

STATE BANK OF INDIA



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**INSTRUCTIONS ON DESIGN BRIEF
(FOR DESIGN PRESENTATION)**

to

SHORT-LISTED APMC-FIRMS

for

**CONSTRUCTION OF MULTI-STOREY BUILDINGS FOR AO, RBO, SBILD, GUEST
HOUSE, STAFF QUARTERS , DEOGHAR BRANCH AND SCAB (Aprx. 1,09,752 Sqft
BUA) INCLUDING AIR-CONDITIONING, ELECTRICAL, LANDSCAPING & OTHER
SERVICES**

(GREEN BUILDING WITH GOLD RATING IN LEED /GRIHA)

for

STATE BANK OF INDIA

at

DEOGHAR

(THIS IS NOT A PART OF TENDER DOCUMENTS)

INSTRUCTIONS ON DESIGN BRIEF

1. DISCLAIMER

(a) The purpose of this document is to provide information to prospective bidders regarding basic requirements to be incorporated by the short-listed APMC Firms in the design brief / design presentation for participation in the design competition.

(b) The requirements etc given herein these instruction documents are tentative and Bank may revise the same and may provide revised requirements to shortlisted APMC-Firms after finalization of the short listing process for participation in Design Competition.

(c) The drawings, presentation etc prepared by the shortlisted bidders for participation in the Design Competition shall not be treated as final Sketch Scheme. But the APMC- Firm to whom the work is awarded has to prepare the Sketch Scheme, drawings etc on the basis of the detailed requirements in consultation with the Bank.

(d) The bidders should not enclose whole or any part/s of this document with Technical or Price Bid . Nothing in this document brings any obligation, contractual or otherwise, on 'State Bank of India'

2. ABOUT THE PROJECT

(a) The Bank has acquired a plot admeasuring 36584 Sqft over which the Bank intend to construct Green Buildings (Gold Rating in LEED / GRIHA) so that by the end of the project the building & ID & F work is complete and ready to move in with staff, documents & equipments (computers etc)

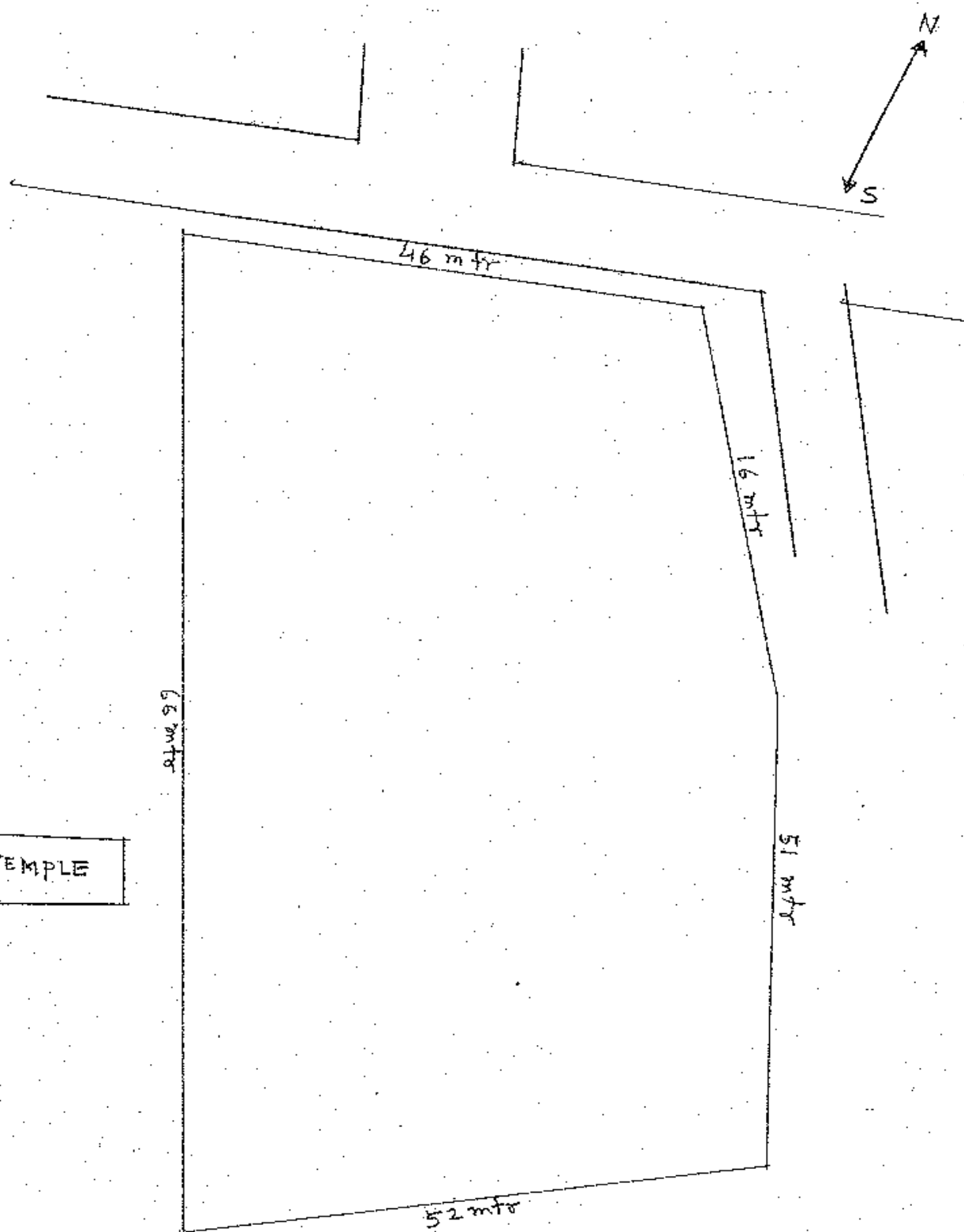
(b) The design presentation has to be prepared by the short-listed bidders keeping in view the IS Codes (e.g. National Building Code), Requirements of Green Building for Gold Rating, Sound architectural practices, the design brief / requirements of Bank, Bye-laws & Regulations of Govt & Local Authorities etc. The design should be Differently-abled (Physically-Challenged) Persons friendly.

