

**PROJECT PROPOSAL FOR THE
CONSTRUCTION OF 3 FLOORS FOR**

AiR HUMANITARIAN HOMES



PREPARED BY : AiR Humanitarian Homes

**20th Milestone, Bannerghatta Village, Bannerghatta,
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Introduction

AiR Humanitarian Homes (FOSA) is a Non-Profit Organisation, established in 1995 to make a difference in the lives of the destitute and the abandoned through service. Our vision is to serve the suffering humanity and reduce their pain and suffering, transforming their lives. We endeavour to give a home to the homeless and hope and happiness to the desperate and lonely. We believe that by serving the poor, we are serving God. We run three humanitarian homes across Bengaluru at Bannerghatta, Chikkagubbi Village and Chandapura. Altogether, at this point in time, we are looking after over 800 residents every day at our homes. Since the commencement of this humanitarian initiative and journey in 1995, we have been able to help over 50,000 suffering and ailing people. Most of them have been picked up by us from the streets of the city, rehabilitated, and been given a better life.

Our dedicated service team identifies individuals who need help and care. In case of any urgent medical attention or surgical procedures, the team admits them to our networking hospitals in the city. Needy individuals are provided with medical care, help and emotional support. We help organize procedures and surgeries, provide prosthetic limbs or wheelchairs to the physically challenged and treatment for the ailing, including those suffering from life-threatening diseases like AIDS, TB and cancer. We rehabilitate our residents so that they become self-dependent. Many of them have been reunited with their families after recovery.

We work in close association with the Bengaluru police, other non-profit organizations and NGOs, government hospitals in Bengaluru and social workers to better our services for the needy and abandoned. The city Police, social workers, NGOs, and citizens of the city also refer such individuals to us and help us in identifying those who may need shelter and medical assistance. We endeavor to ensure that help is available to the poorest of the poor, the destitute and the abandoned at all times of the day. Hence a 24/7 Helpline (9739544444) has been dedicated to the service of the underprivileged.

Summary

The project proposed in this scheme is meant for additional support to construct additional floors for our Bannerghatta, AiR Humanitarian Home; to expand our facilities and extend the present service from 350 beds to 1000 beds; to facilitate more homeless people, so that they get basic life needs (food, shelter and clothing free of cost) with basic medical care; to set up isolation rooms for the homeless and destitute with contagious and communicable diseases like HIV, TB, Hepatitis etc. This home aims to provide care, support and shelter for 1000 underprivileged people.

Currently, we have 3 caretakers, 2 resident doctors, 2 consultant doctors, 10 nurses, 1 physiotherapist, 2 cooks, 4 attendants and 2 watchmen. We regularly conduct health check-up camps. All the residents are provided with 3 nutritious meals and above all, love and care. Every resident has been given an opportunity to get involved in indoor and out-door recreational activities and our staff engages all residents in crafts and hobbies.

Problem Statement or Challenge?

The rising inflow of migrants, coupled with the absence of affordable housing, unexpected health issues render thousands of men and women, homeless. On cold wintery nights, when Bengalureans retire for the day in the warmth of their homes, a small but growing number of people seek refuge under flyovers, at bus stations and on pavements. Even people with low socio-economic background end up on streets due to diseases and various addictions such as alcohol, tobacco, etc. With only few shelter homes currently operational in Bengaluru, our existing infrastructure can support barely 10% of Bengaluru's homeless population. A random survey by the NGOs in the city pegged the number of homeless at around 5,200 in 2018. In a repeated exercise a year later, it was 4,000. In July 2021, the High Court directed the BBMP to establish at least 40 homeless shelters within three months and a total of 84 within six months.

How will this project solve this problem?

As a part of our service, We identify the homeless people, abandoned and orphans, we admit them and provide them with medical care, counseling and free food and shelter. We arrange facilities in our networking hospitals for laboratory investigations, expert opinions and various surgical and medical procedures. This proposal will help us to reach out to more and more needy people and facilitate free food, shelter, and medical treatment for about 500 additional destitutes to the existing number.

Potential Long Term Impact

This project has the potential to positively impact the lives of the homeless, the abandoned, orphans, women and the elderly. Their basic needs will be met, and they will get a second chance at life through our organization, along with love and care which each human being is entitled to. We expect our residents to become more confident, happier and prove to be an asset to the community. This is a project with long term plans and objectives.

