

PROCEDURE FOR PREPARATION OF PRELIMINARY ESTIMATE

The following procedure is adopted for preparation of Preliminary Estimate :

1. The Architect is appointed to prepares preliminary architectural drawings based on users requirement of area, specification, usage etc. The preliminary architectural plans are revised several times in consultation with the user's group, Architect, IWD, B&WC etc. in order to improve the utility and cost effectiveness of the proposal.
2. After the preliminary plans are made, the general specification of the building i.e. type of foundation system, type of super structure, architectural features, special structural and architectural requirements are identified.
3. The data from the site is collected for external development, water supply, sanitary, electrical connections and their requirement for the project is ascertained.
4. The Plinth Area of the building is calculated.
5. The preliminary cost is computed on the basis of **Delhi Plinth Area Rates 1992** (DPAR'92).

DPAR' 92 : Delhi Plinth Area Rate is a document which is prepared by Central Public Works Department for preparation of preliminary estimates based on plinth area.

- (a) According to DPAR'92 the buildings are classified in various types like Office buildings, School building, Hostels, Houses (Type – I, Type – II, Type – III & Type – IV etc.)
- (b) The standard (Nominal) specifications like Type of foundation system (based on 10 ton / Sqm. safe bearing capacity), Super Structure (load bearing or RCC framed structure), Flooring (cement concrete, mosaic, kota, marble, granite stone), Finishing (External / Internal), Electrical fixtures etc. for each type of building are given in the documents.
- (c) It further provides rates of other requirements & special provisions in the building based on either percentage of Building Cost or Plinth Areas, like Air-conditioning, Fire fighting, Electrical installations, Horticulture, Water Supply and Sanitary, External

development Road & Paths etc. and additional cost on account for specification other than the one adopted for standard.

- (d) Delhi Plinth Area Rates are based on Market rates of Materials and Labour for the year 1992 with the base cost index as 100. The cost index is revised time to time according to the current Market rates by zonal Chief Engineer to account for variation in rates due to location (other than Delhi) & Time.
5. The proposed structure is than compared with the standard structures with standard specifications of Delhi Plinth Area Rates 1992.
 6. The building is than classified fittings the best available class in the DPAR 1992.
 7. The Cost of building is computed by adopting the standard rate of the specific class of building adopting the rates from DPAR' 92.
 8. The Cost of specifications, which are in deviation to the standard specifications adopted in DPAR'92, is further added according to plinth area rates or Market rates which ever is applicable.
Superior specification normally includes higher class of floorings (Granite, Marble, Kota stone etc.), finishing (stone cladding, tile cladding, glazing, superior paints), special features like Acoustic treatment, fountain etc. windows and doors of Aluminium etc.
 9. The cost / rate is duly enhanced by the prevailing cost index.
 10. The architect fees and contingency cost is further added to it.
 11. The sum total of all the cost is called the **preliminary estimate** of the project and is put up to the competent authority alongwith preliminary architectural drawings, specification of the building, and special provisions etc. for accord of **Administrative Approval & Expenditure Sanction**.