(c) The type of air-conditioning system being suggested and provisions (of space etc), UG & OH Water tanks with fire fighting provision, Guard Room, Driver Room, Electric sub-station / Transformer / HT - LT Panel / Electric Room, Pump Room & Bore Well, Rain

Water Harvesting, Recycling Systems etc should be included in the Design Presentations / Design Brief.

(d) As on date construction regulating local authority is Deoghar Nagar Nigam. The certificates / approvals of drawings, commencement, completion etc are to be obtained from the Deoghar Nagar Nigam. It is, therefore, must for the bidders taking part in design competition to get themselves fully acquainted with regulations, system & procedures of Deoghar Nagar Nigam and prepare their Design Brief / Presentation accordingly. The site plan of the plot and salient parameters for general reference are as under :

TE TEMPLE



Area = 3387 sq.mtr.
Perimeter = 231 mtr.

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|-----------------------------------|---|
| Plot Area | : 3400 SqMt(36584 sqft) |
| Permissible Ground Coverage (Max) | : 50% of Plot area |
| Permissible FAR | : 2.50 |
| Minimum Parking | : 30% of total FAR |
| Permissible nos. of storeys | : 5 |
| Permissible setback | : 9 metres on front side and 6 metres on other 3 sides. |
| Total proposed built up area | : 1,09,752 sqft |

3. DESIGN BRIEF REQUIREMENTS

The APMC Firm participating in Design Competition shall be required to present 3-4 alternative sketch plans (with elevation & perspective) during presentation for evaluation in design competition.

The suggestive distribution of various offices & out-fits shall be as under. However, for efficient space utilization, redistribution can be done.

Each Floor will have provision of 2 lifts of adequate capacity, Ladies & Gents Toilets, Water Point, Maintenance Room etc and fire fighting system & fire escape stair case, if required as per National Building Code and / local bye laws.

| | |
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| Adminstrative office : Proposed carpet area | : 8846.00 sqft |
| RBO Deoghar | : 4094.00 sqft |
| Deoghar branch | : 13773.00 sqft |
| SBILD | : 42000.00 sqft |
| DGM residence | : 2000.00 sqft |
| AGM residences(4 nos) | : 5165.00 sqft |
| Guest House | : 2582.00 sqft |
| SCAB | : 13000.00 sqft |
| <u>Basement</u> | <u>: 18292.00 sqft</u> |
| Total | : 1,09,752.00 sqft |

(b) GENERAL SPATIAL NORMS (in Sqft):

(i) Assistant General Manager (AGM) - Cabin + Attach Toilet = 170 + 30 = 200

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|---|------------|
| (ii) Chief Manager (CM) - Cabin | = 120 |
| (iii) Manager - Cubical | = 90 |
| (iv) Staff with visitor chairs | = 70 |
| (v) Other Staff without visitor chairs (Work Station) | =50 |
| (vi) Extra Cabin (Auditor etc) | = 120 |
| (Above area/s is for each staff including Storage) | |
| (vii) Mini Meeting Room | =100 - 150 |
| (viii) Record Room | = 150 |