Objective/Purpose of the project

- **To help the homeless, orphans, live a dignified life, which they have, unfortunately, never experienced and help them live with peace and comfort till the end of their life.**
- **To make a secure place available where the homeless, the aged, the diseased, the orphaned and the abandoned can stay in Bangalore.**
- **To provide welfare services like free shelter, food, healthcare and recreation.**
- **To provide prosthetics (artificial limbs) to amputees, walker and walking sticks to the aged and physically challenged, bed care to bedridden residents, cataract surgeries for the cataract-affected and other such needs and facilities to the residents of our homes through our networking institutes and hospitals.**
- **To provide psychiatric care to the mentally ill residents**

Project Activities

- **To pick up patients and provide immediate medical assistance, with the help of ambulances, one at each of our facilities, our team is equipped to engage quickly and effectively reach the ones in need.**
- **To have a dedicated team of in- house doctors and nurses, to provide first aid and emergency response to the ones who are rescued**
- **Providing Physiotherapy to the patients, and the physically challenged, in order to ease pain and enable speedy recovery. the team also includes a highly trained and experienced physiotherapist.**
- **Counseling service for trauma, depression and behavioral disorders. While many look at the physical hardships one goes through, we aim to also focus on the mental wellbeing of the people we bring in. This will help residents to develop the will to live and regain hope.**
- **In case of death – any unclaimed bodies will be rightfully cremated after the legal proceedings- free of cost.**

Implementation Area

AiR Humanitarian Homes, 20th Milestone, Bannerghatta Village, Jigani Hobli, Anekal Taluk, Bangalore Rural – 560083

Implementation Timelines/Work Plan

Construction work will be completed in 6 to 8 months and the work plan is attached in the annexure.

Project Output/Outcome/Impact/ Sustainability

We have been running the humanitarian homes with the support of our trust, local donations and contributions only. We do not get any financial support from the State or Central Government. We are mobilizing both cash and kind through the general public. We have limited resources, with the help of which we take care of about 280 homeless and needy people and orphans. We plan to extend our services and facilities to another 500 destitutes. But day by day, the number of homeless people is increasing due to various reasons. Thus, we need additional support from donors and philanthropists to meet the needs of the increasing number of homeless people and accommodate them in our homes.

We seek support for about 1 year and INR. 26,345,889.00 (Two Crore Sixty Three Lakhs Forty Five Thousand Eight Hundred Eighty Nine Rupees). Meanwhile, we will strive to mobilize continuous local donations by exhibiting our good work and service. We hope to receive support and raise funds from donors and philanthropists.

The proposal covers 280 existing and extra 500 homeless people, abandoned people and orphans. Every resident will be provided with good shelter, nutritious diet, medical facilities and a holistic and healthy entertainment program, enabling them to live their life peacefully and joyously.

Impact analysis:

The project will be monitored at regular intervals by Directors and Head of the Service Team constituted with the Trust of the organization as convener / member Secretary. Authorities from the Funding Agency will be nominated as members to the project advisory committee. This committee would meet periodically once in 3 months and advise on various aspects concerning implementation of project and review of the programs/activities undertaken. The Project Advisory Committee will also review the accounts and audited statements.

Serving Humanity is Prayer
Making a Difference by reaching out to Suffering
Humanity



Budget and Cost Tables for homeless people abounded

Notes:

a) Quantities are calculated based on latest Architectural drawings dated

The following are the approximate quantities of Structural items of work for the proposed three additional floors for Kempfort hospital, Bengaluru.

