

Dr. NRK Bio-Tech Pvt. Ltd.

Estimate of construction cost for building Nextopolis with required facilities and amenities.

Sl. No.	Description of work	Estimated cost of work (in Rs. Lakhs)	Remarks
1.	Completion of RCC structure – 1,30,890 sft @ Rs. 1,500/- per sft.	1,963.35	NA
2.	Completion of Civil works – 1,30,890 sft @ Rs. 400/- per sft.	523.50	NA
3.	Structural glazing and ACP.	275.00	Based on quotation provided by vendor.
4.	Structural support for glazing.	25.00	Lumpsum cost
5.	Lifts	100.00	Lumpsum cost
6.	Toilets – 3 lakhs for one bank of toilets x 4 nos	15.00	Lumpsum cost
7.	Fire doors	17.00	Based on quotation provided by vendor
8.	Finishing of staircase and lobby	30.00	Lumpsum cost
9.	Miscellaneous – plumbing, electrical, miscellaneous	10.00	Lumpsum cost
10.	Chemical stores – RCC and Civil works – 2,557 sft @ Rs. 1500/- per sft.	38.35	NA
11.	Solvent stores – RCC and Civil works 852 sft @ Rs. 1,500/- per sft.	12.78	NA
12.	Driveways – CC – 20,310 sft @ Rs. 100/- per sft.	20.50	NA
13.	Underground conduiting for utilities and services	25.00	Lumpsum cost
14.	Civil work for sumps, storage tanks, HSD, ETP, STP, electrical power supply/back-up	100.00	Lumpsum cost
15.	Power supply including HT cable, HT panels, transformer, LT panels, LT cables including installation and commissioning	500.00	Partially based on quotation provided by vendor and balance on lumpsum basis.
16.	Generator back-up – 1 generator of 2250 KVA including installation, cables, panel, etc	200.00	Based on quotation provided by vendor.

17.	STP – 50KLD	15.00	Based on quotation provided by vendor.
18.	ETP – 50KLD	20.00	Based on quotation provided by vendor.
19.	Water Softener – 100 KLD	10.00	Based on quotation provided by vendor.
20.	Chillers – 2 nos – 400TR	200.00	Based on quotation provided by vendor.
21.	Insulated piping for chillers with control valves, pumps, etc.	100.00	Partly based on quotation provided by vendor and balance on lumpsum basis.
22.	Fire safety equipment like down comers, yard hydrant, booster pumps, jockey pump, diesel pump, fire extinguishers, etc	65.00	Lumpsum cost
23.	Building management system	50.00	Lumpsum cost
24.	Security cameras and equipment	10.00	Lumpsum cost
25.	Administration and utility cost – 10 lakhs @ 18 months	100.00	Lumpsum cost
26.	Lighting and landscaping	25.00	Lumpsum cost
27.	Permits	50.00	
28.	Miscellaneous and unforeseen expenses	200.00	NA
	Total cost:	4,700.48	