

BUILDINGS CHECK LIST 2026

CIVIL ENGINEERING APPRAISAL

S#	Items	Descriptions / / What is required	Page No.
1	Title of PC-I	PSDP Number / Source of funding, Nomenclature as per PSDP, Name of Tehsil (s) / District(s), Name of Scheme / Project, Cost in Rs. Million	
2	Cost Summary / General Abstract of Cost	Matching with Title of PC-I, Componential Breakup, Overhead Charges such as BST, Contingency, Consultancy (Design, Supervision), Price Adjustment, Land / Property Compensation, Shifting of Utilities	
3	Page Numbering	Pages are numbered for ease of reference during scrutiny and approval process	
4	Status of Land	Free of Cost or charged, District Administration concurrence in case of charged. If Free of Cost , the land owner must give an affidavit showing willingness duly signed with 2 witnesses to be attached	
5	Basis of Rates in Detail Estimates	Composite Schedule of Rates (CSR) / Non-Schedule Rate (NSR), Applicable Premium (if any)	
6	Source of NSR (if applicable)	Rate analysis on pattern of CSR Volume II, 2 or 3 reputed Firm quotations in respect of major (by cost) NSR, Non-application of Premium, To ascertain basis of estimation	
7	Provision of PMU (in case cost is in excess of Rs. 3 Billion)	Tabular estimation of Staff on Man Month Basis	
8	Feasibility Report (in case cost exceeds Rs. 500 Million or cost contains 30% Infrastructure Component)	Report as submitted when Feasibility was carried out	
9	Background History (in case of Improvement, Rehabilitation, Reconstruction, Augmentation etc.)	Including Year of Construction, Cost, Reason(s) of deterioration, Designed Population, Target Population, Proposed changes in Design	
10	Contingency	In the permissible range as per Planning Commission guidelines	
11	Vehicles	Justification as per Planning Manual Clause 2.47	
12	Consultancy (Design)	Percentage cost of Civil Works as awarded to the Consultant	

13	Consultancy (Supervision)	Tabular estimation of Staff based on Man Month Basis as awarded to the Consultant	
14	Price Adjustment	Calculated as per Planning Manual Clause 2.62xviii on yearly allocation basis (to be incurred)	
15	Signatures	On GAOC, at end of each Detail Estimate, Drawings, Designs, Site Plan, Comparative Statement (in case of Revised / Modified PC-I) duly by concerned SDO and XEN	
16	Site Plan	Showing location of Building with respect to other topographic features including landmarks in the area.	
17	Comparative Statement (in case of Modified / Revised PC-I)	Columns of Approved (Component, Quantity, Amount) Modified / Revised (Component, Quantity, Amount) Difference, Componential Remarks (to justify change in cost in terms of technical parameters)	
18	Non Duplication Certificate	Certificate to the effect that the proposed work in PC-I is not part of any other Scheme or has been executed in the past	
19a	Item Description used in Detail Estimate	(in case item is present in CSR) Item description as per CSR (in case item is absent in CSR) Item description containing the required specs	
19b	Rates used in Detail Estimate	(in case item is present in CSR) correct CSR Reference, Rate as per CSR Book) Unit of measurement as per CSR Book (in case item is absent in CSR) rate as obtained in rate analysis, Unit of measurement as per conventional practice	
19c	Quantity in Detail Estimate	Quantity Description (name of location, Road, Street), Entry of Length, Breadth and Height in corresponding columns), Detail Measurement Sheet (if separately attached)	
19d	Amount in Detail Estimate	Mathematically correct result of (Quantity x Rate)	
19e	Total Cost of Detail Estimate	Mathematically correct sum of all items	
20	Certificate of Quantities obtained from Drawings	Certificate to the effect that Quantities are obtained from Drawings, duly signed by XEN concerned	
21	Classification of Rock (if applicable)	Certificate duly signed by SE concerned containing Rock Classification by percentage	
22	Classification of Soil	Certificate duly signed by SE concerned containing Soil Classification	

		by percentage	
23	Drawings (Plans and Sections)	Legible, Dimensioned Drawings so as to relate with Quantity Details in Detail Estimate or Detail Measurement Sheet, Added separately in respect of each Component { <i>Building, Electrical Plan, Plumbing Plan</i> (each Floor separately), Boundary / Compound Wall, Underground Tank, Overhead Tank, Septic Tank, Soakage Pit}	
24	Allied Facilities	As required for functionality of Building such as Boundary Wall, Overhead Water Tank, Under Ground Water Tank, Septic Tank, Soakage Pit, External Water Supply, External Sewerage, Reason(s) if not proposed	
25	Design of Beam, Column, Footing and Slab (in case of Modified/ Revised PC-I)	Based on Imposed load, End conditions, Bending Moment, Area of Steel, Section of Concrete	
26	Bearing Capacity Tests of Soil (in case of Modified/ Revised PC-I)	Needed for Design of Footing	
27	Bar Bending Schedule	In respect of quantity of steel proposed for Beam, Column, Slab and Footing (separately)	
28	Accessibility Items for Persons with Disabilities (PWDs)	Wheelchair accessible Doorways, Wheel Chair Ramps at entry and exit points, PWD Accessible Washrooms	
29	Dedicated Component of Plantation	Trees at least 8 feet tall with a substantial girth, sustainable environmental practices, proper arrangement for regular watering of planted trees to ensure their survival and healthy growth, establishing maintenance plan with clear responsibilities and allocation of resources	