

Bharathi Trust - Kuvempu Project Building Proposal

The Bharathi Trust – Kuvempu project has a long-standing commitment to uplifting rural and marginalized communities through grassroots initiatives. Over the years the partnership with Asha for Education has enabled significant progress in both educational and economic well-being of its beneficiaries.

However, the absence of a permanent, well-equipped building has limited the reach and effectiveness of its programs. Currently, activities are dispersed across temporary locations, making it difficult to ensure continuity, resource optimization, and a safe, conducive environment for learning and community engagement. Constructing a purpose-built facility will address these challenges and provide a solid foundation for the next phase of our work.

Project Objectives

- To construct a building to host the Kuvempu Project's activities.
- To provide a safe, inclusive, and resource-rich environment for children, youth and staff.
- To enhance the capacity of the project to deliver high-impact educational, vocational, and livelihood programs.
- To foster community participation, creativity, and cultural identity through dedicated spaces for training, library, storage, meetings, and events.

Proposed Building Plan

The proposed building will cover approximately 2500-3000 square feet of built-up space.

Location:

Shivaganga village, Chitradurga, Karnataka. There are three 40'x30' plots donated by the Shivaganga gram panchayat to the Kuvempu project for its activities. This is in addition to the existing one-room building that the project uses to host its staff meetings.

Key Features:

- Multi-purpose hall for community meetings, cultural events, and large workshops
- Classrooms and training rooms
- Tailoring center

- Library and reading room
- Offices for project staff and volunteers
- Toilets for women and men
- Storage rooms and secure spaces for project materials

Target Beneficiaries

The building will serve approximately 12 villages around Shivaganga (per current reach).

- Children and youth from marginalized communities (primary and secondary education, after-school programs, and scholarships for advanced studies)
- Young adults, primarily women, seeking vocational training in tailoring, bag-making, and other handicrafts.
- Villagers who are seeking help for Govt. social benefit schemes.

Implementation Plan

Timeline

- Months 1-3: Finalization of architectural designs, documentation, and required approvals
- Month 3-6: Foundation work and structural construction
- Month 6-12: Ground floor space and interior work, installation of utilities

The construction process will be managed by Bharathi Trust with the help of location construction companies and an architect that helped complete other projects.

Monitoring

The project's progress will be monitored through regular reports, site visits, and conference calls. An independent evaluation will be conducted six months after completion to assess the building's utilization, impact, and areas for improvement.

