VAN

AIDS IS FATAL AND SAFE SEX IS THE KEY

NHAI

TRN ID:70202697334  
 REG NO:KA049855  
 VEH TYPE:CAR\JEEP\VAN  
 USER ID:691  
 TOLL FARE:RS.25  
 SCHEME:SINGLE  
 DATE:22/Jan/2013 07  
 \* WISH YOU A HAPPY JOURNEY \*

ATTIBELT

Bangalore Elevated Tollway Limited

223

478

Thru

500 x 2

1000 km

10 km/hr

= 100 hrs x  
Diesel

+ 700 gate x 2

424





# National Highway Authority Of India

Collection of Toll By  
MEP Infrastructure Developers Pvt.Ltd.,

Chennasamudram for km.60.100 To km.107.200 on

NH-4 Section. of the National Highway No. 4 in State of Tamilnadu

Location

Trn. No.: 6925574 E. No: 7  
 Emp. ID #: 19766 **174108**  
 22-Jan-2013 10:42:40  
 CAR / JEEP Veh. No.: KA04MB9855  
 Rs. : 25.00 /-  
 \* Single Journey Ticket \*

**HAPPY JOURNEY**

Helpline No. 020-2697334

478  
 Hozai  
 500 x 2  
 1000 km  
 10 km/hr

= 100 km x  
 2 tickets  
 + Toll gate x 2

HK TOLL ROAD PVT. LTD.  
 KRISHNAGIRI TOLL PLAZA (KM87.500)  
 ( NH-7, KM 33.130 to KM 93.000 )

### L&T Krishnagiri Walajahpet Tollway Ltd Vaniyambadi

Ticket No. 02-01-344241  
 Date 22/01/2013  
 Time 09:22:58  
 Operator karthikn  
 Vehicle Class CAR/JEEP  
 Payment Mode **Single Trip**  
 Total Charges **Rs. 65.00**  
 Towards CHENNAI

Emergency Ph. 8098121212

TransNo.:2M1D0629 UserID:jaya040  
 Ticket No.:0439 Lane: HK2  
 Veh.Type:Car Veh.No.KA04MB9855  
 Journey: Single Toll Fare: 50.00 Rs

Issue Date: 22/01/2013 08:48:41

### L&T Krishnagiri Walajahpet Tollway Ltd. Pallikonda

Ticket No. 01-08-724540  
 Date 22/01/2013  
 Time 10:00:28  
 Operator rprakash  
 Vehicle Class CAR/JEEP/VAN  
 Payment Mode **Single Trip**  
 Total Charges **Rs. 65.00**  
 Towards CHENNAI

Emergency No. 8098121212

### Bangalore Elevated Tollway Limited

ATTIBELE

TRN ID:70202697334 SCHEME:SINGLE  
 VEH TYPE:CAR\JEEP\VAN TOLL FARE:Rs.25  
 REG NO:KA049855 USER ID:691  
 LANE NO:02 DATE:22/Jan/2013 07:55  
 \* WISH YOU A HAPPY JOURNEY \*

*(Handwritten signature)*

CAR 1/7 JOURNEY  
 \*\*\*\*\*  
 NECE LIMITED  
 ENTRY

blockade  
 catch  
 le  
 and  
 ch

DATE: 22-Jan-13 TIME: 7:18:28 AM

TRANSACTION ID : 573553

ENTRY PLAZA : Mysore Road  
 ENTRY LANE : 13  
 EXIT PLAZA : Hosur Road  
 SHIFT ID : 1

VEHICLE CLASS : CAR  
 VEHICLE NO : 9855

TOLL AMOUNT : Rs.80

----- TOLL-SINGLE ENTRY ONLY -----  
 -- PLEASE RETAIN TOLL TICKET TILL EXIT --  
 -- PLEASE STOP AND SHOW TICKET AT EXIT --  
 -- IN EMERGENCY CONTACT 080-65765038/39--  
 --- For COMPLAINTS/SUGGESTIONS MAIL TO:--  
 complaints@nicelimited.com/suggestions@nicelimited.com  
 elimited.com/banakar@nicelimited.com  
 ----- THANK YOU -----

23-1-2013

To

The Director I/c,  
Kalakshetra Foundation,  
Chennai-41.

*Travelling*

The following expenses have been  
incurred by me in connection with attending  
the Works Committee meeting held on 23rd January 2013  
at Kalakshetra Foundation: -

1. Diesel expenses from Mysore to Chennai and back 100 ltrs. @ Rs.51-00 per ltr.	..	Rs.5,100-00
2. Toll charges Rs.25/-	..	Rs. 25-00
3. Toll charges	..	Rs. 50-00
4. Toll charges	..	Rs. 65-00
5. Toll charges	..	Rs. 65-00
6. Toll charges	..	Rs. 25-00
7. Toll charges	..	Rs. 80-00
		-----
		Rs.5,410-00

+ ~~310 or return~~  
~~5,720/-~~  
(Rupees five thousand ~~four hundred and ten only~~)  
*seven hundred and twenty only*

*RGR*  
(R. Gundu Rao)

527



K.F.No.WC/2013

24-Jan-13

An expenditure of Rs.5720/- was incurred by Sri R.Gundu Rao, Member, Works Committee for attending the the Works Committee Meeting held on 23<sup>rd</sup> & 24<sup>th</sup> of January 2013 at old Central Office of Kalakshetra Foundation for which the details are enclosed.

Sanction may kindly be accorded for an expenditure of Rs.5,720/- (Rupees Five Thousand Seven Hundred and Twenty only) for payment to Sri R.Gundu Rao, Member, Works Committee.

Submitted for approval & sanction please.	
A.O.	21/1/13
C.A.O.	(R)
Director i/c	R. Gundu Rao

