

ITEM NO. 10 (A-17)

Copy of Reso. No. 10(A-17)
of
Councils Ordinary Meeting
Dated 28/08/2015

1. Name of the subject/project:-

Construction of 160nos. type-III flats at Sector-VI, PushpVihar, Saket, New Delhi.
(Composite work)

2. Name of Department :-

Civil Engineering Deptt., Zone-II

3. Brief History of the Project:-

New Delhi Municipal Council is responsible for an area of 42.74 square kilometre. This area mainly includes the offices of Central Government, Rashtrapati Bhawan, the Prime Minister and the residences of Central Government Officers, Foreign Mission, Ministers, member of Parliament, Diplomats and Central Government Employees, Judge's residence, Hon'ble High Court of Delhi & Hon'ble Supreme Court of India etc.

There are about 15000 NDMC employees whose services are required to maintain this area, such as sanitation, water supply, drainage, sewerage, roads, electricity and horticulture etc. For getting optimum services, these employees are required to be accommodated with in NDMC area.

Since NDMC is not able to provide Municipal accommodation to all the employees due to scarcity of staff housing within NDMC jurisdiction hence L&DO was requested for allotment of the land for staff housing out of NDMC area. Thus a piece of land was allotted to NDMC by L&DO at Sector-06, PushpVihar, Saket and the possession of 8146.24 sqm land was taken over on dated 15.09.2008. Initially the proposal was prepared for construction of 78nos. type-IV special flats. The scheme was revised by the Architect Deptt. for the construction of 192 type-III flats, which was further amended and as per decision taken during meeting held on 03.02.2011 under the Chairmanship of Secretary NDMC in presence of Chief Architect, CE(Civil), Dir.(MH), SO to Chairperson etc., for construction of type-III qtrs. and the proposal is approved by DUAC, Delhi Fire Service, Airport Authority of India for construction of 160 Type-III quarters with Community Centre for which the approval from SDMC is yet to be received.

4. Detailed proposal on the subject/project:-

The proposal has been prepared for the construction of 160 type-III flats & community centre composite work including Civil work, Electrical work and Fire Fighting work etc. for amounting to Rs. 82,29,10,730/-. The proposal comprises the scope of construction of 160 Type-III flats having stilt + GF + Nine storeyed building with two basement in four blocks and each blocks having four flats at each floor.

Each flat consists the followings:-

Drawing Room/Dining Room	:	6330mm x 3245mm
Bed Room-I	:	3117mm x 3000mm
Bed Room-II with attached toilet	:	4115mm x 3152mm
Common Toilet	:	2495mm x 2100mm

Kitchen	:	2215mm x 2160mm
Lifts	(i)	2600mm x 1900mm
	(ii)	1900mm x 1800mm
Balconies	(i)	3245mm x 1200mm
	(ii)	3524mm x 1200mm
Stair case		1500mm wide

The proposal having the provision of community hall and Electric sub-station including underground water tank for drinking & fire fighting, STP and rain water harvesting etc.

Structural Details:-

RCC framed structure with RCC raft foundation and provision of earthquake resistance is considered.

5. Financial implications of the proposed project/subject:-

Civil Work	Rs. 61,50,80,735/-
Fire Fighting Work	Rs. 3,96,11,000/-
Electrical Work	<u>Rs. 16,82,19,000/-</u>
	Total Rs. <u>82,29,10,730/-</u>

6. Implementation schedule with time limits for each stage including internal processing:-
Time of completion of the project is 36 months after award of work.

7. Final Comments of the Finance Deptt. on the subject with diary no. & date:-

a) Final comments of the Finance Deptt. are as under:-

The proposal of the department has been re-examined in view of the clarification given to the observations of Finance Department at page 32-33/N.

1. Initially, a proposal to construct 78 Nos. of type-IV flats at Sector-VI at a cost of Rs. 35,98,17,500/- was concurred by Finance in 2009 from the file it does not reveal whether the case was put up to Council at that time.