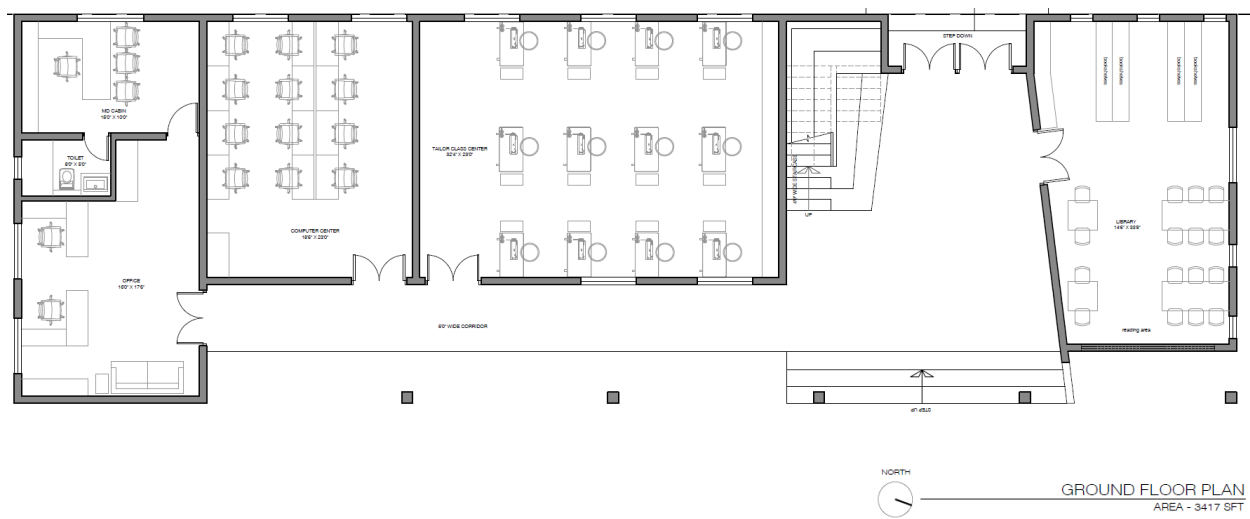
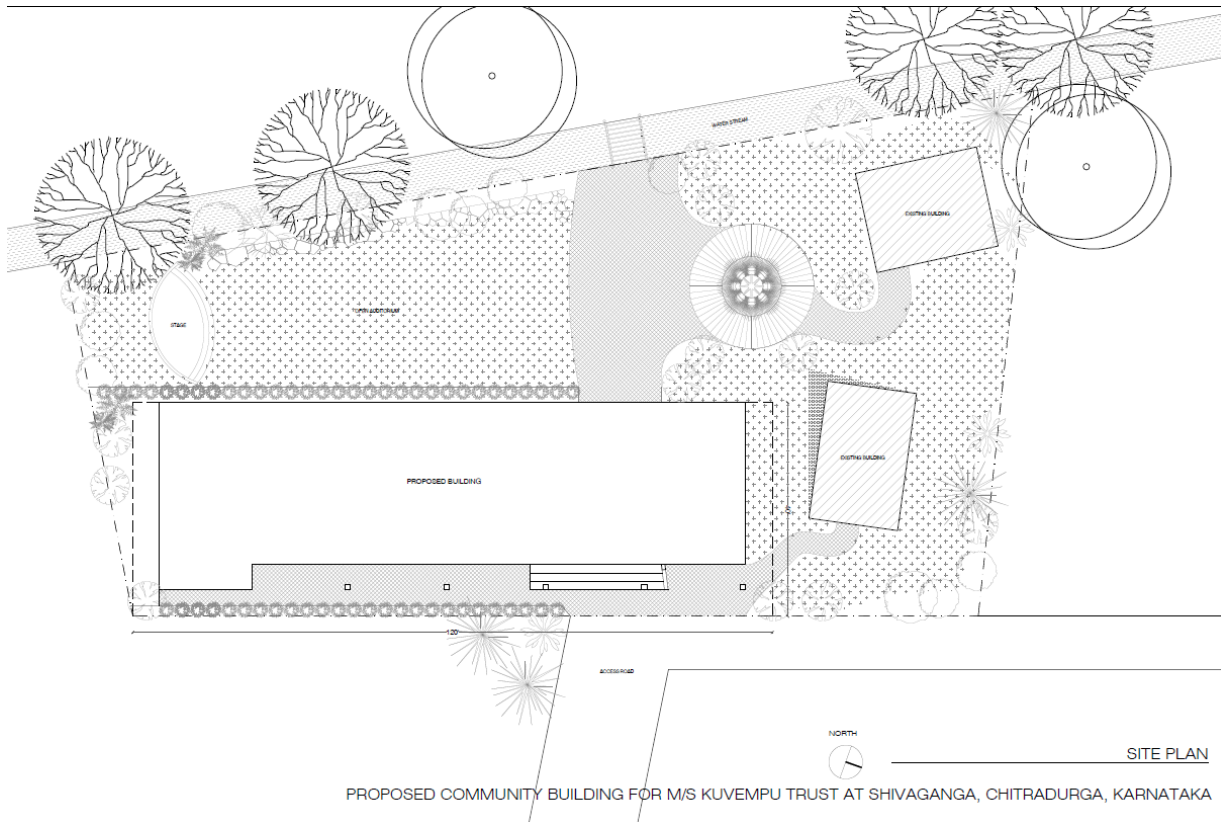
Budget Estimate