528



**SW.III Internal Electrical arrangements to the proposed VIP room.**

Sl. No.	Description of work	LS	Nos.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	53(1)72	53(1)76	53(1)84	53(1)90
1	Main Distribution Board.	LS	20000	-	4000	16000	20000	0	20000	0	20000	0	0
2	XLPE, LTUG cable 3.5CX25 sq.mm & all accessories including by	150	Mtrs.	150	9000	13500	22500	22500	0	0	0	0	0
3	SDB with adequate switches and all accessories including fixing.	LS	1000	-	200	800	1000	0	1000	0	1000	0	0
4	Supply and erection Window mounting type AC plants with all acc	2	40000	Nos.	16000	64000	80000	0	80000	0	80000	0	0
5	Stabilizer 4 KVA including all accessories and erection.	2	4000	Nos.	1600	6400	8000	0	8000	0	8000	0	0
6	Metal clad plug socket with MCB for the above A.C. plant.	2	1000	Nos.	400	1600	2000	0	2000	0	2000	0	0
7	Emergency light with all accessories.	1	1500	Nos.	300	1200	1500	0	1500	0	1500	0	0
8	W.T.F.L. type fitting 4' x 40W with all accessories including fixing	1	1000	Nos.	200	800	1000	0	1000	0	1000	0	0
9	Twin type mirror optic 'F.L. fitting 4' x 40W, with all accessories Ir	3	2000	Nos.	1200	4800	6000	0	6000	0	6000	0	0
10	F.L. 'Bbx type fitting 4' x 40W with all accessories including fixing	2	600	Nos.	240	960	1200	0	1200	0	1200	0	0
11	Mirror light fitting with all accessories including fixing.	3	300	Nos.	180	720	900	0	900	0	900	0	0
12	A.C. ceiling fan 1400 mm. Sweep with all accessories.	2	1200	Nos.	480	1920	2400	0	2400	0	2400	0	0
13	Bracket fan with all accessories.	2	2500	Nos.	1000	4000	5000	0	5000	0	5000	0	0
14	Exhaust fan 400 mm. with all accessories including fixing.	1	2000	Nos.	400	1600	2000	0	2000	0	2000	0	0
15	Electrical geyser suitable capacity with all accessories.	1	6000	Nos.	1200	4800	6000	0	6000	0	6000	0	0
16	Provision of fancy light fitting wall mounting type with all accesso	2	1000	Nos.	400	1600	2000	0	2000	0	2000	0	0
17	Calling bell with all accessories.	1	200	Nos.	40	160	200	0	200	0	200	0	0
18	Combined switch and socket 5/15 A with all accessories.	5	100	Nos.	100	400	500	0	500	0	500	0	0
19	Wiring to light, fan and plug points etc.,	23	350	Nos.	1610	6440	8050	0	8050	0	8050	0	0
20	Other minor Electrical items all accessories including fixing.	LS	5000	-	1000	4000	5000	0	5000	0	5000	0	0
21	Earthing arrangements.	2	1500	Nos.	600	2400	3000	0	3000	0	3000	0	0
22	Carriage of materials @ 3%.				40150	138100	178250	22500	155750	0	0	0	0
23	Contingencies @ 1%.				4143	0	4143	523	3620	0	0	0	0
					443	1391	1824	230	1594	0	0	0	0
					44736	139481	184217	23253	160964	0	0	0	0
					<b>45000</b>	<b>139000</b>	<b>184000</b>	<b>23000</b>	<b>161000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
					Total or say Rs.								
SW IV	Transportation facilities.	LS	10000	-	10000	0	10000	0	10000	0	10000	0	0
SW.V	Tools and plants.	LS	6000	-	0	6000	6000	0	0	0	0	0	6000
SW.VI	DG and Ty. Establishment charges @ 9.13%.	9.13											
(1)	Ty. Establishment charges @ 7.83%.	7.83	494000	%	39000	0	39000	0	0	0	39000	0	0
(2)	Other than establishment charges @ 1.3 %.	1.3	494000	%	0	6000	6000	0	0	0	0	0	6000

14

**SW I Augmentation to the Power supply arrangements. And lighting arrangements in the circulating area near the new building.**

	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1	Strengthening of existing power supply mains.	LS	25000	-	5000	20000
2	Supply and erection of MCB type DB with adequate switches.	1	15000	Set.	3000	12000
3	XLPE, LTUG cable 3.5CX120sqmm. all accessories including layir	200	340	Mtrs.	13600	54400
4	XLPE, LTUG cable 4CX16sqmm. & all accessories including laying	200	125	Mtrs.	5000	20000
5	Lamp standard post including erection.	3	6000	Set.	3600	14400
6	HPSV lamp fitting 150 W including fixing in circulating area.	3	4500	Nos.	2700	10800
7	Wiring to above fittings.	3	350	Nos.	300	750
8	Earthing arrangements.	2	1500	Nos.	700	2300
9	Carriage of materials @ 3 %.				33900	134650
10	Contingencies @ 1 %.				4040	0
					379	1347
					38319	135997
					39000	136000
					0	3000
					93000	75550
					2229	1811
					952	774
					96181	78135
					96000	78000

Total Rs.  
or say Rs.

**SW II Electrical arrangements in the Retiring rooms, waiting hall and toilets.**

	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1	Control switches and all accessories.	LS	15000	-	3000	12000
2	Water cooler with all accessories including erection.	1	30000	Nos.	6000	24000
3	Box type FL fitting 4' X 40 W with all accessories including fixing.	30	600	Nos.	3600	14400
4	A.C. Ceiling fan 1400mm sweep & all accessories including fixing.	20	1200	Nos.	4800	19200
5	A.C. Exhaust fan 400mm sweep & all accessories including fixing.	4	1500	Nos.	1200	4800
6	5/15 A Plug with socket including fixing.	10	100	Nos.	200	800
7	Wiring to light, fan and plug points.	64	350	Nos.	4480	17920
8	Carriage of materials @ 3 %.				23280	93120
9	Contingencies @ 1 %.				2794	0
					261	931
					26335	94051
					26000	94000
					0	22400
					0	116400
					0	2794
					0	1192
					0	120386
					0	120000

Total Rs.  
or say Rs.

770

Work of work : Callcut - Proposed Addition / Alteration to the existing station building (Phase - I) LAW item No. 1232 of 99-2000 - Detailed Electrical estimate.

S.No.	Description of work	Qty.	Rate Rs.	Unit	COST			Allocation			
					Cash Rs.	Stores Rs.	Total Rs.	53(I)72	53(I)75	53(I)84	53(I)90
SW I	Augmentation to the Power supply arrangements. And lighting arrangements in the circulating area near the new building.				38000	136000	174000	96000	78000	0	0
SW II	Electrical arrangements in the Retiring rooms, waiting hall and toilets.				26000	94000	120000	0	120000	0	0
SW.III	Internal Electrical arrangements to the proposed VIP room.				45000	139000	184000	23000	161000	0	0
SW IV	Transportation facilities.				10000	0	10000	0	0	10000	0
SW.V	Tools and plants.				0	6000	6000	0	0	0	6000
SW.VI	DG and Ty. Establishment charges @ 9.13%.				39000	0	39000	0	0	39000	0
(1)	Ty.Establishment charges @ 7.83%.				0	6000	6000	0	0	0	6000
(2)	Other than establishment charges @ 1.3 %.										
					158000	381000	539000	119000	359000	49000	12000

ABSTRACT

*[Signature]*  
 Dy.CEE/CN/HQ/MS

SOUTHERN RAILWAY

Estimate No.E.572/CN/HQ/TECH/2001/44  
File No.E.572/CN/HQ/TECH/ERS-17

Name of work : Callcut - Proposed Addition / Alteration to the existing station building (Phase - I) LAW Item No. 1232 of 99-2000 - Detailed Electrical estimate.

