



# WEST BENGAL STATE ELECTRICITY DISTRIBUTION COMPANY LIMITED

(A Govt. of West Bengal Enterprise)

Regd. Office : Vidyut Bhavan, Block-DJ, Sector-II, Bidhannagar, Kolkata - 700 091

CIN : U40109WB2007SGC113473, cecorpmont@gmail.com, www.wbsedd.in

**WBSEDCL**

## Notice

### **Gist of the application for investment approval i.r.o. Civil Project Works under the jurisdiction of West Bengal State Electricity Distribution Company Limited**

1. West Bengal State Electricity Distribution Company Limited (WBSEDCL) has submitted an application on 20.12.2019 before the West Bengal Electricity Regulatory Commission (Commission) for investment approval i.r.o. Civil Project Works under the jurisdiction of WBSEDCL in terms of regulation 2.8.2.3 of the West Bengal Electricity Regulatory Commission (Terms and Conditions of Tariff) Regulations, 2011 as amended. The application dated 20.12.2019 has been admitted by the Commission on 19.08.2021 in Case No. OA-319/19-20.
2. Project Details:
  - (i) Project Name: Construction of Administrative Building, Customer Care Centre, Inspection Bungalow, Model Store and Residential Quarters
  - (ii) Project Location: Different areas under the jurisdiction of WBSEDCL
  - (iii) Estimated Project Cost: Rs. 171.90 Crores
3. The application submitted by West Bengal State Electricity Distribution Company Limited may be inspected at the office of the West Bengal Electricity Regulatory Commission at Plot No: AH/5 (2<sup>nd</sup> Floor & 4<sup>th</sup> Floor) Premises No: MAR 16-1111, Action Area – 1A, Newtown, Rajarhat, Kolkata – 700163 [Telephone No. (033) 2962 3756 and FAX (033) 2962 3757, e-mail: cp-wberc@gov.in] and certified copies of the application or part thereof may also be obtained from the office of the Commission following the procedures as laid down in the West Bengal Electricity Regulatory Commission (Conduct of Business) Regulations, 2013 during office hours on all working days up to the last date of submitting suggestion and objections.
4. The application of WBSEDCL for investment approval has been posted on the website of WBSEDCL at **www.wbsedd.in**.
5. The objections and suggestions, if any, on the proposals contained in the application may be submitted at the office of the West Bengal Electricity Regulatory Commission mentioned above within fourteen (14) days (including the date of publication) of publication of this notice in the newspaper.
6. The gist has been published with the approval of the West Bengal Electricity Regulatory Commission.

Place: Kolkata

Date : 03.09.2021

S. Mukhopadhyay  
Chief Engineer  
(Regulation)

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BEFORE THE HONOURABLE WEST BENGAL  
ELECTRICITY REGULATORY COMMISSION

Filing No. \_\_\_\_\_  
Case No. \_\_\_\_\_

IN THE MATTER OF:

Application for investment approval for Civil Project  
Works of West Bengal State Electricity Distribution  
Company Limited (WBSEDCL) in terms of regulation  
2.8.2.3 of the West Bengal Electricity Regulatory  
Commission (Terms and Conditions of Tariff)  
Regulations, 2011 as amended.

And

IN THE MATTER OF:

West Bengal State Electricity Distribution Company  
Limited, Vidyut Bhawan, Block DJ, Sector - II,  
Bidhannagar, Kolkata - 700 091.

**B. N. SAHA**  
NOTARY  
North Block, Gt. Plaza  
Bidhannagar, Kolkata  
West Bengal

*Sudipto Mukhopadhyay*  
Chief Engineer (Regulation)  
Regulation Department  
WBSEDCL

20 DEC 2016

11580

15 NOV 2019

No.....Rs- **10/-** Date.....

Name.....

Address.....

Vendors.....

Alipur Collectorate, 24 Rgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

W.B.S.E.D.C.L  
Vidyut Bhawan, Salt Lake  
Kolkata - 700 091



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I, Sri Sudipta Mukhopadhyay, son of Late Deb Kumar Mukhopadhyay, aged 56 years residing at 2 Kundan Bye Lane, Liluah Howrah – 711204 do solemnly affirm and say as follows:

1. I am the Chief Engineer (Regulation) of the West Bengal State Electricity Distribution Company Limited, petitioner in the above matter, and am duly authorized by the said petitioner to make this affidavit for and on its behalf.
2. The statements made in paragraphs 1 to 9 herein now shown to me and marked with the letter "A" with Annexure-I are true to my knowledge and nothing material has been concealed from the statements so made.

Solemnly affirm at Kolkata on this 20<sup>th</sup> day of December '2019 that the contents of this affidavit are true to my knowledge, no part of it is false or nothing material has been concealed there from and misleading material included therein.

*Sudipta Mukhopadhyay*  
Chief Engineer (Regulation)  
Regulation Department  
WBSEDCL

Solemnly Affirmed  
&  
Declared Before me  
a Identification of Advocate

*B. N. SAHA*  
NOTARY

Identified by me

*[Signature]*  
Advocate

*B. N. SAHA*  
NOTARY  
Bikash Bhawan  
North Block, 6th Floor  
Bidhannagar, Kolkata  
West Bengal

20 DEC 2019

**A**

**Before the Hon'ble West Bengal Electricity Regulatory  
Commission**

Filing No. \_\_\_\_\_

Case No. \_\_\_\_\_



In the Matter of : Application for investment approval for Civil Project Works of West Bengal State Electricity Distribution Company Limited (WBSEDCL) in terms of regulation 2.8.2.3 of the West Bengal Electricity Regulatory Commission (Terms and Conditions of Tariff) Regulations, 2011 as amended.

AND

In the Matter of : West Bengal State Electricity Distribution Company Limited,  
Vidyut Bhavan, Block -DJ, Sector -II, Salt Lake City, Kolkata  
- 700 091

**Respectfully Sheweth:-**

1. West Bengal State Electricity Distribution Company Limited, herein after referred as WBSEDCL, is a distribution licensee with embedded hydel generation under Indian Electricity Act 2003 having its Head office at Vidyut Bhavan, Block -DJ, Sector -II, Salt Lake City, Kolkata - 700 091
2. In terms of Regulation 2.8.2.3 of the West Bengal Electricity Regulatory Commission (Terms and Conditions of Tariff) Regulations, 2011 as amended, the approval of the Commission for distribution project above rupees one hundred twenty five crore is mandatory.
3. That with the rapid expansion and growth in the state distribution sector as well as to keep pace with the time for establishing modern facility in offices and quarters of WBSEDCL, construction of need based modern facility becomes essential for better control and also for providing healthy ambience to the employees and consumers keeping in mind huge growth of consumers.
4. That in order to give shape of the modern thoughts with escalating demands, WBSEDCL stressed the need of time to construct Administrative Buildings, Modernized Customer Care Centres, Model Stores, Inspection Bungalows, the Staff Quarters for employees throughout the State of West Bengal.

*Sudipto Karmahapatray*  
Chief Engineer (Regulation)  
Regulation Department  
WBSEDCL



5. That detailed estimate for Civil Project Works has been prepared based on latest version of PWD Schedule of works and which comes to Rs. 171.9019 crore. Details of estimate is given in DPR enclosed herewith as Appendix-A



**6. Project Cost & Funding Modalities:**

WBSEDCL has approached RECL to obtain entire amount as loan in order to finance the project vide letter dated 27.05.2019 (Copy enclosed as Annexure-I). However sanction of loan from RECL is yet to be received.

**7. Salient feature of the scheme:**

- Construction of Administrative Building in different districts.
- Construction of Customer Care Centre
- Construction of Inspection Bungalow
- Construction of Model Store
- Construction of Residential Quarters

**8. Date of commencement & expected date of completion:**

Some projects are on-going and rests are proposed, WBSEDCL has already undertaken the project from October, 2018. The work is expected to be completed within March, 2022.

**9. Benefits of the Project to be executed by WBSEDCL:**

**Some of the intangible benefits for different projects are as under:**

**a) For Model Stores:**

- ⬇ Better inventory management resulting in saving of manpower.
- ⬇ Ease in handling of store materials.
- ⬇ Proper storage of materials resulting in minimization of loss/damage of materials.
- ⬇ Optimum utilization of store space
- ⬇ Improvement in aesthetic view.

**b) For Inspection Bungalow:**

- ✓ Better & healthy environment
- ✓ Better employee accommodation
- ✓ Eradication of searching of places of stay and devoid of tension & headache
- ✓ Saving in respect of expenditure of stay at hotel/guest house.
- ✓ Improvement in aesthetic view

*Sudipta Chatterjee*  
Chief Engineer (Regulation)  
Regulation Department  
WBSEDCL



c) For Administrative Building:

- ❖ Better & healthy environment.
- ❖ Better work co-ordination and governance
- ❖ Cost savings due to rent.
- ❖ Building up assets in our own land.
- ❖ Improvement in aesthetic view.

d) For Customer Care Centre:

- ✓ Better service to the consumers.
- ✓ Providing healthy and modern environment to employees & consumers.
- ✓ Cost savings due to rent.
- ✓ Better communication and management between Company & consumers.
- ✓ Handling problems with ease & authority.

e) For Staff Quarters:

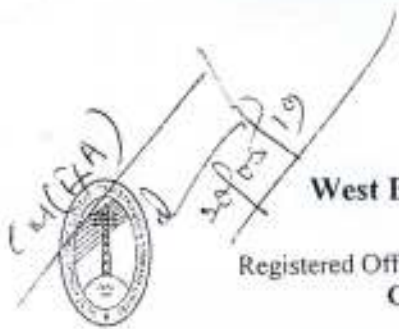
- Better & healthy environment
- Better employee accommodation.
- Devoid of tension & headache.
- Easy accessibility to work place.
- Availability of employees in odd hours to redress issues.

**PRAYER TO THE HON'BLE COMMISSION**

The Petitioner humbly prays to the Hon'ble Commission to:

- (a) Approve investment of total Rs 171.90 Crores (Rupees One hundred seventy one decimal ninety Crores) for Civil Project Works in terms of regulation 2.8.2.3 of the West Bengal Electricity Regulatory Commission (Terms and Conditions of Tariff) Regulations, 2011 as amended.
- (b) Pass an order as the Hon'ble Commission may deem fit and proper keeping in mind the facts and circumstances of the case.

*Sandip Kumar Choudhary*  
Chief Engineer (Regulation)  
Regulation Department  
WBSEDCL



# West Bengal State Electricity Distribution Company Limited

(A Govt. of West Bengal Enterprise)

Registered Office: Vidyut Bhavan, Bidhannagar, Block - DJ, Sector -II, Kolkata-700 091

CIN: U40109WB2007SGC113473; website: www.wbsecl.in



Memo. No.: A/RE(L)/RECL/Gent./ 65

Date: 27-05-2019

To  
The Chief Program Manager,  
Rural Electrification Corporation Ltd,  
Regional Office Kolkata,  
IB 186 Sector III,  
Salt Lake,  
Kolkata - 700106.

173  
34/05/19

## Sub.: Loan proposal of Rs.171.90 crore for construction of Various types of Buildings of WBSEDCL.

Madam,

We propose for a term loan of Rs.171.90 crore for funding the construction of various types of Buildings of WBSEDCL in different districts of West Bengal with repayment period of 15 years including 3 years moratorium at a concessional rate of interest. The security for the subject loan shall be hypothecation of future assets to be created out of loan amount.

Detail Project Report (DPR) is enclosed. Concerned Chief Engineer of Distribution Head Quarter may be interacted whenever required for any information please.

Thanking you,

Encl.: As above.

Yours Faithfully,

(S. Mukhopadhyay)  
General Manager (F&A) - Corporate

*Sudipta Mukhopadhyay*  
Chief Engineer (Regulation)  
Regulation Department  
WBSEDCL





## **WEST BENGAL STATE ELECTRICITY DISTRIBUTION COMPANY LIMITED**

*(A GOVT. OF WEST BENGAL ENTERPRISE)*



### **DETAIL PROJECT REPORT**

**ON**

**CIVIL PROJECT WORKS OF WBSEDCL**

**DISTRIBUTION WING**

**Dated : 16.04.2019**

## INTRODUCTION

West Bengal is on the eastern bottleneck of India, stretching from the Himalayas in the north to the Bay of Bengal in the south. It lies between 85 degree 50 minutes and 89 degree 50 minutes east longitude, and 21 degrees 25 minutes and 27 degrees 13 minutes north latitude. The state has a total area of 88,752 square kilometres (34,267 sq mi). With Bangladesh, which lies on its eastern border, the state forms the ethno-linguistic region of Bengal. To its northeast lies the states of Assam and Sikkim and the country Bhutan, and to its southwest, the state of Orissa. To the west it borders the state of Jharkhand and Bihar, and to the northwest, Nepal. The capital of the state is Kolkata, the third-largest urban agglomeration and the seventh-largest city in India.

There are 23 districts and 5 divisions in West Bengal.

West Bengal has a peculiar configuration; its breadth varies from 200 miles (320 km) at one point to hardly 10 miles (16 km) at another. Its roughly 1,350-mile (2,200-km) frontier with Bangladesh, neither natural nor well defined, is of strategic importance. Although in area West Bengal ranks as one of the smaller states of India, it is one of the largest in population. The capital is Kolkata . Area 34,267 square miles (88,752 square km). Pop. (2011) 91,347,736.







## ORGANISATION

The Government of West Bengal has restructured the erstwhile WBSEB into two successor entities, namely West Bengal State Electricity Distribution Company Limited (WBSEDCL) and West Bengal State Electricity Transmission Company Limited (WBSETCL), under the ownership of the State Government. The two Companies started functioning from April 1, 2007.

The main business of WBSEDCL is distribution and hydro generation of electricity. It is also the nodal Agency of the Government of West Bengal for undertaking Rural Electrification task in the State with objective of providing access of electricity to all rural households in the state in line with the National Rural Electrification Policy.

West Bengal State Electricity Distribution Company Limited (WBSEDCL) is responsible for providing power to 96% of West Bengal with a customer base of more than 1.88 crore across the state.