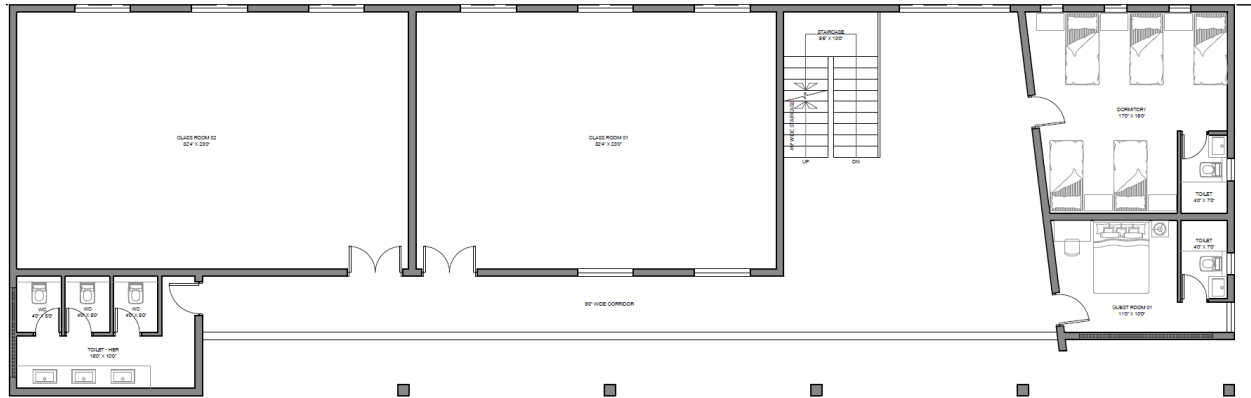
A detailed budget has been prepared by Space Articulation Architecture and Interiors, Bangalore for a three floor plan totaling 12,251 sq. ft. for a total budget of Rs. 2,84,07,300. The average expenditure for built-up square feet is Rs. 2300 (see Appendix 1). Estimates from other organizations ranged from Rs. 1800-2800 per square foot. See a second proposal by Naksha Consultants for Rs. 92,22,977 (Appendix 2).

Based on Asha-Detroit's current and near-term funding situation, the proposal is to target an investment of approximately Rs. 65,00,000 spread out over two years, with year-one funding of Rs. 30,00,000 (thirty lakhs), year-two funding for another Rs. 30,00,000, and expected Rs. 5,00,000 from balance at Bharathi Trust.