Sl.No.	Description of work	Cost As Per P. B.	Cost as per this Estimate.	Difference		Excess due to		Remarks.
				Excess	Savings	Escalation	New Scope Item	
<b>Variation statement</b>								
SW I	Augmentation to the Power supply arrangements. And light the circulating area near the new building.	186000	174000	0	12000	0	0	0 Savings with a minor variation or
SW II	Electrical arrangements in the Retiring rooms, waiting hall	120000	120000	0	0	0	0	0 No variation.
SW.III	Internal Electrical arrangements to the proposed VIP room.	0	184000	184000	0	0	184000	0 Initially this item was not included in the detailed estimate. Now as per CIVIL Engg Est. this item is included. Hence increase in cost.
SW IV	Transportation facilities.	10000	10000	0	0	0	0	0 No variation.
SW.V	Tools and plants.	6000	6000	0	0	0	0	0 No variation.
SW.VI	DG and Ty. Establishment charges @ 9.13%.	28000	45000	17000	0	0	0	0 17000 Due to overall variations
<b>Total Rs.</b>		<b>350000</b>	<b>539000</b>	<b>201000</b>	<b>12000</b>	<b>0</b>	<b>184000</b>	<b>17000</b>

*[Signature]*  
D.CEE/CN/HQ/MS  
22/A

**Southern Railway**

Estimate No.E.572/CN/HQ/TECH/2001/44  
File No.E.572/CN/HQ/TECH/ERS-17

Name of work : Calicut - Proposed Addition / Alteration to the existing station building (Phase - I) LAW item No. 1.232 of 99-2000 - Detailed Electrical estimate

Sl.No.	Description of work	Cost As Per P. B.	Cost as per this Estimate.	Difference		Remarks.
				Excess	Savings	
<b>Comparative statement</b>						
SW I	Augmentation to the Power supply arrangements. And lighting arrangements the circulating area near the new building.	186000	174000	0	12000	Due to savings
SW II	Electrical arrangements in the Retiring rooms, waiting hall and toilets.	120000	120000	0	0	No variation.
SW.III	Internal Electrical arrangements to the proposed VIP room.	0	184000	184000	0	New item, hence excess.
SW IV	Transportation facilities.	10000	10000	0	0	No variation.
SW.V	Tools and plants.	6000	6000	0	0	No variation.
SW.VI	DG and Ty. Establishment charges @ 9.13%.	28000	45000	17000	0	Due to overall variation.
<b>Total Rs.</b>		<b>350000</b>	<b>539000</b>	<b>201000</b>	<b>12000</b>	

*[Signature]*  
DY.CEE/CN/HQ/MS

*[Circular Stamp]*

No.	Description	Qty	Rate	unit	cash	stores	Total	DF1
36	Providing pelmet arrangements	10	300	m	3000		3000	✓
37	Supply and fixing aluminium towel rod	1	200	each	200		200	✓
38	Supply, fitting and fixing Jaysons Aluminium self closing water taps.	2	83	each	166		166	✓
39	Supply approved quality of threaded PVC pipes including specials.							
	(a) 25mm dia	30	115	m	3450		3450	✓
	(b) 50mm dia	20	217	m	4340		4340	✓
40	Construction of masonry inspection chamber	1	600	each	600		600	✓
41	Supply, fitting and fixing soap tray of 150x150mm concelled type.)	1	250	each	250		250	✓
42	Supply, fitting and fixing automatic door closure	1	790	set	790		790	✓
43	Supply, laying and fixing acrylic woolen carpet	26	719	sqm	18694		18694	✓
44	Supply of ordinary portland cement.	9.9	3200	mt	31680		31680	✓
45	Supply of steel	1.13	18500	mt	20905		20905	✓
					288799		288799	✓
46	Contingencies 1%				2888		2888	✓
					291687		291687	✓
					292000		292000	✓

Or Say

Description	Qty	Rate	unit	cash	stores	Total	DF1
Supply, fitting and fixing brass C.P. brass shower rose 1408	1	64	each	64		64	✓
Supply and fixing AC rain water pipe 100 mm dia 1412 (b)	10	44	m	440		440	✓
Supplying and laying AC soil and vent pipe 1414 (a)	4	34	m	136		136	✓
Supplying fitting and fixing GI floor trap 1438	1	66	set	66		66	✓
Supplying and laying of 100mm dia SW pipes 1410(a)	15	123	m	1845		1845	✓
Manufacture supply and fixing flush door of size 1.2mx2.10m similar to Drg.No. 68/23B.	1	10000	each	10000		10000	✓
Manufacture, supply and fixing PVC door shutter.	1.7	2400	sqm	4080		4080	✓
Manufacture, supply and fixing fully glazed three panel sliding window.	2.04	2800	sqm	5712		5712	✓
Manufacture supply and fixing fully glazed two panelled aluminium window.	3.24	2950	sqm	9558		9558	✓
Manufacture supply and fixing Aluminium framed ventilator.	0.54	2360	sqm	1274		1274	✓
Supply, fitting and fixing in position coloured European type water closet.	1	3800	set	3800		3800	✓
Supply and fixing coloured wash basin 550x400mm size.	1	1900	set	1900		1900	✓
Supply and fixing in position good quality mirror.	1	400	each	400		400	✓
Manufacture, supply and fixing false ceiling with gypsum board.	30	800	sqm	24000		24000	✓
Supply, fitting and fixing in position curtain clothes.	30	340	sqm	10200		10200	✓
Supply and fixing Drapery rods of approved quality and colour.	6.5	480	m	3120		3120	✓

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Description	Qty	Rate	unit	cash	stores	Total	DF1
<u>Proposed VIP room</u>							
Demolishing stone masonry 412	15	208	cum	3120		3120	✓
Dismantling RCC palefencing 433	20	18	m	360		360	✓
Earth work excavation for foundation and other trenches 103(b)	25	467	10cum	1168		1168	✓
Filling Railway's loose soil 106	16	299	10cum	478		478	✓
Cement concrete 1:4.8 mix for founds 504(a)	3	729	cum	2187		2187	✓
RR masonry for foundation and plinth. 701(d)	22	793	cum	17446		17446	✓
Brick masonry 1:5 for superstructure. 602(d),626(a)	28	1200	cum	33600		33600	✓
Brick masonry in CM 1:4 for 11cm thick wall 602(d),617, 626(a)	3.5	1242	cum	4347		4347	✓
RCC with 20mm granite metal for roof slab and sunshade in M25 mix 511(a)	6.3	3200	cum	20160		20160	✓
RCC with 20mm granite metal for beams in M25 mix 511(b) I	0.65	3636	cum	2363		2363	✓
RCC with 20mm granite metal for lintel in M25 mix 511(d)	0.55	3086	cum	1697		1697	✓
Flooring with CM using 40mm granite metal in CM 1:3:6 mix 1104(a)	33	899	10sqm	2967		2967	✓
plastering with C:M 1:3 mix 12mmthick 1002(a)	245	284	10sqm	6958		6958	✓
Plastering in CM 1:3 for under side of ceiling 1003,1010.	32	573	10sqm	1834		1834	✓
Distembering with two coats of oil emulsion distember 1024(b)	53	177	10sqm	938		938	✓
Painting with plastic emulsion paint. 1026(b)	240	196	10sqm	4704		4704	✓
Flooring with ceramic tiles. 1141(b) I	34	2801	10sqm	9523		9523	✓
Dadoing with glazed wall tiles 1142(b) I	18	3371	10sqm	6068		6068	✓
Water proofing of flat roof with flat tiles. 1218(b)(II)	47	1747	10sqm	8211		8211	✓





