

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