Over the years, WBSEDCL has been continually evolving to position itself as a leading Power Utility services organization of the Country. In the changing landscape, post recent global slowdown, it is anticipated that demand for electricity will change rapidly and expectations will also increase exponentially. WBSEDCL continually strives to enhance the quality of services delivered to its customers. WBSEDCL provides 24 X 7 quality power to a gargantuan customer base of more than 1.88 crore across West Bengal through its service network spanning 5 Zones, 20 Regional Offices, 76 Distribution Divisions and 521 Customer Care Centers.

Customer Relationship Management (CRM) has been introduced to address customer grievances. Changed work culture and improved mindset has helped the Company move towards better customer care, with special focus on fast-track systems for commercial and industrial power. Major initiatives have improved distribution efficiency. Hundred per cent feeder and DTR metering has been completed, DTR metering is also in progress, transforming WBSEDCL into a techno-commercially viable organization.

With the times, WBSEDCL with its rapid progression has developed manifold expansion in diversified fields within its ambit. Keeping pace with the times, construction activities in every field including civil construction works with a rapid growth and expansion has been shaped to the need of times.



The demand for infrastructural development with the rapid expansion and growth in the power sector paved the way to materialize the conceptual viability of constructing need based facility of better control with a modern outfit, giving a healthy ambience to the employees, decent environment, perpetual growth of consumers to provide better comfort with reliability and techno-commercial feasibility.

To give shape of the modern thoughts with escalating demands, WBSEDCL stressed the need of time to construct Administrative Buildings, Modernized Customer Care Centres, Model Stores, Inspection Bungalows and above all, the Staff Quarters for the employees throughout the State of West Bengal.

## **CONCEPTUALIZATION**

Any project from the infant stage to completeness require a thoughtful planning with modern outfit and keeping pace with the advancement of technology. Preparation of well planned design-drawing is a prerequisite of any thoughts to shape in reality. With a well-equipped planning department in WBSEDCL, the planning & designing is well taken care of as per need and demand of individual prerequisite of purposeful planning to create a optimized and techno-commercially viable project.

Standardization of different projects has got immense importance not only to suit the organizational need but also expediting a project with time saving and cost effective ways to run a overall control on technology, cost and time parameters.

## **MODEL STORE**

To enhance effectiveness of inventory management, on successful implementation of ERP in the Company, introduction of uniform storage facility at strategic locations compatible to the coming day's need of the Company has been felt necessary.

It was observed that considering varying characteristic of the Divisional Offices and their share of present and future responsibilities, it was difficult to find a solution for a unique and optimized standard Divisional store. However, effort has been made to standardize a Divisional Store, conceptually which may require reshaping as per actual availability of space and need of the respective Division.





Accordingly it was decided to standardize a store optimally under each Division and start implementation of storing process in those standard store in a comprehensive manner.

Layout of two types of standardized Model Divisional Store (Type-A & Type-B) were developed, on comparing and analyzing the concept of model store at Anantapur 33/11 Kv. S/Stn. which was constructed in the 2013 with a cost of Rs. 1.18 Cr.

## **ADMINISTRATIVE BUILDING AND CUSTOMER CARE CENTRE**

It is generally observed that the different office units starting from Regional Office, Divisional Office to Customer Care Centres are located in a scattered way and housed in rented building. It is the demand of time with modern concept to bring in all the unit in a strategic location to function with better control and ease to manage the units with better coordination & control. With the mission to serve the esteemed consumers with 24x7 uninterrupted & quality power supply, the pleasant, healthy & comfortable ambience is the prerogative in this modern day. The modernized Customer Care Centres thus become utmost necessity and demand of times.



Planned as a separate unit or mixed with concerned Regional or Divisional Office, the concept of Administrative Building came into fray.



Locational advantage plays a major role in respect of our employees as well as consumers for a better service, even in odd hours. Redressing of numerous impediments is easily resolved when a composite unit functions from a particular place. This stand as a unique tool from the perspective of managerial point of view and serving the consumers, as well, at the best of its quality.



Planning a administrative building thus become a challenging task considering the multiple aspects with functional role of managerial capacity in one side and serve the consumers with the best of its ability on the other side.

## **INSPECTION BUNGLOW**

It is a dire need of any organization to provide the accommodation while the employee during his official works carrying out far from his regular working place. It is undoubtedly embarrassing for an employee of the Company to search out an accommodation during his official tour to a far flung place. The expenditure to stay at a hotel or Guest House of others become a factor to add to worry.

Many of our working units including Sub Stations are located in such a place that entails an employee to travel a lot to search a decent residing place during or after a day's work. Apart from the hazards of travelling and searching the residing place the need of hunger also plays a vital role to run the show in well & normal health with free mind to concentrate to his duties & works.



There came the need to arrange for accommodation of the employees to stay at our own building and eat healthy to give the best of one's ability. Withal to above, meeting, discussion, planning & programming even at odd hours with the colleagues and others become an easy task. The expenditure of stay & food become a prime factor to stay at our own place. The Inspection Bungalows meant for our employees & officials thus serving a pivotal role to disburse their duties during official tour or extreme need for temporary stay of one's family in distress.

With a thoughtful planning, the Inspection Bungalows are planned to built based on need, frequency of employee visit, number of employees staying at a time and above all, keeping in mind the cost factor to stay at other accommodation including hotels.

## **STAFF QUARTERS**

In these modern days, the employee benefit plays a vital role to get the best from the employees. In an emergency organization of ours, one has to devote the maximum time to the organization to the best of his energy & efficiency. The least travel time and return to the residence after a day's hard work motivates an employee to serve better without any headache. The accommodation in the vicinity of work place reduces travel time with disbursing of duties in odd hours. Even an employee can attend his duties in odd hours with ease and spontaneity.

To shape the need of employee, the planning of staff quarters came into picture. Based on eligibility and norms preset by the governance of the Company, type quarters are planned for different level of employees in four distinct categories viz. A, B, C & D type.

## **DETAIL PLANNING**

Based on set out norms and guidelines, the Distribution Planning & Engineering department develops the various layout plans with detail drawings of Administrative Buildings, Customer Care Centres, Model Stores, Inspection Bungalows and Staff Quarters to suit the different variety of needs.

### **Administrative Building**

Varieties of planning are to be made depending on actual requirement. Starting from four storied to three storied to double storied buildings are required to be planned to house different units/offices at one place. Availability of land and space also play a vital role not only on area planning but also the shape with number of stories to plan out the details.



When the requirement is for Regional Office along with Divisional Office and Customer Care Centre, then 4(Four) storied building is the right choice. When two units like Divisional Office and Customer Care Centre are to be housed in a building it will be a 3(Three) storied building. On the other hand, to accommodate only the customer Care Centre or Divisional Office, one can opt for a 2(Two) storied building, in general.



It is often observed that single unit/office may suffice with a single storied building. But the plinth area should be made available such that the requisite area for the unit/office is satisfied. This is, of course, is a rare phenomenon at this time but may occur due to high land price and scarce availability of area.

In general, the plinth area of each floor of a administrative building is planned as 304.95 Sq.m.as a standard type. But there are some exceptions where the plinth area of each floor may be more or even less than this so called standard area. For an example, the plinth area of each floor for Khardah 4(Four) storied administrative building is 365.29 Sq.M. whereas for Mathabhanga 4(four) storied administrative building it is 224.828 Sq.M.

A typical ground floor plan with elevation is attached in the Annexure.

## **CUSTOMER CARE CENTRE**

Many of the Customer Care Centres are in rented premises. Naturally, those have their inherent problems of refurbishment as well as serving the customers with modern and healthy ambience.

To overcome the impediments of various natures, standardization has been made to build a Customer Care Centre.

In general, it is observed that a plinth area of 159 Sq.M. of each floor for a 2(Two) storied building is sufficient for a Customer Care Centre as a lone standing unit.





Sometimes, Customer care Centres are accommodated with Divisional Office or with Regional Office along with Divisional Office, called thereon as Administrative Building.

A typical plan with elevation is attached with the Annexure.

## **INSPECTION BUNGLOW**

The planning of an Inspection Bungalow depends on the location, available land, its shape and above all, requirement to suit the need. There varieties of plans ranging from a small to a large one. Inspection Bungalows ranges from single storied to double storied.

Ground floor contains at least two rooms, kitchen, dining, toilet, caretaker's room. When a double storied building is planned the first floor shall have a provision of at least one VIP room with attached toilet, a sitting lounge, dining space.





For example, a double storied Inspection Bungalow planned for Jhargram is planned for 220.49 Sq.M.at ground floors, 216.935 Sq.M. at first floor with total area of 437.286 Sq.M. The ground floor is planned with 2(Two) bed rooms with attached toilet, dining space, kitchen, caretaker's room, driver's room, reception, lobby and a small store. The first floor is planned with 2(Two) rooms with attached toilet, 2(Two) VIP rooms with attached toilet (One with ante chamber), a lobby/conference room and a open terrace. The two plans with elevation are attached in the Annexure.

## **STAFF QUARTERS**

In earlier times the need of staff quarters was high and the Sub Stations used to plan with staff quarters. Because of rapid development in modern time rural area are also showing rapid expansion and growth in every sector. On the other hand, there are some areas where the Sub Stations are situated the tiring effort of journey from one's residence to work place is indeed a problem. There came the dire need to construct accommodation of the employees to reside with their families in the vicinity of workplace. In many a cases, it is also observed that there are huge vacant places within a Sub Station where the quarters can easily be accommodated with less expenditure to be incurred on infrastructures like, land development, road, electricity, potable water etc.

Before unbundling of erstwhile WBSEB, staff quarters were constructed in four different types (A, B, C and D type) as per BPE norms. In recent times, WBSEDCL has also planned to accommodate their employees as per Pay Band spread over above four categories. In a very general term, it may be said that the "C" and "D" type quarters are earmarked for officers' level.





The "A" type quarters are of 8(Eight) units with 2(Two) units in each floor of 525 Sq.Ft. each for a 4(Four) storied building with plinth area of each floor as 113.211 Sq.M. Each unit has a standard bed room (3300 mm X 3300mm), one living cum dining room (5050mm X 3350 mm), one toilet (1200mm X 2175mm), kitchen (1500mm X 3300mm) and a balcony (1200mm X 3225mm).

The "B" type quarters are of 8(Eight) units with 2(Two) units in each floor of 774 Sq.Ft. each for a 4(Four) storied building with plinth area of each floor as 165.658 Sq.M. Each unit has two bed rooms (3250 mm X 3050mm and 3250mm X 2900mm), one living cum dining room (5850mm X 6050/3100 mm), two toilets (1175mm X 2100mm and 1300mm X 2200mm), kitchen (2500mm X 1800mm) and a balcony (1200mm X 3775mm).

The "C" type quarters have an area of 900.776 Sq.Ft. for each unit with 2(Two) units in each floor having two bed rooms (3300mm X3375mm and 3250mm X 3375mm), one attached toilet (2250mm X 1300mm), one common toilet (2600mm X 1300mm), one dining space (3250mm x 1750mm), one living space (3050mm X 3000mm), one kitchen (3300mm X 1750mm), one utility (2800mm X 1200mm) and a balcony (4075mm X 1600mm).

The "D" type quarters are thought of to be two storied building with one unit in each floor with 1201.488 Sq. Ft. area having 3(Three) bed rooms (3075mm X 3450mm, 3175mm X 3200mm and 3050mm X 3200mm), two attached toilets (1350mm X 2350mm and 1350mm X 2100mm), one common toilet (1350mm X 1975mm), one dining space (3175mm X 3050mm), one living space (4075mm X 4850mm), one kitchen (3050mm X 1850mm) and two balconies (2325mm X 1450mm and 4075mm X 1425mm).

The floor plans of all the four type quarters are attached in the Annexure.

## **MODEL STORE**

It was observed that considering varying characteristic of different Divisional Offices and their share of present and future responsibilities, it was difficult to find a solution for a unique and optimized standard Divisional store. However, effort has been made to standardize a Divisional Store, conceptually which may require reshaping as per actual availability of space and need of the respective Division.

However, the aspect of reduced storage time by way of effective inventory management after implementation of ERP and the space requirement as was thought of for Anantapur Divisional store was compared and analysed. The aspects to be implemented Divisional Store at Baltikuri and the store layout proposed for Munshirhat were also considered.





It was decided to prepare 2(two) alternative standard layouts for Divisional store – type-A and type-B.to suit the available land area and its shape.

The area for type-A is 73.1M X 22.2M (Approx. 24.26 khatas) and type-B is 48.5M X 34M (Approx. 24.65 khatas).

The layout drawings of A & B type model stores are attached in the Annexure.

### DESIGN, DRAWING AND EXECUTION

The design and development of drawing are based on geotechnical investigation report. After getting the geotechnical report, the structures are designed through STADD Pro software and drawings are developed through AutoCAD software.

Based on the geotechnical investigation report, the foundations are designed with isolated footing, combined footing or raft. Sometimes, it is also observed that pile foundations are to be adopted due to poor soil characteristics. In some cases also, soil improvement for Safe Bearing Capacity (SBC) criteria is to be done with replacement of earth with sand cushion, use of special type of cement due to presence of deleterious materials in foundation soil and taking of other exceptional measures.

For a general purpose, it is thought of to standardize the super-structure part based on norms and criteria set forth by the Company. But the land, land shape and other criteria, the alternative planning is to be adopted.



Variations in different administrative building, Customer Care Centre, Inspection Bungalow suggest for planning with shape variation, area variation and variation in stories. It is often observed that planning of Customer Care Centre is limited within a standard area of each floor as 159 Sq.M. for a two storied CCC building and the exception are also there. When the CCC<sup>s</sup> are housed in Administrative Building with Divisional Office and/or Regional Office, the floor area is guided by the planning requirement of the other units e.g. Amtala. It is also observed that providing CCC with Regional Office is very rare and either CCC buildings are stand alone type or clubbed with Divisional Office.