No.	Description	Qty	Rate	unit	Total		DF1
					cash	stores	
4	Supplying and laying of 100mm dia SW pipes 1410(a)	25	123 m		3075	3075	✓
5	Supplying and laying of 150mm dia SW pipes 1410(b)	60	159 m		7960	7960	✓
6	Precast RCC slab using granite metal 514(c), 515 (d)	5	2178 cum		10890	10890	✓
7	Paving doors with slabs upto 50mm thick 1126(a)	275	302 10sqm		8305	8305	✓
8	Dadoing with first quality contractor's supply of glazed wall tiles 200x150mm 1142( c)	90	3280 10sqm		29520	29520	✓
9	Manufacture supply and fixing flush door of size 110cmx210cm similar to Drg. No. 68/58A.	7	12000 each		84000	84000	✓
10	Manufacture supply and fixing fully glazed window of size 140cmx150cm similar to Drg. No. 7085/41A.	19	9000 each		171000	171000	✓
11	Manufacture supply and fixing single leaf panelled door of size 80cmx200cm similar plan No. 6968/60.	3	9250 each		27750	27750	✓
12	Earthwork in filling inside the building by contractor's own earth.	250	500 10cum		12500	12500	✓
13	Supply and laying non - skid plain concrete block having a dimension of 200x100x100mm.	610	300 sqm		183000	183000	✓
14	Cost of cement	90	3200 mt		288000	288000	✓
15	Cost of steel	10	18500 mt		185000	185000	✓
16	Contingencies 1%				1844676	1844676	✓
					18447	18447	✓
	or say				1863123	1863123	
					1863000	1863000	

*(Handwritten signature)*

No.	Description	Qty	Rate	unit	cash	stores	Total	DF1
17	Flooring with CM using 40mm granite metal in CM 1:3:6 mix 1104(a)	200	899	10sqm	17980		17980	✓
18	Supply of cudappa slabs 243 (a)	275	200	sqm	55000		55000	✓
19	plastering with C:M 1:3 mix 12mmthick 1002(a)	750	284	10sqm	21300		21300	✓
20	Plastering in CM 1:3 for under side of ceiling 1003,1010.	240	573	10sqm	13752		13752	✓
21	Distambering with two coats of oil emulsion distamber 1024(b), 1010	240	306	10sqm	7344		7344	✓
22	Distambering with two coats of oil emulsion distamber 1024(b)	525	177	10sqm	9293		9293	✓
23	Painting with water proof cement paint two coats 1029(a), (c)	300	158	10sqm	4740		4740	✓
24	Supplying and fixing AC spout 100mm dia 1442	8	19	each	152		152	✓
25	Supply and fixing AC rain water pipe 100 mm dia 1412 (b)	24	44	m	1056		1056	✓
26	Supplying and laying AC soil and vent pipe 80mm dia dia 1414 (b)	12	38	m	456		456	✓
27	Supplying and fitting water closet 450mm dia 450mm dia 1423(a)	6	532	each	3192		3192	✓
28	Supplying and fitting wash basin 550mmx400mm 1433	6	808	each	4848		4848	✓
29	Supplying fitting and fixing AC cowls to vent pipes 100mm dia 1435(a)ii	3	28	each	84		84	✓
30	Supplying and laying of 20mm dia MS pipes 1403(b)	25	76	m	1900		1900	✓
31	Supplying and laying of 15mm dia MS pipes 1403(a)	50	66	m	3300		3300	✓
32	Supplying and laying of galvanised MS pipes 25mm dia below G.L 1404(c)	50	96	m	4800		4800	✓
33	Supplying and fixing gunmetal wheel valve 25mm dia below 1406(c)	2	164	each	328		328	✓

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Description	Qty	Rate	unit	cash	stores	Total	DF1
1 Earth work excavation for foundation and other trenches 103(b)	225	467	10cum	10508		10508	✓
2 Extra for each additional lift of 1.5m 111	15	60	10cum	90		90	✓
3 Extra for wet excavation requiring blasting but not continuous. 104(b)	25	143	10cum	358		358	✓
4 Filling Railway's loose soil 106	115	299	10cum	3439		3439	✓
5 RCC with 20mm granite metal 511(d) I	83	3086	cum	256138		256138	✓
6 Cement concrete 1:4:8 mix for founds 504(a)	15	729	cum	10935		10935	✓
7 Supply of coarse river sand 201	30	240	cum	7200		7200	✓
8 masonry for foundation and plinth. 701(d)	95	793	cum	75335		75335	✓
9 Lead for earth work 110(a)	225	86.4	10cum	1944		1944	✓
10 DPC in cement mortar 1:2 12mm thick 630(b)	42	312	10sqm	1310		1310	✓
11 Brick work upto plinth 602(d)	32	1124	cum	35968		35968	✓
12 Brick masonry 1:5 for superstructure. 602(d), 626(a)	130	1200	cum	156000		156000	✓
13 Flush pointing rubble masonry in CM 1:3 mix 1012(b)	50	238	10cum	1190		1190	✓
14 Brick masonry in CM 1:4 for 11cm thick wall 602(d), 617, 626(a)	7	1242	cum	8694		8694	✓
15 RCC with 20mm granite metal for roof slab and sunshade in M25 mix 511(a) I	28	3200	cum	89600		89600	✓
16 RCC with 20mm granite metal for beams in M25 mix 511(b) I	7	3636	cum	25452		25452	✓

25/8

Description	Qty	Rate	unit	cash	stores	Total	DF1
-------------	-----	------	------	------	--------	-------	-----

CIVIL ENGINEERING ABSTRACT.

1 Building Proper (Proposed upperclass waiting hall with toilet facility and retiring roms.)				1863000		1863000	1863000
2 Proposed construction of VIP room.				292000		292000	292000
3 Additions and alterations to exg. Building. (Reflooring, White washing, Replastering, shifting of doors and windows and provision of cupboard etc.	350	1000	Sqm	350000		350000	350000
4 Watering and drainage arrangements			LS	150000		150000	150000
5 Temporary establishment charges 9.13%				242402		242402	242402
6 Furniture.				210000		210000	210000
				3107402		3107402	3107402

*(Handwritten signature)*

Name of work:- Calicut - Additions and alterations station building  
(LAW Item.No.1232 of 1999-2000.)

Comparative Statement.

Sl. No.	Description of work	Amount as per PWP	Amount as per this estimate.	Excess	savings	Remarks.
1	Building proper	2150000	1863000	5000		As per actuals.
a.	(Proposed upperclass waiting hall with toilet facility and retiring rooms )		1863000			
b.	Proposed construction of VIP room.		292000			
			2156000			
2	Additions and alterations to exg. Building.	350000	350000			
3	Watering and drainage arrangements.	150000	150000			
4	y. Establishment charges.	190000	242402	62402		Due to adoption of latest percentage for General Charges.
5	Furniture.	210000	210000			
Total for Civil Engineering.		3050000	3107402	57402	0	
	Electrical (General)	350000	539000	189000		Details enclosed
	Signal and Telecommunication.	100000	100000			
	Total	3500000	3746402	246402	0	

246402

246402

Excess

7.04 %

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name of work:- Calicut - Additions and alterations to existing station building  
(LAW Item.No.1232 of 1999-2000.)

Description	Qty	Rate	unit	cash	stores	Total	DF1
Civil Engineering				3107402	0	3107402	3107402
Electrical Engineering				158000	381000	539000	539000
arrangements (Details enclosed.)				100000		100000	100000
<b>TOTAL</b>				<b>3365402</b>	<b>381000</b>	<b>3746402</b>	<b>3746402</b>

ALLOCATION

DF1 3746402

Hypothecation

- 1. Amount as per LAW Item Rs. 3500000  
No.1232 of 1999-2000
- 2. Amount as per this estimate Rs. 3746402
- Excess 246402
- Or Say 7.04 %

OFFICE OF THE  
F. A. & CAO/CN, MS.  
MADRAS-600 008,

No. W/93/CN/MS/Est/618  
Date 11.01.02

INCIDENCE AND ALLOCATION VERIFIED  
THIS REQUIRES THE SANCTION OF D.Y.CE/CN

*[Signature]*  
For F. A. & CAO/CN/MS.  
11/1/02

*[Signature]*  
For Chief Engineer/CN/VMS.  
341

## SOUTHERN RAILWAY

Report to accompany the Estimate.