2. In 2011 it was decided to change the scheme from type-IV (special) to type-III flats. However, in principle approval of Chairperson for the change of scheme has not been brought out in the file.

3. Finance Deptt. observes that there was a delay in the project from 2009 till date. The department has attributed the delay because of change in scope of work and obtaining clearances from various authorities.

4. The department has stated that the consent of the user department is there based on signature on the drawing of the proposed scheme. Approval from DFS and DUAC is available on file. The approval of drawings from SDMC, it is stated, shall be obtained on receipt of drawings from DUAC. No approval from ASI is

stated required and no issue of relaxation, as on date, is involved regarding parking etc. from MoUD.

5. DPR has now been prepared afresh and placed in the file at page 67-70/C. Cost index @ 7% is applicable on PAR-2012, for civil portion while cost index @ 5% has been considered on electric portion based on PAR 2013 and Fire portion has been worked out on PAR-2012+ cost index 5%. The department has ensured and certified that the proposal is as per CPWD norms for GPRA for proposed type of flats.

6. The HOA is brought out as 6.412.40.0.23.111 (P-382) wherein Rs. 5 lacs has been provided.

The department has submitted the proposal for construction of 160 Nos. of type-III flats of Sector-VI, Saket, New Delhi amounting to Rs. 82,29,10,730/- with the following break-up:-

1. Civil work	Rs. 61,50,80,735/-
2. Electrical work	Rs. 16,82,19,000/-
3. Fire Fighting	<u>Rs. 03,96,11,000/-</u>
Total	<u>Rs. 82,29,10,730/-</u>

In view of the above position, the department may submit its proposal at "X" for construction and decision by competent authority i.e. Council. However, while placing the case for consideration of Council, the following may also be brought on record.

1. Reasons for inaction between August, 2009 to February 2011 when the scheme was changed to construction of Type-III quarters, direction/orders on the basis of which the scheme was kept pending and further reasons for not taking up the proposal upto March-2015 be brought on record.
2. Orders implementing change in FAR and leading to change of scheme be brought on record.
3. The category of flats has been changed from type-IV to type-III. The department may bring on record the satisfaction level in respect of quarters/category of employees and justify the proposed change in type of accommodation. In principle approval of Chairperson for change of scheme to be obtained.
4. The department may bring on record, cost of construction per square foot and also per type-III quarter. Cost comparison with reference to earlier proposal may also be brought out.
5. DPR may also be signed by another SE or equivalent officer of other order as required in standing order No.7/02.09.2003.
6. The Department may ensure and certify that proposal has been prepared on the basis of "PAR and cost index" applicable on date as per extant rules/order 7. This is in super-session of earlier concurrence of Finance Deptt. as at NP/6.

- b) The proposal was concurred vide Diary o. 1877/Finance/R/Civil dated 21.08.2015.

The pointwise clarification of the above points of finance deptt. is clarified as under:-

1. The layout plan for construction of 78 special type-IV flats was forwarded to Town Planning Deptt. of MCD in August 2009 for consideration and approval of the Standing Committee, MCD and to forward to DUAC after clearance the same. The Town Planning Deptt. MCD has conveyed to MoUD vide no. TP/G/8637/III dated 19.07.2010 that NDMC would require the relaxation for density control norms in r/o the above mentioned project as per provision in MPD-2021. Subsequently the matter was being pursued by NDMC with MoUD for getting the relaxation in density norms for NDMC housing. In the meantime proposal was changed for construction of 192 type-III flats stilt+ ground + 11 floors for two blocks having 08 flats at each floor. The scheme was approved by layout Standing Committee of SDMC and Delhi Fire Service. The required documents duly filled with DUAC proforma were submitted to SDMC for forwarding the same to DUAC for approval. But, the scheme was again changed for construction of 160nos. type-III flats stilt+GF+nine stories building with two basement and thereafter the scheme was again submitted as per amended density in 2013. The approval from Delhi Fire Service was again obtained on 07.10.2014. and was forwarded to DUAC by SDMC with Model. DUAC has approved the same now vide letter dated 19.08.2015 for construction of 160 nos. type-III flats as per proposal.
As such, the delay in the scheme was because of frequent changing in scope of work again & again and various clearances involved like Delhi Fire Service, AAI, MCD and DUAC etc.
2. As per minutes of meeting issued vide no. CA/HA/D/43-48 dated 10.02.2011 held under the Chairmanship of Secretary NDMC, it was decided, "to prepare the proposal for type-III qtrs. instead of type-IV special qtrs. and as per Master Plan of Delhi 2021".
3. The satisfaction level in r/o qtrs./categories of employees is very less for class-I employee and low for type-II and type-III employees, for which, the decision has already been taken by the competent authority during meeting held on 03.02.2011 under the Chairmanship of Secretary NDMC.
4. Cost comparison is as under:-

