

PROJECT OVERALL REPORT

- *Presented by:* **DLIHE CONSTRUCTIONS**
Sheshagirihally, Mysore Road,
Bidadi Hobli, Ramanagara District,
Bengaluru – 562 109
- *Reporting Date:* December 31, 2016
- *Project Site location:* Bengaluru – 562 109



- Project: “The Dalai Lama Institute for Higher Education”
- Site: Bengaluru – 562 109
- Project phase distribution: I and II
- As per Site Plan dated 24th Dec, 2007; Site Area for proposed master plan = 173,578.68 SMT (1,867,706.60 SFT), i.e. 42 Acre 35 Guntas

TECHNICAL SPECIFICATIONS:

(A) EXCAVATION:

The places where excavation is directed to be done shall be cleared of all shrubs, weeds, grass and vegetation including roots, where necessary and if so directed the excavated earth must be deposited in layers of 15 cms. And the clods should be broken. During excavation if so directed 'dead-men' (of volume not more than 5% of the excavation volume shall be left at the places directed for verification of the dimensions of excavation. Measurement shall be taken and the quantities calculated in accordance with the ISI code 1200 (latest issue).

In the case of soft rock and hard rock, if required the excavated stuff shall be properly stacked or disposed of in places as directed. The quantity of these stacks shall be measured and payment will be based if necessary on the net quantities after deducting voids from the measured quantities as per table below.

Soft rock 40%

Hard rock 40%

Excavation in hard rock which is in the solid beds, which can only be removed either by blasting or by wedging or chiseling, shall be treated as hard rock. Foundations or trenches shall be kept free of water while masonry or concrete works are in progress.

(B) FILLING:

Fill materials required for fill and back fill material shall be hard free from all soft or spongy materials. Clods or rocks over 20 cm in size shall be placed in the upper 15 cm of fill. Fill under floors, terraces and concrete beds shall be free of saltpeter, white ants, etc.

The fill shall be spread in layers not exceeding 15 cms thick and each layer shall be watered thoroughly consolidated.

Finish grading shall be done with fertile top soil over those areas noted as on the plans. Depth of top soil shall be 15 cm minimum.

Removal of excavated material includes the separation of the useful from the useless portion and depositing the former in regular heaps and removal of the latter. Surplus earth, if any and useless spoil shall be carted away anywhere from the site.

(C) ANTI-TERMITE TREATMENT:

All the buildings shall be adequately protected against attack by subterranean termites by suitable chemical treatment measures. The treatment shall be carried out generally in accordance with the stipulations laid down by IS 6313 (Part-II) – 1971 subject to the minimum requirements given in this specifications.

The chemical solution shall be prepared by mixing the chemical with the appropriate quantity of the water to obtain a chemical emulsion of the correct concentration as stipulated above.

(D) CONCRETE WORKS:

Proportion of ordinary cement concrete will be expressed as 1:3:6, 1:2:4, 1:1.5:3 etc. in the specification. The first figure will be the quantity of cement by volume, the second figure will be dry coarse sand by volume and the third figure will be the quantity of coarse aggregate by volume.

(E) CEMENT CONCRETE PLAIN AND REINFORCED:

- Cement of M20 to M25 Grade
- Fine aggregates ranging between 2.60 to 3.20mm
- Coarse aggregates consisting of crushed or broken stone, 95% of which shall be retained on 4.75 mm test sieve.

(F) MIXING OF CONCRETE:

- Machine mixed
- Hand mixing

(G) REINFORCEMENT:

- Steel reinforcement shall be either mild steel of tested quality high yield strength deformed bars of grade Fe-415/Fe-500.

(H) MASONRY WORKS:

- Size stone masonry
- Block work/Brick work

(I) FLOORING WORKS:

- Vitrified tiles used inside rooms, classrooms and Granite used in common corridors.
- Anti-skid tiles used inside toilets and water closets.