Name of work:- CALICUT - Additions and alterations to existing station building  
(LAW item No.1232 of 1999-2000.)

The above work has been included vide LAW item No. 1232 of 1999 - 2000. The cost of the work provided in the LAW is 35.00 lakhs.

The detailed estimate has been prepared for the above work costing 37.46 lakhs for Civil, Electrical and S&T works. The detailed estimate works out to 7.04% excess over the provision.

The cost is chargeable to "DF 1".

For Chief Engineer/Construction/V/MS.

Engineer

Copy of a detailed Estimate  
for a Building work  
from Rlys.

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THE CLIENT I / II / III  
CE (SZ) I, CH-90.  
SE(E), CCEC, CH.  
SA(SZ)I CH-90.  
EE / CCD.  
EE(E)  
DB  
FILE

भारत सरकार  
**GOVERNMENT OF INDIA**

केंद्रीय लोक निर्माण विभाग  
Central Public Works Department

प्रारंभिक अनुमान  
**PRELIMINARY ESTIMATE**

**NAME OF WORK: CONSTRUCTION OF HOSTEL  
BLOCK IN BESANT CULTURAL  
CENTRE HOSTEL (BCCH)  
AREA IN KALAKSHETRA  
FOUNDATION, CHENNAI.**

**EST. AMOUNT: Rs.62,83,900/- i/c 5% CONTINGENCIES**

विभागीय खर्च रु.

Departmental Charges Rs. \_\_\_\_\_

चेन्नै केन्द्रीय परिमंडल I  
Chennai Central Circle I

26, हैडोस रोड, चेन्नै - 600 006.

26, Haddows Road, Shastri Bhawan, Chennai-600 006.



GOVERNMENT OF INDIA  
CENTRAL PUBLIC WORKS DEPARTMENT

State: Tamil Nadu.

BRANCH: B & R

NAME OF WORK : CONSTRUCTION OF HOSTEL BLOCK IN BESANT CULTURAL  
CENTRE HOSTEL (BCCH) AREA IN KALAKSHETRA  
FOUNDATION, CHENNAI.

Major Head: }  
Minor Head: } Deposit work  
Detailed Head: }

This Preliminary Estimate framed by Shri M. Arumugam, Executive Engineer(P), Chennai Central Circle I, C.P.W.D., Chennai - 600 006 of the probable cost of Rs.62,83,900/- (W.O) i/c 5 % contingencies

REPORT

HISTORY: This Preliminary Estimate amounting to Rs. 62,83,900/- (W.O) i/c 5 % contingencies has been prepared to cover the probable cost of the above mentioned work for obtaining Administrative approval and Expenditure Sanction from the Competent Authority. This Preliminary Estimate has been prepared based on the requisition received from the Deputy Director, Kalakshetra Foundation, Chennai-41 vide Ir.No. F.No. 23-16/2000-01/02/KF dt: 21-03-2003. No Departmental charge is added in view of the Kalakshetra Foundation is fully funded by Govt. of India.

Design and Scope : This Preliminary Estimate has been prepared based on the Drgs. issued by the Deputy Director, Kalakshetra Foundation, Chennai. and provides for construction of the above at Kalakshetra Foundations including internal, external services, etc.

This estimates provides for the construction of ground floor and first floor with RCC framed structure with floor height of 3.05 m ..

COST: Rs.62, 83,900/- (W.O) i/c 5 % contingencies.

RATE: DPAR 1992 enhances towards Cost Index as on 6/2002 for Chennai  
+ LMR

Method : By Contract after call of tenders.


LAND: Available.


TIME: 3 months for planning and 6 months for execution

T & P.: No special T&P is necessary.

W.C Establishment : Shall be met out of 5% contingencies.

SPECIFICATION : As per CPWD specification 1996 vol. I to VI with upto date correction Slip.

  
Assistant Engineer(P)  
Chennai Central Circle I  
C.P.W.D, Chennai-06.

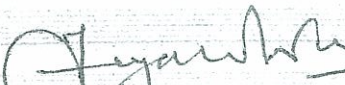
  
Executive Engineer (P)  
Chennai Central Circle I  
C.P.W.D, Chennai-06.

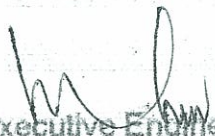
343-a

## BRIEF SPECIFICATION

NAME OF WORK : CONSTRUCTION OF HOSTEL BLOCK IN BESANT CULTURAL CENTRE HOSTEL (BCCH) AREA IN KALAKSHETRA FOUNDATION, CHENNAI.

1. GENERAL: The building shall be RCC framed structure (Ground floor and first floor) with Brick masonry and provision for Anti termite treatment
2. Foundation & plinth: RCC isolated footings with <sup>Grade</sup> beams.
3. Superstructure: Brick masonry /Cement mortar. The continuous lintels lofts have been provided wherever necessary.
4. Doors: Second class Teak wood frames with flush door shutters as requested by the Client.
5. Windows: Second class Teak wood frames with frosted glass shutters.
6. Floor: Grano (Cement concrete) flooring for all area except toilet, which shall have ceramic tiles flooring and dado.
7. Roofing: Roofing shall be RCC flat roof and finished with pressed tiles including weather proof course.
8. Finishing: Inside all walls with plastic emulsion paint. Outside walls with water proofing paint.
9. Internal water supply Sanitary Installation and Electrical Installation:  
With superior quality of fittings and shall be provided as per CPWD specifications and as per local bye-laws.
10. Internal Electrical Installations : provision has been given.

  
Assistant Engineer(P)  
Chennai Central Circle I  
C.P.W.D, Chennai-06.

  
Executive Engineer (P)  
Chennai Central Circle I  
C.P.W.D, Chennai-06.

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NAME OF WORK: CONSTRUCTION OF HOSTEL BLOCK IN BESANT  
CULTURAL CENTRE HOSTEL (BCCH) AREA  
IN KALAKSHETRA FOUNDATION, CHENNAI.