A standard area of each floor is 304.95 Sq.M. But the variation in areas in each floor may range from 954.7925Sq.M. (for Kalimpong), 224.828 Sq.M.(for Mathabanga) to 365.29 Sq.M. (for Khardah) for 4(Four) storied Administrative Building. It is observed that standard area of each floor (i.e.304.95 Sq.M.) is sufficient for administrative Buildings at Rampurhat (3 storied), Dinhata (3 Storied),Purulia (4 storied), Khatra (3 storied), Bolpur (3 storied), Amtala (4 storied).

The variation of plinth area and shape are predominantly observed for Inspection bungalows. This happens because the requirements are widely varying and sometimes limited to location, cost and occupancy. For example, Darjeeling I.B.(Four Storied) the plinth area of each floor is 74.67Sq.M. whereas the two storied I.B. at Bolpur has a plinth area of 220.396 sq.M. and a single storied I.B.at Purulia has a plinth area of 225.168 Sq.M.

The staff quarters are of standard type having standard area, the only criteria lies with the foundation design based on geotechnical investigation report: so also the case for model stores.

After design and development of drawings construction drawings are released. Based on the construction drawings, the detail estimates are prepared as per latest version of PWD Schedule of Rates. After e-tender evaluation, Letter of Award (LOA) is placed and the execution work commences. The model stores after standardization to two types, the variation in special cases are observed rare with exceptions.

For Model stores, the storage size are identified and classified as below:



Sl. no.	Items	Considerations	No	Size	Nature of Store
1	DTR	1 month storage considered for: <ul style="list-style-type: none"> <li>• 10nos. new DTR.</li> <li>• 10nos. to be repaired DTR.</li> <li>• 10nos. repaired DTR.</li> </ul>	1	10MX6M	Top covered 0.6M raised plinth.
2	Iron material	1 month storage considered for: <ul style="list-style-type: none"> <li>• 3nos. s/stn. related connection.</li> <li>• 60nos pole related connection.</li> <li>• 17nos clear connection.</li> </ul> Separate storage for 6(six) type of materials.	2	6Mx6M	Open Ribbed platform with 0.45m high.
3	Pole (Rail & S.T.)	For: 50 nos. Rail pole & 10 nos. S.T.	1	14MX6M	Open Ribbed platform with 0.45m high.
4	Switch Gear, Isolator, C.T. and P.T.	Isolator: CR & TPGO 100nos. (considering theft possibility) C.T. and P.T. for 11KV -12nos. & 6nos respectively. C.T. and P.T. 33KV. 6nos each Insulator: Pin, Disc & Post-500nos.	1	18MX6M	Fully covered shade with multiple R.S. Door.
5	Conductor & Cable Drum	Considered not fast moving. Conductor & Cable of diff. size -10drum & 6 drums respectively	1	18MX6M	Top covered 0.6M raised plinth.
6	Oil Barrel	Reclaimed: 20 nos. New: 20Nos.	1	8MX6M	Top covered 0.6M raised plinth.
7	Assorted materials	Local items 5000nos. meters	1	18MX6M	Fully covered shade with multiple R.S. Door with a separate space of 6MX6M for meters
8	Scrap		1	6MX11M	Single layer BFS and P.C.C floor over ground.
9	Facility for testing & inspection.	Considered for testing of DTR. The Transformer is to be placed outside on a plinth and testing equipment will be inside the building.	1	9MX6M- single storied building	Out door Open 0.6 M raised plinth with one lifting arrangement.
10	Store Office	Considered 2 rooms and toilet.			Space for testing 3MX6M 6MX6M to be used for Office.

The following considerations have also been made for this model divisional store: (i) Top Cover of all plinths: 4.2M high for where Mechanical lifting arrangement of materials is required, (ii) 4M wide approach road with 2M space in between the plinths for easy maneuvering and all round access, having balance portion of store premises with Paver Block,(iii) Proper drainage & water supply system, (iv) Surrounding 1.8m high Boundary Wall with Concertina/ Barbed wire fencing, (v) Proper illumination of store premises & (vi) Provision of weighing machine etc.

### COST INVOLVEMENT

The cost for a building project is arrived at through volumetric calculation as per guideline of West Bengal PWD as per Memo. No: 1029/CE (HQ)/PWD DT. 09.07.2014 of the CE(HQ)PWD with other works viz. boundary wall, approach road/concrete road, drainage, land development, tube well, compound lighting, internal aluminum partitions, floor tiles/kota stone, internal & external painting etc. including 18% GST and put to approval of the competent authority for issue of Technical & Administrative (T&A) approval . After release of construction drawings, the actual estimate as per latest version of PWD Schedule of works is prepared based on which e-tendering is done as per laid down rules of the Company.

The cost involvement for the Administrative Building depending on Plinth area and number of stories varies widely. The four storied administrative buildings cost estimate range from 395.47 lakhs for Khardah, 261.25lakhs for Mathabhanga, 373.6 lakhs for Purulia, 381.39lakhs for Malda, 390.3lakhs for Barasat to 286lakhs for Kalimpong.

The cost involvement for three storied administrative building varies from 318.2 lakhs for Rampurhat, 205 lakh for Bolpur, 306.3 lakhs for Dinhata to 262.94 lakh for Khatra,

The cost involvement for two storied administrative building varies from 170.53 lakh for MAL Divisional Office to 205.476 lakh for Bolpur Divisional Office.



On the other hand, the cost involvement for Customer Care Centre (CCC) varies from 199.40 lakhs for Khanakul, 116.61 lakhs for Salap, 120.20 lakh for Manikpara, 104.9 lakhs for Karandighi, 112.32 lakha for Gairkanta, 117 lakh for Champadanga to 199 lakh for Khakul and so also for other CCC<sup>s</sup> may be arrived at as per above-mentioned method of calculation.

The variation of cost for Inspection Bunglow<sup>s</sup> are wide ranging starting from 152.9 lakh for Jhargram, 146 lakh for Bolpur, 109 lakh for Mal, 129 lakh at Rampurhat to 100.3 lakh for Bara Raghunathpur.

The cost involvement for Divisional Model Store is more or less nearing to each other and around 133.50 lakh on & average. But there are some exceptions also where the cost varies less from the average to more than the average by small percentage.

Total cost involved in all these projects is ₹ 171.9019 crore.

## KEY COSIDERATION

- ✚ The entire state of West Bengal under Distribution Wing is considered for implementation of the project works.
- ✚ These works are not covered in any ongoing projects like IPDS, DDUGJY, BRGF, NEF, SEEDN or any such projects.
- ✚ Only departmental execution of the project works has been considered.
- ✚ The ongoing and proposed project works are segregated in three financial years viz. Fy 2019-20, Fy 2020-21, Fy 2021-22.

## BUDGETORY PROVISION

### BUDGETORY ALLOCATION:

Type of Structure	Fy 2019-2020 (in lakhs)	Fy 2020-2021 (in lakhs)	Fy 2021-2022 (in lakhs)
<b>Administrative Building</b>	1700.00	2500	827.38
<b>Customer Care Centre</b>	800.00	2000.00	817.12
<b>Inspection Bungalow</b>	450.00	800.00	336.84
<b>Model store</b>	1200.00	1400.00	2311.76
<b>Staff Quarters</b>	400.00	500.00	1147.09
<b>TOTAL=</b>	<b>4550.00</b>	<b>7200.00</b>	<b>5440.19</b>



**BUDGETORY INVOLVEMENT OF DIFFERENT CIVIL  
CONSTRUCTION WORKS UNDER DISTRIBUTION WING**

Sl. No.	Description of Work	On - Going works	Proposed works
01.	Construction of Administrative Building	Rs. 2176.59 Lac	Rs. 2850.79 Lac
02.	Construction of Customer Care Centre	Rs. 840.30 Lac	Rs. 2776.63 Lac
03.	Construction of Inspection Bunglow	Rs. 501.78 Lac	Rs. 1085.06 Lac
04.	Construction Of Model Store	Rs. 1872.22 Lac	Rs. 3039.54 Lac
05.	Construction Of Residential Quarters	-----	Rs. 2047.09 Lac
<b>Total</b>		<b>Rs. 5390.89 Lac</b>	<b>Rs. 11799.30 Lac</b>

### Budgetary Involvement i.r.o.the Construction of Administrative building

Sl no	Name of zone	Concerned Region	Location	T & A approval no	w.o. amount/ order amount	Remarks
01	Berhampur	Malda	4-Storied Adm Bldg at Malda	NBC/A/16/0005 dtd 06.02.17	415.98	PROPOSED
01	Burdwan	Hooghly	2-Storied Adm Bldg at Arambagh	NBC/A/17/001 dtd 10.06.17	263.50	ONGOING
02		Birbhum	3-Storied Adm bldg at Rampurhat	NBC/A/17/003 dtd 06.02.18	318.00 lac	PROPOSED
03		Birbhum	3-Storied Adm bldg at Bolpur	T & A Approval under process	205.48 lakh	PROPOSED
04		Asansol	5-storied adm bldg	DS/2010-11/308/65/197 dt 20.01.11	346.85 lac	ONGOING
01.	Midnapur	Bankura	Constn of three storied Khatra Divn. Office at Khatra 33/11 KV S/stn.	MIS/C/16/0106 DT. 23.08.2016	262.94	ONGOING
02		Purulia	4-Storied Adm bldg at Purulia	NBC/A/16/0003 dt 22.12.2016	329.62	ONGOING
01.	Siliguri	Coochbehar	4-Storied adm Bldg at Mathabhanga	NBC/C/16/0012 dt 01.07.16	261.25 lac	PROPOSED
02.		Coochbehar	3-Storied Adm Bldg at Dinhata	NBC/A/17/0002 dt 23.11.17	306.30 lac	PROPOSED
03		Jalpaiguri	2-Storied Adm Bldg at Mal	NBC/C/16/0013 dtd 10.08.2016	170.53 lakh	PROPOSED
04		Coochbehar	4-Storied adm Bldg at Coochbehar P.H.	ZM(D)/SZ/SE/C/ADM/11/2014-15/01 dtd 06.07.14	251.35 lac	ONGOING
05		Darjeeling	Const of 3-storied Adm Bldg at Kurseong	NBC/C/16/0011 dtd 01.07.2016	375.88 lac	ONGOING
06		Kalimpong	Const of 4 storied Adm Bldg at Kalimpong	T & A Approval under process		
01	Kolkata	North 24-paraganas	4-storied Adm bldg at Khardah	NBC/C/16/0010 dt 08.06.16	346.45 lac	ONGOING
02		North 24-Parganas	4_Storied Adm Bldg Barasat Div	T&A Under process	390.31 lac	PROPOSED
03		North 24-Parganas	4-storied adm Buildg Naihati Div	T&A Under process	325.52 Lakh	PROPOSED
04		South 24 Parganas	Const of 1 <sup>st</sup> flr and 2 <sup>nd</sup> floor of existing D. H. CCC bldg	Modification of T & A approval under process	160.00 lakh	PROPOSED
05		South 24 Pargana	3 Storied ADM Bldg Behala Div at Amtala	T&A Under process	297.42 Lakh	PROPOSED

ON - GOING ---- Rs. 2176.59 Lac

PROPOSED ----- Rs. 2850.79 Lac.



### Budgetary Involvement i.r.o. construction of Customer Care Centre

Sl no	Name of zone	Concerned Division	Name of CCC	T & A approval no	Value of work	Remarks
01	Berhampur	Kandi	KANDI	NBC/C/16/009 dtd 03.06.2016	88.22 lakh	ON GOING
02		Jiaganj	MMT	NBC/C/16/0015 dt 29.12.16	83.46 lakh	PROPOSED
03		Nakhashipara	Muragachha- Dharmada	NBC/C/16/0016 dtd 01.03.17	87.57 lakh	ON GOING
04		Raghunath-ganj	FARAKKA	NBC/C/16/0014 dtd 28.10.16	85.74 lakh	ON GOING.
05		Kandi	Shaktipur		102.20 LAKH	PROPOSED
		South Malda	Baisnabnagar		104.90 Lac	PROPOSED
01	Burdwan	Arambagh	Arambagh ccc in Adm bldg	NBC/A/17/001 dtd 10.06.17	263.51 lakh	ON GOING
02		Rampurhat	Rampurhat in adm bldg	NBC/A/17/003 dtd 06.02.18	318.00 lakh	PROPOSED
03		Arambagh	Khanakul	NBC/C/18/0001 dtd 12.05.18	199.40 Lakh	PROPOSED
04		Arambagh	Asanpur	Not to be done		
05		Arambagh	champadanga		120.20	PROPOSED
01	Midnapur	Bankura	Borjora	NBC/C/16/0017 dt 01.03.17	112.92 LAC	PROPOSED
02		Khatra	Hirbandh	NBC/C/16/0018 dt 29.03.17	99.96 LAC	ON GOING
03		Bishnupur	Kotulur	NBC/C/17/001 dt 25.10.17	106.30 lac	ON GOING
04		Khatra	Indpur		120.20 LAC	PROPOSED
05		Jhargram	Binpur	NBC/C/17/003 dt 26.02.2018	120.20 lac	PROPOSED
06		Jhargram	Manikpara	NBC/C/18/0002 dtd 18.05.18	120.20 lakh	PROPOSED
07		Jhargram	Belpahari	Not reached	120.00 LAC	PROPOSED
08		Jhargram	Jamboni	Not reached	120.00Lac	PROPOSED
09		Haldia	Reyapara		104.90 lac	PROPOSED
01.	Siliguri	Mathabhanga	Mathabhanga in Adm bldg	NBC/C/16/0012 dt 01.07.16	261.25 lac	PROPOSED
02.		Dinhata	Dinhata in adm bldg	NBC/A/17/0002 dt 23.11.17	306.30lac	PROPOSED
		Uttar Dinajpur	Karandighi		104.90 Lac	PROPOSED
01	Kolkata	Howrah	Bagnan	NBC/C/16/0007 dtd 20.05.16	109.55 lakh	ONGOING
02			SALAP		120.20	PROPOSED
			Amta		120.20	PROPOSED
			Dulagarh		120.20	PROPOSED