(J) PLASTERING WORKS

(K) PAINTING WORKS

(L) PLUMBING/SANITARY WORK

(M) ELECTRICAL WORK

PHASE-I CONSIST OF THE FOLLOWING BLOCKS:

1. Classroom Block-I
2. Girl's Hostel Block-I and II
3. Family Quarter Block
4. Staff Quarter/V.P. Block
5. Community Center & Canteen Block

PHASE-II CONSIST OF THE FOLLOWING BLOCKS:

1. Administrative & Library Block
2. Wellness Centre
3. Visiting Professor Block
4. Classroom Block-II
5. Boy's Hostel Block-I and II
6. Road & Amphitheater

AREA STATEMENT AS PER MASTER-PLAN

➤ PHASE – I BUILDING BLOCKS:

S.NO.	BLOCK NAME	F.A.R. AREA	
		SMT	SFT
1	CLASSROOM, STAFF BLOCK – I	4768.50	51328.134
2	GIRL'S HOSTEL BLOCK – A (BOY'S HOSTEL BLOCK)	5576.70	60027.60
3	GIRL'S HOSTEL BLOCK – B (GIRL'S HOSTEL BLOCK)	5799.89	62406.80
4	STAFF QUARTER (FAMILY QUARTER)	1535.20	16524.89
5	V.P. BLOCK (STAFF QUARTER)	1868.76	20115.33
6	CATERING/CANTEEN BLOCK	1684.04	18127.75

➤ PHASE – II BUILDING BLOCKS:

S.NO.	BLOCK NAME	F.A.R. AREA	
		SMT	SFT
1	CLASSROOM, STAFF BLOCK – II	4979.63	53580.818
2	BOY'S HOSTEL BLOCK – I	*7905.37	*85,061.78
3	BOY'S HOSTEL BLOCK – II	*7905.37	*85,061.78
4	ADMIN/LIB BLOCK	2504.15	26944.65
5	VISITING PROFESSOR BLOCK	1404.33	15110.58
6	WELLNESS CENTER	278.41	2995.69

*NOTE: Is a tentative area due to nature of terrain of the location and adoption of split level construction method, the areas are subjected to change during the actual execution as per the working drawings and BoQs (Bill of Quantities) preparation after the substructure construction.

PHASE – I DETAILS

(All functional buildings)

1. CLASSROOM BLOCK :



FACILITIES:

- TOTAL FLOORS = Ground + 3 Floors
- Right wing 20 Classrooms (Ground + 3 Floors)
- Left wing 15 Classrooms (Ground + 2 Floor)
- Staffroom block & Seminar/Multi-purpose hall (Ground + 2 Floor)-Central portion
- Separate toilets of size 7.50 x 3.6 m each for boys and girls on each wing on every floor

- Stage-work and flooring with acoustic treatment under progress in the Multi-purpose hall on top
- Painting work incomplete-To commence soon.
- 2.2m wide corridor on each floors at front

2. GIRL'S HOSTEL BLOCK-I & II:



FACILITIES:

1. As per master-plan; these two blocks are supposed to be one unit but due to circumstantial necessity one block was made for boys and one for girls.
2. Ground plus 3 Floors
3. Girl's Hostel consists of 74 rooms and Boy's Hostel consists of 64 rooms.
4. Four open balconies on each corner per floor
5. Bathrooms and toilets on each floor at the center

3. FAMILY QUARTER BLOCK



FACILITIES:

1. Is a Ground plus 3 floors
2. Each floor consisting of 4 flats with balconies.
3. Total of 16 numbers of flats
4. Each flat consisting of one Living/Dining room, master bedroom, guestroom, one kitchen and two toilets.

4. STAFF QUARTER/V.P. BLOCK



FACILITIES:

1. Is a Ground plus 3 floors
2. Each floor consisting of 7 rooms and total of 28 number of rooms
3. Each room consisting of one Living/Dining room, one master bedroom with toilet cum bathroom attached plus one balcony.
4. Four common corridors on each floor.

5. COMMUNITY CENTER & CANTEEN BLOCK



FACILITIES:

1. Catering Center on the ground floor with kitchen attached with all the sanitary fittings at place
2. Separate toilets cum wash basins for both boys and girls
3. On first floor; College's canteen with kitchen and balcony

PHASE - II DETAILS

1. LIBRARY & ADMINISTRATION



FACILITIES:

1. Is a Ground plus two floors building block
2. Ground floor chiefly comprising of Principal's cubicle, Accountant's cubicle and lobby rooms.
3. First floor comprising of Seminar Hall, Computer hall and Library with internal MS staircase elevating to second floor
4. Second floor comprising of Meditation center and Library
5. Separate toilets with wash basins for boys and girls on ground floor for easy access.
6. All windows are sound-proof; an i.e. UPVC window since this building block is just located on periphery of Mysore highway.