GENERAL ABSTRACT

SL NO	DESCRIPTION	QTY	RATE	UNIT	AMOUNT	REMARKS
1	RCC framed structure upto six storeys .					
1.1	Floor height 2.90 metre	818 sqm	2740.00	sqm	2241320	DPAR 1992 1.1.2
2	Extra for every additional height of 0.15m over normal height of 2.90 metre (Total height - 3.05 m)	818 sqm	62.50	sqm	51125	DPAR 1992 2.5.1
					2292445	
3	Extra for Anti termite treatment	409.00 sqm	65.00	sqm	26585	DPAR 1992 2.5.9
4	Extra for weather coat paint instaed of white/colour washing paint.	140 sqm	28.00	sqm	3920	Market rate
5	Extra for filling with in basement with quarry dust	152 Cum	189.50	cum	28804	Market rate
6	Extra for ceramic tiled flooring at toilet	90 sqm	375.00	sqm	33750	Market rate
7	Internal electrical installations	2292445	12.50	100	286556	DPAR 1992 item No.3.3
8	Internal water supply and sanitary installations	2292445	10.00	100	229245	DPAR 1992 item No.3.1
9	External services					
9.1	Civil	2292445	3.75	100	85967	DPAR 1992 item No.3.2
9.2	Electrical	2292445	1.25	100	28656	DPAR 1992 item No.3.2

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You may also be aware that no work has been going on in the Koothambalam for the past fourteen months and the Clerk of Works Shri. J.RA. Jayakumar has not been carrying on the duties assigned to him and also been absenting himself from the work site during working hours - including during Works Committee meetings - despite the same being pointed out to him repeatedly. His work so far has been of a very poor quality apart from his refusal to carry out instructions given to him. The audit vide its latest objections on the Koothambalam project has also questioned his continuance in service especially after the work has come to a stand still on the site. His service needs to be terminated at the earliest.

The above information may kindly be furnished within a week so that we would be in a position to decide the further course of action.

This issues with the approval of all the members of the Works Committee.

Yours sincerely,

  
[Ravindra Gundu Rao]  
Chairman.  
Works Committee.

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- 8) Copies of the monthly report of the Koothambalam project from August 2010 to till date.
- 9) Copy of all the reports of Clerk of Work submitted to you.
- 10) A list of the entire materials/loading test carried out and the reports thereof.
- 11) Drawings, cost estimates, preliminary estimates, detailed specifications and schedule of quantities that were used for preparation of the estimate of cost and tender documents as required to be prepared under stage I to stage IV under schedule of services, as per your agreement.
- 12) An inventory of all material at site of work as on date. Copies of the material at site account giving date wise details of receipt and utilisation material may also be furnished.
- 13) Please provide the basis of your claim of Rs.15 lakhs detailed in last para of your email dated 7<sup>th</sup> January 2013 along with the rates adopted (along with the basis and agreement clauses ) for each of the works mentioned in the claim there in. You may also confirm if the rates and the works done have been explicitly accepted and approved by Kalakshetra Foundation and if so provide us with a copy of the same.
- 14) You are aware that it is normal practice as well as mandatory to conduct detailed study of the existing building and make a condition mapping (including photo documentation) and assessment of such an important heritage structure before attempting to undertake for the restoration efforts. Kindly forward the copy of the same.
- 15) As far as the audit requirement you are requested to urgently provide a PERT chart for all the activities including for the non tendered items.
- 16) There have been more than fifteen points of leakage (stage, seating area and green room area) which need to be attended to immediately. The same has already been pointed out during the review meetings and the same has also been brought to your notice by letter dated 24<sup>th</sup> September 2012. You may ensure that the same is attended to by the concerned contractor.

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- 3) Hence it is once again reiterated that a detailed estimate as stipulated in the GFR and works manual needs to be given with the as on date estimation of the projected final completed work. The estimate needs to be broken up separately for civil engineering, HVAC and electrical works with clear sub works given under each of these categories.
- 4) This matter has been viewed very seriously in the works committee meeting held on 23<sup>rd</sup> January 2013 and apart from the estimate as mentioned above, the following is also required for all the civil engineering, HVAC and electrical works of the Koothambalam.
- 5) The design brief for the Koothambalam work (Civil, HVAC and electrical) to be given by you as per item 1.1 of the scope of work of the agreement contract dated 11<sup>th</sup> December 2009.
- 6) Preliminary drawings and preliminary estimates for the Koothambalam work (Civil, HVAC and electrical) as per item no.4 of contract of agreement dated 11<sup>th</sup> December 2009, under stage 2.
- 7) The status of the work completed till date under the following areas of the restoration work of the auditorium
  - a) roofing
  - b) acoustic treatment
  - c) masonry level works
  - d) flooring of all types
  - e) north entrance porch with all its components
  - f) all the stage proscenium/green room related designs
  - g) HVAC, electrical works
  - h) all door windows
  - i) seating including balcony
  - j) rest rooms including its layout and plumbing
  - k) basement below the stage and its interior layout and detail.

need to be given along with the projected final completion profile for each of them. You may also indicate whether the residual work can be completed in the existing contracts or whether the same would require fresh contracts to be entered into. If so, the tender schedule along with quantities need to be made out and submitted. For these too, the details as given in item.1 needs to be furnished.

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**Kalakshetra Foundation**  
Thiruvanmiyur, Chennai 600 041, India

24<sup>th</sup> January, 2013

Shri Ravi Nilakantan  
Architect,  
Centre for Architectural Research and Design  
No.10A, First Street  
Dhanalakshmi Colony  
Vadapalani, Chennai – 26

Sir,

Further to our last discussion of the works committee on 3<sup>rd</sup> January 2012 and our tele conversations since then the following is brought to your notice.

- 1) You may be aware that as per item no.2.07 of the scope of work as per Counsel Of Architecture (COA) norms the architect has to ensure the compliance of all codes, standards and statutory approvals. The GFR / General Financial Rules, the manual on Policies and Procedures for procurement of work are the fundamental codes that have to be adhered to while any work that is undertaken by any government organisation. Both these codes stipulates the submission of a preliminary estimate and a detailed estimate before the commencement of the work and the same has to follow norms and formats as available by CPWD and other government construction organisations. The same is yet to be given to Kalakshetra though the work has proceeded to a rather advanced level. Hence submission of a comprehensive estimate is long over due. The audit vide its reports has specifically indicated that such an estimate has not been submitted before starting of the work.
- 2) You may also be aware that during the commencement of the work the basic abstract of cost (which we have to consider now in lieu of an estimate) was only to the tune of Rs.1.85 crore which was given vide your letter dated 11<sup>th</sup> May 2010. You will agree that since then the work has far exceeded your estimate – currently the expenditure incurred till now stands approximately at Rs.3.37 for the scope of works covered under your consultancy agreement - a revised estimate should have been made out for the projected final completed work. The works committee has noted that no such estimation has been given so far. This is a serious issue and handicaps the completion of work apart from the very adverse indictments we have received from the audit.

Founder: Smt Rukmini Devi



www.kalakshetra.in

Phone: +91-(0)44-24520836/4057/1844

Fax: +91-(0)44-24524359

E-mail: info@kalakshetra.in

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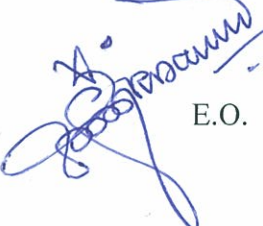


①

## KALAKSHETRA FOUNDATION

24<sup>th</sup> January, 2013

The proposed letter to Sri Ravi Nilakantan, Architect, CARD, Chennai is placed below for the approval of the Works Committee members and the same may be duly approved after which the fair copy would be signed by the Chairman of the Works Committee.

  
E.O.

TO

Babeeta Narang



Karunaker K Menon



T.M.Krishna



Ravindra Gundu Rao





4. Our fee on the Koothambalam project account is pending from Sept.2011. For the financial year 11-12, we are paid Rs 3.7 lacs against a bill of Rs.12lacs. We have to raise further bills as per the order which we have been holding back pending clarity and direction from you.

Please understand that substantial amount of works, has been undertaken with good intentions and such amendments will kill the spirit of the project.