(c) REQUIREMENTS

(i) Deoghar Branch

| | |
|---|--|
| AGM chamber with attached toilet-250 sft | |
| CM cubicle(1)-100 sft | |
| Officer(10)-500 sft | |
| Award staff(19)-665 sft | |
| Banking Hall-2500 sft | |
| Cash Room-250 sft | |
| Locker room-600 sft with waiting lounge | |
| Clearing house-1200 sft | |
| Cross selling 2 cubicles low height-160 sft | |
| Sustem, UPS & electrical room-300 sft | |
| Record and stationery room-1000 sft | |
| Shroffing, in and out cash room and other area and cash dept-1500 sft | |
| Toilets for Gents, Ladies and Divyang etc-600 sft | |
| Passeges, stairs, lifts etc.-500 sft | |
| Amenities Lunch room, Pantry, Kitchen-500 sft | |
| Provision of guards, kitchen & toilet-600 sft | |
| Loan section-500 sft | |
| Govt buisness section-350 sft | |
| Concurrent Audit-250 sft | |
| E Lounge-200 sqft | |
| Total-12525 sft +10%(future extn)= 13778 sqft(1280 sqm) | |

(ii) Regional Business Office-I (RBO-I)

AGM chamber with attached toilet & waiting area-250 sqft

CM-04-400 sft

Officers(16)-800 sft

Award staff(9)-315 sft

Discussion room-350 sft

Toilets for Gents, Ladies and Divyang-300 sft

Passages, staircases, Lift, Lunch room, Pantry etc-600 sft

UPS, System & Electrical Room-200 sft

Waiting area-200 sft

Record & stationery Room-300 sft

Total-3715 sft + (10% future extn) = 4086 sqft(380 sqm)

(iii) Deoghar Administrative Office

DGM Cabin + Ante Room & Toilet + Pantry = 300 + 150 + 75 = 525 Sqft

DGM mini conference room = 200 Sqft

VIP Dining Room = 120 Sqft

Auditor / Visiting Dignitary Cabin with attach toilet = 200 Sqft

DGM Waiting Lounge / Reception & PA = 250 Sqft

CM - 9, Staff with visitors chairs - 4, Other Staff - 22

Main Conference Room (24 to 30 person along table + 15 to 20 in rear) - 1

Serving Pantry for Main Conference Room - 1

Mini Meeting Room - 1

Record Rooms - 3

Rajbhaha Adhikari with small library (say 150 Sqft) - 1

Welfare Services

(i) Officers Mess (Kitchen, Wash & Dining for 30 Persons) = 1000 Sqft

(ii) Staff Canteen (Kitchen, Wash & Dining for 50 Persons) = 1500 Sqft

| | |
|---|------------|
| (iii) Dispensary (Doctor & Exam Room, Waiting, toilet etc) | = 500 Sqft |
| (iv) Ladies Room with Toilet | = 150 Sqft |
| (v) Messenger Room | = 100 Sqft |
| (vi) Sports / Gym / Recreation & Library) | = 500 Sqft |
| (vii) Union Office etc | = 350 Sqft |
| (ix) Association Office etc | = 350 Sqft |

(iv) State Bank Institute of Learning and Development(SBILD)

Administrative block : 02 class rooms(30 participants each) with modern amenities, 01 computer room(30 nodes), AGM office with attached toilet, faculty rooms(02), discussion rooms(02), space for snacks, office space(4/5) etc. Multi purpose hall for 80 persons with dias space for dummy branch(450 sft), Library and Internet cafe.

Hostel Block : Dormitory for 60 participants with attached toilets and 05 for Ladies separate wing with D & D, kitchen, store, wash place, care taker room etc. Reception & storage for items, Guest Rooms with attached toilet-02 nos etc.

Total area+ 42-50 thousand sqft considering 42,000.00 sqft = 3903 sqm in five floors.

(v) Specialized Currency administration branch(SCAB) : SCAB reserves the currency supplied by RBI and caters the currency needs of branches, ATMs etc. A SCAB comprises of Currency chest AAA class with security passage, , note sorting room, Antee room, cash dispatch room, Security point, Note brick making room,, AGM room with attached toilet, Compressor room, Guard room, office area including toilets, pantry etc

Total area : 13000 sqft including currency chest of about 8000 sqft.

Remarks : Deoghar branch and currency chest of SCAB may be housed in the same building in ground floor. There should be sufficiently wide road to the entrance of SCAB for faciliating heavy vehicles carrying currency notes, security guards vehicle.

Note : The above floor distribution is suggestive only. It is not compulsory for APMC Firm to keep floor area equal on all floors and they can plan for more than 5 floors in their Design Presentation for better design & elevation but subject to compliance of bye laws etc.

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