Appendix 1 – Site Plan Proposal by Space Articulation



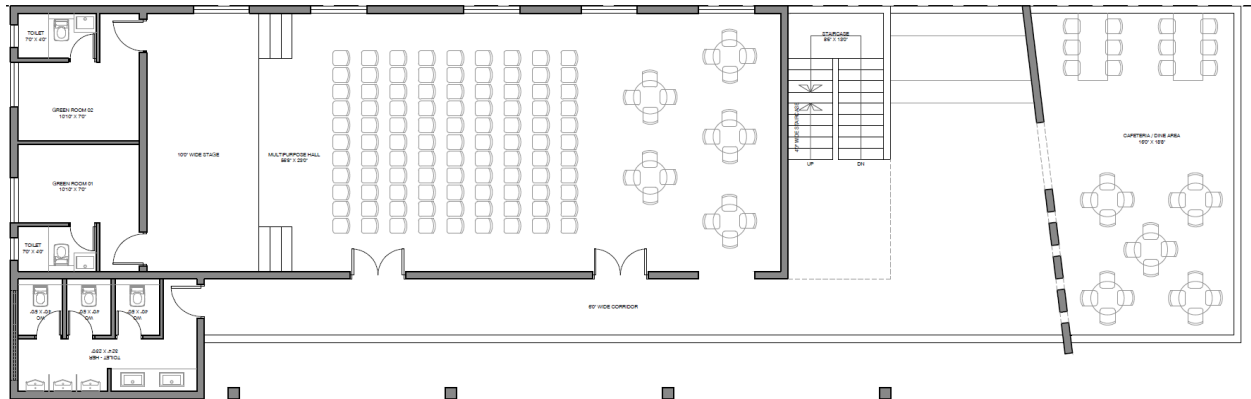




NORTH



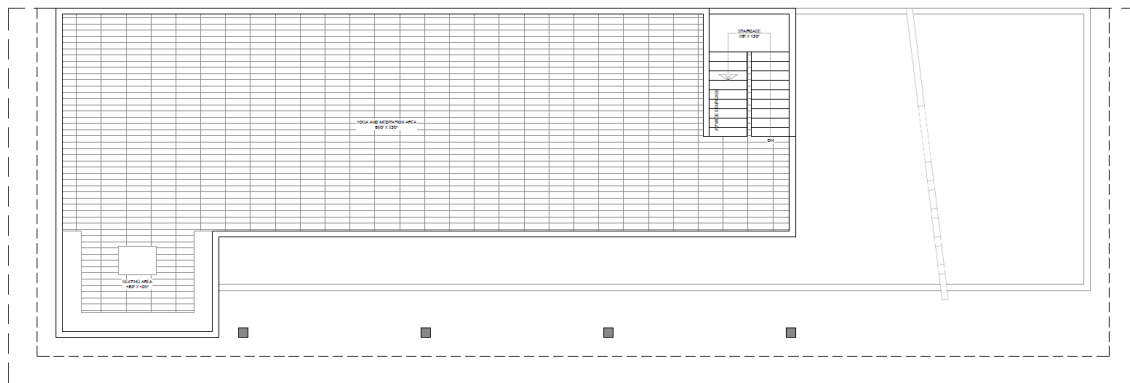
FIRST FLOOR PLAN
AREA - 3417 SFT



NORTH



SECOND FLOOR PLAN
AREA - 3417 SFT



NORTH



TERRACE PLAN
AREA - 2100 SFT



Building Estimation

DATE : 12 Aug 2025
BANGALORE

PROJECT : Proposed community / training center for Kuvempu trust Shivaganga, Chitradurga, Karnataka				
TO : Dr. Geetha Devi K. Ph.no : 94802 69940				
Sl.no	Description	Total Area	rate	Amount
	Scope of Work			
01	Earthwork & Excavation – All necessary excavation for site preparation, including trenches for foundations, as per approved drawings and specifications.			
02	Foundation – Execution of foundation works, including footings, base concrete, and reinforcement, ensuring a stable base for the structure.			
03	Plinth Works – Construction of plinth beams and filling, completed as per approved levels and specifications.			
04	Masonry Works – Construction of all walls using approved materials, workmanship, and mortar mix ratios as specified.			
05	RCC Works – Casting of reinforced cement concrete components such as slabs, sill levels, and lintel beams, including formwork, centering, reinforcement, and concreting.			

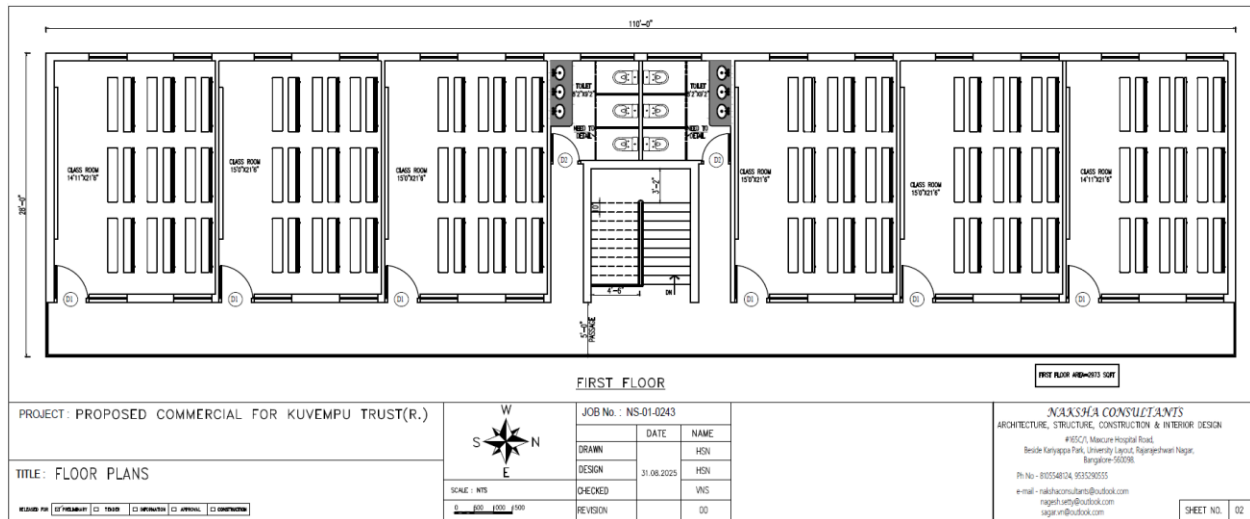


06	Plastering – Internal and external plastering with the specified mix to achieve a smooth and durable finish.			
07	Joinery – Supply and installation of wooden doors with flush shutters, complete with all fittings, and UPVC windows as per approved design.			
08	Flooring – Laying of vitrified or ceramic tiles in the approved sizes, shades, and patterns, with proper bedding and grouting.			
09	Roofing – Execution of RCC roofing works in accordance with the structural design and specifications.			
10	Painting – Internal and external painting using approved brands, shades, and finishes, ensuring adherence to quality standards.			
	Approximate Area calculation Ground floor – 3417 sft First floor – 3417 sft Second floor – 3417 sft Terrace – 2100 sft	12351 sft	2300	2,84,07,300

Kindly note that this is an approximate calculation. The actual estimation will be derived based on the approved material and specification. We thank you for your continued support and assure you of our best services at all times.