Further , we are not clear on the words "the period of services/contract validity". While this does not have our consent, we are not clear as to what will happen if the envisaged work is not completed? Who will supervise and certify the work?

We honour and respect your organisation and are proud to work with you. We would be happy if we could meet and agree clearly on the revised scope of work and terms so that we can plan to proceed accordingly.

Thanks and regards,

  
Ravi Niilakantan



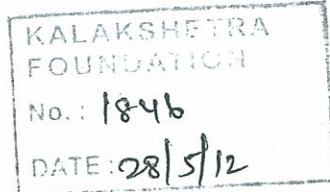
*28/5/12*  
**CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN**

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

Received on

Dt. *28/5/12*

*CAS/AD/Engineer*  
*KUN 28-5-*  
The Director,  
Kalakshetra Foundation,  
Thiruvanmiyur,  
Chennai 600041



24th May 2012

Sub: Your letter dt. 29th March 2012 reg. Amendment and additional incorporation of period of contract to the offer letter dt. 11th Sep2009 issued to M/s. CARD, with regard to Architectural services for the works in Kalakshetra foundation.

Ref: Offer letter ref. D:2009-2010/IV. Director/2.Official/civil works committee.doc dt. 11.9.2009.

Sir,

We refer to your above letter which we received only on 17.05.2012.

We are surprised to note the words "CONSENT" appearing in the letter. During the meeting, in response to the intentions stated by the Director about sharing of works with other architects, we had agreed to consider the same in principle subject to the fact that our commercial interests as outlined in the order and as per normal industry practices are taken care of. In deference and as a token of our regard to your institution, the drafting of the proposed scope of work was left to you. Our consent for the revised scope has not been asked for as yet.

In this connection we also request you to consider the following:

1. Our advance bill (2nd RA & part) for Rs 10 Lacs for the **Master plan** was submitted to you in Oct.2011. Queries on the bill, were clarified by our letter dt.20.12.2011. Please note that the entire invoice amount of Rs. 10 lacs is still pending.

During the above said meeting it was promised to us that Kalakshetra would regularise the design proposal and budget for the Engineering workshop immediately. We are awaiting this regularisation to enable us to submit our bill for Rs. 3 lacs which will be 30% of the fee.

2. Regarding KOOTHAMBALAM the project started in July 2010. The project seems to be progressing slowly though we have provided whatever inputs are to be provided by us. A financial proposal was submitted at your instance in February 2011 amounting to Rs. 8 - 9 Crores. A revised proposal was also submitted in Feb.2012 for a value of Rs. 9- 11 Crores, at your instance. We are still awaiting feedback on the same.

*raj*  
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Kalakshetra Foundation

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KF/Civil Works/2011-12

3<sup>rd</sup> April 2012.

The Principal Director General of Audit,  
Tamilnadu and Pondicherry,  
Lekha Pariksha Bhavan,  
361, Anna Salai, Tenyampet,  
CHENNAI 600 018.

Dear Sir,

As you are aware, Kalakshetra Foundation is an Autonomous organisation functioning under Ministry of Culture, Government of India since 1993. We have been undertaking civil works throughout, and a Works Committee has been constituted in 2011. As per Para 2.2.2 of Manual on policies and procedure for procurement of works according to the Ministry of Finance for all Government of India organisations, we need to nominate a Finance Officer of the Government of India to serve in the Works Committee. You may kindly nominate a suitable officer from your office of the grade of Deputy Secretary to the Government of India or above to serve on the Committee. I shall be grateful for your response at the earliest.

Thanking you,

Yours faithfully,

(LEELA SAMSON)  
Director





Kalakshetra Foundation

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KF/Civil Works/2011-12

3<sup>rd</sup> April 2012.

Shri R.S. Sheoran,  
Additional Director General  
(Southern Region)  
CPDWD,  
1st Floor, "G" Wing, 3<sup>rd</sup> Avenue,  
Rajaji Bhawan,  
Besant Nagar,  
CHENNAI 600 090.

Dear Sir,

As you are aware, Kalakshetra Foundation is an Autonomous organisation functioning under Ministry of Culture, Government of India since 1993. We have been undertaking civil works throughout, and a Works Committee has been constituted in 2011. As per Para 2.2.2 of Manual on policies and procedure for procurement of works according to the Ministry of Finance for all Government of India organisations, we need to nominate a technical officer from the CPWD or a Public Works Organisation. You may kindly nominate a suitable person from your office of the grade of Deputy Secretary to the Government of India or above to serve on the committee. I shall be grateful for your response at the earliest.

Thanking you,

Yours faithfully,

(LEELA SAMSON)  
Director

Founder: Smt Rukmini Devi  
Chairman: Justice Sri S. Mohan  
Director & Secretary: Ms. Leela Samson



E-mail: admin@kalakshetra.in  
Phone: +91-(0)44-24520836/4057/1844  
Fax: +91-(0)44-24524359

Tiruvanmiyur, Chennai 600 041, India  
www.kalakshetra.in

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(4)

March 29, 2012

Mr. Ravi Niilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

Sir,

Sub: Amendment & additional incorporation of period of contract to the offer letter dated 11<sup>th</sup> Sep. 2009 issued to M/s.CARD with regard to Architectural services for the Works in Kalakshetra Foundation

Ref: Offer letter ref.D:2009-2010/IV.Director/2.Official/civil works committee.doc.  
Dated 11/9/2009

This has reference to the offer letter cited above and the discussions with you on 03.03.2012 following which amendments in the said offer letter has been agreed upon through mutual consent with immediate effect.

The amendments are as follows:

1. The services of Architect covering the scope of work from Sl.No.I to VI in the said offer letter, dated 11/9/2009 may be amended and read as "Up gradation of Koothambalam" only.
2. Additionally, the following term is also be incorporated in the said offer letter dated 11/9/2009.

"The period of services / contract is valid up to 11<sup>th</sup> September, 2012".

All other terms and conditions of the said offer letter dated 11/9/2009 will remain the same.

The amendment and additional clause of period of contract as stated above are irrevocable and arrived at by mutual consent.

This letter may please be signed by you, confirming your acceptance of the terms and conditions and sent back to us for our record.

Yours sincerely,

*Leela Samson*

Leela Samson 29/3/2012  
Director

*(Signature)*

*Recd. 17/5/12  
Replied 24/5/12  
Ravi*

Tiruvanniyur, Chennai 600 041, India  
Phone: +91-(0)44-24520836/4057/1844 • Fax: +91-(0)44-24524359  
E-mail: admin@kalakshetra.in • Website: www.kalakshetra.in



Sir,

Sub: Amendment & additional incorporation of period of contract to the offer letter  
Dated 11<sup>th</sup> Sep. 2009 issued to M/s.CARD with regard to Architectural services for  
the works in Kalakshetra Foundation

Ref: Offer letter ref.D:2009-2010/IV.Director/2.Official/civil works committee.doc.  
Dated 11/9/2009

A draft letter addressed to Mr. Ravi Nilakantan, Architect, M/s/CARD, regarding  
proposed amendment & additional incorporation of period of contract to the offer letter  
dated 11<sup>th</sup> Sep. 2009 with regard to Koothambalam work is kept herewith for kind perusal  
and approval.

This office note is initiated on the basis of approval with respect to engagement of  
other consultant for other works in Kalakshetra Foundation.

