



THE SALEM DON BOSCO ANBU ILLAM SOCIAL SERVICE SOCIETY

Registered under the Tamil Nadu Societies Registration Act 1975 S. No.133/2000.

Office: 230, Brett's Road, Mulluvadi gate, Salem - 636007. Tamil Nadu - South India

Email: anbuillamsalem@gmail.com / Website: www.dbaisalem.com / Ph: 0427 - 2416631, 9443341663

Updated Detailed Clarification on DBAI–Adivaram Kitchen Cost Increase, Structural Changes & Water System

Dear Federica and APIS Board Members,
Greetings from Don Bosco Anbu Illam (DBAI), Salem.

Thank you for your message seeking an updated and detailed clarification regarding the **increase in the kitchen construction budget at DBAI–Adivaram**. We appreciate your careful review and the Board's concern for accuracy, transparency, and long-term sustainability.

Below is the **clear and precise explanation** of the reasons for the cost increase, what added/expanded, structural changes made was, and how we are ensuring proper drinking water and water system arrangements.

1) Summary of the Budget Revision

Initially, the kitchen construction estimate was prepared for **₹16 lakhs**, based on a **basic structure plan**. However, after detailed technical review and future development planning, the revised cost has increased to approximately **₹24.5 lakhs**.

This increase is mainly due to:

- **Major structural strengthening (heavy basement + stronger RCC design)**
- **Addition of essential functional spaces (gas storage and access improvements)**
- **Improved safety and emergency accessibility**
- **Future-ready design – Development/Extension**
- **Increase in material and labour rates**
- **Use of first-class quality materials (no second-hand materials)**

2) Why the Old Kitchen Location Was Not Suitable (Safety & Access Issues)

The earlier kitchen location had serious functional and safety limitations:

a) Kitchen placed at the corner – difficult access

The old kitchen site is located in a corner area, and **access to the kitchen room is difficult**.

b) Emergency safety concern – only one exit



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In case of emergency (fire / gas leak / accident), the old plan had **only one exit**, which is unsafe for a working kitchen.

3) Additions / Expansions Needed (What Was Added and Why)

a) Separate Gas Storage Room (New Requirement)

We require a **separate gas cylinder storage room** for safety and compliance.

- The earlier plan did **not have sufficient space** for a separate gas storage room.
- There was also **no proper pathway for vehicle movement** for loading and unloading cylinders safely.

So, the plan required additional space and arrangement to ensure:

- Safe storage of gas cylinders
- Proper access for delivery vehicles
- Safe handling and movement

4) Future Development Connectivity (Strategic Placement of New Kitchen)

The newly constructed kitchen building has been planned in such a way that it can:

- **Connect the existing old building and the kitchen block**
- **Support future expansion and development plans**
- **Improve functional flow between blocks**

This strategic placement supports the long-term campus plan, rather than creating isolated structures.

5) Stronger Foundation & Heavy Basement Work for Future Floors (Major Cost Factor)

A key reason for the increased cost is the decision to build a **strong and future-ready foundation**.

Heavy basement work included

We have done **heavy basement work**, and the **basement level has been raised by 3 feet from ground level**.



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This is to ensure:

- Long-term structural strength
- Capacity for vertical expansion
- Better durability and safety

Future plan: Development and Extension facilities

The revised structure is designed as a **heavy RCC structure (G+2 level strength)** with planning for extension up to Development and Extension facilities in future.

Additionally, if a building is constructed in the centre in future, the kitchen building can also support **load-sharing**, which requires stronger structural preparation now.

6) Comparison: What Was included in ₹16 Lakhs Plan vs Current Plan

In the ₹16 lakhs budget plan:

- Only a **normal basement plan**
- No heavy foundation strengthening
- No provision for a strong multi-floor structure
- It was based on a simple structure where we could have managed using basic materials and simpler execution

In the current revised plan:

- **Heavy basement work**
- **Stronger structural design**
- **Higher-grade RCC reinforcement**
- Full-side construction and stronger support for future expansion

Hence, the original ₹16 lakhs estimate could not cover the current strengthened design and additional essential requirements.



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7) Additional Construction Scope (All Sides Work Required)

Another reason for increased cost is the difference in site condition:

- In the old kitchen, construction work was required only on **3 sides**, because **one side had already been completed earlier**.
- In the new kitchen building, construction work is required on **all sides**, which increases:
 - Material requirement
 - Labour requirement
 - RCC work and finishing work

Also, the old kitchen building land is located in a cross-way area, so **we cannot take structural support from the old building wall**, and therefore we must fully construct independent structural supports.

8) Engineer Change & Structural Design Improvements (Important Technical Reason)

After reviewing the structural drawings and safety standards, we found that the earlier engineer's structural design was not sufficient for long-term safety and future expansion.

Earlier engineer design (not adequate for future expansion):

- Column size: **9" x 9"**
- Plinth beam: **1' x 9"**
- Main rod: **12mm**
- Ring rod: **8mm**
- Roof slab: **8mm x 10mm**

Revised engineer design (stronger and safer):

Column size: 1'6" x 9"

- 16mm – 4 nos
- 12mm – 4 nos
- Column ring – 8mm

Plinth beam size: 1'9" x 9"



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- 16mm – 4 nos
- 12mm – 4 nos
- Column ring – 8mm

Roof slab reinforcement: 12mm & 16mm

Roof beam size: 1' x 9"

This upgrade significantly improves:

- Structural safety
- Load-bearing capacity
- Future readiness for additional floors

Naturally, these improvements result in increased cost due to:

- Higher steel quantity and quality
- Increased RCC and structural work
- Increased labour and engineering execution cost

9) Material & Labour Rate Increase

The cost increase is also due to current market realities:

- **Increase in construction material prices**
- **Increase in labour charges**
- Increased transportation and site execution costs

10) Quality Assurance: First-Class Materials Used

We confirm that we are using **only first-class quality materials** and **no second-hand materials**.

This is to ensure:

- Safety for children and staff
- Long-term durability
- Reduced maintenance cost in future



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11) Water System Clarification (Wastewater & Drinking Water)

Regarding your important question:

“If you moved the building, how did you manage the water system? Will you have drinking water?”

We confirm the following:

✓ **There is available space for wastewater removal and drinking water supply.**

Proper provision has been ensured for:

- Kitchen wastewater drainage
- Drinking water supply line arrangements
- Practical access for maintenance and future connection upgrades

We will ensure that the kitchen has **safe and sufficient drinking water**, along with proper drainage and hygiene arrangements, as required for a functional kitchen.

12) Clarification on Square Footage Increase

The main increase in budget is primarily due to:

- Structural strengthening (heavy basement + stronger design)
- Additional gas storage requirement
- Full-side construction scope
- Improved engineering specifications

If the Board requires, we can also submit a **revised plan drawing and measurement details** showing any area changes, if applicable, for complete documentation.

Conclusion & Request

We humbly submit that this revised budget is not for luxury enhancement, but for:

- **Safety**
- **Functional necessity**
- **Long-term campus planning**
- **Future development readiness**
- **Quality and durability**



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We request APIS and the Board to kindly support us with the balance amount required for the completion of this kitchen project. We remain grateful for your continued guidance, trust, and generous support for the children and mission of DBAI.

Thank you once again for your concern and support.

With gratitude and respect,
Fr.Casimir Raj Sdb

Don Bosco Anbu Illam (DBAI), Salem
Project: DBAI-Adivaram Kitchen Construction