Cost of construction per sq.ft. as per earlier proposal of type-IV flats	Cost of construction per flat as per earlier proposal of type-IV (special) flats prepared in the year 2009	Cost of construction per square ft. as per present proposal of type-III flats	Cost of construction per flat as per present proposal of type-III flats
Rs. 1845/- Sq.ft.	Rs. 46,13,000/- Per flat	Rs. 5,865.37sqft.	Rs. 51,43,192/- Per flat

5. The fresh DPR is signed by all the members as per sub-committee constituted by Finance Deptt. vide standing order dated 02.09.2003 for the works pertaining to Chief Engineer Zone-II.

The followings are the members:-

- CE(C-I) Current Duty Charge/SE concerned.
 - EE concerned
 - AE concerned
 - Any EE from Road division
 - EE(Planning-III)
 - User representative
6. It is ensured and certified that the proposal has been prepared on the basis of FAR and cost index applicable on date as per extent rule/order 7. Further is for matter of record.

Proposal concurred by the Finance vide Dairy no.1877/Finance/ R/Civil dated 21.08.2015.

Further, Finance advised that the draft agenda may be placed for Council's decision. However the department has worked out per sq.ft. cost Rs. 5865.35 on the basis of instant estimated cost and that too without land cost. Department may also bring in the agenda per sq.ft. construction cost in open market and justification for any variation between the two.

In respect to above, the cost of flats has been worked out as per prevailing CPWD Plinth Area Rate according to laid down procedure. In the proposal, there are two basements, stilt floor, one Community Centre and one Electric sub-station of costing Rs.25,19,37,609/-approx. Excluding the cost of above provisions, the cost of flats per sq.ft. will be Rs. 4069.66/- Approx.

8. Legal implication of the subject/project:-

NIL

9. Details of previous Council Resolutions, existing law of parliament and Assembly on the subject:-

NIL

10. Final comments of the Law Department on the subject/project:-

NIL

11. Certification by the department that all Central Vigilance Commission (CVC) guidelines have been followed while processing the case:-

Certified that all Central Vigilance Commission (CVC) guidelines have been followed while processing the case.

12. Recommendation:-

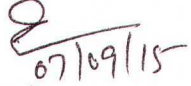
The case is placed before the council for accord of A/A & E/S amounting to Rs. 82,29,10,730/- for Construction of 160 type-III staff quarters at sector-VI, PushpVihar, Saket, New Delhi and for further action for processing DE in anticipation of confirmation of the Minutes by the Council.

13. Draft Resolution:-

Resolved by the council that A/A & E/S is accorded to the preliminary estimate amounting to Rs. 82,29,10,730/- for Construction of 160 type-III staff quarters at sector-VI, PushpVihar, Saket, New Delhi with a further action for processing DE etc in anticipation of confirmation of minutes of meeting by the council.

COUNCIL'S DECISION

Resolved by the Council that this item be deferred with direction to include environment-friendly measures like roof-top solar panels, dual-piping system, STP/TTP plant, rainwater harvesting units, waste-disposal unit through bio-methanation, a small shopping arcade to cater to local needs and other features to develop a truly SMART residential complex and resubmit the proposal including details of estimates for consideration of the Council.


 07/09/15
 For Secretary
 New Delhi Municipal Council
 Palika Kendra, New Delhi