**ON - GOING ----- Rs. 840.30 Lac**

**PROPOSED --- ----- Rs. 2776.63 Lac**

### Budgetary involvement i.r.o.of Inspection Bungalow

Sl no	Name of zone	Concerned Region	Location	T & A approval no	Value of work/Order value	Remarks
01	Midnapur	Paschim Midnapore	2-Storied IB at Jhargram	NBC/A/17/0004 dtd 06.03.2018	152.93 lac	ON GOING
02		Purulia	2-Storied IB at Purulia		150.00 Lakh	PROPOSED
03	Siliguri	Dakshin Dinajpur	2-Storied IB at Balurghat	NBC/A/16/0002dt 22.12.16	100.30 lac	ON GOING
			2-Storied IB at Bara Raghunathpur		100.30 Lac	PROPOSED
04		Darjeeling	Const of 4-storied IB at Mal, Darjeeling		109.36	PROPOSED
05		Darjeeling	Const of 2-storied IB at Lebong		150.00 IAC	PROPOSED
06		Darjeeling	Const of 2-storied IB at KALIMPONG		150.00 IAC	PROPOSED
07		Jalpaiguri	2-Storied IB at Jalpaiguri	NBC/A/15/003 dt 19.04.14	248.55 lakh including staff Qrs.	ON GOING
08		Raiganj	2-Storied IB at Raiganj		150.00 Lakh	PROPOSED
09		Birbhum	2-Storied IB at Bolpur	NBC/A/18/0001 dtd 05.06.2018	146.40 lakh	PROPOSED
10	Burdwan		2-Storied IB at Dakbunglapara		129.00 Lac	PROPOSED

ON - GOING --- Rs. 501.78 Lac

PROPOSED---- Rs. 1085.06 Lac



### BUDGETORY PROVISION FOR THE CONSTRUCTION OF MODEL STORE

Sl no	Name of zone	Distribution Division	T & A approval no	Value of work	Remarks
01	Midnapur	Five nos at Midapore, Ghatal, Contai, Egra, Khatra	MIS/C/16/0175 dtd 14.02.2017 & MIS/C/16/0197 dtd 18.03.17	534.92 lakh	ONGOING
02.		Five nos at Belda, Purulia, Bankura, Jhargram, Bishnupur, Patradanga	T&A under process	801.00 lakh	<b>PROPOSED</b>
03.	Kolkata	Seven nos at Naihati, Canning, Habra, Barrackpore, Behala, Bidhannagar-I, Diamond Harbour,	MIS/C/16/0173 dtd 14.02.2017	936.11 lakh	ONGOING
04.		One Model Store at Baruipur	T&A under process	133.50 lakh	<b>PROPOSED</b>
05.		One Model Store at Bidhannagar	T&A under process	133.50 lakh	<b>PROPOSED</b>
06.		One Model Store at Minakhan	T&A under process	135.41 lakh	<b>PROPOSED</b>
07.	Siliguri	Two nos at Coochbehar & Alipurduar	MIS/C/16/0176 dtd 14.02.2017	133.73 x2 = 267.46 lakh	ONGOING - Rs. 133.73 Lakh <b>PROPOSED - Rs. 133.73 Lakh</b>
08.		Three nos at Siliguri, Mal, Buniadpur	T&A under process	400.50 lakh	<b>PROPOSED</b>
09.	Berhampur	Two nos at Krishnagar, Kalyani	MIS/C/16/0174 dtd 14.02.2017	267.46 lakh	ONGOING
10.		One no. Model Store at Malda	T&A under process	133.50 lakh	<b>PROPOSED</b>
11.	Burdwan	Five nos at Bolpur, Arambagh, Tarekshwar, Serampur, Rampurhat	T&A under process	667.50 lakh	<b>PROPOSED</b>
12.		Burdwan Zonal store	T&A under process	500.90 Lakh	<b>PROPOSED</b>
		TOTAL			ONGOING - 1872.22 Lakh. <b>PROPOSED - 3039.54 Lac</b>

### BUDGETORY PROVISION FOR THE CONSTRUCTION OF RESIDENTIAL QUARTERS

Sl no	Name of zone	DESCRIPTION	T & A approval no	Value of work	Remarks
01	KOLKATA	Construction of three storied staff quarters within the premises of WBSEDCL at Rudranagar IB Complex under Kakdwip Division	MIS/C/18?0105 dtd. 10.03.2019	287.68 lakh	<b>PROPOSED</b>
01	SILIGURI	Construction of C Type quarters at SJDA complex at Jalpaiguri	NBC/A/15/0003 dtd 29.04.2014	137.48 lakh	
02.	SILIGURI	Construction of C Type quarters at Kurseong	NBC/A/15/0001 dtd 19.12.2015	146.93 lakh	
03	SILIGURI	Construction of Officers quarter at Happy Valley S/Stn premises, Darjeeling	T & A Approval under process	150.00 lakh	
04	SILIGURI	Construction of Officers quarter and Staff quarter at Siliguri P H Campus	T & A Approval under process	275.00 lakh	
05	SILIGURI	Construction of Officers quarter and Staff quarter at Buniadpur	T & A Approval under process	275.00 lakh	
06	SILIGURI	Construction of Officers quarter Officers quarter at Raiganj	T & A Approval under process	150.00 lakh	
07	SILIGURI	Construction of Staff quarter at Merivilla, Darjeeling	T & A Approval under process	125.00 lakh	
08.	BURDWAN	Construction of Officers quarter and Staff quarter at Burdwan	T & A Approval under process	500.00 lakh	
			<b>TOTAL, PROPOSED VALUE</b>	<b>2047.09 Lakh</b>	



c) For Administrative Building:

- ❖ Better and healthy environment.
- ❖ Improvement in aesthetic view.
- ❖ Better employee and work co-ordination.
- ❖ Improved communication between line & staff.
- ❖ Good governance.
- ❖ Cost savings due to rent.
- ❖ Building up assets in our own land.

d) For Customer Care Centre:

- ✓ Better service to the consumers.
- ✓ Providing healthy and modern environment to employees & consumers.
- ✓ Cost savings due to rent.
- ✓ Better communication and management between Company & consumers.
- ✓ Handling problems with ease & authority.
- ✓ Employee well being.

e) For staff Quarters:

- Better & healthy environment.
- Better employee accommodation.
- Devoid of tension & headache.
- Saving in respect of rented accommodation.
- Easy accessibility to work place.
- Availability of employees in odd hours to redress issues.

## **FUNDING**

Works under proposed projects are to be taken under departmental mode via issuing Technical & Administrative approval from Chief Engineer (Dist.) Office at Bidyut Bavan.

100% Loan is to be availed by WBSEDCL for the above project works.

## FEASIBILITY AND BENEFITS

The financial and economical analysis along with technical feasibility has been studied for the projects which are found to be feasible.

For the purpose of Cost Benefit analysis with assumptions that a) 60% capacity utilization b) Rs.800/- or 1000/- cost savings in hotel rent per day per bed c) Interest on loan@10% for 10 year d) 10% PV factor e) R&M cost @1% of capital investment and f) depreciation@1.8% on capital investment, the payback period comes nearing to 50 years or more for cases of Inspection Bungalows.

For Cost Benefit analysis with assumptions that a) 6% value of property as annual fair rent b) 15% increment in rent for 3/5 years c) Interest on loan 10% d) 10% PV factor e) R&M cost @1% of Capital investment f) savings from BSNL lease line @ 200000/- per year and g) depreciation @1.8% of capital investment , the payback period comes more than 50 years for Customer Care Centres based on actual rent paid per month.

The NPV values in major cases come out to be positive.

Some of the intangible benefits for different projects are as under:

### a) For Model Stores:

- 📌 Better inventory management resulting in saving of manpower.
- 📌 Ease in handling of store materials.
- 📌 Proper storage of materials resulting in minimization of loss/damage of materials.
- 📌 Improvement in aesthetic view.
- 📌 Optimum utilization of store space.

### b) For Inspection Bungalow:

- Better & healthy environment
- Improvement in aesthetic view
- Better employee accommodation
- Eradication of searching of stay
- Devoid of tension & headache
- Saving in respect of expenditure of stay at hotel/guest house.



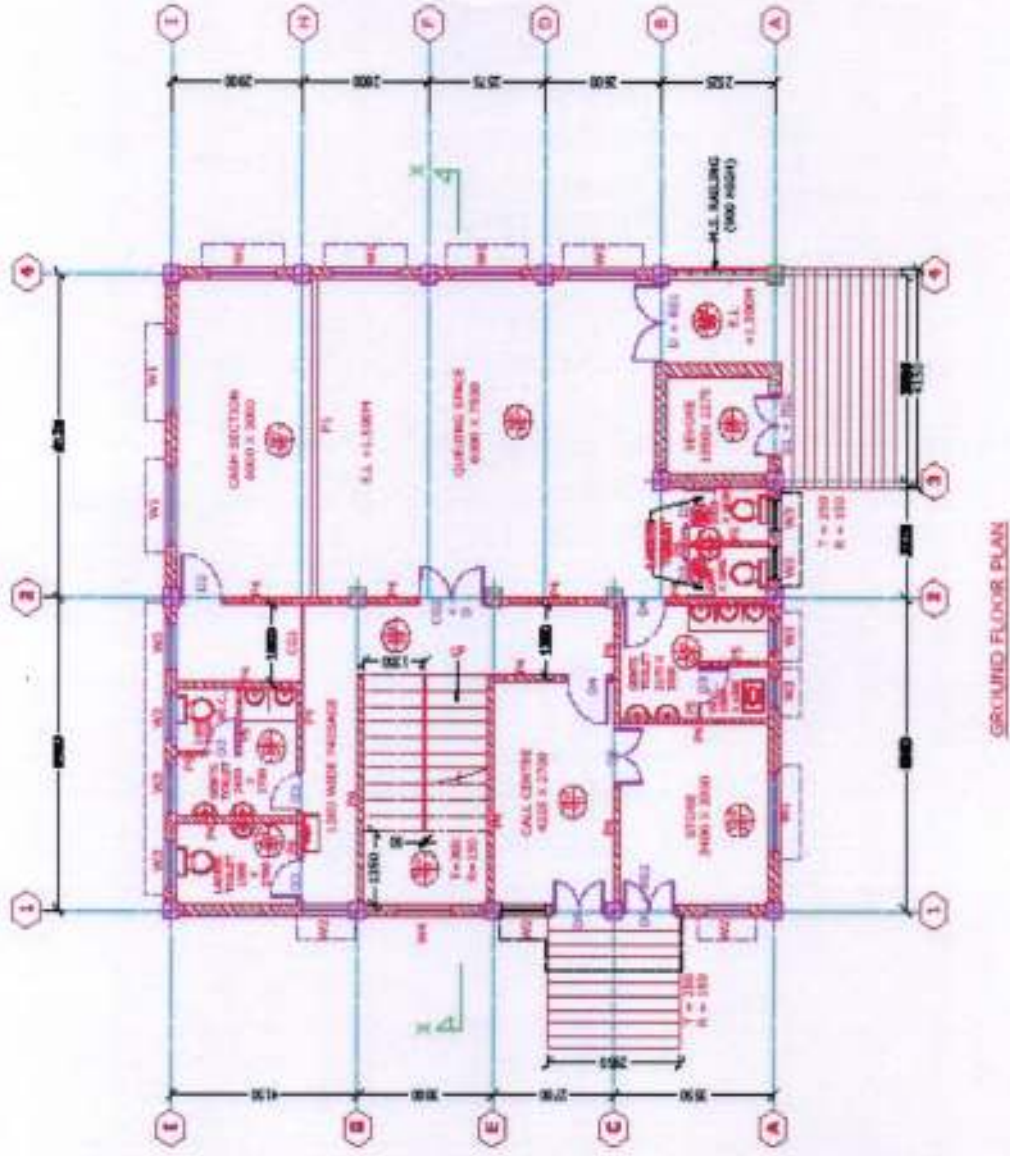
## **Certificate**

1. The works included in the present scheme are neither included in other sanctioned scheme nor shall be included in other schemes to be posed for financial assistance.
2. These works are not financed by any other FIs/Banks.
3. These schemes have been prepared on the basis of latest rates of PW Department notification and rates of Schedule of Works as in vogue.
4. Mode of Implementation of the works proposed under the scheme is departmental.
5. The DPR has been prepared in line with the approval of the competent authority.