Thanking you,

VASANTHARAJ KRISHNAN
PRINCIPAL ARCHITECT



Detailed Estimate for the Proposed Residence for Kuvempu trust(R.)					
Sl No	Particulars	Unit	Qty	Rate	Amount.
EARTH WORK					
1	Earth work excavation for wall foundations, column footings, lift wells, steps, rafts, plinth beam, column pits, etc., with a lift upto 6'0" under normal soil conditions, complete	Cft	9701.00	15.00	1,45,515.00
2	Earth refilling with available earth on sides of trenches, including compaction with ramming the earth with 1'0" layer, etc., complete	Cft	9701.00	5.00	48,505.00
3	Earth refilling with earth brought from outside on sides of trenches, including compaction with ramming the earth with 1'0" layer, etc., complete	Cft	2740.00	14.00	38,360.00
4	Providing anti-termite treatment for foundation & below floors	Sft	2530.00	10.00	25,300.00
Total of Earth Work					2,57,680.00
CONCRETE WORKS					
6	P & L PCC 1:4:8 for wall foundations below column footings, floor sub base, parking area, using coarse graded aggregate of 40mm & downsize and compacted using wooden or cast iron rammers, including curing, etc., complete	Cft	2232.00	100.00	2,23,200.00
7	P & L PCC 1:2:4 for window sills 3" thk using graded aggregate of 20mm & downsize, including necessary shuttering, etc., complete				
	Ground Floor	Sft	63.00	35.00	2,205.00
	First floor	Sft	79.00	35.00	2,765.00
8	P & L PCC 1:3:6 for flagging course average 3" thk, top finished in CM 1:4	Sft	921.00	45.00	41,445.00
9	P & L DPC 1:3:6 For Plinth Concrete 3" thk using graded aggregate of 20mm & downsize	Sft	544.00	45.00	24,480.00
10	P & L PCC 1:2:4 I.P.S. flooring for parking areas, etc., with an average 2.5" thk, finished in CM 1:4	Sft	0.00	65.00	-
11	P & L 6" thk soling layer for below footing areas, complete	Cft	-	85.00	
12	RCC Works M 25 grade including shuttering, centering of high quality				
a.	For column footings	Cft	1458.00	165.00	2,40,570.00
b.	For column pedestals	Cft			-
c.	For plinth beam	Cft	582.00	165.00	96,030.00
d.	For columns				
	Ground Floor	Cft	347.00	185.00	64,195.00
	First Floor	Cft	223.00	185.00	41,255.00
e.	For lintels				
	Ground Floor	74	90.00	185.00	16,650.00
	first Floor	Cft	89.00	185.00	16,465.00
f.	For chejjas & lofts (average 3" thk)				
	Ground Floor	Sft	144.00	100.00	14,400.00
	first Floor	Sft	216.00	100.00	21,600.00

Sl No	Particulars	Unit	Qty	Rate	Amount.
g.	For staircase (folded plate),external	cft	39.00	1,200.00	46,800.00
h.	For roof beams				
	Ground Floor	Cft	529.00	240.00	1,26,960.00
	First Floor	Cft	490.00	240.00	1,17,600.00
i.	For roof slabs				
	Ground Floor	Cft	2530.00	185.00	4,68,050.00
	First Floor	Cft	2530.00	185.00	4,68,050.00
j.	For retaining wall				
		Cft	0.00		-
	Total of Concrete Works				20,32,720.00
	MASONRY WORKS				
13	P & C Size stone Masonry (SSM) in CM 1:8 for foundations, basement retaining walls, etc., with bond stones at 6'0" apart in each course including curing, etc., complete	CFT	1870.00	125.00	2,33,750.00
14	P & C 9" thk. Solid Cement Block (SCB) wall in CM 1:6 with necessary scaffolding & curing for superstructure for walls, pilasters, parapet, etc., complete				-
	Ground Floor	Cft	1186.00	180.00	2,13,480.00
	First Floor	Cft	1246.00	180.00	2,24,280.00
					-
15	P & C 4" thk. Solid Cement Block (SCB) wall in CM 1:5 with necessary scaffolding & curing for superstructure for walls, pilasters, parapet, etc., complete				-
	Ground Floor	Sft	1091.00	125.00	1,36,375.00
	First Floor	Sft	1311.00	125.00	1,63,875.00
	Total of Masonry Works				9,71,760.00
	PLASTERING WORKS				
16	Providing plastering in CM 1:4 to ceilings, beams, etc., 12mm thk with necessary scaffolding, smooth lime rendering, curing, etc., complete				
	Ground Floor	Sft	2530.00	40.00	1,01,200.00
	First Floor	Sft	2530.00	40.00	1,01,200.00
17	Providing plastering in CM 1:5 for internal walls, columns, etc., 12mm thk with necessary scaffolding, smooth lime rendering, curing, etc., complete. Care to be taken to provide plastering mesh at wall / column / beam junctions and also at places where electrical conduiting has been done.				
	Ground Floor	Sft	5325.00	40.00	2,13,000.00
	First Floor	Sft	4508.00	40.00	1,80,320.00
18	Providing plastering in CM 1:3 for external walls, chejjas, beams, columns, etc., 12 mm thk with necessary scaffolding, sponge finish including mixing with waterproof compound of approved make (Fosroc, etc.) as per manufacturer's specifications, etc., complete	Sft	5753.00	45.00	2,58,885.00
	Total of Plastering Works				8,54,605.00