SLNO	ITEM	UNIT	QTY	TOTAL QTY	RATE	AMOUNT
I	CONCRETE					
1	PLAIN CEMENT CONCRETE: Providing and laying 50 mm thick M15 grade plain cement concrete using manufacture sand, 20mm and downsize aggregates over cinder filling for sunken areas, including base preparation, compaction, curing, shuttering etc., complete at all levels as directed by Engineer in charge	sqm	30	30	6,400.00	192,000.00
2	REINFORCED CEMENT CONCRETE Important notes in regard to reinforced cement concrete 1. All concrete used for reinforced concrete work (structural concrete) shall be "Controlled concrete" While quoting for structural concrete work contractors are particularly advised to study the relevant drawings carefully before quoting Contractors shall submit drawings showing the scheme of form work (shuttering) for beams and slabs, areas which project out at various levels as indicated in drawings and this shall be obligatory. The successful tenderer shall maintain at site, cube testing machine in good working order, sieves, slump cone, graduated cylinder and weights, scales for material testing. NOTE: A qualified machanic shall always be available during working hours for maintenance of weight batching machines. Providing & laying controlled reinforced cement concrete conforming to grades as specified in IS 456 - 2000) as per specifications using 20mm down size aggregates at any depth or heights excluding the cost of steel reinforcement centring, shuttering, scaffolding but inclusive of cost towards compacting with vibrations, curing and hacking the exposed surfaces wherever required to receive plaster or floated steel troweled surface whenever specified. The rate shall include cover blocks in concrete to keep reinforcement in position made of PVC or Nylon of approved make / quality and arrangements to provide recesses to slabs, columns, walls and placing and securing properly within the formwork sleeves and / or opening in slabs, embedments such as inset plates, bolts, corner protection angles, anchors etc. (embedment shall be paid separately under respective items), construction joints, sunk slabs, cantilever slabs, making holes or cutting formwork for taking out electrical conduits or dowels for column to Block / Brick work etc. to the required shape, size and slope as shown in the drawing. For all structural concrete elements post construction dimension and levels shall be documented and submitted Note: Construction joints shall be at pre approved locations only shall be vertical or stepped. Concrete shall be chipped immediately after final setting using mechanical chippers and thoroughly cleaned. Surface shall be given a. A thick coat of slurry if the joint is less than 3 days old b. A thick coat of slurry with latex based admixture if the joint is less than 7 days old c. A coat of epoxy if it is more than 7 days Construction joints in columns, walls shall be horizontal and all the latent concrete shall be removed after final setting and shall be given a coat of thick slurry if the joint is below the floor level and mortar poured from the top mix proportion equal to that of concrete. Adequate care including necessary formwork shall be taken to cast rich mix around columns if difference in strength specified is 25%. The rates shall also include account for any admixtures (approved by the consultants) the contractor may use in order to enhance the workability, to achieve accelerated strength, etc. The rate shall include use of plasticizers and retarders to limit the water/cement ratio to 0.45 and the temperature to 25 degree C at the time of setting. Complete care shall be taken to achieve dense and fully watertight concrete. Approved makes (Ultratech, ACC, Birla, Ramco, Dalmia) Using RMC from outside					
i	IN COLUMNS OF DIFFERENT SIZES AND SHAPES AT VARIOUS LEVELS / HEIGHTS Controlled concrete of M25 grade with minimum cementitious material content of 320 kg / cum which includes 53 grade OPC and GGBS (limited to 15% by weight) as per IS 15 in the following items: From 2nd floor level to 3rd floor level From 3rd floor level to 4th floor level From 4th floor level to 5th floor level	cum	57	57	7,983.00	455,031.00
		cum	57	57	8,283.00	472,131.00
		cum	57	57	8,612.00	490,884.00
ii	IN R.C. LIFT WALLS Controlled concrete of M25 grade with minimum cementitious material content of 320 kg / cum which includes 53 grade OPC and GGBS (limited to 15% by weight) as per IS 15 in the following items: From 2nd floor level to 3rd floor level From 3rd floor level to 4th floor level From 4th floor level to 5th floor level	cum	6	6	7,983.00	47,898.00
		cum	6	6	8,283.00	49,698.00
		cum	6	6	8,612.00	51,672.00
iii	IN CONVENTIONAL SLABS OF DIFFERENT THICKNESS AS PER DRAWING INCLUDING SUNKEN SLABS, SLABS TO PROFILE IN PLAN , CHAJJAS AND LEDGE SLABS ETC AT DIFFERENT LEVEL. Controlled concrete of M25 grade with minimum cementitious material content of 320 kg / cum which includes 53 grade OPC and GGBS (limited to 15% by weight) as per IS 15 in the following items: At 3rd floor level At 4th floor level At 5th floor level Ramp slab at all levels	cum	211	211	6,600.00	1,392,600.00
		cum	211	211	6,600.00	1,392,600.00
		cum	211	211	6,600.00	1,392,600.00
		cum	81	81	6,600.00	534,600.00
iv	IN BEAMS (upstand and down stand) Controlled concrete of M25 grade with minimum cementitious material content of 320 kg / cum which includes 53 grade OPC and GGBS (limited to 15% by weight) as per IS 15 in the following items: At 3rd floor level At 4th floor level At 5th floor level Ramp beams at all levels	cum	44	44	6,600.00	290,400.00
		cum	44	44	6,600.00	290,400.00
		cum	44	44	6,600.00	290,400.00
		cum	9	9	6,600.00	59,400.00