**ANNEXURE**  
**(DRAWINGS & PHOTOGRAPHS)**

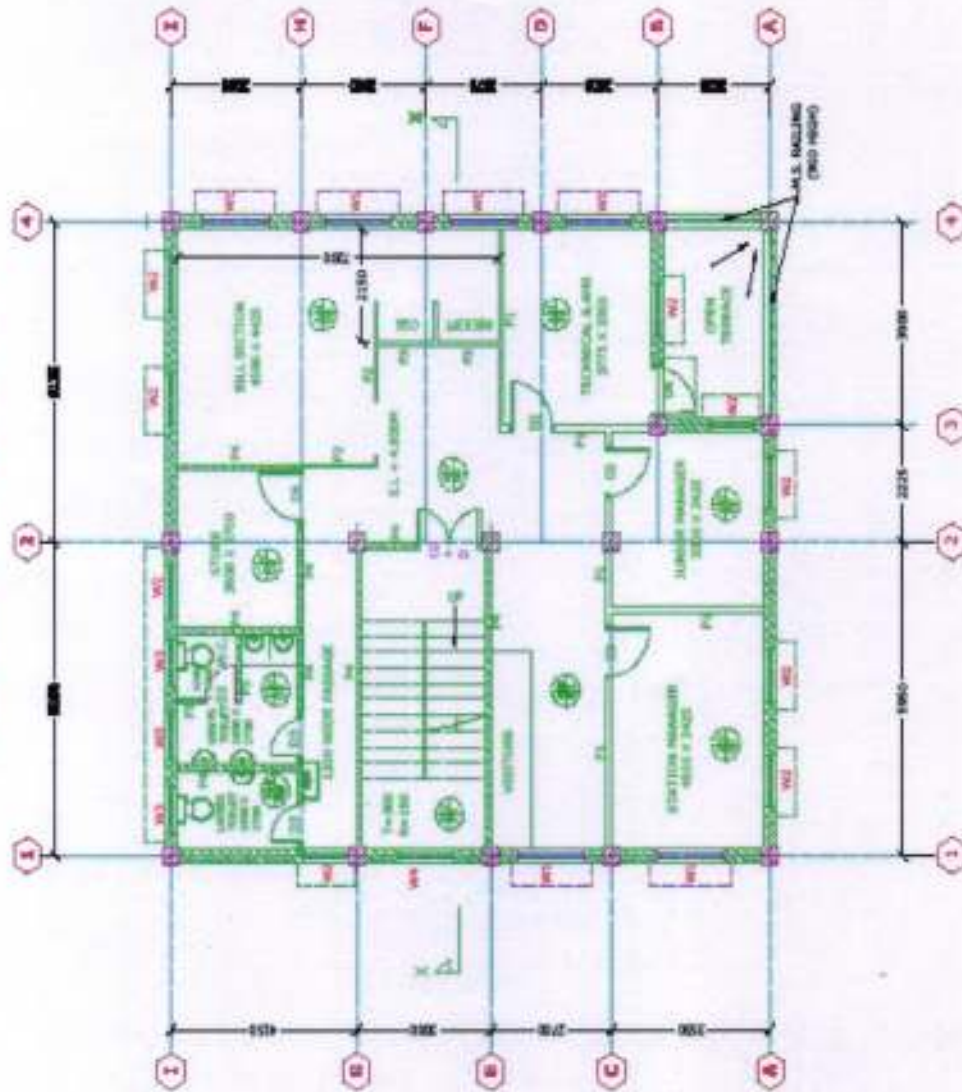


BALJORA CUSTOMER CARE CENTRE BUILDING



GROUND FLOOR PLAN

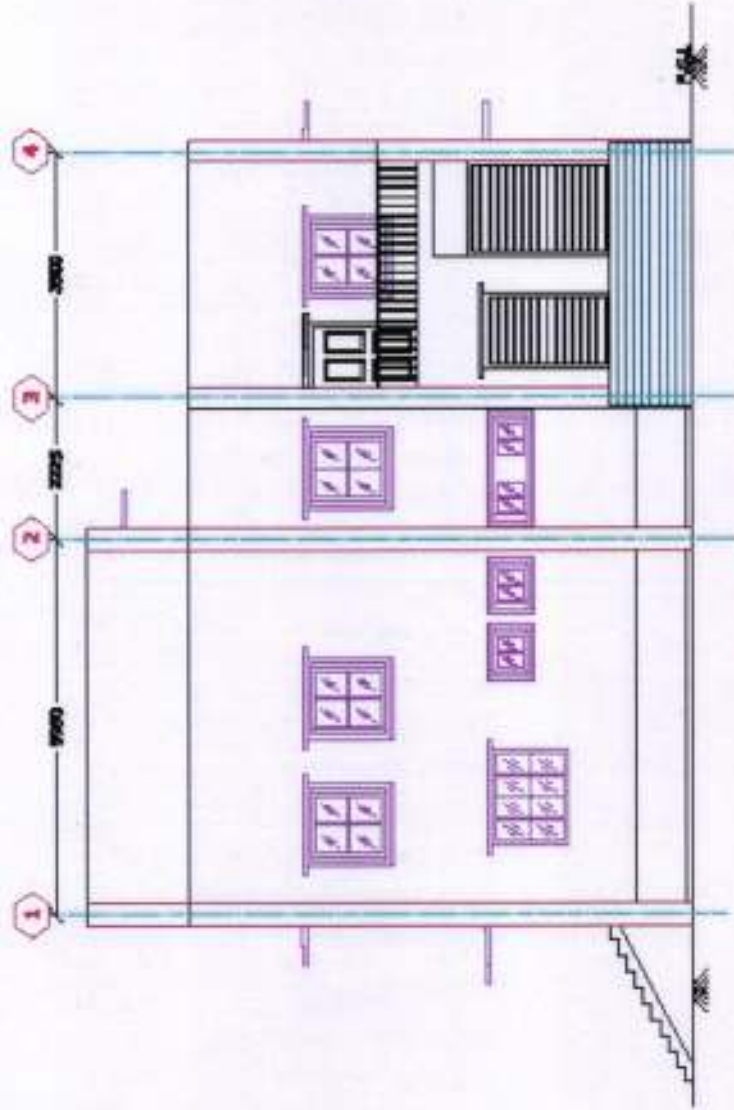
BARKORA CUSTOMER CARE CENTRE BUILDING



FIRST FLOOR PLAN

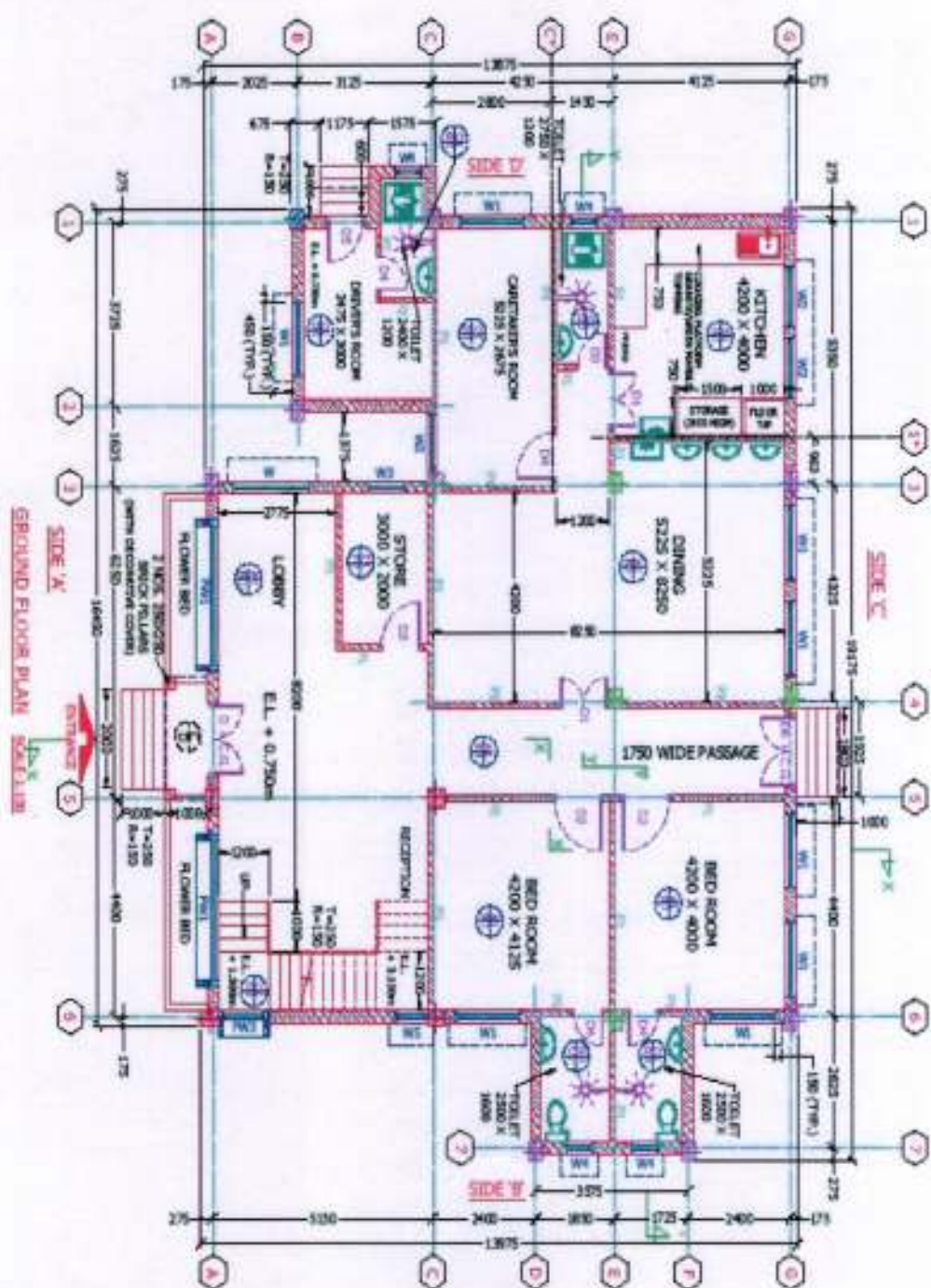


BARJORA CUSTOMER CARE CENTRE BUILDING



FRONT ELEVATION

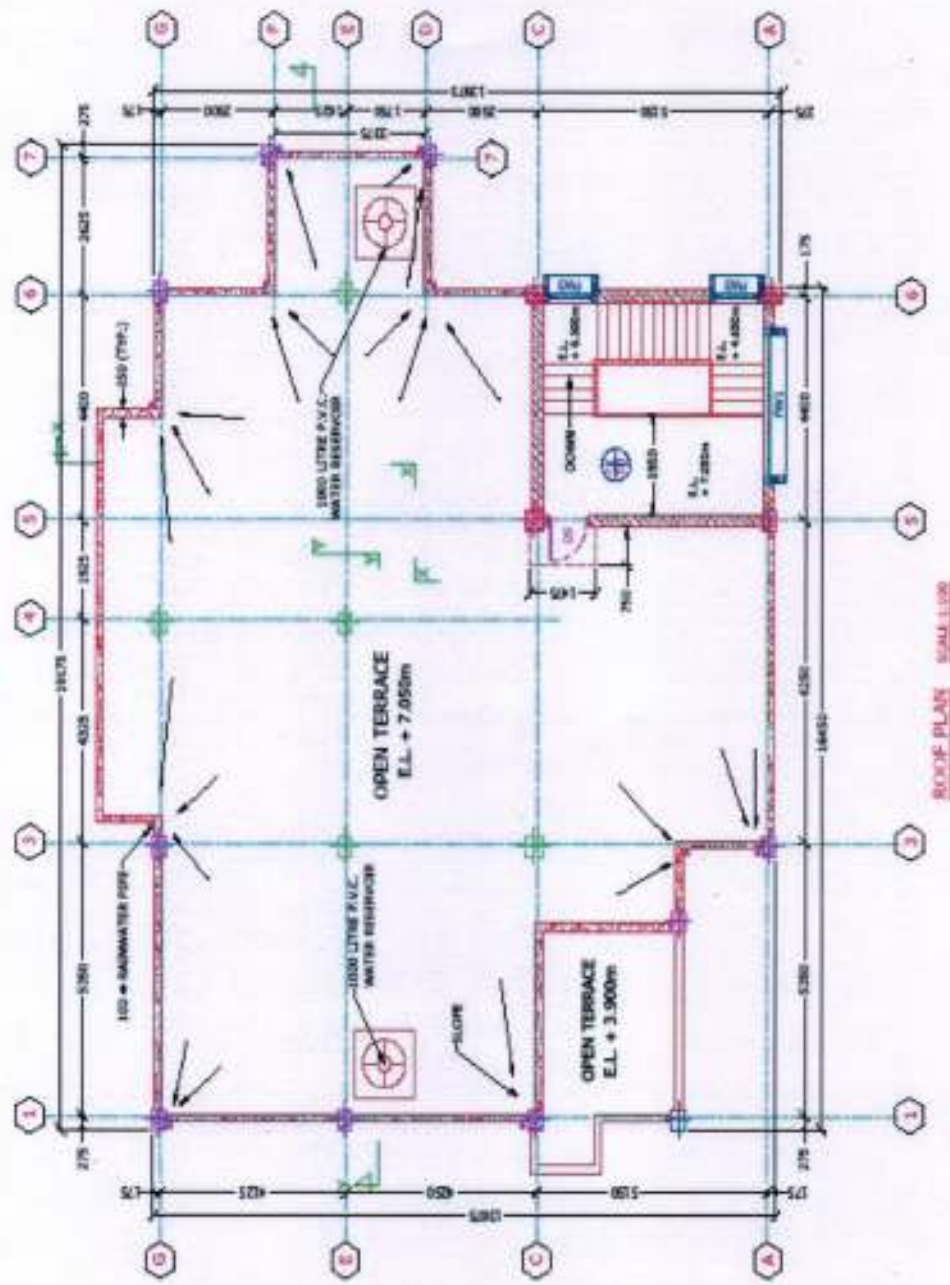
### THAT GRAB INSPECTION BUNGALOW





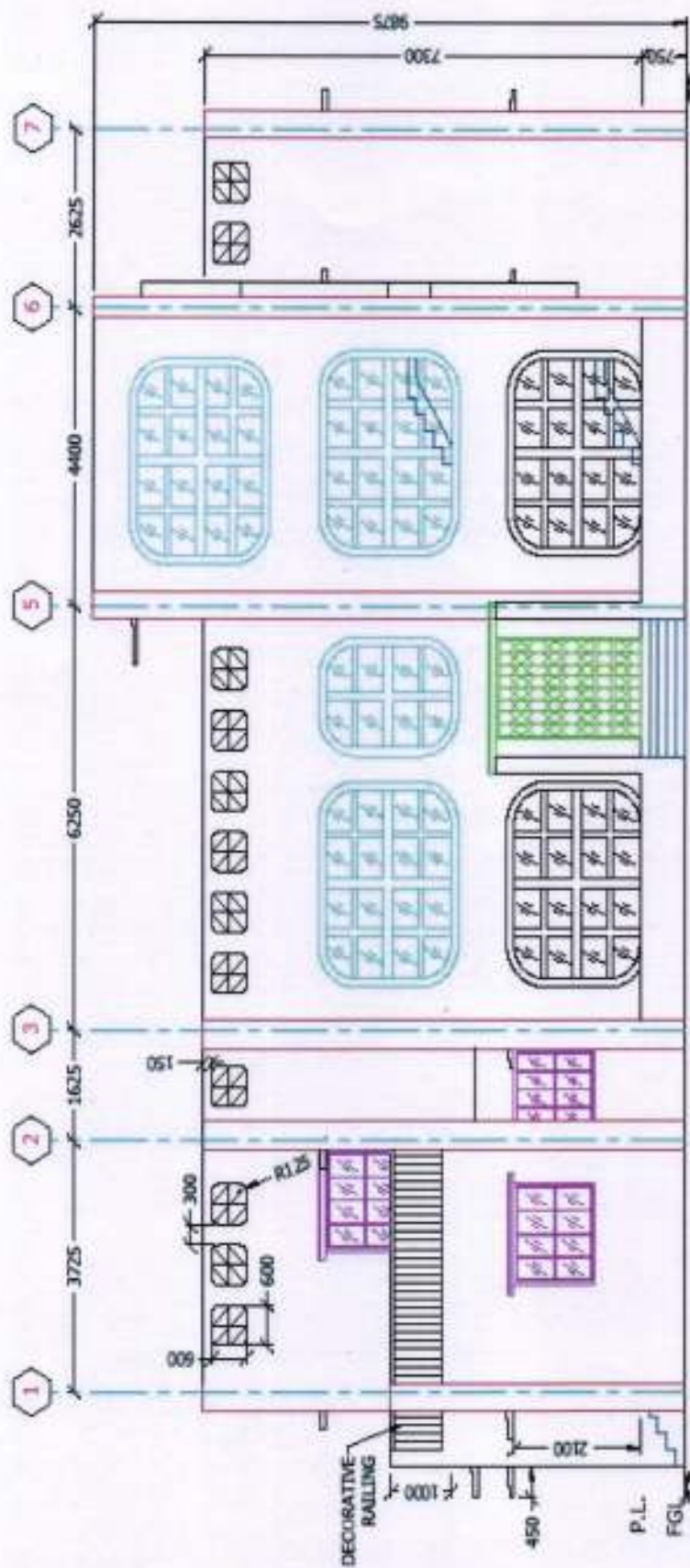
Architectural drawing of the first floor plan for a building. The plan shows a central lobby/conference area with a staircase. Surrounding the lobby are several rooms: two V.I.P. rooms (6075 x 4000 and 6725 x 4000), two ante rooms (2700 x 4000 and 2700 x 4000), and two bedrooms (4200 x 4125 and 5225 x 4000). There are also two toilets (1500 x 1600 and 1500 x 1600). The plan includes dimensions for walls, openings, and furniture. A scale bar indicates 1:100. The drawing is labeled "FIRST FLOOR PLAN" and "SCALE 1:100".