2. WELLNESS CENTRE:



FACILITIES:

1. One storey building with provision for extra floors if planned in future
2. Two separate wards for boys and girls with occupancy of 5 numbers of patients per ward
3. Two special room separately for boys and girls who needs extra care
4. One doctor's room with attached wash basin pedestal and toilet
5. Dressing room with attached pharmaceutical section with counter
6. Pantry room in the middle of the building
7. One lobby/waiting room
8. Ramp and staircase on the front

3. VISITING PROFESSOR BLOCK



FACILITIES:

1. Is a Ground plus two floor building with provision of one more floor in future if planned
2. Each floor consists of 7 numbers of rooms
3. Each room consist of one living cum dining room with attached balcony and one master bedroom with attached toilet/bathroom
4. Each floor comprising of a common corridor and polycarbonate sheet on first floor to prevent rain

4. CLASSROOM BLOCK-II



FACILITIES:

1. Constructed in a split way method with Basement plus 3 floors on eastern wing and 2 floors on the western wing and Ground plus 2 floors in the central part of the building

2. Each classrooms with three different size; not varying much are 9.20 x 6.30m, 7.40 x 9.20m and 5.70 x 9.47m.
3. A 2.20m wide corridor on each floor.
4. A staff room block at the center of the building on each floor.
5. A multi-purpose hall on the top floor

5. BOY'S HOSTEL BLOCK – I & II

BOY'S HOSTEL BLOCK-I



FACILITIES:

1. The Boy's Hostel – I is currently a Ground plus two floor building
2. This single unit connected by a common corridor at center-line is under progress

3. Two cores on the eastern side has been mostly completed with first floor's roof slab work under progress
4. Footing works under progress on the third core of the building block
5. Two cores on the eastern side's civil work is expected to be completed by March, 2016.
6. This single unit hostel block consist of 28 rooms on the ground floor, 36 rooms on first and second floor; total of 100 rooms with provision to warden's room and one guest room. The total number of rooms accommodated to students excluding warden's and guest room = 96 Number of rooms.
7. The size of each room is 4m x 5m with capacity of 4 numbers of students per room.

BOY'S HOSTEL BLOCK-II



FACILITIES:

* The commencement of this block was done in Nov, 2015 after following all the series of pre-construction procedures systematically. i.e. Block marking, Levels marking, Site Cleaning, Tender preparation, Tender floating, Tender negotiation, Soil & Geotechnical survey, Site analysis and Awarding of work to contractor.

* As for the facilities, this block will bear the same as that of Boy's hostel Block-I except that this building consist of 111 Numbers of student's room and Warden room plus Guest room on Ground floor.

ROAD AND AMPHITHEATER



FEATURES

1. The road is 12m wide including drainage of 0.9m on the periphery alongside road.
2. The road is composed of dense graded bituminous macadam.
3. Amphitheater with beautiful landscape; bedded with Mexican grass in slope manner.
4. Surrounded by various species of plants and trees providing a serene environment around the Academic premise including Library and Administration in the center and Classroom blocks on both the wings.
5. Stone seating is provided facing the stage.

INAUGURAL CEREMONY:

His Holiness the XIV Dalai Lama formally inaugurated the Dalai Lama Institute for Higher Education, Bengaluru on December 14, 2016 after completion of the Administrative cum Library

building and Academic Block II. It was estimated that over 2000 Tibetans in and around Bengaluru attended the program although it was generally a working day. It was clear that His Holiness mattered to them more than anything else. Other dignitaries included Dr. G. Parameshwara, Home minister, Karnataka State Government, Prof. KS Rangappa, Vice-Chancellor, University of Mysore, Mr. Ngodup Tsering, Education Minister, Central Tibetan Administration (CTA), the Chief Representative, South Zone along with Tibetan MPs and Settlement Officers from the southern regions, Prof. Nagabushan, Chairman (BoS), Specialized Program, University of Mysore, many sponsors and donors who contributed generously for the construction projects and Heads of the TCV family.

The Dalai Lama Institute is recognized by the University of Mysore. Currently, the Institute offers five undergraduate courses. The specialized program consists of BA Honours in Tibetan Language and Literature and BA Honours in Chinese Language and Literature. The Regular Program comprises of Bachelor of Arts (BA), Bachelor of Commerce (B.Com) and Bachelor of Computer Applications (BCA).

Effective from January 2017, the Institute is also recognized as a 'Research Center' for Tibetan studies leading to Ph.D degree.





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