Sl No	Particulars	Unit	Qty	Rate	Amount.
STEEL WORKS					
19	P & F reinforcement steel TMT bars of various diameters using black annealed double fold binding wire of 18 gauge anchoring to the adjoining members wherever necessary including all wastage, cost of tools, all lead & lift charges, etc., complete for all floors including provision of cement or plastic cover blocks for main reinforcements as per IS code. (Basic rate is Rs. 70/- per kg)	Kgs	17710.00	85.00	15,05,350.00
20	P & F M.S. Staircase (OHT) as per design & drawings issued by the architect including the cost of 2 coats of painting & 1 coat of primer, etc., complete	LS	0.00		-
21	P & F M.S. Grill for Utility, etc as per design & drawings issued by the architect including the cost of 2 coats of painting & 1 coat of primer, etc., complete	Sft	0.00	90.00	-
22	P & F MS railings for staircase, balconies, etc as per design & drawings issued by the architect including the cost of 2 coats of painting & 1 coat of primer, etc., complete	Rft	140.00	300.00	42,000.00
	All Floors	Rft	60.00	980.00	58,800.00
23	P & F Glass Railings for balconies, etc as per design & drawings issued by the architect including Labour, etc., complete		0.00		
	All Floors	Rft	0.00	2,850.00	-
24	P & F M.S. Rolling Shutter (Motorized) for windows of all shapes & sizes as per design & drawings issued by the architect including the cost of 2 coats of painting & 1 coat of primer, etc., complete				
	All Floors	Sft	0.00		-
25	P & F M.S. grill work for windows & ventilators of all shapes & sizes as per design & drawings issued by the architect including the cost of 2 coats of painting & 1 coat of primer, etc., complete	Sft	670.00	280.00	1,87,600.00
	Total of Steel Works				17,93,750.00
MISCELLANEOUS WORKS					
26	P & L weather proof course on terrace over RCC slab using a layer of waterproofing membrane and finished with spreading cement slurry & laying screed concrete in CM 1:4 admixed with water proof compound of approved make (Fosroc) laid to required gradients & slope, the top finished with leak-proof joints with false squares spaced 1'0" intervals and rounding off of the joint between the slab & wall with waterproof cement compound	Sft	2730.00	80.00	2,18,400.00
27	P & L cinder filling for sunken areas (finished with water proof plastering), with the necessary slope & outlet pipe of toilet & with a top finish of 3" thk screed concrete in CM 1:4 laid to a slope including curing, etc., complete	Cft	0.00	185.00	-
28	P & F 4" dia rain water pipe (Finolex) complete with 'U' clamps, necessary fixtures	Rft	50.00	225.00	11,250.00