# THARGRAM INSPECTION BUILDING



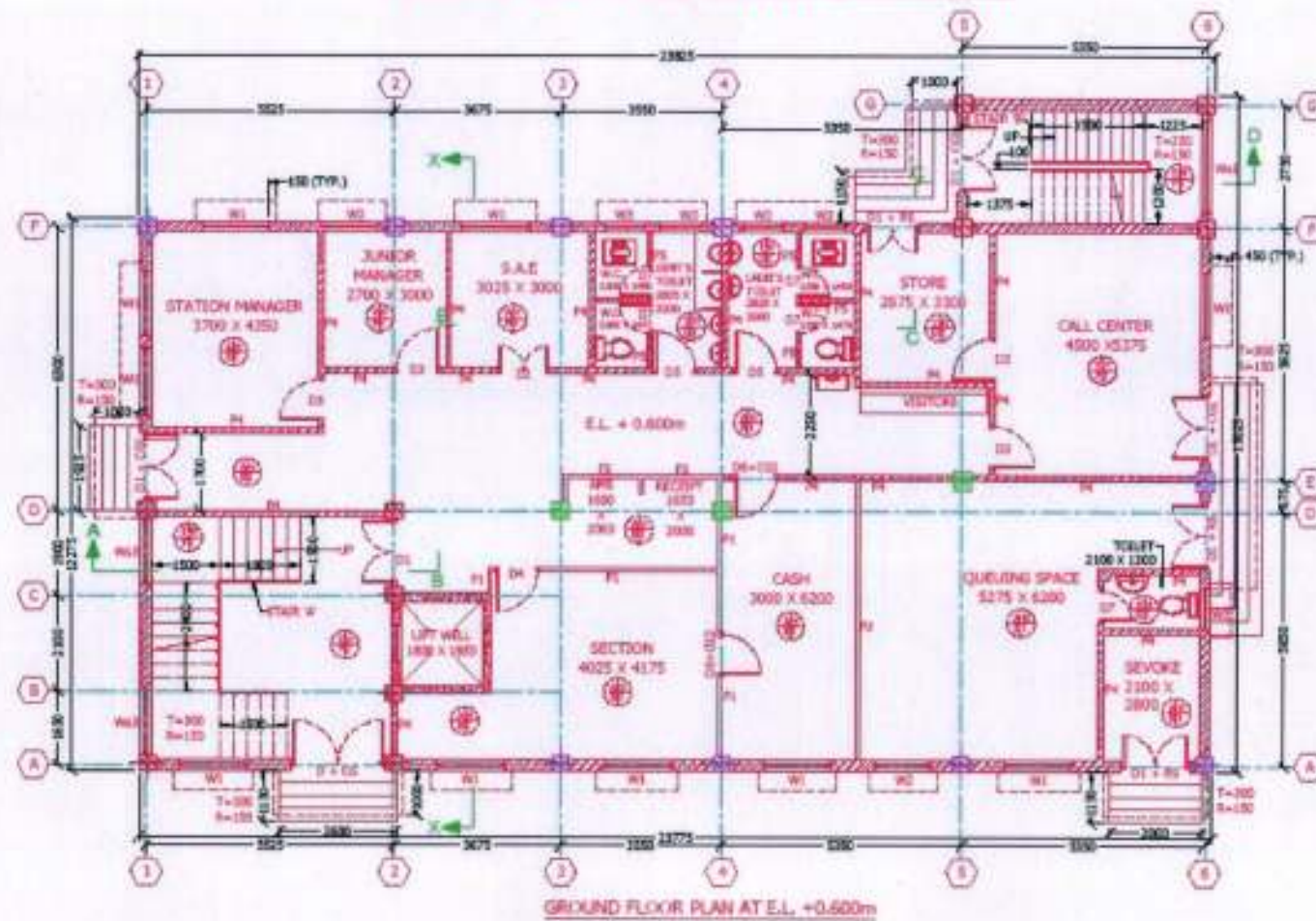


# JHARGRAM INSPECTION BUNGLOW



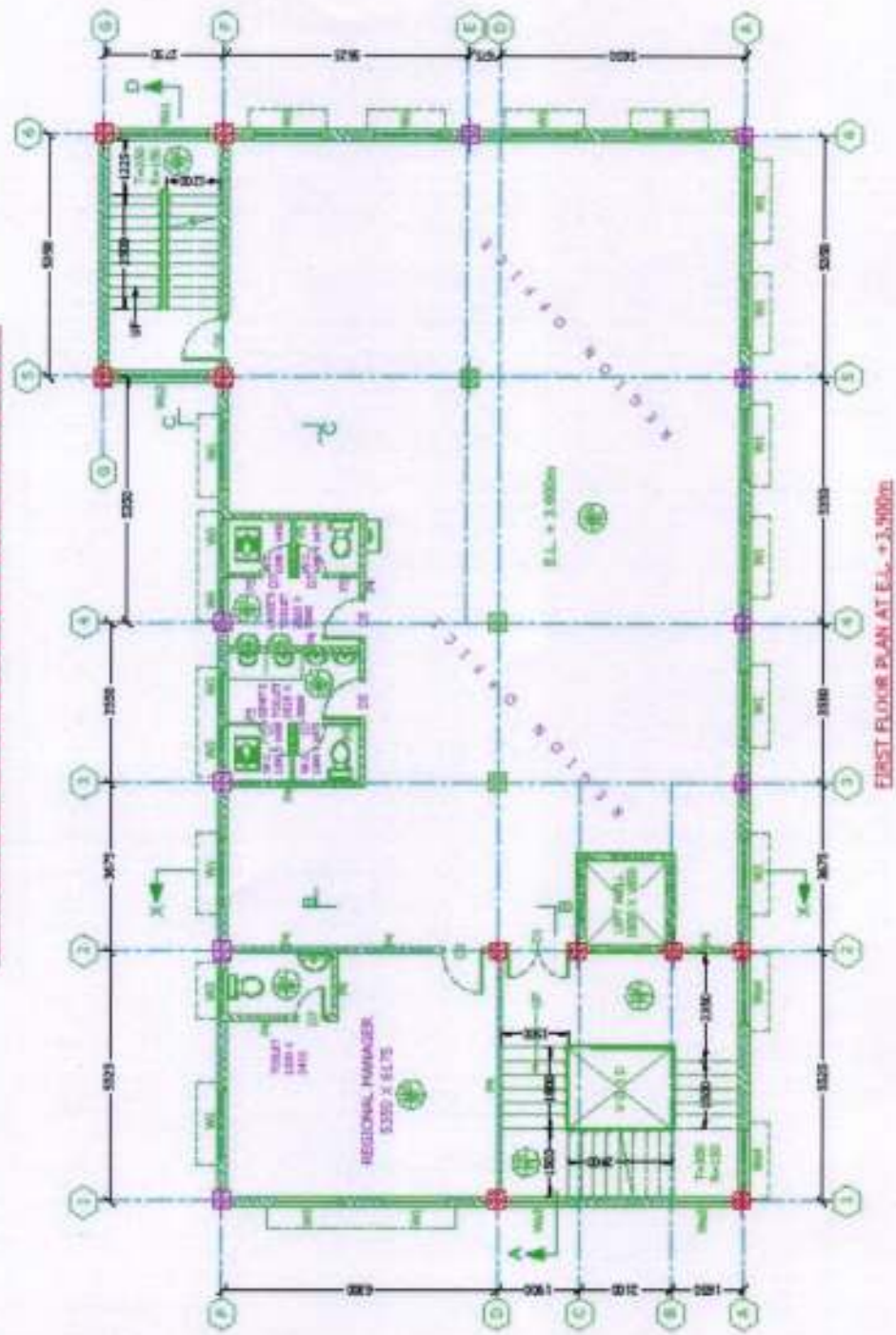
ELEVATION ON SIDE 'A' SCALE-1:1100

## PURULIA ADMINISTRATIVE BUILDING

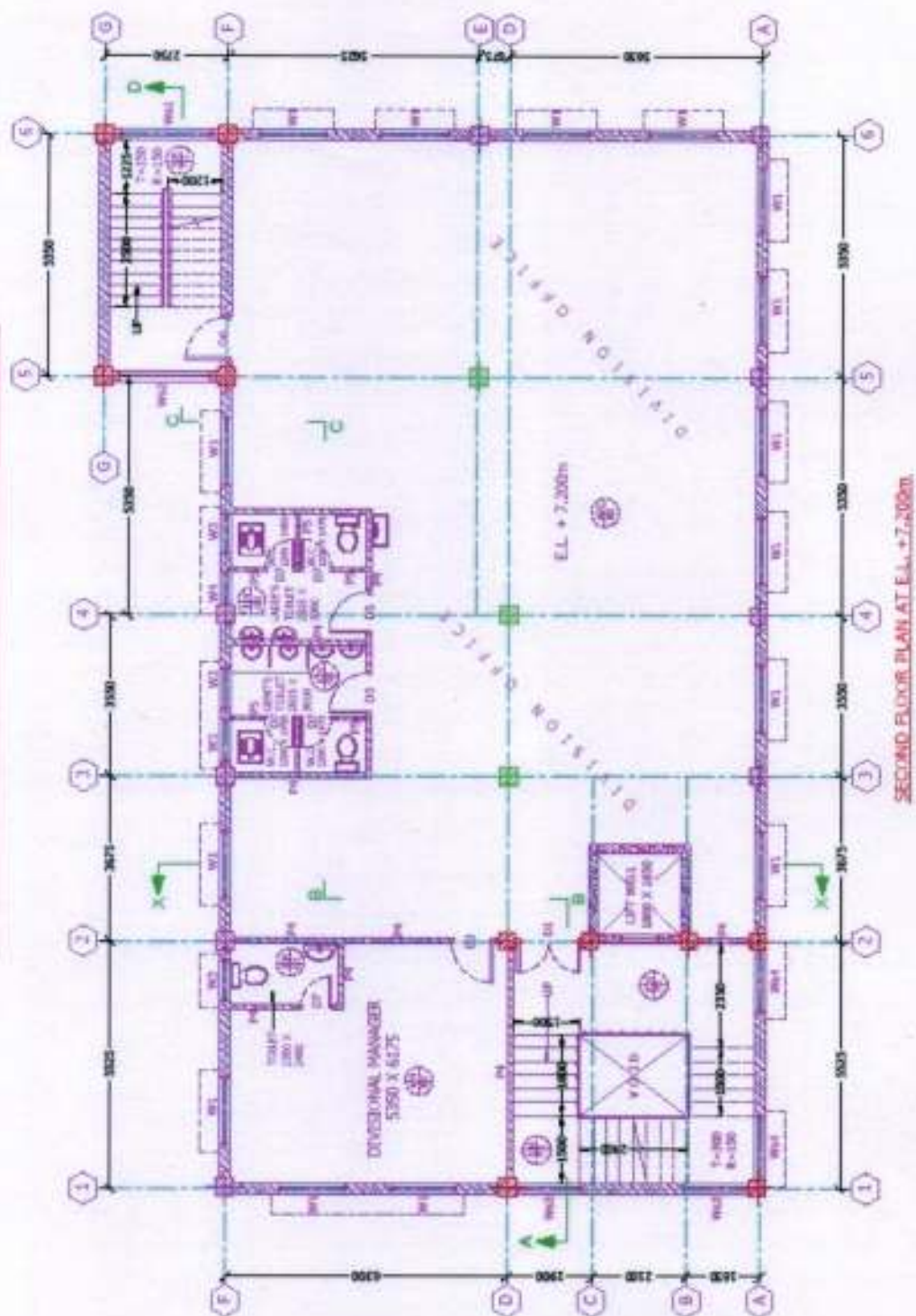




# PURULIA ADMINISTRATIVE BUILDING

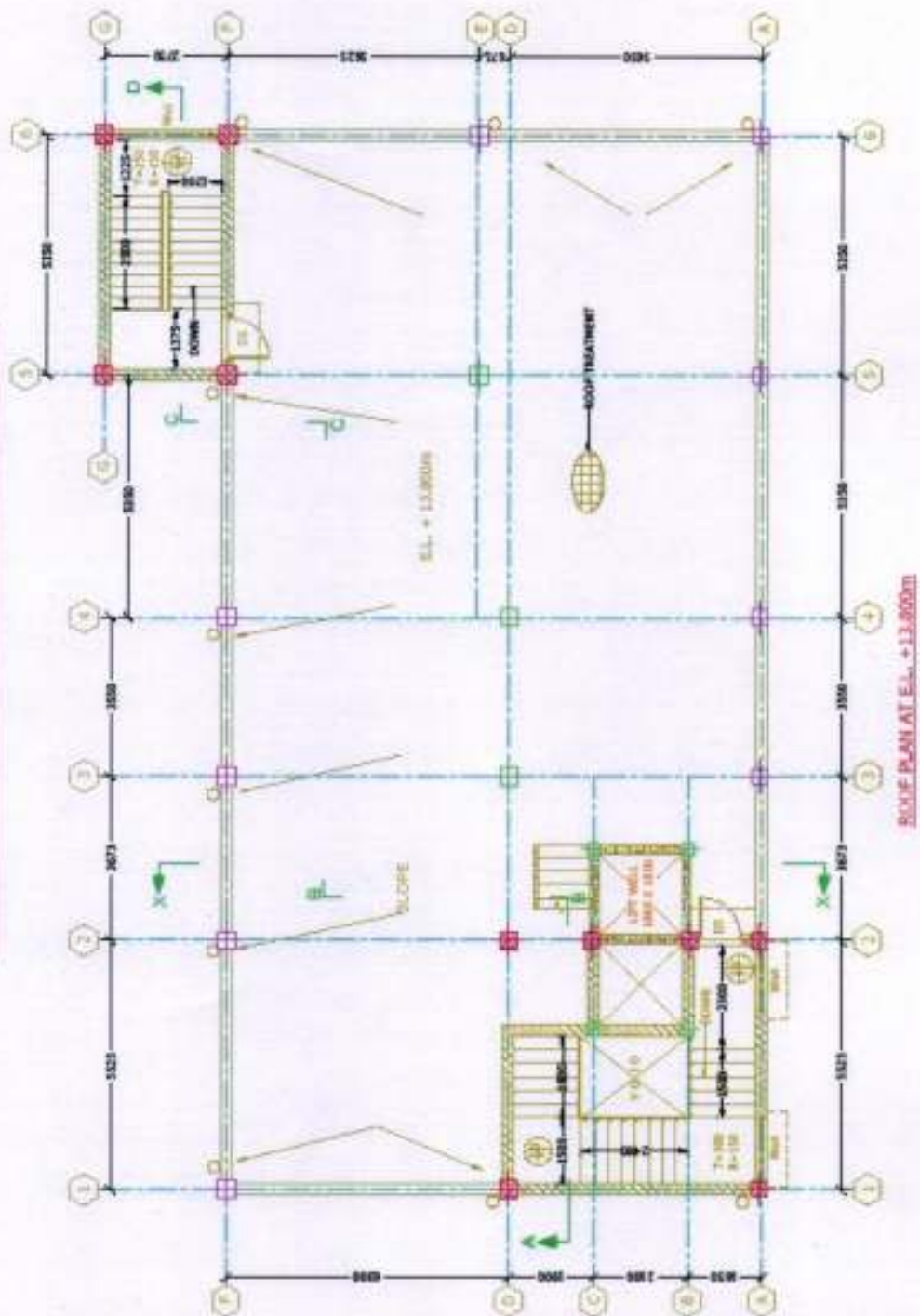


## PURULIA ADMINISTRATIVE BUILDING

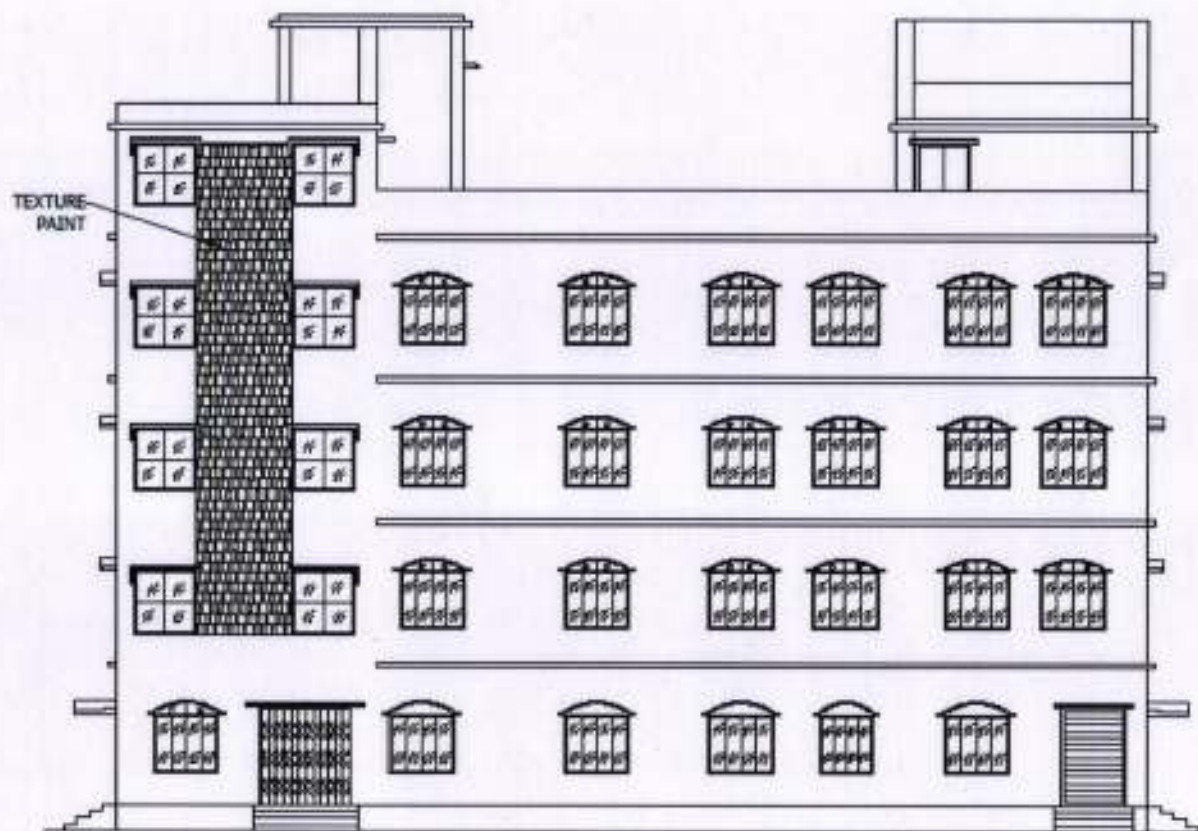




# **PURULIA ADMINISTRATIVE BUILDING**



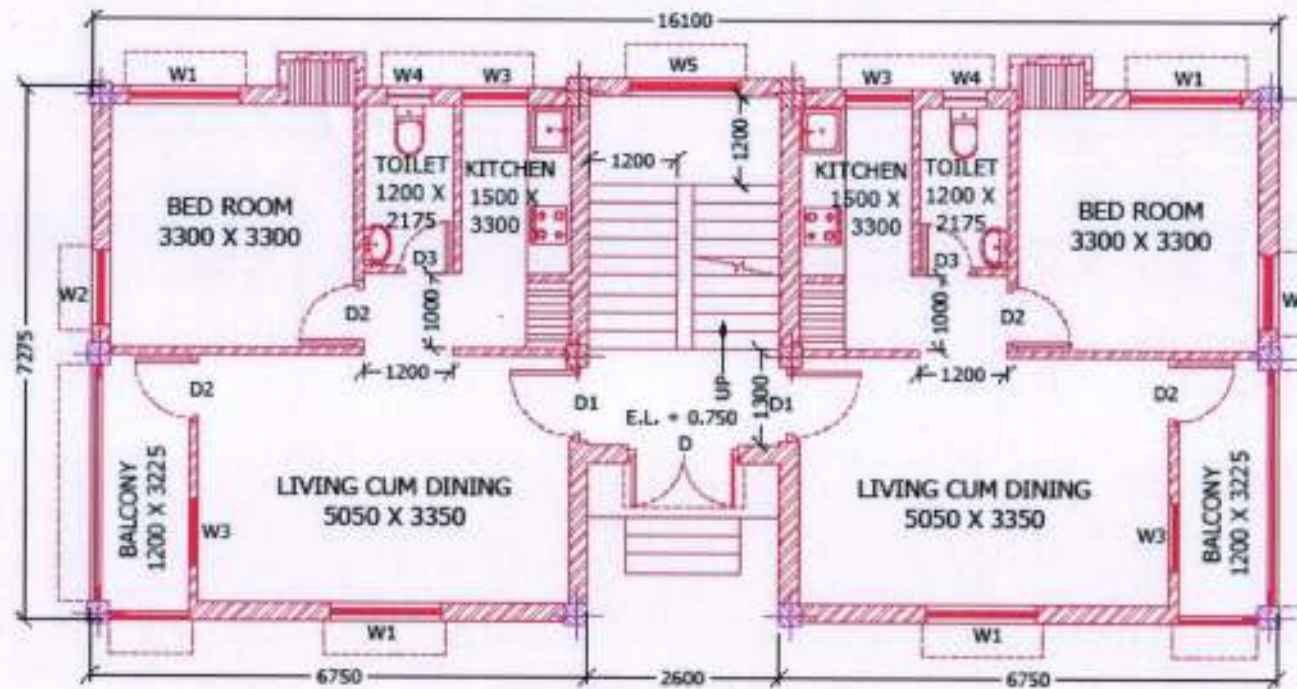
## PURULIA ADMINISTRATIVE BUILDING



FRONT ELEVATION

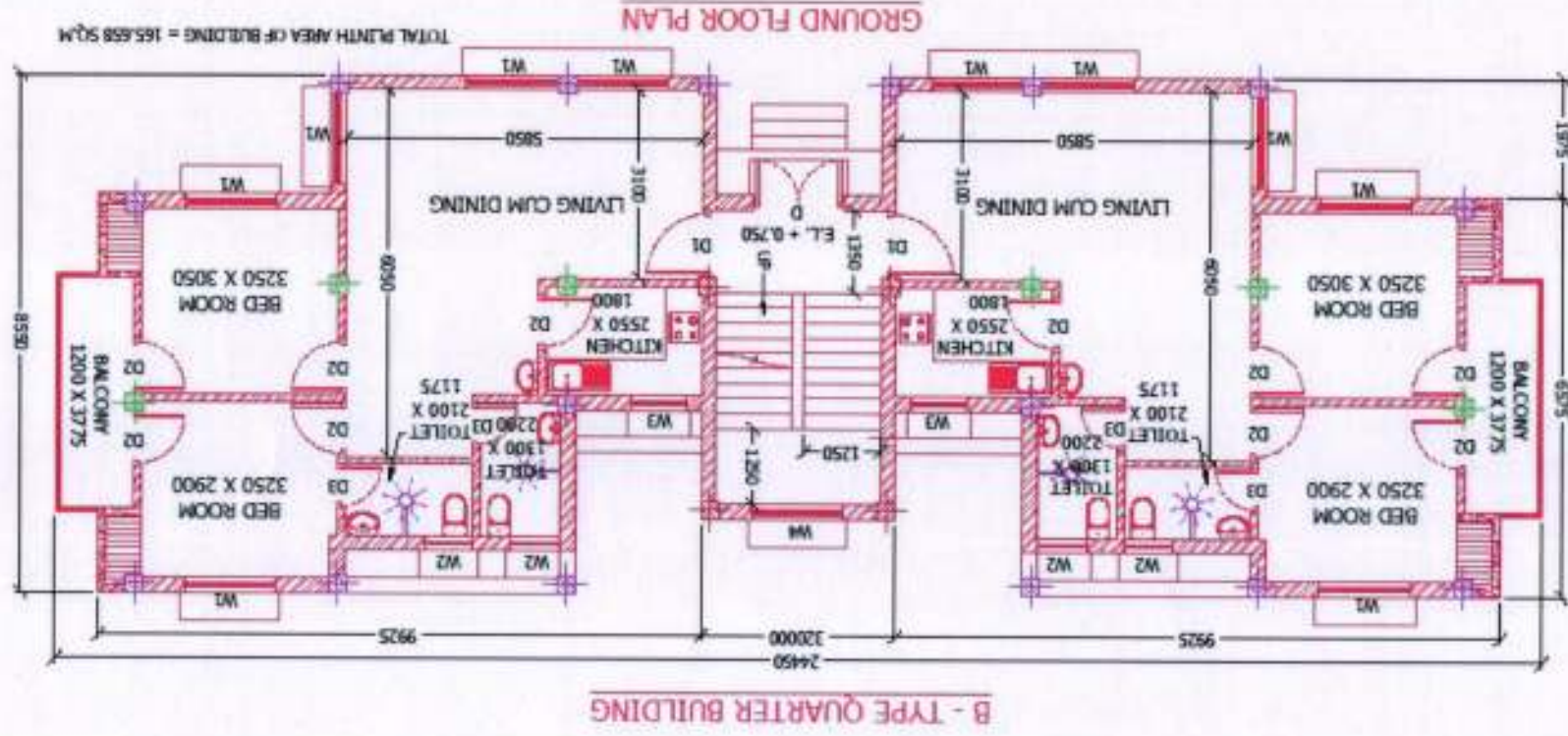


## A - TYPE QUARTER BUILDING

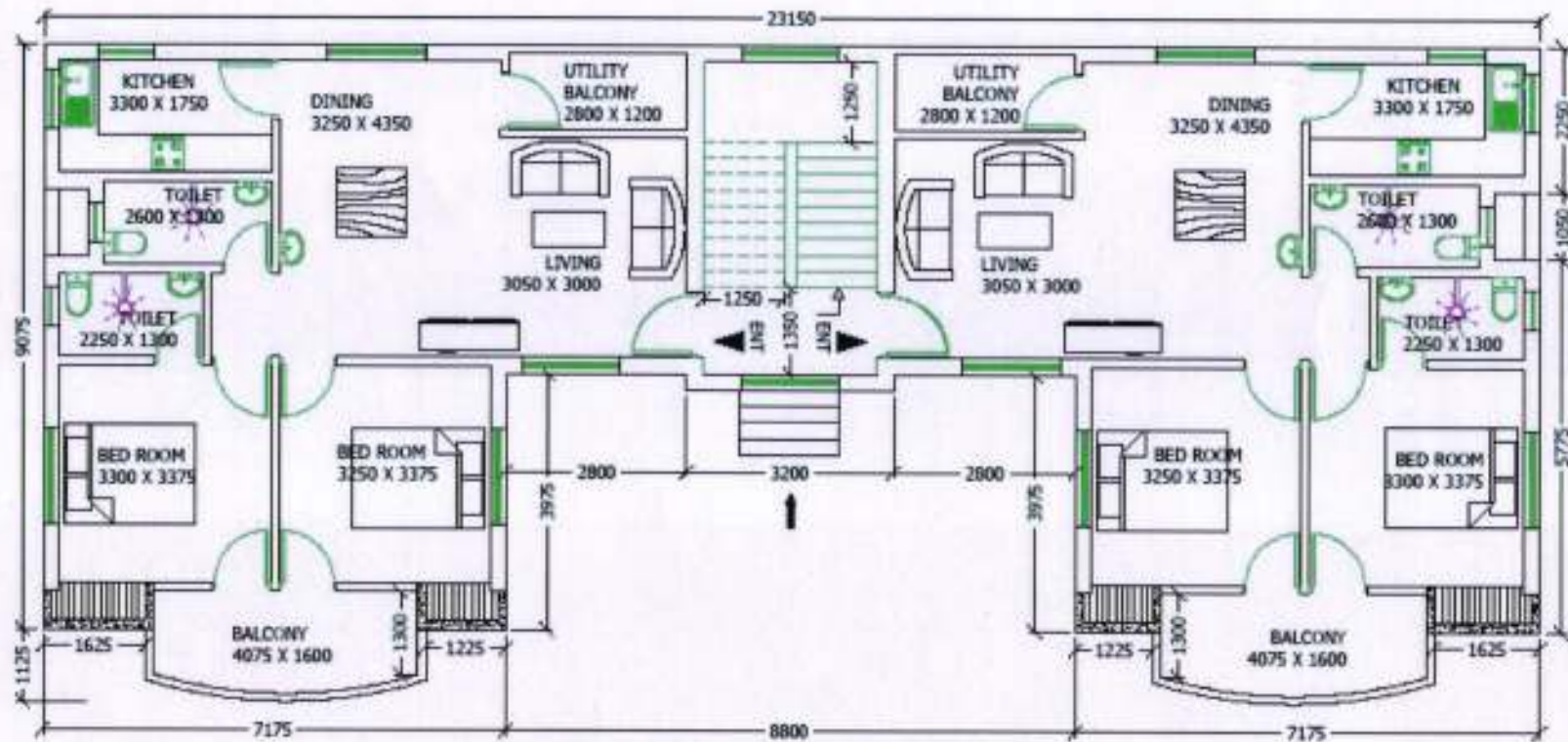


## GROUND FLOOR PLAN

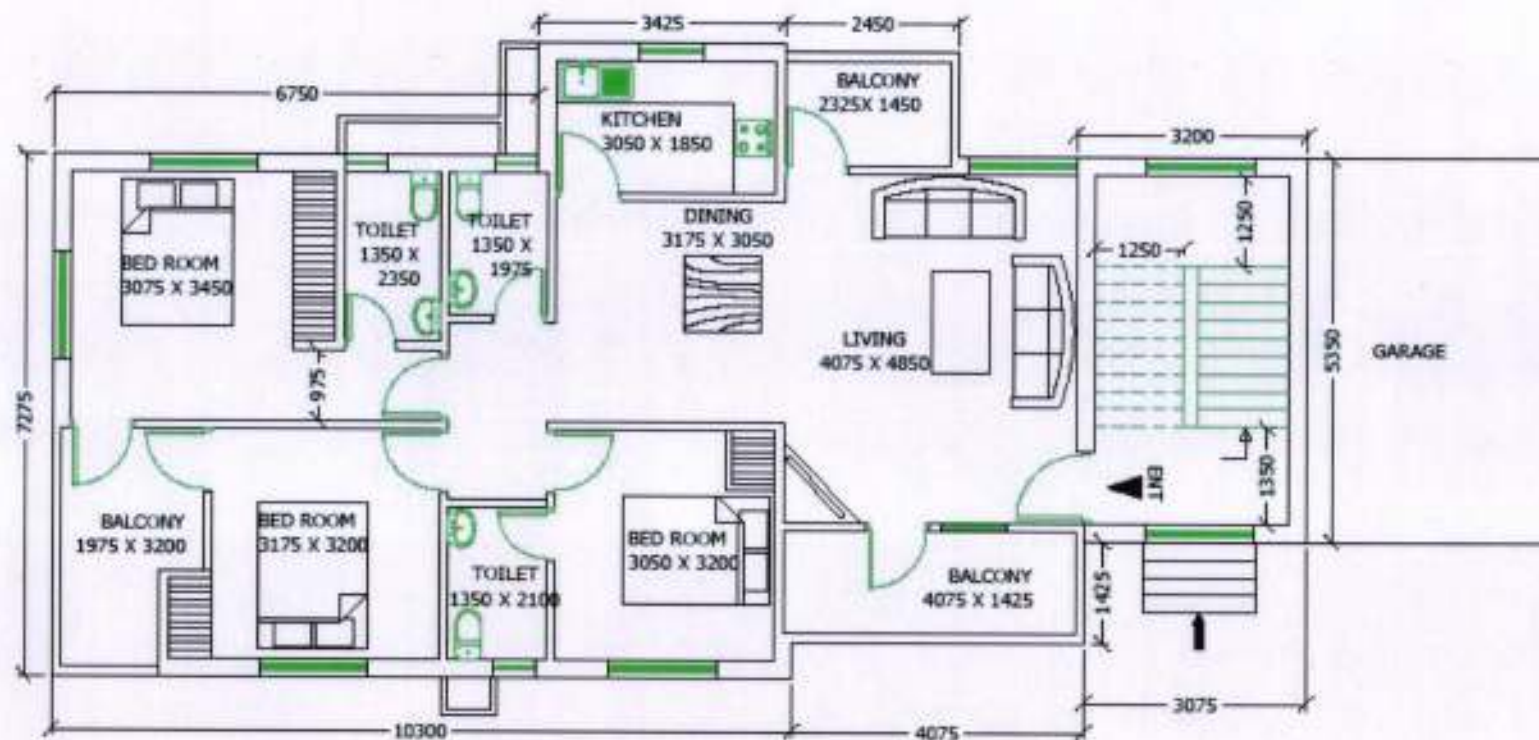
TOTAL PLINTH AREA OF BUILDING = 113.211 SQ.M







**TYPICAL FLOOR PLAN OF C-TYPE QUARTERS**  
**AREA 83.685 SQ.M. (900.776 Sq Ft)**



**TYPICAL FLOOR PLAN OF D-TYPE QUARTERS**  
**AREA 111.622 SQ.M. (1201.488 Sq Ft)**

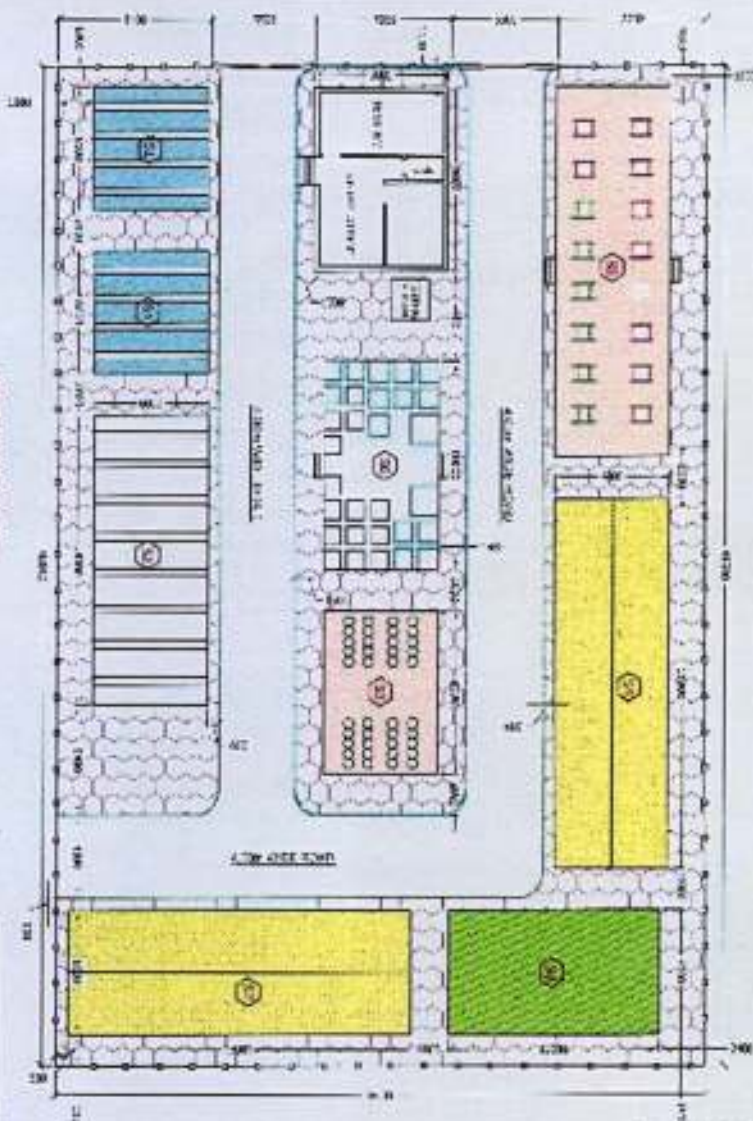


Site plan of the proposed development showing building footprints, parking areas, and roads. The plan includes a 4m wide road running horizontally through the center. To the left of the road