	Controlled concrete of M25 grade with minimum cementitious material content of 320 kg / cum which includes S3 grade OPC and GGBS (limited to 15% by weight) as per IS in the following items							
v	M.C. STAIRCASE S at all levels connecting from second floor upto fourth floor including concrete in steps and landing.	sqm	19	19	6,600.00		125,400.00	
	Controlled concrete of M20 grade with minimum cementitious material content of 300 kg / cum which include S3 grade OPC and GGBS (limited to 15% by weight) as per IS in the following items							
vi	In RCC Slabs at all levels	sqm	10	10	6,600.00		66,000.00	
3	Providing cinder concrete in sunken floors at all levels of proportion one part of cement and ten parts of cinder by volume. Cinder available from furnaces of steam boilers using coal fuel only shall be used and brick ball cinder shall not be allowed. The cinder should be cleaned, free from dirt and wood ashes and shall pass through IS 30 sieve with 60% passing through IS 1.75 sieve and should not contain more than 10% of unburnt carbon and not more than 0.5% of acid soluble sulphates (AS). The cinder should be soaked in water before filling. The concrete shall be cured for 7 days. For Toilet sunken areas	sqm	90	90	7000.00		630,000.00	
II	FORMWORK FOR CONCRETE WORKS:							
	Providing, fabricating and erecting formwork for floor height at all levels and places wherever needed as specified as per drawing including striking / dethuttering with necessary safety precautions.							
	Formwork designed with proposed materials (to be approved prior to making) shall be able to retain its shape, line, dimension, level within the allowable limits of variations.							
	Forms, shoring and bracing shall be all in steel or Aluminium.							
	Formwork shall be designed for rigidity, durability and shall have adequate strength, water tightness and ensure easy removal etc.							
	Formwork shall facilitate for making holes / recess for leaving dowells embedments etc. at no additional cost and shall be submitted for approval.							
	Formwork shall be arranged to provide necessary arrangement for camber in beams or slabs as per design.							
	Formwork shall have adequate openings for cleaning.							
	Formwork system and scheme includes special staging for casting floors of different heights, slabs to gentle slope, roof projections at various levels and profiled formwork.							
	SUBMITTALS							
	Formwork system and scheme depending upon sequence of construction shall be submitted. It shall take care of loads due to the subsequent slabs also the dethuttering shall be approved by consultant.							
	Contractor shall submit drawings showing the scheme of formwork including back propping and proper sequence of erecting and back propping so that the structural steel will not be overloaded due to construction loads at any levels.							
	Contractor shall submit scheme and methodology including load calculations, design of formwork, staging, propping, to retain its shape, line, dimension, level, bracing for rigidity, side supports to back propping and it shall have some remarks.							
	Formwork in following items of work at all level							
i	For Columns	sqm	1395	1395	699.00		975,105.00	
ii	For Slab Walls	sqm	365	365	699.00		115,335.00	
iii	For Slabs including, sunken slabs, slab projections etc. of different shapes / profile at different levels	sqm	3300	3300	699.00		2,306,700.00	
	Formwork including load calculations, design of formwork, staging, propping, to retain its shape, line, dimension, level, bracing for rigidity, side supports to back propping to be submitted by the contractor.							
iv	For Beams	sqm	1690	1690	699.00		1,111,410.00	
v	For Staircase	sqm	80	80	699.00		55,920.00	
vi	For RC Linings	sqm	100	100	699.00		104,050.00	
III	WATER PROOFING WORKS							
	Providing waterproofing treatment to toilet sanctoria areas							
	Providing waterproofing by Surface method with combination of crystalline on concrete surface & acrylic polymer modified conventional waterproofing coating system as approved by consultants/clients. Note: Ply/surface area shall be the mode of measurement.							