Sl No	Particulars	Unit	Qty	Rate	Amount.
29	P & F 20 mm thk medium black granite cooking platform including chamfering, edge cutting / polishing, fixing of sink, etc., complete with jointing materials neatly finished. Cost should also include MS clamp supports at regular intervals if modular kitchen is not being done	Sft	0.00	200.00	-
30	P & F SS sink with the necessary fixtures (Basic rate Rs. 10,000/-)	Nos	8.00	10,000.00	80,000.00
31	P & C UG sump tank with 8" thk SCB including chicken mesh water proof plastering both inside & outside, finished with suitable tiles with 2mm thk spacer filled with epoxy grout, with RCC 5" thk slab as top cover alongwith chamber plate of size 2'0" x 2'0" excluding free board, etc., complete	Lts	5000.00	18.00	90,000.00
32	P & F washing stone & cuddapah sink with necessary supports	LS	0.00	10,000.00	-
33	P & F PVC overhead tank (Sintex) elevated 6'0" above the terrace level, etc., complete	Lts	2000.00	15.00	30,000.00
	Total of Miscellaneous Works				4,29,650.00
	DOORS & WINDOWS				
34	P & F teakwood paneled door or equivalent factory designed door for main door as per the approved drawings, specifications & directions. The frame (6" x 3") to be fixed in the wall with MS hold fasts packed in concrete. (The necessary hardware such as hinges, door locks, handles, bolts, doorstep to be provided by the) and fixed as per the architect's directions, etc., complete (6500)	Sft	96.00	1,200.00	1,15,200.00
35	P & F teakwood paneled glass door or equivalent factory designed door for puja door as per the approved drawings, specifications & directions. The frame (4" x 3") to be fixed in the wall with MS hold fasts packed in concrete. (The necessary hardware such as hinges, door locks, handles, bolts, doorstep to be provided by the Owner) and fixed as per the architect's directions, etc., complete			-	
	Ground Floor	Sft	0.00	1,200.00	-
36	P & F 30mm thk flush doors with salwood frame (5" x 3") or equivalent factory designed door for internal room doors as per the approved drawings, specifications & directions. The shutter to be finished with enamel paint on both sides. (The necessary hardware such as locks, internal bolts, hinges, doorstops to be provided by the Owner) and fixed as per the architect's directions, etc., complete				
	Ground Floor	Sft	156.00	600.00	93,600.00
	First Floor	Sft	156.00	600.00	93,600.00

Sl No	Particulars	Unit	Qty	Rate	Amount.
37	P & F 30mm thk flush doors with salwood frame (4" x 3") or equivalent factory designed door for toilet doors as per the approved drawings, specifications & directions. The shutter to be finished with enamel paint on the outside & 1mm thk. Vinyl sheet on the inside as additional waterproofing. (The necessary hardware such as locks, internal bolts, hinges, doorstops to be provided by the Owner) and fixed as per the architect's directions, etc., complete				
	Ground Floor	Sft	44.00	600.00	26,400.00
	First Floor	Sft	44.00	600.00	26,400.00
38	P & F UPVC 3-track sliding windows/Doors (KDW) & ventilators with 4/5 mm thk extra clear glass with the necessary fixtures & weather proof PVC beadings, sealant, etc., including fixing charges, scaffolding, etc., complete				
		Sft	1080.00	500.00	5,40,000.00
Total of Doors & Windows Works					8,95,200.00
PAINTING WORKS					
39	Providing premium acrylic emulsion painting (Asian) for ceiling including the necessary primer & 2 coats of (Asian) putty, etc.. The original surface to be scraped & rubbed with sandpaper to cover all minor defects. The quoted rate to include scaffolding, etc., complete				
	Ground Floor	Sft	2530.00	20.00	50,600.00
	First Floor	Sft	2530	20.00	50,600.00
40	Providing premium acrylic emulsion painting for all internal surfaces of walls, etc, including the necessary primer & 2 coats of (Asian) putty, etc.. The original surface to be scraped & rubbed with sandpaper to cover all minor defects. The quoted rate to include scaffolding, etc., complete				
	Ground Floor	Sft	6475.00	20.00	1,29,500.00
	First Floor	Sft	5365.00	20.00	1,07,300.00
41	Providing water proof exterior grade paint over 1 coat of primer (Asian Apex) including the necessary scaffolding, etc., complete. The surface should be thoroughly cleaned & wetted before painting & the curing to be done as per manufacturer's specifications.	Sft	7618.00	20.00	1,52,360.00
42	Providing melamine spray polish (matt finish) for teak wood main door and Puja room door	Sft	0.00	135.00	-
			0.00	30.00	-
Total of Painting Works					4,90,360.00
FLOORING WORKS					
43	P & L vitrified 2' x 2' flooring of approved size & make laid in CM 1:6, etc., with 2 mm thk spacer & epoxy grout & cleaning, complete (Basic rate Rs.100/- sft)				
	Ground Floor	Sft	2874.00	80.00	2,29,920.00
	First Floor	Sft	2470.00	80.00	1,97,600.00