are several parking spaces and a green area. To the right are various building footprints, including a large pink building and a yellow building. Dimensions are provided for various areas and buildings.

SCHEDULE OF PLANT AND MATERIALS						
PLANT NO.	PLANT NAME	DATE OF INSTALLATION	DATE OF REMOVAL	DATE OF REPAIR	DATE OF REPAIR	DATE OF REPAIR
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12
13	13	13	13	13	13	13
14	14	14	14	14	14	14
15	15	15	15	15	15	15
16	16	16	16	16	16	16
17	17	17	17	17	17	17
18	18	18	18	18	18	18
19	19	19	19	19	19	19
20	20	20	20	20	20	20
21	21	21	21	21	21	21
22	22	22	22	22	22	22
23	23	23	23	23	23	23
24	24	24	24	24	24	24
25	25	25	25	25	25	25
26	26	26	26	26	26	26
27	27	27	27	27	27	27
28	28	28	28	28	28	28
29	29	29	29	29	29	29
30	30	30	30	30	30	30
31	31	31	31	31	31	31
32	32	32	32	32	32	32
33	33	33	33	33	33	33
34	34	34	34	34	34	34
35	35	35	35	35	35	35
36	36	36	36	36	36	36
37	37	37	37	37	37	37
38	38	38	38	38	38	38
39	39	39	39	39	39	39
40	40	40	40	40	40	40
41	41	41	41	41	41	41
42	42	42	42	42	42	42
43	43	43	43	43	43	43
44	44	44	44	44	44	44
45	45	45	45	45	45	45
46	46	46	46	46	46	46
47	47	47	47	47	47	47
48	48	48	48	48	48	48
49	49	49	49	49	49	49
50	50	50	50	50	50	50