	The application of first layer of FLEXIBLE ACRYLIC POLYMER MODIFIED CEMENTITIOUS, waterproof coating either single component or two part one after have preparation of cleaning, brushing and removal of flaky materials, grouting the porous area with cementitious grout, filling of weeds/grouting holes, grinding of pipe outlets etc and second layer of coating after filling the Gens Gens / Fiber glass cloth with proper over lapping using the same coating when the coating is still green. The coating shall be applied at intervals after curing the previous on vertical surface, up to recommended height & cost to include necessary application of crystalline based coating on horizontal concrete surface to make substrate impervious as required @ 0.7kg/sqm in two coats as per the manufacturers specifications. Cost to include the treatment at junctions/overlaps etc and no extra measurements shall be accounted for this treatment. (Protectors on slabs is not required)							
	The second part plaster consists of finishing plaster layer on the vertical surfaces with 15mm thick plaster in CM 1:3 as per specifications and consultants approval, curing etc. complete. The system finished shall be able to receive render filling/creed concrete/tiling/cladding/finishing with cement mortar or with adhesives as appropriate.							
i	Toilet, at different levels	sqm	376	376	1,130.00		423,780.00	
IV	REINFORCING STEEL							
	Providing and fixing steel reinforcement for RCC including material fabricating as per IS-2002, transporting, storing, straightening, cutting, bending, splicing, tying and placing in position at all levels including all labour, equipment's supplies, incidentals, sampling and testing as prescribed in IS codes, including all charges thereon for requisite tests, supervision and bending with approved quality binding wire. The measurement shall be as per IS 1200 Part-1 and unit weight shall be derived as mentioned in IS 1786. The rolling margin shall be on Contractors own cost. The rate shall include cost of cover blocks, binding wire, chairs, spacers and pins to be provided as per specifications and the same will not be measured separately for payment. Quantity of steel as per drawing and with authorized overlaps only shall be measured and paid for.							
	The quoted rate will include welding of reinforcement with low hydrogen low heat welding electrodes for the welding length mentioned in the drawings in case of corrosion laps. Reinforcing components reinforcement, for which all shall be provided. Splicing conventional laps with welding splices will be entirely at consultant's discretion. Such unclaimed welding will also include welding of reinforcement to ready-rod insert plates, structural steel members etc. Shear connectors prepared from the reinforcing steel welded to structural steel members shall be measured in the reinforcement item.							
	The rate also includes protecting the reinforcing bars - in their virgin form or in the fabricated form, or when placed and laid up position or all dowels left for future continuation of work or at construction joint - against corrosion due to exposure to weather if left exposed and un-encased for more than three weeks from the date of delivery to the site. Covered works shall be given to such bars if they are likely to be exposed for more than three weeks and less than twelve weeks. Process of application of cement slurry shall be repeated after every twelve weeks if the exposure period is stretched.							
i	High yield strength deformed bars conforming to IS 1786 with Fy = 600 N/mm ²	MT	131	131	89,980.00		11,787,380.00	
	Approved makes (I.A.F.A, S.A.H., J.S.W, INDUS)							
v	Initial preparation works like removal of ms sheet in the cutout, removal of block work, removal of G.I sheet in MR area						77,650.00	
vi	Electrical conducting work only before slab concreting in all the three floors.	sqm	4233	4233	275		1,164,075.00	
	TOTAL						26,346,889.00	
	Second Floor	sqm	1327					
	Third Floor	sqm	1327					
	Fourth Floor	sqm	1327					
		sqm	3981					
		sh	42835.96					

Amount in words : Two Crore Sixty Three Lakhs Forty Five Thousand Eight Hundred Eighty Nine Rupees.

- Note :
1. GRT EXTRA.
2. The 3rd slab rate quoted as per the drawing no STR-53-01 & STR-54-01 if any change in drawing the rate varies.
3. Water and Power to be supplied by the client free of cost.
4. Place for construction of labour shed to be provided by the client.
5. Basic prices are including loading, unloading, transportation and site delivery to site.
a) Cement = Rs. 430.00/50kg
b) Steel = Rs. 77,000/TMT
c) BMC Concrete = Rs. 5,000/cum
6. Any additional steel will extra.

ANNEXURES

- 1. About AiR Humanitarian Homes.**
- 2. Blue Print / Map of the 02 floors construction.**
- 3. 03 Quotations.**
- 4. Comparative statements.**
- 5. Photos of the existing Building**
- 6. Beneficiary's photos and feedback.**