Sl No	Particulars	Unit	Qty	Rate	Amount.
44	P & L vitrified tile skirting 3" high of approved size & make laid in CM 1:6, with 2 mm thk spacer & epoxy grout & cleaning, complete (Basic rate Rs. 100/- sft)				
	Ground Floor	Sft	0.00	45.00	-
	First Floor	Sft	0.00	45.00	-
45	P & L ceramic tile flooring for bathrooms of approved size & make laid in CM 1:6 joint free, etc., with 2 mm thk spacer & epoxy grout & cleaning, complete (Basic rate Rs. 80/- sft)				
	Ground Floor	Sft	186.00	80.00	14,880.00
	First Floor	Sft	186.00	80.00	14,880.00
46	P & L glazed tile wall dadoing for bathrooms & kitchen of approved size & make laid in CM 1:6 joint free, etc., with 2 mm thk spacer & epoxy grout & cleaning, complete (Basic rate Rs. 80/- sft)				
	Ground Floor	Sft	245.00	90.00	22,050.00
	First Floor	Sft	245.00	90.00	22,050.00
47	P & L external tiles for the sit-out area of approved size & make laid in CM 1:6 joint free, etc., including 2 mm thk spacer with epoxy grout & cleaning, complete (Basic rate Rs. 60/- sft)				
		Sft	0.00	-	-
48	P & L granite flooring for staircase such as treads, risers & skirting as per the drawings & instructions with chamfered nosing for the treads & skirting, complete as per the architect's instructions (Basic rate Rs. 150/- sft)				
		Sft	74.00	80.00	5,920.00
Total of Flooring Works					5,07,300.00
49	P & C 6" SCB compound wall of 5' height, as per design including the required excavation, SSM of 2'0" x 2'0", DPC course & plastering on both sides of the wall, etc., complete				
		Rft	290.00	150.00	43,500.00
50	P & F M.S. gate as per drawings & instructions provided by the architect with the required primer & 2 coats of enamel paint, etc., complete				
		Sft	40.00	200.00	8,000.00
Total of Compound Works					51,500.00
PROVISIONAL WORKS					
51	P & C rain water recharge pit excavated to a depth of about 12'-15' lined with cement concrete rings & filled with a layer of jelly & sand as filtration with provision only for the filtration unit, complete				
		LS			
52	P & F 10mm thk. Toughened Glass Skylights with integrated grills as per the designs & drawings provided by the Architects. The framework to be enamel painted & Black UV resistant sealant to be used for the glass & steel junctions, etc., complete				
		Sft	0.00		-
53	P & F Cladding as per drawings & instructions provided by the architect etc., complete				
		Sft	0.00	450.00	-
54	P & L 3" thk machine dressed sadarahalli stone slabs over ditch with the necessary SSM supports & concrete finish in front of the stones				
		Sft	0.00	200.00	-

Sl No	Particulars	Unit	Qty	Rate	Amount.
55	P & F elevational elements / façade treatment as per the drawings & instructions of the architect, etc., complete (a lumpsum consideration till the detailed drawings & specifications are generated)	LS		Fixed by Architect	1,00,000.00
	Total of Provisional Works				1,00,000.00
	Total of all Civil Works				83,84,525.00
56	PLUMBING WORKS: Including all fixtures such as pillar cocks, wall mixers, overhead shower spout, health faucets of Jaquar make (basic model), ceramic fixtures such as wash basins, commodes of Cera / Hindware (basic model - white colour) with all necessary traps & fixtures. C-PVC piping for the water lines & Finolex piping for the waste & sewage pipes. Provision for solar water heater & geysers in the bathroom will be made in the piping system itself. SS accessories such as hooks, towel holders, mirrors, etc., have not been considered. (a percentage consideration till the detailed specifications & selection of the fittings are made for generating the final estimation)		%	6.0%	5,03,071.50
57	ELECTRICAL WORKS: including conduit pipes (VIP), electrical wires (Finolex), modular switches (Anchor Roma) including cost & fitting of meter board, U/G cable upto 10' length from the meter board & all other points as per electrical layout. (a percentage consideration till the detailed electrical layouts are prepared for generating the final estimation on "number of points" basis based on the type of switches selected)		%	4.0%	3,35,381.00
	Total of plumbing & electrical works				8,38,452.50
	GRAND TOTAL				92,22,977.50