P. J. Krishnan

*CP*  
Director

To,

Mr.P.T.Krishnan,  
Works Committee Member,  
Wallace Garden,  
Chennai 6.

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# KALAKSHETRA FOUNDATION

March 29, 2012

Mr. Ravi Niilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

Sir,

Sub: Amendment & additional incorporation of period of contract to the offer letter dated 11<sup>th</sup> Sep. 2009 issued to M/s.CARD with regard to Architectural services for the Works in Kalakshetra Foundation

Ref: Offer letter ref.D:2009-2010/IV.Director/2.Official/civil works committee.doc.  
Dated 11/9/2009

*the discussions with you on --- (date)*  
*which* This has reference to the offer letter cited above and ~~would like to inform you that the~~ following amendments in the said offer letter has been ~~done~~ after mutual consent with immediate effect. *agreed upon through*  
*The amendments are as follows:*

1. The services of Architect covering the scope of work from Sl.No.I to IV in the said offer letter, dated 11/9/2009 may be amended and read as "Up gradation of Koothambalam" only.
2. Additionally, the following term is also be incorporated in the said offer letter dated 11/9/2009.

"The period of services / contract is valid up to 11<sup>th</sup> September, 2012".

All other terms and conditions of the said offer letter dated 11/9/2009 will remain the same.

The amendment and additional clause of period of contract as stated above are irrevocable and arrived at by mutual consent.

This letter may please be signed by you, confirming your acceptance of the terms and conditions and sent back to us for our record.

Yours sincerely,

*LS*  
Leela Samson  
Director

DRAFT for approval please,

*P.T. Krishnan*  
Mr.P.T.Krishnan  
Works Committee Member.  
*(Please correct)*



D:\2011-2012\ IV. Director/2.Official/Civil works committee..doc	March 29, 2012
------------------------------------------------------------------	----------------

Sir,

Sub: Amendment & additional incorporation of period of contract to the offer letter  
Dated 11<sup>th</sup> Sep. 2009 issued to M/s.CARD with regard to Architectural services for  
the works in Kalakshetra Foundation

Ref: Offer letter ref.D:2009-2010/IV.Director/2.Official/civil works committee.doc.  
Dated 11/9/2009

A draft letter addressed to Mr. Ravi Niilakantan, Architect, M/s/CARD, regarding  
proposed amendment & additional incorporation of period of contract to the offer letter  
dated 11<sup>th</sup> Sep. 2009 with regard to Koothambalam work is kept herewith for kind perusal  
and approval.

This office note is initiated on the basis of approval with respect to engagement of  
other consultant for other works in Kalakshetra Foundation.

P. J. Krishnan

CP  
Director

To,

Mr.P.T.Krishnan,  
Works Committee Member,  
Wallace Garden,  
Chennai 6.

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# Kalakshetra FOUNDATION

March 29, 2012

Mr. Ravi Niilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

Sir,

Sub: Amendment & additional incorporation of period of contract to the offer letter dated 11<sup>th</sup> Sep. 2009 issued to M/s.CARD with regard to Architectural services for the Works in Kalakshetra Foundation

Ref: Offer letter ref.D:2009-2010/IV.Director/2.Official/civil works committee.doc.  
Dated 11/9/2009

This has reference to the offer letter cited above and the discussions with you on 03.03.2012 following which amendments in the said offer letter has been agreed upon through mutual consent with immediate effect.

The amendments are as follows:

1. The services of Architect covering the scope of work from SI.No.I to VI in the said offer letter, dated 11/9/2009 may be amended and read as "Up gradation of Koothambalam" only. | Page, 25
2. Additionally, the following term is also be incorporated in the said offer letter dated 11/9/2009.

"The period of services / contract is valid up to 11<sup>th</sup> September, 2012".

All other terms and conditions of the said offer letter dated 11/9/2009 will remain the same.

The amendment and additional clause of period of contract as stated above are irrevocable and arrived at by mutual consent.

This letter may please be signed by you, confirming your acceptance of the terms and conditions and sent back to us for our record.

Yours sincerely,

*Submitted for approval, please*

Leela Samson  
Director

*[Handwritten initials]*

*[Handwritten signature]*  
Y AO

*[Handwritten signature]*  
EAO

*[Handwritten signature]*  
DD

*[Handwritten signature]*  
Director

*[Handwritten signature]*



OK

March 29, 2012

Mr. Ravi Niilakantan  
Architect  
Centre for Architectural Research and Design  
#10A, First Street  
Dhanalakshmi Colony  
Vadapalani  
Chennai 600 026

Sir,

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This letter may please be signed by you, confirming your acceptance of the terms and conditions and sent back to us for our record.

Yours sincerely,

Leela Samson  
Director





**Karunaker K. Menon** I.R.A.S.  
Deputy Director, Kalakshetra Foundation  
Telefax: 044-43016548 • Mobile: +91 87 544 86548  
E-mail: dd@kalakshetra.in



To

August 3, 2012

The Superintending Engineer (P)  
(SZ) I - CPWD,  
Rajaji Bhawan,  
Besant Nagar,  
Chennai 600 090.

Sir,

Sub: Copy of detailed estimate (buildings) – Kalakshetra Foundation – Requested – Reg.

Kalakshetra Foundation is an Autonomous organization functioning under Ministry of Culture, Government of India since 1993. We have been undertaking various Plan Works for which the Works Committee has been constituted in 2011. In this regard, we request you to kindly arrange to provide a model copy of detailed estimate (civil work) for any building works executed by the CPWD to the tune of above 25 lakh. This will help us to follow the CPWD norms for framing the estimates in consonance with the instructions given in the GFR and CPWD Manual for executing the Plan Works.

Kindly oblige.

*Regards,*

Yours faithfully,

*Karunaker K. Menon*

Deputy Director.

Copy to:

The Chief Engineer (SZ) I,  
CPWD  
2<sup>nd</sup> floor, G wing, Rajaji Bhawan,  
Besant Nagar,  
Chennai 600 090.

Tiruvanniyur, Chennai 600 041, India  
Phone: +91-(0)44-24520836/4057/1844 • Fax: +91-(0)44-24524359  
E-mail: admin@kalakshetra.in • Website: www.kalakshetra.in



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CENTRE FOR ARCHITECTURAL RESEARCH & DESIGN

ARCHITECTURE ○ LANDSCAPE ○ INTERIORS

*C.A.S. Engineer / A.O. 13/9  
Kalyan Por. h.a.  
13.9*

Received on

Dt. 13/9/12.....

13.09.2012

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To,  
The Deputy Director,  
Kalakshetra Foundation,  
Thiruvanmiyur, Chennai,  
Tamil Nadu 600041



Dear Sir,

We have not heard from you for a long time.

We wish to bring to your notice that with the approaching monsoon, there exists a strong possibility of damage to woodwork in the Kootambalam as the roof is not complete – we are sure you are taking adequate care.

We also request you to please pay our outstanding fees – they have been pending for a long time. As a very internationally reputed institution we are sure you would not like to cause hardship to architects like us with such delayed payments and look forward to receiving our fees at the earliest.

Looking forward to your response and we reiterate that we shall be glad to assist as required.

Regards,

*Ravi Niilakantan*  
Ravi Niilakantan

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