51	51	51	51	51	51	51
52	52	52	52	52	52	52
53	53	53	53	53	53	53
54	54	54	54	54	54	54
55	55	55	55	55	55	55
56	56	56	56	56	56	56
57	57	57	57	57	57	57
58	58	58	58	58	58	58
59	59	59	59	59	59	59
60	60	60	60	60	60	60
61	61	61	61	61	61	61
62	62	62	62	62	62	62
63	63	63	63	63	63	63
64	64	64	64	64	64	64

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# STANDARD DIVISIONAL STORE TYPE 'B'



MODEL STORE LAYOUT

SC. (FTH) OF PITCH AND SHADES				ESTIMATED	
NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	ESTIMATED	ESTIMATED
1	10.00	10.00	10.00	10.00	10.00
2	10.00	10.00	10.00	10.00	10.00
3	10.00	10.00	10.00	10.00	10.00
4	10.00	10.00	10.00	10.00	10.00
5	10.00	10.00	10.00	10.00	10.00
6	10.00	10.00	10.00	10.00	10.00
7	10.00	10.00	10.00	10.00	10.00
8	10.00	10.00	10.00	10.00	10.00
9	10.00	10.00	10.00	10.00	10.00
10	10.00	10.00	10.00	10.00	10.00

REVISIONS	W.B.S.E.D.C.L.	WEST BENGAL STATE ELECTRICITY DISTRIBUTION COMPANY LIMITED
LAYOUT FOR STANDARD DIVISIONAL STORE TYPE 'B'	DESIGNED BY S. K. SINGH	DATE 11/9/15
	CHECKED BY S. K. SINGH	DATE 11/9/15
	APPROVED BY S. K. SINGH	DATE 11/9/15



ADMINISTRATIVE BUILDING



CUSTOMER CARE CENTRE





INSPECTION BUNGLOW



MODEL STORE







STAFF QUARTERS